

Lanakila Homes

BENJAMIN J. CAYETANO  
GOVERNOR



SHARON R. YAMADA  
EXECUTIVE DIRECTOR  
SHARYN L. MIYASHIRO  
DEPUTY EXECUTIVE DIRECTOR  
FAX: (808) 832-6030

STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17907  
Honolulu, Hawaii 96817

RECEIVED IN REPLY REFER TO:

97:ENG/276

'97 NOV 18 P3:37

November 12, 1997

UFG. Or. Env. Quality Control

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment (Finding of No Significant Impact - FONSI) for the Lanakila Homes Project, TMK (3) 2-4-28:7, South Hilo, Island, County and State of Hawaii

The Hawaii Housing Authority prepared a draft environmental assessment for the above subject project, which was published on August 23, 1997. The comment period ended on September 22, 1997, and we have received two comment letters.

The Hawaii Housing Authority has reviewed the draft EA and comment letters from various agencies, determined that there is no significant impact on the environment, and is therefore issuing a finding of no significant impact (FONSI).

Please publish the FONSI for this project in the next OEQC Bulletin. We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA and FONSI.

Your assistance and cooperation in this matter is appreciated. Please contact Mr. Wayne Nakamoto, Housing Development Specialist at 832-5920 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon R. Yamada".  
Sharon R. Yamada  
Executive Director

Enclosure

117

1997-11-23-H-FEA-Lanakila Homes

NOV 23 1997

**FILE COPY**

FINAL ENVIRONMENTAL ASSESSMENT  
FINDING OF NO SIGNIFICANT IMPACT (FONSI)

LANAKILA HOMES

October 30, 1997

- A. PROPOSING AGENCY: Hawaii Housing Authority  
Department of Human Services
- B. APPROVING AGENCY: Hawaii Housing Authority  
Department of Human Services
- C. AGENCIES CONSULTED: U.S. Government  
U.S. Department of Housing and Urban  
Development  
U.S. Army Corps of Engineers
- State of Hawaii  
Department of Education  
Department of Health  
Environmental Management Division  
Department of Land and Natural Resources  
State Historic Preservation Division  
Forestry Division  
Office of Environmental Quality Control
- County of Hawaii  
Fire Department  
Parks and Recreation Department  
Planning Department  
Police Department  
Public Works Department  
Building Division  
Engineering Division  
Traffic Division  
Wastewater Division  
Water Supply Department
- Private  
Hawaii Electric Light Company  
GTE Hawaiian Telephone  
BHP Hawaii - The Gas Company

D. PURPOSE OF THE PROJECT:

The Hawaii Housing Authority (HHA) has prepared this final environmental assessment and finding of no significant impact (FONSI) for the purpose of demolishing and replacing an

existing low income public housing project on state lands in the Waiakea area of the South Hilo District, County of Hawaii. This FONSI determined the feasibility and impacts of this proposed action.

E. TECHNICAL CHARACTERISTICS:

The Hawaii Housing Authority proposes to demolish and replace the existing Lanakila Homes project. The proposed project will be developed in four phases. The first phase will consist of demolishing 28 duplex buildings and replacing it with 20 townhouse buildings with 80 units of the total planned 220 units. A phasing and building site plan is attached as (Exhibit 1), and the twelve different floor plans are attached as (Exhibit 2).

The first phase is tentatively scheduled to be demolished in May, 1998. Future phases will be done based on availability of funds. It is anticipated that the entire project will be completed in approximately 4 years.

The new Lanakila Homes project will have 220 units in a residential townhouse building configuration. The buildings will be designed with a concrete slab foundation on grade, double wall wood framed construction, and a metal roof. Interiors will utilize vinyl floor covering, plywood cabinets, and come equipped with a range, refrigerator, and range hood. The possible use of masonry construction instead of wood frame is being investigated from the second phase on. A community center is also planning, along with a training center to provide an opportunity to enhance jobs skills.

As Lanakila Homes is an active public housing project, the safety and security of residents and neighbors is our primary concern. The phasing plan was put together to ensure that the phases are one contiguous parcel. Alternate pedestrian pathways are planned, and residents, neighbors and the public will be warned that this is an active construction area. Dust screens are barriers will be erected, both for dust control and to provide security of the materials and equipment on site. The contractor will be strongly advised to provide security during non-working hours, during nights and weekends.

The project site is approximately 29.3 acres of residential land in the town of Hilo, Island of Hawaii. TMK 3rd Division 2-4-28:7; (Exhibit 3). The project site is located primarily off of Wailoa Street in the Waiakea area of the South Hilo

# CORRECTION

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

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PHYSICAL IMPROVEMENTS TO  
 LANAKILA HOMES  
 HILO, HAWAII 96720

PHASING AND BUILDING SITE PLAN

Tax Map Key: 2-4-28.17  
 05 FEBRUARY 1991

LEGEND:

