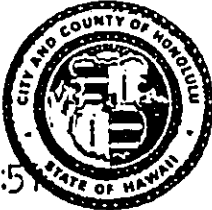


DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
**CITY AND COUNTY OF HONOLULU**

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

FRANK F. FASI  
MAYOR



MIKE N. SCARFONE  
DIRECTOR

GAIL M. KAITO  
DEPUTY DIRECTOR

REC-11

'91 APR -3 AIC:5

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL April 2, 1991

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

Dear Mr. Choy:

Subject: Negative Declaration  
ARC-Ewa Estates  
Tax Map Key: 9-1-38: 111

Please publish a Negative Declaration in the April 8, 1991 OEQC Bulletin for the subject project. The OEQC Form for Publication and four copies of the subject document are enclosed.

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", is written over a circular stamp. The signature is fluid and cursive.

MICHAEL N. SCARFONE  
Director

Enclosures

48

1991-04-08-0A-FBA

## FILE COPY

### ENVIRONMENTAL ASSESSMENT

#### Administrative Information

A. Project: ARC - Ewa Estates  
Group Homes for the Mentally Retarded

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  
P. O. Box 50007  
Honolulu, Hawaii 96850

State of Hawaii  
Office of Environmental Quality Control (OEQC)  
465 South King Street, Room 115  
Honolulu, Hawaii 96813

D. Environmental Assessment Prepared by:

Department of Housing and Community Development  
April 1991

#### Description of Proposed Actions

A. Proposed Activity

Single activity;  
 Aggregation of activities;  
 Multi-year activity.

#### Proposed Project

The Department of Housing and Community Development (DHCD) proposes to subdivide a 30,514 square foot parcel into two conforming lots of approximately 20,000 s.f. and 10,000 s.f. The larger lot will be leased to the Association for Retarded Citizens of Hawaii (ARCH) and developed into group homes for mentally retarded persons. Use of the remaining lot has yet to be determined. The proposed

development will consist of three single family or duplex homes, on-site parking and passive recreation space. Each home will contain 6-7 bedrooms and house 5 clients and 1 or 2 resident managers. The estimated cost of the development is \$900,000. DHCD will hire a consultant to provide planning and engineering services for the project using City and Community Development Block Grant (CDBG) funds. ARCH will construct the project using Federal Section 202 funds and operate the group homes.

#### Need for Project

There are approximately 12,000 persons in Hawaii with mental retardation. Of these, approximately 8,000 are capable of obtaining employment and living productive lives with adequate training. The remaining 4,000 persons with mental retardation have severe handicapping conditions. It is estimated that approximately 290 persons are currently living in institutions and hospitals because there are no appropriate homes within the community for them. ARCH currently has a waiting list of over 350 persons for its residential program statewide.

The proposed project directly addresses this need by providing independent living opportunities for mentally retarded adults in a supportive setting. Resident managers and pre-vocational training during the day will assist clients in increasing their level of independent functioning in the community.

#### Basic Data

Location:	91-824 Hanakahi Street, Ewa Beach, Oahu
Tax Map Key:	9-1-38: 111
Land Area:	30,514 Square Feet
Land Owner:	City and County of Honolulu
Description:	Level, rectangular-shaped lot
State Land Use:	Urban
Development Plan:	Residential
Zoning:	P-2 General Preservation
Existing Land Use:	Abandoned community recreation center

#### Background

The site was previously owned by the Ewa Estates Community Association and used as a community recreation center. In late 1989, after experiencing increased acts of vandalism, the facility was closed as the Association could not afford to repair the damages. The Association dissolved in 1990 and transferred title to the property, in fee, to the City.

Officers of the Association met with representatives from the City Department of Parks and Recreation (DPR) and Housing and Community

Development (DHCD) to discuss the possible uses of the site. Alternative uses considered include subdividing and selling the land, developing housing for the elderly or mentally retarded, and grassing the area for use by the general public. The DPR rejected the suggestion to retain the parcel as a park due to its relatively small size and proximity to other public parks in the area. The site is currently under the jurisdiction of the DHCD for development of special needs housing.

#### Alternatives Considered

##### A. Alternative Sites

While ARCH is developing or pursuing development of housing at other sites on Oahu, the need remains high and other suitable parcels owned by the City are limited. Securing another site at this point in time will jeopardize receipt of the federal funding, threaten the project's financial feasibility and delay implementation of this much needed project.

##### B. Continued Park Use

The possibility of clearing the site and grassing the area for use by the general public was discussed with representatives of the Ewa Beach Community Association and the City Department of Parks and Recreation (DPR). DPR rejected the proposal to retain the parcel in park use due to its relatively small size and proximity to other public parks in the area.

##### C. No Project

By not implementing the project, none of the adverse environmental impacts would occur, however, none of the positive social benefits, including expanded housing opportunities for persons with mental retardation, would be realized. In addition, the potential health and safety hazards would continue to be posed by the abandoned structures on the project site.

The anticipated social benefits of this project far outweigh the 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-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 2) training. The remaining 200 persons will be trained.

C. Public Notification

1. Finding of No Significant Impact on the Environment and Request for Release of Funds (Combined Notice)

- 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

- \* 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.

A. Land Development

1. Conformance with Comprehensive Plans and Zoning

Rating:\* 3 - Minor Adverse Impacts Anticipated

Sources: City and County Zoning Map #12

Department of General Planning letter dated  
February 8, 1991

Department of Land Utilization letter dated  
February 14, 1991

Land Use Commission letter dated January 24,  
1991

The Department of General Planning has stated that the proposed project is in line with its General Plan, and the State Land Use Commission has confirmed that the site is in the Urban District. The zoning designation for this property is P-2, General Preservation, which is consistent with its previous use as a community recreation center. In order for this project to be in conformance with zoning law, the zoning must be changed to that of the surrounding area, which is zoned R-5. The Department of General Planning noted that the project would be in violation of Section 4.40-15 of the Land Use Ordinance, which states that no group living facility should be located within 1000 feet from the next closest group living facility.

DHCD will request City Council approval for exemptions from the Land Use Ordinance (LUO) to allow development of the proposed project under the provisions of Chapter 201E-210, Hawaii Revised Statutes. The Department of Land Utilization stated that based on the preliminary information given to them, there would be no objection to the use of R-5 zoning standards for this project.

2. Compatibility and Urban Impact

Rating: 2 - No Impact Anticipated

Sources: Existing Land Use Map

Site Inspection by Eric Stoetzer, DHCD Staff  
Planner, 1/29/91

The proposed project will not significantly alter existing land use patterns in the neighborhood. Each of the three houses will consist of a "family" of six or seven persons, which is consistent with the existing single family housing in the neighborhood. The homes will be designed to blend in and be compatible with the surrounding area in terms of land use density, scale, mass, texture and architectural design. This is in keeping with ARCH's philosophy to have their homes blend in with the community in which they are situated. Placing mentally retarded persons in group homes helps to de-institutionalize the living environment and provide a more supportive atmosphere.

3. Slope, Erosion and Soil Suitability

Rating: 2 - No Impact Anticipated

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

Site Inspection 1/29/91

The United States Soil Conservation Service classifies the soil at the project site as Coral Outcrop (CR), consisting of coral or cemented calcareous sand. For this series, elevations range from nearly sea level to 100 feet with annual rainfall of 18 to 40 inches. The soil is similar to Jaucas Sand which has the characteristics of rapid permeability, slow runoff and slight water retention. The slope of this property is less than 5% (level). A soils engineer has been retained to prepare a soils and foundation report and evaluate the soil properties at the project site.

