

MARYANNE W. KUSAKA
MAYOR



RECEIVED

MATILDA A. YOSHIOKA
HOUSING ADMINISTRATOR

95 APR 10 P1:31
COUNTY OF KAUAI
HOUSING AGENCY
4193 Hardy Street
Lihue, Hawaii 96768
Development (808) 241-8444
COBGV-TDD (808) 241-6455
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KENNETH N. RAINFORTH
EXECUTIVE ASSISTANT

April 3, 1995

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment (EA) for Joseph S. Brun
Elderly Housing Project, TMK: 4:2-03-04:11, Kalaheo,
Kauai, Hawaii

The Kauai County Housing Agency did not receive any comments on the draft environmental assessment for the subject project. We have reviewed the final environmental assessment, and determined that it has no negative impact.

As the reviewing agency, we issue a negative declaration. Please publish the negative declaration notice for this project in the April 23, 1995 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication and four copies of the final EA. Please contact Gary Mackler at the Kauai County Housing Agency, 241-6865, if you have any questions.

Sincerely yours,

Matilda A. Yoshioka
Housing Administrator

Gary A. Mackler
HOME Program Specialist

GM:gm
encl.

cc: Karen Pearson, HFDC
Paul Kyno, KHDC



'EQUAL OPPORTUNITY EMPLOYER'

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1995-04-23 - KA + FEA - BRUN Elderly Housing Project
APR 23 1995

FINAL ENVIRONMENTAL ASSESSMENT
JOSEPH S. BRUN ELDERLY HOUSING PROJECT
KALAHEO, KAUAI, HAWAII
FOR
AFFORDABLE ELDERLY RENTAL HOUSING
OWNED BY KAUAI HOUSING DEVELOPMENT CORPORATION

REVIEW AGENCY: KAUAI COUNTY HOUSING AGENCY

Prepared by
Gary A. Mackler, HOME Program Specialist
Kauai County Housing Agency
241-6865

April 3, 1995

ENVIRONMENTAL ASSESSMENT

FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

- I. 1. Name of Project/Activity Joseph S. Brun Elderly Housing Project I.D. No. Pakui Funds
2. Type of Action: Applicant; Agency (County of Kauai)(Hawaii only)
Name of Applicant or Agency
3. Approving/Implementing Agency: County of Kauai Housing Agency
4. Head of Agency: (Authorized Signature) Chad K. Taniguchi, Housing Administrator 10/25/94
(Name, Title, Date)
5. Environmental Assessment Prepared By Kauai Housing Development Corporation
Agency or Consultant/Name, Title, Date
John Frazier, Project Manager 10/19/94

- II. DESCRIPTION OF PROPOSED ACTION(S)
1. Single Activity ; Aggregation of Activities ; Multi-year Activities ;
New construction of 28 units for elderly rentals. Buildings will be single-story in 4-plex configurations plus one multipurpose building. Garden plots will be provided. One unit will be manager's unit. Kalaheo Community and Seniors Center, Post Office, retail and medical services are 0.2 miles away.
2. Project Location: at the extension of Alek Rd., 500 feet west of Papalina
3. TMK (Hawaii only): (4)-2-3-04:11 (POR) 3.5 acres Location Map Attached: Yes; No
*See Attachment A

- III. ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENTAL REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:
1. State of Hawaii, Supplemental Form EA-S-SOH
 2. Guam, Supplemental Form EA-S-Guam
 3. Northern Mariana Islands, Supplemental Form EA-S-NMI
 4. Trust Territories of the Pacific Islands, Supplemental Form EA-S-TTPI
 5. American Samoa, Supplemental Form EA-S-ASG

IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW:
(To be prepared after environmental analysis is completed)

1. ENVIRONMENTAL FINDING:
 Finding of No Significant Impact on the Environment (FONSI)
 An Environmental Impact Statement is required
2. Agencies/Interested Parties Consulted (Contact Person, Title, Tel. No., Date)
Mr. Don Hibbard-State Historical Preservation Office; Mr. Tom Telfer-State DNR Kauai, Endangered Species; Mr. Fred Snyder-Soils Engineer, Wastewater Engineer; Cultural Surveys Hawaii Archaeologists; Mr. Ken Wood-Botanist; Mr. Bruce Witcher-Civil Engineer; Mr. Ed Britton-State Department of Health; Kauai Water Department; Mr. Randall Doi, Neighbor; Ms. Maxine Correa-Councilwoman; Office of Elderly Affairs.
- B. Alternatives Considered:
A single-family residential development was considered. Due to site shape and topography, a cluster development was deemed to be more suitable. Also, since no elderly housing projects exist in the area, demand for this type of project should be high.
4. Special conditions imposed or actions taken to achieve compliance with HUD, other federal authorities or local policies and standards:
The existing water line to the site is inadequate and will need to be replaced by an 8" diameter line from Papalina Road, a distance of 500 feet. The electrical service line will also need to be replaced with new poles and line. This work and cost will be handled by Citizens Utilities. The moderate slope will be handled by selective placement of building clusters and minor grading where needed.
5. a. FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND REQUEST FOR RELEASE OF FUNDS (Combined Notice)
(1) Date FONSI/RROF published in local newspaper _____
(2) Last day for recipient to receive comments _____
(3) Last day for HUD to receive comments _____
(4) Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals _____
(5) Date HUD released grant conditions _____
- b. NEGATIVE DECLARATION (Hawaii only)
(1) Date Negative Declaration Published in OEQC Bulletin 11/8/94
(2) Date on which 60 day waiting period expires 01/8/95
(3) Documentation attached: Yes, No

Part V

Check the appropriate column that best describes the project/activities' impact on the environmental component listed.

- Column 1. Proposed action will provide beneficial impacts.
- Column 2. Proposed action will not create any adverse impacts nor will it be impacted by adverse conditions.
- Column 3. Minor impacts anticipated, mitigative measures can be taken by:
 - a. Taking special precautions during construction period (short term impact) or
 - b. Routinely monitor potential concern upon completion of project (long term impact).
- Column 4. Technical analysis required to establish proper mitigative measures.
- Column 5. Modification of project through site planning or construction techniques required to mitigate adverse impacts.
- Column 6. Provide succinct comments and/or make reference to maps, technical reports, site visits, or personal contacts made that will support the determinations made under each environmental component.

Impact Categories	1 2 3 4 5 6					
	Potentially Beneficial Impact	No Impact Anticipated/NA	Short Term Adverse Impacts	Long Term Adverse Impacts	Minor Adverse Impacts Anticipated	Adverse Impact Requires Mitigation
Land Development						
1) Conformance With Comprehensive Plans and Zoning		X				See Attachment B.
2) Compatibility and Urban Impact		X				See Attachment B.
3) Slope			X			See Attachment B.
4) Erosion		X				See Attachment B.
5) Soil Suitability		X				See Attachment B.
6) Hazards and Nuisances, Including Site Safety		X				See Attachment B.
7) Energy Consumption			X			See Attachment B.
Environmental Design and Historic Values						
8) Visual Quality—Coherence, Diversity, Compatible Use, and Scale		X				See Attachment B.
Socioeconomic						
9) Demographic/Character Changes		X				See Attachment B.
10) Displacement		X				See Attachment B.
11) Employment and Income Patterns		X				See Attachment B.

SOURCE DOCUMENTATION
 Agency or other contact:
 - List Name, Title, Tel. No., Date
 Reference Material (Reports, Studies, etc.)
 - List Title, Author, Date
 - Note if it is attached
 Field Observation
 - Note significant condition(s) that support conclusion of observation

Other commentary/discussion: _____

Impact Categories	Potentially Beneficial Impact	No Impact Anticipated/NA	Short Term P.	Long Term P.	Minor Adverse Impacts Anticipated	Adverse Impact Requires Mitigation	Adverse Impact Requires Avoidance/Modification of Project/Activity	6
	1	2	3	4	5			

SOURCE DOCUMENTATION
 Agency or other contact:
 - List Name, Title, Tel. No., Date
 Reference Material (Reports, Studies, etc.)
 - List Title, Author, Date
 - Note if it is attached
 Field Observation
 - Note significant condition(s) that support conclusion of observation

Community Facilities and Services								
12)	Educational Facilities		X					See Attachment B.
13)	Commercial Facilities	X						See Attachment B.
14)	Health Care		X					See Attachment B.
15)	Social Services		X					See Attachment B.
16)	Solid Waste		X					See Attachment B.
17)	Waste Water		X					See Attachment B.
18)	Storm Water		X					See Attachment B.
19)	Water Supply			X				See Attachment B.
20)	Public Safety Police		X					See Attachment B.
21)	Fire		X					See Attachment B.
22)	Emergency Medical		X					See Attachment B.
23)	Open Space and Recreation		X					See Attachment B.
24)	Recreation		X					See Attachment B.
25)	Cultural Facilities		X					See Attachment B.
26)	Transportation		X					See Attachment B.
Natural Features								
27)	Water Resources		X					See Attachment B.
28)	Surface Water		X					See Attachment B.

Part VI
STATUTORY CHECKLIST/IUD STANDARDS

Federal statutes, regulations or executive orders address specific resources that may be impacted by the proposed action. IUD policies and standards address conditions that may require mitigative measures or modifications to the proposed action to achieve compliance with IUD requirements.
 Pages 5 and 6 of this form lists those authorities and the implementing regulations or guidelines that must be followed to achieve compliance with the applicable authority.
 Complete analysis of the proposed action on pages 5 and 6 and enter the determination in column 2 or 3 below.

	(1) Statutes, Executive Orders & IUD Regulation/Notices	(2) Not Applicable As Certified on Pgs. 5 & 6	(3) Compliance Required. Make Reference to and Attach Source Documentation and Analysis to Show Compliance with Applicable Authorities per Part 5U.5
29)	Historic Properties	X	See Attachment B for additional comments.
	Floodplain Management	X	
	Wetlands Protection	X	
	Coastal Zones	X	
30)	Endangered Species	X	See Attachment B for additional comments.
31)	Farmlands Protection	X	See Attachment B for additional comments.
	Air Quality	X	
	Water Quality	X	
32)	Noise	X	See Attachment B for additional comments.
	Thermal/Explosives	X	
	Airport Clear Zones	X	
	Solid Waste Disposal	X	
33)	Toxic Chemicals and Radioactive Wastes	X	See Attachment B for additional comments.
	Coastal Barrier Resources Wild and Scenic Rivers		Federal legislation and implementing regulations concerning these resources do not apply to the State of Hawaii, Guam, IRI, TPI or American Samoa as of January 1, 1986.

Other environmental concerns not addressed under Parts V or VI _____

HISTORIC PROPERTIES: The National Historic Preservation Act of 1966 (P.L. 89-665) (16 U.S.C. 470); Preservation of Historic and Archeological Data Act of 1974 (P.L. 93-291) (16 U.S.C. 469); Executive Order 11593. Implementing Regulations: Protection and Enhancement of the Cultural Environment, 36 CFR Part 800 or 901 F.R. 1/30/79.

