

JOHN WAIHEE  
GOVERNOR



MITSUO SHITO  
EXECUTIVE DIRECTOR

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STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17907  
HONOLULU, HAWAII 96817

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IN REPLY REFER  
TO:

September 11, 1991  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

MEMORANDUM

To: Dr. Bruce Anderson, Acting Director  
Office of Environmental Quality Control

From: Mitsuo Shito, Executive Director

Subject: ENVIRONMENTAL ASSESSMENT AND NEGATIVE DECLARATION  
WAIMANALO PUBLIC HOUSING PROJECT

Attached for your appropriate action are the following:

1. One copy of the Document for Publication in the OEQC Bulletin.
2. Four copies of the Negative Declaration and Environmental Assessment.

If there are any questions, please have your staff call Mr. Raymond Seto, Project Coordinator, at 848-3237.

A handwritten signature in cursive script, appearing to read "Mitsuo Shito".

MITSUO SHITO  
Executive Director

Attachments

1991-09-23-DA-FEA

ENVIRONMENTAL ASSESSMENT  
AND NEGATIVE DECLARATION

FILE COPY

\* WAIMANALO PUBLIC HOUSING PROJECT \*

September 11, 1991

- A. PROPOSING AGENCY: Hawaii Housing Authority  
Department of Human Services
- B. APPROVING AGENCY: Hawaii Housing Authority  
Department of Human Services
- C. AGENCY CONSULTED: Department of Transportation  
Department of Education  
Department of Land & Natural Resources

D. TECHNICAL:

The Waimanalo Public Housing Project is a low income public housing project on approximately three (3) acres in Waimanalo, Oahu, Hawaii adjacent to Waimanalo School. (TMK 1st Division 4-01-09:12). The project consists of 25 three bedrooms family units in an apartment row configuration. (Exhibit 1 and 2)

This parcel is currently zoned R-5, residential district, and is redesignated for multi-family residential. The project will be connected to the City and County sewer and water system. Additionally, there is no park dedication requirement for this project.

E. ECONOMIC CONSIDERATIONS:

Total cost for this project has been estimated at \$3,200,000. Funding for this project are being provided by the Department of Housing and Urban Development (HUD Project No. HI10-P001-090) and by the Hawaii State Legislature (Act 316, SLH 1989).

Since the property is currently vacant, the impact on the tax base is expected to be minimal.

F. SOCIAL:

The project will provide new affordable low income public housing for the people of Waimanalo and Oahu. These housing opportunities are needed by the people of Waimanalo. In response, both the State of Hawaii and the City and County of Honolulu have initiated housing projects to address the need for new housing for the people of Oahu.

G. ENVIRONMENTAL:

1. Flora/Fauna

No rare, threatened, or endangered species of flora or fauna are known to exist on this site. The natural flora of this area are ilima, lantana, and california grass. A site visit reveals that the flora on site are lantana, ilima, california grass, and guava. There are no fauna on site with the exception of common insects.

2. Topography

The Waimanalo Public Housing Project is approximately 30 foot above sea level. (Exhibit 3) The property slopes moderately from 0 to 25 percent away from Waimanalo School in a northeasterly direction.

3. Soils

The Department of Agriculture's Soil and Conservation Service, in cooperation with University of Hawaii Agriculture Extension Station has classified this soil as Haleiwa Silty clay. (Exhibit 4 and 5) The soil is formed by material weathered by basic igneous rocks, with a surface layer and subsoil of dark reddish-brown friable silty clay. These soils are medium acid in the surface and subsurface level. Permeability, runoff, and erosion are moderate.

4. Historical/Archeological Significance

The site has been a vacant portion of Waimanalo School and was declared surplus by the Department of Education in 1989. No significant historical/archeological features exist on this parcel.

5. Climate

The average rainfall in Waimanalo, Oahu is 37 inches per year. (Exhibit 6) The site is located in East Oahu, on the windward side of the island.