4. Hazards, Nuisance and Site Safety

Rating: 2 - No Impact Anticipated

Source: Site Inspection 1/29/91

A site inspection revealed no indication of natural hazards such as geologic faults, flooding, volcanic activity, or landslide. There is no evidence of any man-made hazards such as inadequate separation of vehicular and pedestrian traffic, lack of traffic control, or the presence of toxic materials or explosives. Both swimming pools were filled in several months ago as a safety

precaution. All existing improvements, including two cesspools will be demolished prior to construction of the proposed homes.

5. Energy Consumption

Rating: 2 - No Impact Anticipated

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

B. Environmental Design and Historic Values

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

Rating: 2 - No Impact Anticipated

Sources: Site Inspection 1/29/91

Existing Land Use Map

The complex will blend well with the existing single family housing development pattern in the area.

C. Socio-Economic

1. Demographic/Community Character Changes

Rating: 3 - Minor Adverse Impact Anticipated

The proposed project will provide housing for a total of 15 mentally retarded/developmentally disabled persons and three to six resident managers and will not significantly alter the existing demographic profile of the community. The proposed project is not expected to affect any community institutions such as churches, schools or community centers.

2. Displacement

Rating: 2 - No Impact Anticipated

The project site is vacant. Therefore, the proposed project will not require or result in the displacement of any residences or businesses.

3. Employment and Income Patterns

Ratings: 1 - Potential Beneficial Impact (Short Term)



2 - No Impact Anticipated (Long Term)

The project will result in the creation of temporary employment in construction related trades during the construction of the project.

The proposed project will not significantly alter the community's employment and income patterns. The residents of the project are expected to be of low or moderate income. Some of the residents may not be employable due to their mental disabilities.

D. Community Facilities and Services

1. Educational Facilities

Rating: 2 - No Impact Anticipated

Source: Department of Education letter dated January 24, 1991

The project will not affect existing public schools as residents will attend ARCH training centers or be employed.

2. Commercial Facilities

Rating: 2 - No Impact Anticipated

Source: Existing Land Use Map

Site Inspection 1/29/91

There are various neighborhood stores located in Ewa Beach, within one mile of the project. The West Loch Shopping Center, approximately three miles away, is in the process of being developed, and the Pearl City Shopping Center, containing over 35 retail, commercial and professional services is within ten miles. All of these facilities are available by City bus, and each group home will have a van to accommodate the needs of the residents. Handi-Van services will also be used.

3. Health Care

Rating: 2 - No Impact Anticipated

Source: Existing Land Use Map

The St. Francis Medical Center in Waipahu is located approximately three miles from the project site. In addition to providing a full range of medical services, St. Francis Medical Center also provides 24-hour emergency health care and ambulance services.

4. Social Services

Rating: 2 - No Impact Anticipated

Satellite offices of several State social service agencies are located in Ewa Beach, Pearl City and/or Waipahu. Since the clientele of the proposed project will be under the supervision of trained personnel, the project is not anticipated to impact on the need for social services in the area.

5. Solid Waste

Rating: 2 - No Impact Anticipated

The Department of Public Works, Refuse Division, provides twice weekly refuse collection service to the project site.

6. Wastewater

Rating: 2 - No Impact Anticipated

Source: Department of Public Works letter dated January 29, 1991

Department of Health letter dated March 4, 1991

There is no public sewer system for the Ewa Estates Subdivision: each housing unit has its own cesspool. The site contains two cesspools, 6 and 8 feet in diameter, which will be demolished and filled in. Septic tanks or other individual wastewater systems (IWS) will be provided in accordance with Department of Health regulations. A geotechnical engineer will be contracted to determine permeability of the soils at the site and assist in the design of the IWS. A new sewer line is being installed to serve the North-West portion of Ewa Estates, but there are no immediate plans to extend that service to the project site. When this sewer system becomes available to the site, the group homes will be connected to it.

7. Storm Water

Rating: 2 - No Impact Anticipated

The proposed project will marginally reduce the available percolation area of the parcel. Grassing and landscaping will be installed to prevent the erosion of topsoil by storm water runoff. There are drainage collectors on both corners of the property that border Hanakahi Street which connect to a 36" drainage pipe running under Hanakahi Street and a 48" drainage pipe connected perpendicularly, running under the South-Eastern border of the property. Both of these collectors are available and adequate to serve the project. The area over the drainage line is a designated easement and unavailable for any kind of development.

8. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply letter dated February 12, 1991

There is a 12-inch water main on Hanakahi Street. The Board of Water Supply (BWS) has indicated that the area's water system is adequate to service the proposed project. Construction plans will be coordinated with BWS and submitted for final review and approval. The one line of water service to the site was ordered off on July 13, 1989. If water services are not reactivated by July 13, 1994, or if additional water is required for the project, Water Systems Facilities Charges will apply.

9. Public Safety

a. Police

Rating: 2 - No Impact Anticipated

Source: Honolulu Police Department letter dated February 4, 1991

Telephone inquiry February 20, 1991

The Honolulu Police Department states that the proposed project will not have a major impact on police services in the area. The project will be served primarily by the Pearl City Station. No

figure for response time was given due to the nature of the patrol car system.

b. Fire Protection

Rating: 2 - No Impact Anticipated

Source: Honolulu Fire Department letter dated February 20, 1991

The Honolulu Fire Department considers existing fire protection services and facilities to be adequate to service the proposed project. The nearest fire station is in Ewa Beach, within one mile of the project site. All fire apparatus and safety equipment will be in conformance of existing codes and standards.

c. Emergency Medical

Rating: 2 - No Impact Anticipated

See Section B(3) Health Care.

10. Open Space, Recreation and Cultural Facilities

Rating: 2 - No Impact Anticipated

Source: Existing Land Use Map

Department of Parks and Recreation letters dated March 21, 1989 and February 7, 1991.

There are numerous open space and recreational areas in the vicinity of the project. The Puuloa Playground and the Ewa Beach Community Center are each approximately a half mile from the site, containing a softball/baseball field and comfort facilities. Ewa Beach and West Loch Golf Course are also nearby. The project site was previously used as a community recreational facility maintained by the community association. This association voluntarily transferred title of the park to the City because it could not provide the necessary upkeep. Due to the small size and the other existing park facilities in the area, the Department of Parks and Recreation was not interested in maintaining it as a park.

11. Transportation

Rating: 3 - Minor Adverse Impact Anticipated

Sources: Department of Transportation letter dated January 31, 1991

Department of Transportation Services letter dated February 14, 1991

Existing Land Use Map

City Bus Schedule

Site Inspection, January 29, 1991

Telephone Communication with Wayne Nakamoto of the Department of Transportation Services February 26, 1991

The site is served by two City bus routes on Hanakahi Street - an express, #91, and a local, #50. In addition, transportation needs of the tenants will be furnished by Handi-Van services and a private van provided for each group home. There is adequate vehicular access to the site via Hanakahi and Laupapa Streets. Off-street parking spaces will be provided for the house managers and visitors to the homes, as the tenants will not have access to or use of individually owned transportation. The Department of Transportation noted that the project will be not impact the State highway facilities. In their written response, the Department of Transportation Services stated certain driveway requirements and a provision to construct a future bus shelter using a portion of the property adjacent to the current bus stop. A follow-up telephone call revealed that these were suggestions, not mandates. Compliance will be based on suitability of the architectural plans and may or may not be undertaken.

E. Natural Features

1. Water Resources

Rating: 2 - No Impact Anticipated

Sources: Oahu Water Plan, July 1982

Site Inspection, January 29, 1991

Board of Water Supply letter dated February 12,  
1991

The project is located in the Board of Water Supply's Ewa District. In 1980, the Ewa District imported all of its water from the Pearl Harbor district. The housing projects in the Ewa district have brought with them an improved water infrastructure, and the BWS has stated that this project will not affect the water supply.

