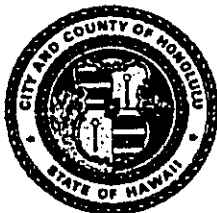


DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



BENJAMIN B. LEE
CHIEF PLANNING OFFICER
ROLAND D. LIBBY, JR.
DEPUTY CHIEF PLANNING OFFICER

RECEIVED
92 MAR -2 P12:51 MM

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

February 25, 1992

Honorable Brian Choy, Director
Office of Environmental Quality Control
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Negative Declaration for a North Shore
Development Plan Land Use Map Amendment
from Agriculture to Residential
TMK: 6-6-19: 13, Waialua, Oahu, Hawaii

The Department of General Planning has reviewed the subject application for a Development Plan amendment and Environmental Assessment for a residential development in Waialua, Oahu, and has determined that the project will not have any significant impacts on the environment. Based on our determination, we are filing a Negative Declaration for this project.

The proposed Development Plan Land Use Map (DPLUM) change from Agriculture to Residential would allow residential land use on approximately 8 acres of relatively level land. The proposed redesignation of these 8 acres from Agriculture to Residential appears consistent with the adjoining residential use permitted in the area. The applicant states that the proposed 25-lot affordable residential subdivision will be similar in character to the adjacent residential community.

1992-03-08-0A-PEA-Teixeira
Subdivision

MAR - 8 1992

APPLICATION FOR DEVELOPMENT PLAN AMENDMENT
AND ENVIRONMENTAL ASSESSMENT

TMK: 6-6-19: 13

Prepared by:
The Teixeira Family Trust
P.O. Box 10-0
Honolulu, HI 96816

January 1992

RECEIVED

'92 FEB 24 PM 3:08

DEPT. OF
GENERAL PLANNING
& C HONOLULU



TABLE OF CONTENTS

I. Background

A. Essential Information

1. Applicant.	1.1
2. Landowner.	1.1
3. Request.	1.1
4. Tax Map Key.	1.1
5. Address of Subject Area.	1.1
6. Existing Use	1.2
7. State Land Use	1.3
8. Development Plan Designation	1.4
a. Land Use Map	1.5
b. Public Facilities Map.	1.6
9. Zoning	1.7
10. Approving Agency	1.8

B. Description of the Property

1. Property Boundary.	1.9
2. Topography (Natural Features).	1.1
3. Existing Uses.	1.2
4. Slope.	1.3
5. Soils.	1.4
6. Location Map	1.5
7. Topo Map	1.6
8. Project Layout	1.7

II. Development Proposal

A. Applicant's Proposed Use of Property (master plan) . .	2.1
B. Development Timetable.	2.2
C. Approximate Cost	2.3

III. Need for Proposed Development

A. Public Problem or Need	3.1
B. Intended Market.	3.2
C. Designated Use vs. Proposed Use.	3.3

IV. State and City Plans and Programs

A. State

- 1. State Land Use (Ch. 205, HRS) 4.1
- 2. Hawaii State Plan 4.1
 - a. State Housing Plan 4.1
 - b. State Agricultural Plan 4.7
- 5. Environmental Impact Statements (CH. 343, HRS) . 4.6

B. City

- 1. General Plan Objectives and Policies 4.10
- 2. Development Plan
 - a. Common Provisions 4.22
 - b. Special Provisions 4.22
 - c. Land Use Map and Public Facilities Map . . . 4.22

V. Impacts

A. Demographic Impacts

- 1. Residential Population/Character and Culture of the Neighborhood 5.1
- 2. Visitor Population 5.2
- 3. Displacement 5.2

B. Economic Impacts

- 1. Economic Growth and Employment 5.3

C. Housing Impacts

- 1. Increase Supply 5.4
- 2. Affordable Units 5.4

D. Public Services

- 1. Access and Transportation 5.5
- 2. Water 5.5
- 3. Wastewater 5.6
- 4. Drainage 5.6
- 5. Solid Waste Disposal 5.6
- 6. Schools 5.7
- 7. Parks 5.8
- 8. Police and Fire Protection 5.8
- 9. Utilities 5.9
- 10. List of Agencies Consulted 5.9

E. Environmental Impacts	
1. Noise	5.10
2. Soils	5.10
3. Air Quality	5.11
4. Compatibility with Surrounding Environment . . .	5.11
5. Historic and Archaeological Resources	5.11
6. Natural Features	
a. Vegetation and Animal Life (Flora and Fauna)	5.12
b. Agricultural Lands	5.13
7. Hazards	5.13
F. Alternatives Considered	5.14
<u>VI. Notification Requirements</u>	6.1
A. Summary Sheet	6.2
B. Letter of Notification	6.4
<u>VII. Exhibits</u>	7.1
<u>VIII. References</u>	8.1

I. BACKGROUND INFORMATION

A. ESSENTIAL INFORMATION

1. APPLICANT:

NAME : The Teixeira Family Trust
ADDRESS: P.O. Box 10-0
Honolulu, HI 96816

2. LANDOWNER:

NAME : The Teixeira Family Trust
ADDRESS : P.O. Box 10-0
Honolulu, HI 96816

3. REQUEST

The request is to amend the North Shore Development Plan to redesignate a 7.98 acre parcel from Agriculture to Residential. The land adjoins existing Residential and Agriculture designated uses.

The Applicant proposes a residential development with affordable housing as a principal use.

4. TAX MAP KEY:

The site is identified by the Tax Map Key:
6-6-19: 13.

5. ADDRESS OF SUBJECT AREA

The subject parcel is located at the end of Paahihi St. in Waialua and consists of 7.98 acres. (Refer to Exhibit I and Exhibit II)

6. EXISTING USE

The site is presently overgrown with California grass and haole koa bushes. The land has remained unused for the past several years.

7. STATE LAND USE

The State Land Use designation for the parcel is Urban. Residential use is permitted under this designation.

8. DEVELOPMENT PLAN DESIGNATION

The site is presently designated Agriculture in the North Shore Development Plan.