H. NEGATIVE DECLARATION AND DISCUSSION OF THE ASSESSMENT PROCESS:

The following assessments are made to determine whether or not the anticipated effects constitute a "significant effect":

1. The proposed action will not involve an irrevocable commitment to any significant natural or cultural resources.

2. The proposed action will increase the range of beneficial uses of the environment.
3. The proposed action will be in concert with the State's and County's long-term environmental policies, goals, and guidelines.
4. The proposed action will not substantially affect the economic and social welfare of the community or State.
5. The proposed action will not involve substantial secondary impacts, such as significant population changes or effects on public facilities.
6. The proposed action will not involve a substantial degradation of environmental quality.
7. The proposed action will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist in the project site.
8. The proposed action will not detrimentally affect air or water quality or ambient noise levels.
9. The proposed action will not be located in any environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

I. SUMMARY OF MAJOR IMPACTS:

From the above assessment, no major adverse environmental impact is anticipated. The project will result in the following minor adverse impacts:

1. Depletion of labor and material resources for construction.
2. Some dust, noise and silting during construction.

J. ALTERNATIVES CONSIDERED:

1. Alternative Building Designs

Variations in number of units, and square footage have been considered. However, the current proposal has been approved by the Department of Housing and Urban Development and no significant changes to the proposed housing configuration are anticipated.

2. No Action

The "no action" alternative was considered but was found to be unacceptable, due to current use as a vacant lot. This would also not meet HHA's mandate to provide safe and sanitary housing on this available site.

K. PROPOSED MITIGATION MEASURES:

The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures.

L. DETERMINATION:

It is determined that an Environmental Impact Statement should not be required for this project.

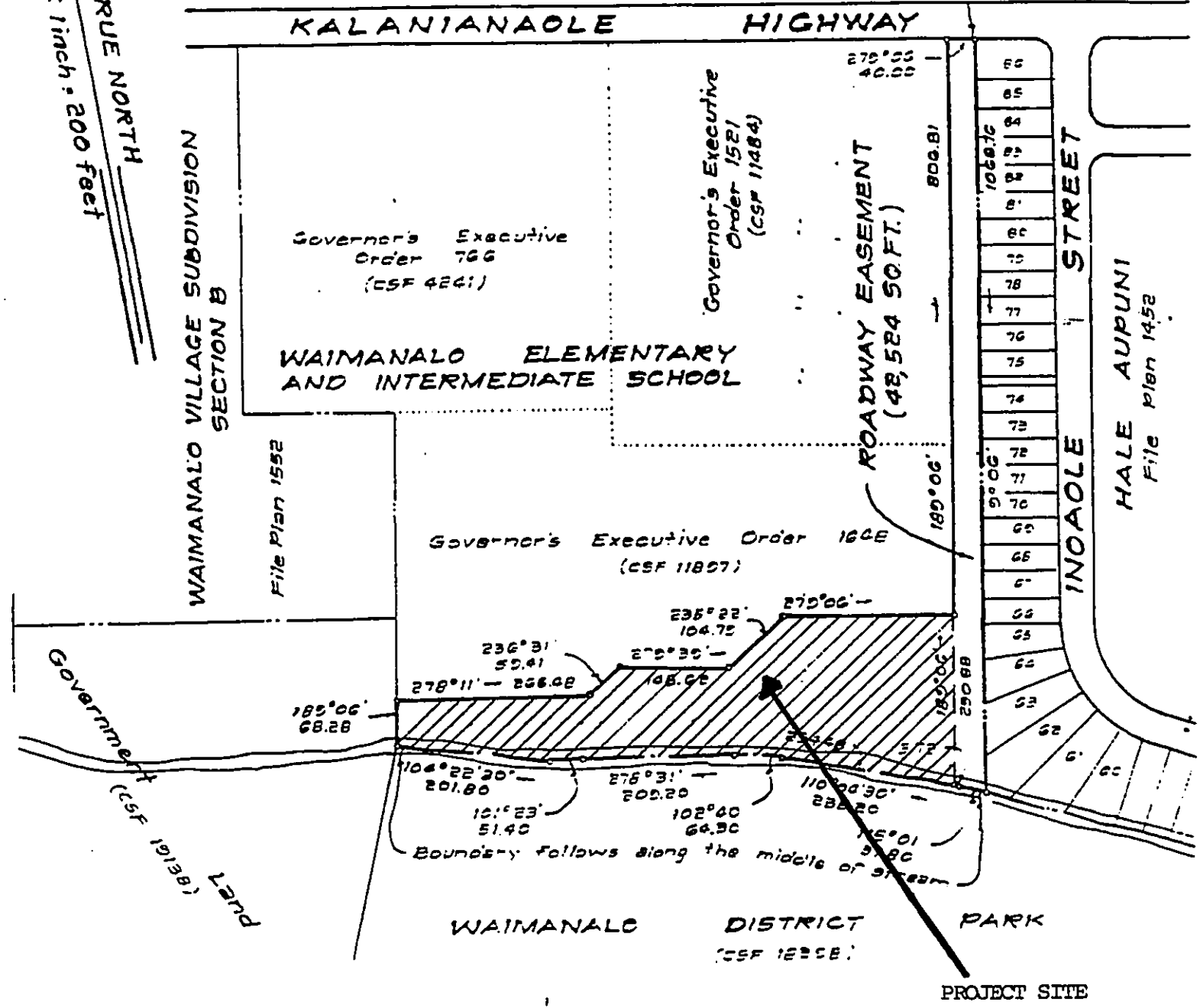
M. FINDINGS AND REASONS SUPPORTING DETERMINATION:

The project site is free of tsunami, erosion, and landslide hazards. No rare or endangered species of flora are known to exist at the site. No rare or endangered species of fauna are known to inhabit the site. There are no recorded archaeological or historical sites within the existing site.

For the reasons cited above, the proposed action will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.

Scale: 1 inch = 200 feet  
 TRUE NORTH

13,850.24 S  
 20,895.93 E  
 KAILUA Δ



LOCATION MAP

T.M.K. 4-1-09:12

EXHIBIT 1

WAIMANALO ELEMENTARY + INTERMEDIATE SCHOOL

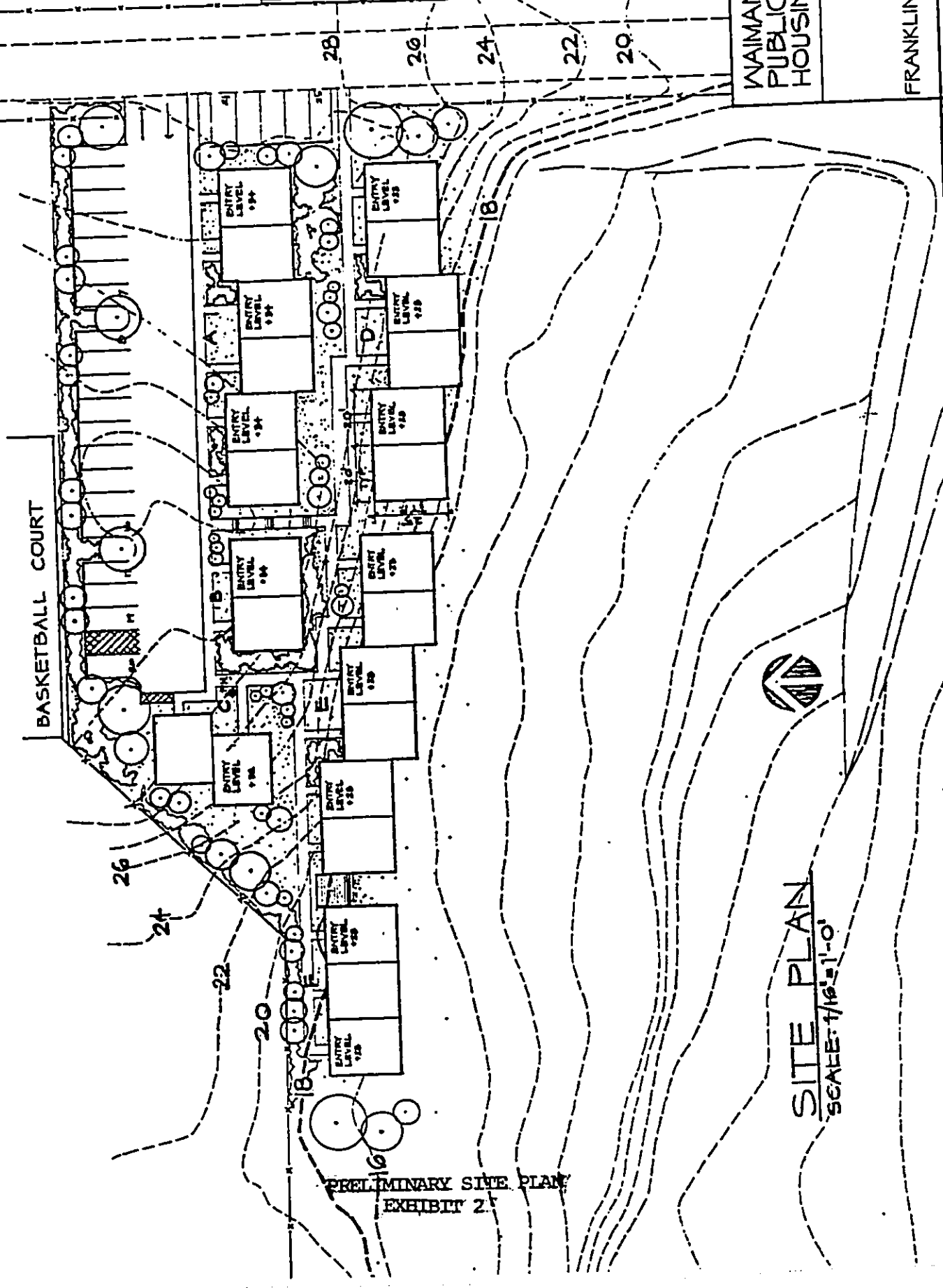
BASKETBALL COURT

TO HIGHWAY

NET AREA  
8 BEDROOM TOWER  
TOTAL NO OF HOUSING UNITS  
TOTAL NO OF 319 UNITS  
TOTAL NO OF 100 UNITS

WAIMANALO PUBLIC HOUSING

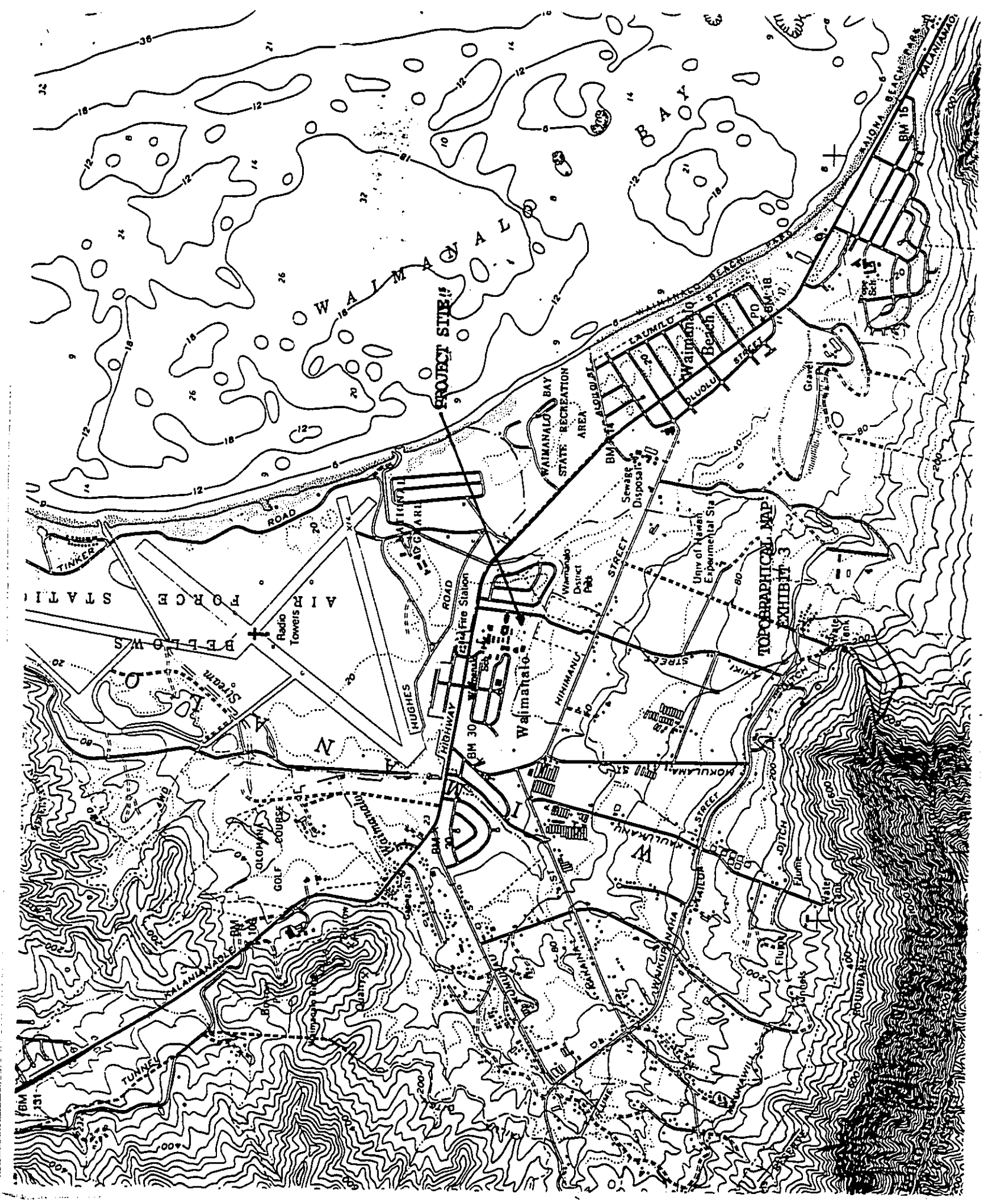
FRANKLIN WONG 4 A



PRELIMINARY SITE PLAN  
EXHIBIT 2

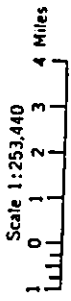
SITE PLAN  
SCALE: 1/16" = 1'-0"