2. Surface Water

Rating: 2 - No Impact Anticipated

See Section D (7) Storm Water

Statutory Checklist/HUD Standards

1. Historic Properties

Rating: 2 - No Impact Anticipated

Sources: Department of Land and Natural Resources  
letter dated February 22, 1991

State of Hawaii Historic Places and Review  
Board, "Hawaii/National Register," December  
1987

Site Inspection, January 29, 1991

The Department of Land and Natural Resources states that there are no known archaeological sites or significant sites which are eligible for or listed on the Hawaii or National Registers of Historic Places at the project site. Since the site was previously excavated to install the two swimming pools that have now been filled in and the 48" drain pipe, it is unlikely that sub-surface historic artifacts are present. If any architectural or skeletal remains are uncovered during construction, the contractor will be required to stop work and notify the DLNR immediately.

2. Floodplain Management

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated  
February 7, 1991

Federal Emergency Management Agency, "Flood Insurance Rate Map, City and County of Honolulu," Panel No. 150001-0135C. (Exhibit 1)

The site is located in Flood Zone D, an area in which flood hazards are undetermined. Flood insurance is not required.

3. Wetlands Protection

Rating: 2 - No Impact Anticipated

Source: Department of the Army letter dated February 7, 1991

Site Inspection, January 29, 1991

The project is not located in an area near a wetland. A Department of the Army permit is not required.

4. Coastal Zones

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, January 29, 1991

Hawaii Revised Statutes, Chapter 205A

The proposed project does not conflict with the objectives of the Hawaii Coastal Zone Management Program as provided in Chapter 205A, HRS. The appropriate forms have been included with this document.

5. Endangered Species

Rating: 2 - No Impact Anticipated

Sources: Department of the Interior, Fish and Wildlife Service Facsimile dated March 22, 1991

Site Inspection, January 29, 1991

There are no rare or endangered species which will be affected by the proposed project.

6. Farmlands Protection

Rating: 2 - No Impact Anticipated

Sources: Existing Land Use Map

Site Inspection, January 29, 1991

The project site is not classified as prime agricultural land. It is surrounded by a single family housing development and will have no impact on agricultural lands.

7. Air Quality

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, January 29, 1991

Existing Land Use Maps

The project site is located in a residential subdivision, away from major, heavily used roadways which would indicate the presence of high levels of vehicle-generated airborne pollutants. A site visit revealed no evidence of stationary sources of air pollutants such as power plants, sugar mills or industrial manufacturing. However, the site is close to agricultural lands used for sugar production, which occasionally burn the fields as part of the harvesting cycle. The prevailing trade winds normally carry this smoke away from the project, but there is a remote chance that the site would be adversely affected by sugar cane burning on those days of burning when different wind conditions exist.

Temporary adverse conditions may be felt during construction activities due to dust and heavy equipment. Frequent watering of 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.

The proposed project does not include activities or uses which will significantly degrade ambient air quality in the project area.

8. Water Quality

Rating: 2 - No Impact Anticipated

Source: Site Inspection, January 29, 1991

The site does not contain any bodies of standing water. The proposed project does not include activities or uses



which will significantly degrade ambient water in the project area.

9. Noise

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

Source: Site Inspection, January 29, 1991

There are no high speed or highly used roadways near the project site which would indicate the presence of high levels of vehicular noise. A site inspection revealed no evidence of stationary noise sources such as industrial or construction machinery.

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."

The proposed project does not include activities or uses which will significantly affect noise levels in the project area. No long term noise is anticipated with regard to the mentally retarded clients. While persons with behavioral problems are more prone to making loud noises including screaming, most mentally retarded people do not have behavioral problems.

10. Thermal/Explosives

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, January 29, 1991

The proposed project does not include activities or uses for thermal/explosives. A site visit revealed no evidence of thermal/explosives in the project area.

11. Airport Clear Zones

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, January 29, 1991

Telephone communication with Frank Johnson of the U.S. Department of Housing and Urban Development

The proposed project does not include activities or uses which would influence airport clear zones. The site lies outside of the flight path.

12. Solid Waste Disposal

Rating: 2 - No Impact Anticipated

See Section C (6) Wastewater

13. Toxic Chemicals and Radioactive Wastes

Rating: 2 - No Impact Anticipated

Source: Site Inspection, January 29, 1991

The proposed project does not include activities or uses for toxic chemicals and radioactive wastes. A site visit revealed no evidence of toxic chemicals and radioactive wastes in the project area.

Determination

It is determined that the proposed action will have no significant impact on the quality of the human environment and an Environmental Impact Statement is not required. The bases for this determination are as follows:

- A. The number of units emplaced by the 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.
- B. The potential environmental impacts of this project are easily mitigated or are evaluated as not significantly affecting the quality of the human environment:
  1. 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."
  2. Escape of fugitive dust into the environment will be minimized by frequent watering of the project site during clearance and excavation.
  3. The impacts of the project on public services and facilities, and the visual impacts of the project on the

neighborhood are evaluated as minimal and not significantly affecting the quality of the human environment.

- C. The project will have the positive social benefit of increasing life skills and housing opportunities for 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.

AGENCY RESPONSE

<u>Federal</u>	<u>Response Date</u>
Department of Housing and Urban Development	2/26/91
U.S. Army Corps of Engineers	2/ 7/91
U.S. Department of the Interior, Fish and Wildlife Service	3/22/91
<u>State</u>	
Department of Education	1/24/91
Department of Business, Economic Development & Tourism	1/25/91
Office of State Planning, Governor's Office	---
Department of Health	3/ 4/91
Department of Land and Natural Resources	---
Department of Land and Natural Resources, Historic Preservation Office	2/22/91
Department of Transportation	1/31/91
Department of Agriculture	---
Housing Finance and Development Corporation	1/28/91
Hawaii Housing Authority	2/20/91
Environmental Center	2/ 1/91
Office of Environmental Quality Control	1/24/91
Land Use Commission	1/24/91
<u>City</u>	
Department of General Planning	2/ 8/91
Department of Land Utilization	2/14/91
Department of Transportation Services	2/14/91
Building Department	1/29/91
Department of Public Works	1/29/91
Department of Parks and Recreation	2/ 7/91
Board of Water Supply	2/12/91
Honolulu Fire Department	2/20/91
Honolulu Police Department	2/ 4/91
Office of Human Resources	1/25/91
Department of Finance	---
<u>Others</u>	
Honorable John DeSoto	---
Pacific Housing Assistance Corporation	---
Association for Retarded Citizens of Hawaii	---
Ewa Neighborhood Board No. 23	---
Ewa Estates Community Association	---



U.S. Department of Housing and Urban Development  
Honolulu Area Office, Region IX  
300 Ala Moana Blvd., Room 3318  
Honolulu, Hawaii 96850

91-70

February 26, 1991

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

2  
& Community Dev.

'91 FEB 27 11:22

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment  
Group Homes for the Mentally Retarded in Ewa Estates

This responds to your letter that requests our comments on the proposed project that will provide group homes for the mentally retarded in Ewa Estates. Our comments follow:

1. A full environmental impact statement would not be required by HUD regulations, however, an environmental assessment would be required under 24 CFR Part 58.36.
2. The State Historic Preservation Officer should be consulted in accordance with 36 CFR Part 800.
3. The design of the group homes should be consistent with 24 CFR Part 8: Nondiscrimination Based on Handicap in Federally Assisted Programs and Activities of the Department of Housing and Urban Development and the Uniform Accessibility Standards.

It is also suggested that you contact the community association in Ewa Estates to gain community support for the proposed project. If you have any questions, please call me at 541-1327.