9. ZONING

The existing zoning for the property is AG-1.

10. APPROVING AGENCY:

Department of General Planning
650 South King Street
Honolulu, Hawaii 96813

B. DESCRIPTION OF THE PROPERTY

1. PROPERTY BOUNDARY

Refer to Exhibit III.

2. TOPOGRAPHY (Natural Features)

The land is relatively flat. The land slopes from 0-3% in a north westerly direction. There are no significant natural features.

3. ELABORATION ON EXISTING USE

The property is presently overgrown and has remained unused for the past several years.

4. SLOPE

Existing slope of the land ranges from 0-3%.

5. SOILS

According to the Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, the soil type of the property is Waialua silty clay, 0-3% slopes (WKA). The soil is classified as having moderate permeability, slow runoff and an erosion hazard no more than slight.

6. LOCATION MAP

Refer to Exhibit I and Exhibit II.

7. TOPO MAP

Refer to Exhibit II.

8. PROJECT LAYOUT

Refer to Exhibit III.

II. DEVELOPMENT PROPOSAL

A. APPLICANT'S PROPOSED USE OF PROPERTY (MASTER PLAN)

1. The Applicant proposes an approximately 25 lot affordable residential subdivision. This project would help address the large demand for affordable housing in the Waiialua area.
2. The project will be well integrated with existing character of the neighborhood.
 - a. The land to the South and West of the subject parcel are currently designated as Residential on the North Shore Development Plan.
 - b. It is the Applicant's intent to maintain the low density residential character of the surrounding neighborhoods and preserve the rural lifestyle of the area.

B. DEVELOPMENT TIMETABLE

1. The Applicant would start the design of the residential units immediately after acquiring all necessary Development Plan and Zoning approvals from government agencies. Construction of the project would begin upon approval of the construction documents. The project could begin construction in 1994.

C. APPROXIMATE COST

The approximate cost the the proposed development is \$3,000,000.

III. NEED FOR PROPOSED DEVELOPMENT

A. PUBLIC PROBLEM OR NEED

1. The proposed project/development will address the need in the North Shore area for housing in accordance with government policies.
2. The character of the proposed project would be consistent with that of the adjoining residential subdivision. As an "extension" of the existing residential use, the project is expected to be both attractive and affordable to the residents of the North Shore. The rural lifestyle of the area would be preserved.

B. INTENDED MARKET

1. The project is intended for residents of the North Shore area. Because of the lack of housing in the North Shore area, the project is expected to attract many existing residents. Given a choice, these people prefer to live and work in the North Shore Area. The project, therefore, would not adversely affect the population count of the North Shore Development Paln area.
2. The character and style of the project would make it attractive and available to the above average percentage of elderly within the North Shore area.

(Ref. 4)

C. DESIGNATED USE VS. PROPOSED USE

1. The subject area has been overgrown with California grass and haole koa bushes. The property has not been agriculturally productive for the past several years.
2. As an extension of existing residential use, the project would address the lack of housing in the area. Residential development is allowed under the State Land Use Urban designation.

IV. FEDERAL, STATE AND CITY PLANS AND PROGRAMS INVOLVED

A. STATE

1. STATE LAND USE (205, HRS): The State Land Use Law regulates the classification and uses of land to accommodate growth and development, and to protect natural resources. To implement the provisions of Chapter 205, the State has established a Land Use Commission (LUC) to determine appropriate land uses for all lands within the State and to classify these lands into Urban, Agricultural, Rural, or Conservation Districts.
 - a. The subject property is currently classified by the LUC as entirely within the State "Urban District". As such, the proposed uses for the subject property is permitted within the State Urban District.
2. HAWAII STATE PLAN: The Hawaii State Plan, Revised, was developed by the State to "serve as a guide for the future long-range development of the State; identify the goals, objectives, policies, and priorities for the State of Hawaii; provide a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources;

improve coordination of state and county plans, policies, programs, projects and regulatory activities; and to establish a system for plan formulation and program coordination to provide for and integration of all major state and county activities."

Specific objectives, policies and priority actions contained in the State Plan relevant to the proposed project are discussed below.

a. STATE HOUSING PLAN

- (1) HOMEOWNERSHIP: 88.2% of the state housing supply from 1980 to 1987 can be attributed to an increase in the number of condominium units. The figure reflects a high growth in the number of nonresidential units. The average priced new single family home is unaffordable to families earning the median income. As a result, The owner-occupied housing units in Hawaii represents 44% of the total housing stock. The percentage compares poorly to the national average owner-occupancy rate of 64% in 1986.

(a) OBJECTIVE A: Home ownership for at last sixty percent, or roughly 248,000 house holds by the year 2000.

STRATEGY: Expand the supply of affordable priced residential units through joint public/private sector efforts.

POLICY A(2): Encourage increased private sector participation in the development of affordable for-sale housing units.

(i) The project is proposed to be a private development. The applicant would be willing to work with the appropriate State and City agencies to provide affordable priced residential units.

(b) POLICY A(3): Ensure that (1) housing projects provide a fair share/adequate amount of affordable homeownership opportunities.

IMPLEMENTING ACTION A(3) (a): Impose realistic and fair housing conditions on projects seeking land use redesignation, general or development plan amendments, rezoning, sma permits and building permits.

(i) In correlation with the current implementing action, if the land use is redesignated to allow a residential development, the applicant will collaborate with the City and State to provide affordable and reasonable homeownership opportunities.

(2) RENTAL HOUSING: There is a significant demand and occupancy percentage of available rental housing in Hawaii. Figures disclose a 99% occupancy and an average rental rate that is at least 40% above the national average (Bankoh, Construction in Hawaii, 1984).

(a) OBJECTIVE B: Sufficient amount of affordable rental housing units by the year 2000 so as to increase the state's rental vacancy rate to at least 3%.

POLICY B(2): Encourage increased private sector participation in the development of affordable rental housing.

(i) The proposed private development is willing to work with City and State organization to increase the quantity of affordable rental housing units in the Waialua area.

(b) POLICY C(7): Integrate special needs housing in new and existing neighborhoods.

