

Waimanalo Homes Project

BENJAMIN J. CAYETANO  
GOVERNOR



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

RECEIVED  
97 DEC 18 A8:06

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

IN REPLY REFER TO:  
97:ENG/305

December 8, 1997

OFF. OF ENVIRONMENTAL 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 Waimanalo Homes Project, TMK (1) 4-1-22:100, 4-1-23:50-64, and 4-1-28:107-122, Waimanalo, Oahu, 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

127

1998-01-08-04-~~FEA~~-Waimanalo Homes Project

FINAL ENVIRONMENTAL ASSESSMENT  
FINDING OF NO SIGNIFICANT IMPACT (FONSI)

JAN - 8 1998

WAIMANALO HOMES

December 8, 1997

**FILE COPY**

- 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

State of Hawaii  
Department of Land and Natural Resources  
(State Historic Preservation  
Division)  
Office of Environmental Quality Control

City and County of Honolulu  
Board of Water Supply  
Building Department  
Department of Housing & Community  
Development  
Department of General Planning  
Department of Land Utilization  
Department of Parks and Recreation  
Department of Public Works  
Department of Transportation Services  
Police Department  
Fire Department

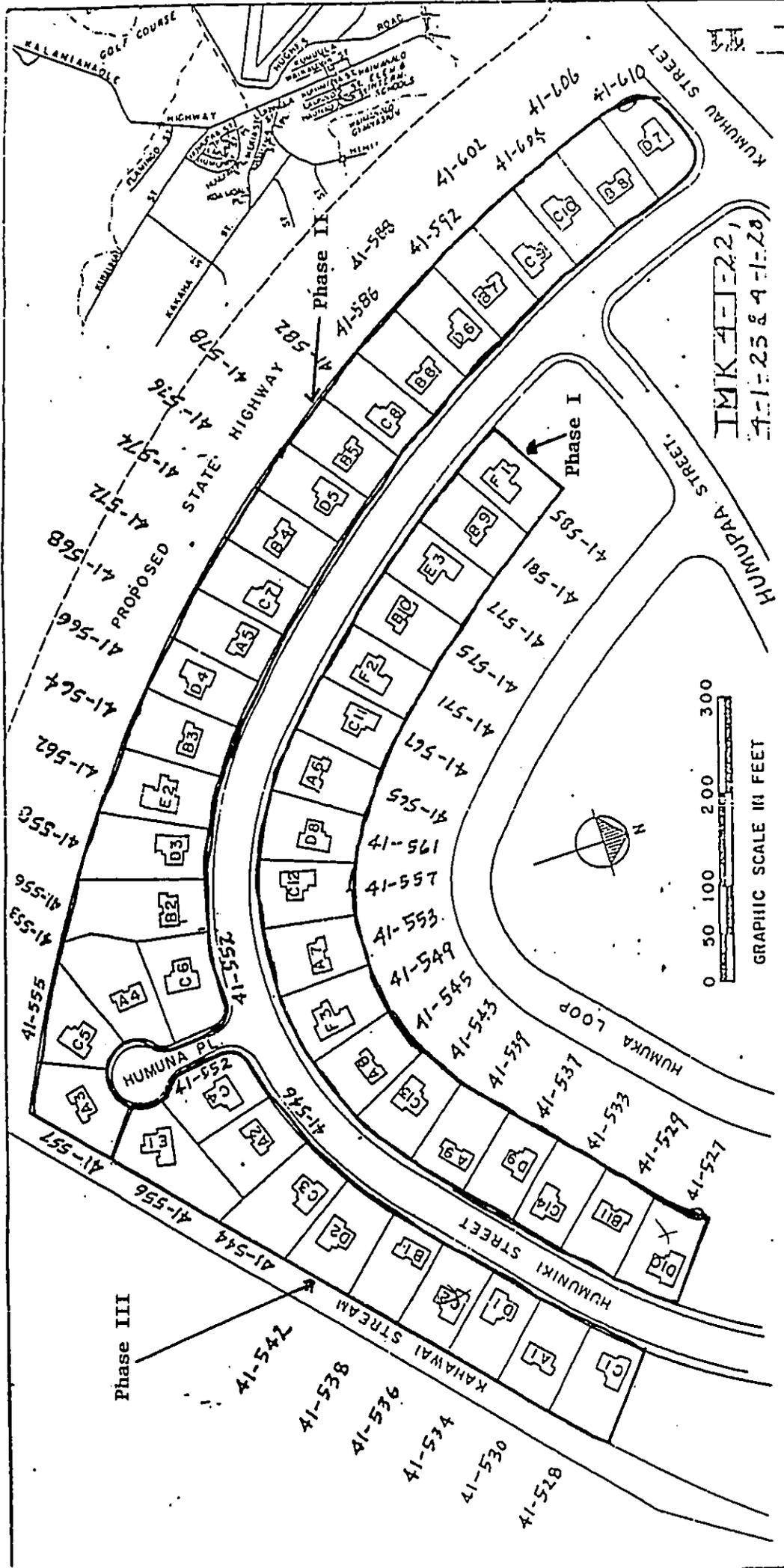
Private  
Hawaii Electric Company  
GTE Hawaiian Telephone  
BHP Hawaii - The Gas Company

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 Waimanalo. 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 Waimanalo Homes project. The proposed project will be demolished and redeveloped in several phases. The first phase will be 18 units, the second phase 22 units and the third phase 10 units, all totalling 50 units. A building site plan is attached as Exhibit 1, and drawing and diagrams



LEGEND - CONSTRUCTION		LEGEND - LANDSCAPING	
In Progress	Outlined	In Progress	Outlined
Finished	Solid Color	Finished	Hatched
Excavation - Foundation	Black	Plants - Trees, Shrubs	Yellow
Floors, Walls, Roof	Orange	Lawn Work	Purple
Interior Partition	Green		
Wiring & Plumbing	Blue		
Painting	Brown		
Punch List Items	Red		

HAWAII HOUSING AUTHORITY  
 Site Plan Diagram  
**WAIMANALO**  
 PROJECT IIA 1-25  
 SHOSO KAGAWA - ARCHITECT

PUBLIC HOUSING ADMINISTRATION  
 Housing & Home Finance Agency  
 Accompanying Project Photo Nos.  
 Accompanying Construction Report NO. \_\_\_\_\_ Dated \_\_\_\_\_

Plan No. 907 Date May, 1965  
 Location: Humuniki Street, Waimanalo, Oahu, HI

EXHIBIT 1 - Site Plan

of the buildings are attached as Exhibit 2.

The first 18 homes of Phase I are tentatively scheduled to be demolished in April, 1998, with future phases to be done several months later. It is anticipated that the entire project will be completed in approximately 2 years.

The project site is approximately (7.385) acres of residential land in the town of Waimanalo, Koolaupoko District, Island of Oahu. TMK 1st Division 4-1-22:100; 4-1-23:50-64; and 4-1-28:5-22, 107-122 (Exhibit 3). The project site is located approximately 3.0 miles east along Kalaniana'ole Highway from Castle Junction. It is accessible from Kumuhau Street on the northeast side, and from the intersection of Humuniki Street and Kalaniana'ole Highway on the northeast side. It is bounded on the southwest and southeast side by the agricultural lands, and by residential properties on the north.

The new Waimanalo Homes project will consist of 50 units in a single family building configuration. The buildings will be designed with a concrete slab foundation on grade, double wall wood framed construction, and an asphalt shingle roof. Interior will utilize vinyl floor tile covering, plywood cabinets, and come equipped with a range, refrigerator, and range hood.

As Waimanalo Homes is an active public housing project, the safety and security of the residents and neighbors is our primary concern. Residents, neighbors, and the public will be warned that this is an active construction area. Dust screens as necessary 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, such as nights and weekends.