	BUILDING NUMBER BUILDING TYPE
	CONTRACTOR PHASE 3

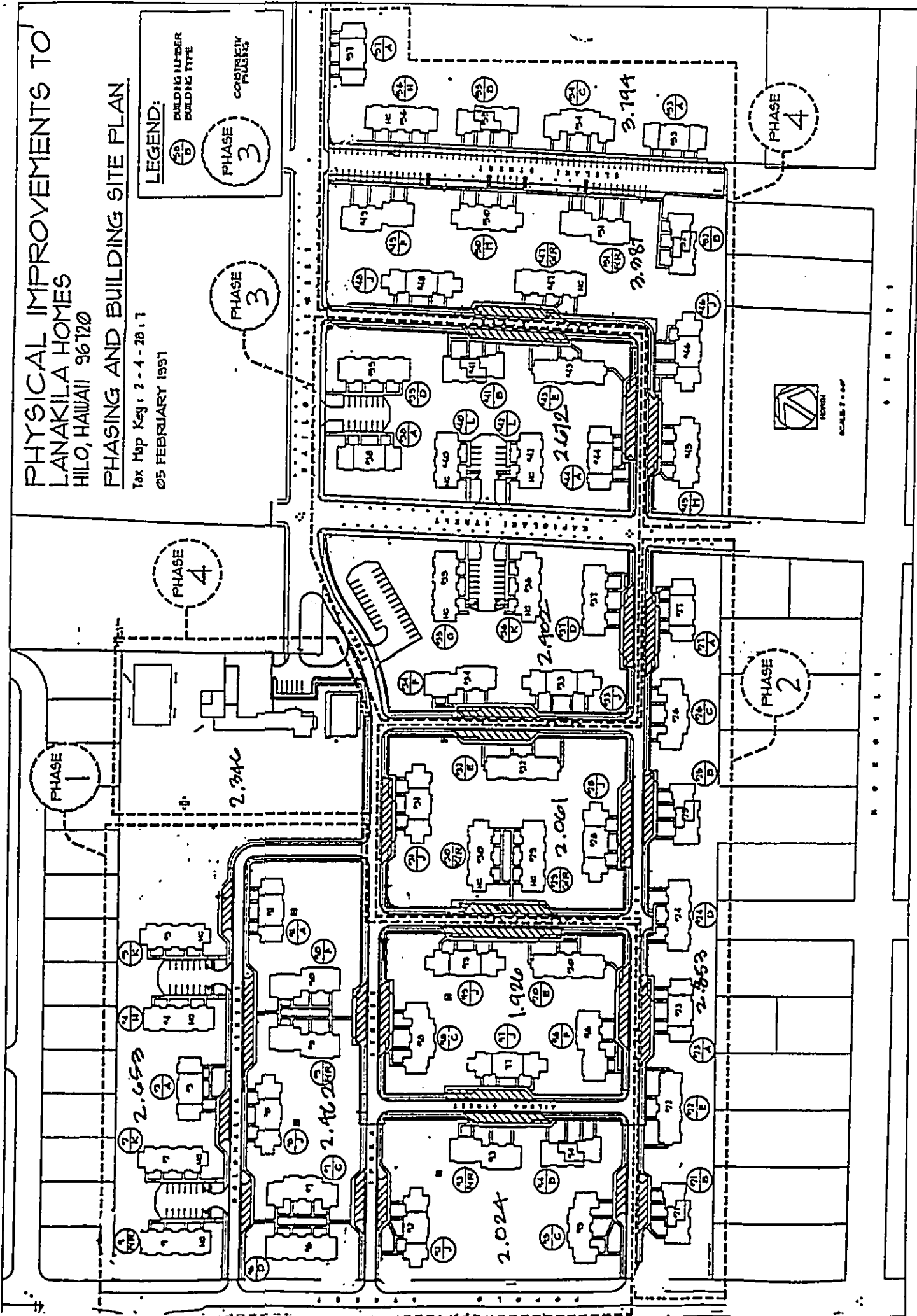


EXHIBIT 1

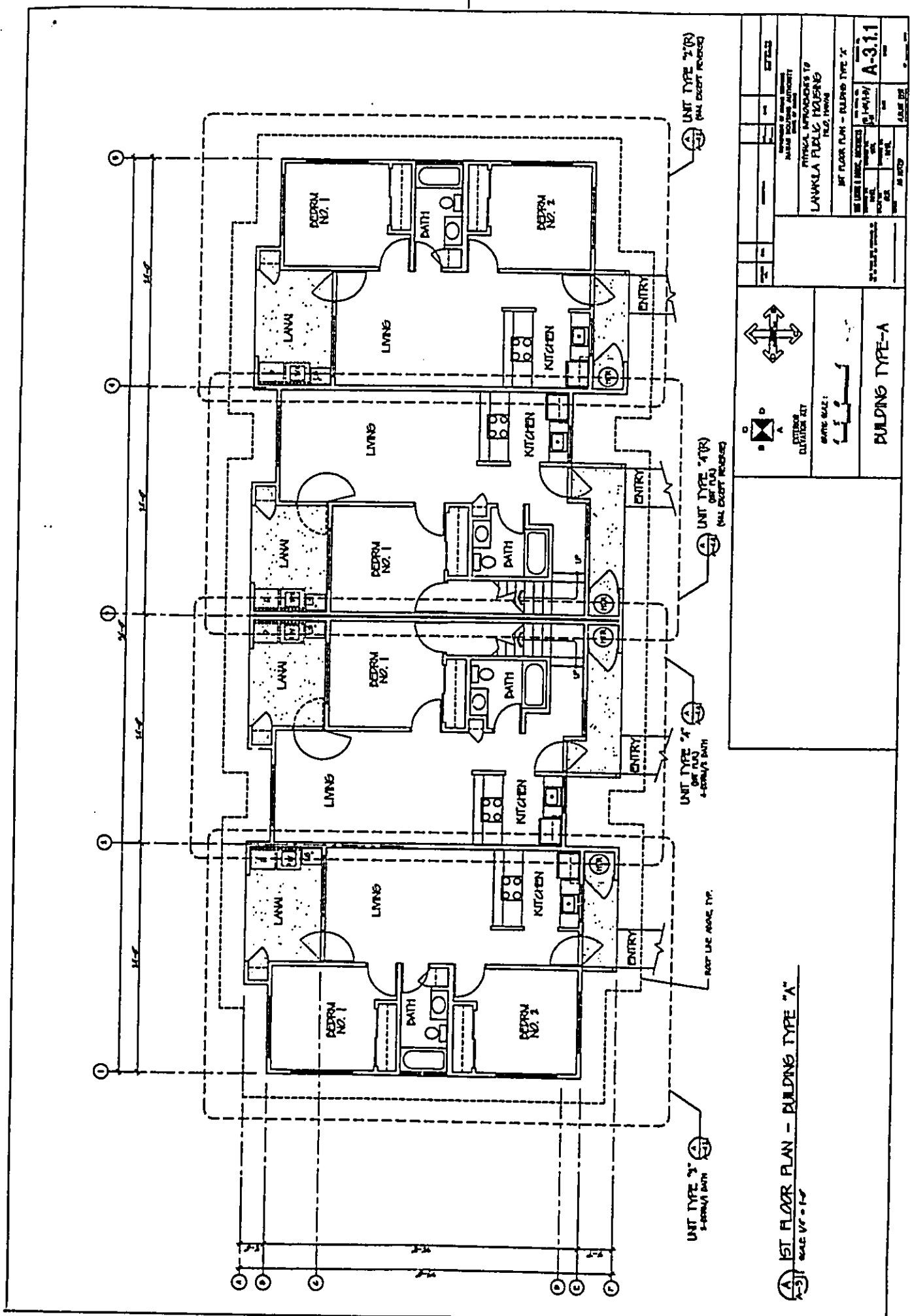
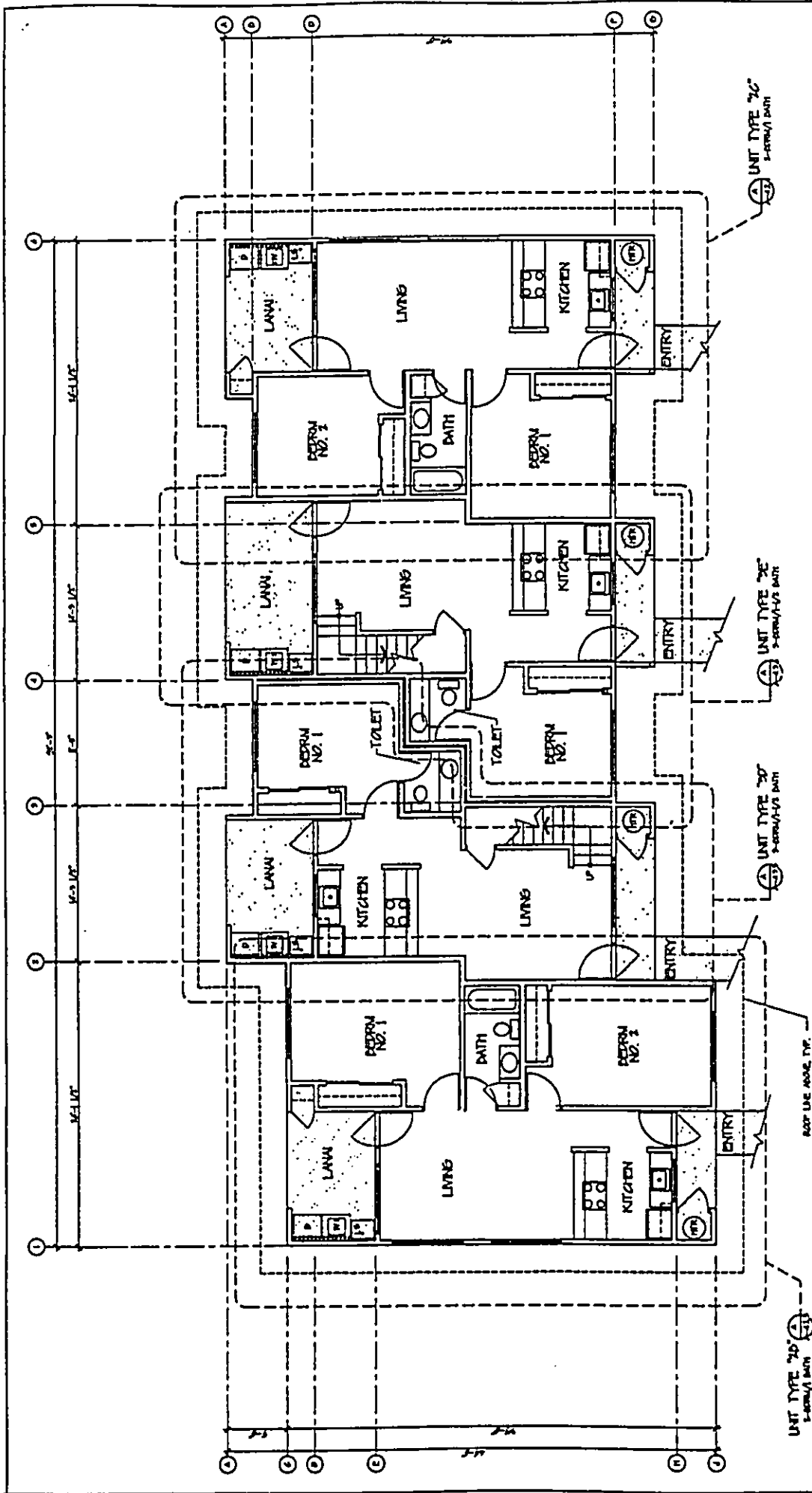


EXHIBIT 2 (Page 1 of 12)



**1ST FLOOR PLAN - BUILDING TYPE "D"**  
SCALE 1/8" = 1'-0"

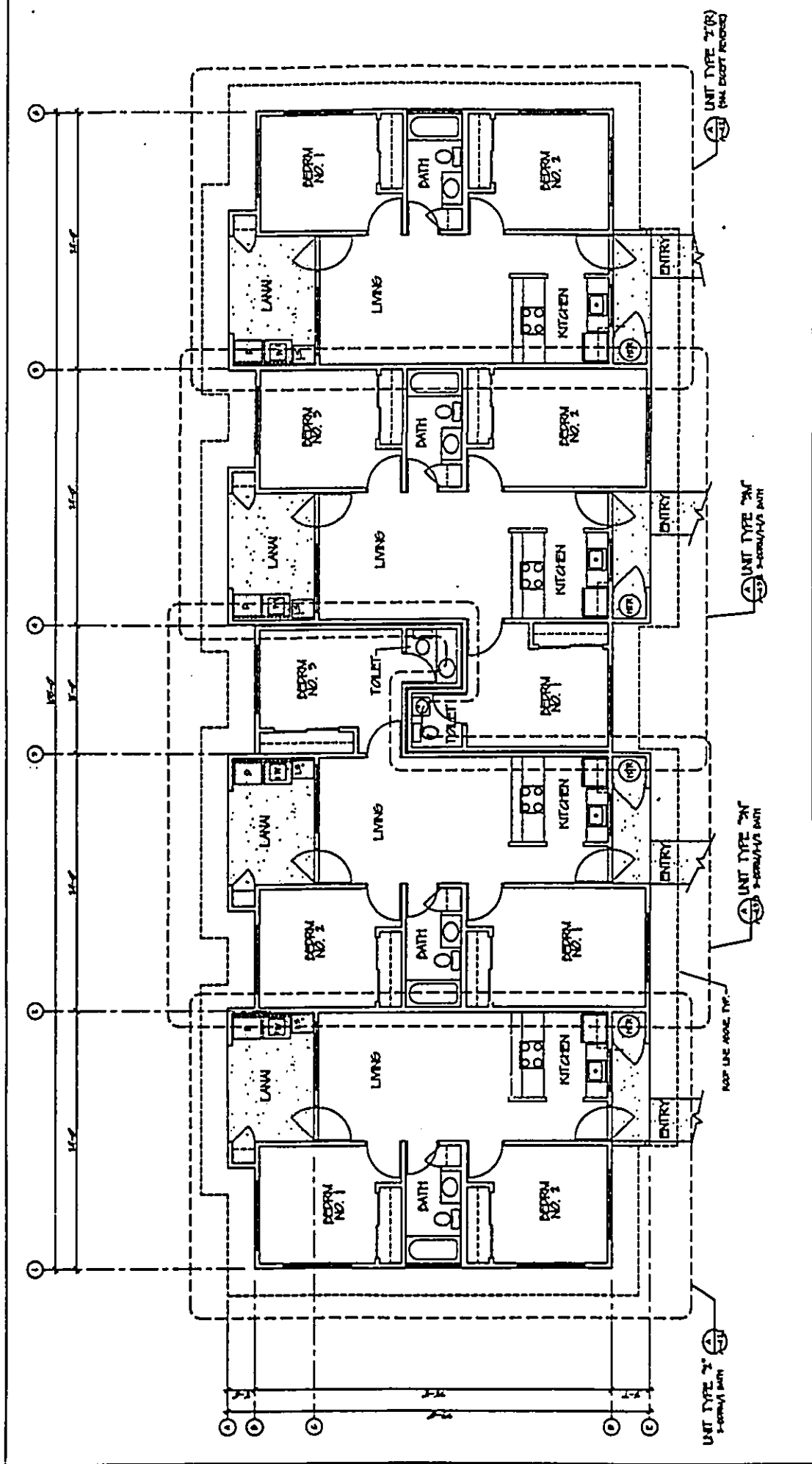
**BUILDING TYPE - D**

ENTRANCE DOOR WINDOW SET DOOR SWING		<b>BUILDING TYPE - D</b>		
PROJECT INFORMATION PROJECT NO. 1000000000 PROJECT NAME PROJECT LOCATION PROJECT DATE				
PROJECT INFORMATION PROJECT NO. 1000000000 PROJECT NAME PROJECT LOCATION PROJECT DATE				
PROJECT INFORMATION PROJECT NO. 1000000000 PROJECT NAME PROJECT LOCATION PROJECT DATE				

EXHIBIT 2 (Page 2 of 12)







**A** FLOOR PLAN - BUILDING TYPE 'D'  
 (32) SEE VR-12

**BUILDING TYPE 'D'**

DATE: 11/1/81

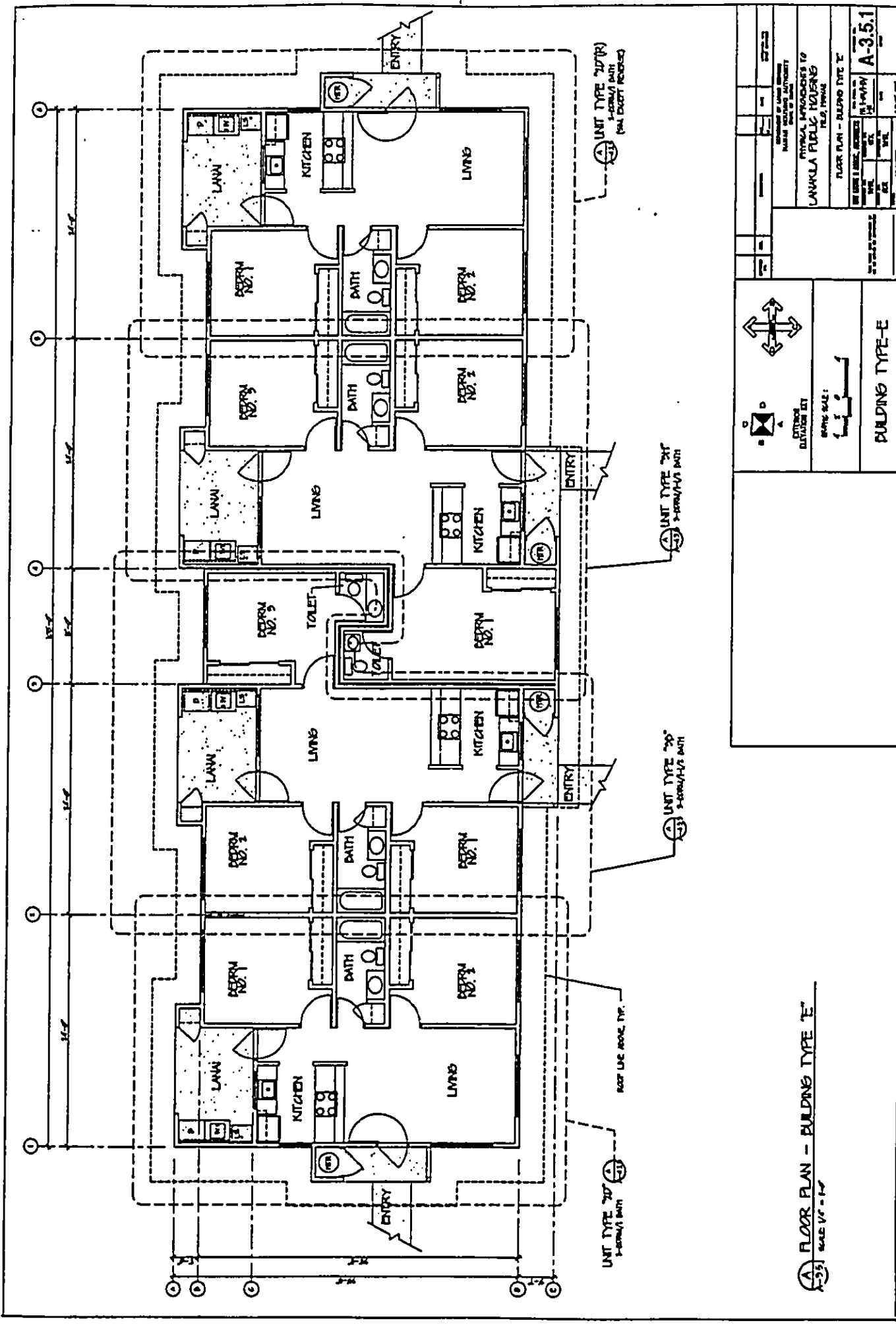
SCALE: 1/8" = 1'-0"

