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(per KD)

Final Environmental Assessment and
Finding of No Significant Impact

Nanakuli Community Center

Nanakuli, Oahu, Hawaii

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Prepared for:

Nanakuli Hawaiian Homestead Community Association
1188 Bishop Street, Suite 909
Honolulu, Hawaii 96813

Prepared by:

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January 2006

7. DETERMINATION AND COMPLIANCE

7.1 State – Finding of No Significant Impact (Chapter 343, HRS and Title 11, Chapter 200, HAR)

This Final EA was prepared in accordance with the consultation process of Chapter 343, Hawaii Revised Statutes. Potential impacts of the proposed project have been evaluated in accordance with the significance criteria of Section 200-12 of Title 11, Administrative Rules, Department of Health, State of Hawaii. It is determined that the proposed project will not have a major effect on the environment, and therefore this Finding of No Significant Impact (FONSI) will be filed with the State Office of Environmental Quality Control (OEQC).

(1) Involve an irrevocable commitment to loss or destruction of any natural cultural resource;

The proposed action is not anticipated to involve any construction activity that might lead to a loss or destruction of any natural or cultural resource.

(2) Curtail the range of beneficial uses of the environment;

The proposed project will not curtail the beneficial uses of the environment.

(3) Conflict with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 343, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;

The proposed project does not conflict with the long-term environmental policies, goals and guidelines of the State of Hawaii. As presented in this EA, the project's potential adverse impacts are associated only with short-term construction-related activities and can be mitigated through adherence to standard construction mitigation practices.

(4) Substantially affect the economic or social welfare of the community or state;

The proposed project would provide short-term economic benefits in the form of construction jobs as well as employment associated with the operation of the project. The proposed project would also positively impact the social welfare of the region by providing additional housing for kupuna and a place for the community to gather.

(5) Substantially affect public health;

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The proposed project is anticipated to have a positive impact on the public health by providing additional services to the community.

- (6) Involve substantial secondary impacts, such as population changes or effects on public facilities;*

No secondary effects are anticipated with the construction or operation of the proposed project.

- (7) Involve a substantial degradation of environmental quality;*

Construction activities associated with the proposed project are anticipated to result in relatively insignificant short-term impacts to noise, air quality, and traffic in the immediate project vicinity. With the incorporation of the recommended mitigation measures during the construction period, the project will not degrade environmental quality.

- (8) Individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

The proposed project is not anticipated to have a considerable cumulative effect upon the environment.

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- (9) Substantially affect a rare, threatened or endangered species, or its habitat;*

There are no known rare, threatened or endangered species of flora or fauna or associated habitat on the project site that could be adversely affected by the construction and operation of the proposed project.

- (10) Detrimentially affect air or water quality or ambient noise levels;*

Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site. Operation of the proposed project will have no significant long-term impact on air or water quality or ambient noise levels in the vicinity.

- (11) Affect or is likely to suffer damage by being located in an environmentally - sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;*

According to the Flood Insurance Rate Map, Community Panel Number 150003C0215G, (revised June 2, 2005) prepared by the Federal Emergency Management Agency (FEMA), the project site is within Zone D, "areas in which flood hazards are undetermined, but possible" as shown in Figure 4-2. The proposed project will cover much of the project site with impervious surfaces, which will increase the volume of runoff relative to the presently undeveloped

condition of the site. The drainage channel dividing the project site was constructed to control the potential for flooding in the area by conveying storm runoff under Farrington Highway to discharge into the ocean between the charter school and Nanakuli Beach Park. By designing the proposed drainage improvements to direct the increased runoff into the drainage channel, the potential for flooding in areas surrounding the project site will be minimized.

A portion of the project site is located within the Tsunami Evacuation Zone.

(12) *Substantially affect scenic vistas and viewplanes identified in county or state plans or studies; or*

The proposed project will not impact makai views from Farrington Highway since the project site is located on the mauka side of the highway. Mauka views from the highway would be gradually altered by the development of presently vacant land and removal of vegetation that presently obscures views of the project site from the highway. The proposed project will further reinforce the urban character of the area, cumulatively adding the recent completion of the adjoining Nanaikapono Elementary School. In this regard, the proposed project is intended to create an identifiable "village center" for the Nanakuli community.

