

MARYANNE W. KUSAKA
MAYOR



RECEIVED

MATILDA A. YOSHIOKA
HOUSING ADMINISTRATOR
KENNETH N. RAINFORTH
EXECUTIVE ASSISTANT

95 NOV -1 P2:40
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4193 Hardy Road
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Development (808) 241-6444
CDBG/V-TDD (808) 241-6455
Section 8 (HUD) (808) 241-6440
FAX (808) 241-6456

October 27, 1995

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

Dear Mr. Gill:

Subject: Final Environmental Assessment (EA) for Hanapepe
Self-Help Project, TMK 4:1-8-08:19, Hanapepe, Kauai,
Hawaii

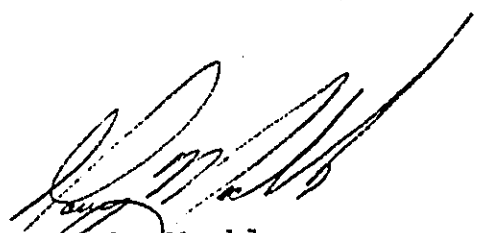
The Kauai County Housing Agency has reviewed comments on the
draft environmental assessment for the subject property, and
determined that the proposed action has no negative impact.

As the reviewing agency, we hereby issue a negative declaration.
Please publish the negative declaration notice for this project
in the November 8, 1995 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication and four
copies of the Final Environmental Assessment for the Hanapepe
Self-Help Project.

Sincerely yours,


Matilda A. Yoshioka
Housing Administrator


Gary A. Mackler
HOME Program Specialist

MY:gm
encl.

cc: Claudia Shay, SHHCH



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151

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1995-11-23-KA-FAA-Hanapepe Self-Help Project

FILE COPY

FINAL

**ENVIRONMENTAL
ASSESSMENT**

NOVEMBER 1995

**HANAPEPE SELF-HELP
PROJECT**

HSHP

FINAL
ENVIRONMENTAL ASSESSMENT
for the
HANAPEPE SELF HELP PROJECT
(Responses to comments and changes to the Draft EA)



SELF HELP HOUSING CORPORATION OF HAWAII
1427 DILLINGHAM BOULEVARD, SUITE 305
HONOLULU, HAWAII 96817

NOVEMBER 1995

REPORT DOCUMENTATION PAGE

TITLE of PROPOSED ACTION: HANAPEPE SELF-HELP PROJECT

TMK: (4) 1-8-08:19 LOT #A-1

DISTRICT: HANAPEPE, WAIMEA, KAUAI

APPLICANT: SELF-HELP HOUSING CORPORATION
OF HAWAII
1427 DILLINGHAM BOULEVARD
SUITE 305
HONOLULU, HAWAII 96817
ATTN: CLAUDIA SHAY, EXECUTIVE DIRECTOR

CONSULTANT: APPLIED PLANNING SERVICES
3116 HOOLAKO STREET
LIHUE, HAWAII 96766

APPROVING AGENCY: KAUAI COUNTY HOUSING AGENCY
4193 HARDY STREET
LIHUE, HAWAII 96766

AFFECTED JURISDICTIONS: KAUAI COUNTY, STATE OF HAWAII

DEADLINE: NOVEMBER 8, 1995

ABSTRACT: THIS FINAL ENVIRONMENTAL ASSESSMENT
REPRESENTS A RECORD OF RESPONSES
TO COMMENTS RECEIVED DURING THE
30-DAY EA REVIEW PERIOD.

EXECUTIVE SUMMARY

The Environmental Assessment (EA) review of the Hanapepe Self Help Project (HSHP) consists of a Draft EA and a Final EA. The Draft EA, which was released for public and agency review in September 1995, was subject to a 30-day comment period which concluded on October 9, 1995. The Final EA is set for release in November 1995.

These documents were prepared in accordance with the State of Hawaii Environmental Quality Control Laws. They include Chapter 343 Hawaii Revised Statutes and Chapter 200 of Title 11, Hawaii Administrative Rules. The Draft EA inventoried the possible environmental effects of the Proposed Action (affordable housing) and the Alternatives, including a No-Action Alternative.

The HSHP is a community housing partnership organized to assist Kauai families with affordable fee simple homeownership. Self Help Housing Corporation of Hawaii (SHHCH) personnel provides the program strategy for entitlement, design, permit procurement, and all levels of financing (interim & permanent). However, as part of its program efforts, families must fall within 50% and 80%, or below, the median family income to qualify for inclusion into the program. Once selected, and along with technical assistance from SHHCH, families must provide the physical labor to build all of the homes within the project. In return, families gain sweat equity, construction experience, and equity growth which can be applied towards future upgrades. Additionally, all participating families develop a greater understanding of the legal and financial responsibilities associated with homeownership.