The site for the proposed action is not listed nor eligible for listing on the National Register of Historic Places based on: consultation with the SHPO; information checks with the Federal Register; local authorities and interest groups; field observation by Cultural Surveys Hawaii.

Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance achieved on _____ (date), documentation attached.

FLOODPLAIN MANAGEMENT: Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance Program (44 CFR Parts 59-79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

The project/activity is located outside of the 100 year flood hazard area identified by the FIRM or FIA Flood Hazard Boundary map panel number 150002 0180 C and not subject to compliance with E.O. 11988. dated March 4, 1987

The proposed action is located within the 100 year floodplain and compliance with E.O. 11990 is required. Documentation for compliance with the E.O. was completed on _____ (date) and is attached.

Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Its issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.

Flood insurance required. Policy issued to: _____

WETLANDS PROTECTION: Executive Order 11990; Water Resources Council Guidelines for Implementing E.O. 11988.

The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by: Field observation; consultation with the U.S. Corps of Engineers; Other Fish & Wildlife Service Wetland Inventory Map.

The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on _____ (date) and is attached. If action requires fill, a Department of Army Permit is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.

Flood insurance required. Policy issued to: _____

COASTAL ZONE MANAGEMENT: Coastal Zone Management Act of 1972 (P.L. 92-583) (16 U.S.C. 1451, et seq.); Executive Order 11990; 15 CFR Part 930.

Not applicable to _____ (TT only)

The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached.

The proposed action will have an impact on the coastal area which required a permit from the _____ agency/department. The permit was issued on _____ (date) and a copy is attached.

ENDANGERED SPECIES: The Endangered Species Act of 1973 (16 U.S.C. 1531-1543) Section 7; 50 CFR Part 402.

The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on: consultation with U.S. Fish and Wildlife Service (FWS); consultation with local authority State Dept. of Land (Dept./Agency); Field Observation. by Mr. Ken Wood, Botanist & Natural Resources, Mr. Tom Telfer

Formal Consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on _____ (date) documentation attached.

FARMLANDS PROTECTION: Farmland Protection Policy Act of 1981 7 U.S.C. 4201, et seq.; 7 CFR Part 658 (Subtitle I of the Agriculture and Food Act of 1981).

The proposed action will not adversely impact prime or unique farmland nor farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by: review of local land use plans; consultation with the District Conservationist, SCS, USDA; Field Observation.

The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on _____ (date). Documentation attached.

AIR QUALITY: Clean Air Act (P.L. 90-148) (42 U.S.C. 7401-7642) as amended; applicable EPA implementing regulations; Volume 1 Guide for Rapid Assessment of Air Quality at Housing Sites by R.H. Thuillier, May 1978 and HUD Format AP #1, Rapid Evaluation Procedure for Carbon Monoxide Concentrations.

Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m³ at project site.

Project/activity is located within a non-attainment area and/or is exposed to air pollutants that threatens the federal air quality standard for _____ (pollutant). Analysis and recommendations for clearance is attached.

WATER QUALITY: Federal Water Pollution Control Act (P.L. 92-500) as amended (33 U.S.C. 1251-1376), the Safe Drinking Water Act of 1974 (P.L. 93-523) as amended (42 U.S.C. 300f-300j-10); particularly section 1424(e)(42 U.S.C. 300h-303(e)).

- Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.
- Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between HUD, U.S. EPA, Guam EPA and GHURA. Their recommendation for clearance is attached. (Activities on Guam only)

NOISE: Noise Control Act 42 U.S.C. 4903; 24 CFR Part 51 Subpart B: Noise Abatement and Control; HUD Noise Assessment Guidelines March 1984.

- Project/activity is not subject to current or projected noise levels that exceed 65 LDN as determined by: a site inspection; an evaluation using HUD Noise Assessment Guidelines; or other acoustical data (_____)
- Project/activity requires mitigative action to comply with 24 CFR Part 51B Noise Abatement and Control. Report prepared by _____, consultant, outlines mitigative measures for compliance with HUD standards. Copy attached.

THERMAL/EXPLOSIVE HAZARDS: 24 CFR Part 51 Subpart C - Environmental Criteria and Standards; Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

- Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file.
- Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are: included in attached study; mitigative measures will be incorporated into project design.

CLEARZONES AT AIRPORTS: 24 CFR Part 51 Subpart D - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields.

- Project/activity is not located in or near a Clear Zone at a civil or military airfield nor in or near an Accident Potential Zone at a military airfield.
- Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.305(b). _____ Documentation attached.

SOLID WASTE DISPOSAL: Resources Conservation and Recovery Act (42 U.S.C. 6901-6907); 40 CFR Part 250.43-1.

- Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.
- Project/activity is subject to provisions of EPA Guidelines; _____ Documentation of evaluation and coordination with EPA attached.

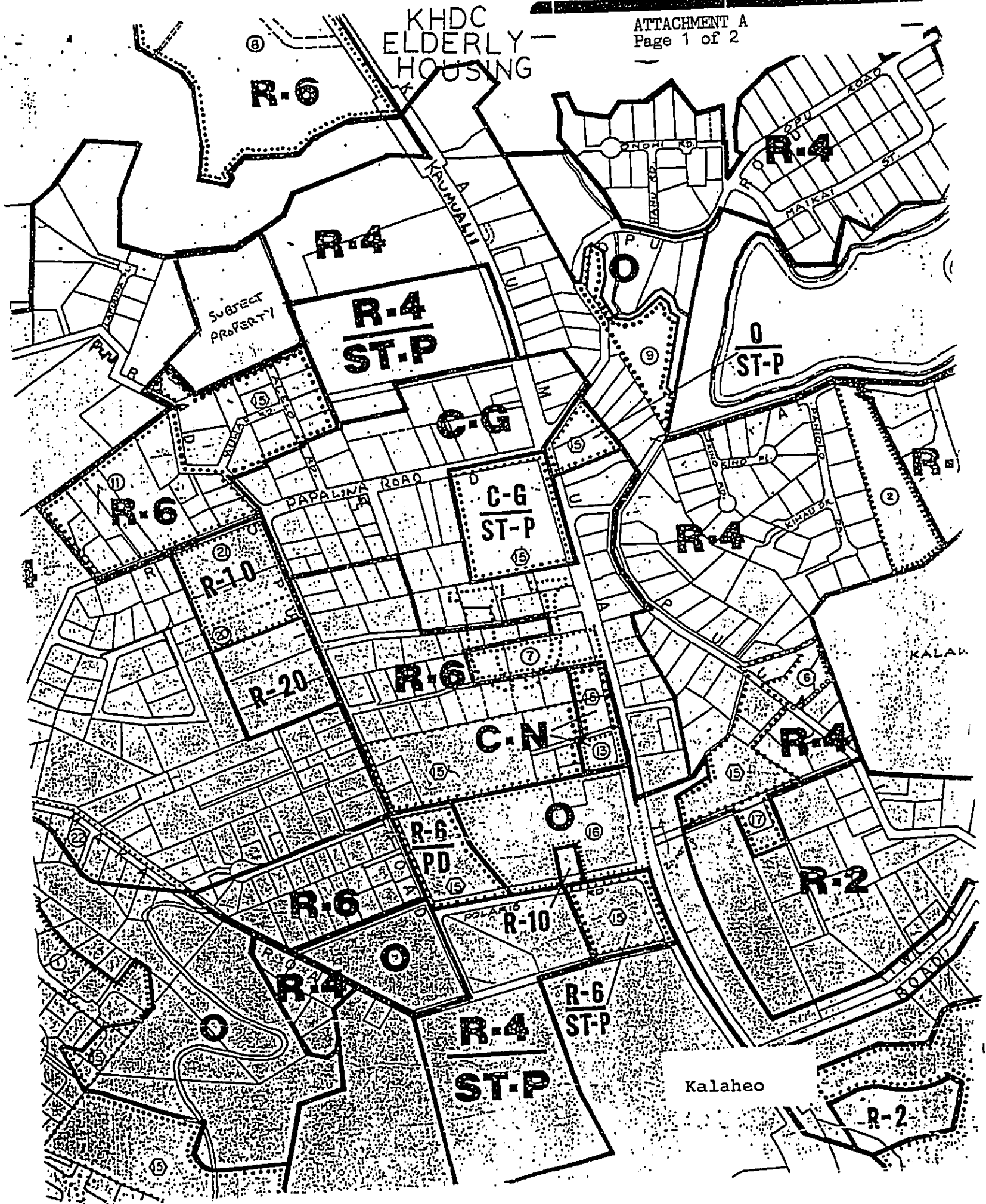
TOXIC CHEMICALS & RADIOACTIVE WASTES: HUD Notice 79-33, September 10, 1979 Policy Guidance to Address the Problems Posed by Toxic Chemicals and Radioactive Materials.

- Project/activity is not affected by toxic chemicals or radioactive material based on: site inspection; information check with local Health Dept.; other source Site history from Joseph Brun, Owner, 79, born and raised at site.
- Project/activity's site was suspected of containing toxic chemicals or radioactive materials. HUD and local responsible agency contacted. _____ Evaluation of hazard was made in accordance with Notice 79-33 and found acceptable. Documentation attached, Yes, No.