Very sincerely yours,

Frank Johnson  
Acting Director  
Community Planning and  
Development Division



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

February 7, 1991

REPLY TO  
ATTENTION OF:

Planning 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

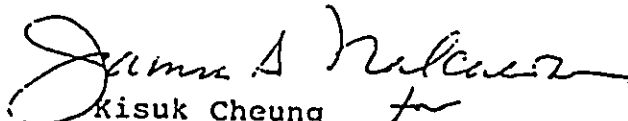
Dear Mr. Scarfone:

Thank you for the opportunity to review the Environmental Assessment preparation notice for the proposed Group Homes for the Mentally Retarded in Ewa Estates, Ewa Beach, Oahu. The following comments are offered:

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

b. As correctly noted on the Fact Sheet, the project parcel is located in Zone D (areas in which flood hazards are undetermined).

Sincerely,

  
Kisuk Cheung  
Director of Engineering

U.S. ARMY  
& COMMUNITY DEVELOPMENT

'91 FEB-8 P2:39

DOCUMENT CAPTURED AS RECEIVED

MAR 22 '91 16:46 FWS PIA

P.1/1



**FACSIMILE  
TRANSMITTAL COVER SHEET**

DATE: 22 March 1991

TO: Eric Stoetzer FAX NUMBER: 527-5498

Department of Housing & Community  
Development

Deliver on regular mail run  
Call to have picked up  
Phone number: \_\_\_\_\_

FROM: Andy Yuon

U.S. FISH AND WILDLIFE SERVICE  
OFFICE OF FISH AND WILDLIFE ENHANCEMENT  
P. O. BOX 50167  
HONOLULU, HAWAII 96850

FAX: (808) 541-2756 (or FTS: 551-2756)  
CONFIRM: (808) 541-2749 (or FTS: 551-2749)

NUMBER OF PAGES INCLUDING TRANSMITTAL SHEET: 1

COMMENTS:

I have reviewed the fact sheet for the proposed group home in Ewa Estates. To the best of my knowledge, there are no known endangered species w/in the site.

Please call me if you have further questions.

JOHN WAIHEE  
GOVERNOR



CHARLES T. TOGUCHI  
SUPERINTENDENT

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

OFFICE OF THE SUPERINTENDENT

January 24, 1991

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

RECEIVED  
& COPIED TO JIM PAUL

91 FEB -7 P2:05

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment  
Group Homes for the Mentally Retarded in  
Ewa Estates; Tax Map Key: 9-1-38: 111

Our review of the subject project indicates that it will have negligible impact on the public schools in the area.

Thank you for the opportunity to comment.

Sincerely,

*Charles T. Toguchi*  
Charles T. Toguchi  
Superintendent

CTT:jl

cc: E. Imai  
L. Chung





DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM

KAMAMALU BUILDING, 250 SOUTH KING ST., HONOLULU, HAWAII  
MAILING ADDRESS: P.O. BOX 2359, HONOLULU, HAWAII 96804 FAX: (808) 546-1746

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

January 25, 1991

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

& County of Honolulu

91 JAN 29 P1:40

Dear Mr. Scarfone:

RE: Environmental Assessment  
Group Homes for the Mentally Retarded in Ewa  
Estates  
TMK: 9-1-38: 111

We wish to inform you that we have no comments to offer  
on the subject.

Thank you for the opportunity to review the preliminary  
information sent to us.

Sincerely,

  
Leslie S. Matsubara  
Deputy Director

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

In reply, please refer to:  
File:

March 4, 1991

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  
Group Homes for the Mentally Retarded  
in Ewa Estates  
Tax Map Key: 9-1-38: 111

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

Wastewater

1. The subject project is within the proposed critical wastewater disposal area as determined by the Oahu Wastewater Advisory Committee. It is below the UIC Line and in the "Pass" Zone. No cesspools will be allowed in the subject area.
2. After consultation with the City and County Wastewater Management Division, it has been determined that the subject project is not sewerred. It is recommended by the Department that the dwellings be connected to a municipal sewer system *WHEN AVAILABLE.* (IWS) should be used as an interim method of effluent disposal for the proposed new dwellings.
3. All wastewater plans must conform to applicable provisions of Chapter 11-62. However, we do reserve the right to review the detailed wastewater rules for conformance to applicable rules.

A TREATMENT  
INDIVIDUAL WASTEWATER SYSTEM

91 MAR 13 P1 5:38  
DEPT. OF HEALTH  
& COMMUNITY DEVELOPMENT

Mr. Michael N. Scarfone, Director

Page 2

March 4, 1991

If you should have any questions, please contact Harold Yee  
of the Wastewater Branch at 543-8287.

Very truly yours,



JOHN C. LEWIN, M.D.  
Director of Health

MR. MICHAEL N. SCARFONE  
DIRECTOR

WASTEWATER BRANCH  
for

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96808

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

DEPUTY

KEITH W. AHUE  
MANABU TAGOMORI  
Dan T. Kochi

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

SENT FEBRUARY 22, 1991

REF:OCEA:JN

MAR 14 1991

File No.: 91-301  
Doc. No.: 9953E

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 Group Homes for the Mentally  
Retarded in Ewa Estates TMK: 9-1-38: 111

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 City and County of Honolulu propose to convert an abandoned  
recreation center in the Ewa Estates subdivision into group homes  
for the mentally retarded. The present site contains two swimming  
pools and associated facilities. These will be removed prior to  
construction. New construction will not involve significant  
excavation or grading.

- Archaeological work on the 'Ewa Plain in the last two decades has  
altered the previous view of the area as sparsely populated in  
prehistory, with little or no agricultural production. Numerous  
sites, including modified sinkholes, houses, walls, enclosures, and  
shelters have been recorded.

There are no known historic sites at or near the project parcel,  
nor has the parcel been surveyed for historic sites. However,  
prior construction activities at the project site have most likely  
obliterated any traces of historic sites that may have been present  
on the parcel, and it is unlikely that planned construction  
activities will have any further impact on historic sites that may  
be present. Thus, we believe that the project will have "no  
effect" on historic sites.

91 MAR 18 AM 10:30  
RECEIVED

Honorable Michael Scarfone -2-

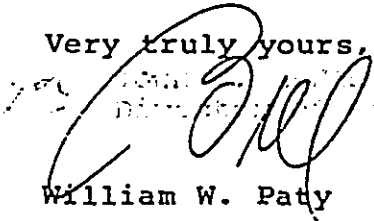
Doc. No.: 9953E

Mr. Michael Scarfone  
1111

Should construction activities unearth human remains all work must cease immediately and this office contacted to ensure proper treatment of the remains. In this event, please contact Carol Kawachi at 587-0014.

Thank you again for your cooperation in this matter. If you have any question please call me or Cathy Tilton at our Office of Conservation and Environmental Affairs at 548-7837.

Very truly yours,

  
William W. Paty

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

JAN 31 1991

EDWARD Y. HIRATA  
DIRECTOR

DEPUTY DIRECTORS  
DAN T. KOCHI (PRIMARY)  
RONALD N. HIRANO  
JEANNE K. SCHULTZ  
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-PS  
2.5408

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:

Environmental Assessment, Group Homes  
for the Mentally Retarded in Ewa Estates,  
Ewa Beach, Oahu, TMK: 9-1-38: 111

Thank you for your letter of January 17, 1991, requesting our  
comment on the subject proposed project.

The project will not impact our State highway facilities.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Edward Y. Hirata".

Edward Y. Hirata  
Director of Transportation

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91 FEB -1 P 3:25

JOHN WAIHEE  
GOVERNOR



JOSEPH K. CONANT  
EXECUTIVE DIRECTOR

STATE OF HAWAII  
DEPARTMENT OF BUDGET AND FINANCE  
HOUSING FINANCE AND DEVELOPMENT CORPORATION  
SEVEN WATERFRONT PLAZA, SUITE 300  
500 ALA MOANA BOULEVARD  
HONOLULU, HAWAII 96813  
FAX (808) 543-6841

IN REPLY REFER TO:

91:PLNG/437 jt

January 28, 1991

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

91 JAN 31 11:40 AM  
COMMUNICATIONS SECTION

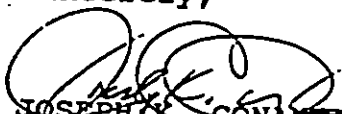
Dear Mr. Scarfone:

Re: ENVIRONMENTAL ASSESSMENT FOR PROPOSED GROUP HOMES FOR THE  
MENTALLY RETARDED IN EWA ESTATES

Thank you for the opportunity to review the preliminary information on the proposed project. The proposed project appears to be consistent with Policy C(7) of the State Housing Functional Plan which seeks to integrate special needs housing in new and existing neighborhoods.

