

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

'93 DEC 28
STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
QUALITY 677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/6130

December 27, 1993

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

Dear Mr. Choy:

Subject: Negative Declaration for the Waimanalo Affordable
Housing Showcase, TMK: 4-1-34:92, Waimanalo,
Oahu, Hawaii

The Housing Finance and Development Corporation (HFDC) has reviewed the comments received during the 30-day public comment period which began on November 23, 1993. The agency has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the January 8, 1994 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and Four copies of the final EA.

Please contact Ms. Michele Otake at 587-0637 if you have any questions.

Sincerely,


JOSEPH K. CONANT
Executive Director

1994-01-08-0A-FEA-Waimanalo
Affordable Housing

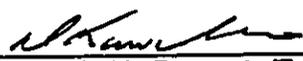
JAN _ 8 1994

WAIMANALO
AFFORDABLE HOUSING SHOWCASE
Final Environmental Assessment
and
Negative Declaration

This environmental document is prepared pursuant
to Chapter 343, Hawaii Revised Statutes

Proposing Agency: Housing Finance and Development Corporation (HFDC)
State of Hawaii

Responsible
Official:



Joseph K. Conant, Executive Director
Housing Finance and Development Corporation
State of Hawaii

12/28/93
Date

Accepting
Authority:

Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

November 1993

I. DESCRIPTION OF THE PROJECT

A. Purpose and Need

This Environmental Assessment is prepared pursuant to Chapter 343, Hawaii Revised Statutes. The utilization of State funds and land triggers the environment review process.

The proposed project will address the need for affordable housing. The recently completed "1992 Hawaii Housing Policy Study," indicates that 16,649 housing units are needed in 1993 in the City and County of Honolulu. Approximately 11%, or 1,831 of these units are needed for families earning between 100% to 120% of the median income.

The proposed project will also promote alternative construction methods (e.g., manufactured and/or packaged homes) which implements Action A(5)(c) of the State Housing Functional Plan.

B. Project Location

The proposed project is situated in the Waimanalo Area of the Koolaupoko District, on the eastern end of the island of Oahu (Exhibit 1). The project site is a vacant parcel within the Waimanalo Village Subdivision, west of lot 75 on Haunakoi Street (TMK: 4-1-34:92) (Exhibit 2).

C. Land Ownership

The State of Hawaii Housing Finance and Development Corporation (HFDC) is the lessor of the land under the Waimanalo Village. In 1978, the Waimanalo Village Residence Corporation (WVRC) signed a 65-year ground lease with the State of Hawaii, Hawaii Housing Authority (HHA). The HFDC will be restored as the lessor of the acre site and the six (6) new homes will be offered in leasehold with the option to purchase.

D. Land Classification and Zoning

The project is located on land designated in the Urban District by the State Land Use Commission. The City and County of Honolulu Department of Land Utilization has zoned the parcel R-5, Residential District. The City and county of Honolulu Development Plan designation is for residential development.

E. Development Proposal

HFDC is proposing to develop six (6) lots in the Waimanalo Village Subdivision on which manufactured and/or packaged homes will be built. The proposed site is a vacant piece of land adjacent to, and west of lot 75 Haunakoi Street, Waimanalo, Oahu, Hawaii. Exhibit 3 shows the project location.

The proposed project is being developed from an open, undeveloped area in the existing subdivision.

F. Development Cost Schedule

The development site construction cost is estimated at \$286,000. The funding will be provided by the State's Dwelling Unit Revolving Fund (DURF). The house construction will be a turnkey project with a variety of manufactured or packaged home distributors. Construction of the site is expected to commence in May, 1994 with completion in 3 months and an additional 3 months for the house construction. An additional \$14,000 lease premium will be assessed per lot to assist in WVRC's construction of a community facility.

II. **GENERAL DESCRIPTION OF ACTION**

A. Technical

The proposed project will consist of six (6) homes which will be targeted for families earning 100% to 120% of the area median income. The homes will be selected from qualified manufactured and packaged home distributors.

The HFDC will coordinate the site and house construction of the one-acre parcel. Based on the preliminary design study, six (6) lots can be created for single-family residential use within the project area. All proposed parcels will be accessible through existing roadways and an extension of Haunakoi Street. Proposed infrastructure improvements will include the extension of existing roadways and utilities, as well as connection to existing water and sewer lines. Minimal lot grading is proposed; primarily to provide positive lot drainage.

The architectural characteristics of the homes and yards will be similar to that of the existing homes in Waimanalo Village Subdivision.

The proposed project will require waiver of certain City requirements in order to proceed, including the following:

1. Similar to the original Waimanalo Village Subdivision project, the use of existing 32-foot wide deadend streets in excess of 300 feet is required for access to the proposed new lots;
2. The extension of overhead utility lines is also proposed for telephone, electrical, and street lighting services to the proposed lots.

B. Economic

The project site lies within the US Census Tract 113.01. According to the 1990 Census, the average household size for the area is 4.08 persons. Approximately 56% of the units are owner-occupied with a median value of \$160,000 for a house and lot. The 1993 median income for a family of four residing in the City and County of Honolulu is \$49,900.

The proposed project is targeted for families earning 100% to 120% of the median income. It is anticipated that manufactured or packaged homes will consist of three bedrooms with a minimum of one and a half baths and will sell for approximately \$160,000.

