

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
SEVEN WATERFRONT PLAZA, SUITE 303
500 ALA MOANA BOULEVARD
HONOLULU, HAWAII 96813
FAX (808) 548-5844 587-0600

IN REPLY REFER TO:

92:DEV/289

DECEMBER
'92 JAN 30 A11:36

January 24, 1992

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Brian J.J. Choy, Director
Office of Environmental Quality Control
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

SUBJECT: Negative Declaration for the Waimanalo
Village Self-Help Housing Subdivision
Waimanalo, Koolaupoko, Oahu, Hawaii
Tax Map Key: 4-1-12:por 153,154,155 & 4-1-
34:por 88,91

The Housing Finance and Development Corporation has reviewed the environmental assessment for the proposed Waimanalo Village Self-Help Housing Subdivision 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.

Enclosed are four copies of the environmental assessment.

If you have any questions, please contact Mr. Francis Blanco, Project Coordinator, at 587-0550 or Ms. Cirvalina Longboy, Project Coordinator, at 587-0546.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph K. Conant", written over a circular stamp or seal.
JOSEPH K. CONANT
Executive Director

JKC:FB:CL:aa

DEV.28500.00

10

1992-~~82~~⁰⁶-08-0A-~~FEA~~-Waimanalo Villages Self-Help
FILE COPY Housing Subdivision
FEB 8 1992

ENVIRONMENTAL IMPACT ASSESSMENT

FOR

WAIMANALO VILLAGE
SELF-HELP HOUSING SUBDIVISION

TAX MAP KEY:

4-1-12:por 153,154,155

4-1-34:por 88,91

WAIMANALO, KOOLAUPOKO, OAHU

Proposing Agency:

State of Hawaii
Housing Finance and Development Corporation
7 Waterfront Plaza, Suite 300
500 Ala Moana Boulevard
Honolulu, Hawaii 96813

and

Self-Help Housing Corporation of Hawaii
A Non-Profit Developer
1427 Dillingham Blvd. Suite 302
Honolulu, Hawaii 96817
(808) 842-7111

Prepared By:

Fukunaga & Associates, Inc.
Consulting Engineers
1388 Kapiolani Blvd.
Second Floor
Honolulu, Hawaii 96814
(808) 944-1821

January 1992

I. DESCRIPTION OF THE PROJECT

A. Purpose of the Project

The Self-Help Housing Corporation of Hawaii has been authorized to develop these parcels by the State of Hawaii, Housing Finance and Development Corporation (HFDC) under Act 15, Hawaii Revised Statutes, in order to be exempted from zoning requirements, subdivision standards, where applicable and to have approvals expedited by the City and County of Honolulu.

B. Background Information

The proposed project is situated within the Waimanalo Village Subdivision, a low and moderate income housing project constructed in 1979-81, developed jointly by the Hawaii Housing Authority (HHA) and the Waimanalo Residents Housing Development Corporation (WRHDC). The original Waimanalo Village project included a total of approximately 43 acres of State-owned land currently leased to the Waimanalo Village Resident's Corporation (WVRC), successor to the WRHDC. The Waimanalo Village presently includes 140 single family residential lots. Seven larger parcels remain vacant and one of the parcels is occupied by the WVRC office building. The original Waimanalo Village Subdivision Project was assessed in an Environmental Impact Statement dated September 1975.

The original Waimanalo Village Subdivision project was developed pursuant to Chapter 359 G, Hawaii Revised Statutes, more commonly known as Act 105. The project was allowed to pre-empt certain local codes and ordinances as allowed under Act 105. Among the exempt items were:

1. Section 21-501 (a) (1) of the Comprehensive Zoning Code (CZC) of the City and County of Honolulu (Chapter 21, Revised Ordinances of Honolulu, 1969) which prohibited the keeping of livestock, poultry or bees in a residential district. Section 29, Paragraph B of Chapter 1 - Sanitation, of the State Public Health Regulations prohibited the keeping of horses, cattle, goats or sheep within 50 feet and poultry, poultry houses or rabbit hutches within 25 feet of any place of human habitation.
2. The Subdivision Rules and Regulations, Department of Land Utilization, City and County of Honolulu, stipulated a 300-foot maximum length for 32-foot wide deadend streets. Thirty-two foot deadend streets of up to 600 feet in length were allowed.

3. Section 21-201(b) of the CZC defining the lot width as the width of the lot measured across the rear of the required front yard was waived for six of the lots.
4. Section 21-553(a)(3) of the CZC required that in the R-6 district, lots not used for dwelling purposes be a minimum of 20,000 square feet in area. Additionally, the Subdivision Rules and Regulations, Section 5-502(b) stipulates that any General Plan road widening be deducted from lot area.. The four community-facility lots adjacent to the Kalaniana'ole Highway-Moole Street intersection have less than 20,000 square feet when deductions for the Kalaniana'ole Highway DLUM widening are made.
5. Section 22-51 of the Revised Ordinances of Honolulu, 1969, Chapter 22, requiring underground lines for electric, telephone, and street lights in subdivisions of over 3 lots. Overhead utility lines were installed as a cost cutting measure.

C. The Proposed Project

The Self-Help Housing Corporation proposes to develop (subdivide) portions of five of the seven vacant parcels within the existing Waimanalo Village subdivision as part of their self-help housing program and ultimately to coordinate the construction of residential housing units on the subdivided parcels. Based on preliminary design studies, 40 parcels can be created for single-family residential use within the project areas. (See Figures 7 and 8.) All parcels will be accessible through existing roadways or extensions of existing roadways. Proposed infrastructure improvements will include the extension of existing roadways and utilities, as well as connection to existing water and sewer lines. Minimal lot grading is proposed; primarily to provide positive lot drainage.

As stated earlier, this project will require waiver of certain City and State requirements in order to proceed. Among the specific requirements which need to be waived are:

1. Similar to the original Waimanalo Village Subdivision project, the use of existing 32-foot wide deadend street in excess of 300 feet is required for access to the proposed new lots.
2. The extension of overhead utility lines is also proposed for telephone, electrical, street lighting, and cable television service to the proposed new lots.
3. Development of the old Waimanalo Gym site, Tax Map Key 4-1-34:88, is proposed. This parcel is zoned P-2 in the Land Use Ordinance Map and listed as a Park in the Development Plan.

II. DESCRIPTION OF THE ENVIRONMENT

A. Project Location

The proposed project site is situated in the Waimanalo area of the Koolaupoko District on the east end of the Island of Oahu. (See Figure 1.) The project site includes vacant parcels within the Waimanalo Village Subdivision in the proximity of the intersection of Moole Street and Kalaniana'ole Highway as shown in Figure 2. The vacant parcel tax map key (TMK) designations are summarized in Table 1 and shown in Figures 3 and 4.

Table 1 - Project Parcel TMK Designations

Parcel TMK	Area (SF)	Land Use Ordinance Zoning	Development Plan Designation
4-1-12:153	21,085	R-5	Residential
4-1-12:154	21,110	R-5	Residential
4-1-12:155	74,186	R-5	Residential
4-1-34:088	69,069	P-2	Park
4-1-34:091	207,219	R-5	Residential

Total 392,669 = 9.01 acres

B. Land Ownership

All parcels are owned by the State of Hawaii, Housing Finance and Development Corporation (HFDC) and are leased to the Waimanalo Village Residents' Corporation (WVRC). The Self-Help Housing Corporation would be assigned the leases of the proposed developed parcels from the WVRC for further assignment to individuals participating in the program.

C. Land Classification and Zoning

The project site is situated in land designated for Urban use by the State Land Use Commission. Parcel number 4-1-34:088 is the former site of the old Waimanalo Gym and is zoned P-2 by the County Land Use Ordinance Maps. All other parcels are currently zoned R-5. The County Development Plan shows parcel 4-1-34:088 as a Park and all other parcels as Residential.

