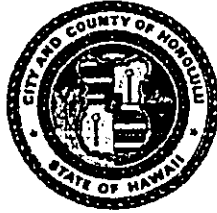


DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 523-4427 • FAX 527-5498

RECEIVED

FRANK F. FABI
MAYOR



'90 FEB -2 A11:20

MICHAEL N. SCARFONE
DIRECTOR

RONALD B. MUN
DEPUTY DIRECTOR

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

February 2, 1990

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
Helemano Agricultural Training Center
Tax Map Key: 6-4-3: 2, 4, 5 and 6

Please publish a Negative Declaration in your next OEQC Bulletin for the subject project.

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,

A handwritten signature in black ink, appearing to read "Michael N. Scarfone".

MICHAEL N. SCARFONE
Director

Attachments

1990-02-23-0A-FEA

FILE COPY

ENVIRONMENTAL ASSESSMENT

RECEIVED
90 FEB -2 AM 11:21
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Administrative Information

- A. Project: Opportunities for the Retarded, Inc.
Helemano Agricultural Training Center
- B. Type of Action: Applicant
 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
February 1990

Description of Proposed Actions

- A. Proposed Activity
 Single activity;
 Aggregation of activities;
 Multi-year activity.

Proposed Project

Since 1983, Opportunities for the Retarded Inc. (ORI) has operated the Helemano Plantation complex on a 3-acre site located at 64-1510 Kamehameha Highway, Wahiawa, Oahu. Helemano Plantation provides vocational and life skills training and residential services to mentally retarded/developmentally disabled persons. The complex currently accommodates 36 residents and 9 staff members in nine group living

1990-02-23-0A-FA

FILE COPY

ENVIRONMENTAL ASSESSMENT

RECEIVED
'90 FEB -2 AM 1:21
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Administrative Information

- A. Project: Opportunities for the Retarded, Inc.
* Helemano Agricultural Training Center *
- B. Type of Action: Applicant
 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
February 1990

Description of Proposed Actions

- A. Proposed Activity
 Single activity;
 Aggregation of activities;
 Multi-year activity.

Proposed Project

Since 1983, Opportunities for the Retarded Inc. (ORI) has operated the Helemano Plantation complex on a 3-acre site located at 64-1510 Kamehameha Highway, Wahiawa, Oahu. Helemano Plantation provides vocational and life skills training and residential services to mentally retarded/developmentally disabled persons. The complex currently accommodates 36 residents and 9 staff members in nine group living

units. An additional 60 clients are accommodated on a daytime only basis. The complex also contains a coffee shop, banquet facility, thrift shop, and a flower shop which are operated by the clients under staff supervision, offices, classrooms and a health room. A portion of the site is in agricultural use, with the produce sold to the general public or consumed on site by residents and guests.

ORI proposes to construct an 8,000 square foot work training center for the training of mentally retarded/developmentally disabled persons in furniture repair and data processing. The proposed project will continue ORI's objective of training mentally retarded/developmentally disabled persons for more productive and independent lives. The proposed project will provide the mentally retarded/developmentally disabled with a wider range of vocational training opportunities.

The new training center will be able to accommodate up to 60 clients. Initially, the center will be used exclusively by resident clients but ORI expects to open the center for general use in the future.

Proposed Action

The Department of Housing and Community Development proposes to provide \$800,000 in federal Community Development Block Grant funds for the development of an 8,000 square foot work training center for mentally retarded/developmentally disabled persons.

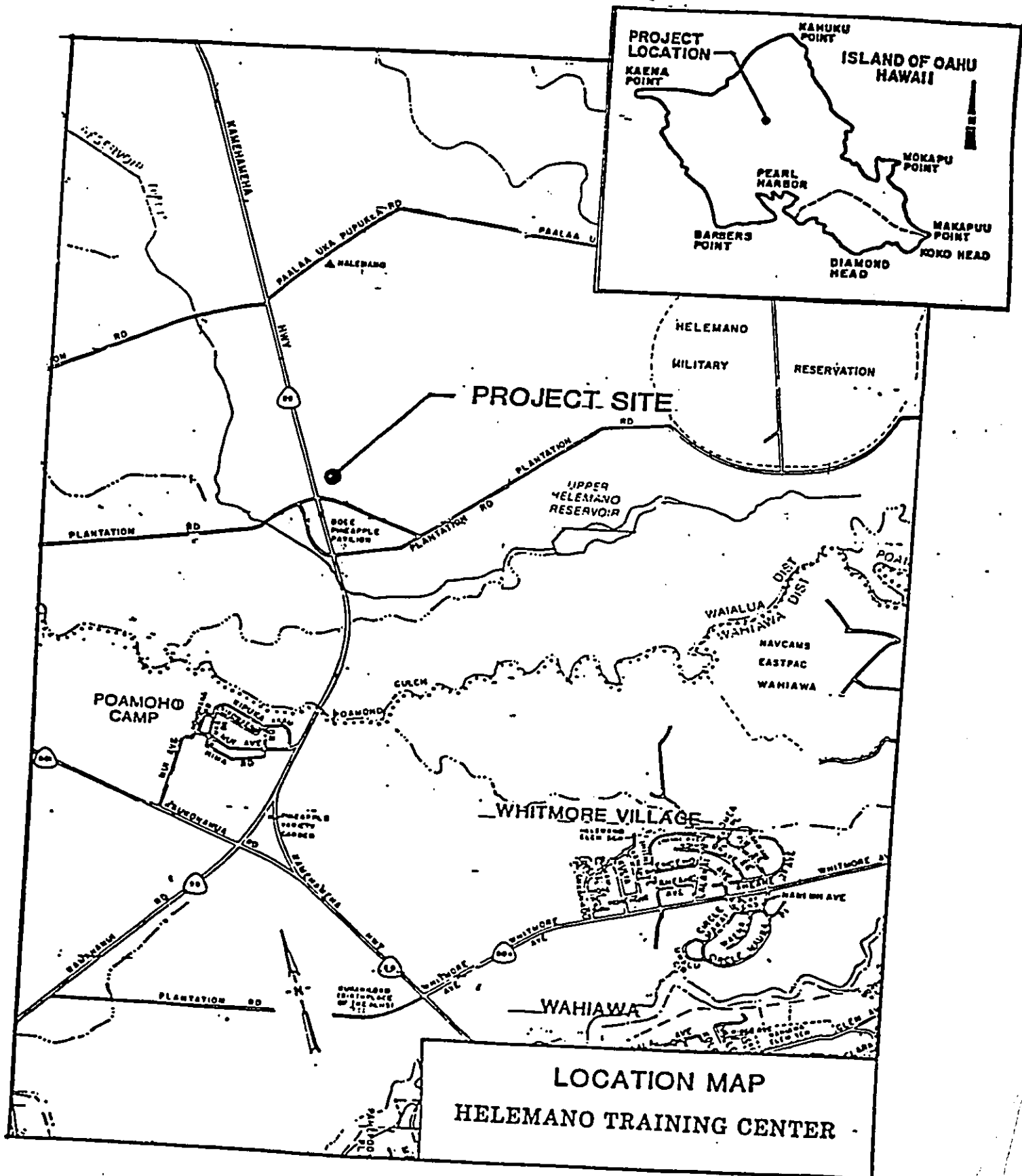
Alternatives Considered

Alternative location. ORI currently subleases the project site from the City who leases the site from the State of Hawaii. Relocating the project to another site would cause ORI to incur additional cost to secure a new site and unnecessarily delay the project. In addition, locating the project in the existing complex allows for the sharing of administrative and support services and facilities; minimizes travel time between facilities for staff and clients; and completes the development of the Helemano Plantation into an integrated residential/work training facility for the mentally retarded/developmentally disabled.