(13) *Require substantial energy consumption.*

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Construction and operation will not require substantial increase in energy consumption.

7.2 Federal – Determination and Compliance (24 CFR Part 58)

Historic Preservation (36 CFR 800): Of the identified archaeological and historic sites within the project site, further data recovery was recommended for one of the sinkholes within TMK parcel 8-09-002:65. This data recovery will be conducted in consultation with the DLNR-SHPD. The historic site represented by the remnants of Camp Andrews on the project site in TMK 8-9-002:01 was determined to be adequately documented by a previous archaeological survey.

Since additional undiscovered sinkholes are likely to exist within the project site, all subsurface construction activities will be monitored by an archaeologist. Also, a Monitoring Plan detailing the expected finds and methods of treatment will be prepared and submitted to the DLNR –SHPD for approval prior to commencing construction.

Floodplain Management (24 CFR 55, Executive Order 11988): According to the Flood Insurance Rate Map, Community Panel Number 150003C0215G, (revised June 2, 2005) prepared by the Federal Emergency Management Agency

(FEMA), the project site is within Zone D, "areas in which flood hazards are undetermined, but possible" as shown in Figure 4-2. The proposed project will cover much of the project site with impervious surfaces, which will increase the volume of runoff relative to the presently undeveloped condition of the site. The drainage channel dividing the project site was constructed to control the potential for flooding in the area by conveying storm runoff under Farrington Highway to discharge into the ocean between the charter school and Nanakuli Beach Park. By designing the proposed drainage improvements to direct the increased runoff into the drainage channel, the potential for flooding in areas surrounding the project site will be minimized.

Wetlands Protection (Executive Order 11990): There are no wetlands within or near the project site.

Coastal Zone Management (Sections 307 (c),(d)): According to a letter dated June 24, 2004 from the Department of Business, Economic Development & Tourism, Office of Planning to HUD's Hawaii State Field Office, the Hawaii CZM Program list of federal assistance programs that require CZM federal consistency review has been revised to exclude HUD assistance programs, including Community Development Block Grants.

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Sole Source Aquifers (40 CFR 149): According to the Oahu Sole Source Aquifer Map (Environmental Protection Agency, November 2001) available at the Environmental Protection Agency's (EPA) website, the project site is not located within the EPA-designated Oahu Sole Source Aquifer area (also referred to as the Southern Oahu Basal sole source aquifer area).

Endangered Species Act (50 CFR 402): No federally protected, threatened or endangered species of plants or animals are known to inhabit the project site. According to the maps contained in the Critical Habitat Updates available at the U.S. Fish & Wildlife Service's (USFWS) website, the project site is not located within the nearby USFWS-designated Northern Waianae and Southern Waianae Mountains Unit of the Critical Habitat for the Oahu Elepaio bird. The project site is also beyond the boundary of the USFWS-proposed Oahu I Unit of the Critical Habitat for 99 threatened and endangered plant species.

Wild and Scenic Rivers Act (Section 7 (b), (c)): According to the Wild and Scenic Rivers Act (P.L. 90-542, as amended) (16 U.S.C. 1271-1287) found at the National Park Service website, no rivers in Hawaii have been designated as components of the National Wild and Scenic Rivers System.

Air Quality (Clean Air Act, Section 176 (c) and (d)): According to the State Department of Health's (DOH) 2003 Annual Summary Hawaii Air Quality Data, "Air quality in the State of Hawaii continues to be one of the best in the nation



Re: Meeting with Nanakuli Lessees regarding concerns

Kali Watson to: Jobie.K.Masagatani@hawaii.gov
kamaki, Michael Kahikina, "Linda.L.Chinn@hawaii.gov",
Cc: "Derek.T.Kimura@hawaii.gov",
"Michelle.K.Kauhane@hawaii.gov"