D. Physical Features

1. Soils

The soils present within the project areas are classified as Ewa silty clay loam (EmA), moderately shallow, 0 - 2% slopes. (See Figure 5.) The surface layer is dark reddish-brown silty clay loam. The subsoil is dark reddish brown and dark-red silty clay loam that has subangular blocky structure. The substratum is coral limestone at a depth of 20 to 50 inches. Runoff is very slow, and the erosion hazard is slight.

A soils investigation was conducted for the original Waimanalo Village Subdivision dated August 5, 1976 by Ernest K. Hirata & Associates, Inc. No unusual soil conditions were discovered.

2. Climate

The average annual rainfall in the project area is approximately 40 inches per year. The average temperature ranges from a low of 60 degrees to a high of 90 degrees Fahrenheit. The prevailing wind is from the East North East.

3. Flood Hazard

The Waimanalo area has historically been prone to flooding. However, the project area has been classified as Zone X, determined to be outside of the 500-year flood limits. (See Figure 6.) A fairly substantial floodway is situated mauka (south) of the project site, part of the Inoaole Stream tributary flood way.

E. Flora and Fauna

Based on available information, there are no endangered species of plants or animals inhabiting the project area. The project area is currently overgrown primarily with exotic varieties of plants.

F. Archaeological Features

Based on available information, there are no known archaeological or historic sites that will be endangered by the proposed project.

G. Infrastructure

1. Water

The existing Waimanalo Village Subdivision is served by the Honolulu Board of Water Supply system. The proposed project will request service from the existing BWS system.

2. Sewer

The existing Waimanalo Village Subdivision is sewered by the City & County's Waimanalo Sewerage System. The proposed project will request connection to the existing County sewer system.

3. Drainage

The existing Waimanalo Village Subdivision is drained through a drainage system dedicated to the City & County of Honolulu. Runoff from the subdivision currently drains south toward the Inoaole stream tributaries or north toward the Bellows Air Force Base. Runoff from the proposed project will continue to utilize the existing drainage system.

4. Roadway Access

The Waimanalo Village Subdivision is accessed from the west (Kailua) and the east (Makapuu) through the State-owned Kalaniana'ole Highway. Entry into the subdivision is from Moole Street.

H. Public Facilities and Services

1. Police Protection

The project area is served by the Kailua Police Substation located in Kailua town. Response time to the project site is approximately 15 minutes.

2. Fire Protection

The project area is served by the Waimanalo Fire Station located within 2000 feet of the site. Response time to the project site is estimated at approximately 2 minutes.

3. Educational Services

The project area is served by three public schools, Waimanalo Elementary, Kailua Intermediate and Kailua High Schools. The Waimanalo Elementary School and Waimanalo Public Library are located in the

property adjacent to the east of (toward Makapuu) the Waimanalo Village Subdivision.

4. Refuse Collection

The project area is served by the City & County of Honolulu refuse collection.

III. PROBABLE IMPACTS AND MITIGATIVE MEASURES

A. Short Term Impacts

The major short term impacts which can be expected as a result of this project are all associated with the construction activity required to construct the proposed improvements. Increased traffic, construction noise, dust and vehicular and equipment emissions can be anticipated. These impacts will be minimized through conscientious efforts by the contractor, and strict enforcement of specified environmental protection provisions by the construction inspection and management team. The construction impacts will be temporary, and will be confined to the immediate vicinity of the project area.

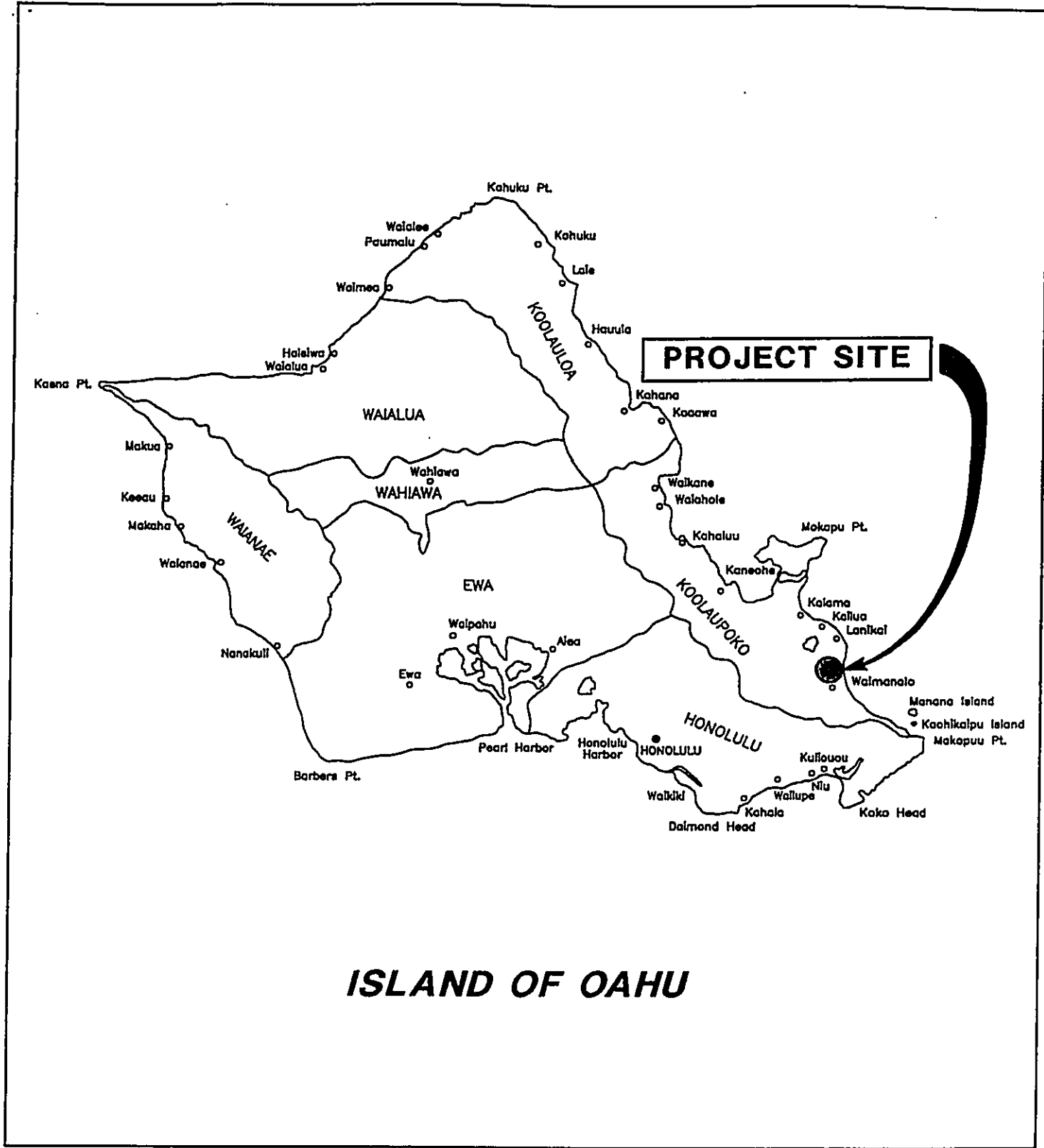
B. Long Term Impacts

Long term impacts are primarily associated with the additional population which will occupy the proposed housing units upon completion of the project. It is projected that approximately 140 to 160 additional people will be residing in the Waimanalo Village Subdivision. However, at the conception of the original project, this alternative was included as a future extension of the subdivision. Assuming that this additional population can be accommodated by the existing infrastructure, to be determined by technical review of design plans, this project is in conformance to the original Waimanalo Village Subdivision objectives.