No project. By not implementing this project, none of the potential environmental impacts would occur. However, mentally retarded/developmentally disabled persons would be deprived of additional vocational training which would help them lead more independent and productive lives. The potential social benefits of this project far outweigh its environmental impacts which can easily be mitigated.

Community Reaction

The proposed project was discussed at the November 28, 1989 meeting of the North Shore Neighborhood Board No. 27. The Neighborhood Board voted to support the proposed project. City Councilmember Rene Mansho, by letter dated January 12, 1990 also conveyed her support for the project.



Site Inspection

A site inspection was conducted on January 31, 1990 by Keith I. Ishida, Planner, Department of Housing and Community Development. During the site visit, Mr. Ishida was accompanied by Ms. Ann Higa of Helemano Plantation.

Site Data

Location: 64-1510 Kamehameha Highway, Wahiawa, Oahu, Hawaii
Tax Map Key: 6-4-3: 2, 4, 5 and 6
Land Area: 5 acres
Existing Use: Residential/Training Center for the Mentally Retarded/Developmentally Disabled
Landowner: State of Hawaii
Lessee: City and County of Honolulu
Sublessee: Opportunities for the Retarded, Inc.

Land Use Data

Zoning: AG-1 Restricted Agriculture
Development Plan Designation: Agricultural
State Land Use District: Agricultural
Surrounding Land Use: Commercial (Dole Pineapple Pavilion); Agriculture

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-TTPI
- E. American Samoa, Supplemental Form EA-S-ASG

Findings and Conclusions from the Environmental Review

- A. Environmental Findings
 - Finding of No Significant Impact on the Environment (FONSI)
 - An Environmental Impact Statement is required.
- B. Agencies/Interested Parties Consulted
(See Appendix B)
- C. Publication Notification

1. Finding of No Significant Impact on the Environment and Request for Release of Funds (Combined Notices)
 - 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 governmental 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: Yes No

Impact Categories

A. Land Development

1. Conformance with Comprehensive Plans and Zoning

Rating: 3* - Minor Adverse Impacts Anticipated

Sources: Department of Land Utilization letter dated December 1, 1989

Department of General Planning letter dated December 1, 1989

State Land Use Commission letter dated December 1, 1989

The project site is within the State Agricultural District, is designated for Agricultural use on the City's Central Oahu Development Plan Land Use Map, and is zoned AG-1 Restricted Agriculture. The proposed project is not permitted under these land use designations.

Helemano plantation was originally established in 1982 as an agricultural training center for the mentally retarded which consisted of agriculturally related improvements and activities. The City Council, by Resolution No. 82-89 dated April 21, 1982, granted ORI exemptions from park dedication and subdivision requirements pursuant to Chapter 359G, Hawaii Revised Statutes, to facilitate the development of Helemano Plantation.

Helemano plantation has since expanded to include a banquet facility, retail thrift shop, offices, classrooms and health

room and a cafeteria. These uses are also not permitted under the site's land use designation.

DHCD intends to request additional waivers and exemptions relating to planning, zoning and land development from the City Council pursuant to Section 201E-210, Hawaii Revised Statutes, to permit the development of the proposed project, as well as to permit the existing non-conforming uses to continue. Additional exemptions may be requested as needed.

2. Compatibility and Urban Impact

Rating: 2 - No Impact Anticipated

Sources: Site Inspection

Opportunities for the Retarded letter dated January 12, 1990

The proposed project is an addition to the existing Helemano Plantation complex and will expand Helemano's vocational training capacity. The proposed project is located in a predominantly agricultural area and is not expected to adversely impact adjacent uses, or induce urbanization of the area.

The furniture repair training will be limited to cleaning and simple repairs only and will not involve the use of thinners or varnishes.

The project site is affected by fugitive dust from nearby pineapple fields during plowing, and on occasion, by pesticide overspray. The pineapple plantation has cooperated with ORI to mitigate potential impacts by not plowing or spraying when the wind is blowing in Helemano's direction and by closing a plantation road which is located adjacent to the project site. As a precautionary measure, ORI limits clients to indoor activities when plowing or spraying activities are underway.

3. Slope, Erosion and Soil Suitability

Rating: 2 - No Impact Anticipated

* Note: Rating of environmental factors are 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.

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

Site Inspection

The United States Soil Conservation Service classifies the soil at the project site as Wahiawa silty clay (WaA), 0 to 3 percent slope.

The Wahiawa soil series consists of well-drained soils on uplands on the island of Oahu. These soils developed in residuum and old alluvium derived from basic igneous rock. They are nearly level to moderately steep. Elevations range from 500 to 1,200 feet. Rainfall amounts to 40 to 60 inches annually.

Wahiawa silty clay occurs on broad interfluves. In a representative profile, the surface layer is a dusky red silty clay about 12 inches thick. The subsoil, about 48 inches thick is dark reddish-brown silty clay that has a subangular blocky structure. The underlying material is weathered basic igneous rock. Permeability is moderately rapid; runoff is slow; and the erosion hazard is no more than slight. Shrink-swell potential is low.

No evidence of soil conditions which would undermine building foundations was evident during a site inspection. This site is nearly level.

4. Hazards, Nuisances and Site Safety

Rating: 2 - No Impact Anticipated

Sources: Site Inspection

Existing Land Use Map

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 slide. There is no evidence of hazards imposed by inadequate traffic control, visual obstructions to traffic, or inadequate separation of traffic.

5. Energy Consumption

Rating: 2 - No Impact Anticipated

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

B. Noise

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

Source: Site Inspection

Short term increases in ambient noise levels resulting from construction related activities are anticipated. The building contractor will be required to comply with Title 11, Department of Health Administrative Rules, Chapter 43, "Community Noise Controls for Oahu."

A site inspection revealed no evidence of stationary noise sources such as air conditioning units, compressors, industrial machinery or power generating stations.

The project site is adjacent to Kamehameha Highway which is the major roadway between Central Oahu and the North Shore. The project site is set back approximately 350 feet from Kamehameha Highway and separated by a parking lot and landscaping. Vehicular noise from Kamehameha Highway was hardly audible during a site visit and is not expected to nuisance project clients.

