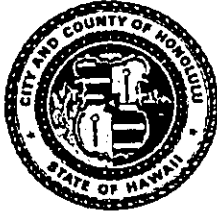


DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
**CITY AND COUNTY OF HONOLULU**

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

FRANK F. FASI  
MAYOR

RECEIVED



MIKE N. SCARFONE  
DIRECTOR

GAIL M. KAITO  
DEPUTY DIRECTOR

'91 APR -3 A10:57

OFFICE 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

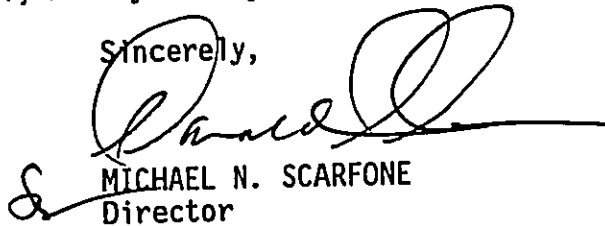
Dear Mr. Choy:

Subject: Negative Declaration  
Association for Retarded Citizens of Hawaii  
Pearl City Training Center and Residential Complex  
Tax Map Key: 9-7-94: Por. 28

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,

  
MICHAEL N. SCARFONE  
Director

Enclosures

49

1991-04-23-0A-FA

FILE COPY

ENVIRONMENTAL ASSESSMENT

RECEIVED

'91 APR -3 11:00

Administrative Information

A. Project: Association for Retarded Citizens of Hawaii  
\* Pearl City Training Center and Residential Complex \*

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 Association for Retarded Citizens of Hawaii (ARCH) proposes to develop, on a vacant 27,400 square foot parcel owned by the State of Hawaii, a new two-story mixed-use complex consisting of approximately nine apartment units and a manager's unit totalling 5,000 square feet to house nine mentally retarded/developmentally disabled persons and one resident manager, and a 4,000 square foot training center which will include five classrooms, kitchen and restroom facilities, 15-20 parking stalls and an office. The project site is

located at Pearl City, Oahu, Hawaii (Tax Map Key: 9-7-94: por. 28, see location map).

#### Proposed Action

The Department of Housing and Community Development (DHCD) proposes to loan approximately \$1.28 million in Community Development Block Grant (CDBG) funds to ARCH for development of the proposed project. ARCH currently leases the site from the State of Hawaii.

#### 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 the need for more community-based housing and expanded life skills and pre-vocational training opportunities for persons with mental retardation.

#### Community Reactions

A presentation on the proposed project was made before the Pearl City Neighborhood Board. The Board voted unanimously to recommend support of the project at its June 28, 1990 regular meeting.

To provide information and to mitigate any other community concerns or fears about the proposed project, City and ARCH representatives visited households in the neighboring area in June 1990.

#### Site Data

Ownership:	State of Hawaii
Location:	Waimano Home Road, Pearl City, Oahu, Hawaii
Tax Map Key:	9-7-94: por. 28
Land Area:	27,400 Square Feet
Site Description:	Rectangular, flat parcel bounded by Waimano Home Road and Naval roadway.

#### Land Use Data

State Land Use District:	Urban
--------------------------	-------

Development Plan: Low Density Apartment  
Zoning: R-5 Residential  
Existing Use: Vacant  
Surrounding Land Uses: Public library, Navy warehouses, low-income townhouses and multi-family units for the elderly and low-income families.  
Flood Zone: Zone D, areas in which flood hazards are undetermined.  
Special Management Area (SMA): Not in SMA.

Alternatives Considered

A. Alternative Site

ARCH is a private non-profit organization with limited resources. ARCH depends upon private donations and lease arrangements with the State and counties in order to secure project sites. The proposed site has been made available by the State of Hawaii, from whom ARCH will lease the site for 65 years. Securing another site may force ARCH to incur substantial additional cost which could threaten the project's financial feasibility and delay implementation of this much needed project.

B. 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 and training opportunities for the mentally retarded would be realized.

The anticipated social benefits of this project far outweigh the potential environmental impacts which can easily be mitigated.