ELEVATION SET

NORTH

FEDERAL AGENCIES TO JANAKLA PUBLIC HOUSING P.O. BOX 1000	
FLOOR PLAN - BUILDING TYPE 'D'	
UNIT TYPE 2 (1-BEDRM) BATH UNIT TYPE 2M (1-BEDRM/1.5 BATH) UNIT TYPE 2(R) (1.5-BEDRM REVISED)	<b>A-3.4.1</b> DATE: 11/1/81 BY: JMM CHECKED: JMM IN CHARGE: JMM

EXHIBIT 2 (Page 4 of 12)



(A-35) FLOOR PLAN - BUILDING TYPE "E"  
 SCALE 1/8" = 1'-0"

DIVISION OF LABOR ARCHITECT: [ ] ENGINEER: [ ] CONTRACTOR: [ ]		PROJECT INFORMATION PROJECT: LAUKLA PUBLIC HOUSING LOCATION: [ ]	
FLOOR PLAN - BUILDING TYPE "E"		UNIT TYPE: A-35.1	
BUILDING TYPE-E		SCALE: 1/8" = 1'-0"	
NORTH ARROW DIMENSIONS		UNIT TYPE 207 UNIT TYPE 208 UNIT TYPE 209 UNIT TYPE 210	

EXHIBIT 2 (Page 5 of 12)

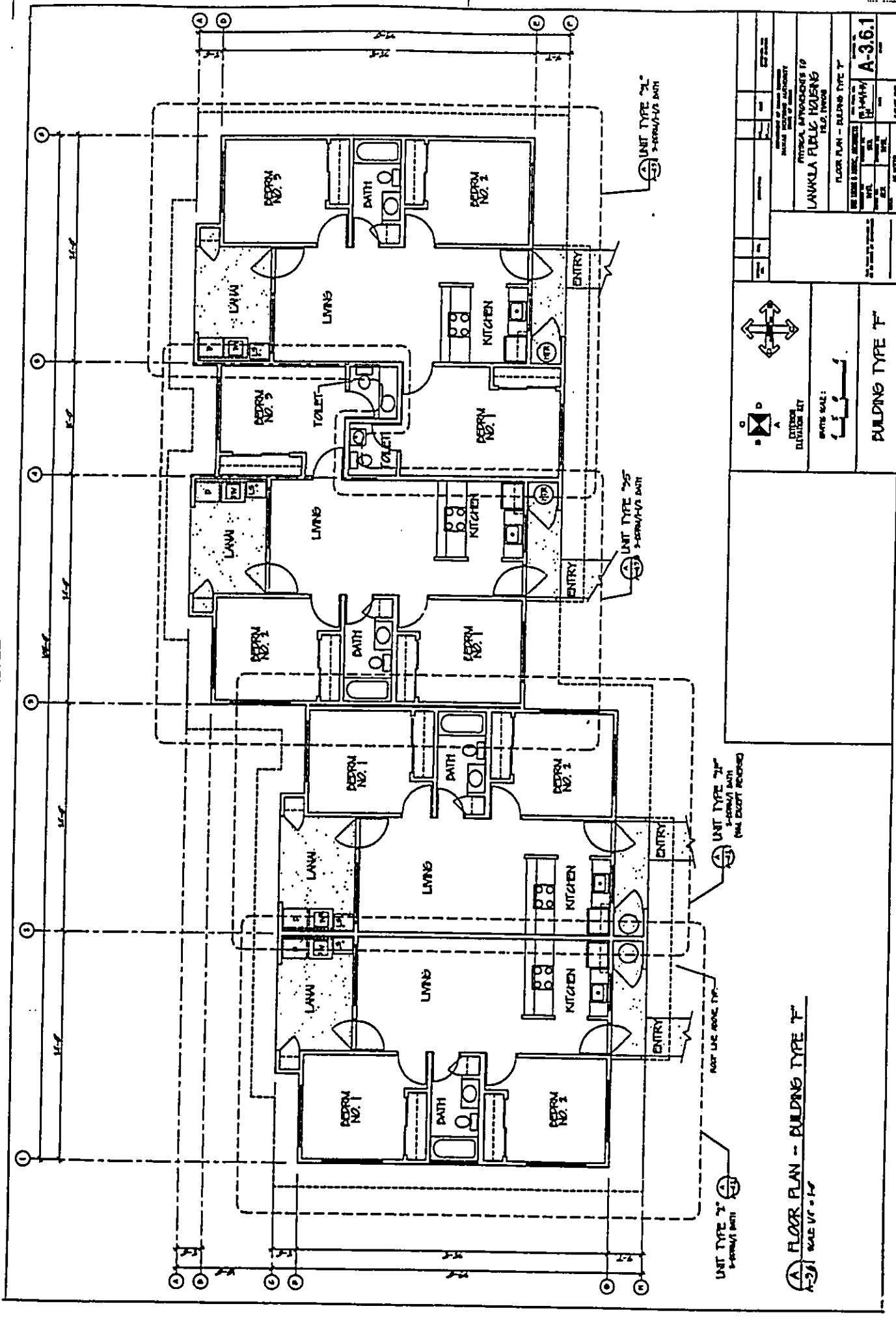
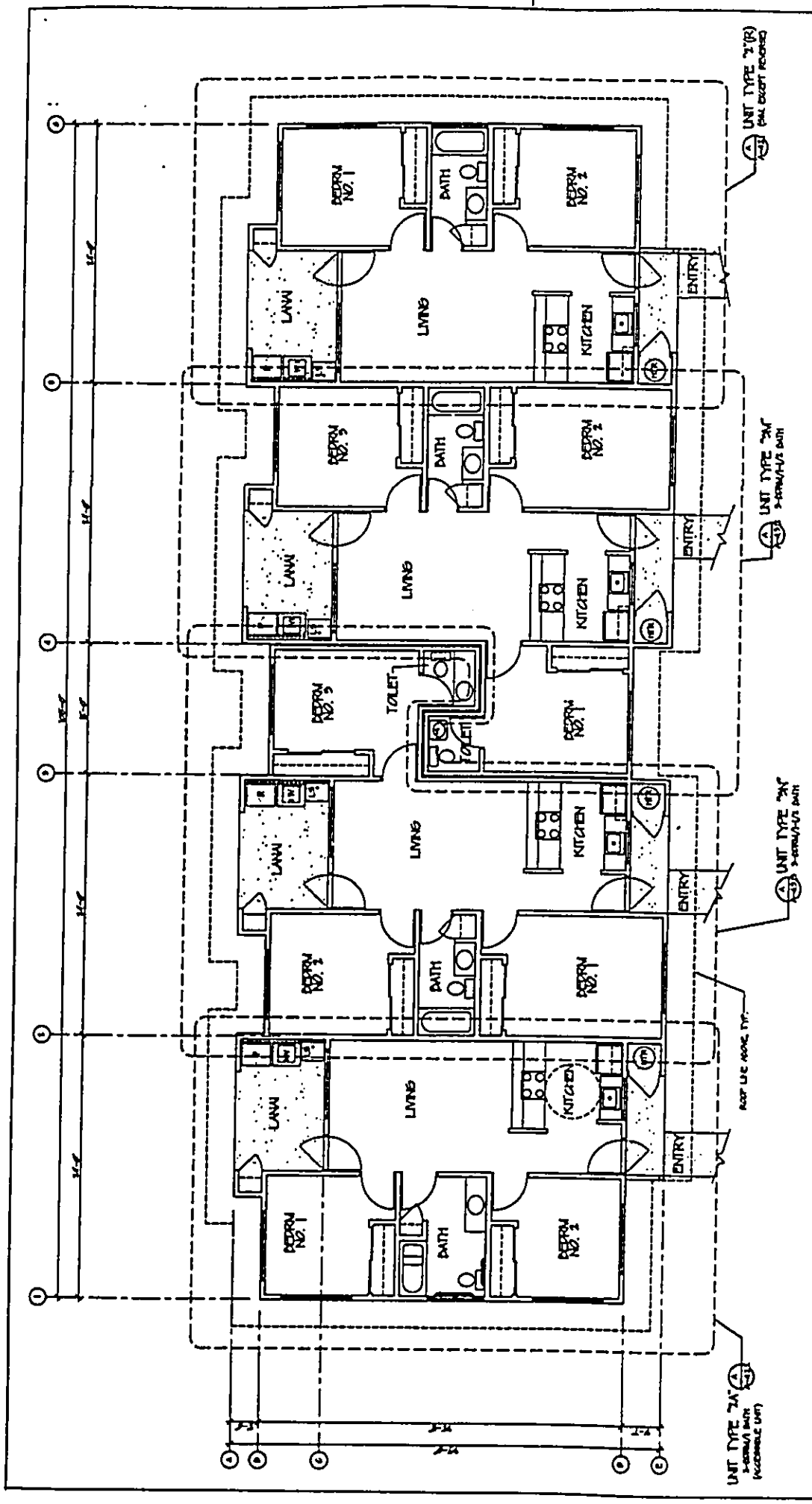


EXHIBIT 2 (Page 6 of 12)



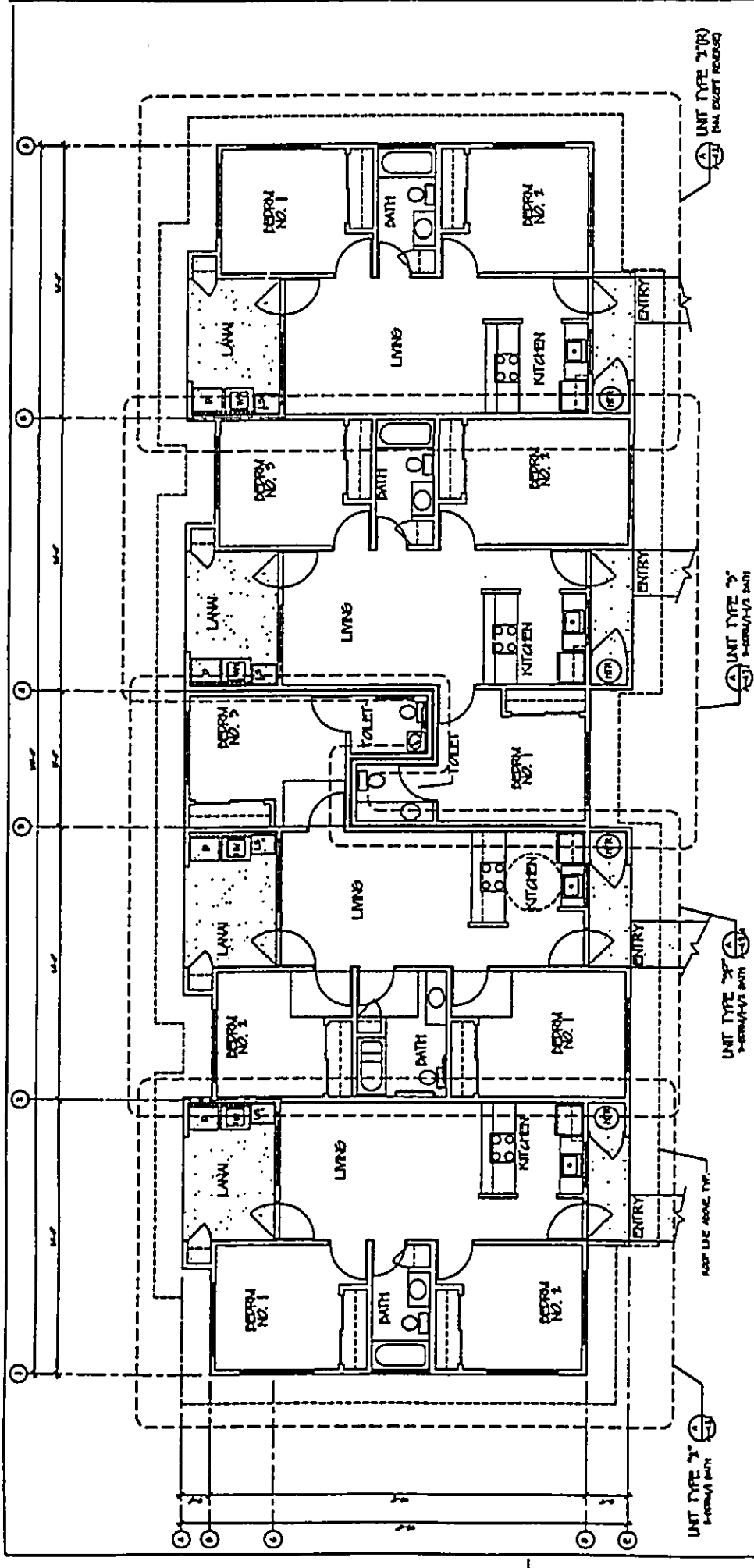
NATIONAL FIRE PROTECTION ASSOCIATION PHYSICAL PROGRESSIVE TO LAUREL PUBLIC HOUSING NEW YORK	
FLOOR PLAN - BUILDING TYPE 'G'	
UNIT NO. 1 UNIT NO. 2 UNIT NO. 3 UNIT NO. 4 UNIT NO. 5	A-3.8.1

