August 29, 1989

Marvin T. Miura, Ph.D.
Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Negative Declaration

Central Oahu Youth Services Association - Independent Living Skills Program
Tax Map Key: 6-6-13: 11

Please publish a Negative Declaration in your next OEQC Bulletin for the Central Oahu Youth Services Association - Independent Living Skills Program.

The Environmental Assessment prepared for the project indicated that there were no significant effects on the quality of the environment. The assessment is on file with the Department of Housing and Community Development at the Honolulu Municipal Building, 650 South King Street, 5th Floor, Honolulu, and is available for inspection by the public during regular office hours between 7:45 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

Michael N. Scarfone
Director
ENVIRONMENTAL ASSESSMENT
FOR THE
CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM

City and County of Honolulu
Department of Housing and Community Development
August 1989
ENVIRONMENTAL ASSESSMENT

Administrative Information

A. Project: Central Oahu Youth Services Association
   Independent Living Skills Program

B. Type of Action: Applicant
   X Agency

   Department of Housing and Community Development
   City and County of Honolulu
   650 South King Street, 5th Floor
   Honolulu, Hawaii 96813
   Michael N. Scarfone, Director

C. Approving Agencies:

   U.S. Department of Housing and Urban Development (HUD)
   300 Ala Moana Boulevard, Room 3318
   Box 50007
   Honolulu, Hawaii 96850

   State of Hawaii
   Office of Environmental Quality Control (OEQC)
   465 South King Street, Room 104
   Honolulu, Hawaii 96813

D. Environmental Assessment Prepared by:

   Department of Housing and Community Development
   August 1989

Description of Proposed Actions

A. Proposed Activity

   X Aggregation of activities;
   ___ Multi-year activity.

Proposed Project

The Central Oahu Youth Services Association (COYSA) proposes to rehabilitate a 4-bedroom dwelling located at 66-490 Haleiwa Road, Haleiwa, Oahu (Tax Map Key: 6-6-13: 11), and lease from the City and County of Honolulu a 4-bedroom dwelling to be constructed on the same site to provide shelter, counselling and life skills training to homeless and abused youths.
Proposed Actions

The Department of Housing and Community Development (DHCD) proposes to (1) grant COYSA approximately $50,000 in Community Development Block Grant (CDBG) funds for the rehabilitation of a 4-bedroom single family dwelling, and (2) expend approximately $150,000 in CDBG funds to demolish an existing dilapidated three-bedroom single family dwelling and construct a new four-bedroom single family dwelling. Upon completion, the new dwelling will be leased to COYSA.

Site Data (see Location Map)

Location: 66-490 Haleiwa Road, Haleiwa, Oahu, Hawaii
Tax Map Key: 6-6-13: 11
Land Area: 68,907 Square Feet
Land Owner: City and County of Honolulu, currently under the jurisdiction of the Department of Education

Existing Use: Six single family dwellings, presently used by the Central Oahu Youth Services Association to provide shelter and related human services to homeless and abused youths, Department of Health Community Services Division for a day program for severely mentally retarded adults, and Alcoholics Anonymous for a program for recovering alcoholics.

Development Plan Designation: Public
Zoning: R-5 Residential
State Land Use District: Urban

Alternatives Considered

1. Alternative Location. The proposed project is an extension of COYSA's existing Home by the Sea Youth Shelter which is located in another dwelling on the project site. Locating the proposed project at the project site would allow for the convenient centralization of program resources and eliminate the time-consuming and costly process of securing another site.

2. No Project. If this project is not implemented, the abandoned dwelling will remain in its present condition as a fire and safety hazard, while the dwelling to be rehabilitated will continue in need of repairs. The potential social benefits of this project far outweigh its potential environmental impacts which can easily be mitigated.
Environmental Assessment Prepared for Compliance with HUD Requirements and Environmental Review Requirements of Other Levels of Government as follows:

A. ___ State of Hawaii, Supplemental Form EA-S-SOH
B. ___ Guam, Supplemental Form EA-S-GUAM
C. ___ Northern Mariana Islands, Supplemental Form EA-S-NMI
D. ___ Trust Territories of the Pacific Islands, Form EA-S-TTPPI
E. ___ American Samoa, Supplemental Form EA-s-ASG

Findings and Conclusions from the Environmental Review

A. Environmental Findings

X Finding of No Significant Impact on the Environment (FONSI)
___ An Environmental Impact Statement is required.

B. Agencies/Interested Parties Consulted
(See Appendix A)

C. Publication Notification

   a. Date FONSI/RROF published in local newspaper ____________
   b. Last day for recipient to receive comments ____________
   c. Last day for HUD to receive comments ____________
   d. Date FONSI transmitted to Federal, State or local government agencies or interested groups or individuals ____________
   e. Date HUD released grant conditions ____________

2. Negative Declaration (Hawaii only)
   a. Date Negative Declaration published in OEQC Bulletin ____________
   b. Date on which 60-day waiting period expires ____________
   c. Documentation attached: X Yes ___ No
Impact Categories

1. Land Development

   A. Conformance with Comprehensive Plans and Zoning

      Rating:* 2 - No Impact Anticipated

      Sources: Department of General Planning letters dated April 14, 1989 and July 19, 1989

      Department of Land Utilization letter dated April 28, 1989

      State Land Use Commission letters dated April 21, 1989 and July 20, 1989

      The project site is located within the State Land Use Urban boundary, is designated for residential use on the North Shore Development Plan Land Use Map, and is zoned R-5 Residential. The proposed project is a permitted use under these land use designations. The Department of Land Utilization notes that COYSA's existing Conditional Use Permit (CUP) allows for a maximum of eight residents. COYSA has requested a modification of its CUP to allow for an additional eight residents who will occupy the rehabilitated dwelling. COYSA will request another modification of its CUP to permit the sheltering of an additional eight youths in the new dwelling to be constructed for a total of 24 youths to be accommodated at the project site.

      The project site is within the Special Management Area (SMA). A minor SMA permit will be requested from the Department of Land Utilization.

   B. Compatibility and Urban Impact

      Rating: 2 - No Impact Anticipated

      Source: Site Inspection, August 23, 1989

* Note: Rating of environmental factors as follows:
1. Potentially beneficial impact.
2. No impact anticipated.
3. Minor adverse impacts anticipated.
4. Adverse impact requires mitigation.
5. Adverse impact requires modification to project/activity.
Abutting uses include single family residential, agriculture (sugarcane), the Haleiwa Elementary School and the Kaiakea Bay State Recreation area. The proposed project is not expected to adversely affect any adjacent uses as it involves reconstruction of one unit and rehabilitation of another. The project will continue the single family residential pattern of the neighborhood. Proper supervision of residents will safeguard against potential disruption to neighbors.

C. Slope, Erosion and Soil Suitability

Rating: 2 - No Impact Anticipated

Sources: Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, United States Soil Conservation Service, August 1972

Site Inspection, August 23, 1989

The U. S. Soil Conservation Service classifies the soil at the project site as Waialua silty clay (WkA), 0 to 3 percent slopes. The Waialua soil series consists of moderately well drained soils on alluvial fans of Oahu. These soils developed in alluvium weathered from basic igneous rock. They are nearly level to steep, elevations range from 10 to 100 feet.

Waialua silty clay is found on smooth coastal plains. Permeability is moderate, runoff is slow, and the erosion hazard is no more than slight. This soil is used for sugarcane, truck crops and pasture.

D. Hazards, Nuisances and Site Safety

Rating: 5 - Adverse Impact Requires Mitigation

Source: Site Inspection, August 23, 1989

Department of the Army letter dated April 21, 1989

There is no evidence of unusual topographic features on the project site that could produce risks from natural hazards such as geologic faults, flash floods, volcanic activity and mud slides.

The site is located in Flood Zone AE, an area inundated by the 100-year flood, and Flood Zone VE, an area inundated by the 100-year flood with an added velocity hazard due to wave action. Proposed mitigative measures are discussed in Appendix B.