C. Air Quality

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

Source: Site Inspection

The project site is in an area which is predominantly undeveloped and very well ventilated. As such, it is unlikely that vehicle-generated airborne pollutants could accumulate to dangerous levels. A site visit revealed no evidence of stationary sources of air pollutants such as power plants, sugar mills and industrial manufacturing.

The proposed project does not include activities or uses which will significantly degrade ambient air quality. Frequent watering on the site during grading and excavation in accordance with Title 11, Department of Health Administrative Rules, Chapter 60, "Air Pollution Controls," Section 5, "Fugitive Dust," will minimize the release of fugitive dust into the immediate environment.

D. Environmental Design and Historic Values

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

Rating: 2 - No Impact Anticipated

Source: Site Inspection

The proposed project is an extension of the existing Helemano Plantation complex. The new training center will be designed to be compatible with existing structures.

2. Historic, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Sources: Department of Land and Natural Resources letter dated January 4, 1990

State and National Registers of Historic Places

Site Inspection

There are no sites which are listed on or eligible for the State or National Registers of Historic Places. The State Department of Land and Natural Resources states that it is unlikely that ground surface archaeological sites will be present at the project site because the parcel has been in agricultural use for an extended period of time. Should any subsurface artifacts be uncovered during excavation or trenching, all work will be immediately stopped and the State Historic Preservation Office will be notified.

E. Socio-Economic

1. Demographic/Community Character Changes

Rating: 2 - No Impact Anticipated

The proposed project does not include the construction of any dwelling units. Any additional clients will be handled on a daytime only basis. The project will not result in the loss or displacement of any community facilities or services.

2. Displacement

Rating: 2 - No Impact Anticipated

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

3. Employment and Income Patterns

Rating: 1 - Potential Beneficial Impacts

The proposed project will result in short-term employment in construction related trades during the construction of the project. In addition, the project will provide additional

vocational training opportunities to mentally retarded/developmentally disabled persons to allow them to secure employment and live more independently.

F. Community Facilities and Services

1. Educational Facilities

Rating: 2 - No Impact Anticipated

Source: Department of Education letter dated November 30, 1989

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

2. Commercial Facilities

Rating: 2 - No Impact Anticipated

Source: Existing Land use Map

There is a wide range of commercial opportunities located in Wahiawa approximately three miles away including a shopping center and numerous retail stores along major roadways.

3. Health Care

Rating: 2 - No Impact Anticipated

Source: Existing Land Use Map

The Wahiawa General Hospital provides a wide range of family health services and 24-hour emergency medical services. Patients requiring specialized medical care are referred to Honolulu-area hospitals. Severe trauma cases are frequently transported by helicopter to Honolulu area hospitals.

4. Social Services

Rating: 2 - No Impact Anticipated

Satellite offices of several state social service agencies are located in Wahiawa and Waipahu. The proposed project is not expected to impact the demand for social services in the future.

5. Solid Waste

Rating: 2 - No Impact Anticipated

The Department of Public Works, Refuse Division, provides twice weekly refuse collection service for the residential units. A private collection service serves the rest of the project.

6. Wastewater

Rating: 3 - Minor Adverse Impact Anticipated

Sources: Department of Public Works letter dated December 14, 1990

Department of Health letters dated January 2, 1990 and January 8, 1990

The Department of Public Works states that there are no municipal sewers in the area and none are planned for the future.

The site is located within the Department of Health's "no pass" zone where the use of cesspools is prohibited. The project will utilize a treatment individual wastewater system with effluent discharged into a leach field or seepage pit. The wastewater disposal system will be designed and constructed in conformance with Title 11, Department of Health Administrative Rules, Chapter 62, "Wastewater Systems," Subchapter 3, "Individual Wastewater Systems."

7. Storm Water

Rating: 2 - No Impact Anticipated

Source: Site Inspection

Stormwater runoff from the project site drains into adjacent pineapple fields. Sheet flow from the parking lot is collected by an asphalt swale along Kamehameha Highway which discharges into Helemano Stream.

The proposed project will marginally reduce the available percolation area of the parcel. Landscaping and grassing will be installed to prevent the erosion of topsoil by storm water runoff.

8. Water Supply

Rating: 2 - No Impact Anticipated

Sources: Board of Water Supply letter dated November 8, 1989

Site Inspection

The parcel is currently served by a privately-owned water system and water source. The onsite water improvements consist of a 60,000 gallon storage tank and pump house. The existing water system is adequate to serve the proposed project.

9. Public Safety

a. Police

Rating: 2 - No Impact Anticipated

Source: Honolulu Police Department letter dated November 29, 1989

The Honolulu Police Department states that it does not anticipate that the proposed project will result in an increase in demand for police services.

b. Fire Protection

Rating: 2 - No Impact Anticipated

Source: Honolulu Fire Department letter dated December 6, 1989

The Honolulu Fire Department states that the proposed project will have no impact on existing or planned Fire Department facilities and services. Primary fire protection for the proposed project will be provided by the engine company located at the Wahiawa Fire Station located approximately three miles from the project site.

Access for fire apparatus, water supply and building construction will conform to existing codes and standards.

c. Emergency Medical

Rating: 2 - No Impact Anticipated

See Section F.3., Health Care.

10. Open Space, Recreation

Rating: 2 - No Impact Anticipated

Sources: Department of Parks and Recreation letter dated December 19, 1989

Site Inspection

The nearest park is Poamoho Field, located approximately one mile from the project site. There are numerous courtyards and large, open landscaped areas on site which are used for recreational purposes. The agricultural training plots that will be displaced by the proposed project will be relocated to a 14-acre parcel near Schofield Barracks which ORI is leasing from the federal government.

11. Transportation

Rating: 2 - No Impact Anticipated

Sources: State Department of Transportation letter dated January 5, 1990

Final Environmental Impact Statement for Army Family Housing at Helemano Reservation, October 1988

Site Inspection

The proposed project will serve mentally retarded/developmentally disabled persons who do not drive automobiles. Of the approximately 60 daytime clients, the majority are transported by handi-van, with the remaining clients utilizing private transportation or the City bus. A new traffic signal and turning lanes will be constructed on Kamehameha Highway fronting the Dole Pineapple stand. Clients who utilize the City bus system are escorted to the bus stop by ORI staff.

Since the proposed project will primarily serve resident clients, the impact on the area's transportation system should be negligible.

The Army's 600-unit Helemano Housing project will add approximately 300 vehicle trips during peak hours on Kamehameha Highway. The additional traffic should not adversely impact the project since many clients live onsite and the remaining clients are transported to the project by other means.

G. Natural Features

1. Water Resources

Rating: 2 - No Impact Anticipated

Source: Oahu Water Plan

The project is located mauka of the Department of Health's underground injection control line, indicating the possibility of underground drinking water resources being present at the project site.

An individual wastewater treatment system, constructed to Department of Health standards, will be installed to prevent contamination of groundwater by untreated wastewater.