NORTH

SCALE: 1/8" = 1'-0"

BUILDING TYPE 'G'

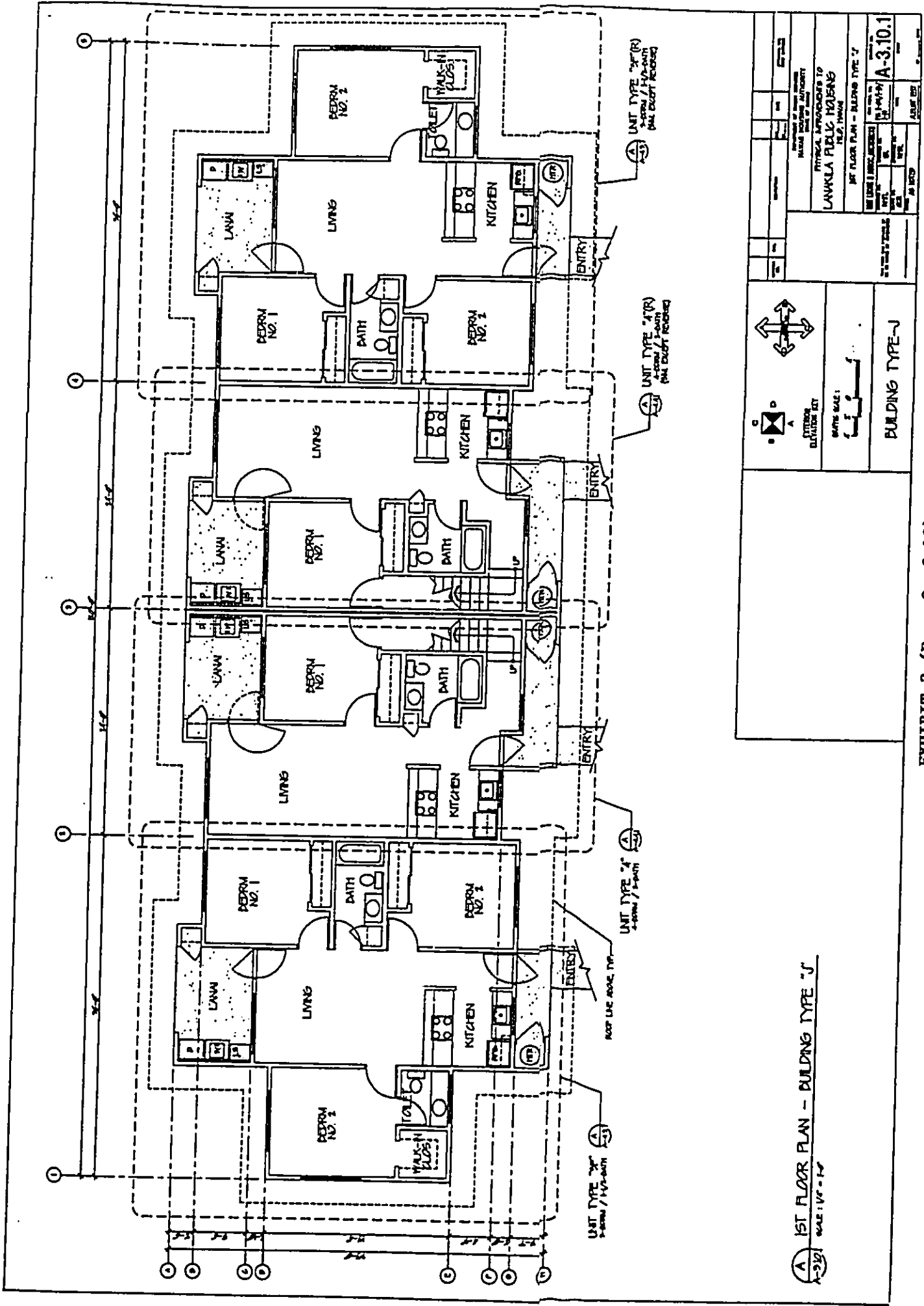
A FLOOR PLAN - BUILDING TYPE 'G'  
 SCALE 1/8" = 1'-0"



A FLOOR PLAN - BUILDING TYPE 'H'  
SCALE: 1/8" = 1'-0"

PHYSICAL DIMENSIONS TO LANKLA PLEK. HOLENS PLEK. HOLENS		FLOOR PLAN - BUILDING TYPE 'H' SCALE: 1/8" = 1'-0" A-3.9.1
BUILDING TYPE 'H'		NORTH ARROW SCALE: 1" = 10'-0" 1 2 3 4 5 6 7 8 9 10

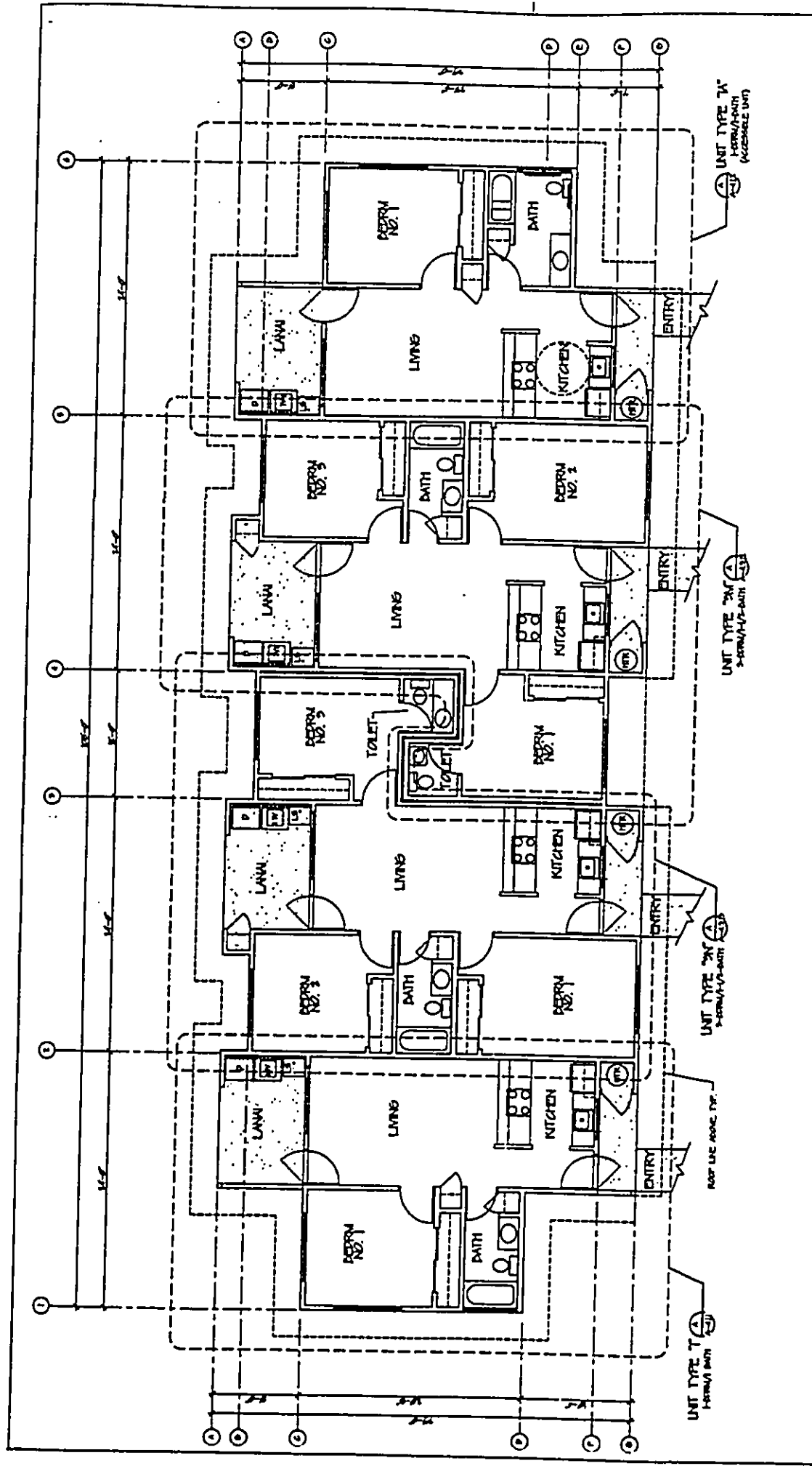
EXHIBIT 2 (Page 8 of 12)



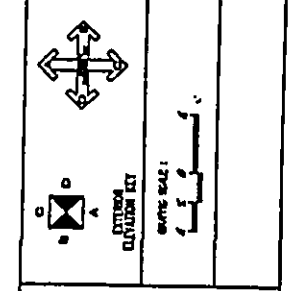
**A** 1ST FLOOR PLAN - BUILDING TYPE 'J'  
SCALE: 1/8" = 1'-0"

		<b>BUILDING TYPE - J</b>
MALAYA BUILDING AUTHORITY PHYSICAL APPROVALS TO <b>LAWKALA FLICK HOUSING</b> P.L. 2, 1964A		
1ST FLOOR PLAN - BUILDING TYPE 'J'		<b>A-3.10.1</b>
UNIT TYPE 3(R) 3-BED / 1 1/2-BATH (MAX. OCCUPYING 4 PERSONS)		
DATE	BY	APPROVED BY

EXHIBIT 2 (Page 9 of 12)



NATIONAL BOARD OF ARCHITECTS PHYSICAL SUPERVISORS TO LANKKA PUBLIC WORKS NO. 11, THIRUVANMIYUR COLOMBO 05	
FLOOR PLAN - BUILDING TYPE 'K' UNIT NO. 1 UNIT NO. 2 UNIT NO. 3 UNIT NO. 4 UNIT NO. 5	
DATE: 11/11/11 DRAWN BY: A-3.11.1 CHECKED BY:	SCALE: AS SHOWN