There are no unwarranted risks from man-made hazards such as inadequate separation of vehicular and pedestrian traffic,
lack of traffic control, visual obstructions to traffic, or the presence of hazardous materials in the surrounding area. The project site is not located in an airport clear zone.

E. Energy Consumption

Rating: 2 - No Impact Anticipated

The project will receive telephone and electric services from the respective utility companies.

2. Noise

Ratings: 3 - Minor Adverse Impacts Anticipated (Short Term)  
2 - No Impact Anticipated (Long Term)

Source: Site Inspection, August 23, 1989

Short term increases in noise levels attributable to construction related activities are anticipated. The contractor will be required to comply with the provisions of Title II, Department of Health Administrative Rules, Chapter 43, "Community Noise Control for Oahu."

A. The contractor must obtain a noise permit if noise levels are expected to exceed the allowable level of the rules.

B. Construction equipment and onsite vehicles requiring an exhaust of gas or air must be equipped with mufflers.

C. The contractor must comply with the conditional use of the permit as specified in the rules and conditions issued with the permit.

Traffic noise from vehicles travelling to and from the construction site must be minimized to comply with the provisions of Title II, Department of Health Administrative Rules, Chapter 42, "Vehicular Noise Controls for Oahu."

There are no high speed or heavily utilized roadways in the vicinity of the project site which would indicate the presence of high levels of vehicular generated noise. A site visit revealed no evidence of stationary noise sources such as a power plant or industrial machinery.

The proposed project does not include uses or activities that would produce noise in levels above that which is typical in residential neighborhoods.

3. Air Quality

Rating: 2 - No Impact Anticipated
Source: Site Inspection, August 23, 1989

A site visit revealed no evidence of high levels of airborne pollutants generated from adjacent properties nor are there high speed or heavily utilized roadways in the area which would indicate the presence of high levels of vehicular generated airborne pollutants.

The proposed project does not involve uses which will significantly degrade the ambient air quality of the area.

Frequent watering of the site during grading and excavation in accordance with Title 11, Department of Health Administrative Rules, Chapter 60, "Air Pollution Control" will mitigate the release of fugitive dust into the immediate environment.

4. Environmental Design and Historic Values

A. Visual Quality - Coherence, Diversity, Compatible Use and Scale

Rating: 1 - Potential Beneficial Impacts

Source: Site Inspection, August 23, 1989

The proposed project will continue the existing single family development of the parcel and the immediate area. The proposed project will not require the removal of any significant trees or a significant amount of existing landscaping.

The project will have the beneficial impact of replacing a severely dilapidated dwelling which has become an eyesore with a new dwelling and rehabilitating an existing dwelling to like-new condition.

B. Historic, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Sources: Department of Land and Natural Resources letter dated May 8, 1989

Hawaii/National Register of Historic Places, December 1987

Site Inspection, August 23, 1989

DLNR notes that the project site has been in urban use for an extended period of time and therefore it does not anticipate the discovery of any surface archaeological sites. DLNR also notes that the adjacent Kailua State Park was surveyed for subsurface deposits with negative results and it is therefore
unlikely that subsurface archaeological deposits will be present at the project site. Should subsurface deposits be uncovered during site clearance and excavation, all construction activities will be suspended and the State Historic Preservation Office notified.

5. Socio-Economic

A. Demographic/Community Character Changes

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Site Inspection, August 23, 1989

The proposed project will emplace 15 youths into the Haleiwa area and is not expected to significantly impact the character of the Haleiwa community.

B. Displacement

Rating: 3 - Minor Adverse Impacts Anticipated (Short Term)

Source: Site Inspection, August 23, 1989

The proposed project will not result in the permanent displacement of any businesses or residents. The State Department of Health's Community Services Division currently utilizes the dwelling to be rehabilitated for a day program for seriously disabled mentally retarded adults. During the rehabilitation, the DOH program will utilize the adjacent COYSA-operated Home by the Sea Youth Shelter under a shared use arrangement whereby DOH would continue its twice weekly day program while the shelter's residents are attending school or participating in other program activities. Upon completion of the rehabilitation, the DOH program will return to its original location under a similar shared use arrangement.

C. Employment and Income Patterns

Rating: 1 - Potential Beneficial Impacts Anticipated (Short Term)

2 - No Impact Anticipated (Long Term)

The project will have the beneficial impact of creating temporary employment in construction related trades. In the long term, the project will have no impact on employment or income patterns in the neighborhood.

6. Community Facilities and Services

A. Educational Facilities
Rating: 3 - Minor Adverse Impact Anticipated

Source: Department of Education letters dated April 18, 1989 and July 13, 1989

The Department of Education states that the proposed project will have a negligible enrollment impact on area schools.

B. Commercial Facilities

Rating: 2 - No Impact Anticipated

The Haleiwa Shopping Center is located approximately 1.5 miles from the project site and provides a wide range of commercial opportunities. Additional commercial opportunities are available along Kamehameha Highway in Haleiwa.

C. Health Care

Rating: 2 - No Impact Anticipated

The Wahiawa General Hospital provides a full range of medical services, including 24-hour emergency medical services to residents of Central Oahu and the North Shore. Emergency first aid assistance may also be obtained at the nearby Waialua-Haleiwa Fire Station.

Cases involving severe trauma are frequently transported by helicopter to medical centers in urban Honolulu.

D. Social Services

Rating: 2 - No Impact Anticipated

There are very few public social service offices on the North Shore. The majority of these offices are located in Wahiawa and Waipahu, approximately 15 and 20 miles distant, respectively.

Residents will participate in a COYSA-operated vocational and life skills education program.

E. Solid Waste

Rating: 2 - No Impact Anticipated

The project will receive twice weekly refuse collection from the Department of Public Works.

F. Wastewater

Rating: 2 - No Impact Anticipated
Sources: Department of Public Works letters dated April 17, 1989 and July 25, 1989

Department of Health letters dated May 3, 1989 and July 31, 1989

The Department of Public Works states that the project site is not served by the municipal sewer system and that DPW has no plans to install sewers in the near future. The Department of Health notes that the existing sewage system must be inspected for functional capacity and conformance with current DOH rules.

The dwelling to be rehabilitated is presently served by a cesspool that also serves the Home by the Sea Shelter. Such a shared use of a cesspool is a violation of current DOH rules. To rectify this violation, a new individual wastewater disposal system will be constructed pursuant to DOH standards to serve the rehabilitated structure. A new individual wastewater system will also be constructed for the new dwelling.

G. Storm Water

Rating: 2 - No Impact Anticipated

Source: Site Inspection, August 23, 1989

The project site gently slopes toward Haleiwa Road. Storm water runoff is collected by an asphalt-line swale along Haleiwa Road and discharges into Paukaula Stream.

The proposed project will not significantly decrease the available percolation area of the parcel. The project does not involve the removal of any existing landscaping or vegetation which inhibit the erosion of topsoil by storm water runoff. The project does not involve any earthwork which would alter existing storm water flow patterns across the parcel.

H. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply letters dated April 20, 1989 and July 28, 1989

The project site is being served by a 1-1/2-inch water meter connected to a 6-inch water main on Haleiwa Road. The Board of Water Supply states that the area's existing water system is adequate to serve the proposed project. If a larger water
meter is required, DHCD will be required to pay BWS' Water System Facilities charge for source, transmission and storage.

I. Public Safety

(1) Police

Rating: 2 - No Impact Anticipated

Source: Honolulu Police Department letters dated April 14, 1989 and July 17, 1989

The Honolulu Police Department states that the proposed project will have a negligible impact on police calls for service.

(2) Fire

Rating: 2 - No Impact Anticipated

Source: Honolulu Fire Department letters dated April 18, 1989 and July 14, 1989

The project site is located approximately 100 yards from the Waialua-Haleiwa Fire Station. The Honolulu Fire Department states that existing fire protection is now considered adequate and that the proposed project will have no adverse impact on planned or existing Fire Department facilities or services.

(3) Emergency Medical

See Section 6-C "Health Care."