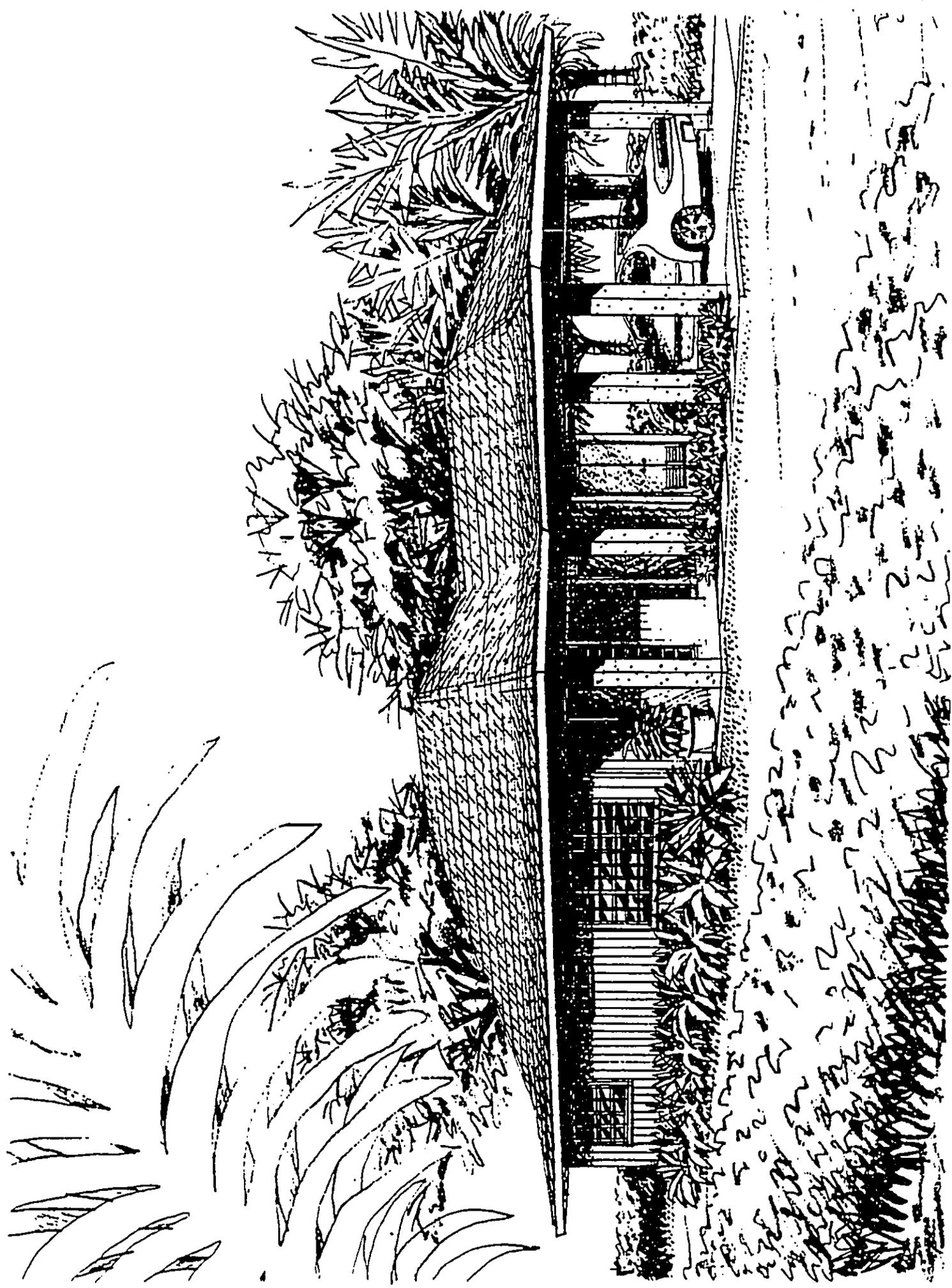
The parcel is currently county zoned as R-5 and state land use zoning is urban. Required permits includes the building permit, which is currently being processed by the Building Department of the City and County of Honolulu and the grading and drainage permits, which is currently being processed by the Public Works Department of the City and County of Honolulu.

Access to the site is from Kalaniana'ole Highway through Kumuhau and Humuniki Streets.

The County Department of Public Works provides and will continue to provide solid waste disposal. Existing County water and sewer systems will be used for the project.

Police protection is provided out of the Kailua station. The Waimanalo fire station on Kalaniana'ole Highway provides fire protection for this project.

2 BEDROOM



TYPICAL UNIT TYPE 2B

EXHIBIT 2  
(Page 1 of 6)

HAWAII HOUSING AUTHORITY

MPC&A HSTWJII

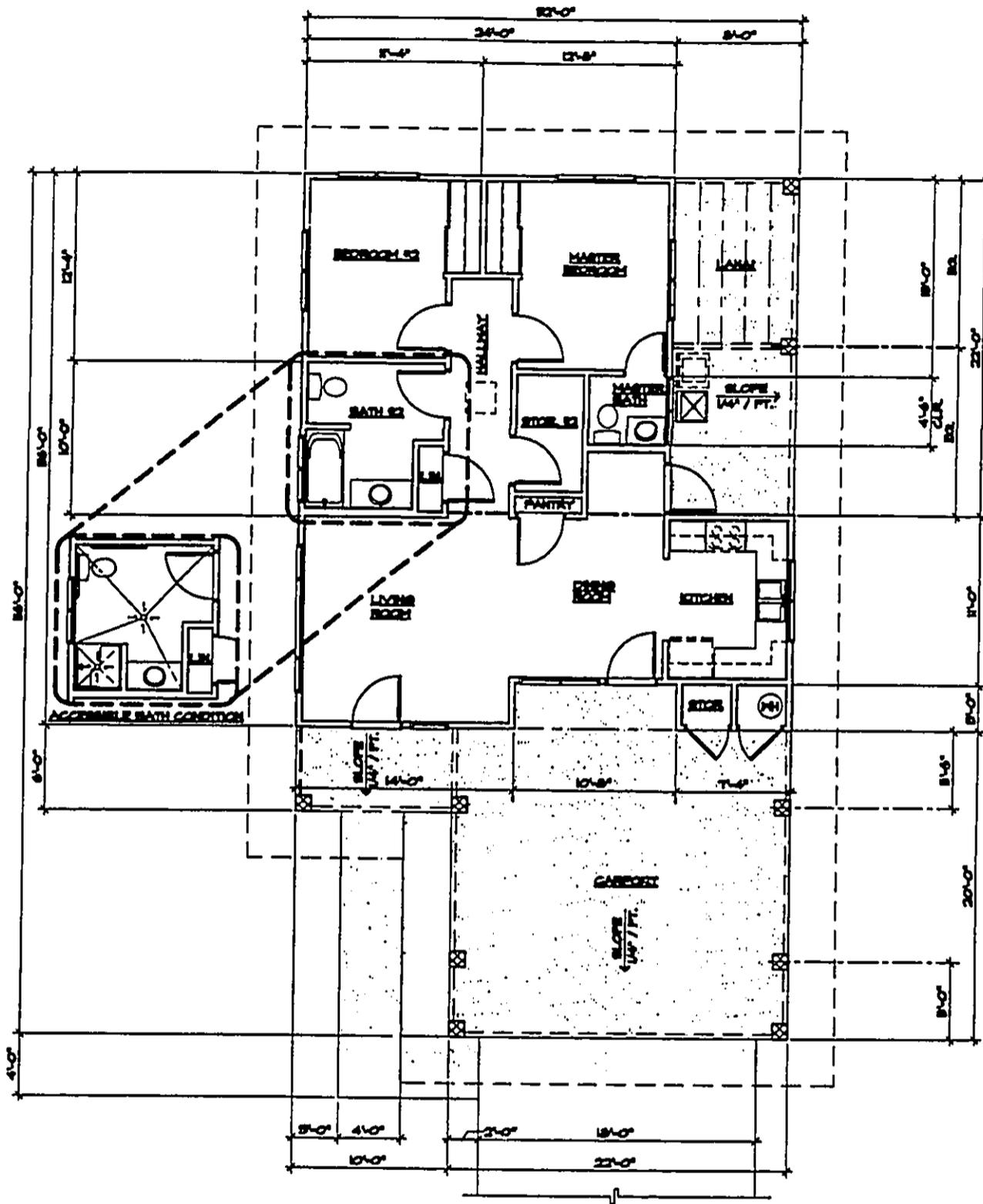
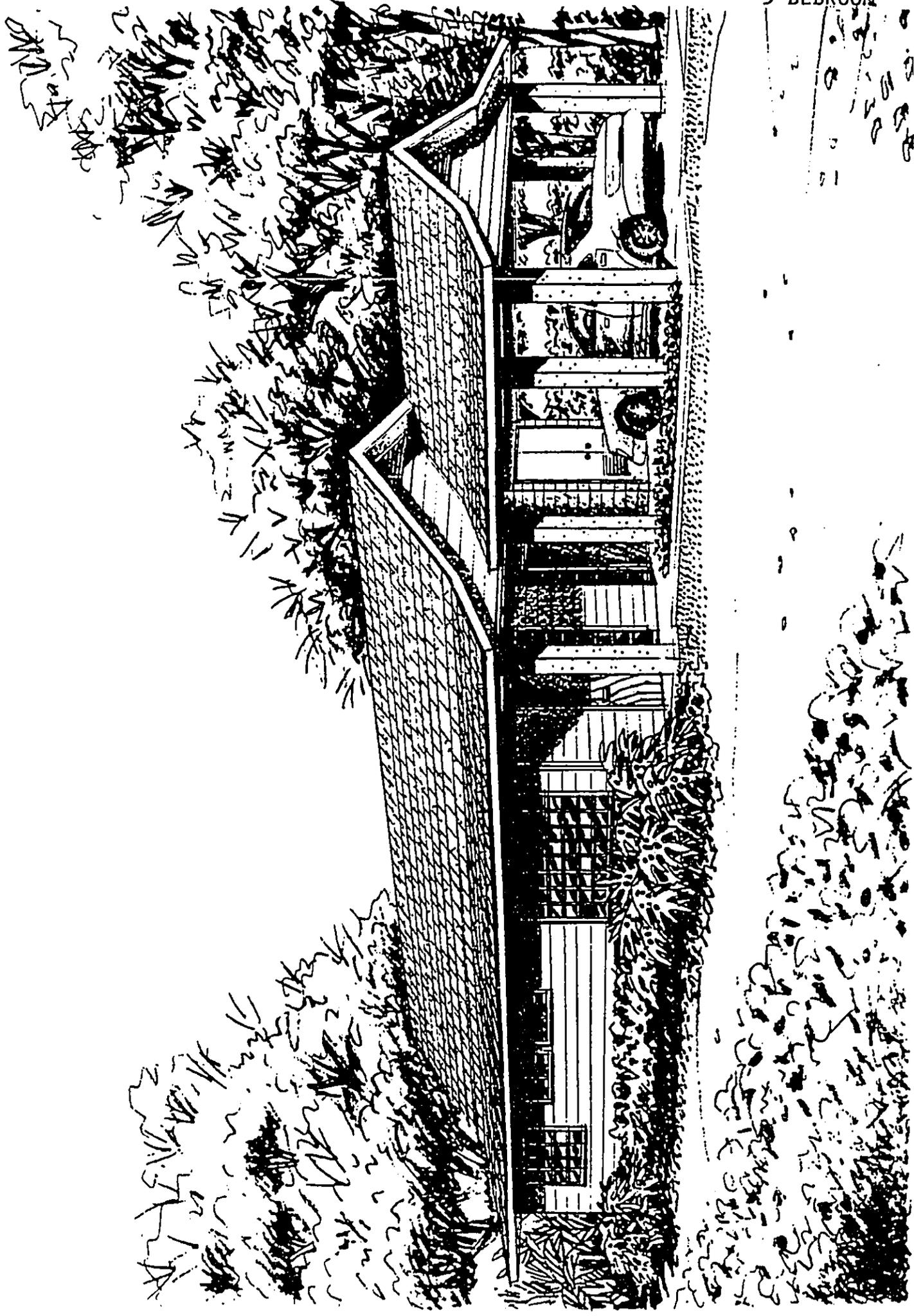


