January 20, 2020  

In reply refer to:  
PO-20-005

To:  1. Director, Office of Environmental Quality Control  
oeqchawaii@doh.hawaii.gov and OEQC electronic intake process
2. Peter Kahana Albinio, Acting Land Development Division Administrator  
Attn: Linda Chinn  
DHHL, Land Development Division  
91-5420 Kapolei Parkway  
Kapolei, Hawai‘i 96707

FROM: Chairman of the Hawaiian Homes Commission

SUBJECT: Exemption Notice for acquisition of private land and structures using State funds of TMKs (1)2-7-011:008, 009, and 053, Coolidge Street and Isenberg Street, Mōʻiliʻili, Kona Moku, Oʻahu (reference-file # PO-20-005)

DATE: January 17, 2020

AGENCY OR APPLICANT ACTION

Check applicable box

☒ This exempted action is an agency action as defined by Section 343-5(b), Hawaiʻi Revised Statutes (HRS), and Section 11-200.1-8, Hawaiʻi Administrative Rules (HAR),

☐ This exempted action is an applicant action as defined by Section 343-5(e), HRS, and Section 11-200.1-9, HAR

EXEMPTION TYPE:

The Exemption Notice for the action described below is based on the general types enumerated in Section 11-200.1-15(c), Hawaiʻi Administrative Rules (HAR), Exemption Type 9.

DESCRIPTION OF ACTION

Proposing Agency or Applicant: DHHL, Land Management Division

Project Name & Address/Location: Acquisition of private land and structures using State funds 720 Coolidge Street, 728 Coolidge Street, and 793 Isenberg Street
Anticipated Start Date: 1/30/2020

Anticipated End Date: 6/30/2020

Island and District: O`ahu Honolulu

Tax Map Key(s) and other geolocation means:

<table>
<thead>
<tr>
<th>Tax Map Key</th>
<th>Address</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) 2-7-11:008</td>
<td>720 Coolidge Street</td>
<td>0.4409</td>
</tr>
<tr>
<td>(1) 2-7-11:009</td>
<td>728 Coolidge Street</td>
<td>0.3439</td>
</tr>
<tr>
<td>(1) 2-7-11:053</td>
<td>793 Isenberg Street</td>
<td>0.1704</td>
</tr>
</tbody>
</table>

All Necessary Permits and Approvals: None

NARRATIVE
Describe the action and why it qualifies for the exemption:
Exemption 9 is described in §11-200.1-15 as follows: Acquisition of land and existing structures including single or multi-unit dwelling units, for the provision of affordable housing involving no material change of use beyond previously existing uses, and for which the legislature has appropriated or otherwise authorized funding.

DHHL’s primary mission is to administer the Hawaiian Homes Commission Act (HHCA) as amended. The HHCA purpose is to elevate the lāhui o Hawai‘i by creating opportunity for native Hawaiians to reside on public lands given the status of Hawaiian Home Lands. DHHL maintains a waitlist for native Hawaiian beneficiaries interested in DHHL leases on O‘ahu. As of November 30, 2019, there were 10,787 beneficiaries waiting for housing opportunities on O‘ahu. According to DHHL’s O‘ahu Island Plan (OIP), additional lands are necessary to meet the homesteading needs of all applicants on the residential waitlist for O‘ahu. In addition, the OIP beneficiary survey identified Honolulu as the preferred area for DHHL to pursue the acquisition of new lands (among all but one household income group) to meet the homesteading preferences of those on the waitlist.

DHHL is pursuing the acquisition of these parcels, located within Honolulu, to add lands to the inventory that will provide residential opportunities for its beneficiaries and revenue generating activities to support the purposes of the HHCA. The existing structures includes 31 residential units. The State Budget as provided in Act 49, SLH2017, Section 30F, Item No. 16 identified the Department of Agriculture as the expending agency for $6.9 million in general obligation bond appropriation financing to DHHL for lot development on O‘ahu. DOA has agreed to delegate the expenditure and release of funds to DHHL.

RECEIVING ENVIRONMENT
Describe the site, including any impacts on the receiving environment:
The site is located on three parcels between Isenberg and Coolidge Streets and are across DHHL’s Bowl-O-Drome parcel that is being redeveloped for affordable housing. The short-term
use will not change the parcels land use, physical or environmental conditions. The short-term plans will not require any upgrades nor additional demands on the existing infrastructure. In the long-term, the parcels will continue to be utilized for housing, however should DHHL choose to increase density then a separate evaluation for compliance with Chapter 343 would be required.