J. Open Space, Recreation and Cultural Facilities

Rating: 2 - No Impact Anticipated

Source: Department of Parks and Recreation letters dated April 20, 1989 and July 17, 1989

Site Inspection, August 23, 1989

The project site is adjacent to the Kaiaka Bay State Recreation area, approximately 3/4 of a mile from the 19-acre Haleiwa Alii Beach Park, and approximately one mile from the 12-acre Haleiwa Beach Park. The site is also one mile from the 12-acre Waialua Recreation Center.

K. Transportation

Rating: 2 - No Impact Anticipated
Sources: Department of Transportation letters dated April 19, 1989 and August 4, 1989
Department of Transportation Services letters dated April 25, 1989 and August 4, 1989

The State Department of Transportation states that the proposed project will have no impact on the state highway system. Access to the project site is via an unpaved driveway off Haleiwa Road. Although there is no paved parking area on the site, there is more than adequate parking space on the parcel. Since it is unlikely that shelter residents will own automobiles, the project is not anticipated to significantly increase traffic on Haleiwa Road. There is a shuttle bus stop directly in front of the project site on Haleiwa Road. The shuttle bus provides service from the project site to the main bus line on Kamehameha Highway approximately every 40 minutes with bus service to Honolulu occurring in 30-minute intervals.

7. Natural Features

A. Water Resources
Rating: 2 - No Impact Anticipated
Source: Site Inspection, August 23, 1989

There are no perennial or intermittent streams, lakes or rivers in the vicinity of the project site. The project does not include the drilling of new water wells or the diversion of surface water.

The project will receive water service from the area's water system. The project's wastewater system will be designed and constructed according to Department of Health rules to prevent contamination of ground water.

B. Floodplain Management
Rating: 5 - Adverse Impact, Requires Mitigation
Sources: Department of the Army letter dated April 21, 1989

The Department of the Army states that the project site is in Flood Zones AE, special flood hazard area inundated by the 100-year flood with a base flood elevation of 14 feet above Mean Sea Level (MSL), and Flood Zone VE, coastal flood hazard area inundated by the 100-year flood which has an additional
velocity hazard due to wave action with a base flood elevation
of 16 feet above MSL. Compliance with Executive Order 11988
on Floodplain Management is shown in Appendix B.

C. Wetlands Protection

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated April 21, 1989
        Site Inspection, August 23, 1989

The project site is located in an area that has been in urban
use for an extended period of time. There are no wetlands in
the vicinity of the project site and a Department of the Army
Permit is not required.

D. Coastal Zone Management

Rating: 2 - No Impact Anticipated

The Hawaii Coastal Zone Management Program has concurred with
DHCD's determination that the proposed project is consistent
with the Hawaii Coastal Zone Management program. The letter
of concurrence is attached as Appendix C.

E. Unique Natural Features
F. Vegetation and Animal Life
G. Agricultural Lands

Rating: 2 - No Impact Anticipated

Sources: United States Fish and Wildlife Service letters
dated April 1, 1989 and July 18, 1989
        Department of Agriculture letter dated August 1,
        1989
        Site Inspection, August 23, 1989

The project site has been in urban use for an extended period
of time. The Fish and Wildlife Service states that there are
no known wildlife habitats at the project site. The project
does not involve the conversion of agricultural lands to
another use.

**Determination**

Based on the foregoing environmental assessment, it is determined that
the proposed actions will have no significant impact on the human
environment. The reasons supporting this determination are as follows:

- 13 -
1. The proposed project will not significantly degrade the ambient air quality of the neighborhood. Frequent watering of the site during site clearance and excavation will minimize the release of fugitive dust into the environment.

2. The proposed project will not significantly increase noise levels in the neighborhood. The project does not include any activities or uses which will require the release of airborne pollutants other than those normally associated with residential uses.

3. Water service and utilities are available and adequate to serve the proposed project. The project's wastewater disposal system will be designed and constructed to Department of Health standards.

4. The proposed project will not result in the permanent displacement of any residents or businesses.

5. The impact of the proposed project on the demographic profile and income and employment patterns of the neighborhood are evaluated as minimal and not significantly affecting the quality of the human environment.

6. There are no known wildlife habitats, natural features, or unique vegetation at the project site.

7. There are no known historic or archaeological remains at the project site.

A Negative Declaration will be issued in the Office of the Environmental Quality Control Bulletin and a Notice to the Public of No Significant Impact on the Environment will be published in a newspaper of general circulation.
APPENDIX A

AGENCIES AND INDIVIDUALS CONSULTED
APPENDIX A

AGENCIES AND INDIVIDUALS CONSULTED
AGENCIES CONSULTED

Federal

Department of Housing and Urban Development
U.S. Army Corps of Engineers
U.S. Department of the Interior, Fish and Wildlife Service

State

Department of Education
Department of Business and Economic Development
Office of State Planning, Governor's Office
Department of Health
Department of Land and Natural Resources
Department of Land and Natural Resources,
  Historic Preservation Office
Office of Environmental Quality Control
Department of Transportation
Department of Agriculture
Hawaii Housing Authority
Housing Finance and Development Corporation
Land Use Commission

City

Department of General Planning
Department of Land Utilization
Department of Transportation Services
Building Department
Department of Public Works
Department of Parks and Recreation
Board of Water Supply
Fire Department
Honolulu Police Department
Office of Human Resources
Department of Finance

Other

North Shore Neighborhood Board #27
# AGENCY RESPONSE

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Fire Department
Honolulu Police Department
Office of Human Resources
Department of Finance
Other
North Shore Neighborhood Board No. 27

4/18/89
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4/17/89
5/2/89
8/1/89
April 28, 1989

Mr. Michael N. Scarfone
Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment
Central Oahu Youth Services Association
Independent Living Skills Program

We have reviewed the proposed action to demolish an abandoned single-family dwelling and build a four-bedroom, single-family dwelling for the subject program.

The proposed action will not require the preparation of an Environmental Impact Statement in accordance with 24CFR Part 58. However, you should consider the following issues in your environmental review:

1. If the proposed structure is located within the 100-year floodplain, compliance with Executive Order 11988 will be required.

2. The State Historic Preservation Officer should be contacted to determine if the proposed action will impact any historic properties.

3. The potential nuisances of noise and dust generated by cane haul trucks from the cane haul road nearby.

If you have any questions, please contact Frank Johnson at 541-1327.

Very sincerely yours,

Calvin Lew
Director
Community Planning and Development Division
July 24, 1989

Mr. Michael Scarfone
Director
Department of Housing and
   Community Development
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Scarfone:

SUBJECT: Central Oahu Youth Services Association (COYSA)
         Environmental Assessment

This responds to your letter dated July 7, 1989, requesting comments on the environmental assessment that will now be expanded to address the rehabilitation of an existing 4-bedroom structure located on the same property.

The environmental issues that were noted in our letter to you dated April 28, 1989, would also apply to the rehabilitation of the existing structure. If you have any questions, please call Frank Johnson at 541-1327.

Very sincerely yours,

Calvin Lew
Director
Community Planning and Development Division

cc:
9CE James
April 21, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Thank you for the opportunity to review the Environmental Assessment preparation notice for a proposed Central Oahu Youth Services Association Independent Living Skills Program facility at Haleiwa, Oahu. The following comments are offered:

a. The proposed project will not require a Department of the Army permit.

b. According to the Flood Insurance Study for the City and County of Honolulu, a portion of the project parcel is located in Zone AE (a special flood hazard area inundated by the 100-year flood), with a base flood elevation of 14 feet MSL. The remainder of the parcel is located in Zone VE (a coastal flood hazard area inundated by the 100-year flood which has an additional velocity hazard due to wave action), with a base flood elevation of 16 feet MSL.

Sincerely,

[Signature]

Kisuk Cheung
Chief, Engineering Division
July 21, 1989  

Planning Branch

Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Thank you for the opportunity to review the modified Environmental Assessment preparation notice for the proposed Central Oahu Youth Services Association Independent Living Skills Program facility at Haleiwa, Oahu. Our previous comments (letter dated April 21, 1989) are applicable to the expanded project. We have no additional comments.