EXHIBIT 2 (Page 2 of 6)

**FLOOR PLAN - TYPICAL UNIT TYPE 2B**  
 SCALE: 1/4" = 1'-0"  
 (UNIT TYPE 2BR - REVERSED)

LIVING SPACE = 444 SF  
 LANAI/LAUNDRY = 174 SF  
 CARPORT = 2,420 SF  
 TOTAL = 3,038 SF



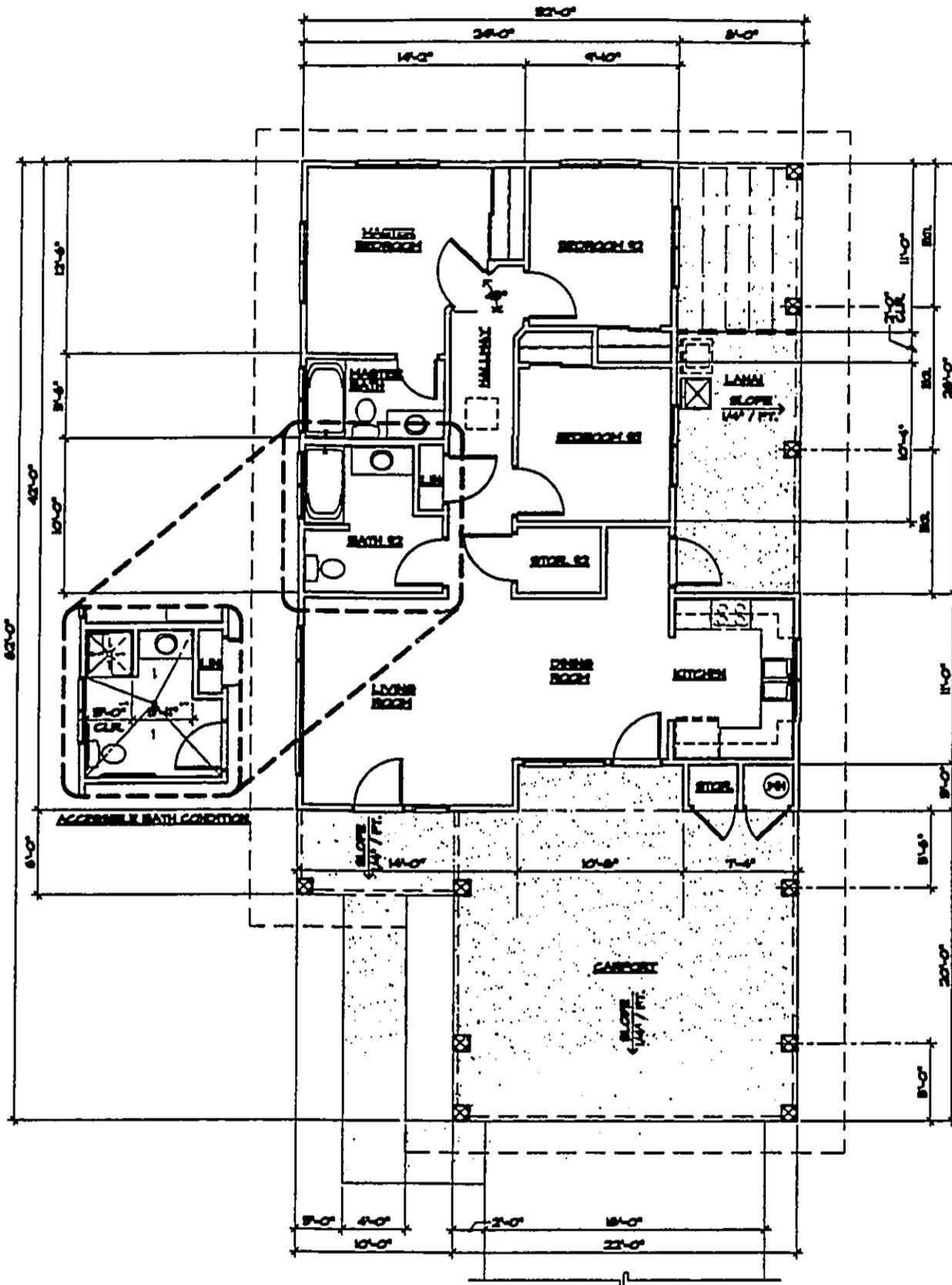
3 BEDROOM

TYPICAL UNIT TYPE 3D

EXHIBIT 2  
(Page 3 of 6)