C. Higher Density Development

A higher density development of up to 38 apartment units is possible at the site. However, social benefits resulting from the training complex would not be realized. The anticipated benefits resulting from the training complex far outweigh the need for additional housing at the site.

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 A)

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: \_\_\_\_\_  
(comments of FONSI).  
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: Department of General Planning letter dated January 10, 1991

The project is located within the State Urban District, is designated for Low-Density Apartment Public Facility use on the Central Oahu Development Plan and is zoned R-5 Residential.

Exemption from the Land Use Ordinance (LUO) to allow multi-family development in a residential district and exemptions from LUO requirements relating to building height, setbacks and parking requirements, will be requested under the provisions of Chapter 201E-210, Hawaii Revised Statutes.

2. 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)

The United States Soil Conservation Service classifies the soil at the project site as Molokai silty clam loam (MUC), 0 to 15 percent slopes. Elevations range from nearly sea level to 1,000 feet but are as much as 1,500 feet in some places. Rainfall amounts to 25 inches annually, most of it occurs between November and April.

This soil occurs on knolls and sharp slope breaks. Runoff is medium and the erosion hazard is moderate. The available water capacity is about .11 inch per foot in the surface layer and about .13 inch in the subsoil. This soil is used for sugarcane, pineapple, pasture, wildlife habitat and homesites.

3. Compatibility and Urban Impact

Rating: 3 - Minor Adverse Impact Anticipated

Sources: Existing Land Use Map

Site Inspection on January 24, 1991

The proposed two-story project will not significantly alter existing land use patterns in the neighborhood. The proposed project will emplace nine residential units and a manager's unit in a mixed-use residential/commercial neighborhood. The project is next to the Pearl City Public Library and within 50 yards of the Pearl City Shopping Center. The project borders the 36-unit Hale Laulima

rental apartment project managed by the State's Hawaii Housing Authority.

4. Hazards, Nuisance and Site Safety

Rating: 2 - No Impact Anticipated

Source: Site Inspection, January 24, 1991

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.

5. Energy Consumption

Rating: 2 - No Impact Anticipated

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

6. Noise

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

Sources: Department of Health letter dated February 6, 1991

Site Inspection on January 24, 1991

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."

There are no high speed roadways near the project site. Waimano Home Road during morning and afternoon peak hours is heavily used. The presence of higher levels of vehicular noise may be present during peak traffic hours along Waimano Home Road but diminishes to more moderate levels at night. The proposed project will be set back approximately 120 feet from Waimano Home Road, which will further reduce potential noise impacts resulting from traffic. The project office is tentatively proposed to be located between Waimano Home Road and the residential units. This will further buffer the dwelling units from traffic noise. A site inspection revealed no

evidence of stationary noise sources such as air conditioning units, compressors, industrial machinery or power generating stations.

The site has little or no exposure to flight operations of any kind.

**7. Air Quality**

**Rating:** 2 - No Impact Anticipated

**Sources:** Department of Health letter dated February 6, 1991

Site Inspection on January 24, 1991

**Existing Land Use Maps**

Waimano Home Road is heavily used which could indicate the presence of higher levels of vehicle-generated airborne pollutants during morning and afternoon peak traffic hours. However, natural ventilation and the sloping of Waimano Home Road away from the project area should keep airborne pollutants at low- to moderate-levels at this unenclosed site. A site visit revealed no evidence of the presence of stationary sources of air pollutants such as power plants, sugar mills, or industrial manufacturing facilities.

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

**B. Environmental Design and Historic Values**

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

**Rating:** 3 - Minor Adverse Impact Anticipated

**Sources:** Site Inspection, January 24, 1991

**Existing Land Use Map**

The complex will be designed to blend well with the existing multi-family and public facility development pattern in the area.