UNIT TYPE 'A'  
 1-BRM/1-BATH

UNIT TYPE 'B'  
 2-BRM/1-1/2-BATH

UNIT TYPE 'C'  
 2-BRM/1-1/2-BATH

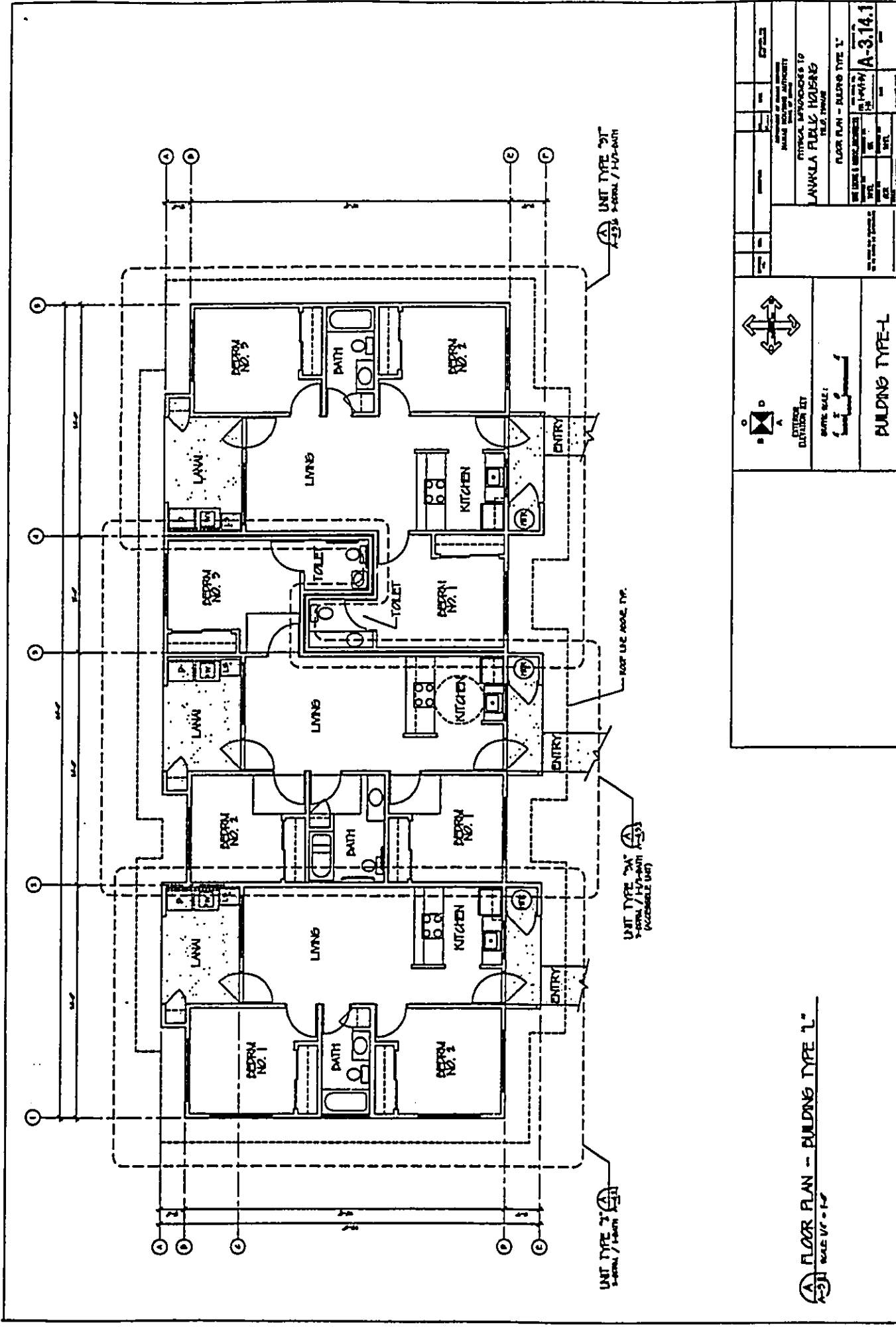
UNIT TYPE 'D'  
 2-BRM/1-1/2-BATH

UNIT TYPE 'E'  
 3-BRM/1-1/2-BATH

A FLOOR PLAN - BUILDING TYPE 'K'  
 SCALE: 1/4" = 1'-0"

EXHIBIT 2 (Page 10 of 12)

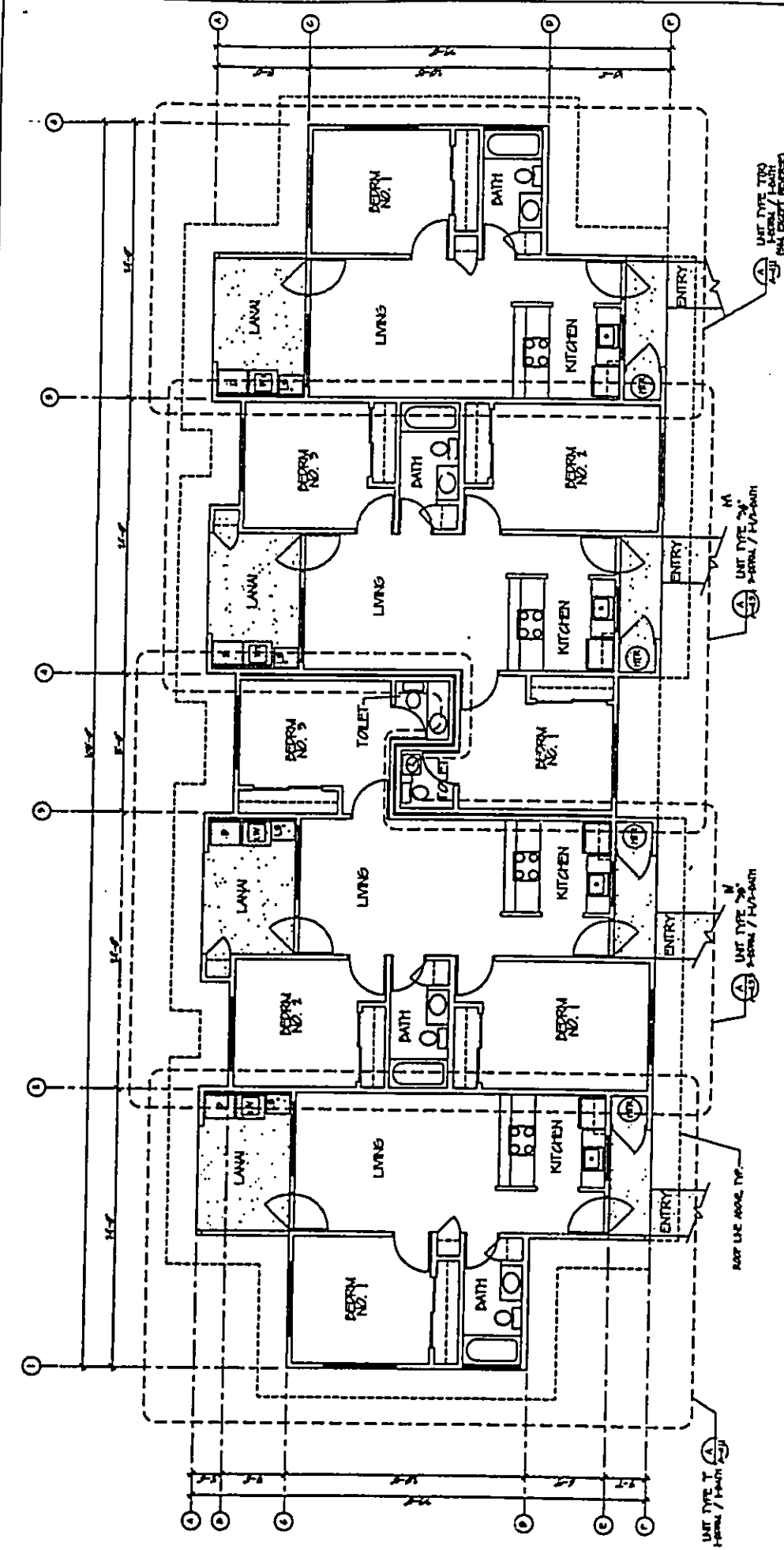




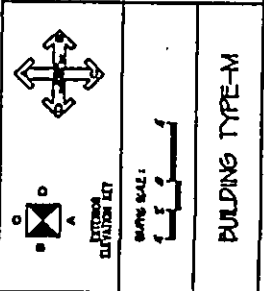
**A** FLOOR PLAN - BUILDING TYPE "L"  
SCALE: 1/8" = 1'-0"

EXHIBIT 2 (Page 11 of 12)

BUILDING TYPE-L		BUILDING TYPE-L	
LANKLA PUBLIC HOUSING TEL. THRU			
FLOOR PLAN - BUILDING TYPE "L"			
<b>A-3.14.1</b>			



FLOOR PLAN - BUILDING TYPE 'M'	
NO. OF UNITS	5
TOTAL AREA	2,100 SQ. FT.
DATE	11/11/71
SCALE	1/8" = 1'-0"
PROJECT NO.	A-315.1
DRAWN BY	[Signature]
CHECKED BY	[Signature]
DATE	11/11/71



1 FLOOR PLAN - BUILDING TYPE 'M'  
SCALE 1/8" = 1'-0"

REF. SEE ABOVE TYP.

UNIT TYPE T  
2-BED / 1-BATH

UNIT TYPE M  
3-BED / 1-1/2-BATH

UNIT TYPE M  
3-BED / 1-1/2-BATH

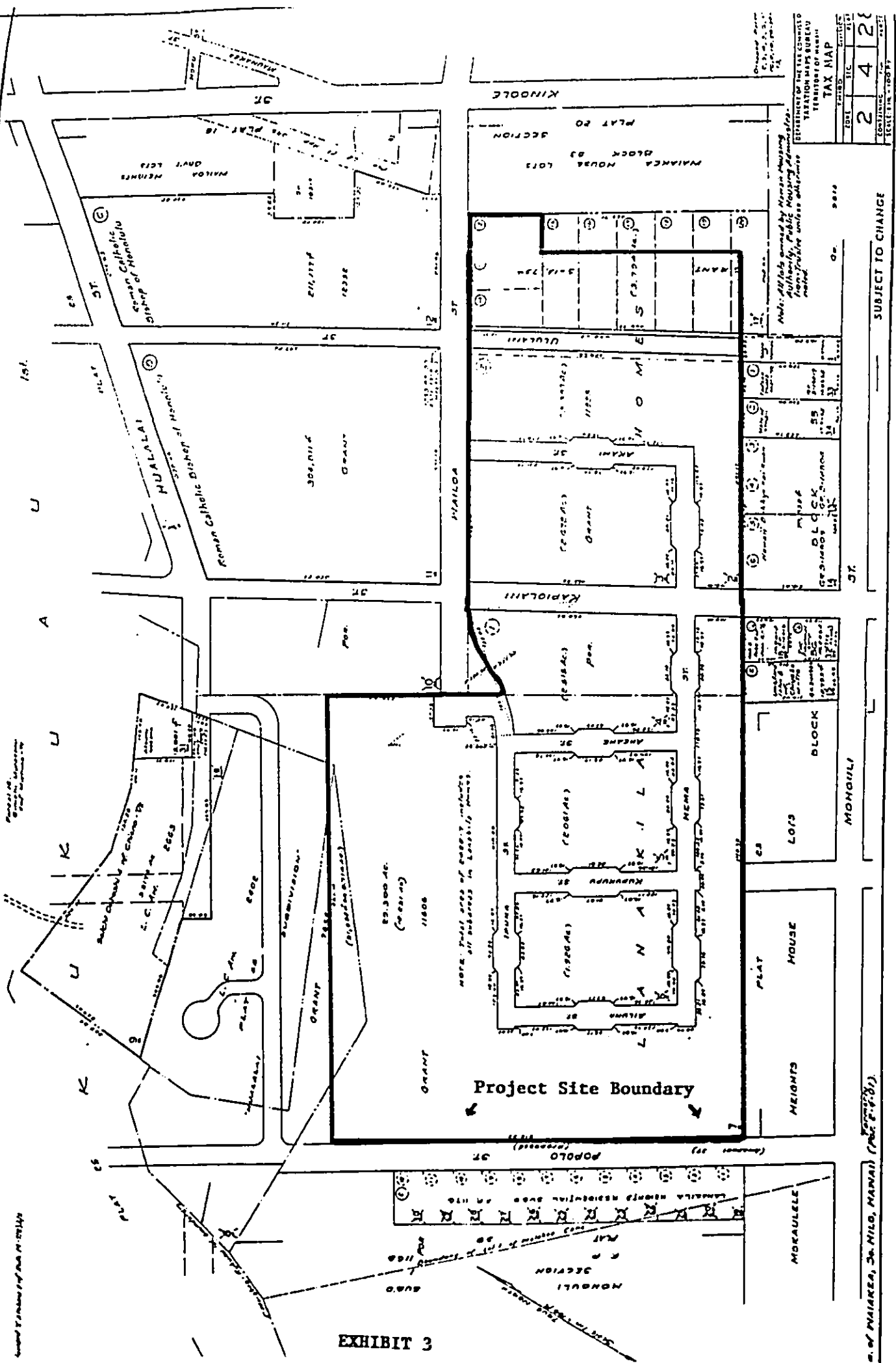
UNIT TYPE M  
3-BED / 1-1/2-BATH

UNIT TYPE M  
3-BED / 1-1/2-BATH

1 FLOOR PLAN - BUILDING TYPE 'M'  
SCALE 1/8" = 1'-0"

EXHIBIT 2 (Page 12 of 12)

2 4 28 3rd Div



District. It is off Kinoole Street, and is between Hualalai Street and Mohouli Street. Lanakila Homes is surrounded by St. Josephs School on the northeast and by residential houselots on the other sides.