There are no lakes, reservoirs or perennial or intermittent streams in the vicinity of the project site. The project is not expected to affect water quality or yields.

2. Floodplain Management

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated December 8, 1989

Federal Emergency Management Agency, "Flood Insurance Rate Map, City and County of Honolulu," Panel 150001-0045 A.

The project site is located in Flood Zone D, areas of undetermined flood hazard.

3. Wetlands Protection

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated December 8, 1989

Site Inspection

The project is located in an area which is predominantly in agricultural use and is not near a wetland. A Department of the Army permit is not required.

4. Coastal Zone Management

Rating: 2 - No Impact Anticipated

DHCD has determined that the proposed project is consistent with the Hawaii Coastal Zone Management program and has requested the Office of State Planning to concur with this determination.

5. Unique Natural Features
6. Vegetation and Animal Life

Rating: 2 - No Impact Anticipated

Sources: Department of the Interior, Fish and Wildlife Service, letter dated December 6, 1989

Site Inspection

The project has been in urban and agricultural use for an extended period of time. There are no unique natural features or wildlife habitats on the project site.

7. Agricultural Lands

Rating: 3 - No Impact Anticipated

Sources: Department of Agriculture letter dated December 13, 1989

Site Inspection

The Department of Agriculture states that the proposed project will not impact the agricultural resources in the area.

The project site is located within an area which is predominantly in agricultural use. The proposed project does not involve the conversion of additional agricultural lands into non-agricultural uses.

H. Determination

It is determined that the proposed actions will have no significant impact on the quality of the human environment and that an Environmental Impact Statement is not required. The reasons supporting this determination are:

1. The number of units to be emplaced by this project is far below the threshold (2,500 units) which would require the preparation and dissemination of an environmental impact statement under the provisions of Section 58.37, Federal Register, Volume 47, No. 70 dated April 12, 1982.
2. The potential environmental impacts of this project are easily mitigated or are evaluated as not significantly affecting the quality of the human environment:
 - a. Short term increases in noise levels attributable to construction related activities will be mitigated through compliance with Title 11, Administrative Rules, Department of Health, Chapter 43, "Community Noise Controls for Oahu."
 - b. Escape of fugitive dust into the environment will be minimized by frequent watering of the project site during clearance and excavation.
 - c. An individual wastewater system, designed and constructed to Department of Health standards, will be installed to prevent the contamination of groundwater resources by untreated wastewater.

- d. The project is not expected to impact ongoing agricultural activities or induce urbanization of the surrounding area.
 - e. The impacts of the project on public services and facilities and the visual impacts of the project on the project area are evaluated as minimal and not significantly affecting the quality of the human environment.
3. The project will have the positive social benefit of providing additional vocational training opportunities to mentally retarded/developmentally disabled persons.

A Negative Declaration will be filed with the State Office of Environmental Quality Control and a Finding of No Significant Impact on the Environment will be published in a newspaper of general circulation.

APPENDIX B

AGENCIES AND INTERESTED PARTIES CONSULTED

AGENCY RESPONSE

<u>Federal</u>	<u>Response Date</u>
Department of Housing and Urban Development	12/12/89
U.S. Army Corps of Engineers	12/ 8/89
U.S. Department of the Interior, Fish and Wildlife Service	12/ 6/89
 <u>State</u>	
Department of Education	11/30/89
Department of Business and Economic Development	11/28/89
Office of State Planning, Governor's Office	12/28/89
Department of Health	1/2/90 & 1/ 8/90
Department of Land and Natural Resources	1/ 4/90
Office of Environmental Quality Control	---
Department of Transportation	1/ 5/90
Department of Agriculture	12/13/90
University of Hawaii, Environmental Center	12/14/89
Land Use Commission	12/ 1/89
 <u>City</u>	
Department of General Planning	12/ 1/89
Department of Land Utilization	12/ 1/89
Department of Transportation Services	---
Building Department	12/15/89
Department of Public Works	12/14/89
Department of Parks and Recreation	12/19/89
Board of Water Supply	12/ 8/89
Fire Department	12/ 6/89
Honolulu Police Department	12/29/89
Office of Human Resources	12/ 1/89
Department of Finance	11/27/89
 <u>Other</u>	
North Shore Neighborhood Board No. 27	12/ 6/89
Wahiawa Neighborhood Board No. 26	---
Councilmember Rene Mansho	1/12/90
Opportunities for the Retarded, Inc.	1/12/90



89-12-2352
U.S. Department of Housing and Urban Development
Honolulu Office, Region IX
300 Ala Moana Blvd., Room 3318, Box 50007
Honolulu, Hawaii 96850-4991

89-406

December 12, 1989

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

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment
Opportunities for the Retarded, Inc.
Helemano Agricultural Training Center

This responds to your letter dated November 20, 1989 that requests comments for your consideration in preparing an environmental assessment on an 8,000 square foot training center at Helemano. Our comments follow:

1. A full Environmental Impact Statement would not be required under HUD environmental review requirements.
2. The State Historic Preservation Officer must be contacted for his comments on the proposed action in accordance with 36 CFR Part 800.4 Protection of Historic Properties.

We appreciate the opportunity to comment. If you have any further questions, you may contact Frank Johnson at 541-1327.

Very Sincerely yours,

Calvin Lew
Director
Community Planning
and Development Division

DEPT. OF HOUSING
& COMM. DEVELOPMENT

'89 DEC 14 P1:32



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF:

December 8, 1989

Planning Branch

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

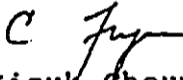
Dear Mr. Scarfone:

Thank you for the opportunity to review the Environmental Assessment (EA) Preparation Notice for the proposed Helemano Agricultural Training Center, Helemano, Oahu. The following comments are offered:

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

b. According to the September 4, 1987 Flood Insurance Study for the City and County of Honolulu, the project site is located in Zone D, an area with undetermined but possible flood hazards.

Sincerely,


Kisuk Cheung
Chief, Engineering Division

DEPT. OF HOUSING
& COMM. DEVELOPMENT

89 DEC 11 09:28



United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS OFFICE

P.O. BOX 50167
HONOLULU, HAWAII 96850

FWE
Room 6307
December 6, 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

Re: Environmental Assessment Opportunities for the Retarded, Inc.
Helemano Agriculture Training Center

Dear Mr. Scarfone:

We have reviewed the referenced material dated November 20, 1989 and find that due to its nature, the proposed project will have no significant deleterious impact on fish and wildlife resources within our jurisdiction. Please do not hesitate to call on us if we may be of further assistance.

We appreciate this opportunity to comment.

Sincerely yours,

Ernest Kosaka
Field Office Supervisor
Fish & Wildlife Enhancement

cc: NMFS - WPFO
DLNR
EPA, San Francisco

89 DEC -8 P1:49
DEPT. OF HOUSING
& COMM. DEVELOPMENT

JOHN WAIHEE
GOVERNOR



CHARLES T. TOGUCHI
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2380
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

November 30, 1989

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

DEPT. OF HOUSING
& COMM. DEVELOPMENT

89 DEC 18 P2:22

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment
Opportunities for the Retarded, Inc.
Helemano Agricultural Training Center

Our review of the subject proposal indicates that there will be negligible impact on the area schools.