IV. ALTERNATIVES TO THE PROPOSED PROJECT

A. No Project Alternative

One alternative to the proposed project would be "no project". This alternative would allow the existing conditions to remain "as-is". The parcels targeted for development would remain "overgrown" and persist as a general maintenance burden for the WVRC. Initially, these areas were intended to be used as common areas for vegetable gardens and/or grazing areas for livestock, but have basically remained idle and vacant. The proposed project would utilize these vacant parcels for low and moderate income housing, similar to the surrounding community. Furthermore, the project would promote the "self-help" housing concept where owner-occupants would construct their own home.



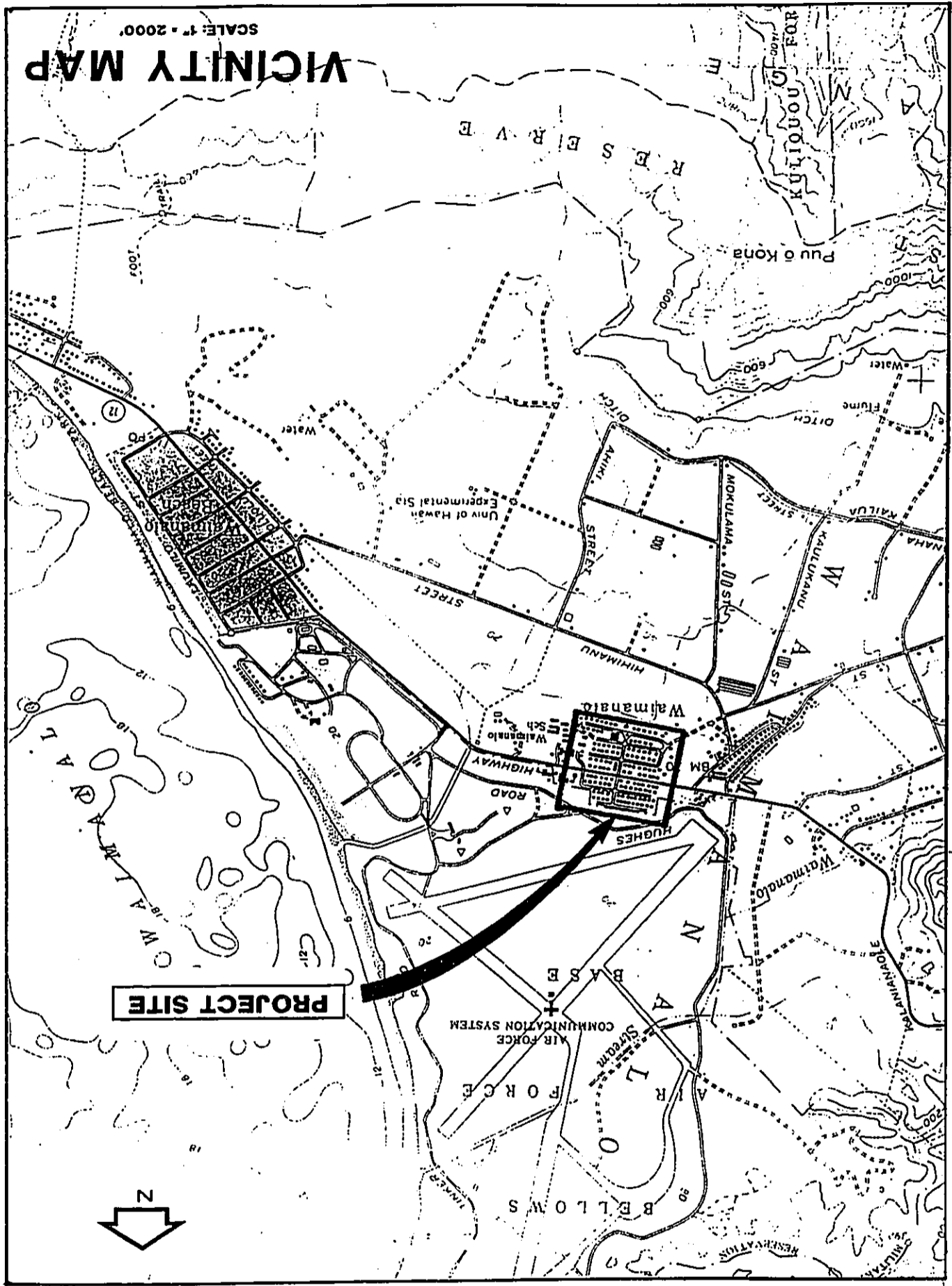
ISLAND OF OAHU

ISLAND MAP

NO SCALE

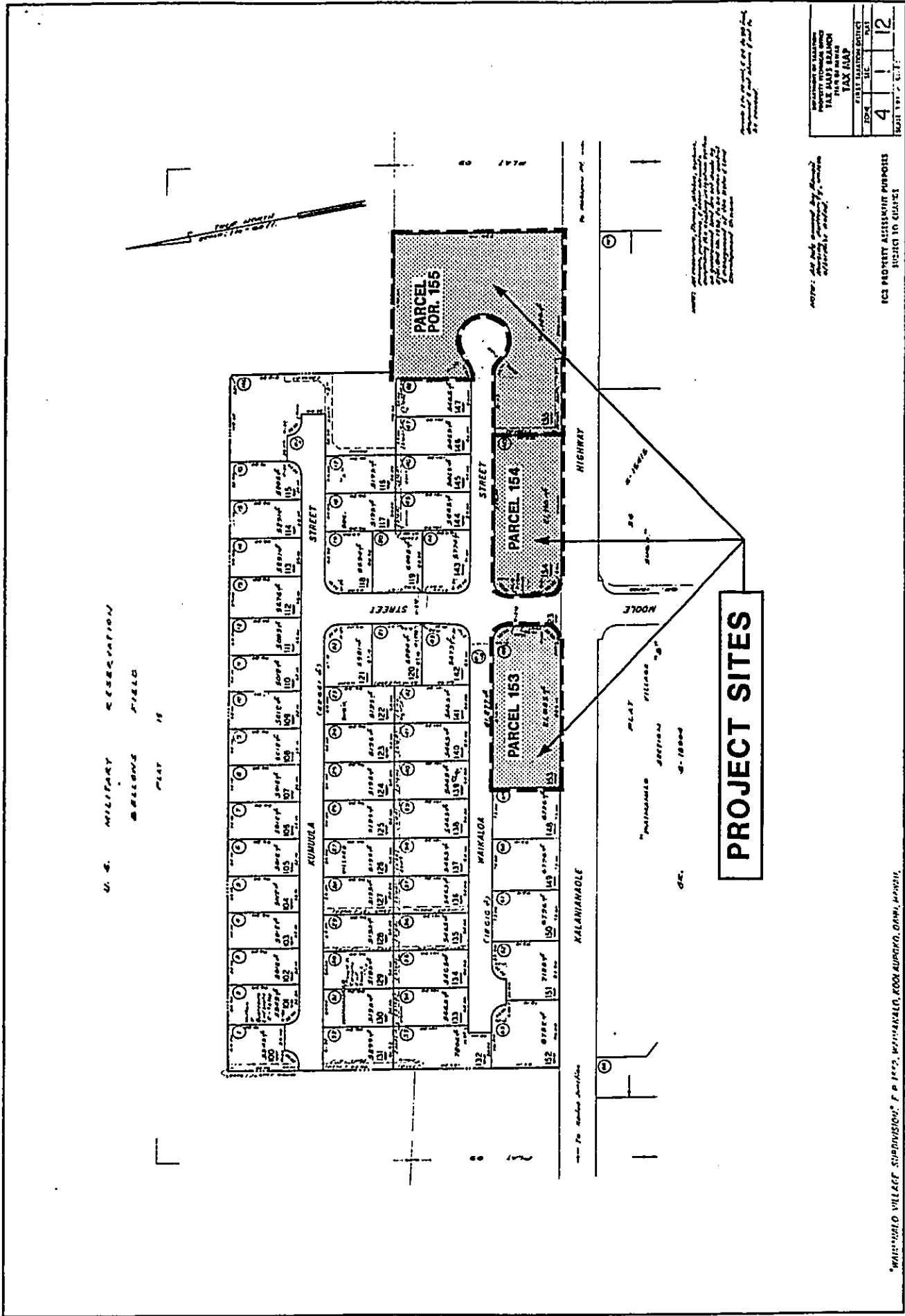
FIGURE 1

FIGURE 2



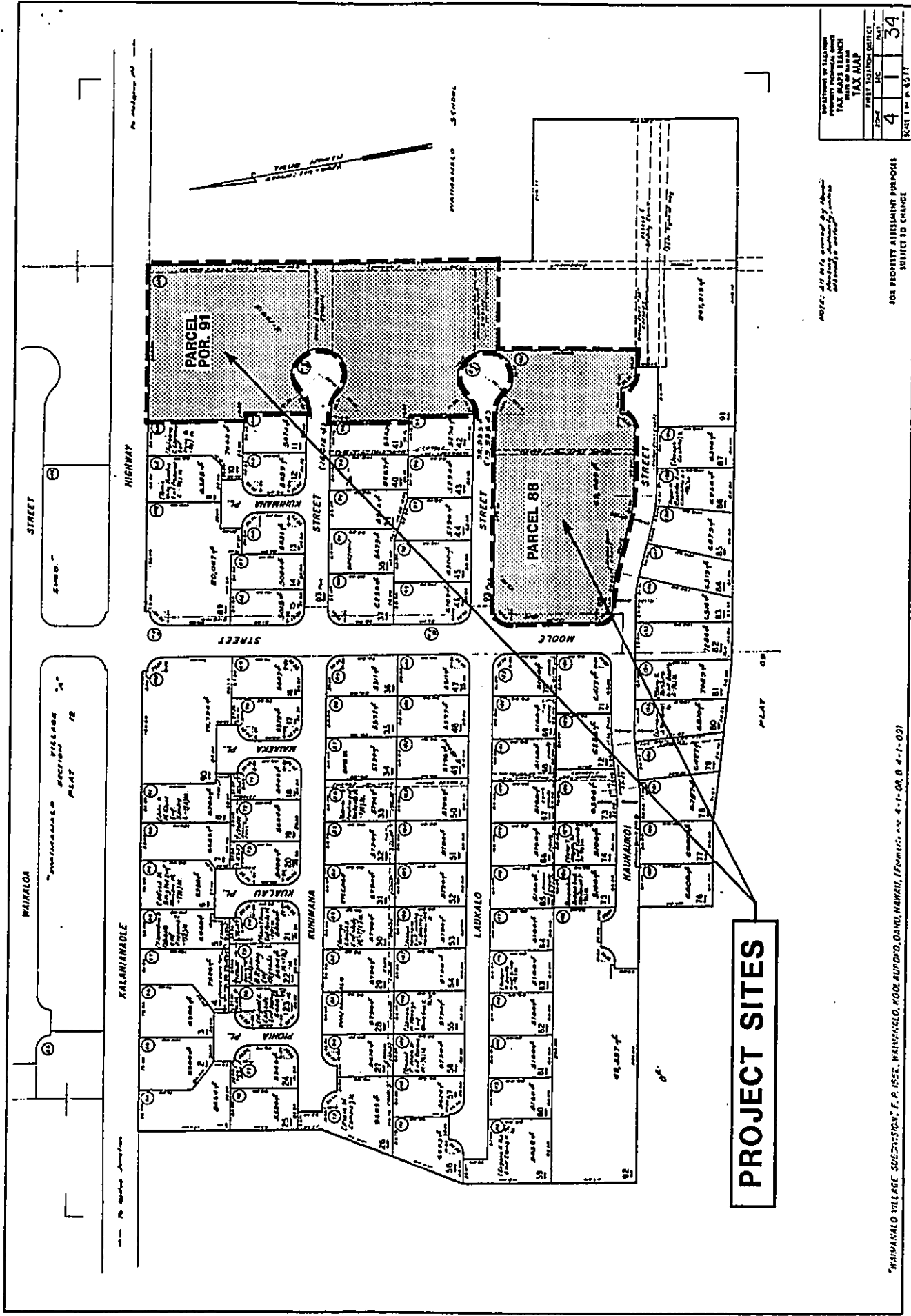
CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING



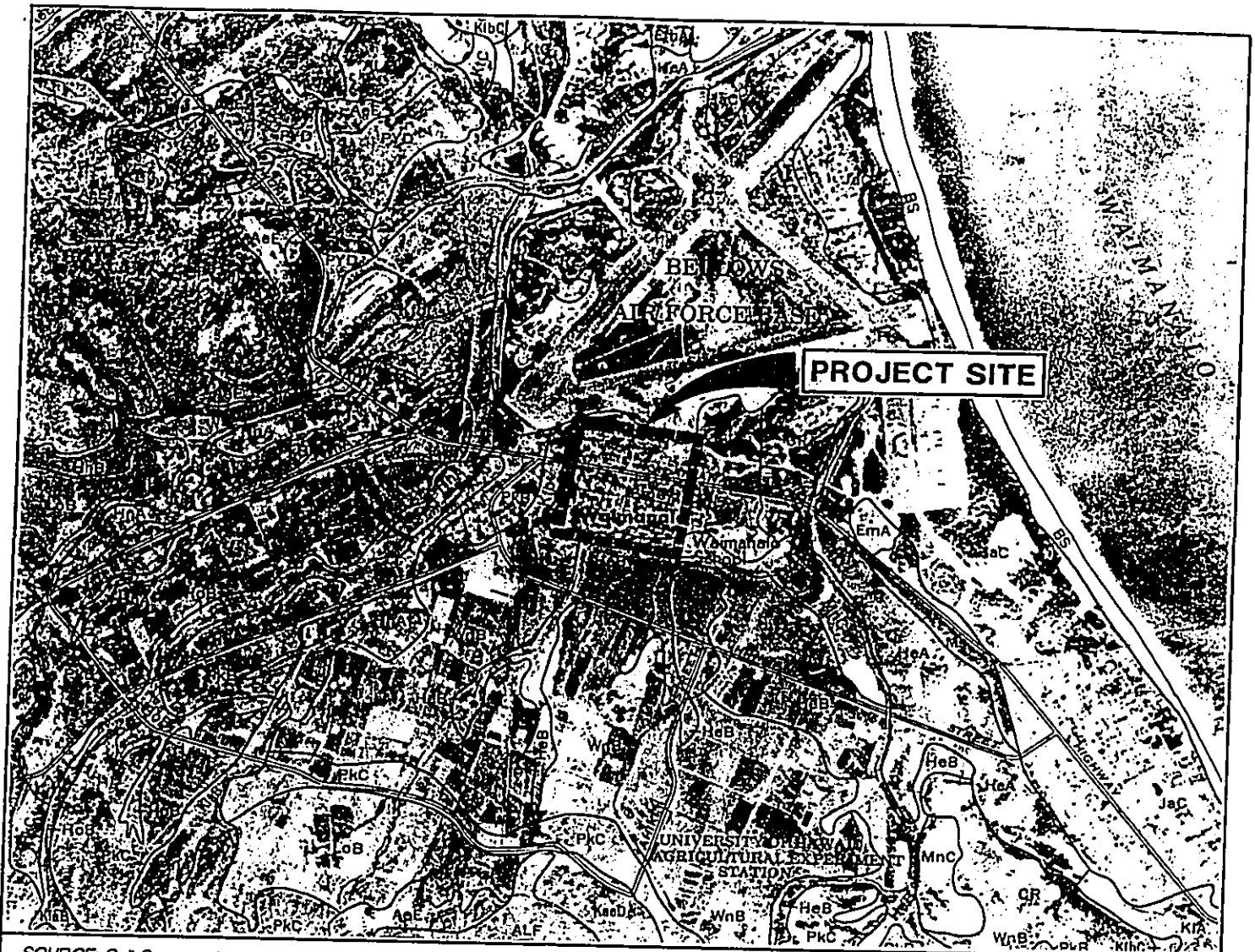
LOCATION MAP (1 of 2)

FIGURE 3



LOCATION MAP (2 of 2)

FIGURE 4



SOURCE: Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, August 1972.