The construction of the homes includes the cost of materials to construct the homes, necessary infrastructure, and a \$14,000 lease premium per lot. The lease premium proceeds will assist the Waimanalo Village Residence Corporation (WVRC) in building a community center within Waimanalo Village. The proposed project will also assist the WVRC in implementing its long-range plan to develop all vacant parcels within the Village.

C. Social

The City and County of Honolulu has approximately three-fourths of the State's population of 1,108,229 from the 1990 US Census.

The 1990 Census indicates a resident population of 4,859 for Waimanalo and the vicinity, as reported in the "1992 State of Hawaii Data Book." The US Census shows that 89 percent of the residents are locally born. The project will provide an opportunity for six families to purchase an "affordable" home in leasehold with the option to purchase the fee.

D. Environmental¹

1. Soils

The soils present in the area are classified as Ewa Silty clay loam (EmA), moderately shallow, 0 - 2% slopes (Exhibit 4). The surface layer is dark reddish-brown silty clay loam. The subsoil is dark reddish brown and dark-red silty clay loam that has subangular blocky structure. The substratum is coral limestone at a depth of 20 to 50 inches. Runoff is very slow, and the erosion hazard is slight.

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

The proposed project is a vacant parcel of land covered with grass and other debris.

2. Climate

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

3. Flood Hazard

The Waimanalo area has historically been prone to flooding. However, the project area has been classified as Zone X, determined to be outside of the 500-year flood limits. A fairly substantial floodway is situated mauka (south) of the project site, part of the Inoaole Stream tributary floodway. Exhibit 5 shows the Flood Insurance Rate Map (FIRM) for the area.

E. Infrastructure

1. Water

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

¹

Environmental Impact Assessment for Waimanalo Village Self-Help Housing Subdivision, December 1991.

install the necessary water system improvements to serve the development in accordance with the Water System Standards. A letter will be written to the Department of Land and Natural Resources to obtain a water allocation for the project.

2. Sewer

The existing Waimanalo Village Subdivision is sewered by the City and County's Waimanalo Sewerage System. The proposed project will request connection to the existing County sewer system. The HFDC has applied for sewer connection and will work closely with the County to assure the availability of additional treatment capacity for the project.

3. Drainage

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

4. Roadway Access

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

III. SUMMARY OF AFFECTED ENVIRONMENT

A. Flora and Fauna

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

B. Archaeological Features

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

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

IV. SUMMARY OF MAJOR IMPACTS

A. Short-term

During construction the following minor adverse impacts are anticipated:

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

B. Long-term

1. **Air Quality:** Emission is expected from motor vehicles entering and leaving the project site. The pollution from motor vehicles is expected to be minimal. No significant impact to the air quality is expected.
2. **Water Quality:** No significant impact to the water quality is expected.
3. **Noise:** The noise from traffic would be very minimal. No significant noise impact is expected.
4. **Traffic:** The increase in traffic would be minimal. No significant traffic impact is expected.
5. **Archeological:** No significant archeological impact is expected.
6. **Flora:** No significant impact on the flora is expected.
7. **Fauna:** No significant impact on the fauna is expected.
8. **Visual:** The proposed homes would be more aesthetically pleasing than the tall grass and debris that are currently on the proposed project site.

V. ALTERNATIVES CONSIDERED

- A. The "no-action" alternative was considered. However, the benefits of building six (6) new homes far outweigh the adverse impacts of the project.
-

VI. PROPOSED MITIGATION MEASURES

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

VII. DETERMINATION

The six (6) homes are not expected to cause significant impacts to the environment. Therefore, it has been determined that a negative declaration for the proposed action is appropriate.

Findings and reasons supporting determination:

- 1. The proposed project will not involve irrevocable commitments to the loss or destruction of any natural or cultural resources.
- 2. The proposed project will not curtail the range of beneficial uses of the environment.
- 3. The proposed project will not conflict with the State's long-term environmental policies.
- 4. The proposed project will not substantially affect the economic or social welfare of the community of State.
- 5. The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.
- 6. The proposed project will no involve a substantial degradation of environmental quality.
- 7. The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna habitat. No endangered species of flora or fauna are known to exist in the project site.
- 8. The proposed project will not detrimentally affect air of water quality or ambient noise levels.
- 9. The proposed project will not be located in any environmentally sensitive area, such as flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

-
10. The proposed project will be consistent with the State Land Use, City and County Development Plan, and Department of Land Utilization (DLU) zoning designations.
 11. The proposed project is consistent with other projects of vacant lands within the Waimanalo Village Subdivision. These two projects received Negative Declarations. They include a 40-lot Self-Help project by the Self-Help Housing Corporation of Hawaii dated December 1991; and a 2-lot Self-Help project by Hawaii Habitat for Humanity dated June 1992. The original Waimanalo Village Subdivision project was assessed in an Environmental Impact Statement dated September 1975.

For reasons above, the proposed project will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and section 11-200-12 of the State Administrative Rules.

VIII. COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT

Notification of the official 30-day review period was published in the Office of Environmental Quality Control (OEQC) Bulletin on November 23, 1993. The comment period concluded on December 23, 1993.