We would appreciate being kept apprised of the project.

Sincerely,

  
JOSEPH K. CONANT  
Executive Director

JT:eks

JOHN WAIHEE  
GOVERNOR



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

MITSUO SHITO  
EXECUTIVE DIRECTOR

LEONARD PARESA, JR.  
DEPUTY EXECUTIVE DIRECTOR

FAX: (808) 848-3313

IN REPLY REFER TO:

91:PLNG\225

February 20, 1991

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

Dear Mr. Scarfone:

RE: Group Homes for the Mentally Retarded in Ewa Estates

We have reviewed the notice regarding the preparation of an  
Environmental Assessment for the subject project and have no  
objections at this time.

Please contact either myself (848-3230) or Liana Tamura  
(848-3255) should you have any questions or need further  
assistance.

The project will be...

Very truly yours,

*Edward V. Piretti*  
Edward V. Piretti  
Director of Transportation

Sincerely,

*Mitsuo Shito*

MITSUO SHITO  
Executive Director

91 FEB 22 P1:32  
& COMM. IN...





# University of Hawaii at Manoa

Environmental Center  
A Unit of Water Resources Research Center  
Crawford 317 • 2550 Campus Road  
Honolulu, Hawaii 96822  
Telephone (808) 956-7361

February 1, 1991  
RN:0284

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

DEPARTMENT OF HOUSING  
& COMMUNITY DEVELOPMENT

'91 FEB -7 P2:04

Dear Mr. Scarfone:

Intent to Prepare an  
Environmental Assessment  
Ewa Group Homes for the Mentally Retarded  
Ewa, Oahu

Thank you for your January 17, 1991 letter on the above project.  
Given the nature and location of the proposed action, we believe that the upcoming environmental assessment should include input from the neighborhood board. Community support and assistance has proven to be important in the success of facilities such as these.

We look forward to reviewing the assessment and hope that our comments will be useful in its preparation.

Yours truly,

John T. Harrison, Ph.D.  
Environmental Coordinator

cc: OEQC  
Roger Fujioka  
Lee Lyttle

AN EQUAL OPPORTUNITY EMPLOYER

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
485 SOUTH KING STREET, ROOM 104  
HONOLULU, HAWAII 96813

Dr. Bruce S. Anderson  
Acting Director  
TELEPHONE NO.  
548-6915

January 24, 1991

91 JAN 29 12:41  
State of Hawaii  
& County of Honolulu


Honorable Michael N. Scarfone  
City & County of Honolulu  
Dept of Housing & Community Development  
650 South King Street 5th Floor  
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment  
Group Homes for the Mentally Retarded in Ewa Estates  
Tax Map Key: 9-1-38: 111

Thank you for providing the opportunity to review and comment on the Environmental Assessment for the above subject. We do not have any comments to offer on the subject at this time.

Sincerely,

  
BRIAN J.J. CHOY  
Assistant Acting Director

JOHN WAIHEE  
GOVERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, Hawaii 96813  
Telephone: 548-4611

January 24, 1991

Mr. Michael N. Scarfone, Director  
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

2 COPY

91 JAN 28 P 1:50

Dear Mr. Scarfone:

Subject: Environmental Assessment for Group Homes for the  
Mentally Retarded in Ewa Estates - TMK No.  
9-1-38:111

We have reviewed the information provided for the above project. We have no comments at this time except to confirm that the subject parcel is in the State Land Use Urban District.

Thank you for the opportunity to comment on this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA  
Executive Officer

EU:to

cc: [illegible]  
[illegible]  
[illegible]

DEPARTMENT OF GENERAL PLANNING  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

BENJAMIN B. LEE  
CHIEF PLANNING OFFICER  
ROLAND D. LIBBY, JR.  
DEPUTY CHIEF PLANNING OFFICER

MH 1/91-124

February 8, 1991

91 FEB 13 10:20  
RECEIVED

MEMORANDUM

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

FROM: BENJAMIN B. LEE, CHIEF PLANNING OFFICER  
DEPARTMENT OF GENERAL PLANNING

SUBJECT: ENVIRONMENTAL ASSESSMENT  
GROUP HOMES FOR THE MENTALLY RETARDED IN  
EWA ESTATES--TAX MAP KEY: 9-1-38: 111

In response to your memo of January 17, 1991, we have reviewed the preliminary information on the subject project and offer the following comments:

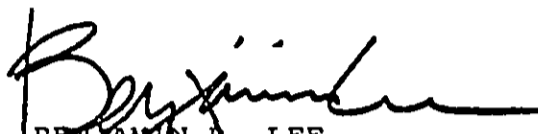
1. The proposed action is consistent with the City and County of Honolulu's General Plan Objective "to provide decent housing for all the people of Oahu at prices they can afford."
2. The proposed use is consistent with the Residential designation for this parcel as shown on the Ewa Development Plan Land Use Map.
3. The EA should address potential impacts that the density and nature of this project might have on the character of the existing community.
4. Section 4.40-15 Group Living Facilities, Land Use Ordinance, states, "Unless directly related to public health and safety, no group living facility shall be located within 1,000 feet from the next closest group living facility."

The Environmental Assessment should address dispersion with respect to the above section of the Land Use Ordinance.

Michael N. Scarfone, Director  
Department of Housing and Community Development  
February 8, 1991  
Page 2

5. The EA should also address any alternative sites for the proposed action.

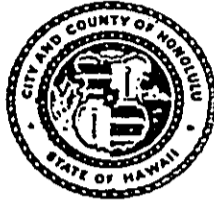
We hope these comments are helpful in preparing the Environmental Assessment. Should you have any questions, please contact Matthew Higashida of our staff at 527-6056.

  
BENJAMIN E. LEE  
Chief Planning Officer

BBL:lh

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

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



FRANK F. FASI  
MAYOR

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

LU1/91-0390 (SC)

February 14, 1991

MEMORANDUM

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

FROM: DONALD A. CLEGG, DIRECTOR  
DIRECTOR OF LAND UTILIZATION

SUBJECT: ENVIRONMENTAL ASSESSMENT  
GROUP HOMES FOR THE MENTALLY RETARDED  
TMK 9-1-38: 111, EWA ESTATES

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'91 FEB 15 AM 10:00

This is in response to your letter dated January 17, 1991 regarding the Environmental Assessment you will be preparing for group homes for the mentally retarded on the above-mentioned parcel.

The 30,514-square-foot site, zoned P-2 General Preservation District, is surrounded by R-5 Residential District. The proposed development will consist of three group homes with six bedrooms each for approximately 15 persons plus three resident managers. The facility will be monitored and licensed by the State Department of Health. There will be a request for exemptions under Chapter 201E, Hawaii Revised Statutes (HRS), for the proposed project.

Based on the information provided, each group home would be classified as a "family" under the Land Use Ordinance (LUO) and permitted only within residential and apartment districts. Ordinarily, the facility would not be permitted in the P-2 General Preservation District. Given the surrounding zoning, we will not object to the use of R-5 Residential District development standards for review under Chapter 201E, HRS. At this time, however, we are unable to submit further comments until more information is provided.

If you have any questions, please contact Sharon Chigawa of our staff at 523-4133.