The comments contained in this Final EA were received through the OEQC Bulletin, as well as direct notification, in order to obtain an accurate representation from the public. Based on the information provided in the draft EA and the responses provided herein, it can be concluded that a Negative Declaration is justified and appropriate.

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1.0 BACKGROUND

The Self Help Corporation of Hawaii (SHHCH) describes itself as a "non-profit private corporation providing administrative and technical assistance to families who build their own houses through the team self-help method". During the past 10 years, and armed with the ethic to assist those families who want to help themselves, they have successfully assisted approximately 151 families. But, the SHHCH is far more dynamic in scope and purpose than just building affordable homes - it seeks sustainability of the family unit and quality of life for all economic groups.

The HSHP proposes to subdivide a 3.246 acre parcel into 23 lots ranging in size from 5,000 square feet up to a maximum of 7,448 square feet (Exhibit A). The subdivision layout promotes access through an interior roadway, constructed to County dead-end standards, which will be dedicated to the County.

The scope of work includes the demolition of 19 existing residential units and the removal of that debris to a County landfill or processing center. Trenching within the County's right-of-way is necessary for the installation of 800 feet of 8-inch waterline, and 1800 feet of 8-inch sewer line along Lele Road. An interior dead-end road will be graded, compacted with base course to 95 percent compaction, and paved with a 4-inch top layer of Asphaltic Concrete.

Participating families will be able to select the floor plan suited to their needs from three (3) different model offerings. According to SHHCH representatives, the three (3) model selections are:

- a. Model 1008 - 1,008 square foot unit featuring three bedrooms and one bath. Material costs are \$45,098.00.

HANAPEPE SELF HELP PROJECT

- b. Model 1104 - Three bedroom and one and one-half bath unit with 1,104 square feet of living space. Material costs are \$47,723.00.
- c. Model 1248 - 1,248 square foot unit having four bedrooms and two full baths. Material costs are \$51,503.00.

All of the units utilize 2 X 4 wood studs for double wall construction. In addition, all units come with a single vehicle carport measuring 320 square feet. These models employ tailored designs and construction methods to minimize material waste. Floor plans maximize living quarters, create privacy, and emphasize energy conservations.

2.0 RESPONSES TO COMMENTS

This chapter provides responses to comments received from public sources and government agency review. This chapter is organized with the comment listed first, followed by the response and/or mitigation.

1. Avery Youn, AIA, Former Planning Director

QUESTION: Verify the impact of the Hanapepe Drainage Report on the HSHP.

RESPONSE: The Hanapepe Drainage Project is to improve the collection and transmission of surface drainage waters, primarily collecting from urban projects along the *mauka* side of Kaumualii Highway.

The Hanapepe Drainage Project will not interfere with the Hanapepe Self Help Project.

When completed, the drainage system including the basin will reduce the flooding threat to roadways and low-lying structures.

No significant topographical alterations are planned that would significantly alter existing drainage patterns.

3. Don Cataluna, County Office of Economic Development

QUESTION: No specific requests, but was concerned with the problem of homelessness and the need for financial assistance. He hopes this project will come on line quickly.

HANAPEPE SELF HELP PROJECT

RESPONSE: The HSHP objectives are to assist families which fall within the 50% and 80%, or below, the median family income with fee simple homeownership.

4. Ramona Biho, Kauai Realty, Inc.

QUESTION: Was concerned with the status of the rock wall fronting the project.

RESPONSE: According to SHHCH officials, the rock wall is not a significant historic site. However, they intend to try to incorporate the wall into the final design. ✓

5. Office of Environmental Quality Control

QUESTION: This project involves the demolition of 19 existing residential units. What are the impacts to the existing residents? Please consult with the affected residents.

RESPONSE: HSHP is funded by Federal monies. Therefore, the project must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended, as well as section 104(d) of the Housing and Community Development Act of 1974, as amended. URA requires the minimum of a 90-day notice to vacate the premises. In addition, SHHCH would assist with relocation expenses for up to 42 months. ✓

6. Office of Environmental Quality Control

QUESTION: There are times when odor from the neighboring transfer station could reach the project site. What mitigation measures are proposed to minimize the impact of this odor on the new residents?

RESPONSE: According to all sources, including the State Health Department, there has not been a complaint associated with the refuse transfer station.