The comment letters and the responses are attached. The following agencies provided comments:

- **State of Hawaii**

Department of Accounting and General Services (DAGS)
Department of Business, Economic Development & Tourism (DBEDT)
Department of Defense
Department of Education
Department of Hawaiian Home Lands
Department of Health
Department of Land and Natural Resources
Department of Transportation

- **City and County of Honolulu**

Board of Water Supply
Department of Parks and Recreation
Police Department

- **U.S. Federal Government**

Department of the Army

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER

LLOYD I. UNEBASAMI
DEPUTY COMPTROLLER

LETTER NO. (P) 1855.3

DEC 8 1993

Housing Finance and
Development Corporation
State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Attention: Ms. Michele Otake

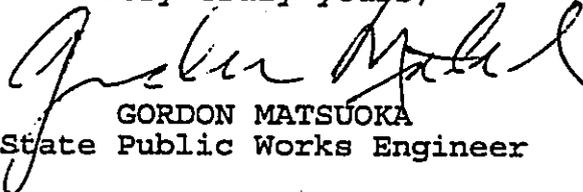
Gentlemen:

Subject: Waimanalo Affordable Housing Showcase Project
Waimanalo, Oahu, Hawaii
Draft Environmental Assessment

Thank you for the opportunity to review the subject document. The proposed project will not impact any of our facilities. Therefore, we have no comments to offer.

If there are any questions, please have your staff contact Mr. Ralph Yukumoto of the Planning Branch at 586-0488.

Very truly yours,


GORDON MATSUOKA
State Public Works Engineer

RY:jj

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RECEIVED
STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
877 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/5973

December 15, 1993

TO: Gordon Matsuoka, State Public Works Engineer
Department of Accounting and General Services

FROM: 
Joseph K. Conant, Executive Director
Housing Finance and Development Corporation

SUBJECT: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.



RECEIVED
H.F.D.O.
NOV 22 1993

**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

Central Pacific Plaza, 220 South King Street, 11th Floor, Honolulu, Hawaii
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804 Telephone: (808) 586-2406 Fax: (808) 586-2377

JOHN WAIHE
Governor
MUI HANNEMANN
Director
JEANNE K. SCHULT
Deputy Director
RICK EGGER
Deputy Director
TAKESHI YOSHIHARU
Deputy Director

November 22, 1993

Mr. Joseph K. Conant
Executive Director
Housing Financing and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear ^{Jee} Mr. Conant:

The Department of Business, Economic Development & Tourism is pleased to submit the enclosed comments on the Draft Environmental Assessment and Anticipated Negative Declaration for the Waimanalo Affordable Housing Showcase Project.

The comments were provided by the Land Use Commission. Questions regarding these comments may be directed to Esther Ueda, LUC Executive Officer, at 587-3826.

Thank you for the opportunity to comment.

Sincerely,


Mufi Hannemann

Enclosure

JOHN WAIHEE
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

November 22, 1993

SUBJECT: Director's Referral No. 93-330-G
Draft Environmental Assessment and Anticipated
Negative Declaration for the Waimanalo Affordable
Housing Showcase Project

We have reviewed the draft environmental assessment and anticipated negative declaration for the subject project, and confirm that the project site is located within the State Land Use Urban District.

We have no further comments to offer at this time.

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JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

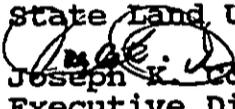
STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0800

IN REPLY REFER TO:
93:PPE/5836

December 2, 1993

TO: The Honorable Mufi Hannemann, Director
Department of Business, Economic Development
and Tourism

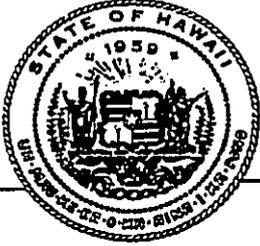
ATTN: Esther Ueda, Executive Officer
State Land Use Commission

FROM: 
Joseph K. Conant
Executive Director

SUBJECT: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the Draft Environmental Assessment and Anticipated Negative Declaration on the subject project. A copy of your letter will be included in the Final Environmental Assessment (EA).

If you have further questions, please contact Michele Otake at 587-0637.



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

ENERGY DIVISION, 335 MERCHANT ST., RM. 110, HONOLULU, HAWAII 96813 PHONE: (808) 587-3800 FAX: (808) 587-3820

JOHN WAIHEE
Governor
MUFI HANNEMANN
Director
JEANNE SCHULTZ
Deputy Director
RICK EGGED
Deputy Director
TAKESHI YOSHIHARA
Deputy Director

November 24, 1993

Mr. Joseph K. Conant
Executive Director
Housing Finance and Development Corp.
Department of Budget and Finance
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Conant:

Thank you for the opportunity to comment on the Waimanalo Affordable Housing Showcase Project.

We call your attention to the Model Energy Code, developed under the auspices of this department. We urge that you use the code as a guide to design for energy efficiency in this project. We have previously provided copies of the code to your office. If you need additional copies, please contact Mr. Howard Wiig at 587-3811.

Sincerely,

Maurice H. Kaya
Energy Program Administrator

MHK/ER:do

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ENERGY DIVISION

JOHN WAIHEE
GOVERNOR



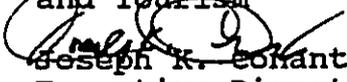
JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/5835

December 2, 1993

TO: Maurice H. Kaya
Energy Program Administrator
Department of Business, Economic Development
and Tourism

FROM: 
Joseph K. Conant
Executive Director

SUBJECT: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the Draft Environmental Assessment and Anticipated Negative Declaration on the subject project. A copy of your letter will be included in the Final Environmental Assessment (EA).

HFDC will be publishing a Request for Proposals (RFP) in order to solicit manufactured and/or packaged home contractors interested in the project. We will address the use of the Model Energy Code and the design for energy efficiency units in the RFP.