Thank you for the opportunity to comment.

Sincerely,

Charles T. Toguchi

Charles T. Toguchi
Superintendent

CTT:jl

cc: Mr. E. Imai
Mr. L. Viduya

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER



DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

KAMAMAU BUILDING, 250 SOUTH KING ST., HONOLULU, HAWAII
MAILING ADDRESS: P.O. BOX 2359, HONOLULU, HAWAII 96804 TELEX: 7430250 HIDPED FAX: (808) 523-8637

JOHN WAIHEE
GOVERNOR
ROGER A. ULVELING
DIRECTOR
BARBARA KIM STANTON
DEPUTY DIRECTOR
LESLIE S. MATSUBARA
DEPUTY DIRECTOR

November 28, 1989

89 NOV 30 P 2:31
DEPT. OF BUSINESS
& COMM. DEVELOPMENT

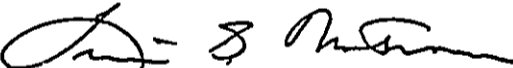
The Honorable Michael N. Scarfone
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Re: Environmental Assessment
Opportunities for the Retarded, Inc.
Helemano Agricultural Training Center

Dear Mr. Scarfone:

The Department of Business and Economic Development
has no comments.

Sincerely,


for Roger A. Ulveling

RAU:dq



OFFICE OF STATE PLANNING

Office of the Governor

STATE CAPITOL, HONOLULU, HAWAII 96813 TELEPHONE (808) 548-5893

JOHN WABBLE, Governor

December 28, 1989

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
Opportunities for the Retarded, Inc.
Helemano Agricultural Training Center
TMK: 6-4-03: 2, 5.0 acres

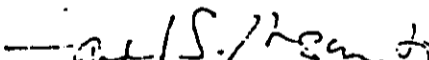
It is our understanding that the subject 5.0 acres is presently being used as an agricultural training center. Existing improvements include offices and classrooms, group living facilities for 36 clients and 9 resident managers, cafeteria, greenhouse, and retail shops.

The City proposes to loan \$800,000 to Opportunities for the Retarded, Inc. (ORI) to construct a 8,000 square foot work training center to train mentally retarded/developmentally disabled clients in furniture refinishing and data processing. The proposed work training center will be located within the already developed area.

The Office of State Planning has no objections to the proposed project as long as there are no impacts to groundwater or agricultural operations in the area.

Thank you for the opportunity to comment.

Sincerely,


Harold S. Masumoto
Director

cc: Department of Agriculture
Department of Health

Office of State Planning
& COMM. DEVELOPMENT

90 JMN-4 P1:36

JOHN WAIHEE
GOVERNOR OF HAWAII



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

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

January 2, 1990

In reply, please refer to:
EMD

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

DEPT. OF HEALTH
& COMM. DEVELOPMENT

'90 JAN -9 P2:31

Dear Mr. Scarfone:

Subject: Opportunities for the Retarded, Inc.
Residential Training Center
64-1510 Kamehameha Highway, Wahiawa
TMK: 6-4-03: 2

Thank you for your letter of December 11, 1989. This is to confirm the telephone conversation between Mr. Harold Yee of the Wastewater Branch and Mr. Grant Yuen of your staff.

Wastewater generated from the proposed training center building will have to be treated and disposed of by means of a non-cesspool individual wastewater system (IWS). The IWS must be limited to wastewater flows of less than 800 gallons per day per 5,000 square feet of land area. We also recommend that a leach field or soil absorption system be utilized rather than seepage pits.

With regards to the existing structures being served by cesspools, we will not require that these systems be changed unless they are failing or modifications are made to the buildings. Should you have any questions, please feel free to contact the Wastewater Branch at telephone no. 543-8286.

Sincerely,

JAMES K. IKEDA, ACTING CHIEF
Environmental Management Division

HKY/In

JOHN WAIHEE
GOVERNOR OF HAWAII



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

STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3378
HONOLULU, HAWAII 96801

January 8, 1990

In reply, please refer to:
EPHSD

MEMORANDUM

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

From: Deputy Director for Environmental Health

Subject: Environmental Assessment
Opportunities for the Retarded, Inc.
Helemano Agricultural Training Center
64-1510 Kamehameha Highway
TMK: 6-4-03: 2
Owner: State of Hawaii

DEPT. OF HOUSING
& COMM. DEVELOPMENT

90 JAN -8 AM 8:05

We have reviewed the subject project and found that there is no public sewer available in the area to accommodate the waste flow generated from the proposed facilities. A private wastewater system is recommended. As there are no details of the wastewater system, we are unable to further evaluate the system. All technical details must be in compliance with Administrative Rules Title 11, Chapter 62, Wastewater Systems effective December 10, 1988 and submitted to this office for approval prior to construction.


BRUCE S. ANDERSON, PH.D.

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

JAN 4 1990

REF:OCEA-VIN

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

LIBERT K. LANDGRAF
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

File: 90-313
Doc.: 7094E

90
JAN -8 18:07
& COMM. DEVELOPMENT

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
Opportunities for the Retarded, Inc.
Helemano Agricultural Training Center

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.

The proposed activity is consistent with the General Lease S-4776 to the City and County of Honolulu for an Agricultural Community Live-in Program and Low-Moderate Income Housing for Handicapped and Elderly.

In addition, since the parcel has been in agriculture for many years, we do not expect that either surface or subsurface archaeological sites would still be present. As a result, we believe that the project will have "no effect" on significant historic sites.

If you have any questions, please feel free to call me or Cathy Tilton at our Office of Conservation and Environmental Affairs at 548-7837.

Very truly yours,

WILLIAM W. PATY

cc: Land Management, Historic Preservation Program

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION

869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

JAN 5 1990

EDWARD Y. HIRATA
DIRECTOR

DEPUTY DIRECTORS
JOHN K. UCHIMA
RONALD N. HIRANO
DAN T. KOCHI
JEANNE K. SCHULTZ

IN REPLY REFER TO:

HWY-PS
2.9689

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

DEPT. OF TRANSPORTATION
& COMM. DEVELOPMENT

90 JAN -9 P2:03

Dear Mr. Scarfone:

Environmental Assessment (EA)
Opportunities for the Retarded, Inc.,
Helemano Agricultural Training Center
TMK: 6-4-03: 2, Wahiawa

Thank you for your letter of November 20, 1989, requesting our review of the proposed project.

We have the following comments:

1. The EA should include a traffic assessment evaluating the impacts of the project on Kamehameha Highway. The project, Army Family Housing at Helemano Military Reservation, which is located nearby, should be reflected in the preparation of the assessment.
2. Plans for all related roadway improvements at the intersection of the access connection with Kamehameha Highway must be submitted to us for our review and approval. Required sight distances at the access connection should conform to current State highway design standards. The applicant shall pay for all costs of required improvements to our facility.