Sincerely,

[Signature]

Kisuk Cheung
Chief, Engineering Division
Mr. Michael N. Scarfone, Director  
Department of Housing and Community Development  
City and County of Honolulu  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813

Re: Environmental Assessment, Central Oahu Youth Services Association, Independent Living Skills Program

Dear Mr. Scarfone:

This responds to your letter of April 3, 1989. To the best of our knowledge, no listed or proposed endangered species, migratory birds, or anadromous fishes within our jurisdiction occur in the proposed project area(s). However, due to current manpower and budget restrictions, the Office of Environmental Services cannot devote the time necessary to conduct a thorough review of fish and wildlife concerns associated with the referenced action at this time.

Please be advised that this notification does not represent Service approval of, or support for, the proposed activity. The Service may review future actions related to this proposal should administrative constraints be alleviated or if adverse impacts to significant fish and wildlife resources are identified. Please continue to keep this office apprised of the project's status.

Sincerely yours,

Ernest Kosaka  
Field Office Supervisor  
Environmental Services
July 14, 1989

MEMO TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM

We have reviewed your proposal to expand the range of activities for the subject program and our comments are as follows:

1. The rehabilitation of the existing dwelling shall meet Building Code requirements.

/Signature/
HERBERT K. MURAOKA
Director and Building Superintendent

cc: J. Harada
April 17, 1989

MEMORANDUM

TO: MIQUEL N. SCARFONE, DIRECTOR
   DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
          CENTRAL OAHU YOUTH SERVICES ASSOCIATION
          INDEPENDENT LIVING SKILLS PROGRAM

We have reviewed the subject EA and have the following comments:

1. There are no municipal sewers in the area and we have no plans to sewer the area in the near future.

2. A drainage report should be submitted to our Drainage Section, Division of Engineering, for review and approval.

Sam
Director and Chief Engineer
July 25, 1989

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
    DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
        CENTRAL OAHU YOUTH SERVICES ASSOCIATION (COYSA)
        INDEPENDENT LIVING SKILLS PROGRAM

We have reviewed the subject EA and wish to reiterate our comments made to your agency on April 17, 1989 (Ref. ENV 89-56) of which a copy is attached for your reference.

Sam
Director and Chief Engineer

Attach.
April 17, 1989

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM

We have reviewed the subject EA and have the following comments:

1. There are no municipal sewers in the area and we have no plans to sewer the area in the near future.

2. A drainage report should be submitted to our Drainage Section, Division of Engineering, for review and approval.

[Signature]
SAM CALLEJO
Director and Chief Engineer

bcc: Eng
WWM
April 20, 1989

TO: MIKE N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT
SHELTER FOR YOUTH IN CRISIS - HALEIWA
TAX MAP KEY: 6-6-13: 11

We have reviewed the Environmental Assessment to develop a single-family dwelling to provide shelter, counseling and training for youths in crisis. We have determined that the proposal has no requirements for approval by the Department of Parks and Recreation.

WALTER M. OZAWA, Director

WMO: dh
TO: MIKE N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT
CENTRAL OAHU YOUTH SERVICES ASSOCIATION (COYSA)
INDEPENDENT LIVING SKILLS PROGRAM
TMK 6-6-13: 11

We have no objection to include the rehabilitation of an additional single-family dwelling to expand the independent living skills program in Haleiwa.

We have determined that the additional proposal would have no impact or requirement for approval by the Department of Parks and Recreation.

Thank you for the opportunity to review the expanded proposal.

WALTER M. OZAWA, Director

WMO:al
April 20, 1989

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR LETTER OF APRIL 3, 1989 REGARDING THE ENVIRONMENTAL ASSESSMENT FOR CENTRAL OAHU YOUTH SERVICES ASSOCIATION INDEPENDENT LIVING SKILLS PROGRAM

The new dwelling will have no impact on our existing water system in that area. Water service is already available to the lot.

If you have any questions, please contact Lawrence Whang at 527-6138.
July 28, 1989

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR LETTER OF JULY 7, 1989 ON ENVIRONMENTAL ASSESSMENT, CENTRAL OAHU YOUTH SERVICES ASSOCIATION (COYSA) INDEPENDENT LIVING SKILLS PROGRAM

We have no objections to the construction of the new single-family dwelling.

The project site is being served by a 1-1/2-inch water meter, Service Number 756-11526-1. Our existing system is adequate to service the new dwelling.

If a larger meter is required, your department will be required to pay our Water System Facilities Charges for source, transmission, and storage.

If you have any questions, please contact Lawrence Whang at 527-6138.

Very truly yours,

[Signature]

KAZU HAYASHIDA
Manager and Chief Engineer
April 18, 1989

TO: MICHAEL N. SCARFONE, DIRECTOR
   DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: LIONEL E. CAMARA, ACTING FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT
         CENTRAL OAHU YOUTH SERVICES ASSOCIATION
         INDEPENDENT LIVING SKILLS PROGRAM

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services, planned or now provided.

Should you have any questions, please contact Acting Battalion Chief Attilio Leonardi of our Administrative Services Bureau at local 3838.

LIONEL E. CAMARA
Acting Fire Chief

LEC/HA: 1m
July 14, 1989

TO:    MICHAEL N. SCARFONE, DIRECTOR
       DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM:  FRANK K. KAHOOHANOHANO, FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT
          CENTRAL OAHU YOUTH SERVICES ASSOCIATION (COYSA)
          INDEPENDENT LIVING SKILLS PROGRAM

We have reviewed the subject material provided and foresee no adverse impact
in Fire Department facilities or services, planned or now provided, existing
fire protection is considered adequate.

Should you have any questions, please contact Battalion Chief Michael Zablan
of our Administrative Services Bureau at local 3838.

Frank K. Kahoonohano
Fire Chief

MZ:ny
TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: DOUGLAS G. GIBB, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT
CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM

We have reviewed the fact sheet and project site map for the proposed project. It will be located in the area that is currently serviced by Police District 2. We feel that the shelter, as long as it is adequately supervised, should have negligible impact on police calls for service.

Thank you for the opportunity to comment.

DOUGLAS G. GIBB
Chief of Police

By
JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau
TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: DOUGLAS G. GIBB, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT
CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM

July 17, 1989

We have reviewed the amended fact sheet for the above-referenced project and believe that the proposal should have a negligible impact on calls for police service.

Thank you for the opportunity to provide comments.

DOUGLAS G. GIBB
Chief of Police

BY
JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau
April 21, 1989

MEMORANDUM

TO: MICHAEL N. SCARFONE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: MARIA VICTORIA R. BUNYE, DIRECTOR
OFFICE OF HUMAN RESOURCES

SUBJECT: ENVIRONMENTAL ASSESSMENT
CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM

The Department of Housing and Community Development (DHCD) has asked for my comments concerning their funding of the Central Oahu Youth Services Association for the purpose of constructing a new dwelling to provide shelter for up to eight youths who have been released from the Oahu Youth Correctional Center (sic). The dwelling is to be constructed in an area already containing structures providing a variety of human services functions.

The Office of Human Resources (OHR), through several of its WORKHAWAII programs, has been involved to a limited extent in transitioning offenders from correctional facilities to acceptable life styles and employment. One of the major problems interfering with the successful transition of youth offenders is their return to the same environment that nurtured their original criminal behavior. It also happens that some youths serve longer portions of their sentences than usual because there is no home available to which they can be released.

A dwelling where former offenders would receive counseling, educational opportunities, and life-skills training would facilitate a successful transition into society, and I support the Central Oahu Youth Services Association (COYSA) proposal.
MEMORANDUM

TO:  MICHAEL M. SCARFONE
     DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: MARIA VICTORIA R. SUNYE, DIRECTOR
      OFFICE OF HUMAN RESOURCES

SUBJECT: EXPANSION OF ENVIRONMENTAL ASSESSMENT
         CENTRAL OAHU YOUTH SERVICES ASSOCIATION
         INDEPENDENT LIVING SKILLS PROGRAM

July 18, 1989

The Office of Human Resources supports the proposal from the Central Oahu Youth Services Association (COYSA) to rehabilitate an existing four bedroom house to provide additional shelter for youths in crisis in the Independent Living Skills Program.