(i) The applicant is willing to provide residential units for special needs groups, such as housing to accommodate the handicapped.

(3) LAND ACQUISITION FOR AFFORDABLE HOUSING DEVELOPMENT: The lack of land suitable for housing development restricts the needed increase for residential developments in Hawaii.

(a) OBJECTIVE E: Acquire and designate lands suitable for housing development in sufficient amount to locate the deficit in housing units by the year 2000.

POLICY E(1): Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, employment and other concerns of existing communities and surrounding areas.

(i) The proposed development would be accommodated by existing public facilities and services in the Waialua area.

(ii) The development is well integrated with the surrounding land uses. The lands to the South and West of the subject parcel are currently designated as residential.

In addition, the proposed development is consistent and compatible with the existing characteristics of the surrounding neighborhood.

(iii) The proposed development addresses the lack of affordable housing in the North Shore area. The applicant intends to accommodate the residents of the North Shore Area who choose to be employed and reside in Waialua.

(b) POLICY E(3): Where feasible, acquire privately owned lands that are suitable for housing development.

(i) The applicant intends to provide an affordable housing development if the subject parcels proposed land use designation amendment is granted to facilitate a residential development.

c. STATE AGRICULTURAL FUNCTIONAL PLAN

(1) In correlation with the Progress Report on the State Agricultural Functional Plan, the State Department of Planning and Economic Development has considered and recommended the reclassification of lands when public interest has been demonstrated.

(a) The proposed development addresses the community concern for the lack of affordable housing available in the North Shore area.

B. ENVIRONMENTAL IMPACT STATEMENTS (CHAPTER 343, HRS): Title 11, Department of Health Administrative Rules, Chapter 200, states that an Environmental Impact Statement is required when significant environmental effects are determined and when any five geographical designations and two administrative categories are applicable to a proposed action.

*Findings & Reasons
Supporting the
determination.*
↓

1. In considering the significance of potential environmental effects, the Applicant has considered the sum of effects on the quality of the environment and evaluated the overall cumulative effects of the proposed action. The Applicant has considered every phase of the proposed action, the expected consequences, both primary and secondary and the cumulative as well; as the short and long-term effects of the proposed action. As a result of these considerations, the applicant has determined that:
 - a. The proposed action will not involve an irrevocable commitment to any significant natural or cultural resource.
 - b. The proposed action will increase the range of beneficial uses of the environment.
 - c. The proposed action will be in concert with the state's and county's long-term environmental policies, goals and guidelines.

- d. The proposed action will not involve significant secondary impacts such as population changes or effects on public facilities that are not already contemplated.
- e. The proposed action does not include elements that would substantially affect public health or overall environmental quality.
- f. The proposed action will not affect known rare, threatened or endangered species or habitats.
- g. The proposed action will incorporate appropriate mitigation measures to ensure that long-term air or water quality or ambient noise levels will not be detrimentally affected.
- h. The proposed action is individually limited and will not have a cumulative effect upon the environment or involve a larger commitment for larger actions.

B. CITY

1. GENERAL PLAN OBJECTIVES: The General Plan establishes a statement of long-range social, economic, environmental and design objectives to be achieved with a 20 year time horizon. Additionally the General Plan established Population Guidelines for each Development Plan area.

a. POPULATION

(1) OBJECTIVE B: To plan for future population growth.

(a) The proposed development/project will provide needed housing to meet projected demands of the area.

(b) If the current growth trend of the North Shore continues with respect to the 30 year established pattern (Ref. 4), the current residential land inventory will not sufficiently accommodate the need for housing.

(c) The proposed project will primarily meet the present demands of existing residents of the area, however, and will thus not effect a significant population increase.

(2) OBJECTIVE C: To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.

Many residents of Waialua work in the North Shore area. These people prefer to live in a rural environment. With an adequate housing inventory, many would choose to live in Waialua rather than seek housing in more urban areas of Oahu.

(a) POLICY 3: Manage physical growth and development in the urban-fringe and rural areas so that their population densities are consistent with the character of development and environmental qualities desired for such areas.

i) The North Shore is designated as a rural area. The project would be similar in character and density to the adjoining residential development. Because the project is expected to absorb existing residents, densities in the area would not be adversely impacted.

ii) The proposed development/project will be consistent in character with the surrounding area, maintaining the qualities of a rural environment throughout the community of Waialua.

(b) POLICY 4: Seek a year 2010 distribution of Oahu's residential population which would be in accord with the following table:

i) The project would primarily meet the needs of existing residents and would not significantly impact the population distribution. The project, would in fact make it possible for existing residents not to seek housing in more urban areas.

b. NATURAL ENVIRONMENT

(1) OBJECTIVE A: To protect and preserve the natural environment.

(a) POLICY 4: Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water-recharge areas, distinctive land form, and existing vegetation.

i) The proposed development/project will be designed in accordance with all applicable City and State codes and ordinances. Agency regulations would address slope, flood and erosion hazards, and the other applicable concerns of Policy 4.

(b) POLICY 7: Protect the natural environment from damaging levels of air, water, and noise pollution.

i) The proposed project will be designed in accordance with all applicable health and environmental codes and ordinances.

ii) The project will comply with State Health Department rules and City and County ordinances designed to minimize noise impacts from construction.

(c) POLICY 8: Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.

i) The proposed development/project will not adversely affect the natural habitat of fauna, birds and other animals that are unique to the State of Hawaii.

(2) OBJECTIVE B: To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.

(a) POLICY 2: Protect Oahu's scenic views, especially those seen from highly developed and heavily travelled areas.

i) The proposed project would not alter nor hinder existing views of the Waianae Mountain Range enjoyed by present residents.

c. HOUSING

(1) OBJECTIVE A: To provide decent housing for all the people of Oahu at prices they can afford.

(a) POLICY 3: Encourage innovative residential development which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities.

i) The Applicant is will work with the City in effecting lower development costs and, therefore, lower housing cost wherever possible.