HAWAII HOUSING AUTHORITY  
REPLACEMENT OF WAIMANALO HOMES

M & A Hawaii

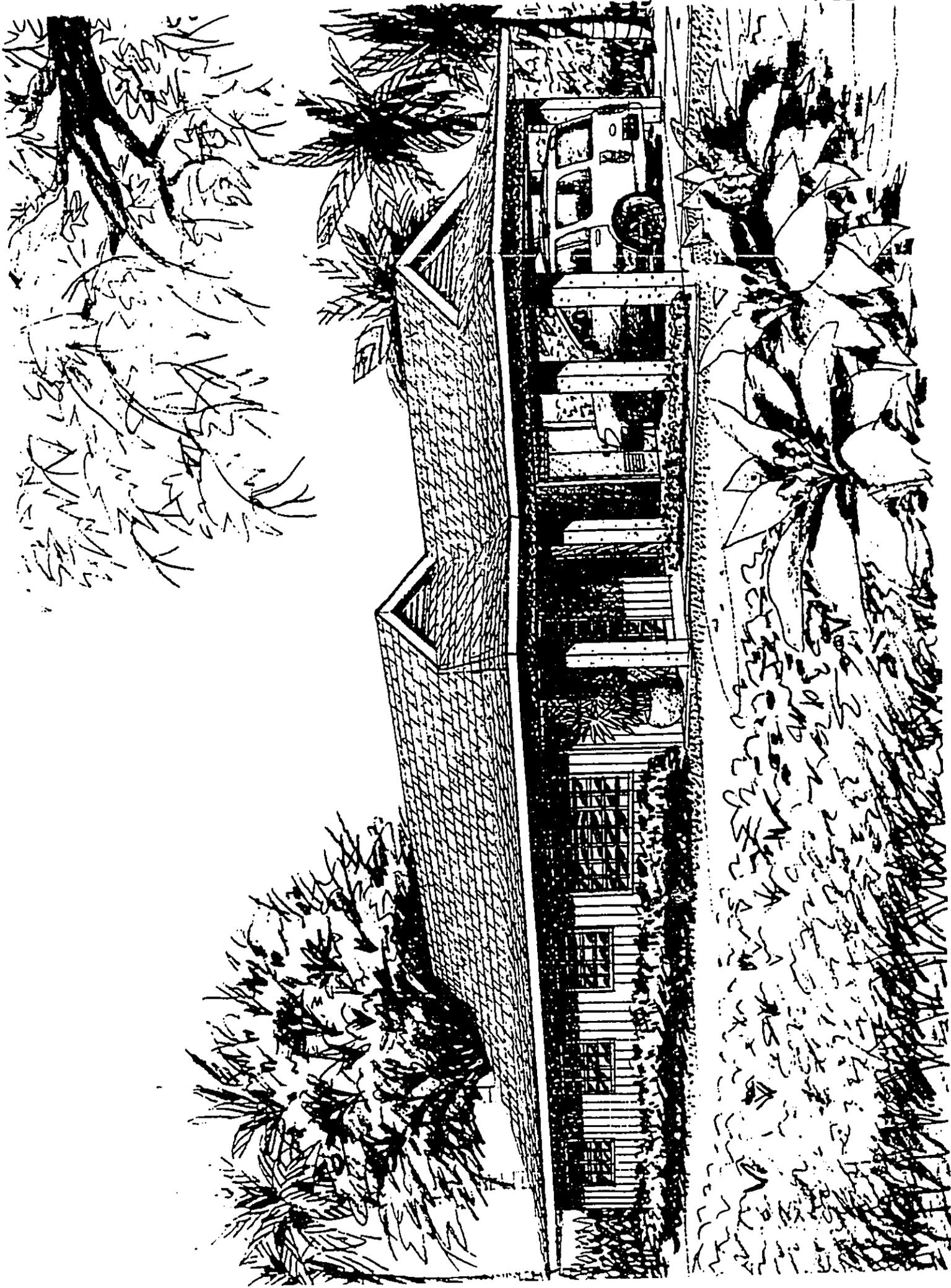


**FLOOR PLAN - TYPICAL UNIT TYPE 3B**  
 SCALE: 1/4" = 1'-0" (UNIT TYPE 3BR - REVERSED)

LIVING SPACE = 1,088 SF  
 LAUNDRY = 350 SF  
 CARPORT = 2,140 SF  
 TOTAL = 3,578 SF

EXHIBIT 2 (Page 4 of 6)

4 BEDROOM

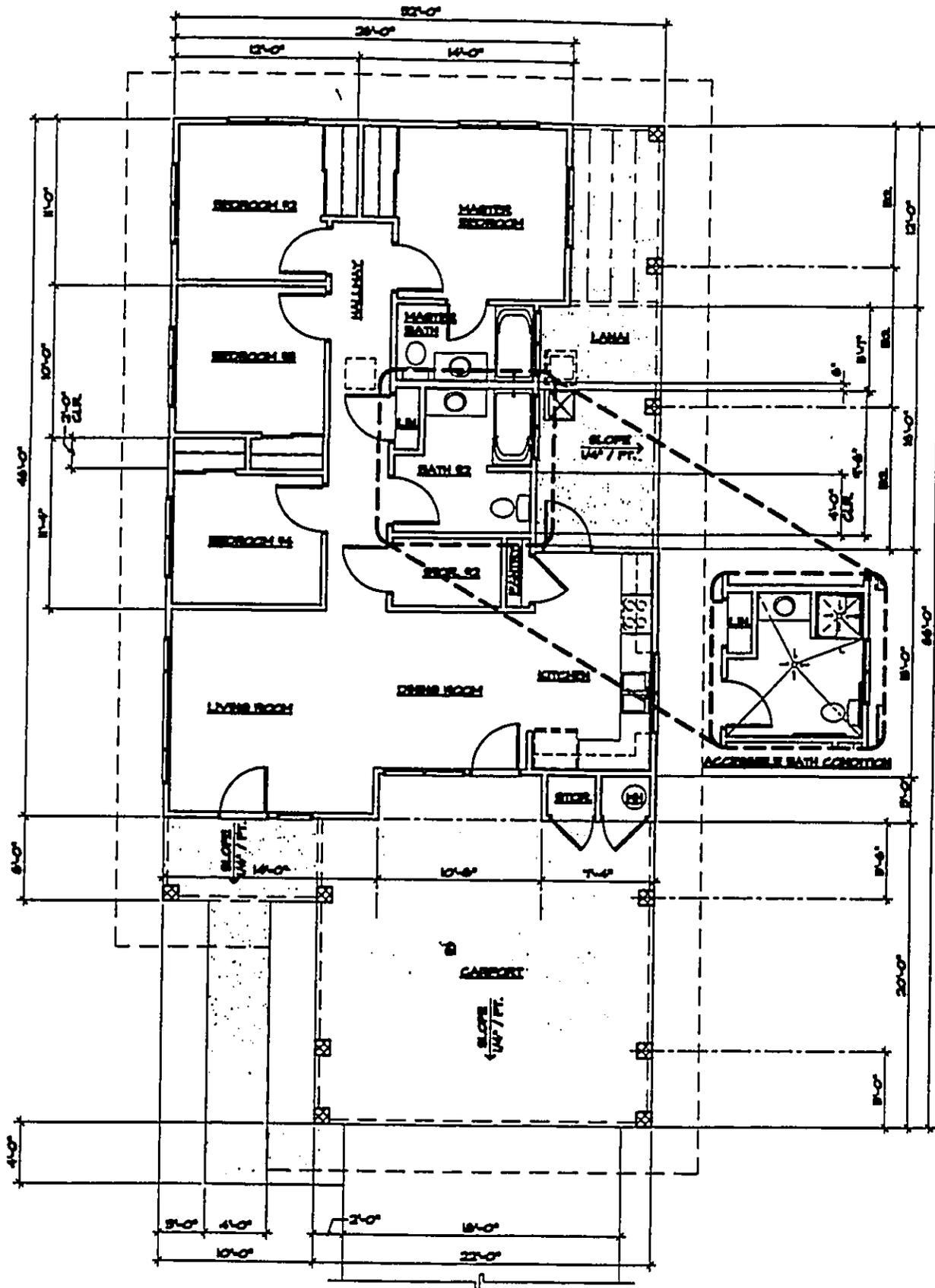


TYPICAL UNIT TYPE 4B

EXHIBIT 2  
(Page 5 of 6)