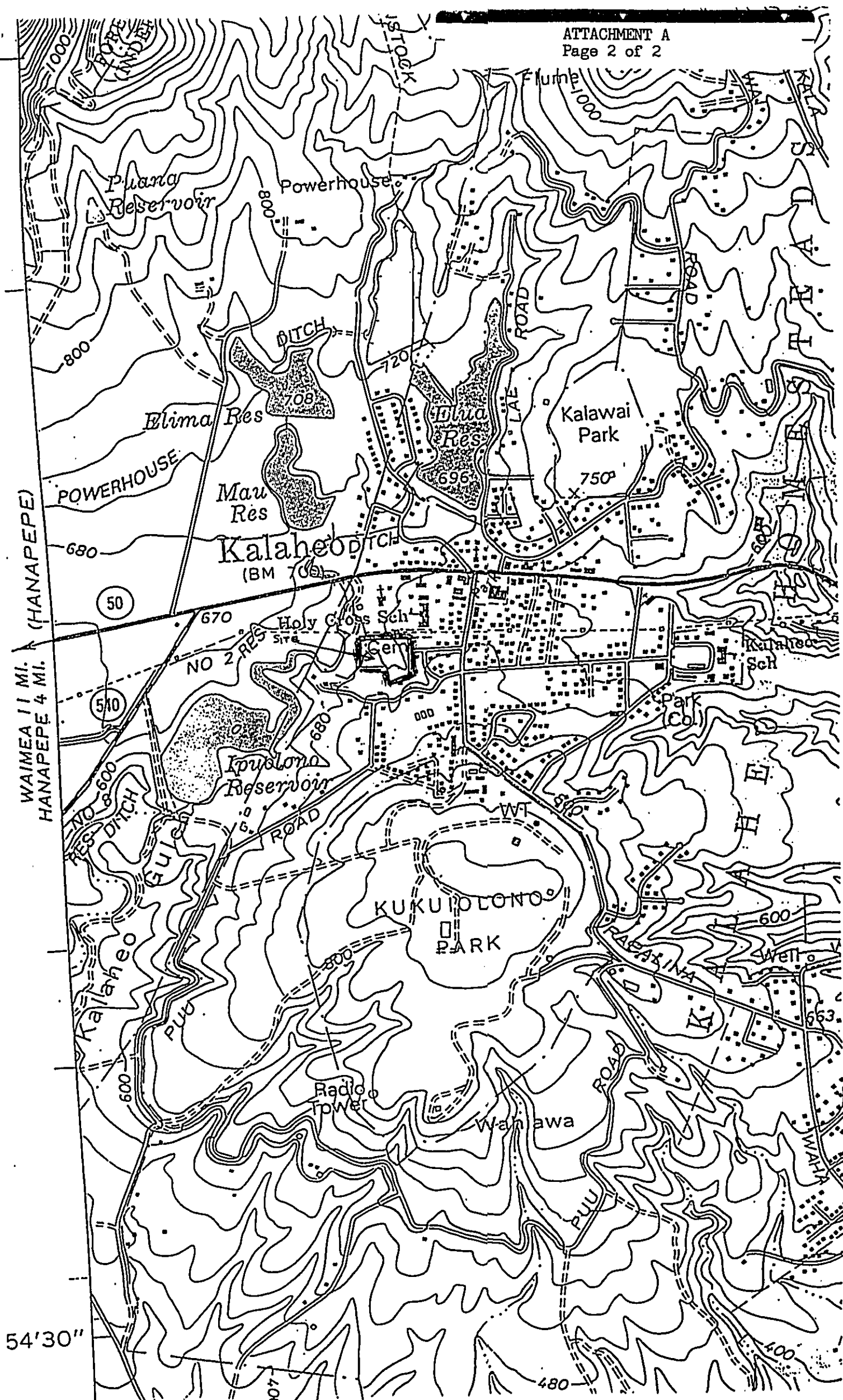
Grantees are advised not to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

Other policies, standards or guidelines used in preparing the environmental analysis

Cumulative Impacts: Cumulative impact for this development is minimal.



KHDC ELDERLY HOUSING PROJECT
PUU ROAD, KALAHEO



ATTACHMENT B

ENVIRONMENTAL ASSESSMENT
FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

JOSEPH S. BRUN ELDERLY PROJECT
IMPACT CATEGORIES

Land Development

- 1) Site is zoned R-4 residential which will allow 28 units under the Project Development Permit provided by the Kauai County Comprehensive Zoning Code, Section 8-18.4(d). Source documents are CZO Article 18, County Zoning Map for Kalaheo District, County General Plan, and State Land Use District map. Contact Keith Nitta, Planning Department, 241-6677, March 1994.
- 2) Field observations indicate that surrounding areas are mostly residential with commercial development beginning 500 feet away at Papalina Road. County Zoning map of the Kalaheo area indicates R-4 Residential, R-6 Residential and General Commercial Zoning in the immediate area. The planned development maintains the pastoral setting of the area by including single story clustered buildings with plantation style architecture. Garden plots for tenants are included. Source is Agor/Latham Architecture preliminary plan (245-4550) dated October 4, 1994. See Attachment C.
- 3) Aerial topographic survey by R.M. Towill dated December 1975 and site observations indicate moderately sloping site exceeding 5% in places. Mitigation by placing buildings and parking areas in flatter areas to minimize cut and fill and to adhere to ADA requirements of no greater than 1 to 12 slope. Source is Agor/Latham Architecture (245-4550) plan dated October 4, 1994. See Attachment C.
- 4) Field observation during heavy storms in February 1994 indicates no erosion from off-site or on-site. Ground cover vegetation exists on 100% of site providing stable soils conditions. Near surface soils investigation by Snyder & Associates, Geotechnical Engineers, 245-2818, report dated October 4, 1994 indicated "stiff" near surface soils. Letter report is enclosed as Attachment D.
- 5) Near surface soils investigation of Mr. Fred Snyder, Snyder & Associates, Geotechnical Engineers, 245-2828, oral report on September 30, 1994 and written report October 4, 1994, indicates soils are very suitable for foundations and moderate to slow for percolation for septic systems. Mr. Snyder says that all developments in the area are on septic systems and that soils in the area will not present a problem for septic systems. Leach fields can be extended if specific percolation tests indicate slow percolation.
- 6) Field observations by KHDC and its civil, soils, architectural consultants indicate no unusual site hazards. Discussions with owner Mr. Joseph Brun (332-9343), indicate that site which is now used for pasture was formerly used for sugarcane and pineapple production. It does not have any particular hazards associated with it.
- 7) The project can be serviced by the power line on Alelo Road which will be upgraded with replacement of existing poles with five new poles and lines. There will be no charge to the project for the system upgrades. Source Mr. Carey Koide, Citizens Utilities Engineering (246-4365), October 13, 1994.

Environmental Design and Historic Values

- 8) As mentioned above in #2, the project is being designed to maintain the pastoral setting of the site by way of clustered single story plantation style housing, and by minimizing changes to the natural terrain by selective placing of the building clusters. Garden plots are being included in the design and parking ratio is slightly more than one space to one living unit (Kauai CZO nonelderly residential ratio is 2 spaces to 1 unit) to provide maximum open space. Landscape design will keep as much as possible of the existing natural flora which is low ground cover. Source is Agor/Latham Architecture, Ginny Latham (245-4550). See Attachment C.
- 9) The project will not materially affect demographics or make a significant character change to the Kalaheo area. This conclusion is based on the fact that this is a small project with only 27 units of elderly tenants or elderly couples (28 total units includes one manager unit) out of a Kauai elderly (60+) population of 8,877 based on a special tabulation of the 1990 Census data. The data showed that the Koloa District, which included Kalaheo, had the largest growth of the 65+ age groups (97.8%) from 1980 to 1990. In addition, of the eight elderly housing project built on Kauai with FmHA and HUD funds, none are in Kalaheo.
- 10) The site is vacant pasture land therefore no human displacement will occur.
- 11) The 27 elderly units will not effect employment or income patterns since residents are expected to be mostly retired persons existing on pensions and social security. Conclusion based on discussions and meetings with Virginia Kapali, Office of Elderly Affairs, and the Kalaheo Senior Center during late 1993 and 1994.

Community Facilities and Services

- 12) The 27 elderly units will not have any effect on the public school system. Some education such as nutritional education and other counseling will be conducted on site but as mentioned below the KEO, Eldercare Kauai and Office of Elderly Affairs is ready and willing to provide services to the project.
- 13) The project has a potentially beneficial impact on the commercial facilities in the area. The commercial facilities are centered at the intersection of Papalina Road and Kaunualii Highway about 0.2 miles away. They include Steve's Mini Mart and the Rainbow Plaza with numerous shops and professional offices and Rainbow Gardens Nursery which is nearby on Papalina Road.
- 14) Tenants will most likely be established Kauai residents who are already receiving medical care and therefore not have any significant additional impact on health care facilities. The closest medical care is the Kalaheo Clinic with four attending physicians located in the Post Office building about 800 feet from the site. The nearest hospital is the Kauai Veterans Memorial Hospital about 9 miles away in Waimea with 24 hour emergency service. Wilcox Hospital and Kauai Medical Group have clinics in Koloa, about 5 miles away.
- 15) Kauai Economic Opportunity, Eldercare Kauai, and the County of Kauai Office of Elderly Affairs offer social services such as providing meals to homebound residents, nutritional education programs, shopping assistance, in-home personal care and chore services, van and private car transportation. These organizations have been contacted and are quite willing and able to service the project as evidenced by the

enclosed letters: Kauai Economic Opportunity- September 27, 1994, by MaBel Fujiuchi, Chief Executive Officer; Eldercare Kauai- September 25, 1994 by Charlotte H. Carvalho; Office of Elderly Affairs- May 9, 1994 by Eleanor J. Lloyd. See Attachment E. Also, Virginia Kapali of the Office Elderly Affairs has been consulted extensively (241-6400). In addition, the Kauai Senior Center is located at the Kalaheo Neighborhood Center at Papalina Road and Kaunualii Highway. Kauai Senior Centers offers social, educational and recreational activities. This is a private nonprofit group which can satisfy additional demand from the project according to Lana Rosa, Program Director (822-9675) October 17, 1994.

- 16) Trash pick up will be by County. Source Russell Sugano, Dept. of Pubic Works, Roads, Division (241-6631) September 14, 1994.
- 17) Waste water will be disposed of using seven septic systems, one for each fourplex. Note: Kalaheo does not have a sewage treatment system, all treatment is on-site. Mr. Ed Britton of the State Department of Health, Kauai Office (241-3495), was consulted in April 1994 and Ms. Gail Takazaki, State Department of Health office Oahu (1-800-468-4644 ex 64294) was consulted in August 1994 regarding the proposed system. The proposed system can be done with a variance given when detailed plans are formulated. State Health regulations allow one septic system to service up to five bedrooms in two dwelling units and must be located on at least 10,000 sq. ft. of land. The proposed septic systems will each serve four bedrooms and be on at least 10,000 feet of land. The variance is needed because more than two dwelling units will be on one system. Since the units are one-bedroom elderly units, the variance will likely be granted according to State Health. If not, a small package system can be used according to Snyder & Associates, Geotechnical Engineers, 245-2818 who design small package plants and who conducted the near-surface soils investigation.
- 18) The project will be designed with retention areas so that no additional run-off will be caused by the development. The existing natural drainage channels will be maintained by locating buildings away from existing channels as recommended by Mr. Bruce Witcher, P.E. Vice President, Reid & Associates, Inc. (329-8266), during his site visit on October 6, 1994. Two swales which drain about 15 acres upstream enter and combine on the site. The flow from off-site into the swales was observed during a heavy rain in February 1994. The eastern swale was dry and the other north-south swale had about 2 cubic feet per second flowing into it from Puu Road. However, the water flow disappeared near the upper portion of the property and the remainder of the swale was dry. Detailed drainage calculations will be done during the design process and provision for channeling the flows will be made. Estimate of upstream drainage area was done by using the 5 foot contour map by R.M. Towill, December 1975. Field observation of upstream areas during February 1994 indicated that upstream areas were sparsely developed and that soils appeared to highly absorbent of rain waters resulting in low surface runoff.
- 19) Discussions with Water Department, Engineering 245-6986, during March 1994 indicated that water supply and water storage were adequate for the project but the transmission line from Papalina Road would need to be upgraded to an 8 inch diameter line. As part of project costs KHDC will install a new 8 inch line from Papalina Road to the site along Alelo Road and dedicate the line to the County of Kauai Water Department.
- 20) Police can adequately respond to problems on short notice from the Kalaheo area patrol which is manned on 24 hour basis from the Lihue Station, not the Waimea substation according to Kathy Langtad, Lihue Station (241-6711), October 17, 1994.