(b) POLICY 7: Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.

i) This project would be privately developed at this time. The applicant would be willing to work with the City and State to meet the project's housing requirements.

(c) POLICY 9: Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.

i) The project would add to the existing low affordable housing inventory.

ii) The character and nature of the project will encourage preservation of Waialua as a rural area.

(d) POLICY 12: Encourage the production and maintenance of affordable rental housing.

i) The Applicant would be willing to work with the City and State to provide rental housing as part of the project.

(e) POLICY 13: Encourage the provision of affordable housing designed for the elderly and the handicapped.

i) The North Shore area has a high percentage of elderly people. Many would be attracted to the proposed project. Handicapped units could also be built.

(2) OBJECTIVE C: To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation and commercial centers and which are adequately served by public utilities.

(a) POLICY 1: Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.

(b) POLICY 2: Encourage the fair distribution of low- and moderate-income housing throughout the Island.

i) The project will consider single family as well as rental units to help meet any housing needs.

(c) POLICY 3: Encourage residential development near employment centers.

i) Many of the existing residents that would benefit from the project work in the North Shore area. The project would allow many existing area residents to remain in the area and not seek housing in more urban areas.

(d) POLICY 4: Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity.

i) The affected government agencies have been contacted. Existing levels of service would not be adversely affected.

d. PHYSICAL DEVELOPMENT AND URBAN DESIGN

(1) OBJECTIVE A: To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

(a) POLICY 2: Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.

i) The affected government agencies have been contacted in writing regarding any infrastructure requirements. Based on preliminary discussions with various agencies, the existing infrastructure could support the project.

(b) POLICY 3: Phase the construction of new developments so that they do not require more regional supporting services that are available.

(c) POLICY 4: Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.

i) The residents of the proposed development/project will pay appropriate taxes and fees to pay for City services.

(2) OBJECTIVE D: To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.

(a) POLICY 4: Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small

in size, very low density and low rise in character, and may contain a mixture of uses.

(3) OBJECTIVE E: To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.

(1) POLICY 3: Encourage distinctive community identities for both new and existing districts and neighborhoods.

i) If completed, the proposed development/project will be consistent in character with the present community identity.

ii) The proposed development/project will preserve the desirable qualities of Waialua as a rural community, while providing housing desirable to local residents.

(2) POLICY 5: Require new developments in stable established communities and rural areas to be compatible with the existing communities and areas.

i) The proposed development/project will blend with the existing Waialua plantation community.

(4) OBJECTIVE F: To promote and enhance the social and physical character of Oahu's older towns and neighborhoods.

(1) POLICY 1: Encourage new construction to complement the ethnic qualities of the older communities of Oahu.

i) The design of the proposed development/project will be consistent with the physical characteristics of the Waialua community.

ii) The proposed development/project will provide housing for the projected expanding population the North Shore area without adversely affecting the unique ethnic characteristics associated with the plantation community of Waialua.

2. DEVELOPMENT PLAN: To implement the policies and objectives of the General Plan, the Development Plans have been formulated to establish a relatively detailed guide for the future physical development of the islands. The Development Plans provide for land use and public facilities planning as well as indicate the sequence in which development will occur. They must implement and accomplish the objectives and policies of the General Plan.

a. COMMON PROVISIONS

(1) This report outlines the proposed project's conformance to the design principles and controls and the social impacts of the Common Provisions.

b. SPECIAL PROVISIONS

(2) The proposed project adequately addresses concerns of the Special Provisions for the North Shore.

(a) The State Land Use designation of the area is Urban. Residential use is allowed by this designation. The project, therefore, does not constitute undesirable spreading.

(b) The resident population will not be adversely impacted by the development.

(c) The proposed project would help to preserve the rural lifestyle of the area.

(d) All height and density guidelines would be followed.

(e) The land is presently overgrown and not productive. This parcel does not affect the sugar or pineapple industry.

c. LAND USE AND PUBLIC FACILITIES MAP

(1) The Land Use Map designates the area as Agriculture.

(2) The property is not designated on the Public Facilities Map. No future public facilities are planned in the adjacent area.

V. IMPACTS

A. DEMOGRAPHIC IMPACTS

1. RESIDENTIAL POPULATION/CHARACTER AND CULTURE OF THE NEIGHBORHOOD

- a. If the current growth trend of the North Shore continues with respect to the 30 year established pattern, the current residential land designation will not sufficiently accommodate the need for housing (Ref. 4). The proposed project could help to meet this need.
- b. The proportion of senior citizens in the Waialua Division exceeded the island proportion (Ref. 4). The project could help address the housing need of the large elderly population.
- c. The project will primarily attract residents of the area presently burdened by the shortage of housing. Many are currently living in overcrowded conditions with friends and family. Given the choice, many of these residents prefer to live in the North Shore area rather than seek housing in more urbanized areas of Oahu. Existing residents would, therefore, make up the majority of residents.
- d. Thus, the proposed development will not affect the dynamic balance of Oahu's population.

2. VISITOR POPULATION

- a. The project is not expected to impact the visitor population.

3. DISPLACEMENT

- a. There will be no displacement caused by the proposed project as the land is presently overgrown and non-productive.

B. ECONOMIC IMPACTS

1. ECONOMIC GROWTH AND EMPLOYMENT

- a. The proposed project would benefit economic growth of area small businesses and, thus, provide more employment opportunities. The project is expected to meet the needs of local area residents who prefer to work and live in the North Shore area. Everyday need for business services and an stable employment pool of permanent residents would benefit the area economy.

C. HOUSING IMPACTS

1. The proposed project could increase the supply of housing units available to area residents.
2. The developer is willing to work with the City to build affordable units.

D. PUBLIC SERVICES

1. ACCESS AND TRANSPORTATION

- a. The project site would be an extension of Papahihi St. in the Paalaa Kai subdivision.
- b. The surrounding road system presently operates at acceptable Levels of Service with no major observable traffic problems. The existing roadway system is adequate to accommodate any increase in traffic levels that may result from the proposed project.
- b. Therefore, no off-site traffic mitigation measures are necessary to accommodate project related traffic.