The parcel is currently county zoned as RD-3.75 and state land use zoning is urban. The proposing agency plans to request a planned unit development (PUD) designation for this site from the County of Hawaii. Other permits includes the building permit, which is currently being processed by the Building Division, Department of Public Works of the County of Hawaii and the grading permit, which is currently being processed by the Engineering Division, Department of Public Works of the County of Hawaii.

Access to the site is primarily from Wailoa Street, and from side roads feeding from Mohouli, and Popolo Streets.

Existing County water and sewer system will be used for the project.

Private refuse services provides and will continue to provide solid waste disposal.

Police protection is provided out of the Hilo station. The Central fire station on Kinoole Street will provide fire protection for this project.

Lanakila Homes is part of the Hilo school complex, which is comprised of Hilo High School, Hilo Intermediate School, and Chiefess Kapiolani Elementary School. As this is a redevelopment of an existing public housing project, the impact on the area schools should be negligible.

F. ECONOMIC CHARACTERISTICS:

The total cost of this project is \$27,000,000. The total cost for Phase I has been estimated at \$9,000,000. Funding for the project will be from the U.S. Department of Housing and Urban Development Comprehensive Grant Program. Future phases of this development is dependent on continued Federal funding of the Comprehensive Grant Program. Anticipated completion of this project is in the next four federal fiscal years.

The impact on the tax base is expected to be minimal.

G. SOCIAL CHARACTERISTICS:

The new Lanakila Homes project will provide quality rental housing for lower income families in the South Hilo district.

Current residents will be relocated during the course of construction to vacancies within the project, to other public housing projects in the area, or to other outside housing opportunities. Should current residents choose not to return, this will enable other families the opportunity for low cost rental housing.

No existing businesses or residential units will be displaced by this project. The Lanakila Homes project will fully comply with handicap accessibility requirements.

A meeting was held with project residents to discuss this project. As part of the federal demolition application process with the U.S. Department of Housing and Urban Development, the residents were required to provide their consent to the demolition process. Additionally, as part of the planned unit development application process with the County of Hawaii, neighboring landowners of this project within a 300 feet radius is required to be notified of this project.

H. ENVIRONMENTAL CHARACTERISTICS:

1. Existing Use

Lanakila Homes has provided low income rental housing for the South Hilo District since 1951.

2. Flora/Fauna

A site visit indicated that no rare, threatened, or endangered species of flora or fauna are known to exist on this site, with the exception of the Long John tree (*Triplaris Melaenodendron*). This tree has been identified in an area that will not be affected by the planned construction work (Exhibit 4). Please see Exhibit 5 for a comprehensive listing of site flora.

The natural fauna of this area consists of sparrows, doves, mynahs and common domesticated animals (pets).

INTEROFFICE MEMORANDUM  
HAWAII HOUSING AUTHORITY

11-10-1997

REF. NO.: HB-100  
DATE: 4-9-97

SUSPENSE:

RTA  
JA

Subject: RARE TREE AT HA1-04

HA1-04

Originator:

TO: BOB HALL, HMBA

FROM: MANAGER, NIMU7

THRU:

The tree located in the circle fronting the administration office at 600 Wailoa Street, Hilo, Hawaii has been identified by Mr. Roger Imoto, Forester, State of Hawaii Department of Forestry, as a rare member of the "Buckwheat Family."

The tree, "Triplaris Melaencendron," is listed in Gardens of Hawaii and rarely found in our islands. Also, Mr. Imoto stated that this tree is one of the few "flowering" specimens in the state of Hawaii.

This information is being forwarded to you in consideration of the upcoming renovations to HA1-04/13/14, and we may decide to retain and feature this tree as a result of its rarity.

cc: Sandy Kido, SPHM-NI

  
Gerald M. Kita, Manager

BUCKWHEAT FAMILY  
(Polygonaceae)

CORAL VINE (*Antigonon leptopus*), a native of Mexico, naturalized in southern Texas, California, and Florida, is widely cultivated. It is a slim vine, climbing (to 20-40 ft.) by means of tendrils at the tips of the flower clusters. It blooms from spring to fall or later.

SANGRE DE TORO (*Ruprechtia coriacea*), from northern South America, is a slender tree (to 20 ft.) with 3-in. leaves and inconspicuous flowers (male and female on separate trees). The female develop into seeds with rosy-red wings, borne in dense clusters in midwinter in Florida. Propagated by air-layering.

LONG JOHN (*Triplaris melaenodendron*), from Central America, is a very slender, soft-wooded, tree (30-65 ft.) with pale, smooth, flaking bark, short branches, and downy leaves (7-16 in. long). Male trees are not showy but the female produce masses of colorful flowerlike fruits in spring. Stinging ants live in hollow branches.



EXHIBIT 4 (Page 2 of 2)

## Memorandum

To: Wayne Nakamoto  
From: Vernon Pang  
Date: August 8, 1997  
Subject: Plant Survey for Lanakila Homes Performed on July 31, 1997

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The rare Long John tree (*Triplaris meleanodendron*) pointed out by Roger Imoto of the State of Hawaii Department of Forestry was examined. Though the rare tree needed some horticultural maintenance (proper pruning and removal on banyan seedlings growing on it) it was determined that the proposed modernization project would not affect it. No other endemic, native, or endangered species of plants was observed on the site.

The following is a sampling of common ornamental plants growing on the site:

### Trees:

- Pink Tecoma (theme tree for the site probably planted as part of the original landscaping)
- Paper Bark
- Royal Poiciana
- Koa
- Rain Tree
- Mungai
- Brassia
- Norfolk Pine
- Various Ornamental Palms
- Banana
- Plumeria
- Various Citrus Trees
- Jacaranda
- Mango

### Shrubs:

- Nandina
- Various Gardenias
- Various Dracaenas
- Various Gingers
- Various Heliconias
- Tree Ferns

### Lawn:

- Hilo Grass



There are no existing wetlands, wildlife sanctuaries, or refuge adjacent or in the immediate area of the project. No endangered species are affected.

2. Topography

Lanakila Homes is located between 100 to 120 feet above sea level. The property slopes gently toward the northeast. Exhibit 6 is a General Topographic map from the U.S. Department of Agriculture.

The project site is in the X-shaded zones on the Flood Insurance Rate Map (FIRM). A rating of X indicates the property is outside a 500 year flood plain and is not considered a flood hazard.

3. Soils

The U.S. Department of Agriculture's Soil and Conservation Service, in cooperation with the University of Hawaii Agriculture Experiment Station has classified the soil as Keaukaha extremely rocky muck. (Exhibit 7 and 8) The soil surface layer is a very dark brown muck about 8 to 10 inches deep. The subsoil layer is a pahoehoe lava bedrock.

The soil is rapidly permeability at the surface, and slowly permeable at the subsoil layer, but water moves rapidly through the cracks. Runoff is medium and the erosion hazard is slight.

4. Historical/Archeological Significance

The HHA records indicate the subject site has been used as a low income public housing project land for the last forty six (46) years. No significant historical or archeological features have been determined within this parcel. The existing site is not considered historically significant.

5. Climate

The average rainfall for the area is approximately 90-150 inches per year.

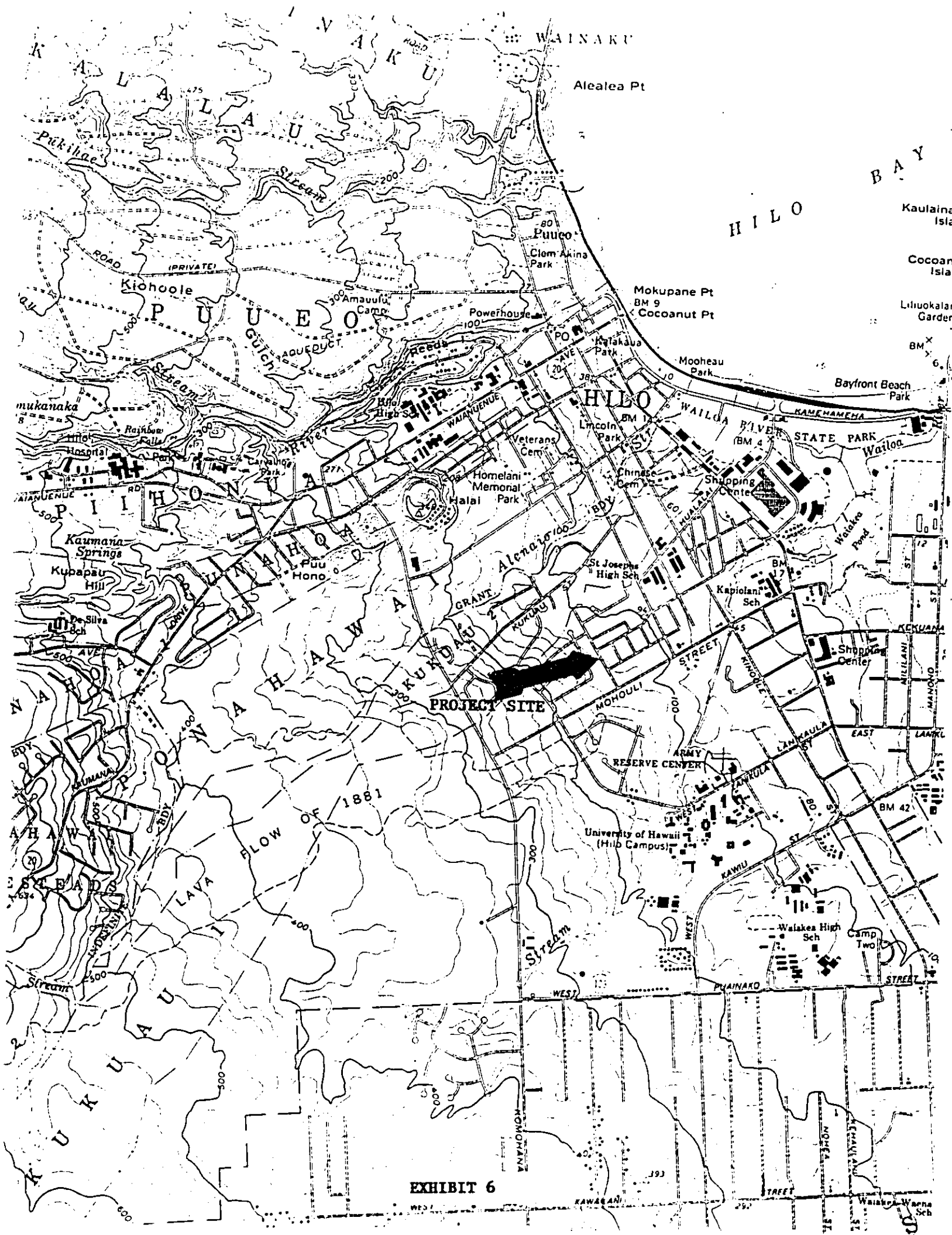
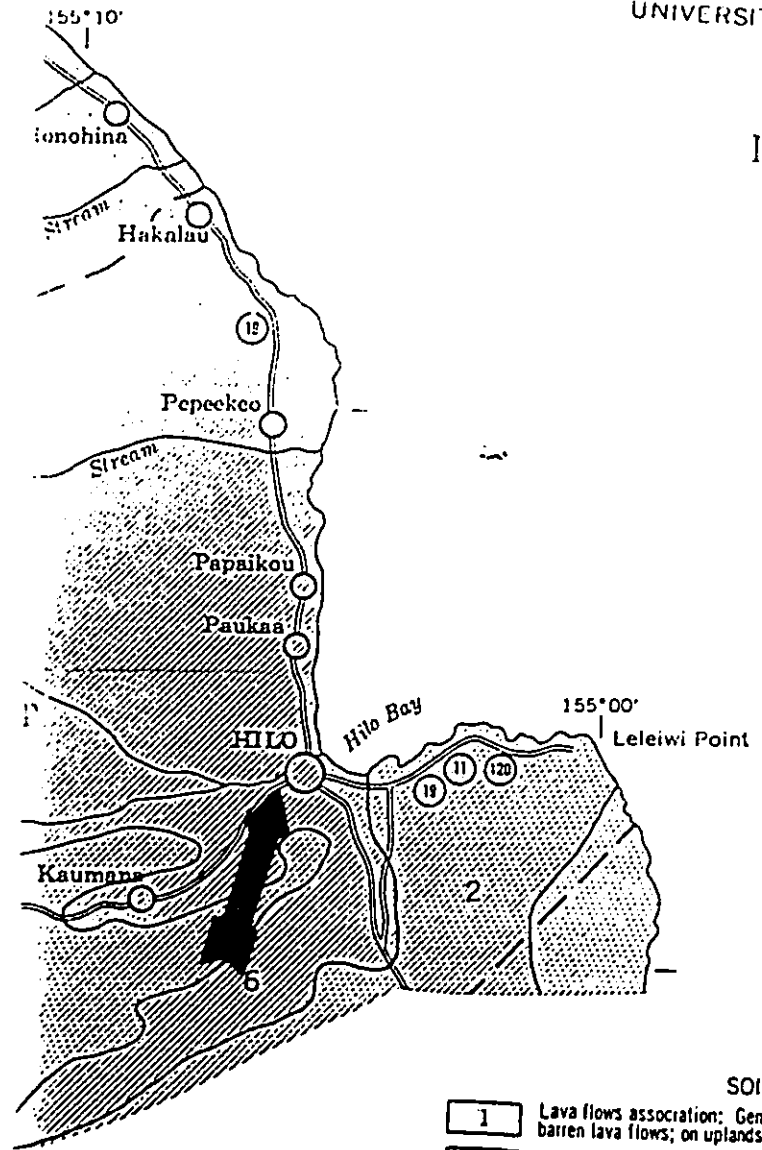