Very truly yours,

Edward Y. Hirata
Director of Transportation

JOHN WAIHEE
GOVERNOR



State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814-2512

December 13, 1989

YUKIO KITAGAWA
CHAIRPERSON, BOARD OF AGRICULTURE

SUZANNE D. PETERSON
DEPUTY TO THE CHAIRPERSON

FAX: 548-6100

Mailing Address:
P. O. Box 22159
Honolulu, Hawaii 96822-0159

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
Helemano Agricultural Training Center
Opportunities for the Retarded, Inc.
TMK: 6-4-03: 2 Wahiawa, Oahu
Area: 8,000 square feet of 5 acres

The Department of Agriculture has reviewed the subject assessment and believes that the approval and construction of the subject Center will not adversely affect the agricultural resources of the area. We would like to point out that the name of the project (Helemano Agricultural Training Center) does not seem to share a close relationship to the two proposed training activities - furniture refinishing and data processing.

Thank you for the opportunity to comment.

Sincerely,

Yukio Kitagawa
YUKIO KITASAWA
Chairperson, Board of Agriculture

DEPT. OF AGRICULTURE
& COMM. DEVELOPMENT

89 DEC 18 AM 8:46





University of Hawaii at Manoa

Environmental Center
Crawford 317 • 2550 Campus Road
Honolulu, Hawaii 96822
Telephone (808) 948-7351

December 14, 1989
RN:0246

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

Dear Mr. Scarfone:

Preliminary Environmental Assessment
Helemano Agricultural Training Center
Wahiawa, Oahu

DEPT. OF HOUSING
& COMM. DEVELOPMENT

89 DEC 20 P 2:43

Thank you for your letter of November 20, 1989 requesting our comments on the proposed development of a work training center for furniture refinishing and data processing at Helemano, Oahu. This review has been prepared with the assistance of Carolyn D. Cook, Environmental Center.

The name of this center, Helemano Agricultural Training Center, is misleading. It is a craft and data processing training center and appears to have no agricultural operations.

Since very little information has been provided regarding the scope and characteristics of this project, it is not possible for us to offer specific substantive comments as to the potential impacts that should be addressed in the assessment with one possible exception. We note that the Center is to be housed over a prime ground water recharge area. Furniture refinishing involves solvents of significant pollution potential to the groundwater. Hence use and disposal of these chemicals will need to be carefully supervised and controlled.

The rationale for placement of this facility on agriculturally zoned lands, and the means by which the control of spills and avoidance of contamination of ground water need to be fully addressed in the EA.

Thank you for the opportunity to provide comments.

Yours truly,

Jacquelin N. Miller
Associate Environmental Coordinator

cc: L. Stephen Lau
Edwin Murabayashi
Carolyn D. Cook

A Unit of Water Resources Research Center
AN EQUAL OPPORTUNITY EMPLOYER



STATE OF HAWAII
DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Building, 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 548-4611

JOHN WAIHEE
Governor

RENTON L.K. NIP
Chairman

LAWRENCE F. CHUN
Vice Chairman

COMMISSION MEMBERS:

Sharon R. Himano
Allen K. Hoe
Allen Y. Kajioke
Eusebio Lapena, Jr.
James M. Shinno
Elton Wada
Frederick P. Whittemore

ESTHER UEDA
Executive Officer

December 1, 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 Opportunities
for the Retarded, Inc., Helemano Agricultural
Training Center, TMK: 6-4-03: Portion 2,
Wahiawa, Oahu

We have no comments to offer except to confirm that the
proposed training center site is designated within the State
Land Use Agricultural District.

Thank you for the opportunity to comment.

Sincerely,

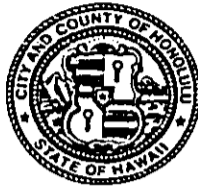
ESTHER UEDA
Executive Officer

EU:to

DEPT. OF BUSINESS
& COMM. DEVELOPMENT

89 DEC -6 AM 16

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

DONALD A. CLEGG
CHIEF PLANNING OFFICER

CT/DGP 11/89-4269

December 1, 1989

DEPT. OF GEN. PLANNING
& COMM. DEVELOPMENT
89 DEC -4 P3:07

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
OPPORTUNITIES FOR THE RETARDED, INC.
HELEMANO AGRICULTURAL TRAINING CENTER AT POAMOHO

Regarding your request for comments on the use or loan of Community Development Block Grant funds for construction of a new 8,000-square foot facility for the training of the mentally retarded/developmentally disabled clients in furniture refinishing and data processing, we offer the following:

1. The area under lease to ORI is mauka of the Board of Water Supply "No Pass" line. The area is not sewered and new cesspools are not permitted. The environmental assessment should discuss existing wastewater loads and how they are being managed; indicate projected wastewater loads with the new proposed facility, and how wastewater will be managed.
2. Furniture refinishing may involve use of chemicals or thinners which may be hazardous. There are presently problems of pesticide migration and TCE contamination into the potable water aquifer at Schofield and Mililani. The soils at Poamoho are similar with respect to permeability and the potential contamination should be addressed in the environmental assessment.

Michael N. Scarfone, Director
Department of Housing and Community Development
December 1, 1989
Page 2

3. Since new physical facilities are proposed, the proposal should have been processed through the Areawide Clearinghouse. Clearinghouse review would have highlighted the concerns expressed above, as well as the possibility of duplication of services and facilities.


DONALD A. CLEGG
Chief Planning Officer

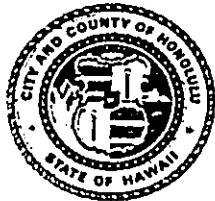
DAC:ft

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

89-12-2223

FRANK F. FASI
MAYOR



JOHN P. WHALEN
DIRECTOR

BENJAMIN B. LEE
DEPUTY DIRECTOR

Act 105 Helemano
(LC)

December 1, 1989

DEPT. OF HOUSING
& COMM. DEVELOPMENT

'89 DEC -4 18:41

MEMORANDUM

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

FROM : JOHN P. WHALEN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

SUBJECT: HELEMANO PLANTATIONS - HALEIWA
TAX MAP KEY: 6-4-3: 2

We are concerned that the project permitted by Resolution 82-89 (attached) under the provisions of 359G-4.1, HRS, has gone beyond the scope originally envisioned by Council Resolution 82-89 adopted April 21, 1982. Specifically, the resolution authorized the granting of zoning exemptions and waiver of park dedication requirements for the proposed Opportunities for Retarded, Inc. project at Helemano "to develop and operate an Agricultural Community Center consisting of training, employment and housing facilities for mentally retarded adults."

Site plans submitted to this department for building permits indicate that there are the following uses on the site:

1. Banquet Facility;
2. Retail Thrift and Used Furniture Shops;
3. Flower Shop;
4. Group Living Facilities; and
5. Offices, Classrooms, and a Health Room.