2. WATER

- a. The proposed project would require the extension of the BWS 8-inch system located in Papahihi St. The 8-inch line presently dead-ends at the property.
- b. An letter has been sent to the Board of Water Supply requesting a determination of requirements. Source, storage, and distribution facilities should be adequate to accommodate the proposed project.

- c. The Applicant will pay all appropriate fees for necessary improvements, hook-up, and metering to the Board of Water Supply system in accordance with applicable regulations.

3. WASTEWATER

- a. If the area can not be served by sewers, each residential unit would be serviced by a septic system in accordance with State Department of Health regulations.
- b. The adjoining Paalaa Kai subdivision is presently served by sewers. A 8" line extends to a sewer manhole at the property line.

4. DRAINAGE

- a. The proposed development will not cause a significant increase in runoff quantities. Runoff will be collected in the roadways and piped through an underground system. Existing drainage patterns will be maintained as part of the project design.

5. SOLID WASTE DISPOSAL

- a. The proposed project/development will not cause a change in the manner in which area-wide solid wastes are presently collected and disposed. The project will be served by regular City waste disposal service.

b. As such, the proposed project is not expected to result in any adverse impacts relative to solid waste disposal.

6. SCHOOLS

a. Public schools servicing the Waialua community and the subject property, consists of: Waialua Elementary School, and Waialua Intermediate & High School.

e. The Applicant will keep the Department of Education appraised of the development schedule to assure that the educational demands and requirements are met in a timely manner.

f. Only minimal impacts on the public school system are anticipated as a result of the proposed project.

(1) No new schools will be required as a result of the proposed project.

(2) Existing educational facilities should not be significantly impacted by development of the proposed project/development.

7. PARKS

a. Public recreational opportunities are provided throughout the North Shore Area.

- b. The proposed development of 25 residential dwellings will not significantly impact the capacities or availability of these recreational resources.

8. POLICE AND FIRE PROTECTION

- a. The Wahiawa Police Station located at 330 N. Cane Street in Wahiawa, is the police facility which services the subject property.
- b. The Haleiwa Firestation facility which services the subject property is located at 66-420 Haleiwa Road in Haleiwa.
- c. No facility improvements are required, except for the provision of fire hydrants which will be installed on the subject property in accordance with City regulation.
- d. Police and fire protection services are adequate to accommodate the needs of project development. Current service to the surrounding area will not be overextended by the project.

9. UTILITIES

- a. The proposed project is not expected to require any off-site improvements. Existing sewer, water drainage, telephone and electric service in the adjacent Paalaa Kai subdivision can be extended in the project. Service to the surrounding area will not be affected.

b. All necessary on-site utility infrastructure improvements will be provided by the Applicant.

10. AGENCIES CONSULTED IN MAKING ASSESSMENT:

City & County of Honolulu Department of Land Utilization

City & County of Honolulu Department of General Planning

City & County of Honolulu Department of Public Works

State of Hawaii Department of Land and Natural Resources

State of Hawaii Historic Sites Preservation Division

E. ENVIRONMENTAL IMPACTS

1. NOISE

- a. The proposed project would be an extension of existing residential uses and would not cause significant increases of ambient noise levels in the area.
- b. Mitigation of potential short-term impacts of noise emanating from the construction of the proposed project/development could be handled by compliance with State Health Department rules and City and County ordinances designed to minimize noise impacts from construction.

2. SOILS

- a. According to the Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, the soil type of the property is Waialua silty clay, 0-3% slopes (WKA). The soil is classified as having moderate permeability, slow runoff and an erosion hazard no more than slight.
- b. The proposed project will not change the overall soil composition of the subject property, although some soil will be redistributed due to grading and leveling. All effort will be made to minimize the potential from drainage and erosion problems.

3. AIR QUALITY

- a. Short-term direct air quality impacts include dust emissions during the construction phase of the development.
- b. Special care will have to be exerted to ensure that previously developed residential areas are not affected by construction activities.
- c. State of Hawaii regulations stipulate the control measures that are to be employed to reduce short-term adverse construction air pollutant emissions.
- d. Once completed, the proposed project/development is likely to have little direct impact on the air quality of the surrounding region.

4. COMPATIBILITY WITH SURROUNDING ENVIRONMENTAL (SIZE, DESIGN, MATERIALS AND SITING OF STRUCTURES)

- a. The project will be well integrated with existing neighborhood residences and surrounding residential land uses.
- b. It is the Applicant's intent to maintain the low density residential character of the surrounding neighborhood.

5. HISTORIC AND ARCHAEOLOGICAL RESOURCES

- a. There are no known existing Historical Sites on the subject property.

b. A monitoring procedure will be established to accompany the grubbing and excavation phased of development as a precautionary measure to insure full compliance with City, State, and Federal regulations.

3. If the need for further archaeological study of the site is indicated, the study will adhere to all applicable requirement of the Department of Land and Natural Resources.

6. NATURAL FEATURES

The project area does not have any significant or natural features.

a. VEGETATION AND ANIMAL LIFE

(1) The site is presently overgrown with California grass and haole koa bushes.

(2) No native or endangered fauna species are found on the subject property. Therefore, the proposed development will not impact any threatened plants.

(2) No endemic mammals were found on the subject property or adjacent parcel. Introduced species of rats, mice and mongoose as well as feral cats and dogs are reasonably assumed to be present in the area and are irrelevant to an environmental assessment.

b. AGRICULTURAL LANDS

(1) Although designated as Agricultural, the existing parcel is unproductive land overgrown with haole koa bushes and California grass.

(2) The abutting lands North and West to the subject parcel are designated and residential.

7. HAZARDS

a. No hazards presently affect the property.

F. ALTERNATIVES CONSIDERED

1. In keeping with applicable rules and regulations and sound land planning practices, those alternatives which could feasibly attain the objectives of the proposed action, have been examined.
2. Although the final layout and configuration of the proposed project will be refined through development of actual construction drawings and as the market conditions dictate, the proposed conceptual design and layout is considered to be the more appropriate from land use and infrastructural perspectives.
3. No other land uses such as commercial or agricultural would be appropriate within the surrounding residential setting.
4. The "no-action" alternative would not be consistent with stated objectives.