- 21) Kalaheo Fire Station is located on Kaumualii Highway about 0.25 miles from the project site. According to Acting Captain Vidinha, 332-8021, October 21, 1994, the station is manned on a 24-hour basis and can adequately respond to fires at the site within minutes.
- 22) Ambulance service is from the Koloa Unit with a response time of 10 minutes. Source is Zack Octavio, Manager, Ambulance Service (245-7000), September 14, 1994.
- 23) At least 50% of the project site including garden plats will be open space according to plans by Agor/Latham Architecture dated October 4, 1994. Contact is Ginny Latham, 245-4550. Our objective is to maintain the pastoral setting by maintaining the natural topography of the site and minimizing lot coverage by buildings and parking.
- 24) The project is providing an on-site multipurpose building and on-site garden plots so that some recreation can take place on-site. Other recreation is provided by the Senior Center at the Kalaheo Neighborhood Center which can handle additional demand as indicated by Lana Rosa, Program Director (822-9675), October 17, 1994. The Kukuiolono Park and Golf Course are located about 0.4 miles away and can easily accommodate any additional demand.
- 25) Field observation indicates that cultural facilities such as museums and libraries are not to be found in Kalaheo and therefore there will be no effect. The nearest library is in Hanapepe about four miles to the west.
- 26) The main Kauai Bus route which runs between Lihue and Kekaha travels along Kaumualii Highway and can be boarded about 0.2 miles from the site near Papalina Road. Feeder Bus Route 10 services Kalaheo with transfer to the main Lihue - Kekaha route. This bus can be boarded along Papalina Road about 500 feet from the site. In addition Senior Bus service and Handivan transportation is available by phone request. The system will not have a problem accommodating the project according to Mona Louis (241-6420), October 14, 1994. Tenants of the project can easily walk or ride bicycles to the commercial area and post office in Kalaheo and therefore should have minimal impact on transportation systems in the area.

Natural Features

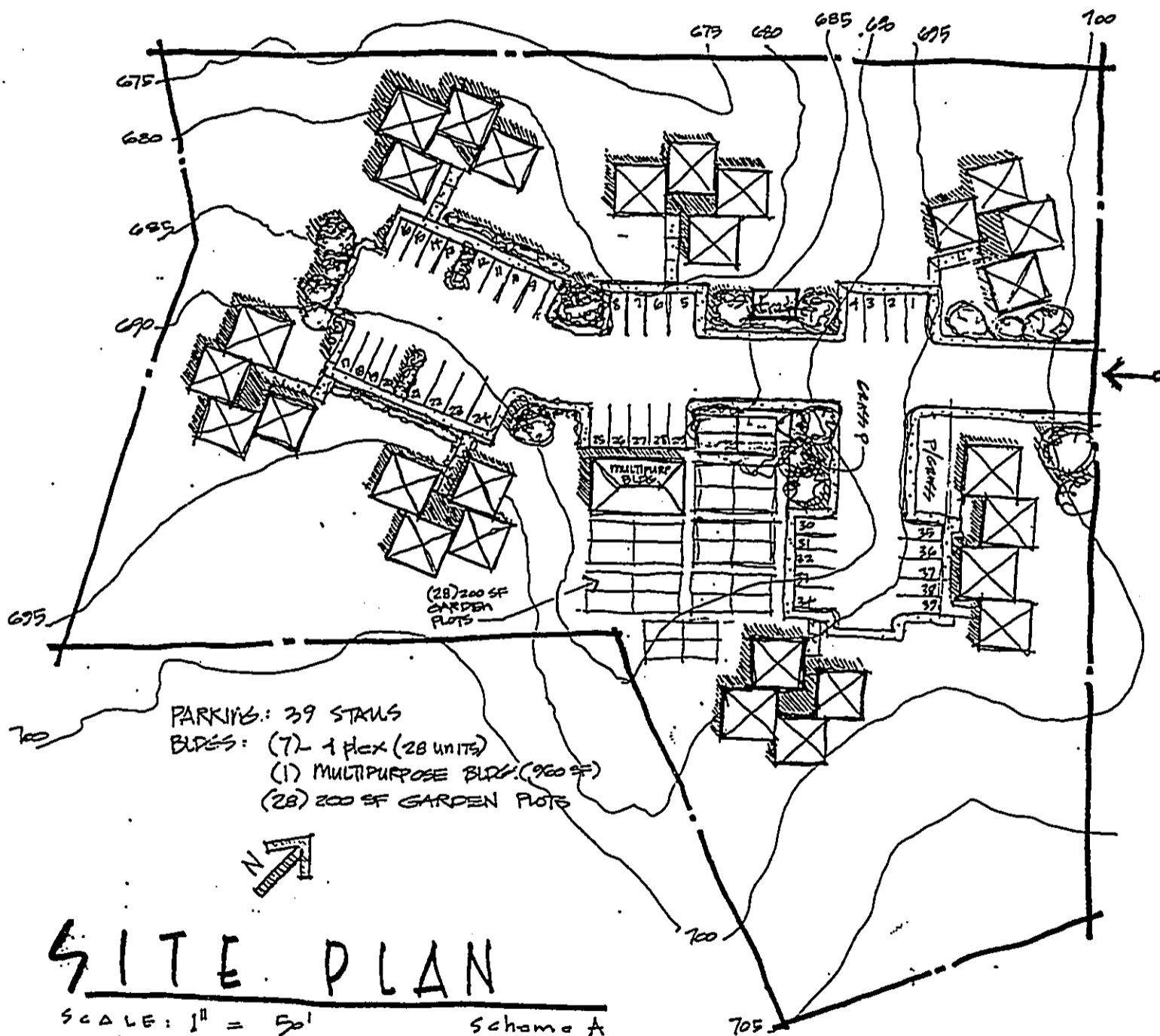
- 27) There are no rivers or ocean in the immediate area and therefore the project will have minimal effect. There are private reservoirs in the area but these are not expected to be accessible by the tenants.
- 28) As mentioned above additional surface water generated by the project's development will be retained on site by use of retention areas so that no net increase in surface water runoff to the adjacent properties will take place. Source is current regulations of County of Kauai, Public Works Department.

Statutory Checklist/HUD Standards

- 29) Historic Properties: An archaeological reconnaissance inspection was conducted by Cultural Surveys Hawaii. The study indicated no evidence of traditional Hawaiian occupation. The site is currently used as pasture with no buildings on it. The owner Mr. Joe Brun, who is 79 has lived on the property since birth says that it was formerly in sugarcane and pineapple production. Cultural Survey Hawaii report dated September 17, 1994 was submitted to the State Historic Preservation Office (SHPO) which agreed with the consultants report that the project will have "no effect" on significant historic sites in the project area. The Cultural Surveys Hawaii report and SHPO's acceptance letter dated October 6, 1994 are included herewith as Attachment F.

- 30) **Endangered Species:** With regard to endangered fauna, Mr. Tom Telfer of the State Department of Land and Natural Resources, Kauai Office, was consulted. According to Mr. Telfer, there are no endangered fauna species that would be present at the site. With regard to flora, Mr. Kenneth R. Wood, Research Botanist, at the National Tropical Botanical Garden was engaged to conduct a study of the vegetation on the site. Mr. Wood listed all the species at the site and concluded that no endangered species were found. Mr. Wood's study dated October 12, 1994 is included as Attachment G.
- 31) **Farmlands Protection:** The land has been designated for residential development by the County General Plan and is classified as Urban for State Land Use. The property is currently pasture and not prime agriculture land even though it was once in sugarcane and pineapple production. The moderately sloping nature of the land and lack of irrigation system make it only marginal crop land. The effect of the loss of this land to farming will be minimal.
- 32) **Noise:** Noises levels at the site are very low. The major highway, Kaunualii Highway is 670 feet away from the site. Speed limit there is 25 miles per hour. Papalina Road, a secondary arterial is 500 feet away and also has a speed limit of 25 MPH. During daytime site visits, traffic noise has not been noticed.
- 33) **Toxic Chemicals and Radioactive Wastes:** The property has been used only as pasture land and prior to that sugarcane and pineapple production. No sources of toxic chemicals such as underground tanks have ever been located on the property to our knowledge. The owner indicates that it has always been used for grazing or agricultural purposes.

ATTACHMENT C



PARKING: 39 STALLS
BLDG'S: (7) 1 flex (28 UNITS)
(1) MULTIPURPOSE BLDG. (960 SF)
(28) 200 SF GARDEN PLOTS



SITE PLAN

SCALE: 1" = 50'
(NOT TO SCALE)

Schema A
9-27-94
VSL

October 4, 1994
Agor/Latham Architecture

ATTACHMENT D

SNYDER
&
ASSOCIATES
GEOTECHNICAL ENGINEERS

Project No.: 9478

October 4, 1994

Kauai Housing Development Corporation
3501 Rice Street, Suite 108
Lihue, HI 96766

Attn.: John Frazier

Subject: Joe Brun Elderly Housing Project
Alelo Road
Kalaheo, Kauai, Hawaii
TMK (4)2-3-04:Portion of 11


Dear Mr. Frazier:

As you requested, I have performed a site reconnaissance at the subject site and examined the near surface soils. I examined soils at three locations on the site and one in an adjacent road cut. I found that the near surface soils are a reddish brown clayey silt which was moist and stiff. Percolation rates in this type of soil are generally moderate to slow.

I look forward to providing you with proposals for a Geotechnical Investigation and for wastewater treatment facilities. Please let me know when you are going to need these services.

Very truly yours,

SNYDER AND ASSOCIATES GEOTECHNICAL ENGINEERS


Frederick G. Snyder, P. E.
Principal Geotechnical Engineer
Professional Engineer Number 6524-C

Copy: Ron Agor, Agor/Latham Architecture

JOANN A. YUKIMURA
MAYOR



MS. ELEANOR LLOYD
COUNTY EXECUTIVE ON AGING

COUNTY OF KAUAI
OFFICE OF ELDERLY AFFAIRS
4163 HARDY STREET
LIHUE, KAUAI, HAWAII 96700
TELEPHONE NO. (808) 241-6400
FAX NO. (808) 241-8400

May 9, 1994

Mr. Paul Kyno, President
Kauai Housing Development Corporation
Pacific Ocean Plaza
3501 Rice Street Suite 108
Lihue, HI 96766

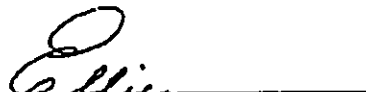
Dear Paul:

The Kauai Office of Elderly Affairs is tasked to facilitate a comprehensive and coordinated service delivery system on behalf of older adults in the County of Kauai. We advocate for those services and resources which promote and enhance the preferred quality of life in the older community. Offering the best possible alternatives and choices is the primary goal in order to support aging with quality, dignity and independence.