ENVIRONMENTAL ANALYSIS
I have considered the potential effects of the proposed project and all related activities against the criteria checked below:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>✗ Land Use and Zoning Conformance</td>
<td></td>
</tr>
<tr>
<td>✗ Traffic (Vehicles, Bicycles, Pedestrian)</td>
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<tr>
<td>✗ Infrastructure (Roads, Buildings, Utilities)</td>
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<tr>
<td>✗ Air Quality Pollutant Emissions</td>
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<tr>
<td>✗ Noise Emissions</td>
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<tr>
<td>✗ Solid, Hazardous, and Liquid Waste Management</td>
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</tr>
<tr>
<td>✗ Social</td>
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<tr>
<td>✗ Economic</td>
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<tr>
<td>✗ Health and Safety</td>
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<tr>
<td>✗ Recreation</td>
<td></td>
</tr>
<tr>
<td>☐ Public Beach Access</td>
<td>✗</td>
</tr>
<tr>
<td>✗ Cultural Resources and Practices</td>
<td></td>
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<tr>
<td>✗ Visual/Aesthetic</td>
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<tr>
<td>✗ Environmental Justice</td>
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<tr>
<td>✗ Rare, Threatened, and/or Endangered Species</td>
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<tr>
<td>☐ Surface and Ground Water Resources</td>
<td>✗</td>
</tr>
<tr>
<td>✗ Wetlands</td>
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<tr>
<td>✗ Floodplains</td>
<td></td>
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<tr>
<td>☐ Riparian/Coastal Resources</td>
<td>✗</td>
</tr>
<tr>
<td>☐ Other</td>
<td></td>
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</table>

Comments/summary of impact analysis:
The acquisition and proposed short-term uses conform with existing land uses and zoning. No changes to traffic, infrastructure, air, noise, waste management, view planes will occur as a result of the acquisition. The project is located outside of any floodplains (X) and does not include any wetlands, riparian/coastal resources or habitat for threatened, rare and/or endangered species. Additionally, no passive flooding or active exposure resulting from a 3.2-foot rise in sea level is anticipated. The parcels proposed for acquisition could provide housing opportunities within the urban core for beneficiaries that may not otherwise be able to afford housing in the area.

MITIGATION
Describe all mitigation measures and best management practices planned to address impacts during the project activities and after project completion:
Due diligence must be conducted prior to purchase to determine if the parcels will further the purpose of the HHCA. This due diligence should include evaluation of potential economic loss resulting from sea level rise as well as any potential health and safety issues relating to the existing structures. In addition, the parcels shall be reviewed and purchase rejected if:

- re-development potential is significantly reduced based upon obligatory development restrictions, and/or
- infrastructure costs significantly exceed average cost of similar DHHL developments.

This exemption only covers the acquisition of lands and the use of State funds. Any redevelopment, rehabilitation, etc. conducted after the acquisition will require an evaluation to determine if an environmental assessment pursuant to Chapter 343 is required.

CONSULTATION
The following parties have been consulted about this declaration exemption: None

EXEMPT DECLARATION
The direct, cumulative, and potential impacts of the action described above have been considered pursuant to Chapter 343, Hawai‘i Revised Statutes and Chapter 11-200.1, Hawai‘i Administrative Rules. I declare that the action described above will have minimal or no significant impact on the environment and is therefore exempt from the requirement to prepare an environmental assessment.

[Signature]
William J. Aila, Jr., Chairman
Hawaiian Homes Commission

[Date]

☐ This document is on file in our office and is available for public review.
☒ This document has been submitted to the Office of Environmental Quality Control for publication in The Environmental Notice.
DHHL Impacts Based Upon Wetlands