HAWAII HOUSING AUTHORITY  
REPLACEMENT OF WAIMANALO HOMES

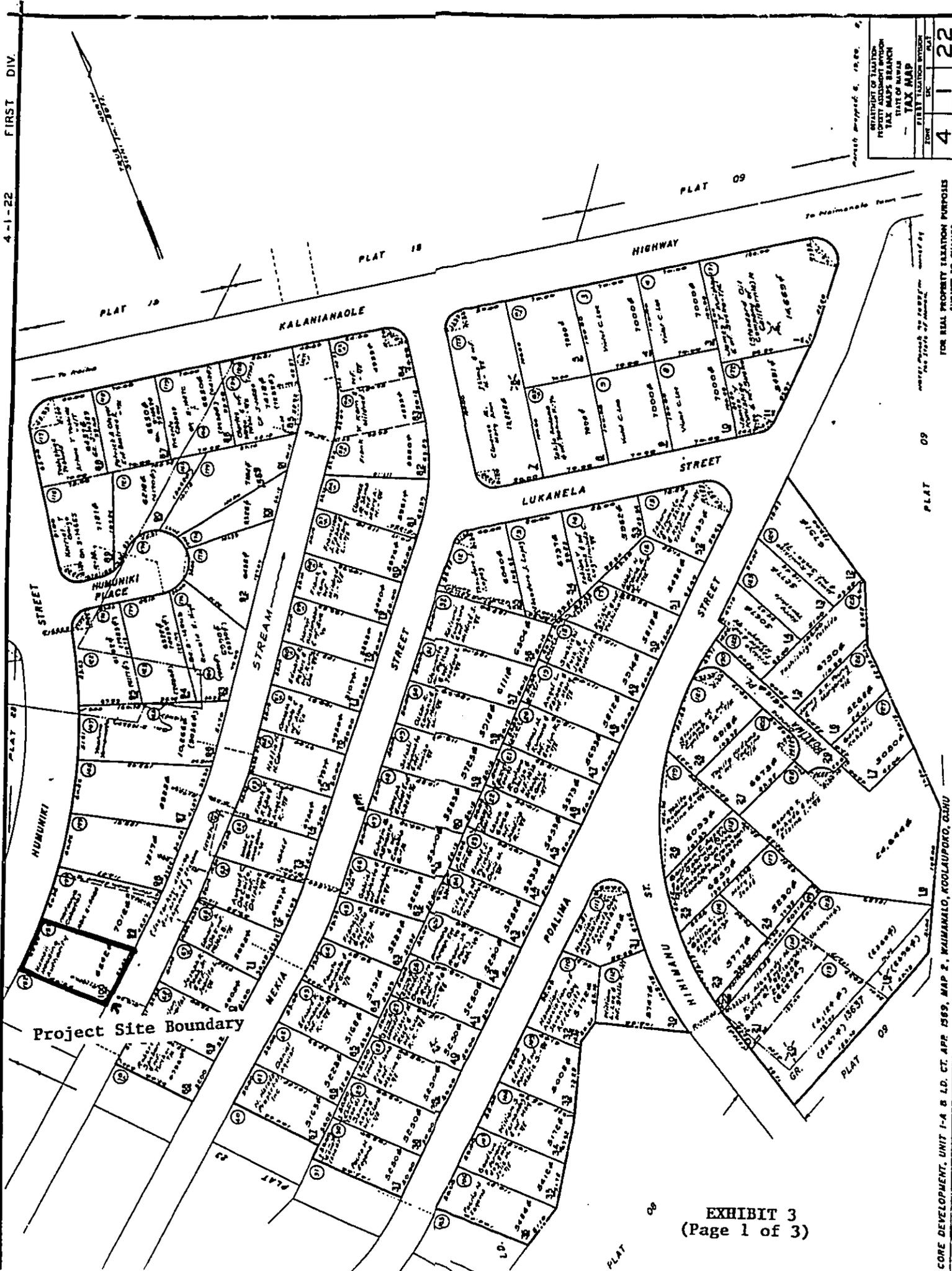
M & A Hawaii



**FLOOR PLAN - TYPICAL UNIT TYPE 4B**  
 SCALE: 1/4" = 1'-0" (UNIT TYPE 4BR - REVERSED)

LIVING SPACE	= 1340 SF
LAV/LAUNDRY	= 380 SF
CARPOR	= 140 SF
TOTAL	= 2060 SF

EXHIBIT 2 (Page 6 of 6)



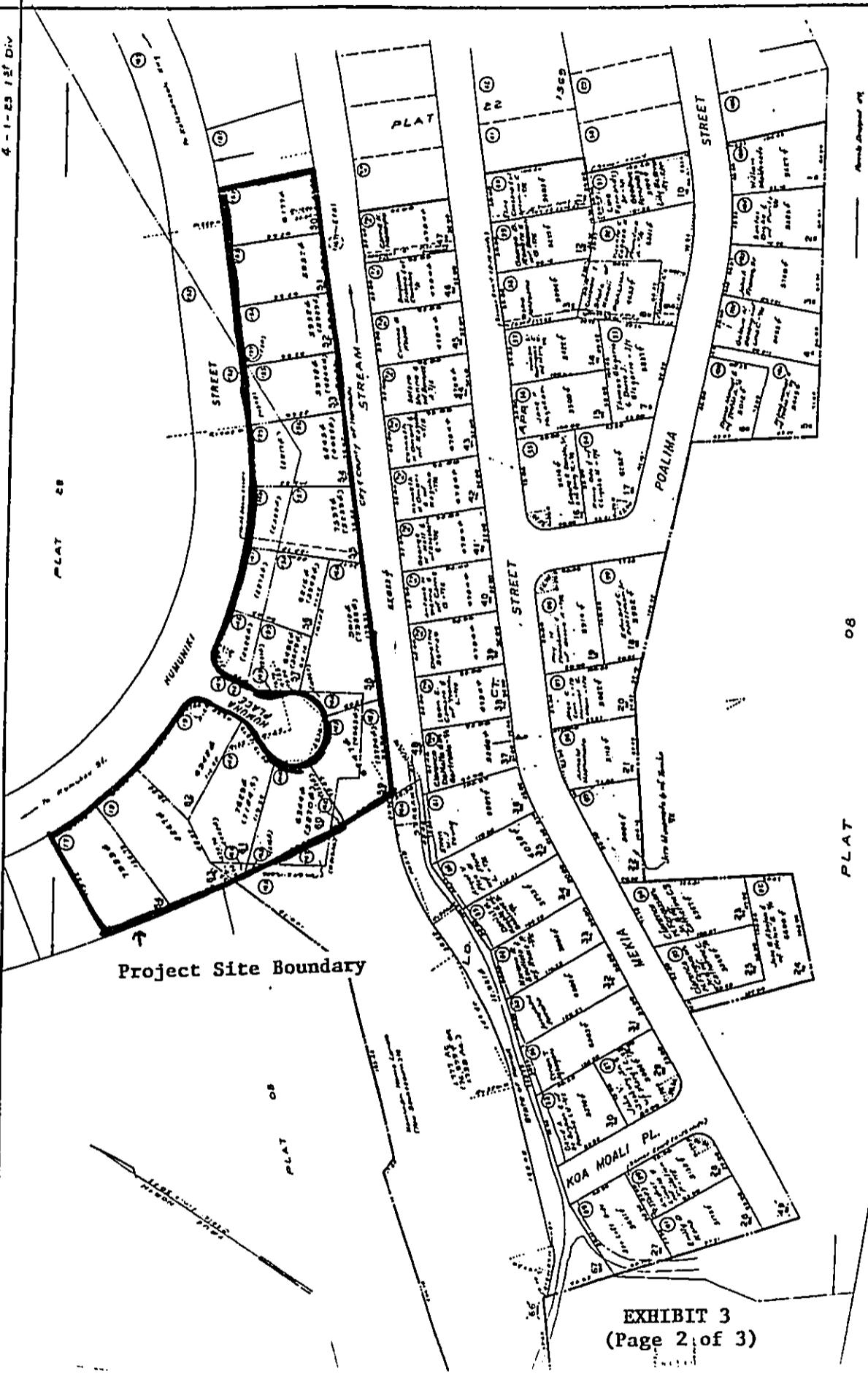
REPLY TO: LUTHER PROPERTY ACQUISITION TAX MAPS BRANCH STATE OF HAWAII	
TAX MAP	
DATE	4-1-22
SCALE	1" = 100 FT.