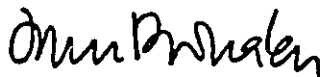
MICHAEL N. SCARFONE
PAGE 2
DECEMBER 1, 1989

In addition, the Building Department has indicated that the cafeteria, in addition to being used as a cafeteria for residents, is being used as a restaurant facility for the general public and as such must be brought up to Building Code Standards. We suggest you inform the City Council of these modifications.

It is also noted that the State Land Use Commission's original approval of the use was based on a project either directly related to agriculture or accessory to the permitted uses in the agricultural district.

We encourage and support the work of this group, but feel that the intent of the Council Resolution should be clarified and the legality of the use of the funds resolved, so that future proposals on this site are not subject to question each time a proposal is made.

Should you have any questions, please contact Lorrie Chee of my staff at 523-4248.



JOHN P. WHALEN
Director of Land Utilization

JPW:fm
Attach.
cc: Brawner/Osato Architects
0026N

RESOLUTION

AUTHORIZING THE GRANTING OF ZONING EXEMPTION AND WAIVER OF PARK DEDICATION REQUIREMENTS FOR THE PROPOSED OPPORTUNITIES FOR THE RETARDED, INC. PROJECT AT HELEMANO, WAIALUA, OAHU (TMK: 6-04-03:2).

WHEREAS, Opportunities for the Retarded, Inc., a private nonprofit organization, is prepared to develop and operate an Agricultural Community Center consisting of training, employment and housing facilities for mentally retarded adults; and

WHEREAS, CDBG funds totalling \$150,000 have been appropriated for the project; and

WHEREAS, the City Council by Resolution 81-151 has authorized the leasing of the land for the project; and

WHEREAS, the City has the power to grant exemptions from zoning subdivision and park dedication requirements pursuant to Sections 46-15.1 and 359G-4.1, HRS; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the City grant a zoning exemption and waive subdivision and park dedication requirements for the subject project pursuant to Sections 46-15.1 and 359G-4.1, HRS; and

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and he is hereby directed to transmit copies of this resolution to the affected parties and agencies.

INTRODUCED BY:

Rudy Pagan

Council Members

DATE OF INTRODUCTION:

APR 21 1982

Honolulu, Hawaii

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTES:

Alfred M. Wita, Jr.
 ALFRED M. WITA, JR.
 CITY CLERK

Rudy Pagan

RUDY PAGANO
 CHAIRMAN & PRESIDING OFFICER

Dated APR 21 1982

ADOPTED Meeting Held	
APR 21 1982	
Aye - In Order	
LEAPANE	1
BORNHORNST	1
CLEMENT	1
FONG	1
GO	1
MATSUMOTO	1
NEEDTA	1
ROEPOE	1
PAGANO	1
900	

Reference: D 251
 Report No. CWR-23

Resolution No.
82-89

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

PB 89-1130

December 15, 1989

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

FROM: HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: HELEMANO AGRICULTURAL TRAINING CENTER
(ENVIRONMENTAL ASSESSMENT)

DEPT. OF HOUSING
& COMM. DEVELOPMENT

89 DEC 19 P1 54

We have reviewed the fact sheet for the subject project and our comments are as follows:

1. Please clarify the TMK as the five acres is the total of four parcels.
2. Improvements shall comply with all applicable City, State and Federal regulations.
3. All plans and specifications shall be approved by the Chair of the Department of Land and Natural Resources.

Thank you for the opportunity to offer our comments.



HERBERT K. MURAOKA
Director and Building Superintendent

cc: J. Harada

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

A handwritten signature in dark ink, appearing to read "Callejo".

SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

In reply refer to:
ENV 89-237(449)

December 14, 1989

MEMORANDUM

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

FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
HELEMANO TRAINING CENTER
(TAX MAP KEY: 6-4-03: 02)

DEPT. OF HOUSING,
& COMM. DEVELOPMENT
DEC 19 1989
P 1:56

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

1. We have no objection to the proposed training center.
2. There are no municipal sewers in the area and none are planned in the near future.
3. We have no drainage comments at this time.

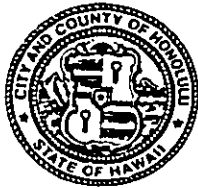
A handwritten signature in dark ink, appearing to read "Callejo".

SAM CALLEJO
Director and Chief Engineer

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



WALTER M. OZAWA
DIRECTOR
HIROAKI MORITA
DEPUTY DIRECTOR

December 19, 1989

89 DEC 22 AIO:19
DEPT. OF HOUSING
& COMM. DEVELOPMENT

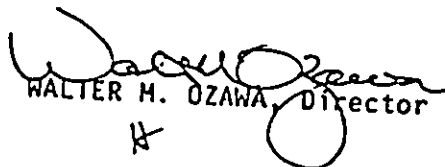
TO: MIKE N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT OPPORTUNITIES FOR
THE RETARDED, INC., HELEMANO AGRICULTURAL TRAINING CENTER

We have reviewed the data for expansion of the Halemano Agricultural Training Center and have no reservations on the proposed action.

However, since the training center is a live-in facility and there are no recreation facilities within a reasonable distance to the project site, we recommend that the sublessee also consider providing recreation amenities which are suitable for use by the mentally retarded/developmentally disabled.


WALTER M. OZAWA, Director

WMO:js

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



December 8, 1989

FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman
JOHN K. TSUI, Vice Chairman
SISTER M. DAVILYN AH CHICK, O.S.F.
SAM CALLEJO
EDWARD Y. HIRATA
WALTER O. WATSON, JR.
MAURICE H. YAMASATO

KAZU HAYASHIDA
Manager and Chief Engineer

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

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

SUBJECT: YOUR MEMORANDUM OF NOVEMBER 20, 1989 REGARDING
THE ENVIRONMENTAL ASSESSMENT FOR THE RETARDED,
INC., HELEMANO AGRICULTURAL TRAINING CENTER

DEC 11 1989
2:28

We have the following comments on the proposed project:

1. The Environmental Assessment should address the water demands for the project and specify the sources of water to meet the water demands.
2. If the project plans to utilize water from the Board of Water Supply system, the availability of water will be determined when the building permit application is received and our Water System Facilities Charges will be assessed, if applicable.
3. On-site fire protection should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

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

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 S. BERETANIA STREET, ROOM 305
HONOLULU, HAWAII 96814

FRANK F. FASI
MAYOR



FRANK K. KAHOOHANOHAND
FIRE CHIEF

LIONEL E. CAMARA
DEPUTY FIRE CHIEF

December 6, 1989

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

FROM: FRANK K. KAHOOHANOHAND, FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT
OPPORTUNITIES FOR THE RETARDED, INC.
HELEMANO AGRICULTURAL TRAINING CENTER

DEPT OF HOUSING
& COMM. DEVELOPMENT
89 DEC -7 11:03

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.

The proposed project shall however conform to the current Fire Code. Access for fire apparatus and water supply for firefighting shall also meet existing codes.

