

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
P. O. BOX 17907
HONOLULU, HAWAII 96817
December 20, 1991

MITSUO SHITO
EXECUTIVE DIRECTOR

LEONARD PARESA, JR.
DEPUTY EXECUTIVE DIRECTOR

FAX: (808) 848-3313

IN REPLY REFER TO:

MEMORANDUM

To: Brian J.J. Choy, Director
Office of Environmental Quality Control

From: Mitsuo Shito, Executive Director


Subject: ENVIRONMENTAL ASSESSMENT AND NEGATIVE DECLARATION
WAIANAE PUBLIC HOUSING PROJECT

RECEIVED
'91 DEC 20 2:44
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

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. Wayne Nakamoto, Project Coordinator, at 848-3238.


MITSUO SHITO
Executive Director

Attachments

234

1992-01-08-0A-FEA - Waianae Public
Housing

FILE COPY

ENVIRONMENTAL ASSESSMENT
AND NEGATIVE DECLARATION

WAIANAЕ PUBLIC HOUSING PROJECT

December 19, 1991

OFFICE OF ENVIRONMENTAL QUALITY

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RECEIVED

- A. PROPOSING AGENCY: Hawaii Housing Authority
Department of Human Services
- B. APPROVING AGENCY: Hawaii Housing Authority
Department of Human Services
- C. AGENCIES CONSULTED: State Department of Transportation
State Department of Education
Department of Housing and Community
Development
Department of Public Works
Department of Transportation Services
Hawaiian Electric Company
The Gas Company
- D. TECHNICAL:

The Waianae Public Housing Project is a low income public housing project on approximately seven and eight tenths (7.8) acres in Waianae, Oahu, Hawaii adjacent to the Waianae Intermediate School and the Waianae Multi-Service Center. (TMK 1st Division 8-5-28: portion 42, Exhibit 1 and 2) This project proposes to construct 100 units; comprised of eight (8) one bedroom units, 42 two bedroom units, and 50 three bedrooms units in a multi-family configuration.

This parcel is currently zoned R-5, with a land use designation of urban and a development plan designation of public and quasi-public uses. The proposing agency plans to request rezoning of this parcel to A-2 for multi-family rental uses.

The project has adequate water from an existing 12" water main on Farrington Highway to meet anticipated demands, and for fire protection requirements. An existing 42" sewer main on Farrington Highway will address sewer needs. The project proposes a 44 feet wide right of way from Farrington Highway to the project site with an improved asphalt roadway, concrete curbs, sidewalks, and gutters. Work on the main entry at

Farrington Highway will be coordinated with the State Department of Transportation, plans to improve the roadway from two to four lanes in late 1992.

E. ECONOMIC CONSIDERATIONS:

Total cost for this project has been estimated at \$12,500,000.00. Funding for this project has been secured from the U.S. Department of Housing and Urban Development and the Hawaii State Legislature. Additional funding for part of the construction work on the State funded side of the development is being requested by the 1992 Hawaii State Legislature.

Since the property is currently vacant and owned by the State of Hawaii, the impact on the tax base is expected to be minimal.

F. SOCIAL:

This project will provide new low income public housing for the people of Waianae and Leeward Coast. These housing opportunities are needed, as there is a critical shortage of the existing rental housing units. According to information provided by the Hawaii Housing Authority there are currently approximately 360 individuals and families on the HHA waiting list needing low income rental housing.

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 is normally sparse and consists of kiawe, haole koa, and fingergrass. A site visit reveals that the flora on site are sporadic stands of kiawe, haole koa, and assorted grasses. A site visit reveals the fauna on site consisting of common insects.

2. Topography

The Waianae Public Housing Project is located approximately 10 feet above sea level. (Exhibit 3) The property slopes gently from the north corner of the property next to the school to the south corner next to the multi-service center. Water drains from the high point in the northern corner to a low point in the southern corner of the property.

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 primarily Coral Outcrops with some Ewa Silty Clay Loam. (Exhibit 4 and 5)

Coral outcrops consists of coral or cemented calcareous sand, formed when the ocean level was higher and covered the present site. The soil surface layer is a thin layer of friable red soil material in cracks, crevices, and depressions within the coral outcrop. The substratum is Coral outcrop.

Ewa Silty Clay Loam has a moderate shrink swell potential. The surface layer is a dark reddish brown silty clay loam about 18 inches thick. The subsoil is a dark reddish brown and dark red brown silty clay loam with a subangular blocky structure. The substratum is coral limestone, sand, or gravelly alluvium. Permeability is moderate. Runoff is slow. Erosion hazard is slight. The mean annual soil temperature is 73 degrees Fahrenheit.