Very truly yours,

*Donald A. Clegg*  
DONALD A. CLEGG  
Director of Land Utilization

DAC:sc  
dhcd.snc

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

JOSEPH M. MAGALDI, JR.  
DIRECTOR

AMAR SAPPAL  
DEPUTY DIRECTOR

TE-275  
PL91.1.017

February 14, 1991

MEMORANDUM

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

FROM: JOSEPH M. MAGALDI, JR., DIRECTOR

SUBJECT: EWA ESTATES - GROUP HOMES FOR MENTALLY RETARDED  
ENVIRONMENTAL ASSESSMENT  
TMK: 9-1-38: 111

RECEIVED  
& COMM. DEPT. 11/11/91

'91 FEB 15 AM 12:1

This is in response to your memorandum of January 17, 1991 requesting our review and comments on the subject project.

We have the following traffic concerns:

1. Sufficient off-street parking should be provided in accordance with the Land Use Ordinance.
2. All loading and unloading activities should be done on site.
3. The off-street parking area should be designed to utilize the existing driveway farthest from Laupapa Street. The remaining driveway should be eliminated, and the sidewalk and curb should be constructed to City and County standards.
4. An area within the project site should be provided in the vicinity of the present bus stop to accommodate a future bus shelter. The dimensions should be 20 feet along the property line and should extend 10 feet into the property.
5. The preliminary plans for this project should be submitted to our department for review.

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

A handwritten signature in black ink, appearing to read "Joe", is written over a horizontal line.

JOSEPH M. MAGALDI, JR.

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 91-79

January 29, 1991

MEMORANDUM

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


FROM: HERBERT K. MURAOKA  
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: ENVIRONMENTAL ASSESSMENT  
GROUP HOMES FOR THE MENTALLY RETARDED IN EWA ESTATES  
TAX MAP KEY: 9-1-38:111

RECEIVED  
& COMMUNITY DEVELOPMENT  
JAN 30 1991

We have reviewed the preliminary information submitted in your memo dated January 17, 1991 regarding the subject matter and have no comments to offer.

Thank you for the opportunity to review the fact sheet.

  
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



SAM CALLEJO  
DIRECTOR AND CHIEF ENGINEER

C. MICHAEL STREET  
DEPUTY DIRECTOR

In reply refer to:  
ENV 91-25(449)

January 29, 1991

MEMORANDUM

*Mike*  
TO: MICHAEL N. SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER  
SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)  
GROUP HOMES FOR THE MENTALLY RETARDED IN EWA ESTATES  
TAX MAP KEY: 9-1-38: 111

91 JUN 30 P 3:55  
RECEIVED  
& COMM. DIVISION

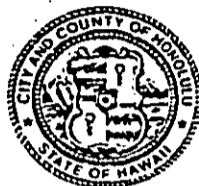
We have reviewed the subject EA and have the following comments:

1. The EA needs to address the impacts on the existing 48" drain located within the property.
2. There are no municipal sewers in the area and we do not have plans to install any collection sewers in the near future.
3. We suggest that the State Department of Health be consulted to determine a method of wastewater treatment and disposal.

*Sam*  
SAM CALLEJO  
Director and Chief Engineer

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU  
650 SOUTH KING STREET HONOLULU, HAWAII 96813

'91 FEB 12 P2:50



H  
& COMMUNITY DEVELOPMENT

FRANK F. FASI  
MAYOR

WALTER M. OZAWA  
DIRECTOR

ALVIN K. C. AU  
DEPUTY DIRECTOR

February 7, 1991

MEMORANDUM

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

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT  
GROUP HOMES FOR THE MENTALLY RETARDED IN EWA  
TAX MAP KEY: 9-1-38: 111

We have reviewed the preliminary information on the proposed project which will need to comply with the City's Park Dedication Ordinance No. 4621, as specified in the City's Park Dedication Rules and Regulations.

Thank you for the opportunity to comment. Should you have any questions, please contact Lester Lai of our Advance Planning Branch at extension 4696.

  
WALTER M. OZAWA, Director

WMO:s1

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



February 12, 1991

FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman  
SISTER M. DAVILYN AH CHICK, O.S.F.,  
Vice Chairman  
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 *KH*  
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF JANUARY 17, 1991 REGARDING THE  
ENVIRONMENTAL ASSESSMENT FOR THE HANAKAHI STREET GROUP  
HOMES FOR THE MENTALLY RETARDED, TMK: 9-1-38: 111

91 FEB 13 P 1:41  
& COMMUNITY DEVELOPMENT

We have no objections to the proposed group homes for the mentally retarded. We have the following comments regarding the assessment:

1. The existing water system is presently adequate to accommodate the proposed development.
2. There is one service for this property which was ordered off on July 13, 1989. Therefore, the developer has until July 13, 1994 to reactivate the water service (S/N 566-48509) to the property to receive full credit for the Water System Facilities Charges. Thereafter, the developer will be required to pay our Water System Facilities Charges for source-transmission and daily storage.
3. The availability of additional water will be confirmed when the building permit is submitted for our review and approval. When additional water is made available, the developer will be required to pay our Water System Facilities Charges for source-transmission and daily storage.
4. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

If you have any questions, please contact Bert Kuioka at 527-5235.

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

1455 SOUTH BERETANIA STREET, ROOM 303  
HONOLULU, HAWAII 96814

FRANK F. FASI  
MAYOR



LIONEL E. CAMARA  
FIRE CHIEF

DONALD S.M. CHANG  
DEPUTY FIRE CHIEF

February 20, 1991

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

FROM: LIONEL E. CAMARA, FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT  
GROUP HOMES FOR THE MENTALLY RETARDED IN EWA ESTATES  
TAX MAP KEY: 9-1-38: 111

91 FEB 22 11:43  
& CONTROL UNIT

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

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

Should you have any questions, please contact Battalion Chief Attilio Leonardi of our Administrative Services Bureau at 943-3838.

*Lionel E. Camara*  
LIONEL E. CAMARA  
Fire Chief

AKL:ny

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

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



FRANK F. FASI  
MAYOR

MICHAEL S. NAKAMURA  
CHIEF

HAROLD M. KAWASAKI  
DEPUTY CHIEF

OUR REFERENCE SG-LK

February 4, 1991

BOARD OF WATER SUPPLY

RECEIVED  
& COMM. CLERK LUN NIM

'91 FEB -6 AM 7:57

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

FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE  
HONOLULU POLICE DEPARTMENT


SUBJECT: ENVIRONMENTAL ASSESSMENT  
GROUP HOMES FOR THE MENTALLY RETARDED IN EWA ESTATES  
TAX MAP KEY: 9-1-38: 111

We have reviewed the environmental assessment for the above-referenced project and have no objections to the development.

We do not foresee the project to have a major impact on calls for police services in the area.

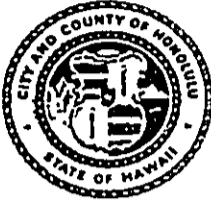
Thank you for the opportunity to provide comments.

MICHAEL S. NAKAMURA  
Chief of Police

By   
CHESTER E. HUGHES  
Assistant Chief of Police  
Support Services Bureau

DEPARTMENT 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  
Acting  
VICTOR D. GUILLERMO, JR.  
DEPUTY DIRECTOR  
Acting

January 25, 1991

MEMORANDUM

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

FROM: *Maria Victoria R. Bunye*  
MARIA VICTORIA R. BUNYE, ACTING DIRECTOR  
DEPARTMENT OF HUMAN RESOURCES

SUBJECT: ENVIRONMENTAL ASSESSMENT:  
GROUP HOMES FOR THE MENTALLY RETARDED IN EWA ESTATES  
TAX MAP KEY: 9-1-38: 111

91 JAN 29 AM 11:00  
CITY AND COUNTY OF HONOLULU

The Department of Human Resources has reviewed the above cited request. We support the Department of Housing and Community Development's proposal towards leasing a 30,514 square foot site in Ewa Estates (TMK: 9-1-38: 111) to the Association for Retarded Citizens (ARCH) for the development of group homes for persons with mental retardation.