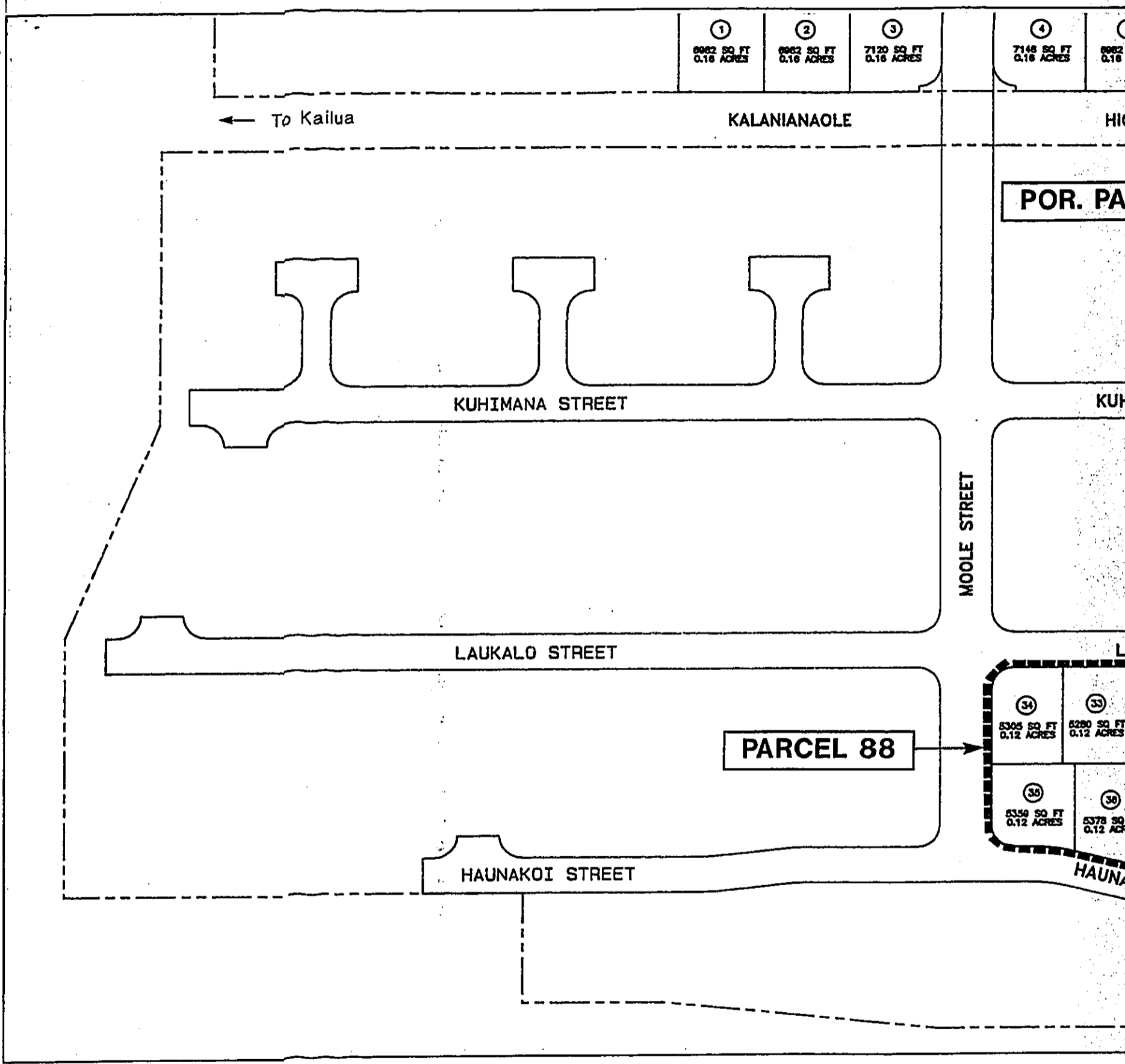
LEGEND:

- | | |
|--|--|
| AeE, ALF = ALAELOA SILTY CLAY | KtC, KtKE = KOKOKAHI CLAY OR VERY STONY CLAY |
| EmA = EWA SILTY CLAY LOAM | LoB = LOLEKAA SILTY CLAY, LOAM |
| HeA, HeB = HALEIWA SILTY CLAY | MnC = MAMALA SILTY CLAY LOAM; HARD CORAL |
| HnA, HoB = HANAIEI SILTY CLAY, PEATY IN PLACES;
SILTY CLAY LOAM | Ms, Mt = MOKULEIA CLAY LOAM, LOAM,
OR FINE SANDY LOAM; SAND |
| JaC = JAUCAS SAND | PYD = PAPAA CLAY; SILTY CLAY LOAM; BASALT |
| KaeD = KAENA STONEY CLAY | PkC, PkD = POHAKUPU SILTY CLAY LOAM |
| Kfb = KALOKO CLAY AND SILTY CLAY | WnB = WAIALUA SILTY CLAY |
| KlA, Klbc = KAWAIHAPAI CLAY LOAM; STONY OR
VERY STONY IN PLACES | |

SOIL SURVEY MAP

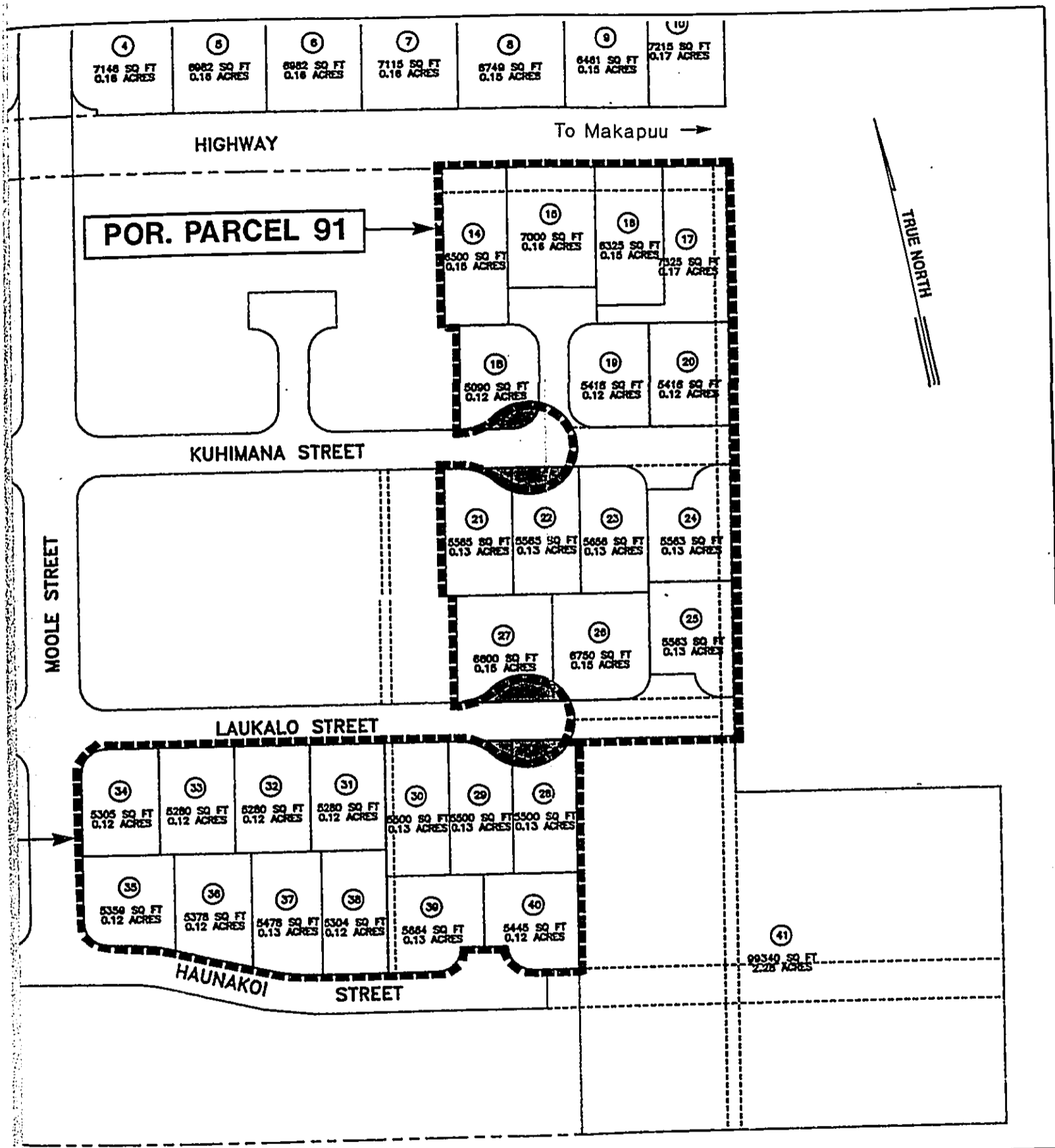
SCALE: 1" = 2000'