Major Roads - Oahu (Honolulu County) - Oahu Major Roads

2015 Census Hawaiian Homelands - 2015 Census Hawaiian Homelands

Parcels - Honolulu County (Island of Oahu) - Oahu Parcels

wetlands in the vicinity of acquisition area

© 2020 Microsoft Corporation, © 2019 HERE | Honolulu Land Information System (Holis), Department of and Permitting, City and County of Honolulu | City and County of Honolulu Land Information System (HOLIS); Hawaii Statewide GIS Program | U.S. Census Bureau; Hawaii Statewide GIS Program | Hawaii State Department of Agriculture; Hawaii Statewide GIS Program | Land Study Bureau; Hawaii Statewide GIS Program | USDA Natural Resources Conservation Service | Natural Resources Conservation Service (NRCS) | City and County of Honolulu; Hawaii Statewide GIS Program | Federal Emergency Management Agency (FEMA); Hawaii Statewide GIS Program | United States Fish and Wildlife Service
Impacts Based Upon Sea Level Rise

SLR Passive Flooding - 3.2 Ft. Scenario

SLR Exposure Area - 3.2 Ft. Scenario

SLR Potential Economic Loss - 3.2 Ft. Scenario

totloss

$50M-$150M
$10M-$50M
$2M-$10M
$250K-$2M
< $250K

2015 Census Hawaiian Homelands - 2015 Census Hawaiian Homelands

Major Roads - Oahu (Honolulu County)
DEPARTMENT OF HAWAIIAN HOME LANDS
HRS 343 EXEMPTION PROCESS INFORMATION INTAKE WORKSHEET

DESCRIPTION OF PROPOSED USE ON DHHL LAND

1. Land Management Division
   Name of Applicant Proposing Use (If DHHL is proposing use, please specify Division or Office)

2. What types of use(s) and/or action(s) is the applicant proposing to conduct on DHHL Land? If proposed use includes construction activity, describe materials that will be used as well as dimensions of proposed structure (height, length, width).
   Acquisition of private property using State funds

3. What is the extent of the area of the proposed use(s) (in acres or square feet), i.e., what is the "footprint" of the proposed use?
   Proposed use will be residential (see attached map)
   3 properties totaling 0.9552 acre

4. What infrastructure demands (if any) will the project require? How will those demands be met? EXAMPLES: If proposed use includes irrigation, what is the estimated daily water use and what is the water source? Or, if proposed use generates solid waste, how much solid waste is estimated to be generated and where would it be disposed?
   Short term plan will not require any upgrade and additional demand on the existing infrastructure
   Long term plan will be demolition of existing facilities to build higher density development

Last Updated: 2/11/14
FORM PO343-1 (Step 1)
(To be filled out by respective DHHL Division or Office receiving the request for use of DHHL land from an external party)

DEPARTMENT OF HAWAIIAN HOME LANDS
HRS 343 EXEMPTION PROCESS INFORMATION INTAKE WORKSHEET

5. The proposed acquisition of these private properties will be completed by June 20__.
When is the proposed use(s) anticipated to begin and end? (specify month & year)

DESCRIPTION OF SURROUNDING ENVIRONMENT

<table>
<thead>
<tr>
<th>Oahu</th>
<th>Moiliili</th>
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<tbody>
<tr>
<td>Mokupuni (Island)</td>
<td>Moku (District)</td>
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<tr>
<th>TMK#</th>
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<tr>
<td>(1) 2-7-011:009</td>
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<td>(1) 2-7-011:053</td>
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<td>(1) 2-7-011:008</td>
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</tbody>
</table>

7. N/A
Existing DHHL Lease #, License #, RP#, or ROE# etc. (if applicable)
N/A

8. N/A
DHHL Island Plan Land Use Designation for area of proposed use

9. What is the existing condition of the area in which the proposed use(s) will take place? (What uses are currently occurring on the parcel? Is there existing development on the parcel? If so, what type(s) of development? If no existing development, describe the landscape characteristics (i.e., existing vegetation (if any) or significant characteristics of note such as water features).

There are two existing buildings, one with 20 1-bedroom units, the other has 11 1-bedroom-units. The third parcel is vacant.
The properties are vacant.

10. Describe the existing condition of neighboring parcels. (What uses are currently occurring on the neighboring parcels? Is there existing development on those parcels? If so, what type(s) of development? If no existing development, describe the landscape characteristics (i.e. existing vegetation (if any) or significant characteristics of note such as water features).

The properties are located between Isenberg & Coolidge Streets (see attached map)
The properties are directly across Isenberg from DHHL Bowl O Drome site, currently being planned for redevelopment into a affordable rental highrise.

Last Updated: 2/11/14