If you have further questions, please contact Michele Otake at 587-0637.

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/6159

December 27, 1993

Mr. Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Hayashida:

Subject: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

Your comments will be incorporated into the final environmental assessment report.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.

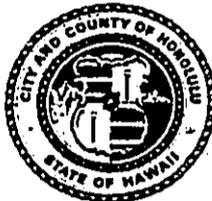
Sincerely,


JOSEPH K. CONANT
Executive Director

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
RECEIVED
H.F.O.C.
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

Dec 1 9 20 AM '93

FRANK F. FASI
MAYOR



WALTER M. OZAWA
DIRECTOR

ALVIN K.C. AU
DEPUTY DIRECTOR

November 24, 1993

Mr. Joseph K. Conant
Executive Director
Housing Finance & Development Corporation
Department of Budget and Finance
State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Conant:

Subject: Draft Environmental Assessment for the
Waimanalo Affordable Housing Showcase Project
Waimanalo, Oahu, Hawaii
Tax Map Key 4-1-34: 92

We have reviewed the environmental assessment for the subject project and make the following comments.

The proposed subdivision development will need to comply with Park Dedication Ordinance No. 4621. If a private park is being proposed, a detailed project plan showing the area and recreation facilities will need to be submitted to our department for review and approval.

Thank you for the opportunity to comment on this project.

Should you have any questions, please contact Lester Lai of our Advance Planning Branch at 523-4696.

Sincerely,

Steven Oshiro

For WALTER M. OZAWA, Director

WMO:ei

93:PPE/5975

December 15, 1993

The Honorable Walter M. Ozawa, Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Ozawa:

Subject: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

The HFDC will seek an exemption to the Park Dedication Ordinance No. 4621 requirement. There is no private park proposed for the project.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.

Sincerely,

ORIGINAL SIGNED

JOSEPH K. CONANT
Executive Director

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111

Dec - 12 23 PM '93

FRANK F. FASI
MAYOR



MICHAEL S. NAKAMURA
CHIEF

HAROLD M. KAWASAKI
DEPUTY CHIEF

OUR REFERENCE BS-LK

December 1, 1993

Mr. Joseph K. Conant
Executive Director
Housing Finance and Development Corporation
Department of Budget and Finance
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Conant:

This is in response to your request for comments on a draft environmental assessment for the Waimanalo Affordable Housing Showcase.

The project will have no significant impact on the operations of the Honolulu Police Department and we have no comments to make at this time.

Thank you for the opportunity to review this document.

Sincerely,

MICHAEL S. NAKAMURA
Chief of Police

By 
EUGENE UEMURA
Assistant Chief of Police
Administrative Bureau

93:PPE/5974

December 15, 1993

The Honorable Michael S. Nakamura
Chief of Police
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Nakamura:

Subject: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.

Sincerely,

ORIGINAL SIGNED

JOSEPH K. CONANT
Executive Director



DEPARTMENT OF THE ARMY

RECEIVED
U.S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440
H.F.D.C.

REPLY TO
ATTENTION OF

NOV 23 12 22 PM '93 November 24, 1993

Planning Division

Mr. Joseph K. Conant, Executive Director
State of Hawaii
Department of Budget and Finance
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

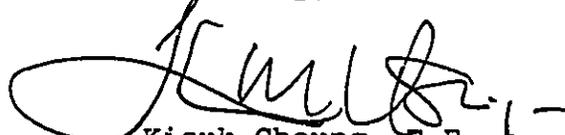
Dear Mr. Conant:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Waimanalo Housing Showcase Project, Oahu (TMK 4-1-34: 92). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. The project does not involve waters of the U.S.; therefore, a DA permit will not be required.

b. The flood hazard information provided on page 5 of the environmental assessment is correct.

Sincerely,


Kisuk Cheung, P.E.
Director of Engineering

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/5837

December 2, 1993

Mr. Kisuk Cheung, P.E.
Director of Engineering
Department of the Army
U.S. Army Engineer District, Honolulu
Ft. Shafter, Hawaii 96858-5440

Dear Mr. Cheung:

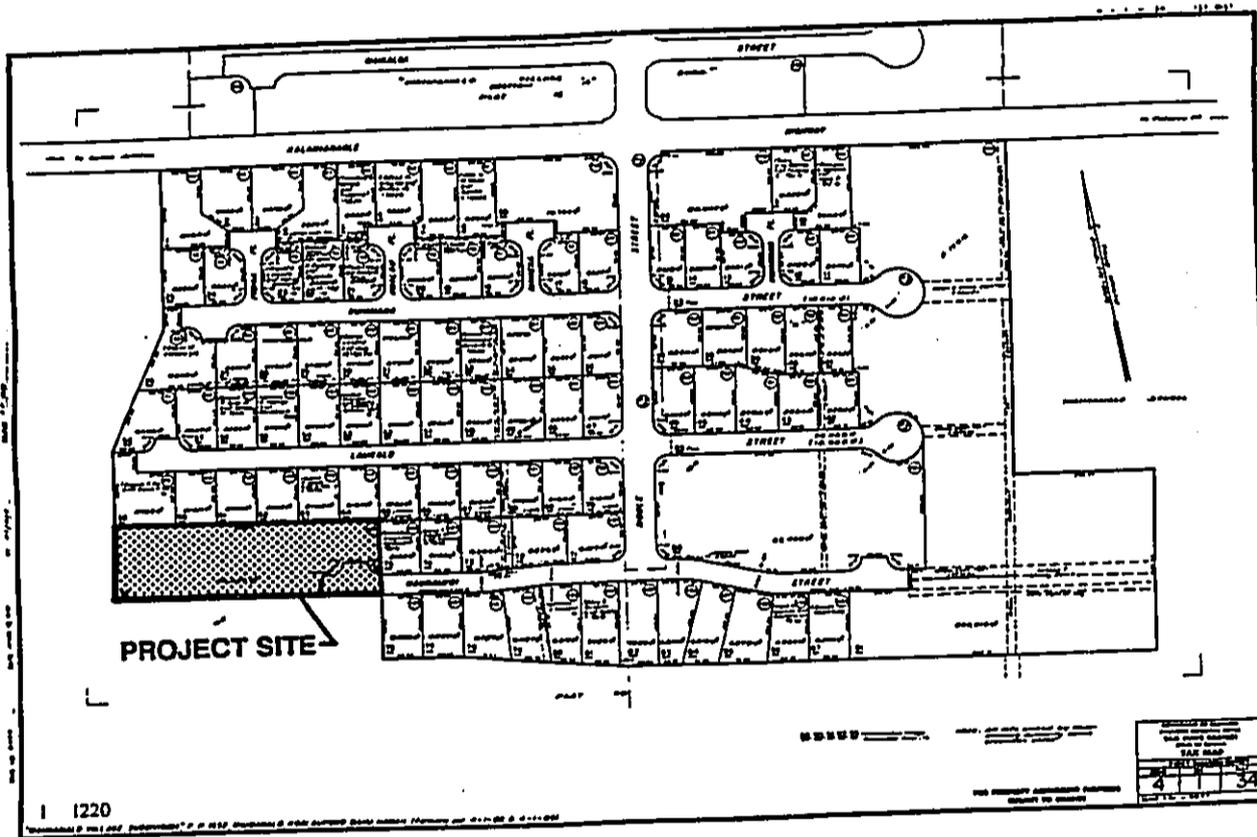
subject: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.