Based on SHHCH's discussions with the Department of Public Works, and with residents, they feel that the odor problem is minimal and does not require any special mitigation measures. The area where the trash is deposited is about 35 yards from the adjoining property line. There, trash is compacted below into metal 40' containers that are trucked twice each day from the transfer station to the County's landfill site in Kekaha. The trash loading area is also washed down twice each day. The Department of Public Works has no records (over 20 years) of odor complaints from residents that live on the property that will be developed for the Hanapepe Self Help Project.

SHHCH intends to prepare a disclosure notice to each prospective buyer, informing them of the proximity of the Transfer Station, and any possible nuisance associated with that operation.

7. Office of Environmental Quality Control

QUESTION: Surface run-off is channelized and eventually discharged into Hanapepe Bay. What are the mitigation measures to minimize this impact during and after construction? Please also include measures to minimize non-point source pollution.

RESPONSE: SHHCH indicates that construction plans will be coordinated with the State Department of Health and the County of Kauai to obtain the necessary permits for stormwater discharges and grading. Specific mitigation measures during the construction period include:

- a. Minimize the time the soil is exposed by providing temporary vegetative cover.
- b. Construct sedimentation ditches, temporary berms, and filter fences as necessary to divert runoff and trap silt.

SHHCH further indicates that after construction is completed, the project should not significantly increase the amount of silt or other non-point source type of pollutants that is generated by the project area. The project site presently contains large areas (such as dirt roads and vacant lots) that are either barren or sparsely vegetated and subject to erosion. With the development of this project, dirt roads will be replaced with paved surfaces and open spaces will be largely landscaped and grassed. The amount of silt that will be generated will be less than under existing conditions.

Additionally, the improvements presently being made to the Hanapepe Drainage System (drainage channel and culverts) do not affect this project. While the flow generated from this project flows to the drainage channel, the increase in flow from the project site will represent only a small fraction of the total flow and will not affect flow in the system.

8. Office of Environmental Quality Control

QUESTION: Please describe who owns this parcel of land.

RESPONSE: The fee simple estate interest in the land described is owned by Yasue Enoki, widow, as to an undivided 38.46% interest; Beatrice S. Pace, unmarried, as to an undivided 15.385% interest; Elaine M. Enoki, widow, as to an undivided 15.385% interest; Hiroshi Enoki and Mary Enoki, aka Miyoko Enoki, husband and wife, as Tenants by the Entirety, as to an undivided 15.385% interest, and Alvin T. Aragaki and Mary M. Aragaki, husband and wife, as Tenants by the Entirety, as to an undivided 15.385% interest, all as Tenants in Common. Power of Attorney has been granted to Beatrice S. Pace.

SHHCH has an option on the property which will be exercised upon approval of the SMA and Variance Permits, and Subdivision Application.

9. Tom Shigemoto, Vice-President, Kukuiula Development

RESPONSE: No adverse comment except for support of the project.