The proposed development would allow this "special needs" group the opportunity to be integrated in the Ewa community.

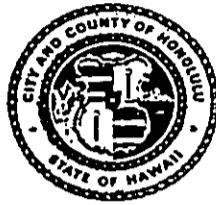
Thank you for the opportunity to comment on this matter.

MVRB:ds

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

FRANK F. FASI  
MAYOR



MIKE N. SCARFONE  
DIRECTOR

GAIL M. KAITO  
DEPUTY DIRECTOR

March 19, 1991

Mr. Harold Masumoto, Director  
Office of State Planning  
Office of the Governor  
State Capitol  
Honolulu, Hawaii 96813

Attention: Coastal Zone Management Branch


Dear Mr. Masumoto:

Enclosed please find a Hawaii Coastal Zone Management Program Assessment form for the Association for Retarded Citizens of Hawaii - Ewa Estates Group Home for the Mentally Retarded.

We request your concurrence with our determination of consistency with Hawaii's Coastal Zone Management Program.

If you have any questions regarding this matter, please contact Eric Stoetzer at 523-4262.

Sincerely,  
Original signed by  
Gail M. Kaito

MICHAEL N. SCARFONE  
Director

Enclosures: CZM Form  
Location Map  
Project Description

HAWAII CZM PROGRAM  
ASSESSMENT FORM

RECREATIONAL RESOURCES

Objective: Provide coastal recreational opportunities accessible to the public.

Policies

- 1) Improve coordination and funding of coastal recreation planning and management.
- 2) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
  - a) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
  - b) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
  - c) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
  - d) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
  - e) Encouraging expanded public recreational use of County, State, and Federally owned or controlled shoreline lands and waters having recreational value;
  - f) Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters;
  - g) Developing new shoreline recreational opportunities, where appropriate, such as artificial reefs for surfing and fishing; and
  - h) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, County planning commissions; and crediting such dedication against the requirements of section 46-6.



Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Will the proposed action involve or be near a dedicated public right-of-way?	___	<u>X</u>
2. Does the project site abut the shoreline?	___	<u>X</u>
3. Is the project site near a State or County park?	<u>X</u>	___
4. Is the project site near a perennial stream?	___	<u>X</u>
5. Will the proposed action occur in or affect a surf site?	___	<u>X</u>
6. Will the proposed action occur in or affect a popular fishing area?	___	<u>X</u>
7. Will the proposed action occur in or affect a recreational or boating area?	<u>X</u>	___
8. Is the project site near a sandy beach?	___	<u>X</u>
9. Are there swimming or other recreational uses in the area?	<u>X</u>	___

Discussion

3. The project is within walking distance, approximately one half mile, of two county parks, the Puuloa Playground and the Ewa Beach Community Center.
7. The original land use for this site was a recreational center for the Ewa Estates subdivision. However, the Ewa Estates Association was unable to maintain it in the last several years due in part to increasing vandalism, and it was closed off to the public in 1989. The next year, the site was turned over to the City, which repaired the perimeter fence and filled in the swimming pool as a safety precaution.
8. &
9. The site is within a mile from the shoreline, which includes a sandy beach used for recreational purposes.

**HISTORIC RESOURCES**

**Objective:** Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

**Policies**

- 1) Identify and analyze significant archaeological resources;
- 2) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- 3) Provide adequate, accessible, and diverse interpretive opportunities.
- 3) Support State goals for protection, restoration, interpretation, and display of historic resources.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Is the project site within a historic/cultural district?	___	<u>X</u>
2. Is the project site listed on or nominated to the Hawaii or National Register of historic places?	___	<u>X</u>
3. Does the project site include undeveloped land which has not been surveyed by an archaeologist?	___	<u>X</u>
4. Has a site survey revealed any information on historic or archaeological resources?	___	<u>X</u>
5. Is the project site within or near a Hawaiian fishpond or historic settlement area?	___	<u>X</u>

**Discussion**

- a) Developing...
- b) Increasing...

SCENIC AND OPEN SPACE RESOURCES

Objective: Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies

- 1) Identify valued scenic resources in the coastal zone management area;
- 2) Insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- 3) Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
- 4) Encourage those developments which are not coastal dependent to locate in inland areas.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Does the project site abut a scenic landmark?	___	<u>X</u>
2. Does the proposed action involve the construction of a multi-story structure or structures?	<u>X</u>	___
3. Is the project site adjacent to undeveloped parcels?	___	<u>X</u>
4. Does the proposed action involve the construction of structures visible between the nearest coastal roadway and the shoreline?	___	<u>X</u>
5. Will the proposed action involve construction in or on waters seaward of the shoreline? On or near a beach?	___	<u>X</u>

Discussion

2. There is a possibility that the group homes to be constructed will be two story.

COASTAL ECOSYSTEMS

Objective: Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.

Policies

- 1) Improve the technical basis for natural resource management;
- 2) Preserve valuable coastal ecosystems of significant biological or economic importance;
- 3) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land water uses, recognizing competing water needs; and
- 4) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate State water quality standards.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Does the proposed action involve dredge or fill activities?	___	<u>X</u>
2. Is the project site within the Shoreline Setback Area (20 to 40 feet inland of the shoreline)?	___	<u>X</u>
3. Will the proposed action require some form of effluent discharge into a body of water?	___	<u>X</u>
4. Will the proposed action require earthwork beyond clearing and grubbing?	<u>X</u>	___
5. Will the proposed action include the construction of special waste treatment facilities, such as injection wells, discharge pipes, or cesspools?	<u>X</u>	___
6. Is an intermittent or perennial stream located on or near the project site?	___	<u>X</u>
7. Does the project site provide habitat for endangered species of plants, birds, or mammals?	___	<u>X</u>
8. Is any such habitat located nearby?	___	<u>X</u>
9. Is there a wetland on the project site?	___	<u>X</u>
10. Is the project site situated in or abutting a Natural Area Reserve?	___	<u>X</u>

11. Is the project site situated in or abutting a Marine Life Conservation District? \_\_\_\_\_ X
12. Is the project site situated in or abutting an estuary? \_\_\_\_\_ X

Discussion

4. The two swimming pools that have been filled in need to be demolished, as does the two cesspools within the property.
5. The project will include building a septic system in accordance with the Department of Health rules and regulations.  
plans to be along the shoreline

Demanded

2. Plans for the project will be submitted.

ECONOMIC USES:

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies

- 1) Concentrate in appropriate areas the location of coastal dependent development necessary to the State's economy;
- 2) Insure that coastal dependent development such as harbors and ports, visitor industry facilities, and energy generating facilities are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
- 3) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
  - a) Utilization of presently designated locations is not feasible;
  - b) Adverse environmental effects are minimized; and
  - c) Important to the State's economy.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Does the project involve a harbor or port?	___	X
2. Is the project site within a designated tourist destination area?	___	X
3. Does the project site include agricultural lands or lands designated for such use?	___	X
4. Does the proposed activity relate to commercial fishing or seafood production?	___	X
5. Does the proposed activity relate to energy production?	___	X
6. Does the proposed activity related to seabed mining?	___	X

Discussion

COASTAL HAZARDS

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, and subsidence.