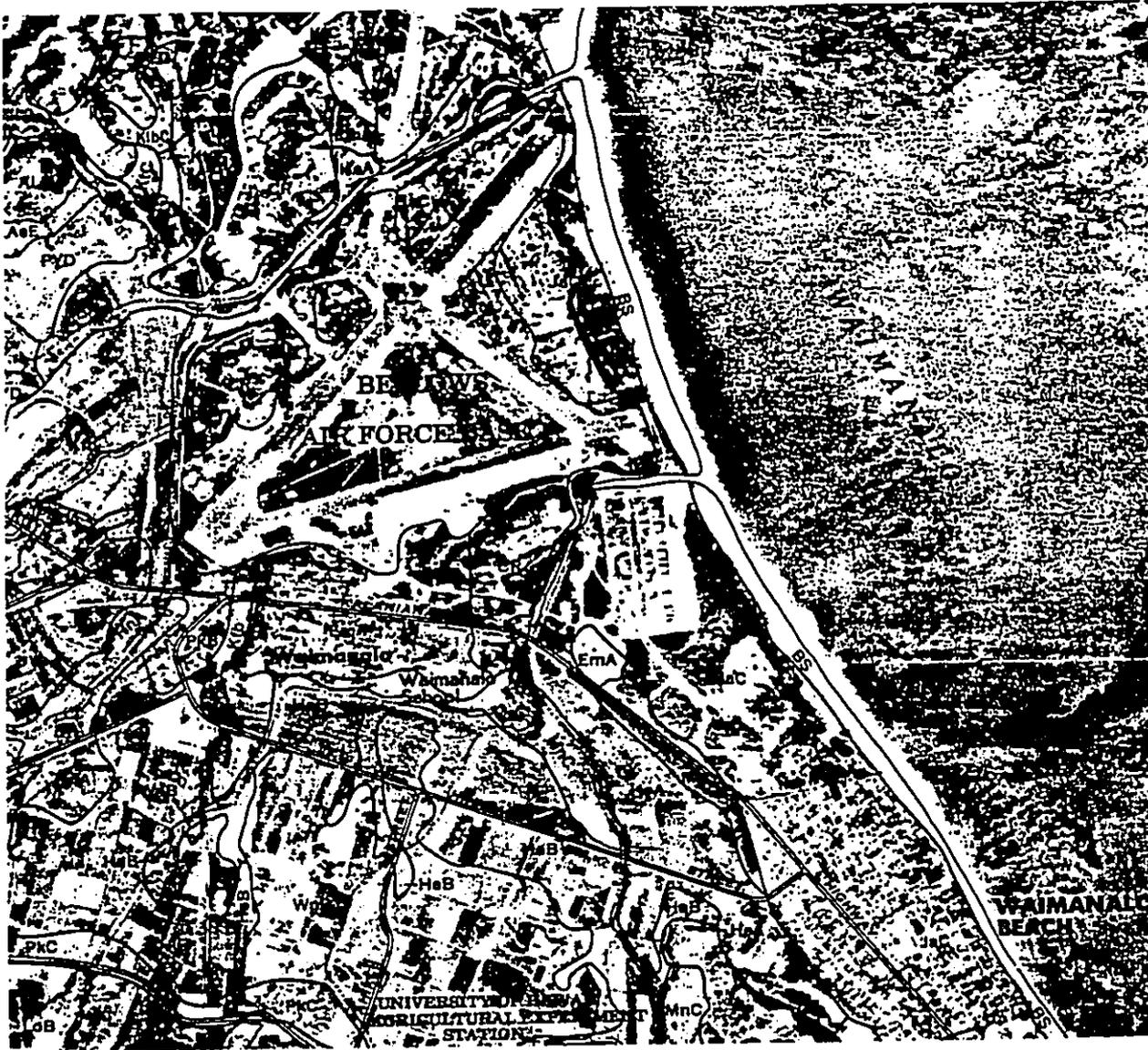
Sincerely,


JOSEPH K. CONANT
Executive Director



Location Map

DOCUMENT CAPTURED AS RECEIVED



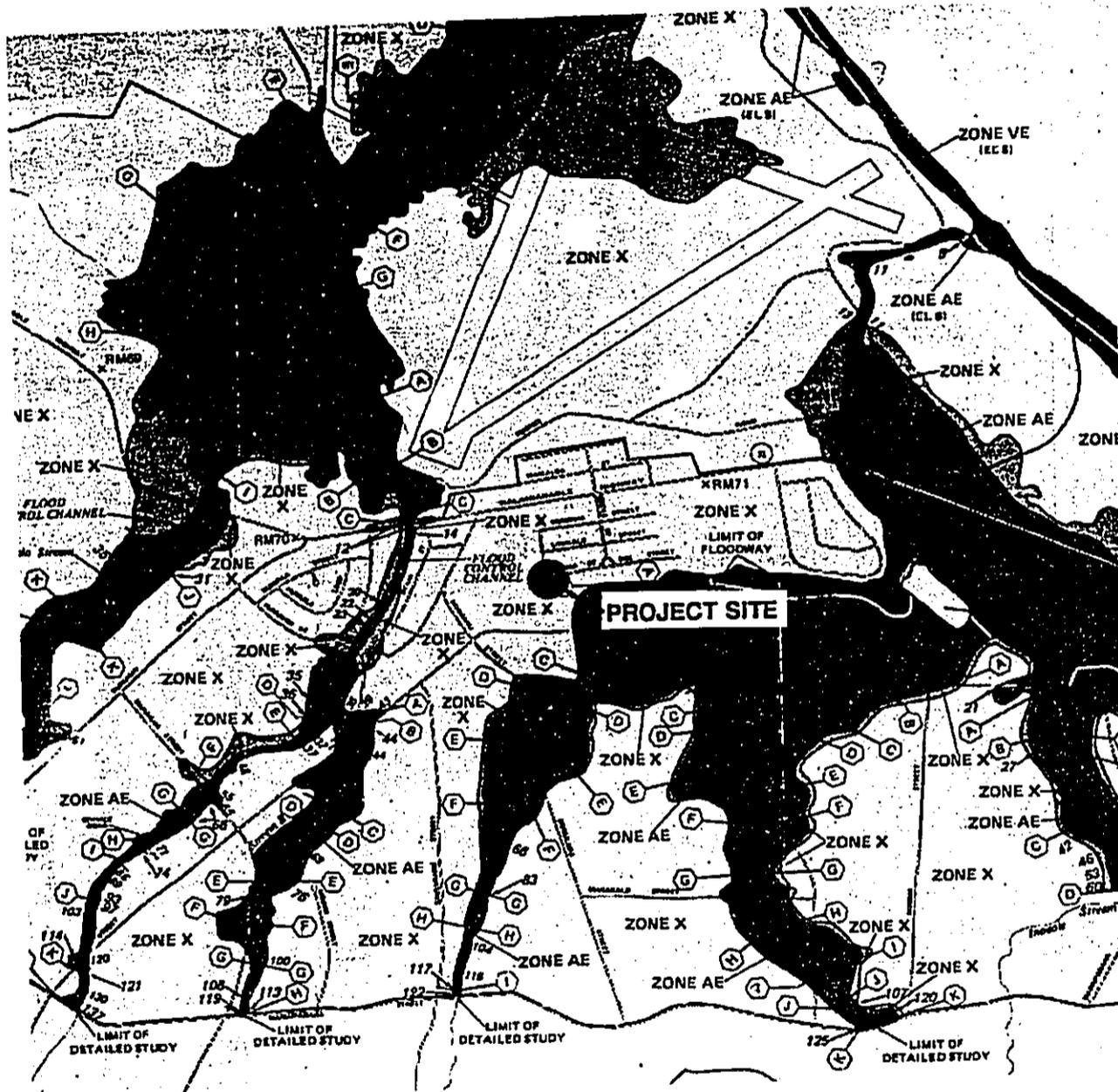
LEGEND:

EmA	Ewa Silty Clay	HeA, HeB	Haleiwa Silty Clay
HnA	Hanalei Silty Clay, Peaty in Places	Kfb	Kaloko Clay and Silty Clay
MnC	Mamala Silty Clay Loam; Hard Coral	PkB	Pohakupu Silty Clay Loam
WnB	Waiialua Silty Clay		

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

Soil Survey Map

Exhibit 4



Zone X (white area)
Areas determined to be outside 500-year flood plain

See FIRM for City and County of Honolulu, Panel 95 of 135 for further information.

Source: Flood Insurance Rate Map, by the Federal Emergency Management Agency, September 4, 1987.