WAIMANALO DISTRICT PARK










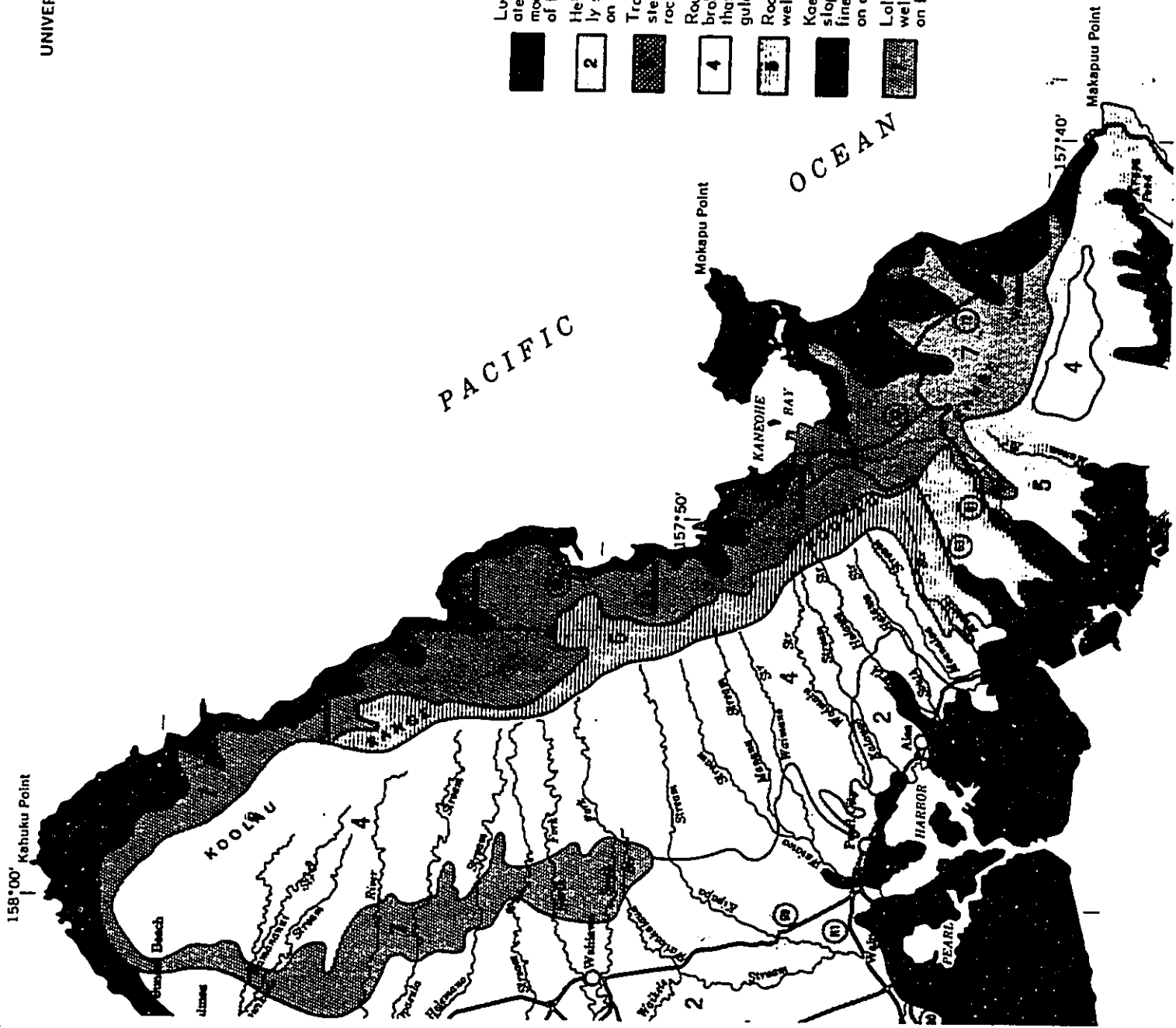


# GENERAL SOIL MAP OAHU ISLAND, HAWAII



## SOIL ASSOCIATIONS

-  Luualaei-Fill land-Ewa association: Deep, nearly level to moderately sloping, well-drained soils that have a fine textured or moderately fine textured subsoil or underlying material, and areas of fill land; on coastal plains
-  Helemano-Wahiawa association: Deep, nearly level to moderately sloping, well-drained soils that have a fine-textured subsoil; on uplands
-  Tropohumults-Dystrandeps association: Gently sloping to very steep, well-drained soils that are underlain by soft weathered rock, volcanic ash, or colluvium; on narrow ridges and side slopes
-  Rough mountainous land-Kapaa association: Very steep land broken by numerous drainageways and deep, well-drained soils that have a fine textured or moderately fine textured subsoil; in gulches and on narrow ridges
-  Rock land-Stony steep land association: Steep to precipitous, well-drained to excessively drained, rocky and stony land
-  Kaena-Waiatua association: Deep, mainly nearly level and gently sloping, poorly drained to excessively drained soils that have a fine-textured to coarse-textured subsoil or underlying material; on coastal plains and talus slopes and in drainageways
-  Lolekaa-Waikane association: Deep, nearly level to very steep, well-drained soils that have a dominantly fine-textured subsoil; on fans, terraces, and uplands



January 1971

EXHIBIT 4



DETAILED SOIL MAP EXHIBIT 5

PROJECT SITE

TABLE 7.—Precipitation data for selected stations  
 (Dashes indicate no data available for specified amount of precipitation)  
 KILAUEA FIELD 17, KAUAI No. 1135  
 [Period of record 1931-67. Mean annual precipitation 93.14 inches]