Policies

- 1) Develop and communicate adequate information on storm wave, tsunami, flood, erosion, and subsidence hazard;
- 2) Control development in areas subject to storm wave, tsunami, flood, erosion, and subsidence hazard;
- 3) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- 4) Prevent coastal flooding from inland projects.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Is the project site on or abutting a sandy beach?	—	<u>X</u>
2. Is the project site within a potential tsunami inundation area as depicted on the National Flood Insurance Program flood hazard map?	—	<u>X</u>
3. Is the project site within a potential flood inundation area according to a flood hazard map?	—	<u>X</u>
4. Is the project site within a potential subsidence hazard area according to a subsidence hazard map?	—	<u>X</u>
5. Has the project site or nearby shoreline areas experienced shoreline erosion?	—	<u>X</u>

Discussion

The project site is located in Flood Zone D, an area in which flood hazards are undetermined.

MANAGING DEVELOPMENT

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies

- 1) Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
- 2) Facilitate timely processing of application for development permits and resolve overlapping or conflicting permit requirements; and
- 3) Communicate the potential short- and long-range impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Will the proposed activity require more than two (2) permits or approvals?	___	<u>X</u>
2. Does the proposed activity conform with the State and County land use designations for the site?	___	<u>X</u>
3. Has or will the public be notified of the proposed activity?	<u>X</u>	___
4. Has a draft or final environmental impact statement or an environmental assessment been prepared?	<u>X</u>	___

Discussion

2. Currently the land is zoned P-2, General Preservation, while the surrounding subdivision is zoned R-5, Residential. The parcel would be rezoned to be consistent with this neighborhood.
3. The public will be notified by way of Neighborhood Board meetings and City Council meetings, both of which are open to the public.
4. This document is attached to the Environmental Assessment.



FEDERAL CONSISTENCY  
SUPPLEMENTAL INFORMATION FORM

Project/Activity Title or Description: ARC - Ewa Estates Group Homes  
for the Mentally Retarded

Island Oahu Tax Map Key No. 9-1-38: 111 Est. Start Date: 12/91

APPLICANT OR AGENT

Name & Title Eric Stoetzer, Planner  
Department of Housing and  
Agency/Organization: Community Development Telephone 523-4262

Address 650 South King Street, 5th Floor, Honolulu, Hawaii Zip 96813

TYPE OF APPLICATION (check one only)

- I. Federal Activity  
(statement "a")

"The proposed activity is consistent with and will be conducted in a manner consistent to the maximum extent practicable with the Hawaii Coastal Zone Management Program."

Signature \_\_\_\_\_ Date \_\_\_\_\_

- II. Permit or License  
(statement "b")

"The proposed activity complies with Hawaii's Coastal Zone Management Program and will be conducted in a manner consistent with such a program."

Signature \_\_\_\_\_ Date \_\_\_\_\_

- III. OCS Plan/Permit

- IV. Grants and Assistance



FACT SHEET  
GROUP HOMES FOR THE MENTALLY RETARDED IN EWA ESTATES

SITE INFORMATION

Location: 91-824 Hanakahi Street, Ewa Beach, Oahu  
Tax Map Key: 9-1-38: 111  
Census Tract: 83  
Land Area: 30,514 Square Feet  
Land Owner: City and County of Honolulu  
Description: Level, rectangular-shaped lot.

LAND USE INFORMATION

State Land Use District: Urban  
Development Plan Designation: Residential  
Zoning: P-2 General Preservation  
Height Limit: 25'  
Street Setback: None  
Special Management Area: Not in SMA  
Flood Zone: Zone D, area of undetermined flood hazard.

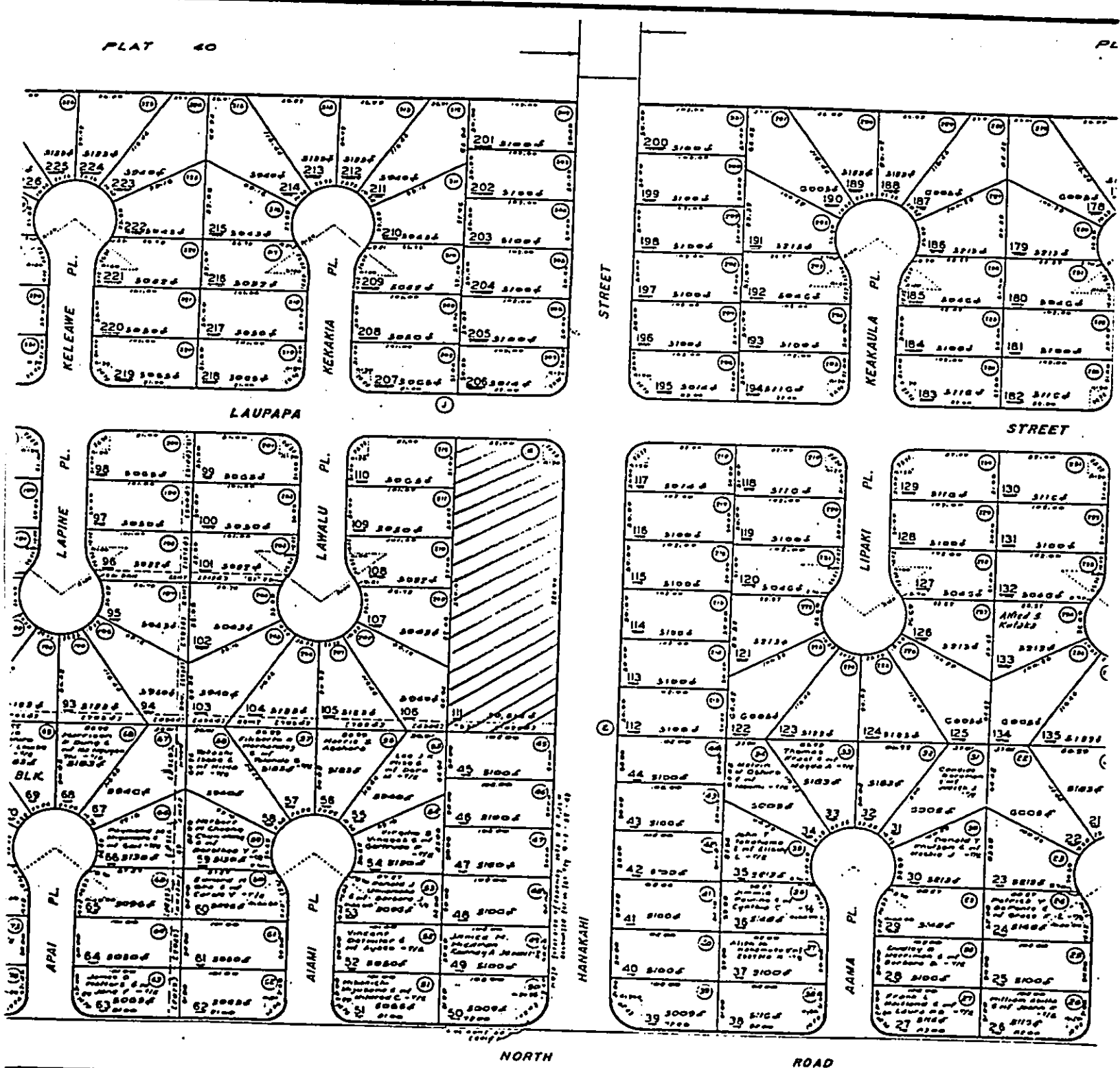
SITE DESCRIPTION

Existing Use: Abandoned community recreation center with comfort station, bar-b-que areas, pavilion and light fixtures. The two swimming pools have been filled in.  
Surrounding Use: Single Family Residential

PROPOSED DEVELOPMENT

Three group homes with 6 bedrooms each, on-site parking for staff and visitors and passive recreational space.  
Existing improvements will be demolished. Large trees will be retained.  
Site will be leased to ARC for development under HUD Section 202 program.

DOCUMENT CAPTURED AS RECEIVED



TMK: 9-1-38: 111  
PLAT 01

FACT SHEET  
GROUP HOMES FOR THE MENTALLY RETARDED IN EWA ESTATES

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