FIGURE 5



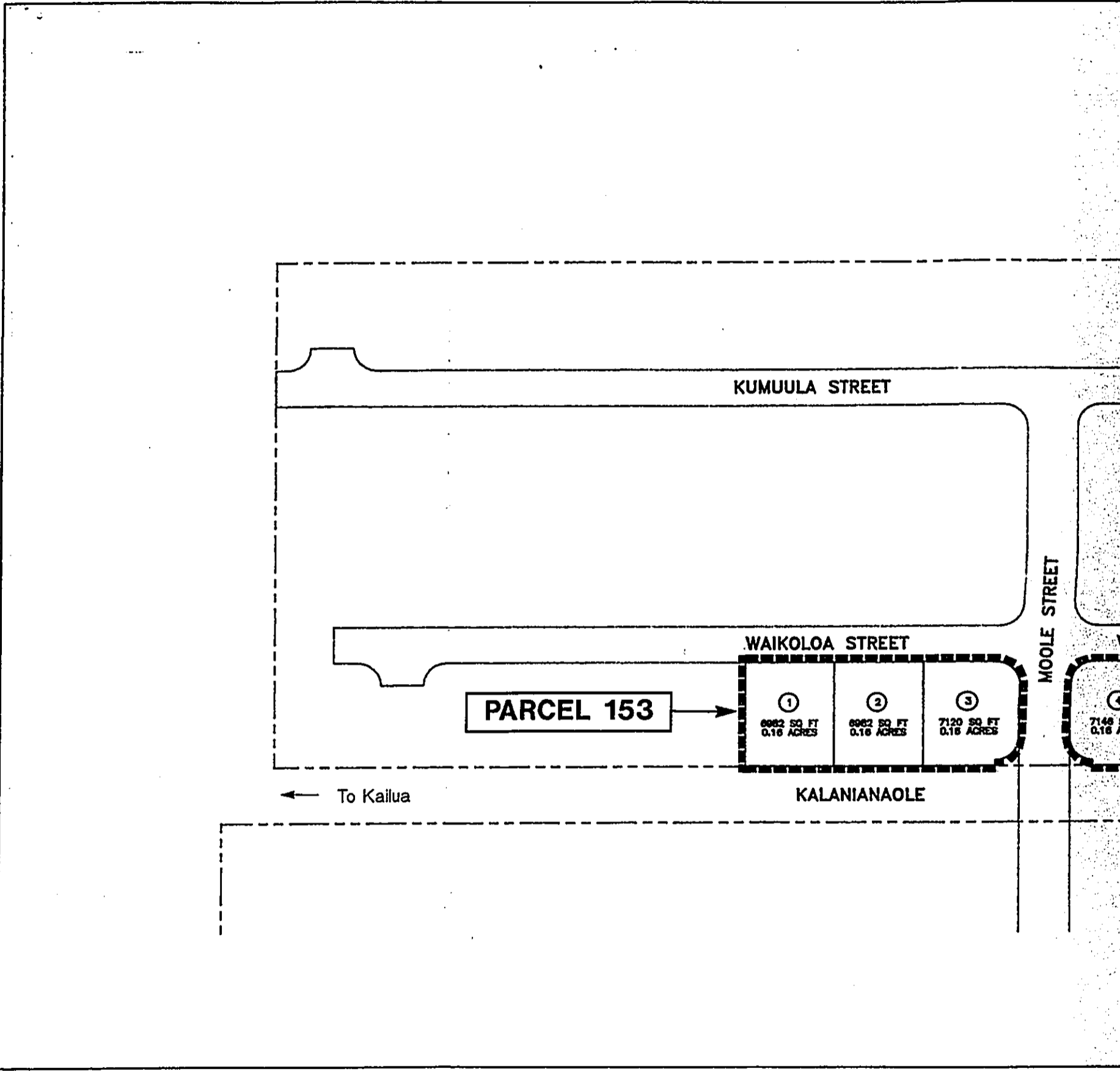
TAX MAP 4-1-34

SCALE: 1" = 100'



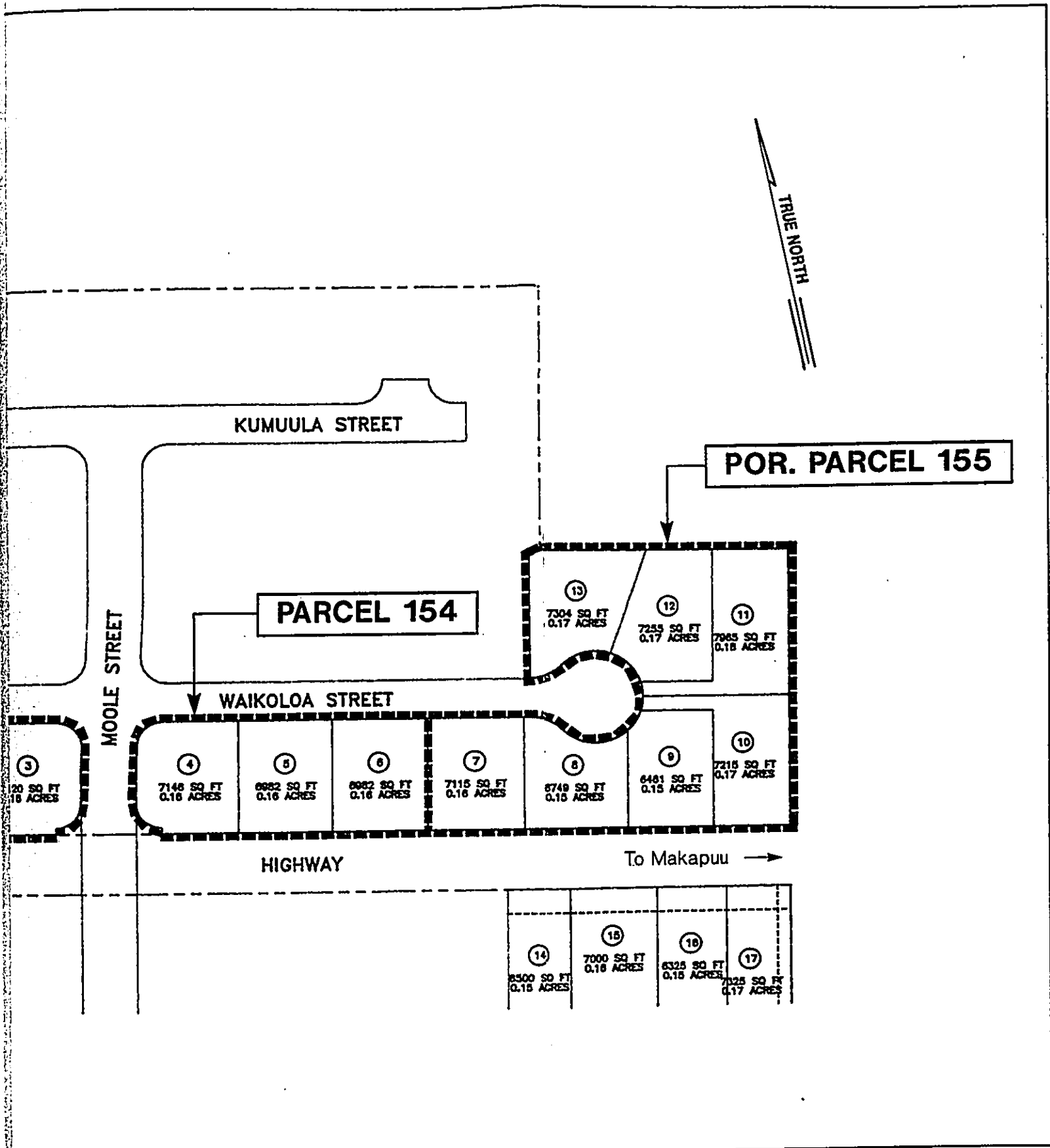
PROPOSED SUBDIVISION MAP (2 OF 2)