There is a shortage of facilities that can provide a structured environment in a community setting for such youths. Including a second house in the program will help to alleviate the problem and enable the youths to take the first step towards independent living.
April 17, 1989

TO: MICHAEL SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: THEODORE JUNG, DIRECTOR OF FINANCE

SUBJECT: ENVIRONMENTAL ASSESSMENT
CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM

If the property identified by Tax Map Key No. 6-6-13:11 is no longer used or held for school purposes, jurisdiction of the property should be returned to the City for appropriate disposition under City's policy on disposal of real property.

THEODORE JUNG
Director of Finance

TJ:si
May 2, 1989

Mr. Michael Scarfone, Director
Housing and Community Development
City and County of Honolulu
650 S. King Street
Honolulu, HI 96813

SUBJECT: Environmental Assessment
Central Oahu Youth Services Association
Independent Living Skills Program

Dear Mr. Scarfone:

Mr. Ed Tonaki presented information on the above subject to our Neighborhood Board at our April 25th meeting.

After a short discussion, members of the Board voted unanimously in support of this project.

Thank you for allowing us to address this matter.

Yours truly,

Meryl M. Andersen
Chair

cc: Councilmember Rene Mansho
Neighborhood Commission
August 1, 1989

Mr. Mike Scarfone, Director
Dept. of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

SUBJECT: Environmental Assessment
Central Oahu Youth Services Assn.
Independent Living Skills Program

Dear Mr. Scarfone,

The Board members of the North Shore Neighborhood Board #27, unanimously voted to allow construction of another four-bedroom dwelling to be used as a shelter for youths. We are assuming that adequate supervision is available.

Thank you for allowing us to make comments on this subject.

Sincerely,

Meryl Andersen
Chair

cc: Neighborhood Commission
APPENDIX B

COMPLIANCE WITH EXECUTIVE ORDER 11988 ON FLOODPLAIN MANAGEMENT
CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM

Compliance with Executive Order 11988 on Floodplain Management

Step 1. Determination of Proposed Action Within a Floodplain

Based on a Department of the Army letter dated April 21, 1989 and an examination of the Flood Insurance Rate Map for the City and County of Honolulu, Panel Number 150001 0020 B (Exhibit A), it was determined that the project site is in Flood Zone VE, an area within the 100-year floodplain with an added velocity hazard due to wave action and Flood Zone AE, an area within the 100-year floodplain. The base flood elevation is ten feet above mean sea level, with a flood depth of six feet at the project site.

This determination requires DHCD to comply with Executive Order 11988 on Floodplain Management in accordance with the Water Resources Council Guidelines on Implementing Executive Order 11988 dated February 10, 1978.

Step 2. Early Public Review

A notice informing the public of a proposed action within a designated floodplain was published in the August 28, 1989 edition of the Honolulu Star-Bulletin (Exhibit B).

Step 3. Identification and Evaluation of Alternatives

a. Alternative sites

The Central Oahu Youth Services Association (COYSA) receives limited funding from State and charitable organizations to provide services for youths mainly in the North Shore/Central Oahu area. COYSA currently operates an existing youth shelter on the same lot. For efficiency of program operations, an alternative site must be within the immediate area. All lands adjacent to the parcel are located within designated flood zones.

Alternative sites outside of the floodplain should be within the general neighborhood and preferably publicly owned to minimize land acquisition costs. Currently, the City and County owns no other sites which meet these criteria. The Department of Education which leases the site to COYSA also has no other site available for COYSA's use.

It would not be economical to locate the program elsewhere as COYSA currently has site control and pays only a nominal amount to lease the facility. To search for a new site and negotiate a lease or
acquisition price would unnecessarily delay the project and entail much higher development costs than the proposed project in the floodplain. There is a possibility that COYSA would not be able to raise the necessary funds to acquire a new site.

DHCD therefore concludes that there are no alternative sites in the general neighborhood that would be outside of the floodplain.

b. Alternative Actions

Alternative actions to the proposed actions include (1) constructing an annex to the existing Hawaii Youth Correctional Facility (HYCF) which lies outside of the floodplain; or (2) expand an existing youth shelter outside of the floodplain.

Alternative 1 would result in the inefficient separation of COYSA operations which would require increased staffing and result in higher operating expenses. In addition, shelter residents would be removed from a community-based setting which is conducive to the teaching of life skills and be placed in a quasi-institutional setting which will be detrimental to the learning of these valuable skills.

Alternative 2 is not considered viable because there are no other facilities in the area to accommodate prospective residents; COYSA is presently the only organization in the Central Oahu area which provides services to youths in crisis. Housing residents in shelters in urban Honolulu or elsewhere on the island is not desirable because it would require residents to move away from their home neighborhoods and friends and family. In addition, the availability of space at these other shelters is very limited, and the shelters' program may not be compatible with COYSA's program.

DHCD therefore concludes that placing COYSA's clients in an annex to the existing Hawaii Youth Correctional Facility or expanding an existing shelter would not provide program residents with a setting appropriate to program requirements and is therefore not a viable option.

c. No Action

If the proposed action is not implemented, homeless and abused youths who reside in the North Shore/Central Oahu area would be deprived of urgently needed shelter, and the counselling and life skills training necessary to assist them in the transition to adulthood. In addition, the abandoned dwelling will remain as a fire hazard and an eyesore, while the dwelling to be rehabilitated will continue to deteriorate.

DHCD therefore concludes that the no action alternative is not a viable one when considering the long-term benefits to individual program participants and the larger community.
Step 4. Identify Impacts of the Proposed Action

Since the majority of the parcel is located in Flood Zone VE, a coastal flood zone, the primary flood hazard is from heavy wave action or tsunami inundation. A much smaller portion of the site is in the Paukauila Stream floodway and is classified as Flood Zone AE, an area within the 100-year floodplain.

The extremely powerful horizontal movement of water associated with a tsunami will severely damage or destroy any structure which is not elevated above the flood level and poses a threat to the safety of project residents. A similar threat is posed by flooding resulting from the overflow of Paukauila Stream, though the rate of horizontal floodwater movement will be significantly lower than that associated with a tsunami.

The dwelling to be rehabilitated has been in place for over 50 years. The rehabilitation will not alter the exterior dimensions of the dwelling and thus will not alter existing flow patterns on the parcel.

The new dwelling will be constructed in place of an existing dwelling to be demolished and will be elevated on concrete stilts above the base flood level. By removing the existing dwelling, an obstruction to the movement of flood waters is also removed. Because an obstruction to the movement of flood waters is removed, an increase in the velocity of flood waters is anticipated. This will impact adjacent properties as flood waters are able to move more freely through the project site and onto adjacent properties.

The proposed project is not expected to induce additional development in the immediate area because the project entails the rehabilitation of a dwelling and the reconstruction of another dwelling.

Step 5. Minimize, Restore and Preserve Floodplain Values

Rehabilitation of the dwelling will include replacement of foundation posts and walls as needed to strengthen and stabilize the structure, as well as general repairs to the structure. Since the structure will not otherwise be altered, there will be a minimal impact on the floodplain.

An existing on-grade structure will be replaced with a new structure to be elevated above the base flood elevation to make the dwelling free of flooding from the 100-year flood. This is required by the Land Use Ordinance (Exhibit C). Elevating the new structure will facilitate the natural flow of flood waters and restore the natural flow and drainage characteristics of the floodplain.