Choices in housing options are limited on Kauai for the approximately 60% of the older population who reside in rental units, living with family, or as a resident in an institution. In the last 20 years, elderly housing development has been minimal and the need for a housing assessment was indicated in 1992. However, it did not occur and we are now awaiting for the results of a general housing survey to be conducted by the County Housing Agency.

In regards to your proposal to construct an elderly housing apartment complex in the Old Lihue Theater, we can only speculate that it would serve as another alternative resource for those older adults seeking housing. We know that living in Lihue has always been a popular demand but there is no hard data of support as to the type and configuration of such living arrangements. Our basic on-going concerns with the proposed construction are a) the very limited parking spaces available for the tenants of the complex and b) the safety factors associated with the planned driveway.

We are encouraged to see a renewed interest in elderly housing by private developers and the receptiveness displayed to best meet the preferences of the older adult in our island community. We look forward to hearing from you as the proposal makes its way through the various processes.


(Ms.) Eleanor J. Lloyd
County Executive on Aging

cc: Mayor JoAnn Yukimura



"An Equal Opportunity Employer"



KAUAI ECONOMIC OPPORTUNITY, INCORPORATED

P.O. BOX 1027 • LIHUE, KAUAI, HAWAII 96766
TELEPHONE 245-4077

September 27, 1994

Mr. Paul G. Kyno
Executive Director
Kauai Housing Development Corporation
3501 Rice Street, Suite 108
Lihue, HI 96766

Dear Mr. Kyno:

Paul

Because of the major need for additional elderly housing on Kauai, our organization, Kauai Economic Opportunity (KEO) will gladly support Kauai Housing Development Corporation (KHDC)'s two housing projects. The Lihue Theater Elderly and Joseph Brun Elderly projects will add 48 living units more to Kauai's existing stock of elderly housing, helping to address the island's short supply. The existing elderly housing developments on Kauai have long waiting lists. Some people have been on those lists for years, waiting for housing to come available.

KEO looks forward to providing meals to any homebound residents of these projects in addition to offering nutritional education programs, shopping assistance and other necessary services to the elderly residents.

Thank you,

Mabel Fujiuchi
MaBel Fujiuchi
Chief Executive Officer



Eldercare Kauai

2630 Alaekea Street
Lihue, Hawaii 96766
Phone (808) 245-2748
Fax (808) 246-0934

September 25, 1994

Mr. Paul Kyno, Executive Director
Kauai Housing Development Corporation
3501 Rice Street, Suite 108
Lihue, Hawaii 96766

Dear Mr. Kyno:

Eldercare Kauai was pleased to hear that Kauai Housing Development Corporation received its primary source funding approval for its Lihue Theatre Elderly and Joseph Brun Elderly Housing Projects from the County Paku'i program. Affordable housing for the elderly is in short supply, particularly in Lihue.

Eldercare Kauai strongly supports these two projects and will accept referrals to assist the residents upon completion of construction and occupancy. Our services include: case management for frail and/or at-risk elderly and their caregivers; counseling; assessments for home delivered meals; and the coordination of in-home assistance such as personal care and chore services.

Thank you for addressing this need within our community.

Sincerely,

Charlotte H. Carvalho, Director

JOHN WARHEE
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

October 6, 1994

John Frazier
Project Manager
Kauai Housing Development Corp.
3501 Rice St., Suite 108
Lihue, Hawaii 96766

KEITH AJTU, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER II
DONA L. HANAKE

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCE ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

LOG NO: 12783
DOC NO: 9409NM12

Dear Mr. Frazier:

SUBJECT: Historic Preservation Review -- EA
TMK: 2-3-04: 11 (portions)
Kalaheo, Koloa, Kauai

Thank you for submitting for our review the memorandum report by Hal Hammat and Gerald Ida (Cultural Surveys Hawaii, September 17, 1994). We believe that this report is acceptable and that there are no historic sites at the project area. Much of the area has been in pasture and we concur with your consultant's recommendation that no further archaeological work is required. We believe that this project will have "no effect" on significant historic sites in the project area.

If you have any questions, please contact Ms. McMahon, our staff archaeologist for the County of Kaua'i, at 587-0006.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

NM:jk

ATTACHMENT F

CULTURAL SURVEYS HAWAII
Archaeological Studies

Hallett H. Hammatt, Ph.D.
733 N. Kalaheo Avenue, Kailua, Hawaii 96734
Bus: (808) 262-9972 / Fax: 262-4950

September 17, 1994

Mr. John H. Frazier
Kauai Housing Development Corporation
3501 Rice Street, Suite 108
Lihu'e, Hawai'i 96766

Subject: Results of an archaeological reconnaissance inspection of a 3.5 acre parcel, a portion of TMK 2-3-04:11, located in Kalāheo, Kaua'i, Hawai'i.

Dear John:

At your request, an archaeological reconnaissance inspection was undertaken on a 3.5 acre parcel by Cultural Surveys Hawai'i, Inc. It is our understanding that the property will be subdivided from a larger 5.119 acre parcel (TMK 2-3-04:11) and is the proposed site of a 28-unit elderly housing project to be developed by the Kauai Housing Development Corporation. The field work was completed on August 29, 1994 by Gerald Ida of CSH, Inc.'s Kaua'i office.

The parcel is located in Kalāheo, Kaua'i, on the lower north slope of the hill Kukuilono. Access to the property was from Pu'u Road, adjacent to the dwelling belonging to Mr. Joe Brun, current owner of the project site.

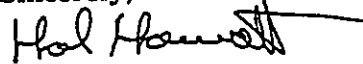
The entire study area is currently in use as pasture, and judging from the condition of the surrounding fencing, has been in such use for a number of years. Visibility was excellent as the vegetation consisted only of low pasture grass and weed, along with some lantana, wedelia, etc. No large trees or areas of tall brush were present.

The land slopes gently to the north, and there are two swales, one from the south and the other from the east, which converge on the property and exits at the north boundary (see map). Although the swales were dry at the time of the field inspection, they could be expected to hold run-off from Kukuilono hill during times of rain.

The entire property was walked over and no surface sites or any evidence of former traditional Hawaiian occupation was observed. A medium-sized farm tractor parked next to a front-blade attachment on the property, combined with the absence of large trees or brush areas (even though only a single horse was being pastured on the land) suggest that the area may have been grubbed, possibly repeatedly, in the past.

Therefore, it is our recommendation that no further archaeological work be required for this property. If you have any questions, please feel free to call me.

Sincerely,



Hallett H. Hammatt, Ph.D.
Gerald K. Ida, B.A.

JOANN A. YUKIMURA
MAYOR



CHAD K. TANIGUCHI
HOUSING ADMINISTRATOR

KENNETH N. RAINFORTH
EXECUTIVE ASSISTANT

COUNTY OF KAUAI
HOUSING AGENCY
4193 Hardy Street
Lihue, Hawaii 96766
Development (808) 241-6444
CDBG/V-TDD (808) 241-6455
Section 8 (HUD) (808) 241-6440
FAX (808) 241-6456

October 25, 1994

Mr. Brian J.J. Choy, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

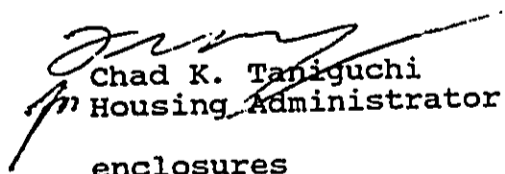
Dear Mr. Choy:

RE: Draft Environmental Assessment (EA) for Joseph S. Brun Elderly
Project, TMK: 4-2-3-04:11 (POR), 3.50 Acres
Kalaheo, Kauai, Hawaii

The County of Kauai Housing Agency has reviewed the draft environmental assessment for the subject project, and anticipates a negative declaration determination. Please publish notice of availability for this project in the November 8, 1994.

We have enclosed a completed OEQC Bulletin Publication form and four (4) copies of the Environmental Assessment prepared by the Kauai Housing Development Corporation, developer of the project. We believe that this Federal format, used by the U.S. Department of Housing and Urban Development in complying with the National Environmental Policy Act, is acceptable by OEQC. Please contact Mattie Yoshioka at the Kauai County Housing Agency, 241-6454, if you have any questions.

Sincerely yours,


Chad K. Taniguchi
Housing Administrator
enclosures



"AN EQUAL OPPORTUNITY EMPLOYER"

OECC BULLETIN PUBLICATION FORM

TITLE OF PROJECT:

JOSEPH S. BRUN ELDERLY HOUSING PROJECT

LOCATION:

ISLAND Kauai

DISTRICT Koloa

TAX MAP KEY:

4-2-3-04:11 (Por)

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action:

AGENCY

APPLICANT

Applicable State or Federal Statute:

Chapter 343, HRS

Chapter 205A, HRS

NEPA (Federal Actions Only)

Type of Document:

Draft Environmental Assessment (Negative Declaration anticipated)

Draft EIS

NEPA NOP

Final Environmental Assessment (Negative Declaration)

Final EIS

NEPA Draft EIS

Final Environmental Assessment (EIS Preparation Notice)

NEPA FONSI

NEPA Final EIS

Type of Revision (if applicable):

Revised

Supplemental

Addendum

Other (please explain)

Prior to general distribution, please submit to OECC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OECC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OECC.