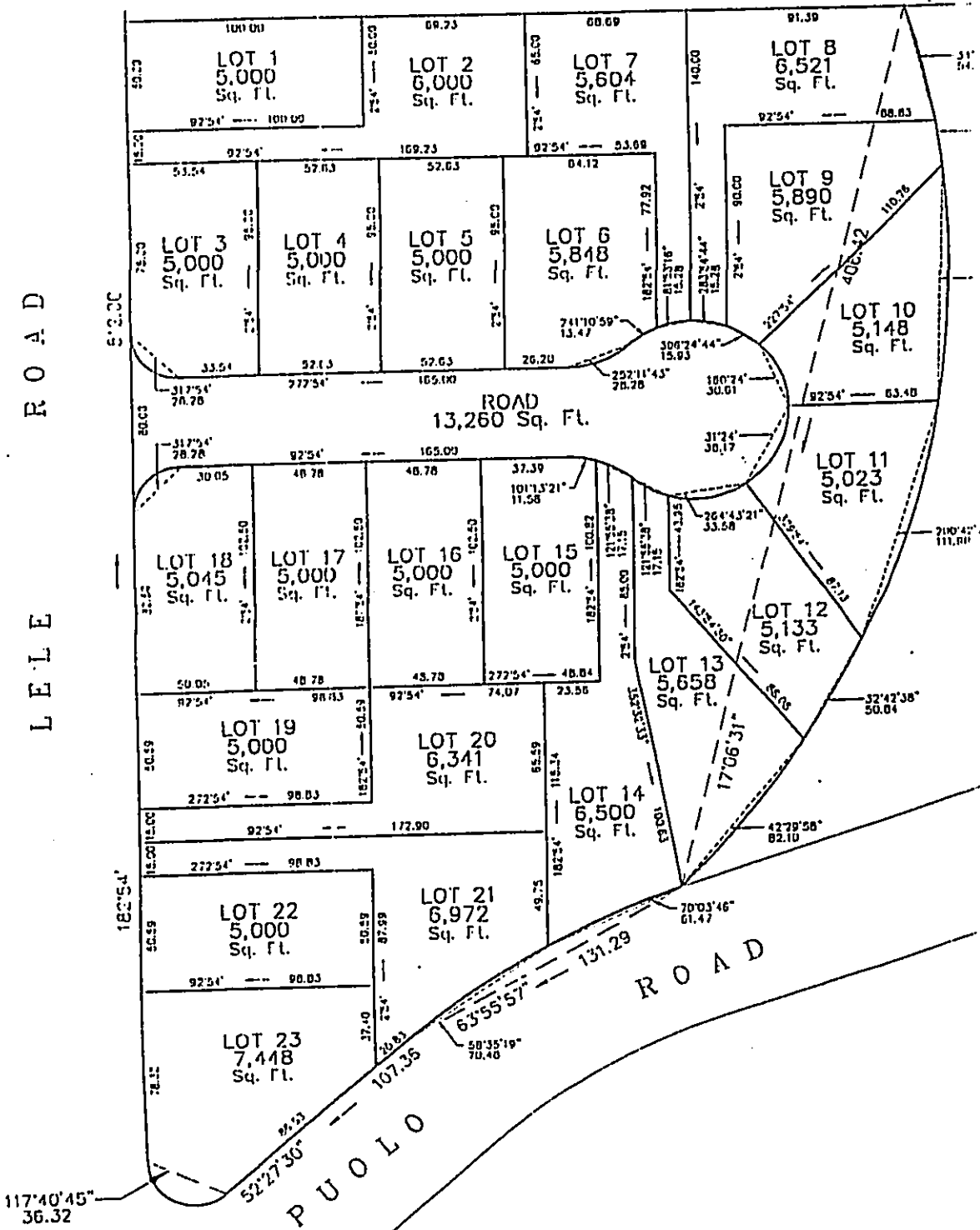
3.0 CONCLUSION

Having examined all of the evidence gathered for the Draft and Final EA reports, it can be concluded that the proposed action will not have cumulative environmental impacts and does not have a significant effect upon the natural resources of the area. All cultural concerns have been mitigated through the preparation and approval of an archaeological Inventory Survey (Exhibit C). During the course of field work, no significant cultural material or human burials were discovered. The facilitation of a pre-construction meeting would educate all participants of the importance and process for treating cultural material discoveries uncovered during construction. Inadvertent burials must be mitigated through Chapter 6E HRS procedures in conjunction with DLNR-SHPD programs.

It can be further concluded that the release of Pakui Housing funds will not constitute an action significantly affecting the quality of the human environment and therefore a Negative Declaration and a Finding of No Significant Impact (FONSI) determination is appropriate.