The remainder of the site will remain unaltered to encourage natural flow patterns.
Step 6. Re-evaluate Alternatives

The alternatives identified in Step 3 are:

a. Alternative site. There are no alternative publicly-owned sites located outside of the floodplain which can accommodate the proposed project. Acquisition of a privately-owned site would be prohibitively costly and unnecessarily delay the project.

b. Alternative action. Locating the project at another youth shelter outside of the floodplain or at the Hawaii Youth Correctional Facility would require residents to relocate away from their home neighborhoods and into an institutional setting not conducive to program requirements and result in the inefficient separation of COYSA operations.

c. No action. If the project is not implemented, homeless and abused youths who reside in the North Shore/Central Oahu areas would be deprived of urgently needed shelter, counselling and life skills training.

After re-evaluating the above alternatives, it is concluded that the only practical alternative is to implement the project within the floodplain. Significant facts considered in making this determination include:

a. There are no economically feasible or otherwise practical alternatives other than to locate in the floodplain.

b. The dwelling to be rehabilitated has been in place for over 50 years and the rehabilitation work will not alter its physical dimensions or the characteristics of the floodplain. The rehabilitated structure will be more secure and less likely to cause damage to adjacent structures in the event of a flood.

c. The project will lend no direct nor indirect support for development within the floodplain since it involves rehabilitation of a structure and the replacement of another structure.

d. The risk of flood loss will be further minimized by elevating the new dwelling above the expected flood level of the 100-year flood in accordance with Section 7.10-7(B) of the City and County of Honolulu Land Use Ordinance.

The risk to human life will be reduced further by staff and residents following an evacuation plan for this facility.

e. The proposed action is located in an area where there are no terrestrial or aquatic habitat or natural recreational resources that rely on flooding conditions to enhance or sustain their values.
It is determined that there are no alternative sites or actions which are economically feasible or otherwise practical at this time.

Step 7. Findings and Public Explanation

On ____________, 1989, the Department of Housing and Community Development published a public notice in the Honolulu Star-Bulletin which presented the reasons for approving the COYSA project in the floodplain and outlined prospective mitigative measures. The public notice is attached as Exhibit D. No comments were received by DHCD on the proposed project.

Step 8. Implement Action

The project will be implemented upon the completion of all environmental review requirements and the release of federal Community Development Block Grant funds.
Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Re: Central Oahu Youth Services Association, Independent Living Skills Program, Haleiwa, Oahu

Dear Mr. Scarfone:

This responds to your letter of July 7, 1989. Due to current manpower and budget restrictions, the Office of Environmental Services cannot devote the time necessary to conduct a thorough review of fish and wildlife concerns associated with the referenced action at this time.

Please be advised that this notification does not represent Service approval of, or support for, the proposed activity. The Service may review future actions related to this proposal should administrative constraints be alleviated or if adverse impacts to significant fish and wildlife resources are identified. Please continue to keep this office apprised of the project’s status.

Sincerely yours,

Ernest Kosaka
Field Office Supervisor
Environmental Services
April 18, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment
Central Oahu Youth Services Association
Independent Living Skills Program

The Department of Education concurs with the proposal of locating the facilities on City land under the jurisdiction of the Department of Education.

The proposal will have negligible enrollment impact to the area schools.

Should you have any questions, please call the Facilities Branch at 737-4743.

Sincerely,

Charles T. Toguchi
Superintendent

cc: Mr. E. Imai
    Mr. L. Viduya
July 13, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment
Central Oahu Youth Services Association (COYSA)
Independent Living Skills Program

This is in response to your letter dated July 7, 1989, on the subject matter.

The Department of Education has no objection on expanding the Environmental Assessment to include the rehabilitation of a 4-bedroom single family dwelling unit located at 66-490 Haleiwa Road, Haleiwa, Oahu.

Should you have any questions, please call the Department of Education's Facilities Branch at 737-4743.

Sincerely,

Charles T. Toguchi
Superintendent

CTT:jl

cc: Mr. E. Imai
    Mr. L. Viduya
April 12, 1989

The Honorable Michael N. Scarfone
Director
City and County of Honolulu
Department of Housing and Community Development
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

RE: Environmental Assessment
Central Oahu Youth Services Association
Independent Living Skills Program

Thank you for the opportunity to provide comments. We are supportive of the project which will provide housing for persons with very special needs.

Please keep us apprised of any and all progress made.

Very truly yours,

[Signature]
for Roger A. Ulveling
July 21, 1989

The Honorable Michael N. Scarfone
Director
City and County of Honolulu
Department of Housing and Community Development
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Thank you for the opportunity to further comment on the Central Oahu Youth Services Association Independent Living Skills Program. We will stand by our original comments contained in our response of April 12, 1989.

Sincerely,

[Signature]

for Roger A. Ulveling
Ref. No. P-9411

May 2, 1989

The Honorable Michael N. Scarfone
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment for Central Oahu Youth Services Association, Independent Living Skills Program

Relative to the subject proposal, we previously issued a Coastal Zone Management (CZM) general consistency concurrence for the Community Development Block Grant program in Hawaii. However, one of the conditions of our approval was that a separate CZM consistency review would be required for any project that required a Special Management Area (SMA) use permit. Because the project is planned to be situated within the Special Management Area (SMA), it may require an SMA permit. This should be confirmed with the City's Department of Land Utilization.

Thank you for the opportunity to provide our comments. If you have any questions, please feel free to contact our CZM office at 548-5973.

Sincerely,

[Signature]

Harold S. Masumoto
Director

cc: Dept. of Land Utilization
Ref. No. P-9725

July 14, 1989

The Honorable Michael N. Scarfone
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment for the Central Oahu Youth Services Association Independent Living Skills Program

In a letter dated May 2, 1989, we responded to your agency's April 3, 1989, notice of intent to prepare an environmental assessment for the subject project. We find that our previous comments, which are enclosed, are still applicable to the amended project.

Thank you for the opportunity to review this project. If you have any questions, please feel free to contact our Coastal Zone Management office at 548-5973.

Sincerely,

Harold S. Masumoto
Director

Enclosure
Ref. No. P-9411

May 2, 1989

The Honorable Michael N. Scarfone
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment for Central Oahu Youth Services Association, Independent Living Skills Program

Relative to the subject proposal, we previously issued a Coastal Zone Management (CZM) general consistency concurrence for the Community Development Block Grant program in Hawaii. However, one of the conditions of our approval was that a separate CZM consistency review would be required for any project that required a Special Management Area (SMA) use permit. Because the project is planned to be situated within the Special Management Area (SMA), it may require an SMA permit. This should be confirmed with the City's Department of Land Utilization.

Thank you for the opportunity to provide our comments. If you have any questions, please feel free to contact our CZM office at 548-5973.

Sincerely,

[Signature]

Harold S. Masumoto
Director

cc: Dept. of Land Utilization
MEMORANDUM

To:  Mr. Michael N. Scarfone, Director, Department of Housing & Community Development, City & County of Honolulu
From: Deputy Director for Environmental Health
Subject: Environmental Assessment for Central Oahu Youth Services Association, Independent Living Skills Program, Haleiwa, Oahu, Tax Map Key 6-6-13: 11

The existing sewage disposal system for the subject project must first be exposed and examined for its functional capability and its ability to meet current Department of Health wastewater rules. A new engineer designed sewage disposal system may be required.

Please contact Mr. Lance Wong at the Sanitation Branch (548-3225) when the sewage disposal system is exposed.

BRUCE S. ANDERSON, Ph.D.

cc: Lance Wong
MEMORANDUM

To: Mr. Michael N. Scarfone, Director, Department of Housing and Community Development (DHCD), City & County of Honolulu
From: Deputy Director for Environmental Health
Subject: Environmental Assessment (EA) for Central Oahu Youth Services Association (COYSA) Independent Living Skills Program

Thank you for allowing us to review and comment on the subject EA. According to Department of Health communications and records:

1. The exact location, type and condition of the wastewater system is not known.
2. Dr. Bruce Anderson's letter of May 3, 1989 (attached) required the DHCD to expose the wastewater disposal system so that it would be reviewed to determine its functional capacity.
3. Mr. James Ikeda's letter of July 7, 1989 (attached) directed Mr. Tonaki to construct a "temporary" cesspool for building "S."