EXHIBIT 6

U. S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 UNIVERSITY OF HAWAII AGRICULTURAL EXPERIMENT STATION

# GENERAL SOIL MAP ISLAND OF HAWAII, HAWAII



### SOIL ASSOCIATIONS

- 1 Lava flows association: Gently sloping to steep, excessively drained, nearly barren lava flows; on uplands
- 2 Kekake-Keel-Kihoa association: Very shallow, gently sloping to steep, well-drained organic soils over Aa or pahoehoe lava; on uplands
- 3 Hanipoe-Maile-Puu Oo association: Deep, gently sloping to steep, well-drained soils that have a medium-textured to moderately fine textured subsoil; on uplands
- 4 Amalu-Kahua-Kehena association: Shallow to deep, gently sloping to steep, poorly drained to somewhat poorly drained soils that have a moderately fine textured subsoil; on uplands
- 5 Kawaihae association: Moderately deep, gently sloping to moderately steep, somewhat excessively drained soils that have a medium-textured subsoil; on coastal plains
- 6 Akaka-Honokaa-Kaiwiki association: Deep, gently sloping to steep, moderately well drained and well drained soils that have a moderately fine textured subsoil; on uplands
- 7 Waimea-Kikoni-Naalehu association: Very deep, nearly level to steep, well-drained soils that have a medium-textured to moderately fine textured subsoil; on uplands
- 8 Puu Pa-Pakini-Waiaha association: Shallow to deep, nearly level to steep, well-drained to somewhat excessively drained soils that have a medium-textured subsoil or medium-textured underlying material; on uplands
- 9 Kukaiuu-Anakea-Paauhau association: Deep and moderately deep, gently sloping to steep, well-drained soils that have a moderately fine textured subsoil; on uplands
- 10 Kohala-Hawi-Mahukona association: Deep, gently sloping to steep, well-drained soils that have a moderately fine textured to fine textured subsoil; on uplands

EXHIBIT 7

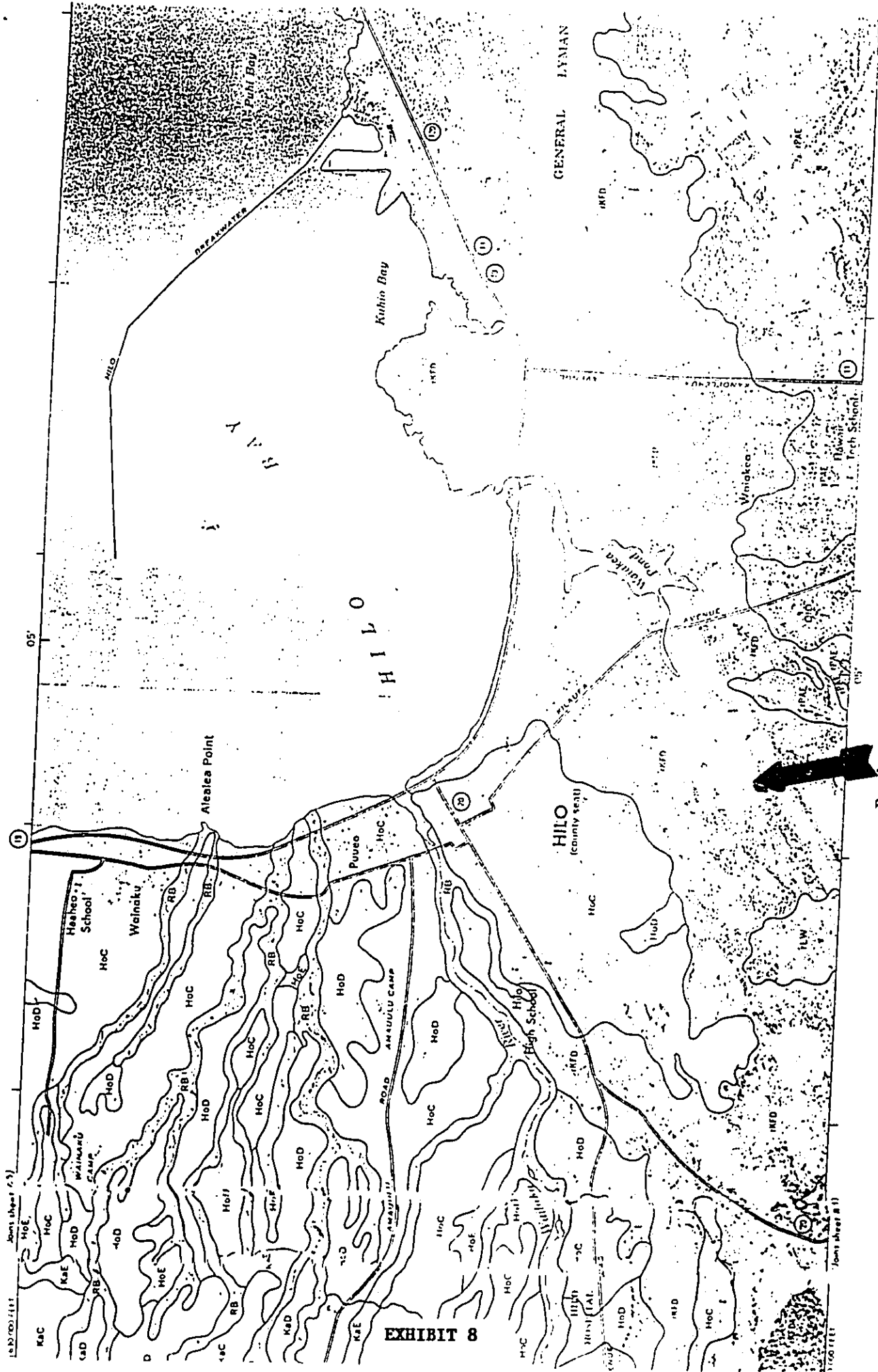


EXHIBIT 8

Project Site

Scale 1:1000

I. DISCUSSION OF THE ASSESSMENT PROCESS:

According to Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

1. The proposed action will not cause irrevocable loss or destruction of any natural or cultural resources.

The proposed project is a demolition and redevelopment of an existing public housing project. As this is essentially a replacement housing project, there is no significant destruction of existing natural resources.

As noted above, no significant archeological or historic sites are known to exist in the site. Should any archeological significant artifacts, bones, or other indicators of previous on-site activities are uncovered during construction, the State Historic Preservation Division of the Department of Land and Natural Resources will be contacted for appropriate mitigative action.

2. The proposed action will not curtail the range of beneficial uses of the environment.

As stated above, the site has been used as a low income public housing project for the past 46 years. To return the site to a natural environmental condition is not practical from an environmental, economic, or social perspective.

3. The proposed action will not conflict with the State's long-term environmental policies.

The proposed project is consistent with Environmental Policies established in Chapter 344, Hawaii Revised Statutes, and the National Environmental Policy Act (NEPA).

4. The proposed action will not substantially affect the economic and social welfare of the community or State.

The proposed project will greatly improve both the economic and social welfare of the community and State. The proposed project will provide economic stimulus and employment opportunities for the County of Hawaii, with the influx of Federal funds from this project. This is especially true for the depressed east side of the Island and in the area of construction and associated services during and after construction. This project will also improve the social welfare of the residents living in an aging housing stock, by providing new and modern homes.

5. The proposed action will not substantially affect public health.

Public health may be affected by air, noise, and water quality impacts; however these will be insignificant or not detectable when weighted by the positive economic and social impacts associated with this project. Any impact will be mitigated by appropriate control measures, and is a positive for public health when weighted against a "no action" alternative.

6. The proposed action will not involve substantial secondary impacts, such as significant population changes or effects on public facilities.

As this is an existing project, the impacts of a redevelopment will be minimal in terms of population changes and effect on public facilities. In fact, due to a decrease in the unit count from 230 to 220, there should be a favorable impact in a reduction in population and increase in open space. Impacts on public facilities should also be minimal. A positive effect would be an increase in employment opportunities both in the construction industry and indirectly from a wide range of services from related industries supporting the construction industry.

7. The proposed action will not involve a substantial degradation of environmental quality.

The proposed project will utilize an existing public housing project. The project will result in an increase in the building density without a reduction in the livable area, thus resulting in more open space. The addition of landscaping will make the new Lanakila Homes a more pleasant place to live. The minor environmental impacts during construction will result in a improved environment once construction is completed.

8. The proposed action will not cumulatively have a considerable effect on the environment or involve a commitment for larger actions.

By redeveloping the project now, it precludes impacts such as dilapidated housing and massive renovation and construction work in the future. No cumulative effect or commitment for larger action is anticipated with the redevelopment of this project.

9. The proposed action will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist in the project site.

No endangered plant or animal species are located in the project site. The one significant tree is located outside the construction area, and will not be affected by the construction work.

10. The proposed action will not detrimentally affect air or water quality or ambient noise levels.

Any impact with air and water quality will be mitigated with dust control measures such as dust screens and water quality will be mitigated with silting basins, erosion control measures, and filters for water runoff. The contractor will be reminded to control ambient noise levels during the construction period.

11. The proposed action will not be located in any environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The project is not located in a flood plain, tsunami zone, erosion prone area, geological hazardous land, estuary, fresh water or coastal water, based on our environmental review.

12. Substantially affects scenic vista and view planes identified in County or State plans or studies.

Due to the gradual slope and development in the surrounding area, there are no substantial vistas or view planes identified.

13. Requires substantial energy consumption.

Due to replacement of existing housing units, use of modern energy efficient appliances and fixtures, and reduction of unit count, there should be either no substantial increase in energy consumption or a decrease in energy consumption.

J. SUMMARY OF MAJOR IMPACTS:

From the above assessment, no major adverse environmental impact is anticipated. However, the project will result in the following minor adverse impacts:

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

K. ALTERNATIVES CONSIDERED:

1. Alternative Designs

Variations in number and types of units, and in land density have been considered by the project consultant. However, the plans and design will be constrained by funding considerations and topographic considerations.

2. No Action

The "no action" alternative was considered but was found to be unacceptable because of the current condition of the low-income rental units at Lanakila Homes and the availability of limited funding for this project. This would also not meet HHA's mandate to provide safe, decent, and sanitary housing on this site.

L. PROPOSED MITIGATIVE MEASURES:

The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures. Dust screens will be erected around the project site, both for dust control and to provide some security for the project site. The contractor will be required to work only during specified hours, and will be required to request permission to work before or after normal work hours (7:45 a.m. to 4:30 p.m.) or during weekends and holidays. Silting will be controlled by use of erosion control measures, silting basins and filters to screen out sediment.