4. Historical/Archeological Significance

Currently, the subject site is a vacant lot adjacent to Waianae Intermediate School. Prior to its designation as Waianae Intermediate School by Executive Order No. 2229 dated October 16, 1965 and Executive Order No. 2399 dated August 3, 1968, the property was a U.S. Military Reservation. No significant historical or archeological features have been determined within this parcel.

5. Climate

The mean average rainfall on the Waianae Coast is between 15 to 30 inches per year. This occurs mostly in the fall and winter. Due to its location on the leeward side of the island, the area tends to be fairly dry.

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 cause irrevocable loss or destruction of any natural or cultural resources.
2. The proposed action will not curtail the range of beneficial uses of the environment.
3. The proposed action will not conflict with the State's long-term environmental policies.
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 Designs

Variations in number and types of units, and in land density have been considered. However, the current proposal is constrained by funding limitations and by consideration to the character and nature of the Waianae Community. 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 the critical need for low income rental units in Waianae. 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.

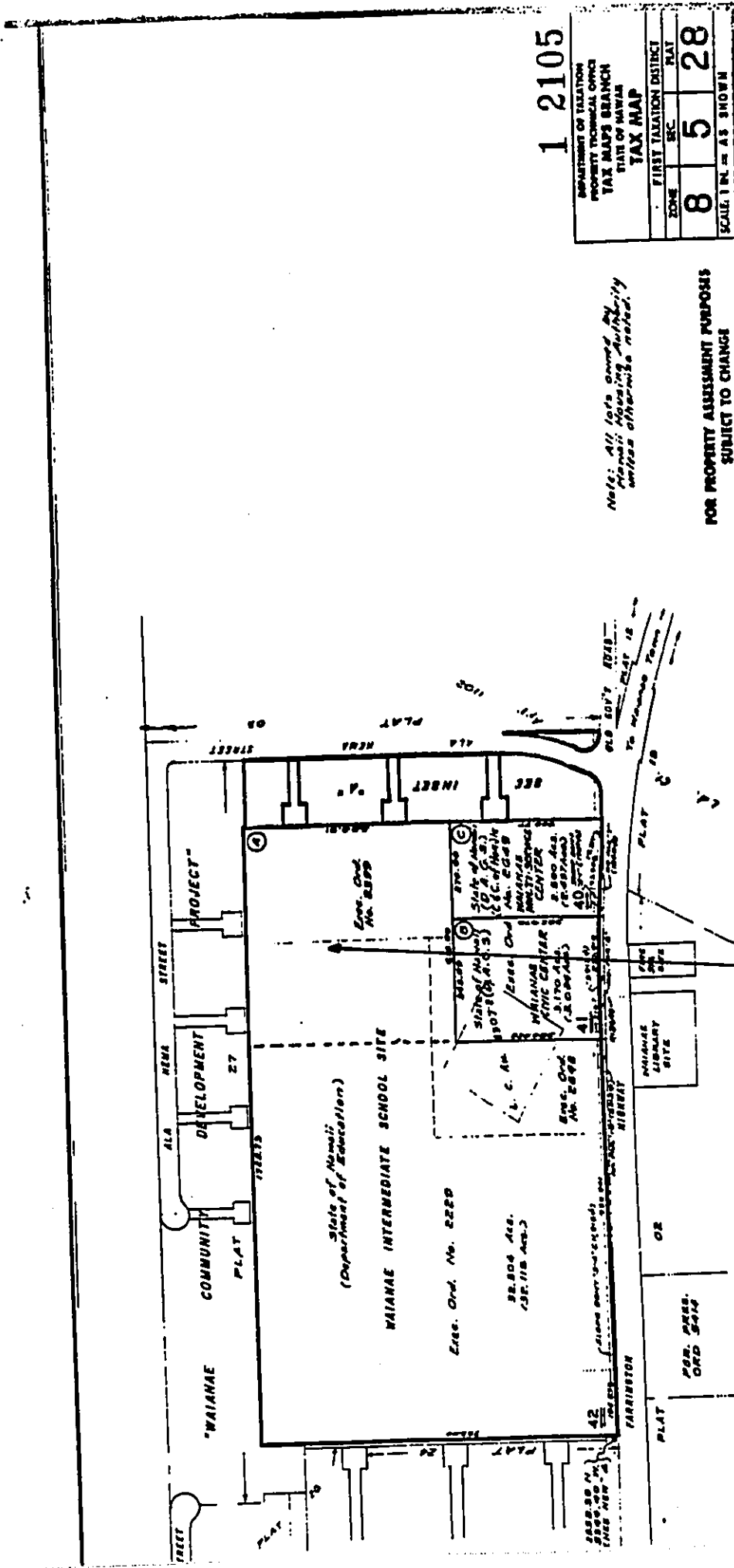
L. DETERMINATION:

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 flood, 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.