VI. NOTIFICATION REQUIREMENTS

The following individuals and organizations have been notified of this request. Additions will be made to this list as required.

TMK: 6-6-19: 12
Church of Jesus Christ LD
50 East North Temple 22 N
Salt Lake City, UT 84150

TMK: 6-6-19: 22
Arakaki Harry/ETAL
Arakaki George J
1604 Ala Aolani Street
Honolulu, HI 96819

TMK: 6-6-19: 3
Kakimoto Haruyo N/ETAL
66-371 Kaamooloa Road
Wailua, HI 96791

TMK: 6-6-19: 33
Yorimoto Jane S/ETAL
Saito Katsuyoshi/SAE
66-901 Pawwehe Place
Wailua, HI 96791

TMK: 6-6-19: 6
Takenobu/ETAL
Takenobu Uehara/WF
66-2038 Kaamooloa Road
Wailua, HI 96791

TMK: 6-6-6: 15
Banis Randell Samuel/May M
66-917 Paahihi Street
Wailua, HI 96791

TMK: 6-6-19: 5
Baker Norman G/ETAL
66-307 Kaamooloa Road
Wailua, HI 96791

TMK: 6-6-19: 18
Baker Norman
P.O. Box 644
Wailua, HI 96791

TMK: 6-6-19: 14
Lupenui Muriel/ETAL
Kunihiko Shio/ETAL
P.O. Box 193
Halewa, HI 96712

TMK: 6-6-19: 43
Castle & Cooke, Inc.
P.O. Box 2990
Honolulu, HI 96802

TMK: 6-6-32: 16
Dicion Aurelio B/Felicidad Uehara
66-918 Paahihi Street
Wailua, HI 96791

North Shore Neighborhood Board

Wailua Community Association

Haleiwa Community Association

DGP REF. NO.:
MAP REF. NO:
NB AREA:
AREA: NORTH SHORE AREA
TMK: 6-6-19: 13

EXHIBIT A
NORTH SHORE
DEVELOPMENT PLAN LAND USE AMENDMENT
BEING CONSIDERED

Amendment/Project Information

Amendment Request: To amend the North Shore Development Plan to redesignate a 7.98 acre parcel from Agriculture to Residential. The applicant proposes a residential development with affordable housing as a principal use.

Location: The site is identified by the Tax Map Key: 6-6-19: 13. The subject parcel is located at the end of Paahihi Street in Waialua.

Owner/Developer: The Teixeira Family Trust.

Basis for Request: The proposed development addresses the demand for affordable housing in the North Shore area. The land adjoins existing Residential and Agriculture designated uses.

Type of Project/Provision of Housing: The primary objective of the proposed residential development/project is to provide affordable housing. The applicant is willing to provide residential units to accommodate special needs groups.

Existing Conditions

Land Use: The land has been unproductive over the recent years. The subject parcel is currently overgrown with California grass and Hale Koa bushes.

Structures

Number: None
Type:
Height:

ALISH: To be determined.

Soil Features: In accordance with the Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, the soil type of the subject parcel is Waialua silty clay. The soil is classified as having moderate permeability, slow runoff and an erosion hazard no more than slight.

Present Plan/Zoning Designations

State Land Use: The present State Land Use designation is Urban. Residential use is permitted under this designation.

DP Public Facilities Map: N/A

DP Special Provision: Residential use is allowed by the existing State Land Use Designation.

Zoning: The present zoning designation is AG-1.

Community Concerns

The proposed development addresses the demand for affordable housing in the North Shore area.

The project will be well integrated with existing character of the neighborhood. The land to the South and West of the subject parcel are currently designated as Residential on the North Shore Development Plan. The character of the proposed project would be consistent with that of the adjoining residential subdivision. The project is expected to be both attractive and affordable to the residents of the North Shore. The rural lifestyle of the area would be preserved.

The project is intended for residents of the North Shore area. Because of the lack of housing in the North Shore area, the project is expected to attract many existing residents. Given a choice, these people prefer to live and work in the North Shore Area. The project, therefore, would not adversely affect the population count of the North Shore Development Plan area.

January __, 1992

NAME OF OWNER
ADDRESS

Dear _____:

**RE: NOTIFICATION OF APPLICATION FOR
DEVELOPMENT PLAN LAND USE MAP AMENDMENT
PAAHIHI STREET, WAIALUA, OAHU
TMK: 6-6-19: 13**

It is the intent of the Texteria Family Trust to submit an application for an amendment to the North Shore Development Plan.

The request is to redesignate a 7.98 acre parcel located at the end of Paahihi Street in Waialua, from Agriculture to Residential. The land adjoins existing Residential and Agriculture designated uses. The Applicant proposes a residential development with affordable housing as a principal use.

The applicant, in compliance with Ordinance 84-111, requires notification by mail of all owners, leases, sub-leases and residents of the parcels adjacent to the subject property.