Until the above numbers 2 and 3 conditions are complied with, no additional use of facilities should be permitted.

BRUCE S. ANDERSON, Ph.D.

Attachments
MEMORANDUM

To: Mr. Michael N. Scarfone, Director, Department of Housing & Community Development, City & County of Honolulu

From: Deputy Director for Environmental Health

Subject: Environmental Assessment for Central Oahu Youth Services Association, Independent Living Skills Program, Haleiwa, Oahu, Tax Map Key 6-6-13: 11

The existing sewage disposal system for the subject project must first be exposed and examined for its functional capability and its ability to meet current Department of Health wastewater rules. A new engineer designed sewage disposal system may be required.

Please contact Mr. Lance Wong at the Sanitation Branch (548-3225) when the sewage disposal system is exposed.

BRUCE S. ANDERSON, Ph.D.

cc: Lance Wong
July 7, 1989

Mr. Edward Tonaki, Executive Director
Central Oahu Youth Services Association
66-528 Haleiwa Road
Haleiwa, HI 96712

Dear Mr. Tonaki:

This letter is in response to your letter of June 19, 1989. At this time, the State Department of Health (DOH) will allow you to construct a "temporary" cesspool for Building "S" to "temporarily" satisfy our earlier requirement to establish separate individual wastewater (IWS) systems for Buildings "R" and "S". This temporary relief is only until you obtain the necessary funds to install a "treatment" IWS for Building "S".

With respect to the third emergency center, the DOH expects you to obtain the funding for and construct a "treatment" IWS to service it.

Sincerely,

[Signature]

JAMES K. IKEDA, ACTING CHIEF
Environmental Protection & Health Services Division

KS/k
bcc: Chief, WTWCGB
    Acting Chief, San Br.
The Honorable Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 So. King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment Preparation Notice
Central Oahu Youth Services Association Independent Living Skills Program
Haleiwa, Waialua, Oahu
TMK: 6-6-13: 11

Thank you for giving our Department the opportunity to comment on this matter. We have reviewed the materials you submitted and have the following comments.

Our Department's Historic Sites Section indicates that this parcel has never been archaeologically surveyed or tested. It is in an urban area, and we would therefore not anticipate discovery of any visible surface archaeological sites. The adjoining property, Kaiaka State Park, was surveyed for subsurface deposits by State Parks archaeologists, with negative results. It is unlikely, therefore, that there would be archaeological subsurface deposits on the subject parcel. We believe that this project will have "no effect" on significant historic sites.

The Recreation Section comments that no significant impacts are foreseen on Kaiaka State Recreation Area which is located nearby.
Please feel free to call me or Roy Schaefer of our Office of Conservation and Environmental Affairs, at 548-7837, if you have any questions.

Very truly yours,

[Signature]

WILLIAM W. PATX
Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Environmental Assessment
Central Oahu Youth Services Association
Independent Living Skills Program

Thank you for your letter of April 3, 1989 requesting our review of the subject project.

The project will have no effect on our State highways system.

Very truly yours,

Edward Y. Hirata
Director of Transportation
Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Environmental Assessment, Central Oahu Youth Services Association, Independent Living Skills Program, Haleiwa, Oahu; TMK: 6-6-13: 11

Thank you for your letter of July 7, 1989 requesting our review of the expansion of the original project.

The subject project will have no impact on our State highway system.

Very truly yours,

Edward Y. Hirata
Director of Transportation
August 1, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment
Central Oahu Youth Services Association (COYSA)
Independent Living Skills Program
TMK: 6-6-13: 11 Haleiwa, Oahu
Area: 1.582 acres

The Department of Agriculture has reviewed the subject document and believes that the proposal will not affect the agricultural resources of the area, or the plans, programs and activities of the Department.

Thank you for the opportunity to comment.

Sincerely,

YUKIO KITAGAWA
Chairperson, Board of Agriculture
May 23, 1989

Mr. Michael N. Scarfone  
Department of Housing and Community Development  
City and County of Honolulu  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Re: Environmental Assessment  
Central Oahu Youth Services Association  
Independent Living Skills Program

We have reviewed the notice regarding the preparation of an Environmental Assessment for the subject project and offer the following comment:

Hawaii Housing Authority is concerned that the proposed location of the subject project will negatively impact the Kapuna Home O'Waialua elderly housing project. As of June 30, 1988, 43 individuals resided at the elderly housing project. We are concerned with the potential physical and emotional impacts the subject project will have on these residents. The elderly residents are easily susceptible to changes in the community and it is our concern that undisciplined and unsupervised youths may pose a threat to these residents. We recommend that the City and County of Honolulu and the Central Oahu Youth Services Association take measures adequately minimizing the impact these youths will have on the safety and well-being of these elderly residents.

If you should have any questions please contact Darin Akahoshi at 848-3255.

Sincerely

[Signature]

MITSUO SHITO  
Executive Director

Ms: dta/jm
Mr. Michael N. Scarfone, Director  
Department of Housing and  
Community Development  
City and County of Honolulu  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

RE: Environmental Assessment  
Central Oahu Youth Services Association  
Independent Living Skills Program

We have reviewed the notice of an environmental assessment dated 7 July 1989, and have no comment at this time.

Enclosed is a copy of our response to a notice of environmental assessment dated 3 April 1989, regarding the proposed project.

If you should have any questions please contact me at 848-3230 or Darin Akahoshi at 848-3255.

Sincerely,

Warren F. Wegesend, Jr.  
Acting Executive Director

Enclosure
Mr. Michael N. Scarfone  
Department of Housing and  
Community Development  
City and County of Honolulu  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Re: Environmental Assessment  
Central Oahu Youth Services Association  
Independent Living Skills Program

We have reviewed the notice regarding the preparation of an Environmental Assessment for the subject project and offer the following comment:

Hawaii Housing Authority is concerned that the proposed location of the subject project will negatively impact the Kapuna Home' O'Waialua elderly housing project. As of June 30, 1988, 43 individuals resided at the elderly housing project. We are concerned with the potential physical and emotional impacts the subject project will have on these residents. The elderly residents are easily susceptible to changes in the community and it is our concern that undisciplined and unsupervised youths may pose a threat to these residents. We recommend that the City and County of Honolulu and the Central Oahu Youth Services Association take measures adequately minimizing the impact these youths will have on the safety and well-being of these elderly residents.

If you should have any questions please contact Darin Akahoshi at 848-3255.

Sincerely

MITSUO SHITO  
Executive Director

Ms: dta/jm
April 10, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development
650 South King Street, 5th floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Re: Environmental Assessment Preparation Notice for the
Proposed Central Oahu Youth Services Association
Independent Living Skills Program

Thank you for the opportunity to review the subject
notice. We are supportive of your efforts to provide housing
assistance and necessary support services to those with special
housing needs.

Sincerely,

[Signature]

JOSEPH K. CONANT
Executive Director
July 17, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street, 5th floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Re: Environmental Assessment for the Central Oahu Youth Services Association Independent Living Skills Program

Thank you for updating us on the expanded range of activities to be addressed by the subject Environmental Assessment. We continue to be supportive of your efforts to provide housing assistance and necessary support services to those with special housing needs.

Sincerely,

JOSEPH K. CONANT
Executive Director
April 21, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment for the Development of a Single Family Dwelling for the Central Oahu Youth Services Association, Independent Living Skills Program

We have no comments to offer except to confirm that the subject property is within the State Land Use Urban District.

Thank you for the opportunity to comment.

Sincerely,

ESTHER UEDA
Executive Officer

EU:to
July 20, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, HI 96813

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment for Central Oahu Youth Services Association (COYSA) Independent Living Skills Program

We have no comments to offer except to reconfirm that the subject site is designated within the State Land Use Urban District.

Thank you for the opportunity to comment.