1 2105

DEPARTMENT OF TAXATION
PROPERTY TECHNICAL OFFICE
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP

ZONE	SEC.	PLAT
8	5	28

SCALE: 1 IN. = 45 SHOWN

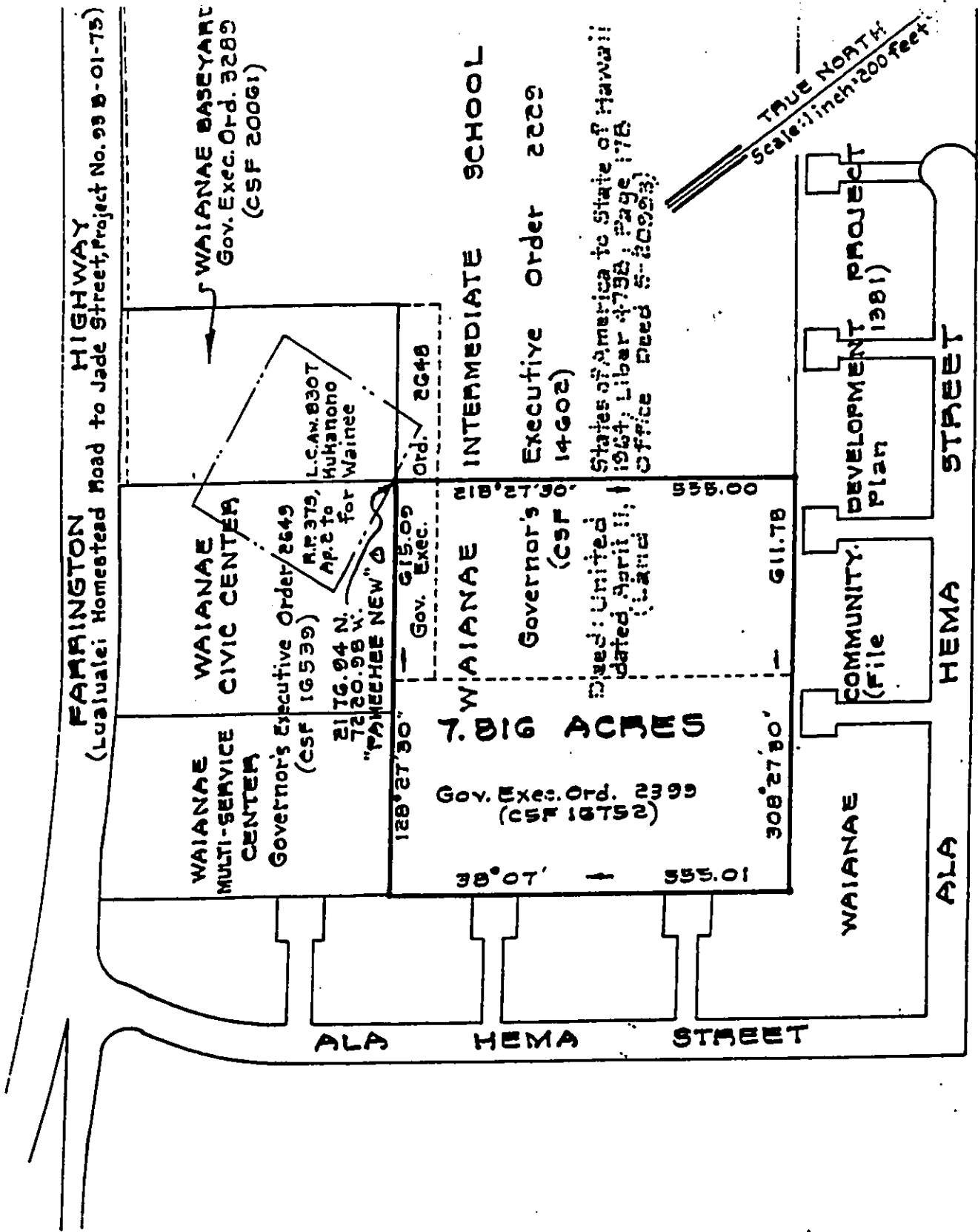
Note: All lots owned by
Hawaii Housing Authority
unless otherwise noted.

FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

PROJECT SITE

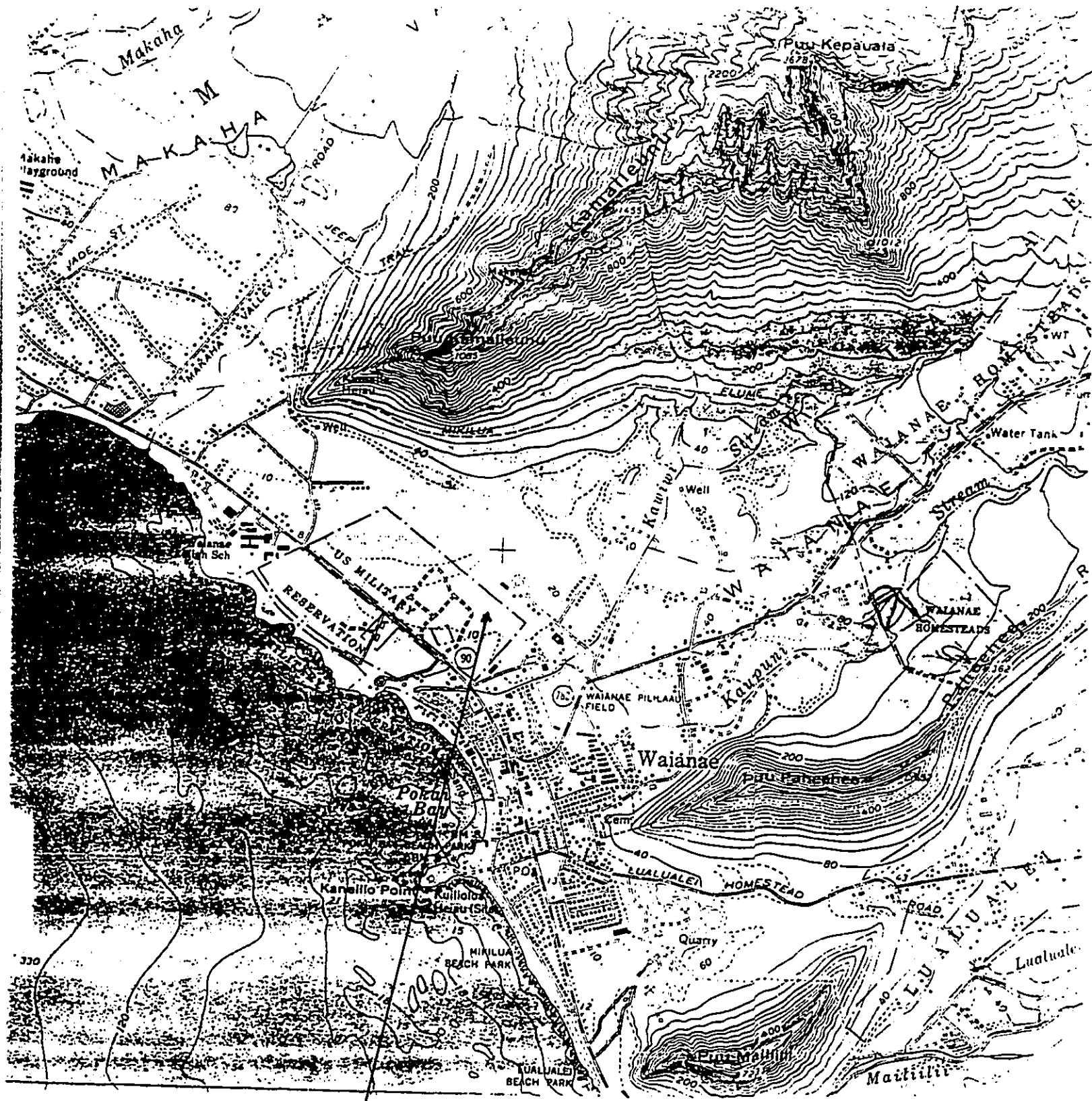
EXHIBIT 1

41, WAIANAe, OAHU, HAWAII (formerly por. 8-3-02).



PORTION OF WAIANAE INTERMEDIATE SCHOOL
 Governor's Executive Orders 2229, 2399 and 2648
 Waianae-Kai, Waianae, Oahu, Hawaii
 Scale: 1 inch = 200 feet