FOR REAL PROPERTY TAXATION PURPOSES SUBJECT TO CHANGE

0. CORE DEVELOPMENT, UNIT 1-A & 1-B L.D. CT. APP. 1989, MAP 2, MAHANA, KOOLAUPOKO, OAHU

EXHIBIT 3  
(Page 1 of 3)

4-1-23 1st Div



REQUIREMENTS FOR THE COMPLETION OF TAX MAPS BY THE BUREAU OF LAND AND NATURAL RESOURCES	
DATE	4/1/23
FILE NO.	1209
CONTAINING	PLAT
SCALE 1" = 50 FT	

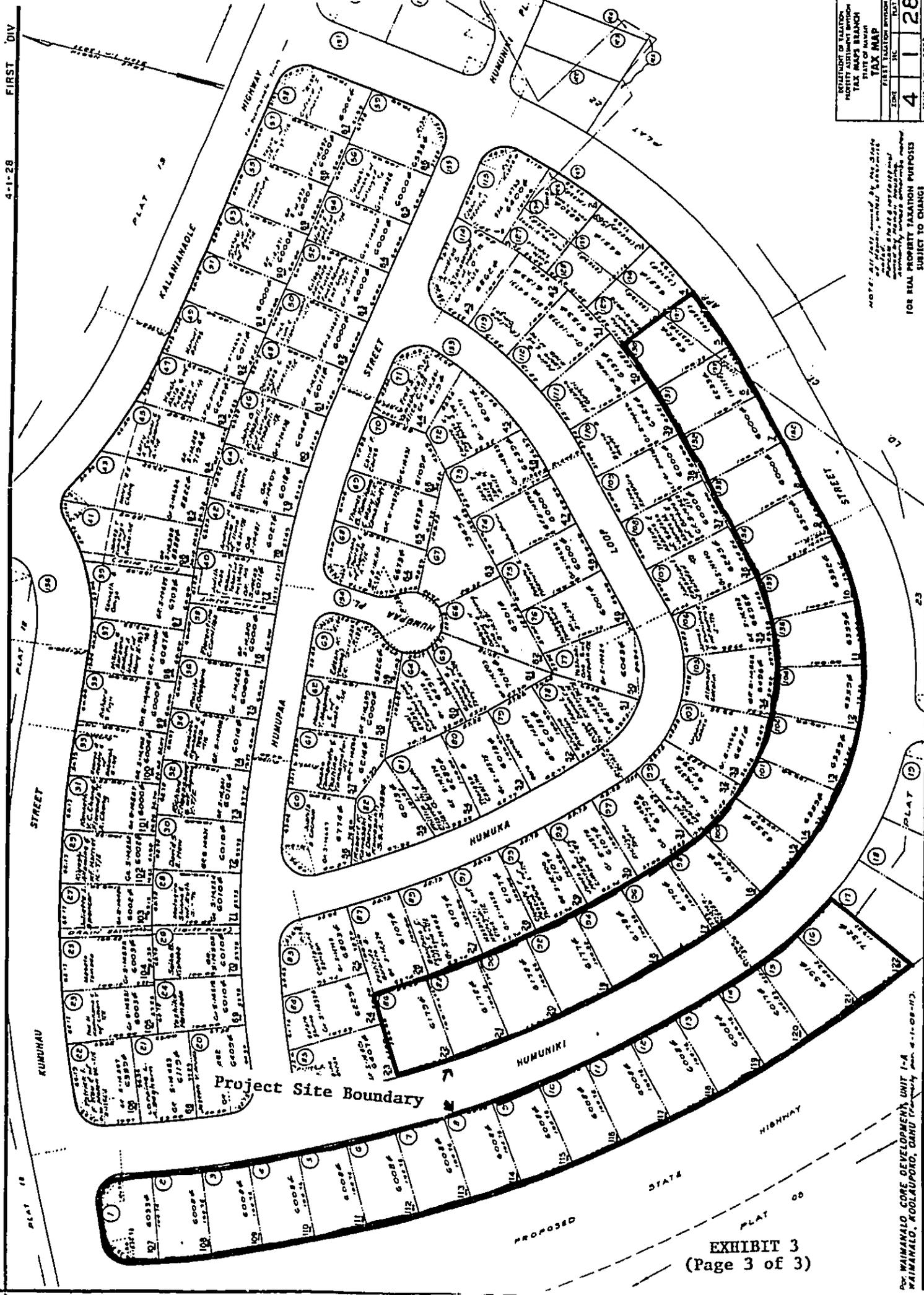
APPROVED BY: \_\_\_\_\_  
 SUBJECT TO CHANGE

Project Site Boundary

EXHIBIT 3  
 (Page 2 of 3)

AINA STREET  
 KOA MOALI PL  
 NAEA STREET  
 POALIMA STREET  
 MOUNANI STREET

1209



DEPARTMENT OF TAXATION HAWAIIAN TERRITORY TAX MAPS BRANCH	
TAX MAP	
DATE	4-1-28
SCALE	1" = 50 FT.

NOTE: All lots, shown by red lines, are subject to special assessment for the purpose of financing the proposed project. All other lots are subject to the general property tax. This map is for informational purposes only and does not constitute a guarantee of accuracy. For real property taxation purposes, this map is subject to change.

Project Site Boundary

EXHIBIT 3  
(Page 3 of 3)

WAIMANALO CORE DEVELOPMENT, UNIT I-A  
WAIMANALO, KOOLAUPONO, OAHU TERRITORY  
PLAT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Waimanalo Homes is part of the Kailua school complex, which is comprised of Waimanalo Elementary and Intermediate Schools, and Kailua High 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 \$8,080,000. Funding for the project will be from the U.S. Department of Housing and Urban Development Comprehensive Grant Program. Anticipated completion of this project is in the next two federal fiscal years.

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

G. SOCIAL CHARACTERISTICS:

The new Waimanalo Homes project will provide quality housing for lower income families in the Koolaupoko district.

Current residents will be relocated during the course of construction to vacancies within the project, or 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 Waimanalo Homes project will fully comply with handicap accessibility requirements.

A meeting was held with project residents to discuss this project on April 8, 1997. As part of the federal demolition application process with the U.S. Department of Housing and Urban Development, homeownership opportunities will be provided to residents who qualify. Additionally, neighboring landowners of this project will be notified of this project.

H. ENVIRONMENTAL CHARACTERISTICS:

1. Existing Use

Waimanalo Homes has provided low income rental housing for the Waimanalo area and Koolaupoko district since 1967.

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. Please see Exhibit 4 for a comprehensive listing of site flora.

## Memorandum

To: Wayne Nakamoto  
From: Vernon Pang  
Date: August 11, 1997  
Subject: Plant Survey for Waimanalo Homes Performed on August 8, 1997

---

No 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:

- False Olive (street tree)
- Pink Tecoma
- Paper Bark
- Brassia
- Areca Palm
- Plumeria
- Shower
- Mango
- Coconut

### Shrubs:

- Various Hibiscus
- Various Ti Leaf
- Various Gingers
- Various Heliconias
- Mock Orange
- Sago Palm

### Lawn:

- Common Bermuda grass

The natural fauna of this area consists of common birds, insects, and domesticated animals (pets).

2. Topography

Waimanalo Homes is located 30 feet above sea level. The property is fairly flat. Exhibit 5 is a General Topographical map from the U.S. Department of Agriculture.

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

An investigation of the site indicates that much of the site is in the X zone and X-shaded zones. Areas within the AE zone are away from the building areas. Further, the elevation in these areas will be raised to mitigate this condition.

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 Pohakupu silty clay loam. (Exhibit 6 and 7) The soil surface layer is a dark reddish-brown silty clay loam, about 13 inches thick. The subsoil layer is dark reddish-brown and dark-brown silty clay loam that varies between 40 to 60 inches thick. The substratum layer is strongly weathered gravel. The soil is slightly to medium acid.

The soil permeability is moderately rapid and runoff is slow. The erosion hazard is slight. The available water capacity is 1.5 inches per foot of soil. In certain places, roots penetrate to depths of 5 feet or more.