Very truly yours,

ESTHER UEDA
Executive Officer
April 14, 1989

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: DONALD A. CLEGG, CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING

SUBJECT: ENVIRONMENTAL ASSESSMENT
CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM

We foresee no problems with your proposed project. It conforms with the General Plan and with Development Plan policies for the North Shore. We feel that the necessary impacts have been addressed with regard to proposed construction of the single-family home.

Please note that the Development Plan designation of the parcel was changed to Public Facility in 1985 in order to better reflect the various human service functions being provided there. No public facilities map amendment is needed because the project described is a replacement of a single-family dwelling unit which is considered a minor project.

If you have any questions, please contact Mike Watkins at 523-4406.

[Signature]
DONALD A. CLEGG
Chief Planning Officer

DAC: js
July 19, 1989

MEMORANDUM

TO:  MICHAEL N. SCARFONE, DIRECTOR
      DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM:  DONALD A. CLEGG, CHIEF PLANNING OFFICER
        DEPARTMENT OF GENERAL PLANNING

SUBJECT:  ENVIRONMENTAL ASSESSMENT FOR
          CENTRAL OAHU YOUTH SERVICES ASSOCIATION (COYSA)
          INDEPENDENT SKILLS LIVING PROGRAM

The proposed activities on the subject site (TMK 6-6-13: 11)
are consistent with GP policies and the Development Plan for
the North Shore DP area. No Public Facilities Map amendment
will be required for this minor project, thus an environmental
assessment is not required.

[Signature]

DONALD A. CLEGG
Chief Planning Officer

DAC: gy
MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
   DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: JOHN P. WHALEN, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
         FOR CENTRAL OAHU YOUTH SERVICES ASSOCIATION

We have reviewed the preliminary information and offer the following comments:

1. The facility currently has a Conditional Use Permit (CUP) allowing for a total of eight persons in residential treatment, along with a variety of other human service day programs. Any increase in the number in residential treatment would require either a new CUP or a modification to the existing CUP. The EA should include a site plan for the entire facility and a description of the uses of each building.

2. What is the proposed method of sewage disposal? Does the State Department of Health concur with this proposal?

If you have any questions, please contact Mr. Robin Foster of our staff at 527-5027.

[Signature]

JOHN P. WHALEN
Director of Land Utilization

JPW:s1
0237N/2
MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: JOSEPH M. MAGALDI, JR., ACTING DIRECTOR

SUBJECT: CENTRAL OAHU YOUTH SERVICES ASSOCIATION
ENVIRONMENTAL ASSESSMENT
TMK: 6-6-13: 11

April 25, 1989

This is in response to your memorandum dated April 3, 1989 requesting our review and comments on the subject project.

The Environmental Assessment should include a traffic assessment to address the following concerns:

1. The amount of traffic to be generated by the project and its anticipated impacts on Haleiwa Road.

2. The adequacy of the number of off-street parking spaces that will be provided to support your programs.

3. A determination of the adequacy of vehicular sight distance at the project's connection to Haleiwa Road.

There is a 3-foot road widening setback on Haleiwa Road along the project's frontage. The proposed 4-bedroom dwelling should be constructed to allow for any road widening improvements.

Should you have any further questions, please contact Wayne Nakamoto of my staff at 523-4190.
August 4, 1989

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: ALFRED J. THIEDE, DIRECTOR

SUBJECT: CENTRAL OAHU YOUTH SERVICES ASSOCIATION
INDEPENDENT LIVING SKILLS PROGRAM
TMK: 6-6-13: 11

This is in response to your memorandum of July 7, 1989 requesting additional comments on your revised proposal for the above subject project.

The comments in our April 25, 1989 memorandum to you are still valid at this time.

Should you have any further questions, please contact Wayne Nakamoto of my staff at Local 4190.
April 10, 1989

MEMO TO:  MICHAEL N. SCARFONE, DIRECTOR
            DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM:  HERBERT K. MURAOKA
            DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
            CENTRAL OAHU YOUTH SERVICES ASSOCIATION
            INDEPENDENT LIVING SKILLS PROGRAM

We have reviewed the subject EA and have no comments to offer.

Thank you for the opportunity to review the EA.

[Signature]

HERBERT K. MURAOKA
Director and Building Superintendent

CC:  J. Harada
EXHIBIT A

FLOOD INSURANCE RATE MAP
PANEL NUMBER 150001 0020 B
EXHIBIT B

NOTICE TO THE PUBLIC OF PROPOSED ACTION
WITHIN A DESIGNATED FLOODPLAIN
PUBLIC NOTICE ON PROPOSED ACTION
WITHIN DESIGNATED FLOODPLAIN
PURSUANT TO EXECUTIVE ORDER 11988

Date: August 28, 1989

Notice is hereby given that the City and County of Honolulu is seeking public input regarding the proposed project described below:

Project Name: Independent Living Skills Program
(Central Oahu Youth Services Association, Inc.)
66-528 Haleiwa Road
Across Haleiwa Elementary School –
Haleiwa, Oahu

Tax Map Key: 6-6-13: 11 (Portion)

Project Description:
Rehabilitation of an existing single family dwelling, demolition of an existing single family dwelling, and construction of a new four-bedroom single family dwelling to provide shelter and provide counselling and life skills training to youths in crisis.

Total Estimated Cost: $200,000
Development Plan: Public
Zoning: R-5

State Land Use Designation: Urban

Funding Source: Community Development Block Grant (CDBG) Program (Federal)

Written comments regarding the proposed action should be submitted to Mr. Michael N. Scarfone, Director, Department of Housing and Community Development, 650 South King Street, 5th Floor, Honolulu, Hawaii 96813 by September 12, 1989.

FRANK F. FASI, Mayor
City and County of Honolulu
530 South King Street
Honolulu, Hawaii 96813

(SB-0245)
EXHIBIT C

CITY AND COUNTY OF HONOLULU
LAND USE ORDINANCE SECTION 7.10-7
hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this criteria must be certified by a registered professional engineer or architect, or provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

7. Within the Flood Fringe District, the top of the lowest floor shall be at or above the regulatory flood, except for non-residential flood-proofed structures.

7.10-7 Coastal High Hazard District.

A. Within the Coastal High Hazard District, the uses permitted in the underlying zoning district shall be permitted, provided such uses, improvements, structures and utilities are in compliance with the provisions of Sections 7.10 to 7.10-14.

B. In addition to Section 7.10-4., above, the following standards shall be applicable in the Coastal High Hazard District:

1. All construction and improvements shall have the lowest floor, including basements elevated to or above the regulatory flood elevation and securely anchored to piles or columns to resist movement and flotation and such foundation is able to resist the impact and calculated forces of the regulatory flood. Maximum height in agricultural, country or residential districts may be exceeded by no more than 5 feet, provided such additional height shall not be greater than 25 feet above the regulatory flood elevation.

Piles or column foundations and structures attached thereto shall be anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equalled or exceeded in any given year.
A registered professional architect or engineer shall develop or review the design, specifications and plans and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of Sections 7.10 to 7.10-14.

2. All construction and improvements shall have the space below the regulatory flood elevation reasonably free of obstruction or constructed with "break-away walls," open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the structure or supporting foundation.

A break-away wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot, or a registered professional architect or engineer certifies that the break-away wall shall collapse from a water load less than that which would occur during the regulatory flood. Such enclosed space shall be usable solely for parking of vehicles, building access or storage.

3. The use of fill for structural support of buildings shall be prohibited.

4. All new development shall be constructed landward of the reach of the mean high tide.

5. Prohibit man-made alterations of sand dunes and mangrove stands which would increase potential flood damage.

6. Within the Coastal High Hazard District, the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) shall be at or above the regulatory flood.

7.10-8 General Flood Plain District.

All proposed developments within the General Flood Plain District shall be subject to review and approval of the Director. The application, signed and stamped by a registered professional engineer, shall include the following information to evaluate the flooding and to determine whether it is located on a floodway or flood fringe area:
EXHIBIT D

FINDINGS AND PUBLIC EXPLANATION
APPENDIX C

HAWAII COASTAL ZONE MANAGEMENT PROGRAM
CONCURRENCE LETTER