Month	Percent frequency of indicated amount							Mean monthly In.
	0.50 inch or less	0.51-1 inch	1.01-3 inches	3.01-5 inches	5.01-10 inches	10.01-20 inches	More than 20 inches	
January.....	Pct. 0	Pct. 0	Pct. 16	Pct. 14	Pct. 38	Pct. 27	Pct. 5	In. 10.09
February.....	0	0	7	22	51	14	5	8.18
March.....	0	0	5	11	43	32	7	9.88
April.....	0	0	7	27	38	19	7	7.81
May.....	0	0	11	5	70	7	5	7.59
June.....	0	3	22	35	35	5	0	5.05
July.....	0	0	5	27	59	7	0	6.71
August.....	0	0	3	16	65	16	0	7.69
September.....	0	3	27	24	46	5	0	5.28
October.....	0	3	5	24	41	22	0	7.07
November.....	0	0	5	19	43	27	5	8.28
December.....	0	0	0	11	51	35	3	9.51

KANEIHE (MAUKA), OAHU No. 781  
 [Period of record 1931-60. Mean annual precipitation 65.09 inches]

January.....	0	0	20	20	37	23	0	7.30
February.....	0	0	10	33	43	7	0	7.22
March.....	0	0	20	33	23	23	0	7.26
April.....	0	0	30	23	33	13	0	5.53
May.....	0	0	40	33	20	7	0	4.55
June.....	0	7	50	37	3	3	0	2.94
July.....	0	3	40	23	27	7	0	4.31
August.....	0	3	27	37	33	0	0	4.29
September.....	0	3	43	27	27	0	0	3.81
October.....	0	3	37	17	30	13	0	5.75
November.....	0	0	30	20	43	7	0	5.28
December.....	0	0	10	27	47	17	0	6.85

WAIHAWA, OAHU No. 872  
 [Period of record 1931-60. Mean annual precipitation 51.5 inches]

January.....	3	7	20	23	30	10	7	6.47
February.....	0	3	17	20	47	10	3	6.42
March.....	0	0	23	36	20	17	3	6.29
April.....	0	3	57	23	13	0	3	3.57
May.....	7	7	60	17	10	0	0	2.49
June.....	0	10	70	17	3	0	0	2.49
July.....	0	3	63	23	10	0	0	2.75
August.....	3	3	47	20	27	0	0	3.59
September.....	7	3	73	17	0	0	0	2.24
October.....	3	3	57	13	10	13	0	4.15
November.....	3	3	27	27	30	10	0	4.84
December.....	0	0	33	13	36	17	0	6.17

See footnotes at end of table.

EXHIBIT 6

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