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 thirty (30) 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 40-60 inches per year.

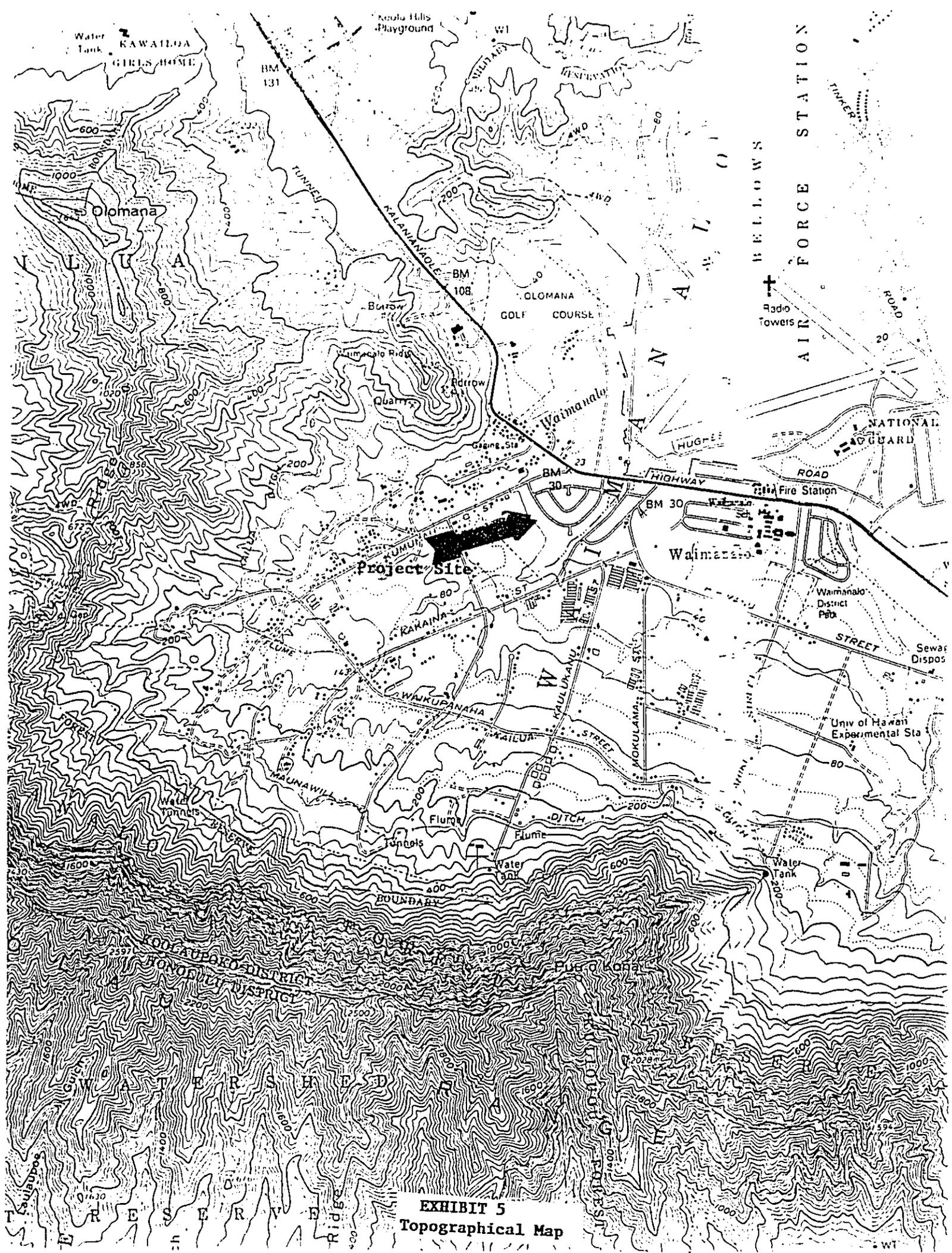
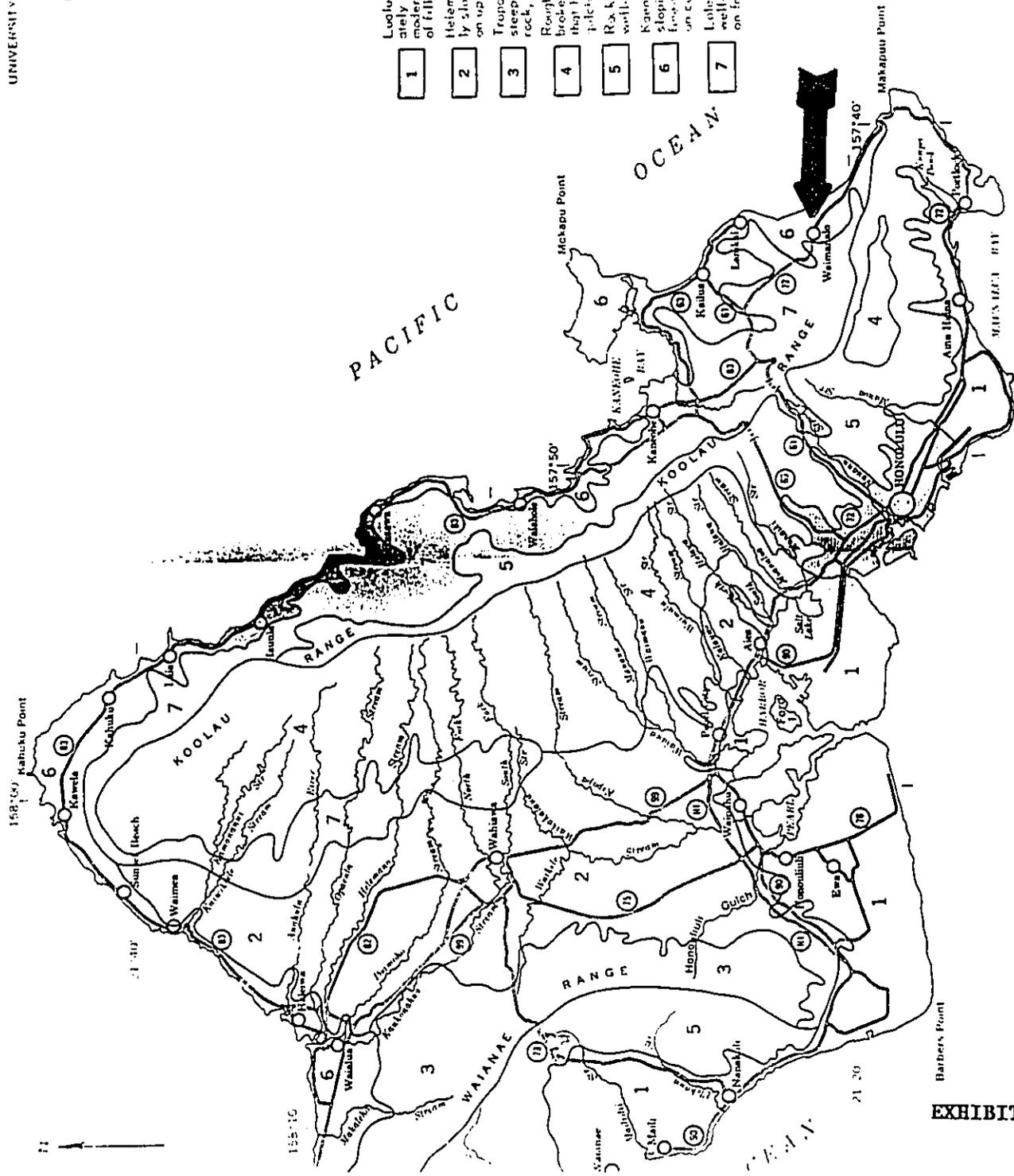
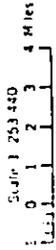