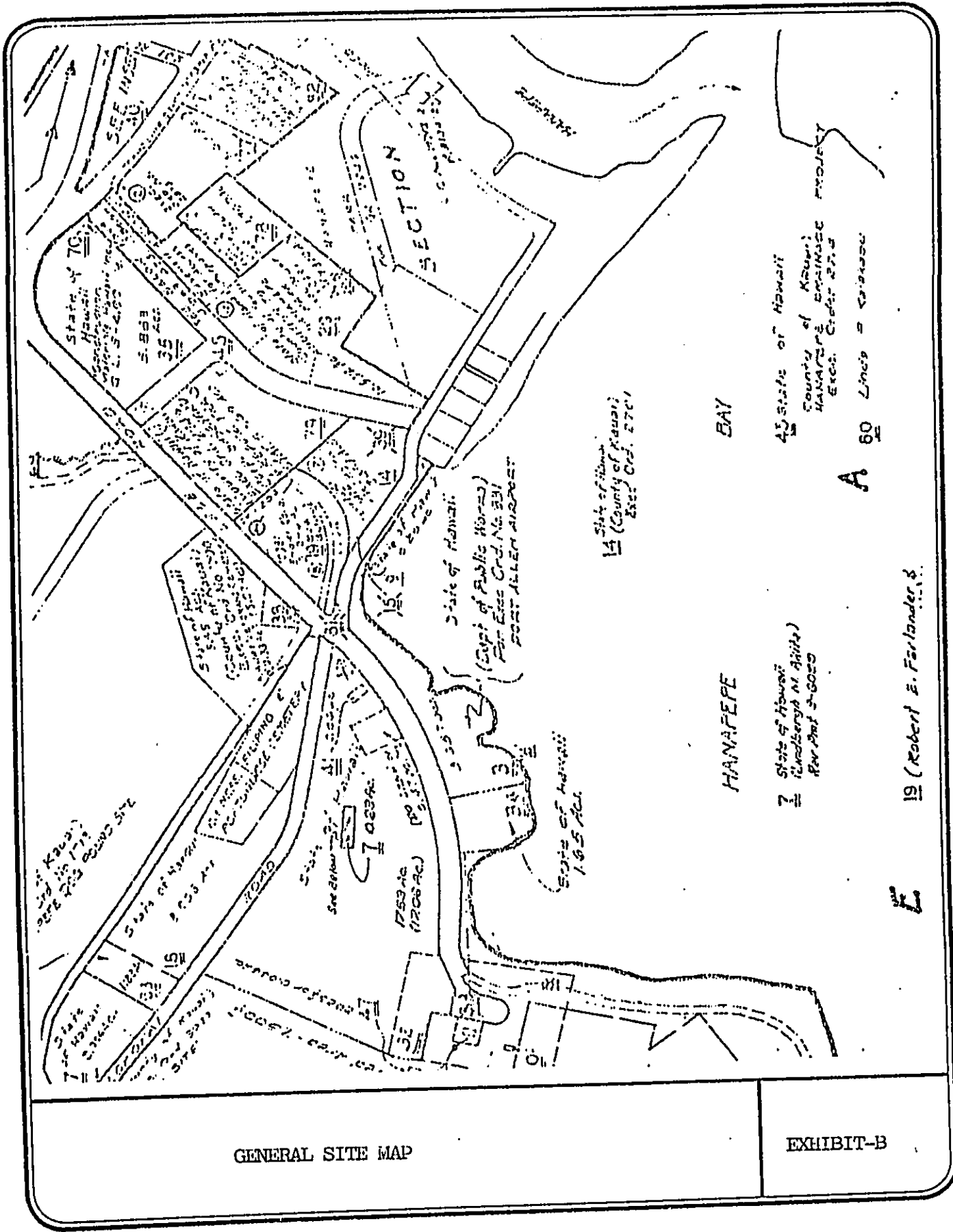
EXHIBITS

LELE ROAD



PROPOSED SUBDIVISION MAP

EXHIBIT-A



GENERAL SITE MAP

EXHIBIT-B

E 19 (Robert E. Forlander, S.)

A 60 Lines & Station
 County of Kauai
 HANALEI DRAINAGE PROJECT
 Exec. Order 2713

STATE OF HAWAII
GOVERNMENT OF HAWAII



RECEIVED
OCT 11 1995

WILLIAM D. WILSON, CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
GREAT COLOMA ANNAHI
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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
21 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

October 4, 1995

Ms. Claudia Shay, Executive Director
Self-Help Housing Corporation
1427 Dillingham Blvd., Suite 305
Honolulu, Hawaii 96817

LOG NO: 15610
DOC NO: 9510SC01

Dear Ms. Shay:

**SUBJECT: Historic Preservation Review of a Draft Report on the
Archaeological Inventory Survey and Subsurface Testing of the
Self-Help Housing Site in Hanapepe, Kauai
Hanapepe, Kona District, Kauai TMK: 1-8-08:19**

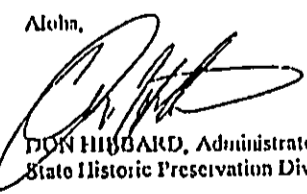
We received this report from your consulting archaeologist on September 11, 1995. This report covers an archaeological inventory survey with subsurface testing at the proposed self-help housing site in Hanapepe, Kauai (*Archaeological Inventory Survey and Subsurface Testing of a 3.246-Acre Parcel for Self-Help Housing in Hanapepe, Kauai [TMK 1-8-08:19], 1995. Creed & Hammett*). Additionally, we have spoken with your consulting archaeologist regarding certain points.

We believe that the inventory survey has adequately covered the project area. However, this is not completely clear in the report. Several places need revisions or additions, so this is clearly documented. A few other minor points need revision. Should you or your consulting archaeologist disagree with any of the points made, let us know, and we can schedule a consultation meeting to resolve these concerns. With the understanding that revisions will be made, we can conclude our review.

We agree based on the background historical work, on the archaeological work, and on the verbal information and topographical information that we are aware of, that the finding of no historic sites being present is acceptable.

Thus, we believe the project will have "no effect" on significant historic sites.

If you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

SC:amk

ARCHAEOLOGICAL APPROVAL LETTER

EXHIBIT-C