APPROVING AGENCY OR

ACCEPTING AUTHORITY:

County of Kauai Housing Agency

ADDRESS:

4193 Hardy Street

Lihue, HI 96766

CONTACT:

Mattie Yoshioaka

PHONE: 241-6454

PROPOSING AGENCY OR

APPLICANT:

Kauai Housing Development Corporation

ADDRESS:

3501 Rice Street Suite 108

Lihue, HI 96766

CONTACT:

John Frazier

PHONE: 245-5954

CONSULTANT:

ADDRESS:

CONTACT:

PHONE:

COMMENT PERIOD END DATE: 12/08/94

DEPARTMENT OF LAND AND NATURAL RESOURCES
 OFFICE OF ENVIRONMENTAL QUALITY CONTROL
 2002+10+00.3 9/ 0

CONDITIONS WHICH TRIGGERED THE BE LAW PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Use of State or County lands or funds
HRS 343-6(a)(1) | <input type="checkbox"/> Use of lands in the Waikiki Special District
HRS 343-6(a)(2) |
| <input type="checkbox"/> Use of Conservation District Lands
HRS 343-6(a)(2) | <input type="checkbox"/> Amendment to a County General Plan
HRS 343-6(a)(3) |
| <input type="checkbox"/> Use of Shoreline Setback Area
HRS 343-6(a)(3) | <input type="checkbox"/> Reclassification of Conservation Lands
HRS 343-6(a)(7) |
| <input type="checkbox"/> Use of Historic Site or District
HRS 343-6(a)(4) | <input type="checkbox"/> Construction or modification of helicopter facilities
HRS 343-6(a)(8) |

OTHER CONDITIONS:

- Use of Special Management Area (City & County of Honolulu)
- Other _____

* If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

The Kauai Housing Development Corporation, a private nonprofit, is proposing to construct 28 one-bedroom apartments of approximately 600 sq. ft. each, for use as an elderly rental project in Kalaheo, Kauai, Hawaii. The project site consists of 3.5 acres and located within walking distance to the community's commercial facilities. Buildings will be single-story in 4-plex configurations and will be affordable to elderly tenants earning 60% and below Kauai median income limits as established by the U.S. Department of Housing and Urban Development.

The estimated cost of the project will be \$3.2 million. Funding for the proposed project will be provided by the U.S. Department of Housing and Urban Development's Community Development Block Grant Program and Home Partnership Investment Program-Special Disaster Funding, State Rental Housing Trust Fund Program and private foundation grants.

NOTE: Since the deadline for EIS submittal is so close to the publication date for the OEQC Bulletin, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.



HAND DELIVERED

October 19, 1994

Ms. Matilda Yoshioka
Community Development Block Grant Coordinator
County of Kauai Housing Agency
4193 Hardy Street
Lihue, HI 96766

Dear Ms. Yoshioka:

RE: Environmental Assessment for the Joseph S. Brun Elderly
Housing Project, Kalaheo
Paku'i Housing Program

Enclosed is Kauai Housing Development Corporation (KHDC)'s
Environmental Assessment for the subject project. It is complete, including the
assessment by the State Historic Preservation Office.

The project generates only minor impacts on the water and electrical utility
systems. A new 500 foot long, 8 inch diameter water line from Papalina Road to the
site along Alelo Road will need to be constructed at project expense. Five new
electric poles and new transmission lines also along Alelo Road will have be
installed. Citizens Utilities Company will construct the electrical improvements and
bear the cost.

As KHDC is trying to meet the State Rental Housing Trust Fund deadline, we
request your prompt review of this EA and forwarding of it to the State Office of
Environmental Control (OEQC). Their next deadline for publishing in the
November 8, 1994 OEQC Bulletin is October 27, 1994. KHDC will be happy to
assist with overnight mail or handling by messenger if necessary.

Sincerely,

John H. Frazier
Project Manager

JHF:kl

Enclosure

Kauai Housing Development Corporation 3501 Rice St., Suite 108, Lihue, HI 96766, 808 245-5937, FAX 808 245-5954