EXHIBIT 5  
Topographical Map

# GENERAL SOIL MAP OAHU ISLAND, HAWAII



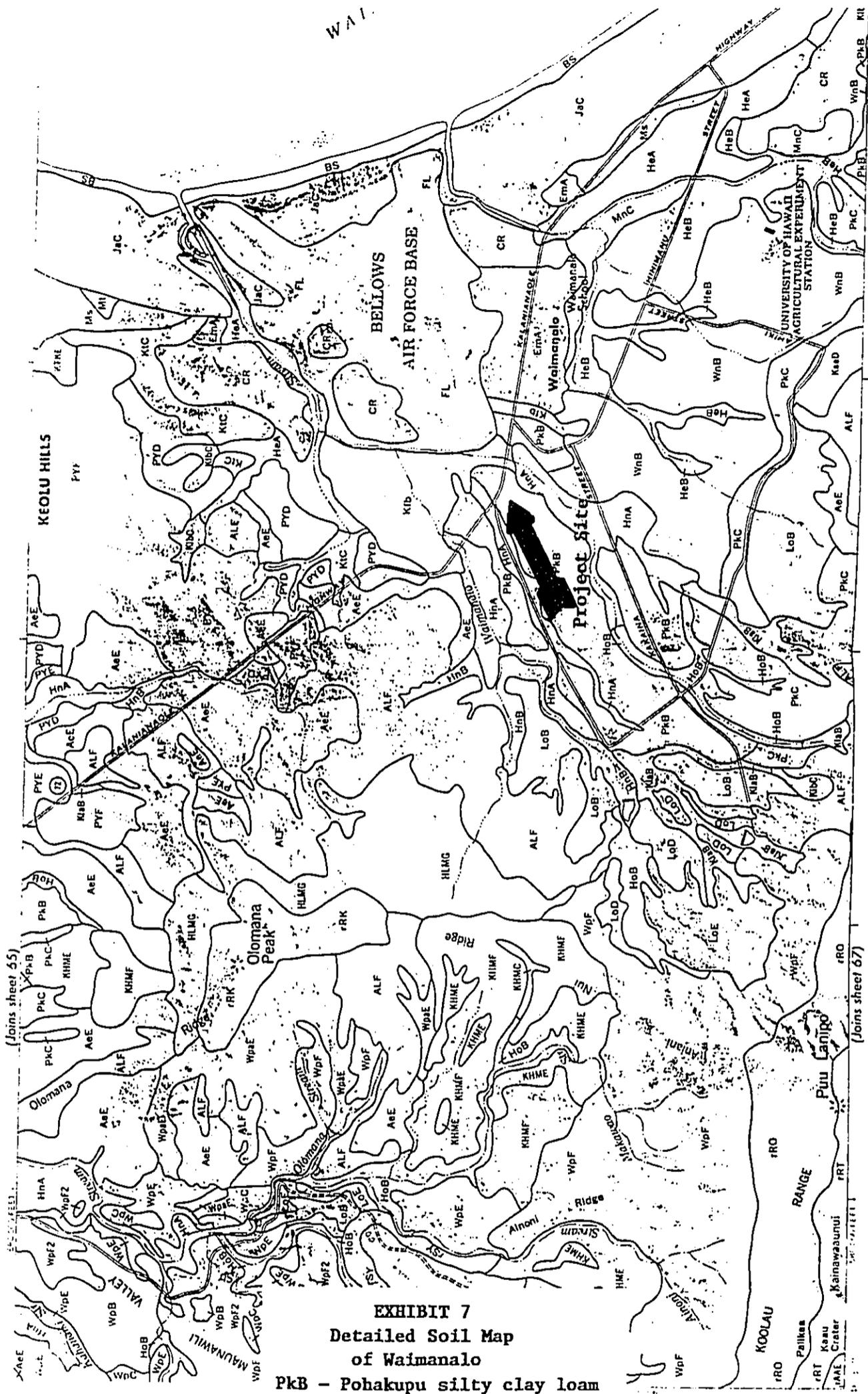
## SOIL ASSOCIATIONS

- 1 Luualae-Fill land-Ewa association. Deep, nearly level to moderately sloping, well-drained soils that have a fine textured or moderately fine textured subsoil or underlying material, and areas of fill land, on coastal plains
- 2 Helemano-Waiawa association. Deep, nearly level to moderately sloping, well-drained soils that have a fine-textured subsoil, on uplands
- 3 Tropicupis-Dystrandeps association. Gently sloping to very steep, well-drained soils that are underlain by soft weathered rock, volcanic ash, or caliche, on narrow ridges and side slopes
- 4 Rough mountainous land-Kapaa association. Very steep land broken by numerous drainageways and deep, well-drained soils that have a fine textured or moderately fine textured subsoil; in talwegs and on narrow ridges
- 5 Raik land-Sunny steep land association. Steep to precipitous, well-drained to excessively drained, rocky and stony land
- 6 Kaunahala association. Deep, mainly nearly level and gently sloping, poorly drained to excessively drained soils that have a fine-textured to coarse-textured subsoil or underlying material, on coastal plains and talus slopes and in drainageways
- 7 Loloku-Waikane association. Deep, nearly level to very steep, well-drained soils that have a dominantly fine textured subsoil, on fans, terraces, and uplands

January 1971

NOTE -  
 This map is intended for general planning.  
 Each delineation may contain soils having  
 different textures from those shown on the  
 map. Use detailed soil maps for operational purposes.

EXHIBIT 6



Scale 1:24,000

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 be 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 30 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 City and County of Honolulu, with the influx of Federal funds from this project. This is especially true for the depressed construction industry and associated services that will need to be provided 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. Due to no changes in the unit count, there should be a no impact on the population. Impacts on public facilities should also be minimal. A positive effect would be a 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 no change to the building density. The addition of landscaping will make the new Waimanalo 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.

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 topography 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 and use of modern energy efficient appliances and fixtures, 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 Waimanalo 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. Siltation 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 Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, August 1972.
2. Federal Emergency Management Agency, National Flood Insurance Program, FIRM (Federal Insurance Rate Map), City & County of Honolulu, - Hawaii, Panel 95B, September 4, 1987.

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**



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/296

November 28, 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 Waimanalo Homes, Oahu

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

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 map including drawings and landscaping for the project, along with various building layouts 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.
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  
November 28, 1997  
Page 2

4. Figures and Exhibits:

- a. The project site is delineated on all three pages of Exhibit 3.
- b. The title is listed on Exhibit 5, a title and legend are listed in Exhibit 7
- c. 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 Waimanalo 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/267

November 4, 1997

TO: 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 "S. Yamada", written over the printed name of Sharon R. Yamada.

SUBJECT: DEMOLITION AND RECONSTRUCTION OF WAIMANALO 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 Waimanalo Homes public housing project in Waimanalo, Hawaii. A draft environmental assessment is attached for your review.

Our research indicates that Waimanalo Homes has provided housing for low income families since first being constructed 30 years ago. Prior to that time, the property was State lands.

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

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 1
To <i>Wayne</i>	From <i>Carol Ogata</i>	
Co.	Co.	
Dept.	Phone #	
Fax # <i>28810</i>	Fax #	

REF:HP-JK

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

LOG NO: 20664  
 DOC NO: 9712co05  
 Architecture

Dear Ms. Yamada:

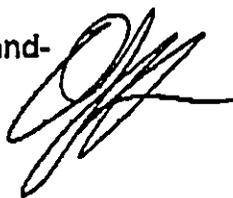
SUBJECT: **Proposed Demolition and Reconstruction of Waimanalo Homes**  
**TMK 4-1-22:100, 4-1-23:50-64 & 4-1-28:107-122**  
**Waimanalo, Oahu**

Thank you for the letter dated October 21, 1997, regarding the proposed demolition and reconstruction of Waimanalo Homes. Since the homes were constructed 30 years ago and the site has been previously developed, we concur that the proposed project should have 'no effect' on any known historic resources. There remains the possibility that historic sites, including human burials, will be discovered during routine construction activities. Should this be the case all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

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

Aloha,

MICHAEL D. WILSON, Chairperson and-  
 State Historic Preservation Officer



CO:jk

**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**

December 8, 1997  
Hawaii Housing Authority  
1002 North School Street  
Honolulu, Hawaii 96817  
Phone No. (808) 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 March 31, 1998 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:

Waimanalo Homes, HUD Project No. HI10-P001-025.  
For the purpose of the Demolition and Redevelopment of Waimanalo Homes.  
41-527 to 41-610 Humuniki Street, Waimanalo, Koolaupoko District, City and  
County of Honolulu, Hawaii  
Estimated funding amount totaling \$8,080,000.

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.