08/27/2012 06:59 AM

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Jobie,

Thanks for the info. After your meeting, I was contacted by Tessie and Robert Coyle to come to talk story about the Hale Makana project on the adjacent lot (Robert Coyle homestead lot) which has a rock wall that is partially encroaching upon the Hale Makana lot. Mike Kahikina and I met with them previously to discuss removing the wall and replacing it with a common boundary retaining wall. When I got there, the meeting started growing and by the end there were maybe 25 people. It was a question and answer process that lasted maybe 2 and 1/2 hours. They expressed the same concerns basically. At the end of the mtg, Tessie and Robert agreed to let us remove the wall and replace it with the retaining wall. Robert signed my letter to him, with some changes. It was a positive meeting.

I stated that like the Waimanalo kupuna housing project and the Hoolimalima rent to own projects that use low income housing tax credits, the Hale Makana will be using the same with the rental units being restricted to Hawaiians. The head of the household would need to be Hawaiian. Being married to a nonHawaiian would not disqualify them. We would be giving priority to Nanakuli Homestead families. One person pointed out that they have five families living together on her homestead. Another pointed out the Kamaka family closer to Farrington Hwy behind the Butler building with a similar situation. Clearly, there is a need for this project. According to Mike, it would be easy to fill the project with Nanakuli Homestead families. However, I did emphasize that there is an income limitation, giving an example that a family of 5 could only make \$30,800 with 30% going to rent with the balance being covered by RD rental vouchers.

Regarding the change from kupuna to families, this has been explained many times at community mtgs, including the Maile/Nanakuli Neighborhood Bd mtg. The need to help the homeless Hawaiian families is great and cannot be limited. Moreover, there is a need to help children which make up a large percentage of the homeless Hawaiian families, kupuna raising their grandkids, or single parents with kids. I explained also that in the Waimanalo kupuna project, that was a criticism and where a tenant got evicted for having a grandchild living with her. There was one kupuna present that would still like to see kupuna housing. I mentioned the NaMea program directed at kupuna, and our mtg with Kamehameha where we could suggest more kupuna programs. She mentioned that she does grant writing. She offered to work with our YET Boys & Girls Bd to help write grants.

There was one person present that was adamant about stopping all construction - Charlitta Mahoy's son, who lives next to the entrance to the housing project on Lepeka Street. He took the position that the community needed more time to understand the project, but really seemed intent on stopping the project at all costs. Guess he didn't like the impact on his situation with the anticipated increased traffic. I explained that there would be about 90 parking stalls onsite for tenant parking for Hale Makana.

They also talked about the problems, at least in their minds, about how there was a lack of



Meeting with Nanakuli Lessees regarding concerns

Jobie K Masagatani to: kamaki, Michael Kahikina, 6kali9
Cc: Linda L Chinn, Derek T Kimura, Michelle K Kauhane

08/26/2012 04:36 PM

Aloha Kamaki, Mike and Kali,

In order to keep the lines of communication clear, I wanted to let you know that on Friday Aug 24, 2012 I met with a group of Nanakuli residents, based on their request for a meeting. The purpose for the meeting was primarily to express their concerns regarding the Hale Makana project and to better understand what role or authority the Department has with regard to this project at this point in time.

The attached timeline was shared with the meeting attendees. The primary concerns expressed by the attendees were:

- (1) The possibility that non-native Hawaiians could reside on Hawaiian home lands in the Hale Makana project; and
- (2) Not being aware that the project had changed focus from a kupuna housing to an affordable rental housing project.

We also discussed the lessor/lessee relationship between DHHL and the Nanakuli Hawaiian Homestead Community Association/Hawaiian Community Development Board; that this is a project of the lessee and not DHHL. In addition, the group also provided me with a petition with several hundred signatures (the attendees indicated that there were 1200+). They also indicated that the petition was still incomplete.

I did commit to drafting a letter that will be sent to you outlining these issues and encouraging communication to address these concerns.

I wanted to bring this to your attention so that hopefully the issues can be resolved within your community.

Please let me know if you have any questions regarding the above.

Mahalo,
Jobie

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Timeline for Village Project.pdf