A Hawaii based
non-profit corporation

Board of Directors

Marion Penhallow
Chair

Nancy J. Budd
Vice-Chair

Barnes Riznik
Secretary

Bill Williamson
Treasurer

Roy Katsuda

A. Scott Lelhead

Peter Savio

Thomas Yamamoto

President/
Executive Director

Paul Kyno

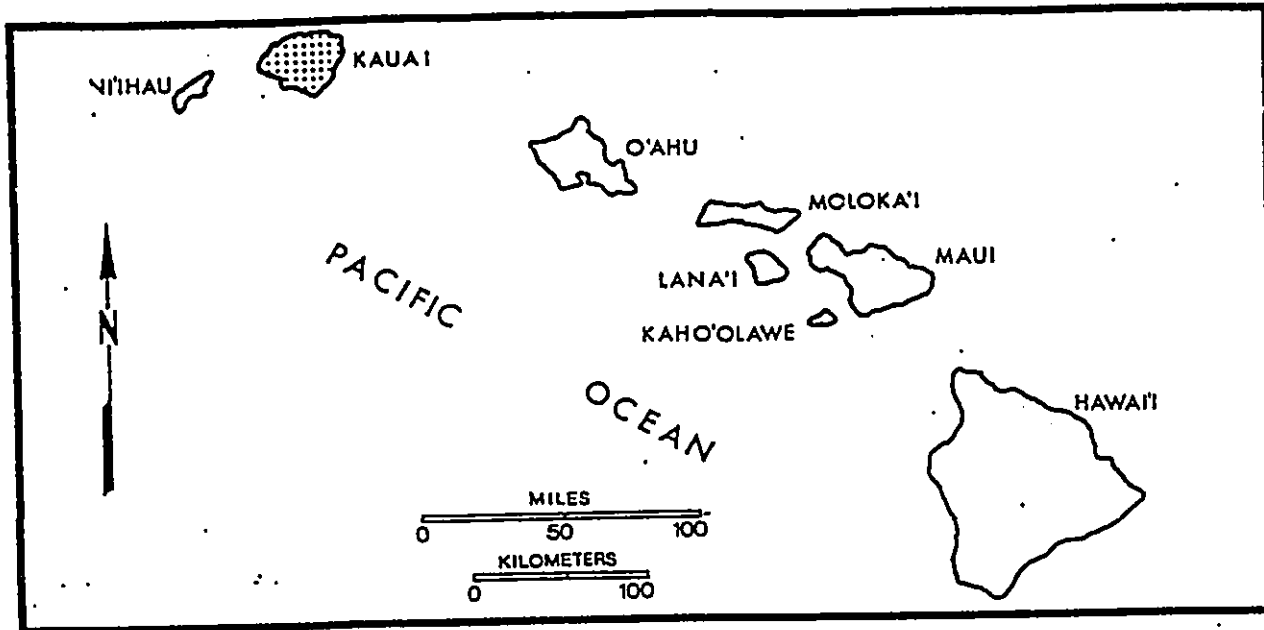


FIGURE 1
State of Hawai'i

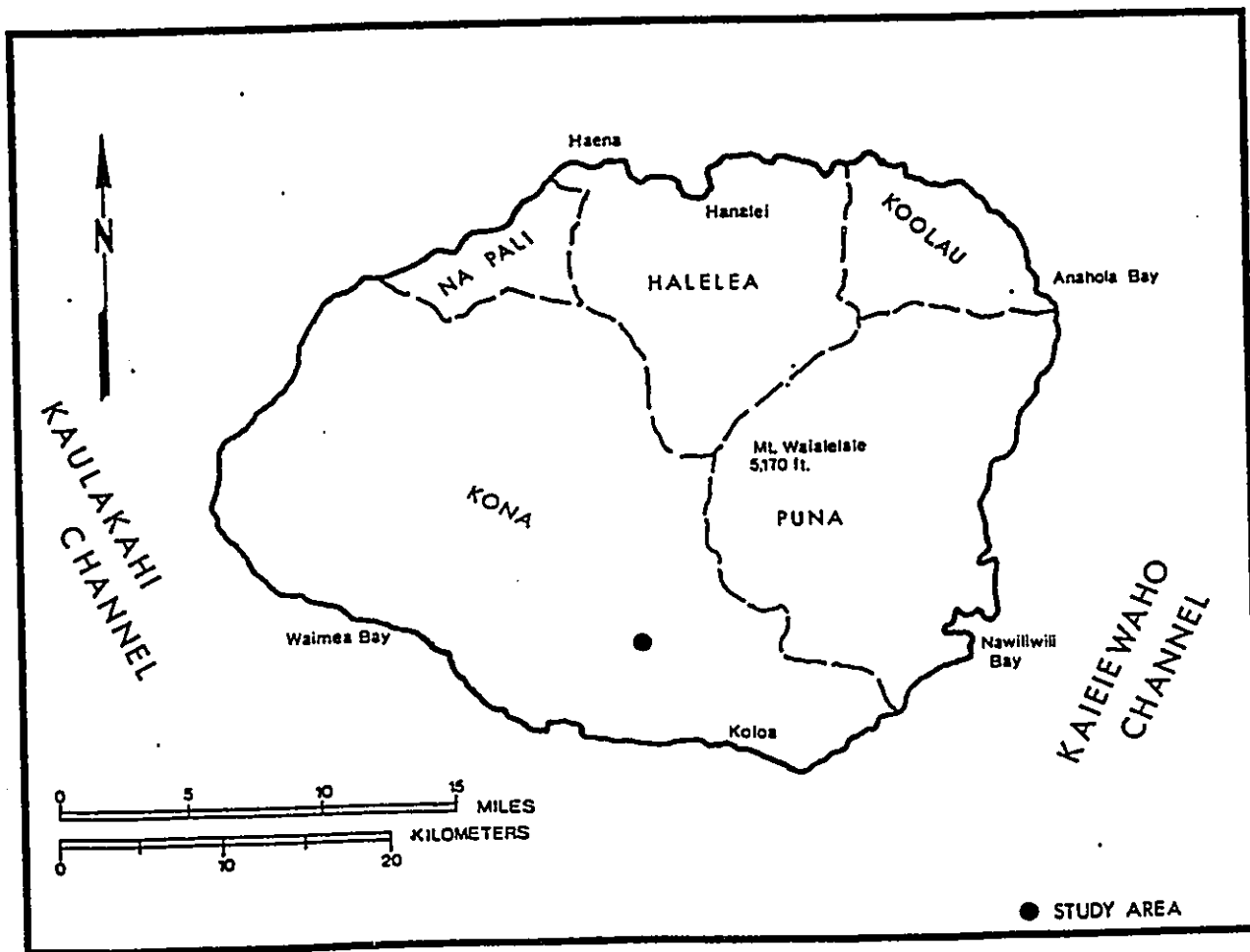


FIGURE 2
General Location Map, Kauai Island

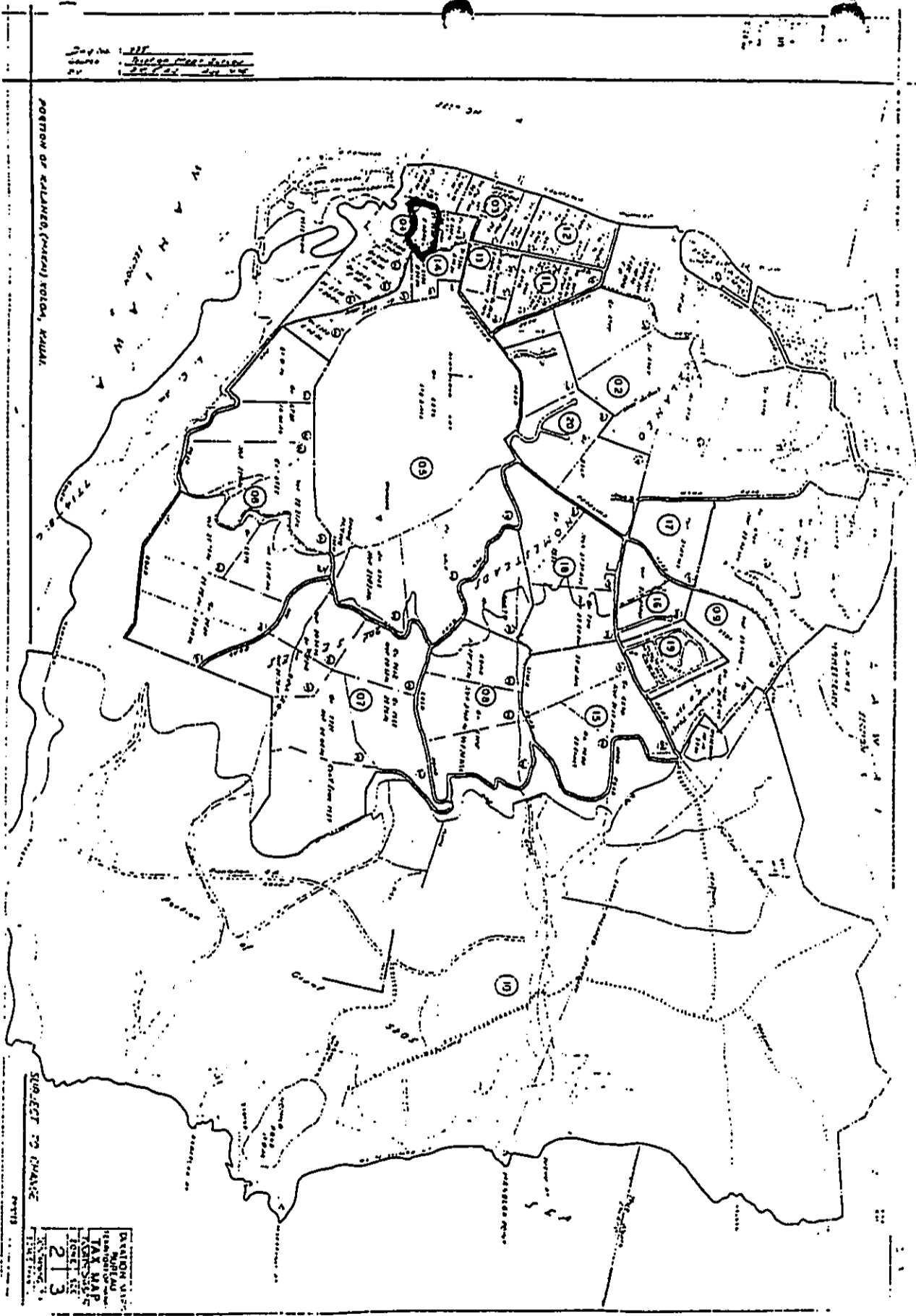
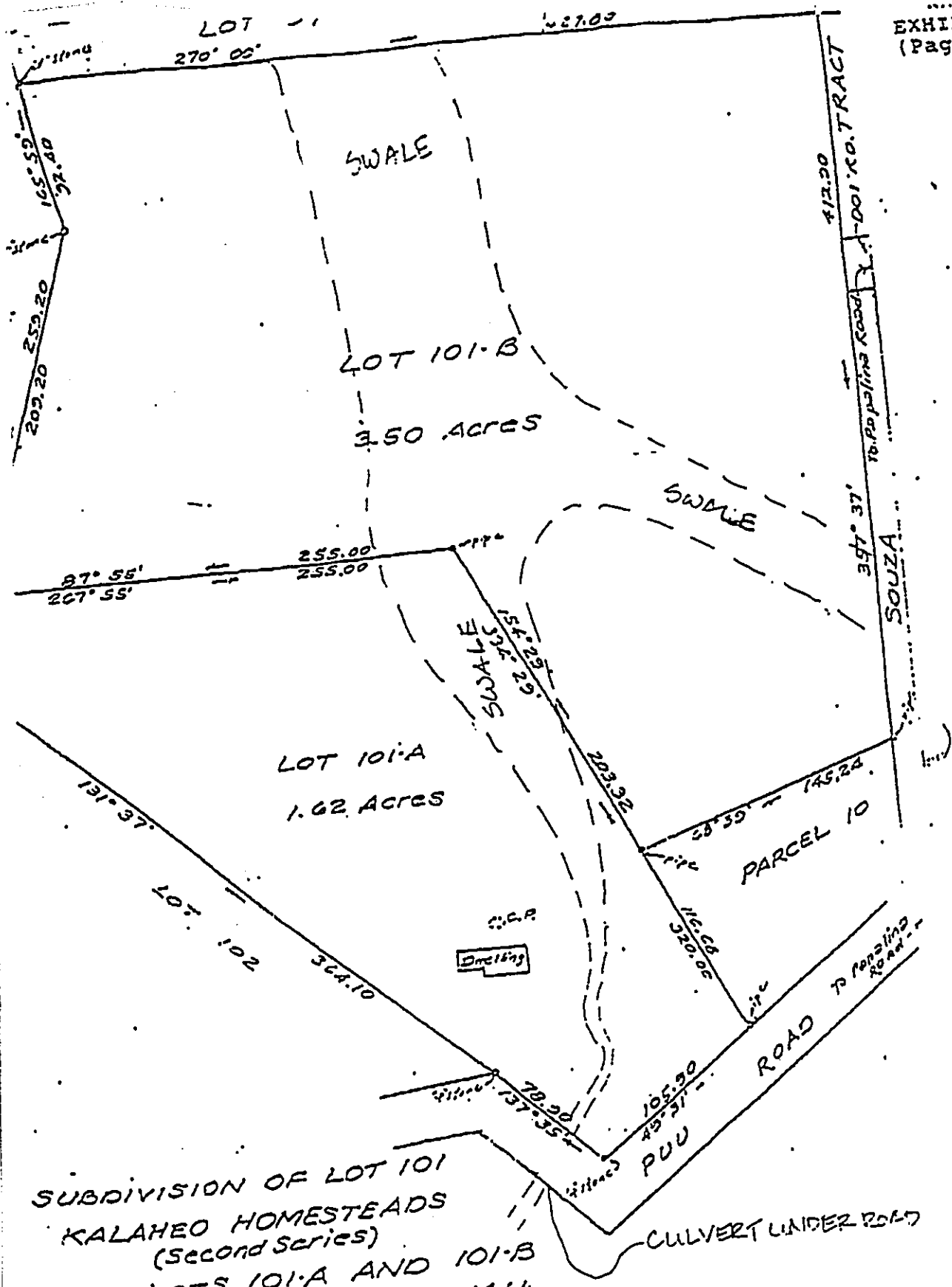


Figure 3 TMK 2-3 Showing Project Area (Outlined)



SUBDIVISION OF LOT 101
KALAHEO HOMESTEADS
(SECOND SERIES)
INTO LOTS 101-A AND 101-B
AT KALAHEO, KAUAI, HAWAII

This work was prepared by
me or under my supervision.
Maeas Fujishiro
Surveyor General
HAWAIIAN LAND SURVEY OF 1965

OWNER:
Joseph S. Brun

Figure 4

Project Area Map Showing Swales



Figure 5 General view of the property (facing west) showing vegetation and gentle sloping to the north.



Figure 6 Swale coming from the east boundary of the parcel crosses the photo from right to left (facing northwest).



Figure 7 General view (facing southwest) showing swale which enters the property from the south side.



Figure 8 North and east swales converge in light-colored area, left of center in the photo (facing southeast).



Figure 9 Swale exits property at the north boundary (facing north).

Botanical Survey for Kauai Housing Development Corporation
 Lot 101-b
 TPK 2-3-04:11
 Kalaheo, Kauai

On October 4, 1994 the author conducted a survey of the vegetation on the above mentioned property. The pasture consisted of introduced grasses, along with scattered herbs, shrubs, vines, and border trees, along with one species of fern. As expected, no native plants, indigenous or endemic, were found. No endangered plants were found on this property. All the plants found are introduced exotics from other parts of the world. The absence of native plants is the direct result of over-grazing by mammals. A complete species list is given of these pasture weeds, and reflects the current names recognized by Wagner, Herbst, & Solhmar in the Manual Of The Flowering Plants Of Hawaii. It was my pleasure to be of service to KHDC.

Respectfully... K.R.Wood
 Research Botanist

<u>Genus</u>	<u>Species</u>	<u>Common name</u>	<u>Family</u>
Abutilon	grandifolium	Halry abutilon	Malvaceae
Ageratum	conyzoides	Malle hohono	Asteraceae
Amaranthus	spinosus	Splny amaranth	Amaranthaceae
Bidens	pilosa	Ki	Asteraceae
Calyptracarpa	Vialis		Asteraceae
Canavalia	cathartica	Maunaloa	Fabaceae
Carmona	retusa		Boraginaceae
Chamaecrista	nicitans	Partridge pea	Fabaceae
Chamaesyce	hirta	Garden spurge	Euphorbiaceae
Chamaesyce	hypericifolia	Graceful spurge	Euphorbiaceae
Commelina	diffusa	Honohono	Commelinaceae
Conyza	bonariensis	Halry horseweed	Asteraceae
Cynodon	dactylon	Maniania	Poaceae
Desmodium	incanum	Spanish clover	Fabaceae
Digitaria	ciliaris	Henry's crabgrass	Poaceae
Digitaria	insularis	Sourgrass	Poaceae
Elephantopus	mollis	Elephant's foot	Asteraceae
Emilia	fosbergii	Pualele	Asteraceae
Eucalyptus	robusta	Swamp mahogany	Myrtaceae
Euphorbia	heterophylla	Kaliko	Euphorbiaceae
Ficus	carica	Edible fig	Moraceae
Ficus	microcarpa	Chinese banyan	Moraceae
Hippastrum	purpureum	Barbados lily	Liliaceae
Indigofera	suffruticosa	Indigo	Fabaceae
Justicia	betonica	White shrimp plant	Acanthaceae
Lantana	camara	Lakana	Verbenaceae
Leonotis	nepetifolia	Lions ear	Lamiaceae
Macadamia	integrifolia	Macadamia nut	Proteaceae
Malachra	alceaifolia		Malvaceae
Malpighia	coccigera	Acerola	Malpighiaceae
Malvastrum	penduliflorum	Turk's cap	Malvaceae
Mollis	azedarach	Pride-of-India	Mollisaceae
Mimosa	pubica	Sensitive plant	Fabaceae
Mirabilis	jalapa	Four-o'clock	Nyctaginaceae
Oxalis	corniculata	Yellow wood sorrel	Oxalidaceae
Panicum	maximum	Guinea grass	Poaceae
Pasiflora	edulis	Passion fruit	Passifloraceae
Paspalum	dilatatum	Dallis grass	Poaceae
Phlebodium	aureum		Polypodiaceae
Phyllanthus	tenellus		Euphorbiaceae
Phytolacca	octandra	Poke berry	Phytolaccaceae
Plantago	lanceolata	English Plantain	Plantaginaceae
Psidium	guajava	Guava	Myrtaceae
Ricinus	communis	Pailla	Euphorbiaceae
Rivina	humilis	Coral berry	Phytolaccaceae
Salvia	occidentalis	West Indian sage	Lamiaceae
Schinus	terebinthifolius	Christmas berry	Anacardiaceae
Scindapsus	aureus	Pothos	Araceae
Senna	occidentalis	Coffee senna	Fabaceae
Setaria	gracilis	Foxtail	Poaceae
Sida	cordifolia		Malvaceae
Sida	rhombifolia		Malvaceae
Solanum	capsicoides	Kikania	Solanaceae
Sporobolus	indicus	Indian dropseed	Poaceae
Stachytarpheta	jamaicensis	Jamaica vervain	Verbenaceae
Stenotaphrum	secundatum	St. Augustine grass	Poaceae
Synedrella	nodiflora		Asteraceae
Syzygium	cunani	Java plum	Myrtaceae
Thunbergia	fragrans	White thunbergia	Acanthaceae
Verbena	litoralis	Hauoi	Verbenaceae
Wedelia	trilobata	Wedelia	Asteraceae