Flood Insurance Rate Map (FIRM)

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96943



December 14, 1993

FRANK F. FASI, Mayor

WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
SISTER M. DAVILYN AH CHICK, O.S.F.
JOHN W. ANDERSON, JR.
REX D. JOHNSON
MELISSA Y.J. LUM
C. MICHAEL STREET

KAZU HAYASHIDA
Manager and Chief Engineer

Mr. Joseph K. Conant
Executive Director
Housing Finance and Development Corporation
Department of Budget and Finance
State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Attention: Ms. Michele Otake

Dear Mr. Conant:

Subject: Your Letter of November 12, 1993 on the Draft Environmental Assessment (DEA) for the Waimanalo Affordable Housing Showcase Project (Reference 93:PPE/5565), Waimanalo, Oahu, TMK: 4-1-34: 92

Thank you for the opportunity to review and comment on the DEA for the proposed single-family manufactured/package housing development.

We have the following comments:

1. The developer will be required to install the necessary water system improvements to serve the development in accordance with our Water System Standards. The construction drawings should be submitted for our review and approval. *in text*
2. The developer will be required to obtain a water allocation from the Department of Land and Natural Resources.
3. The availability of water will be determined when the construction drawings are submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.

rest of application



Mr. Joseph K. Conant
Page 2
December 14, 1993

4. Our cross-connection control and backflow prevention requirements will be determined when the construction plans are submitted for review.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kazu Hayashida". The signature is fluid and cursive, with a prominent loop at the end.

KAZU HAYASHIDA
Manager and Chief Engineer

JOHN WAIHEE
GOVERNOR

CHARLES T. TOGUCHI
SUPERINTENDENT

RECEIVED
11/30/93

DEC 17 10 07 AM '93



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

November 29, 1993

MEMO TO: Mr. Joseph K. Conant, Executive Director
Housing Finance and Development Corporation, DB&F

F R O M: Charles T. Toguchi, Superintendent
Department of Education *Charles T. Toguchi*

SUBJECT: Draft Environmental Assessment
and Anticipated Negative Declaration for the
Waimanalo Housing Showcase

Our review of the subject assessment indicates that the proposed development of six (6) homes in the Waimanalo Village Subdivision will have no significant enrollment impact on the schools in the area.

Thank you for the opportunity to comment.

CTT:hy

cc: A. Suga, OBS
J. Sosa, WDO

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

JOHN WAIHEE
GOVERNOR



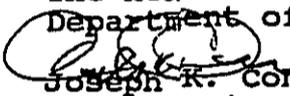
JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/5972

December 15, 1993

TO: The Honorable Charles T. Toguchi, Superintendent
Department of Education

FROM:  Joseph K. Conant, Executive Director
Housing Finance and Development Corporation

SUBJECT: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.

JOHN WAIHEE
GOVERNOR
STATE OF HAWAII

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H.F.D.C.



HOALIKU L. DRAKE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

DEC 10 10 00 AM '93

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

November 30, 1993

Mr. Joseph K. Conant, Executive Director
Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr.  Conant:

SUBJECT: Waimanalo Affordable Housing Showcase Project

Thank you for the opportunity to respond to the draft Environmental Assessment and Anticipated Negative Declaration for the Waimanalo Affordable Housing Showcase project being developed by the Housing Finance and Development Corporation.

The project site identified as, TMK 4-1-34:92, is part of a seventy five (75) acre parcel which is the subject of a land ownership dispute between the state and the DHHL. It is currently being reviewed by the Governor's Task Force on DHHL Title and Related Claims.

Should you have any questions, please contact Ben Henderson at 586-3836 or Darrell Yagodich at 586-3848.

Warmest aloha,


Hoaliku L. Drake, Chairman
Hawaiian Homes Commission

HLD: BH/bf/7218D

JOHN WAIHEE
GOVERNOR



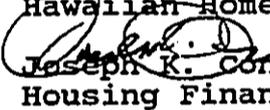
JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/5976

December 15, 1993

TO: The Honorable Hoaliku L. Drake, Chairman
Hawaiian Homes Commission

FROM:  Joseph K. Conant, Executive Director
Housing Finance and Development Corporation

SUBJECT: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

We note the identification of an ownership dispute between the state and the DHHL. Please keep us informed on the status of the Governor's Task Force on DHHL Title and Related Claims.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.

JOHN WAIHEE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

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STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

93-323/EPO

December 15, 1993

TO: Joseph K. Conant, Executive Director
Housing Finance and Development Corporation
Department of Budget and Finance

FROM: John C. Lewin, M.D. *John C. Lewin for*
Director of Health

SUBJECT: Draft Environmental Assessment
Waimanalo Affordable Housing Showcase
Haunakoi Street
Waimanalo, Oahu
TMK: 4-1-34:92

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Wastewater

The subject project is located within the county sewer service system. As the area is sewerred, we have no objections to the proposed five-year master plan, provided that the project is connected to the public sewer.

The developer should work closely with the County to assure the availability of additional treatment capacity and adequacy for the project. Non-availability of treatment capacity will not be an acceptable justification for use of any private treatment works or individual wastewater system.

If you should have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4290.

c: Wastewater Branch

JCL:AB:sy

JOHN WAIHEE
GOVERNOR



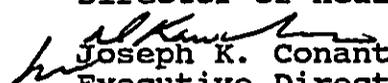
JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/6158

December 27, 1993

TO: The Honorable John C. Lewin, M.D.
Director of Health

FROM: 
Joseph K. Conant
Executive Director

SUBJECT: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

HFDC has applied for sewer connection from the City and County of Honolulu Department of Wastewater Management. We have completed the application but have not received a response. We will work closely with the County to assure the availability of additional treatment capacity for the project.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.