FIGURE 8.



TAX MAP 4-1-12

SCALE: 1" = 100'



PROPOSED SUBDIVISION MAP (1 OF 2)

FIGURE 7

NEGATIVE DECLARATION
WAIMANALO SELF-HELP HOUSING PROJECT
JUNE 4, 1992

Proposing Agency: Housing Finance and Development Corporation
Seven Waterfront Plaza, Suite 300
500 Ala Moana Blvd.
Honolulu, Hawaii 96813

For: Hawaii Habitat for Humanity
2728 Huapala St. # 210
Honolulu, Hawaii 96822

Agencies Consulted

State: Department of Land and Natural Resources
Department of Transportation
Department of Health

County: Department of Public Works

Other: Waimanalo Village Residence Corporation

Project Characteristics:

General:

The Housing Finance and Development Corporation (HFDC) for Hawaii Habitat for Humanity (HHH) is proposing to build two homes in the Waimanalo Village Subdivision. The proposed site is a vacant piece of land adjacent to, and west of lot 76 Haunakoi Street, Waimanalo, Oahu, Hawaii. Exhibits 1 and 2 show the project location.

The HHH is a non-profit group that builds affordable homes in partnership with needy families. The families selected are offered a 20 year zero interest loan when they pledge 500 hours of family work as their "sweat equity".

Technical:

The proposed project would build two self-help homes for needy families on the two lots adjacent to, and west of lot 76 Haunakoi Street, Waimanalo, Oahu, Hawaii. The architectural characteristic of the homes and yards will be similar to that of the existing homes in Waimanalo Village Subdivision.

Economic:

Constructing the homes would cost the HHH \$12,300 lease premium per lot plus a per diem interest of \$5.04 in addition to the cost of materials to construct the homes. The proceeds will help Waimanalo Village Residence Corporation (WVRC) payoff portion of their approximately \$492,500 loan from Housing Finance and Development Corporation (HFDC).

Social:

The project will provide an opportunity for two needy families to build their own affordable home.

Environmental:

The proposed project is located on a vacant plot of land covered by grass and other debris.

Summary of affected environment:

There are no endangered fauna, critical habitats, historical/archeological or cultural sites at the location of the proposed project.

Summary of major impacts:

Short-term:

During construction the following minor adverse impacts are anticipated:

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

Long-term:

Air Quality: Emission is expected from motor vehicles entering and leaving the project site. The pollution from motor vehicles is expected to be minimal. No significant impact to the air quality is expected.

Water Quality: No significant impact to the water quality is expected.

Noise: The noise from traffic would be very minimal. No significant noise impact is expected.

Traffic: The increase in traffic would be minimal. No significant traffic impact is expected.

Archeological: No significant archeological impact is expected.

Flora: No significant impact on the flora is expected.

Fauna: No significant impact on the fauna is expected.

Visual: The proposed homes would be more aesthetically pleasing than the tall grass and debris that are on the proposed project site now.

Alternatives considered:

The "no-action" alternative was considered but the benefits of HHH facilitating to build the two homes far outweigh the adverse impacts of the project.

Proposed mitigation measures:

1. The temporary dust and noise which would occur during construction will be controlled by application of appropriate pollution control measures.
2. Patrons will be encouraged to bike or walk to the facility whenever possible to minimize the impact caused by motor vehicles.

Determination:

The two homes are not expected to cause significant impacts to the environment. Therefore, it has been determined that a negative declaration will be filled.

Findings and reasons supporting determination:

1. The proposed project will not involve irrevocable commitment to loss or destruction to any natural or cultural resources.
2. The proposed project will not curtail the range of beneficial uses of the environment.

3. The proposed project will not conflict the State's long-term environmental policies.
4. The proposed project will not substantially affect the economic or social welfare of the community or State.
5. The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.
6. The proposed project will not involve a substantial degradation of environmental quality.
7. The proposed project 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 project will not detrimentally affect air or water quality or ambient noise levels.
9. The proposed project will not be located in any environmentally sensitive area, such as flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

For the reasons above, the proposed project 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.