12 X 74 [KW]

JOSEPH S. BRUN ELDERLY HOUSING PROJECT

OTHER ENVIRONMENTAL REVIEW REQUIREMENTS
STATE OF HAWAII

Review each of the rules or standards listed below and check and/or complete the statement that applies. The completion of the form and signature at the bottom will provide evidence that the proposed action is consistent with Hawaii's environmental regulations and standards.

1. Chapter 343 HRS Environmental Impact Statements
2. Act 282, Private Waste Water Treatment Plants, Session Laws of Hawaii, 1985
3. Title 11, Administrative Rules, State of Hawaii, Department of Health
 - a. Chapter 42, Vehicular Noise Control for Oahu
 - b. Chapter 43, Community Noise Control for Oahu
 - c. Chapter 54, Water Quality Standards
 - d. Chapter 55, Water Pollution Control
 - e. Chapter 59, Ambient Air Quality Standards
 - f. Chapter 60, Air Pollution Control

It has been determined that the proposed action requires compliance with one or more of the above regulations which include _____

Appropriate permits for clearance on the above regulations were obtained on _____ (Date).

The proposed action is consistent with the regulations listed above and no permits are required.

Certified By: CHAD K. TANIGUCHI, Housing Administrator
Name/Title

10/24/94
Date

SCREENING CRITERIA FOR CDBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP

DESCRIPTION OF PROPOSED ACTION: Joseph S. Brun Elderly Housing Project - Construction of a 28-unit elderly rental project.

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- o If none of the policies apply to the proposed action it is consistent with the Hawaii's Coastal Zone Management Program.
- o If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

DETERMINATION

CZM POLICIES

Consistent Ind. Review

- | | |
|--------------------|--|
| <u> x </u> _____ | 1. <u>SMA PERMIT</u>
The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: _____ attached, _____ in ERR file. |
| <u> x </u> _____ | 2. <u>LAND USE DISTRICTS</u>
Proposed action is located in a developed, altered and urban district. It is not in a State Ag, Rural or Conservation Land Use District. (References 1, 3) |
| <u> x </u> _____ | 3. <u>THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</u>
Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6) |
| <u> x </u> _____ | 4. <u>STREAMS</u>
Proposed action will not alter the flow or use of streams.

Proposed action is not located adjacent to streams nor will it cause channelization or diversion. (References 4, 7) |
| <u> x </u> _____ | 5. <u>HISTORIC/ARCHEOLOGIC RESOURCES</u>
The site(s) do/does not contain historic or archeological resources as determined by the State Preservation Officer. (References 8, 9) |
| <u> x </u> _____ | 6. <u>WETLANDS</u>
The proposed action does not impact or affect a wetland. (References 4, 7) |

*✓ Proposed action is not subject to an individual consistency review. (References 1, 2)

REFERENCES

- | | |
|--|--|
| 1. County Planning Department | 6. The Nature Conservancy of Hawaii |
| 2. Section 205A-22, Chapter 205A HRS | 7. U.S. Corps of Engineers |
| 3. State Land Use Commission | 8. State Historic Preservation Officer |
| 4. State Dept. of Land & Natural Resources | 9. National Register of Historic Places (Federal Register) |
| 5. U.S. Fish and Wildlife Service | |

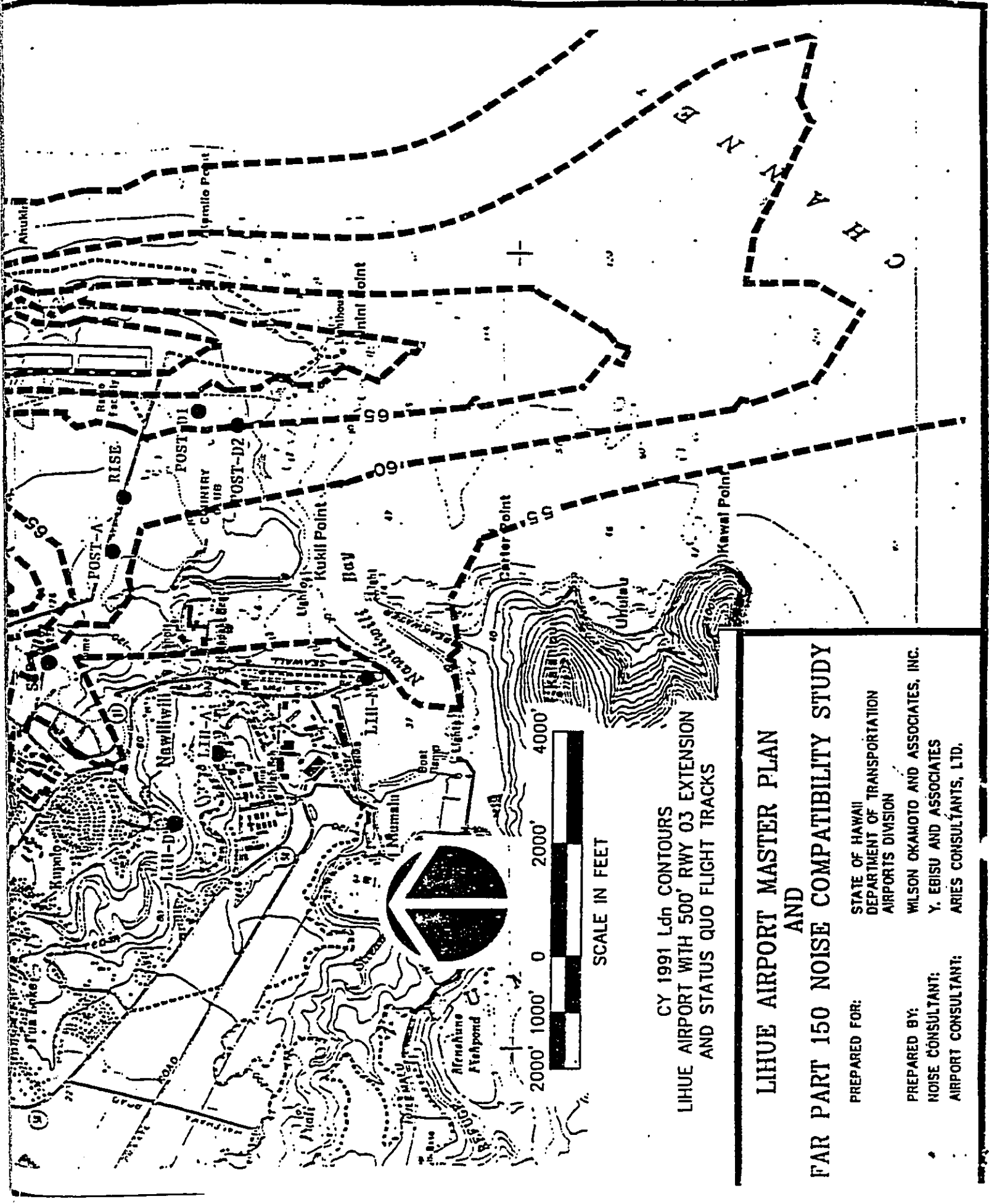
DETERMINATION

Based on the above review it is determined that:

 x The proposed action meets the criteria of the general consistency certification and is consistent with the HZMP.

_____ The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED for their review and concurrence.

Prepared by: Chad K. Taniguchi Housing Administrator 10/24/94
Name Title Date



CY 1991 Ldn CONTOURS
 LIHUE AIRPORT WITH 500' RWY 03 EXTENSION
 AND STATUS QVO FLIGHT TRACKS

**LIHUE AIRPORT MASTER PLAN
 AND
 FAR PART 150 NOISE COMPATIBILITY STUDY**

PREPARED FOR:
 STATE OF HAWAII
 DEPARTMENT OF TRANSPORTATION
 AIRPORTS DIVISION

PREPARED BY:
 WILSON OKAMOTO AND ASSOCIATES, INC.
 Y. EBISU AND ASSOCIATES

NOISE CONSULTANT:
 AIRPORT CONSULTANT:
 ARIES CONSULTANTS, LTD.

MARYANNE W. KUSAKA
~~XXXXXXXXXXXXXXXXXXXX~~
MAYOR



COUNTY OF KAUAI
PLANNING DEPARTMENT
4444 RICE STREET, SUITE 471
LIHUE, KAUAI, HAWAII 96766

DEE M. CROWELL
PLANNING DIRECTOR
NEIL L. AALAND
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TELEPHONE (808) 241-6677
FAX (808) 241-6699

December 21, 1994

Ms. Mattie Yoshioka, Housing Administrator
County of Kauai Housing Agency
4193 Hardy Street
Lihue, HI 96766


Subject: JOSEPH S. BRUN ELDERLY HOUSING PROJECT; HISTORIC
PRESERVATION COMPLIANCE UNDER HOME PARTNERSHIP INVESTMENT
ACT

This is to inform you that the Kauai Historic Preservation Review
Commission (KHPRC) met on December 1, 1994 and offered the
following comments with respect to the above referenced project:

That the KHPRC concurs with the State Historic Preservation
Division's October 6, 1994 letter stating that this project
will have no effect on significant historic sites in the area.
The KHPRC further added that should any burials or
archaeological features be located during construction/ground
disturbing activities, that such work be halted in that
particular area and the State Historic Preservation Division
be contacted immediately.

Thank you for the opportunity to comment on this matter.

Please feel free to contact us should you wish to further discuss
this or any other matter of mutual concern.


Rick Tsuchiya
Planner