JOHN WAHNEE
GOVERNOR OF HAWAII



KEITH W. AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JOHN P. KEPPELER, II
DONA L. MANAIKE

RECEIVED
DEC 11 1993

DEC 11 1993

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

REF:OCEA

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

FILE NO.: 94-343
DOC. NO.: 3894

DEC 20 1993

MEMORANDUM

TO: The Honorable Joseph K. Conant, Executive Director
Housing Finance and Development Corporation

FROM: Keith W. Ahue, Chairperson *KA*
Board of Land and Natural Resources

SUBJECT: Draft Environmental Assessment (DEA): Waimanalo Affordable
Housing Showcase, Waimanalo, Oahu, TMK: 4-1-34: 92

We have reviewed the DEA information for the subject project transmitted by your letter dated November 12, 1993, and have the following comments:

Historic Preservation Division:

The Historic Preservation Division (HPD) comments that a review of their records shows that there are no known historic sites located on this parcel. However, no archaeological surveys have been conducted in this area. The site is a vacant parcel within the Waimanalo Village Subdivision, and it is unlikely that historic sites remain on the surface. Aerial photographs show that the area surrounding the parcel has either been previously cleared or in subdivision development. The proposed housing development will require minimal lot grading. Therefore, HPD believes that this project will have "no effect" on historic sites.

It is possible that historic sites, including human burials, will be uncovered during routine construction activities. Should this be the case, all work in the vicinity must stop, and HPD must be contacted at 587-0047.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/6167

December 28, 1993

TO: The Honorable Keith W. Ahue, Chairperson
Board of Land and Natural Resources

FROM: *J. Conant*
Joseph K. Conant
Executive Director

SUBJECT: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.

JOHN WAIHEE
GOVERNOR



REX D. JOHNSON
DIRECTOR

DEPUTY DIRECTORS
KANANI HOLT
JOYCE T. OMINE
AL PANG
CALVIN M. TSUDA

IN REPLY REFER TO:

STP 8.5664

**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION**

869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

December 20, 1993

Mr. Joseph K. Conant
Executive Director
Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Conant:

Subject: Draft Environmental Assessment and Anticipated
Negative Declaration - Waimanalo Affordable
Housing Showcase, TMK: 4-1-34: 92

The proposed Waimanalo Affordable Housing Showcase project will have no significant impacts on our transportation facilities.

Thank you for the opportunity to provide comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rex D. Johnson".

Rex D. Johnson
Director of Transportation

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:PPE/6157

December 27, 1993

TO: The Honorable Rex D. Johnson
Director of Transportation

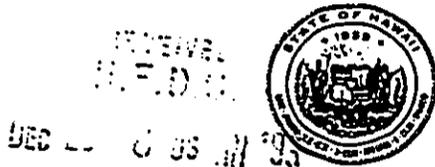
FROM: 
Joseph K. Conant
Executive Director

SUBJECT: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.

JOHN WAIHEE
GOVERNOR
MAJOR GENERAL EDWARD V. RICHARDSON
DIRECTOR OF CIVIL DEFENSE
ROY C. PRICE, SR.
VICE DIRECTOR OF CIVIL DEFENSE



PHONE (808) 734-2161

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3049 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

December 22, 1993

TO: Mr. Joseph K. Conant
Executive Director
Housing Finance and Development Corporation
Department of Budget and Finance
677 Queen Street Suite 300
Honolulu, Hawaii 96813

FROM: Roy C. Price, Sr.
Vice Director of Civil Defense

SUBJECT: HOUSING FINANCE AND DEVELOPMENT CORPORATION (HFDC) WAIMANALO
AFFORDABLE HOUSING SHOWCASE PROJECT; draft ENVIRONMENTAL ASSESS-
MENT AND ANTICIPATED NEGATIVE DECLARATION (dEA and AND)

We appreciate this opportunity to comment on the dEA and AND by the HFDC, Department of Budget and Finance, State of Hawaii, Koolau-poko District, Oahu, Hawaii; TMK 4-1-34:92.

State Civil Defense (SCD) does not have negative comments specifically directed at the dEA and AND. The proposed area is covered by an existing siren warning device. However, the impact of torrential rains in the amount experienced during the December 1987 rains and New Year's Eve Flood should be evaluated in depth. The Zone X classification for the project area is based on the September 1987 FIRM. Additionally, the impact of tropical storm/hurricane force winds on the proposed six (6) new homes should be addressed. The homes should be designed and constructed to resist the force of winds capable of presenting a threat to life and property.

Our SCD planners and technicians are available to discuss this further if there is a requirement. Please have your staff call Mr. Mel Nishihara of my staff at 734-2161.

will be in RFP now
mandatory by building code

'91

93:PPE/6170

December 28, 1993

TO: Mr. Roy C. Price, Sr.
Vice Director of Civil Defense

FROM: Joseph K. Conant ORIGINAL SIGNED
Executive Director

SUBJECT: Waimanalo Affordable Housing Showcase Draft
Environmental Assessment and Anticipated Negative
Declaration

Thank you for responding to our request for comments on the draft environmental assessment and anticipated negative declaration on the subject project. A copy of your letter will be included in the final environmental assessment.

If you have further questions, please contact Michele Otake, Planner, at 587-0637.