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

Handwritten signature of Frank K. Kahooohanohano in cursive script.

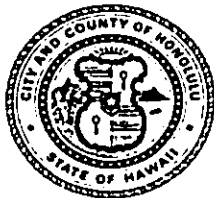
FRANK K. KAHOOHANOHAND
Fire Chief

MZ:ny

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814 - AREA CODE (808) 943-3111

FRANK F. FASI
MAYOR



DOUGLAS G. GIBB
CHIEF

WARREN FERREIRA
DEPUTY CHIEF

OUR REFERENCE SS-LK

November 29, 1989

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT
OPPORTUNITIES FOR THE RETARDED, INC.
HELEMANO AGRICULTURAL TRAINING CENTER

DEPT. OF HOUSING
& COMM. DEVELOPMENT

89 DEC -4 P3:13

We have reviewed the preliminary information for the above proposed development and have no objections to the request. We do not foresee the project to have a major impact on calls for police services in the area.

Thank you for the opportunity to provide comments.

DOUGLAS G. GIBB
Chief of Police

By *Joseph Aveiro*
JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau

OFFICE OF HUMAN RESOURCES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING, 6TH FLOOR
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 527-5311



FRANK F. FASI
MAYOR

MARIA VICTORIA R. BUNYE
DIRECTOR

VICTOR D. GUILLERMO, JR.
DEPUTY DIRECTOR

December 1, 1989

MEMORANDUM:

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

FROM: *Victor D. Guillermo, Jr.*
VICTOR D. GUILLERMO, JR., ACTING DIRECTOR
OFFICE OF HUMAN RESOURCES

SUBJECT: ENVIRONMENTAL ASSESSMENT
OPPORTUNITIES FOR THE RETARDED, INC.
HELEMANO AGRICULTURAL TRAINING CENTER

DEPT. OF HOUSING
& COMM. DEVELOPMENT

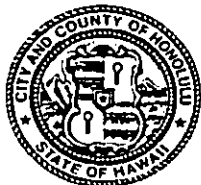
89 DEC-4 P3:14

The Office of Human Resources have reviewed the above cited request. We support the proposal to loan Federal Community Development Block Grant funds to Opportunities for the Retarded, Inc., Helemano Plantation, for the construction of a 8,000 square foot work training center. Helemano Plantation has shown outstanding progress in their efforts to service people with disabilities on Oahu and a facility of this nature would allow a greater segment of the mentally and physically disabled population to acquire valuable work as well as social skills.

Thank you for the opportunity to comment on this matter.

DEPARTMENT OF FINANCE
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



THEODORE G. JUNG
DIRECTOR

GLEN S. NONAKA
DEPUTY DIRECTOR

November 27, 1989

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


FROM: THEODORE JUNG, DIRECTOR OF FINANCE

SUBJECT: ENVIRONMENTAL ASSESSMENT
OPPORTUNITIES FOR THE RETARDED, INC.
HELEMANO AGRICULTURAL TRAINING CENTER

89 DEC -1 P2:10
DEPT. OF FINANCE
& COMM. DEVELOPMENT

This is in reply to your memorandum dated November 20, 1989, regarding the subject property.

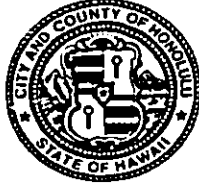
We have no objections to the proposed development.


THEODORE JUNG
Director of Finance

TJ:si

NORTH SHORE NEIGHBORHOOD BOARD NO. 27

P. O. Box 607
HALEIWA, HAWAII 96712



December 6, 1989

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

DEPT. OF HOUSING
& COMM. DEVELOPMENT

'89 DEC -7 AM 41

SUBJECT: Environmental Assessment Opportunities for
the Retarded, Inc., Helemano Agricultural
Training Center

Dear Mr. Scarfone:

This matter was brought up at our Neighborhood Board meeting on November 28, 1989. After a short discussion, the Board members unanimously recommended that an EIS was not needed for this project. They also were wholeheartedly in support of the project.

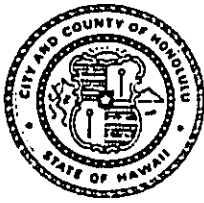
Thank you for letting us submit input on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Meryl M. Andersen".

Meryl M. Andersen
Chair

cc: Neighborhood Commission



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813 / TELEPHONE 523-4000

RENE MANSHO
COUNCILMEMBER
DISTRICT I

January 12, 1990

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

Dear Mr. Scarfone:

Thank you for your letter of November 20, 1989, regarding the Environmental Assessment for a training center to benefit Opportunities for the Retarded, Inc.

I am well acquainted with the Helemano Agricultural Training Center and the dedicated efforts of its Director, Susannah Cheung, and her staff to provide programs for the mentally retarded/developmentally disabled.

The planned expansion would include new training and workshop areas, which are critical to serve the handicapped residents in the Central Oahu area. The new training facility would be beneficial to the community as well as the residents of the program. It is also hopeful that the project will generate income to support this non-profit agency.

I fully support and endorse this progressive project and offer any assistance you may need to assure its success. Please call me if I can be of assistance.

Sincerely,

Rene Mansho
Majority Floor Leader

cc: Wahiawa Neighborhood Board
Wahiawa Community & Business Assn.
Susannah Cheung, Helemano Plantations

RM:mk

DEPT. OF HOUSING
& COMM. DEVELOPMENT

90 JAN 17 AM 11:27



Opportunities For The Retarded, Inc.

64-1510 Kamehameha Hwy. Wahiawa, Hawaii 96786 (808) 622-3929

Officers

William Ikehara, Founder
Chairman of the Board

Katie Yang
Vice-Chair

Pearl Yamashita, Founder
Secretary

Amy Sakihama, Founder
Correspondence Secretary

Fred Wada
Treasurer

Directors

Dennis Chun, Founder

Shirley Dag

Joseph Dano

Melvin Exer

Patsy Ikehara, Founder

Natalia Sheeha, Founder

Toraki Matsumoto

Susanna F. Cheung, Founder
President and
Chief Executive Officer

January 12, 1990

Mrs. Eileen Mark
Department of Housing and
Community Development
650 South King Street
Honolulu, HI 96813

Dear Eileen:

This letter is in response to the environmental concerns expressed regarding the possible use of chemicals in our proposed furniture training project. Please be advised that we will not be re-finishing furniture using chemicals that may be hazardous to the environment or to our participants. As you know, we work with adults who are mentally retarded/developmentally disabled and we do not wish to expose them to anything that may possibly endanger them. As far as the furniture project goes, we will only be repairing and cleaning the items brought in.

I hope that this has answered your question on this environmental concern.

Should you have any questions, please do not hesitate to contact me at 622-3929.

Sincerely yours,


Susanna F. Cheung
President and Chief Executive Officer

SFC/akh

90 JAN 17 P 2:28
DEPT. OF HOUSING
& COMM. DEVELOPMENT

A Growing Experience