M. CONCLUSION AND RECOMMENDATION:

HHA's conclusion and recommendation, based on the above discussion of the assessment process, and conferring with the project consultants and comments from the various agencies that have been consulted, results in a conclusion and recommendation that the FONSI be granted.

N. FINDINGS AND REASONS SUPPORTING DETERMINATION:

HHA's findings and supporting reasoning is based on the information derived in the environmental review process, conclusion drawn from the discussion of the assessment process, conferring with the project consultants, and a review the comments from the various agencies that have been consulted both prior and during the draft environmental assessment process.

O. REFERENCES

1. U.S Department of Agriculture, Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station, Soil Survey of the Island of Hawaii, State of Hawaii, December 1972.
2. Federal Emergency Management Agency, National Flood Insurance Program, FIRM (Federal Insurance Rate Map), County of Hawaii - Hawaii, Community No. 151166, Panel No. 0880C, September 16, 1988.

P. APPENDIX

1. Written Comments and Response (attached).
2. Notice of Finding of No Significant Impact on the Environment and Notice to Public of Request for Release of Funds

**APPENDIX 1**

**WRITTEN COMMENTS AND RESPONSES**

BENJAMIN J. CAYETANO  
GOVERNOR



FILE COPY

GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4186  
FACSIMILE (808) 586-4186

September 8, 1997

Sharon Yamada, Executive Director  
HAWAII HOUSING AUTHORITY  
1002 North School Street  
Honolulu, Hawaii 96817

Attn: Wayne Nakamoto

Dear Ms. Yamada:

Subject: Draft Environmental Assessment (EA) for Lanakila Homes, Hilo

Please note that the project status name of "negative declaration" is now called a FONSI (Finding of No Significant Impact). You may use the new term in future correspondence. In addition please include the following in the final EA:

1. Project appearance: Include drawings or diagrams of the proposed buildings and any proposed landscaping that show the final appearance of the project.
2. Construction:
  - a. Fully discuss the *technical aspects* of the project, such as building design and materials.
  - b. Fully discuss *construction impacts*, such as impacts to air quality, noise, and traffic. Also describe mitigation measures planned to prevent construction runoff into nearby bodies of water or streams.
3. Safety: Describe impacts and mitigation measures planned to ensure pedestrian safety near the project site as well as the security of materials and equipment within the site itself.
4. Figures and exhibits:
  - a. Indicate the project site on Exhibit 1.
  - b. Indicate what the FIRM abbreviation in #2 ("Topography") represents.

Post-It™ brand fax transmittal memo 7671 # of pages > 2

To	Wayne Nakamoto	From	Nakamoto
Co.		Co.	OEQC
Dept.		Phone #	
Fax #	732 5910	Fax #	

Sharon Yamada  
September 8, 1997  
Page 2

5. Permits and approvals: List all required permits and approvals and their status.
6. Consultations: Notify the nearest neighbors or neighboring landowners of the proposed project and document all contacts in the final EA. Include copies of any community or agency correspondence.
7. Significance criteria: A discussion of findings and reasons, according to the significance criteria listed in HAR Title 11-200-12, that support the anticipated Finding of No Significant Impact (FONSI) determination. A simple reiteration of the criteria in the negative will not suffice. You may use the enclosed sample as a guideline.

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,



GARY GILL  
Director

Enc.

BENJAMIN J. CAYETANO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17907  
Honolulu, Hawaii 96817

SHARON R. YAMADA  
EXECUTIVE DIRECTOR  
SHARYN L. MIYASHIRO  
DEPUTY EXECUTIVE DIRECTOR  
FAX: (808) 832-6030

IN REPLY REFER TO:  
97:ENG/259

October 30, 1997

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Draft Environmental Assessment (EA) for Lanakila Homes, Hilo

Thank you for your letter dated September 8, 1997, providing comments on the draft environmental assessment (EA) for Lanakila Homes in Hilo.

Please note that we have incorporated all of your comments in our final environmental assessment, including the term Finding of No Significant Impact (FONSI). Additionally, please note the following:

1. Project Appearance: A site and phasing plan for the project, along with the various building types are included as Exhibits 1 and 2.
2. Construction:
  - a. Technical aspects of the project, including building design and materials are discussed in the technical characteristics section.
  - b. Construction impacts related to air quality, noise, traffic and construction runoff and mitigative measures are discussed both in the discussion of the assessment process and proposed mitigative measures. OK
3. Safety: Impacts and mitigative measures to ensure pedestrian safety around the project site, as well as the security of materials and equipment within the site are discussed in the technical characteristics section.

Mr. Gary Gill  
October 30, 1997  
Page 2

4. Figures and Exhibits:

- a. The project site is delineated in Exhibit 3.
- b. The Firm abbreviation in Environmental Characteristics, Section #2 Topography represents the Flood Insurance Rate Map designation of "X" - Outside the 500 year floodplain.

5. Permits and Approvals: All required permits and approvals and their status are listed in the Technical Characteristics section.

6. Consultations: Consultations with neighbors and neighboring landowners are discussed in the Social Characteristics section.

7. Significance Criteria: A discussion of the findings and reasons to support the FONSI, based on the significance criteria of HAR Title 11-200-12 are part of an expanded Discussion of the Assessment Process of the final environmental assessment.

I trust the above addresses your concerns and comments on the draft environmental assessment for Lanakila Homes. We appreciate your constructive review of the draft EA and assistance in making the final environmental assessment a more complete document. If you have any questions, please contact Mr. Wayne Nakamoto, Housing Development Specialist at 832-5920.

Sincerely,



Sharon R. Yamada  
Executive Director

BENJAMIN J. CAYETANO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17907  
Honolulu, Hawaii 96817

SHARON R. YAMADA  
EXECUTIVE DIRECTOR  
SHARYN L. MIYASHIRO  
DEPUTY EXECUTIVE DIRECTOR  
FAX: (808) 832-6030

IN REPLY REFER TO:  
97:ENG/249

October 21, 1997

TO: Mr. Don J. Hibbard, Historic Preservation Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources

FROM: Sharon R. Yamada, Executive Director

A handwritten signature in black ink, appearing to read "Sharon R. Yamada".

SUBJECT: Demolition and Reconstruction of Lanakila Homes

The Hawaii Housing Authority is presently preparing a demolition application to the U.S. Department of Housing and Urban Development, proposing the demolition and reconstruction of the Lanakila Homes public housing project in Hilo, Hawaii. A draft environmental assessment is attached for your review.

Our research indicates that Lanakila Homes has provided housing for low income families since first being constructed 46 years ago. Prior to that time, the property was used for temporary wartime housing and was previously vacant land.

We would like to know if this property is eligible for listing on the National Register of Historic Places, is located directly adjacent to a historic district, and could potentially be a historic district or property. Additionally, we would request any significant comments of a historic or archeological nature.

Your assistance in this matter is greatly appreciated. Should you have any questions, please contact Wayne Nakamoto, Housing Development Specialist at 832-5920.

Enclosure

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII

AUTHORITY

Nov 3 9 45 AM '97



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

October 31, 1997

Sharon R. Yamada, Executive Director  
Department of Human Services  
Hawaii Housing Authority  
P.O. Box 17907  
Honolulu, Hawaii 96817

Dear Ms. Yamada:

**SUBJECT: Proposed Demolition and Reconstruction of Lanakila Homes  
TMK 2-4-28:07, Hilo, Oahu**

Thank you for the letter dated October 21, 1997, regarding the proposed demolition and reconstruction of Lanakila Homes. We concur that the proposed project should have 'no effect' on any known historic resources.

Thank you for the opportunity to comment. Should you have any questions please contact Carol Ogata at 587-0004.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Deputy  
State Historic Preservation Officer

CO:jk

BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT  
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STATE PARKS  
WATER AND LAND DEVELOPMENT

LOG NO: 20421

DOC NO: 9710co26

Architecture



**APPENDIX 2**

**NOTICE OF FINDING OF NO SIGNIFICANT  
IMPACT ON THE ENVIRONMENT AND  
NOTICE TO PUBLIC OF REQUEST  
FOR RELEASE OF FUNDS**

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT  
ON THE ENVIRONMENT AND NOTICE TO PUBLIC  
OF REQUEST FOR RELEASE OF FUNDS**

October 30, 1997  
Hawaii Housing Authority  
1002 North School Street  
Honolulu, Hawaii 96817  
Phone No. 832-6060

**TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:**

This combined notice is intended to satisfy two separate procedural requirements: 1) 24 CFR 58.42 Notice Requirements for a Finding of No Significant Impact and 2) 24 CFR 58.70, Notice of Intent to Request Release of Funds. The public is advised to specify which notice their comments address, so that the Hawaii Housing Authority may properly take into account the comments received.

On or about December 31, 1997 the Hawaii Housing Authority will request the U.S Department of Housing and Urban Development (HUD) to release Federal funds under Title I of the Housing and Community Development Act of 1974, (P.L. 93-383, to be used for the following project:

Lanakila Homes, HUD Project Nos. HI10-P001-004, HI10-P001-013,  
and HI10-P001-014.

For the purpose of the Demolition and Redevelopment of Lanakila Homes,  
600 Wailoa Street, Hilo, South Hilo District, Island, County and State of Hawaii  
Estimated funding amount, in phases, totaling \$27,000,000 and subdivided as  
follows:

<u>PHASE</u>	<u>AMOUNT</u>	<u>STATUS</u>
Phase I	\$9,000,000	Funding Received
Phase II	\$6,000,000	To be funded
Phase III	\$6,000,000	To be funded
Phase IV	\$6,000,000	To be funded

It has been determined that this action will not constitute an action significantly affecting the quality of the human environment and, accordingly, the above named Hawaii Housing Authority has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190).

The reasons for such decision not to prepare such statement are as follows:

- 1) Findings, conclusion, and recommendations derived from the environmental assessment process.
- 2) Findings, conclusion, and recommendations derived from consultations with the project consultants.
- 3) Findings, conclusion, and recommendations derived from consultations with agencies and groups during the environmental review process and permitting process.

An Environmental Review Record respecting this project has been made by the above named Hawaii Housing Authority which documents the environmental review of the project and more fully sets forth the reasons why such statement is not required. This Environmental Review Record is on file at the above address and is available for public examination and copying upon request, at the Engineering and Inspection Branch, weekdays between the hours of 7:45 a.m. to 4:30 p.m.

No further federal environmental review of such project is proposed to be conducted, prior to the request for release of Federal funds.

The Hawaii Housing Authority is certifying to HUD that Sharon R. Yamada in her capacity as the certifying officer, consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental reviews, decision making, and action; and that these responsibilities have been satisfied. The legal effect of this certification is that upon its approval, the Hawaii Housing Authority and HUD will have satisfied their responsibilities under the National Environmental Policy Act of 1969 and the project may proceed. HUD will accept an objection to its approval of this undertaking certification if it is on one of the following bases:

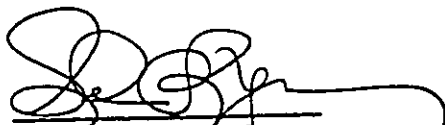
(a) That the certification was not in fact executed by the certifying officer; (b) that the Hawaii Housing Authority has omitted one or more steps in preparing the environmental assessment; has failed to make a finding of environmental significance; has failed to give the Advisory Council on Historic Preservation an opportunity to comment on the undertaking's effect on historic preservation; or (c) other basis established by HUD regulations.

All interested agencies, groups and persons disagreeing with this decision are invited to submit written comments for consideration by the Hawaii Housing Authority to the Office of the Executive Director. Such written comments should be received at 1002 North School Street, Honolulu, Hawaii 96817 on or before November 30, 1997. All such comments so received will be considered and the Hawaii Housing Authority will not request the release of Federal funds or take any administrative action on the project prior to the date specified in the preceding sentence.

Objections may also be prepared and submitted in accordance with the required procedures (24 CFR Part 58, subpart J), and may be addressed to the U.S. Department of Housing and Urban Development at, Office of Community Planning and Development, 450 Golden Gate Avenue, Box 36003-9C, San Francisco, California 94102.

Objections to this undertaking on any basis other than those stated above will not be considered by HUD.

No objections received after November 30, 1997 will be considered by HUD.



Sharon R. Yamada  
Executive Director  
Hawaii Housing Authority