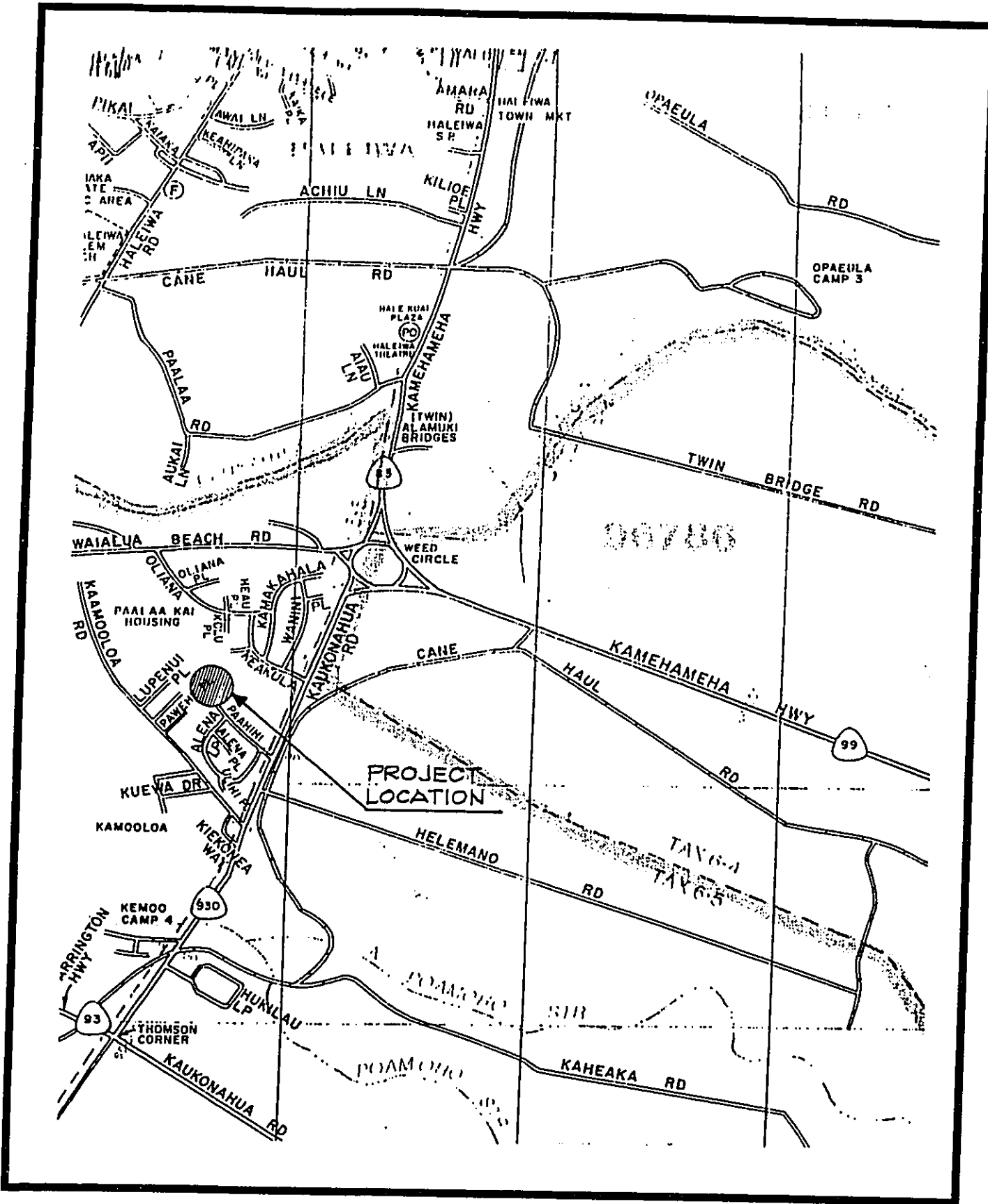
Attached is a Summary Sheet and a map of the proposed development for your information.

Please forward any comments to:

Department of General Planning
650 South King Street
Honolulu, HI 96813

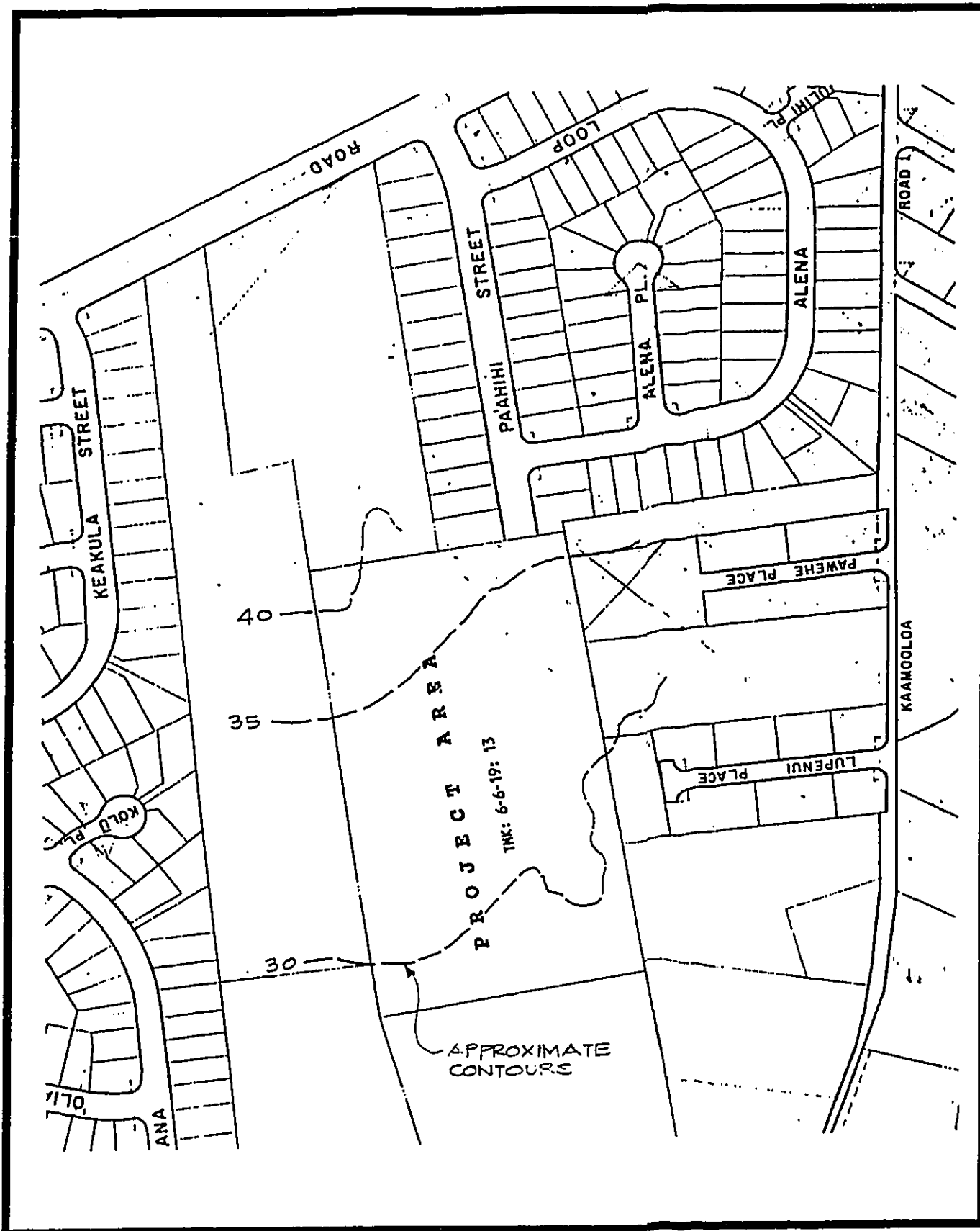
EXHIBITS

7.1



LOCATION MAP (B)
Not to Scale

EXHIBIT II

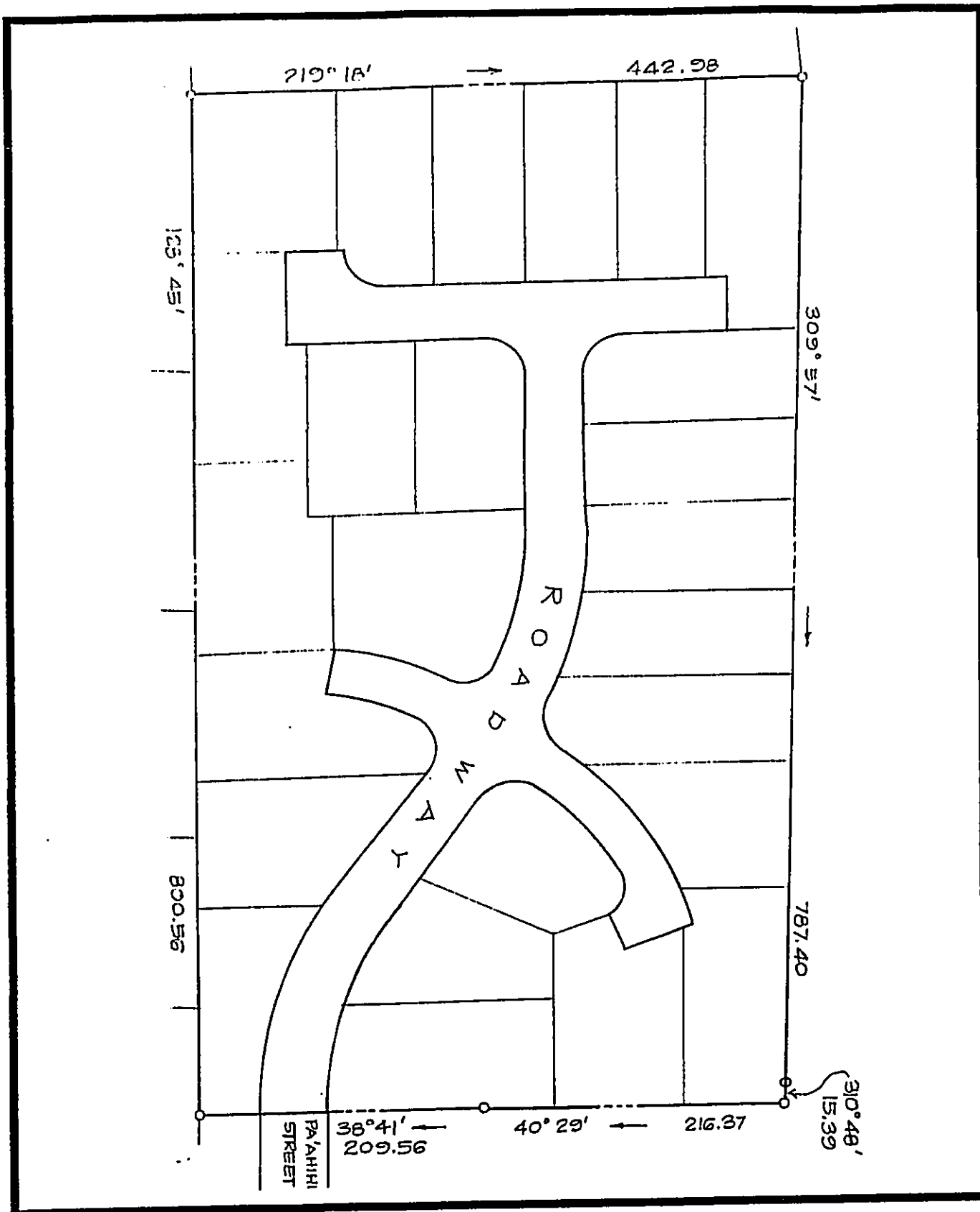


LOCATION MAP (A)

Not to Scale

EXHIBIT

I



PROPOSED LAYOUT
 Not to Scale

EXHIBIT III

REFERENCES

¹Agricultural Lands of Importance to the State of Hawaii, Ad Hoc Committee to Establish Definitions for Agricultural Lands of Importance of the State of Hawaii, February 1977.

²DHM Planners Inc., Environmental Assessment: Windward Park Driving Range Special Management Permit for Driving Range and Portions of the Adjacent Parcel, June 1989.

³General Plan Objectives and Policies, Department of General Planning, City and County of Honolulu, 1988.

⁴Okuda, Barry, Final Environmental Impact Statement Proposed General Plan Secondary Resort Area at Mokuleia, January 1987.

⁵Progress Report Implementation of Priority Guidelines of the Hawaii State Plan, Office of State Planning, March 1989.

⁶State Agriculture Functional Plan, Department of Agriculture State of Hawaii, June 1985.

⁷State Functional Plans Progress Report, Office of State Planning, July 1985

⁸Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, United States Department of Agriculture, Soil Conservation Service, August 1972.

⁹The Hawaii State Plan: Housing, 1989.