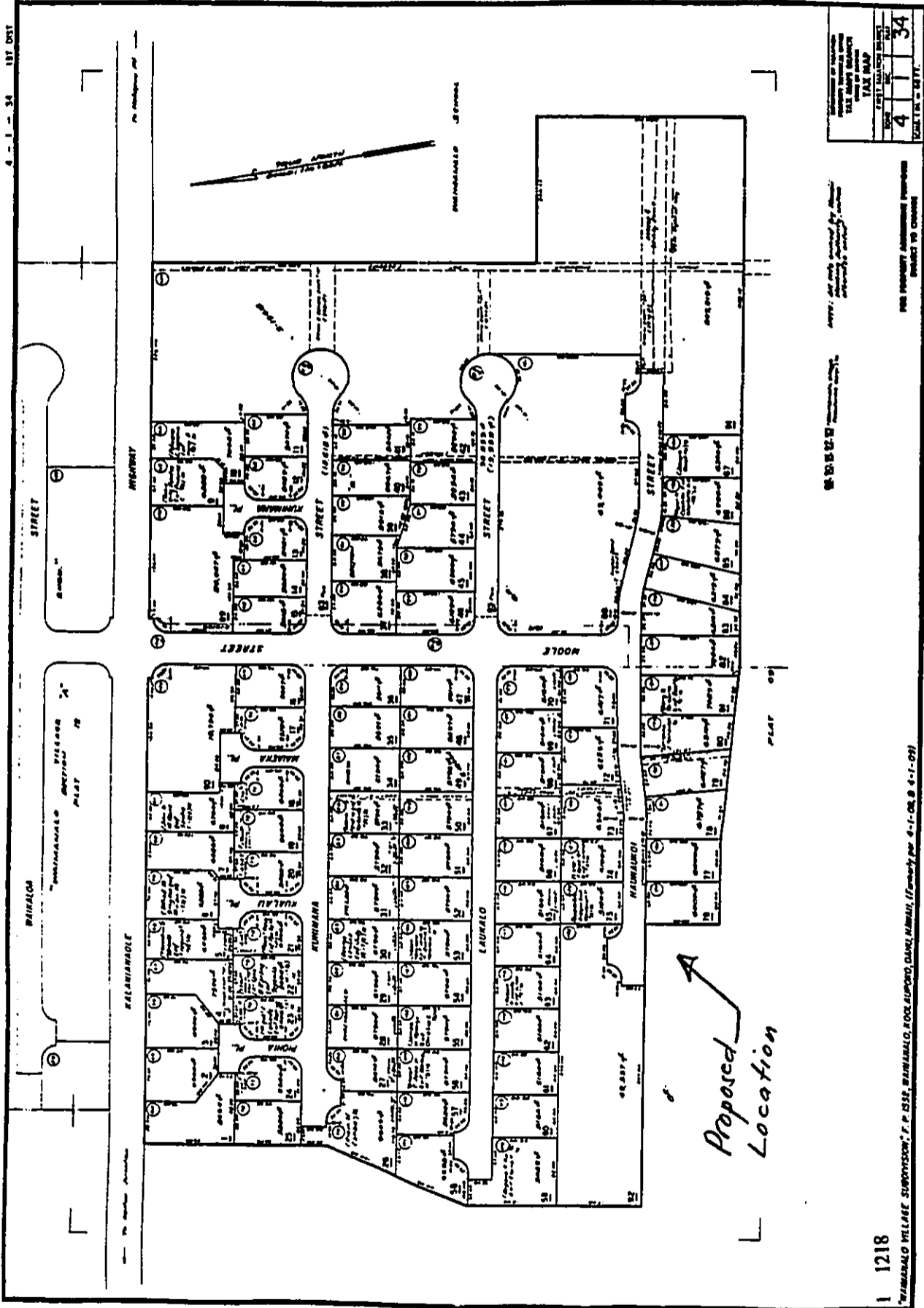
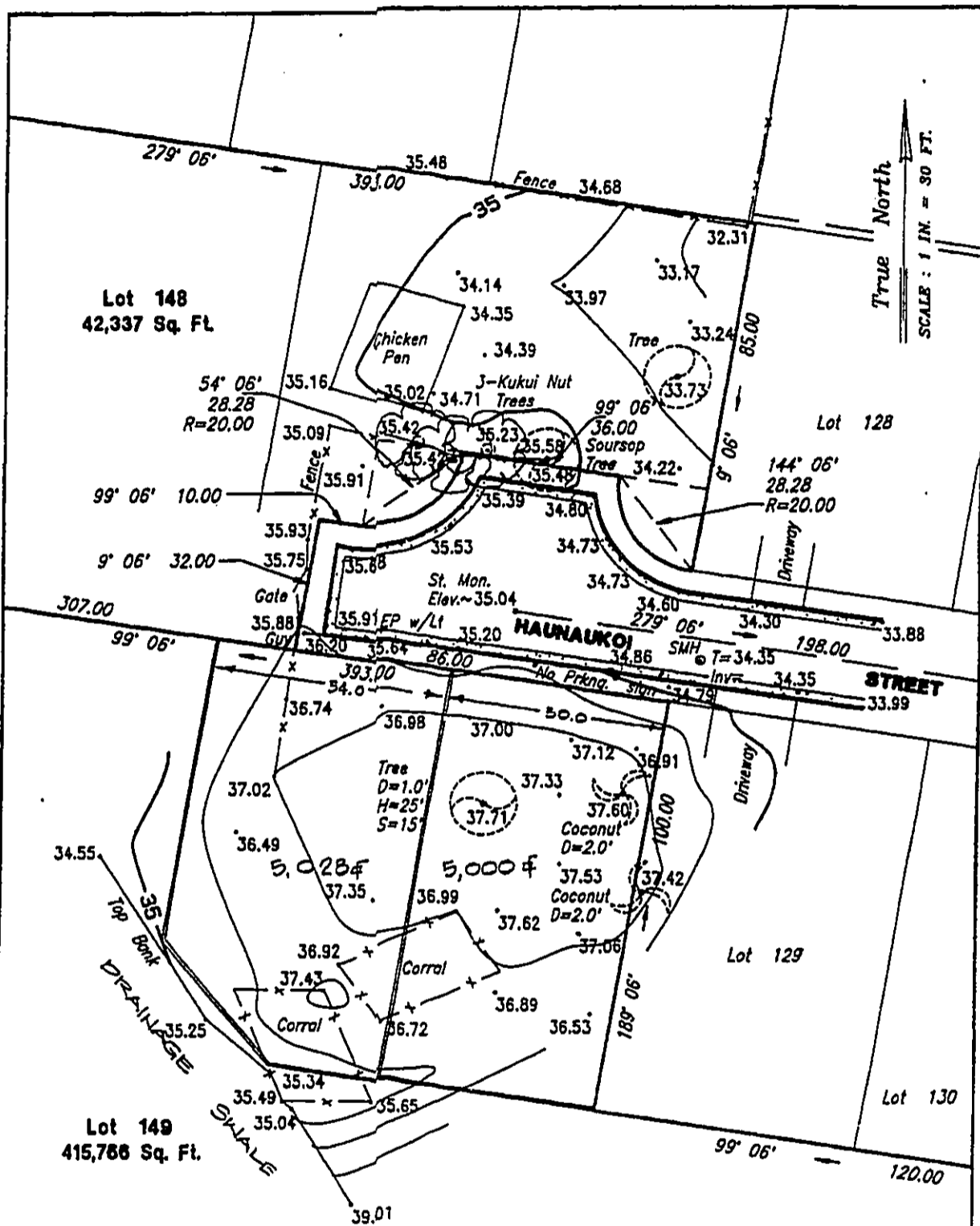


EXHIBIT 1



Plan Showing
 Portion of Lots 148 and 149
 File Plan 1552
 at Waimanalo, Koolaupoko, Oahu, Hawaii
 T.M.K. : 4-1-34 : parcel 92
 T.M.K. : 4-1-09 : parcel 285

This work was prepared by me or under my direct supervision.

OWNER: HPDC.

EXHIBIT 2

Kendall H. Hee
 Registered Professional Land Surveyor
 Certificate Number 5849

Honolulu, Hawaii
 91-x

ENGINEERS SURVEYORS HAWAII, INC.
 CIVIL ENGINEERS ~ LAND SURVEYORS ~ PLANNERS

1020 Auahi Street
 November 25, 1991



STATE OF HAWAII
 DEPARTMENT OF BUDGET AND FINANCE
 HOUSING FINANCE AND DEVELOPMENT CORPORATION
 SEVEN WATERFRONT PLAZA, SUITE 300
 500 ALA MOANA BOULEVARD
 HONOLULU, HAWAII 96813
 FAX (808) 543-6841

TO STATE OF HAWAII DATE JUNE 5, 1992
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET, FOURTH FLOOR ATTENTION: JEYAN
HONOLULU, HAWAII 96813

RE WAIMANALO VILLAGE SELF-HELP - NEGATIVE DECLARATION

WE ARE SENDING YOU Attached

Under separate cover via the following items:

COPIES	DATE	NO.	DESCRIPTION
4			SETS OF NEGATIVE DECLARATION FOR WAIMANALO VILLAGE
			SELF-HELP HOUSING PROJECT

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit.....copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit.....copies for distribution |
| <input type="checkbox"/> As requested/required | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return.....corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> | |
| <input type="checkbox"/> FOR BIDS DUE | 19..... | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS

.....

.....

Received By: _____ Date: _____

IF THERE ARE ANY QUESTIONS PLEASE CONTACT: Lina TELEPHONE NO: 587-0546

SIGNED: *Lina*
 Project Coordinator

COPY TO