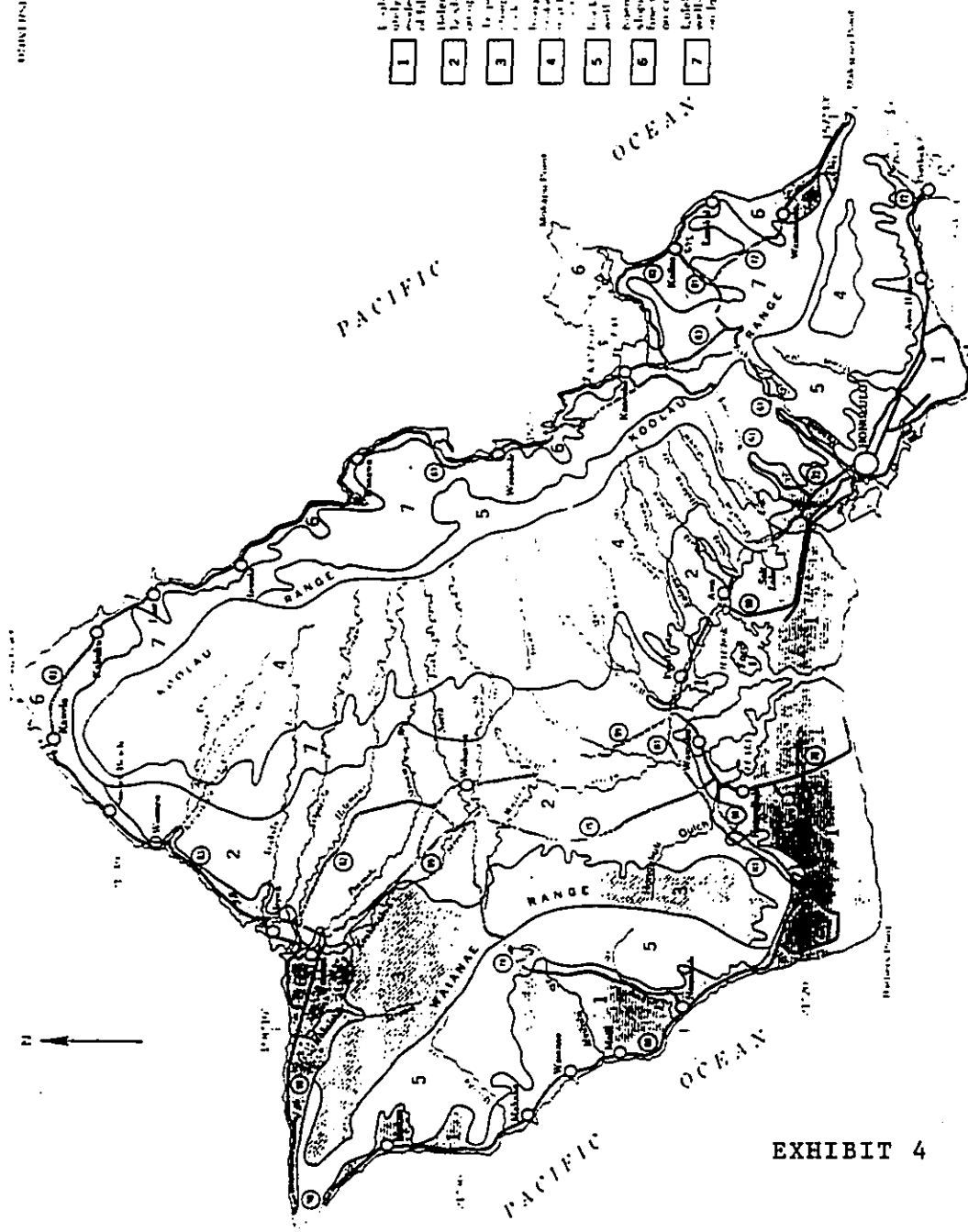
EXHIBIT 2



PROJECT SITE

EXHIBIT 3

**GENERAL SOIL MAP
 OAHU ISLAND, HAWAII**



SOIL ASSOCIATIONS

- 1. Very shallow, level to weakly sloping, well drained soils that have a fine textured or moderately fine textured subsoil of underlying material, and have a fill base, on a gravel plain.
- 2. Very shallow, level to moderate slope, well drained soils that have a fine textured subsoil of underlying material.
- 3. Very shallow, level to moderate slope, well drained soils that have a fine textured subsoil of underlying material, and have a fill base, on a gravel plain.
- 4. Very shallow, level to moderate slope, well drained soils that have a fine textured subsoil of underlying material, and have a fill base, on a gravel plain.
- 5. Very shallow, level to moderate slope, well drained soils that have a fine textured subsoil of underlying material, and have a fill base, on a gravel plain.
- 6. Very shallow, level to moderate slope, well drained soils that have a fine textured subsoil of underlying material, and have a fill base, on a gravel plain.
- 7. Very shallow, level to moderate slope, well drained soils that have a fine textured subsoil of underlying material, and have a fill base, on a gravel plain.

Series 1371

NOTE -
 This map is intended for general reference only. Soil associations may vary from those shown on this map. Use details of soil maps for specific information.

EXHIBIT 4