**2. Historic, Cultural and Archaeological Resources**



Sources: Telephone contact with Tom Dye, Oahu Archaeologist for the State Historic Preservation Office, Department of Land and Natural Resources on March 13, 1991 and letter dated March 19, 1991

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

Site Inspection, January 24, 1991

The Department of Land and Natural Resources (DLNR) 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. There remains the possibility of significant subsurface deposits. However, the proposed project will not require substantial grading or excavation at the parcel so it is unlikely that subsurface deposits will be disturbed. Consequently, DLNR believes that the project will have "no effect" on significant historic sites. Since the project site was previously in sugarcane and pineapple cultivation and is now in urban use, the possibility of surface historic sites being present appears remote. However, if subsurface remains are encountered during site clearance and excavation, the building contractor will be required to stop all work and notify the State Historic Preservation Office.

C. Socio-Economic

1. Demographic/Community Character Changes

Rating: 3 - Minor Adverse Impact Anticipated

The proposed project will provide housing for nine mentally retarded/developmentally disabled persons and one resident manager 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 or community centers.

2. Displacement

Rating: 2 - No Impact Anticipated

The project site is presently 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

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. However, the proposed project will include a training center at which persons with mental retardation will receive training to enable them to seek outside employment. It is estimated that 55-75 persons will receive training from the center. Training will be provided in areas such as: work/employment; mobility/transportation; personal care and living skills; and communication. The proposed center will serve individuals and families in the Leeward and Central districts of Oahu. Most, if not all, of the residents of the apartments will hold jobs in the community.

The residents of the project are expected to be of low or moderate income.

D. Community Facilities and Services

1. Educational Facilities

Rating: 2 - No Impact Anticipated

Source: Department of Education letter dated December 19, 1990

The Department of Education has stated that the proposed project will have a negligible effect on area schools. ARCH clients will receive employment training at the proposed training center.

2. Commercial Facilities

Rating: 2 - No Impact Anticipated

Source: Existing Land Use Map

The Pearl City Shopping Center is located approximately 50 yards from the project site and contains over 35 retail, commercial and professional services.

3. Health Care

Rating: 2 - No Impact Anticipated

Source: Existing Land Use Map

The Pearl City Shopping Center contains offices of more than 13 health professionals including physicians, dentists and optometrists.

The Pali Momi Medical Center at Pearlridge Center is located approximately four miles from the project site. In addition to providing a full range of medical services, Pali Momi 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 Pearl City. Since the clientele of the proposed project will be under the supervision of trained personnel, the project is not anticipated to impact the need for social services in the area.

5. Solid Waste

Rating: 2 - No Impact Anticipated

Source: Telephone contact with David Shiraishi, Refuse Collection Administrator for the City Division of Refuse Collection and Disposal, Department of Public Works on March 20, 1991

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

6. Wastewater

Rating: 3 - Minor Adverse Impact Anticipated

Source: Department of Public Works letter dated January 2, 1991

According to the Department of Public Works, the municipal sewer system is adequate, contingent upon the State Department of Health allowing the Honouliuli Wastewater Treatment Plant (WWTP) to discharge up to 38 million gallons per day of primary treated effluent.

7. Storm Water

Rating: 2 - No Impact Anticipated

Storm water is collected by a swale which moves the water to Waimano Home Road. 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.

8. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply letter dated January 7, 1991

There is a 12-inch water main on Waimano Home Road. The Board of Water Supply (BWS) has indicated that the area's water system is adequate to service the proposed project. Final commitment to provide water service to the project and a determination of applicable water system fees will be made after building plans are submitted to BWS for review and approval.

9. Public Safety

a. Police

Rating: 2 - No Impact Anticipated

Source: Honolulu Police Department letter dated December 14, 1990

The Honolulu Police Department states that the proposed project will have no effect on police operations.

b. Fire Protection

Rating: 2 - No Impact Anticipated

Source: Honolulu Fire Department letter dated March 1, 1991

The Honolulu Fire Department considers existing fire protection services and facilities to be adequate to service the proposed project.

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

Sources: Existing Land Use Map

Department of Parks and Recreation Index of Oahu Parks and Facilities 1988

Department of Parks and Recreation letter dated December 26, 1990

**SOURCE SUMMARY:**

The Department of Parks and Recreation indicated that the proposed project is subject to compliance with the City's Park Dedication Ordinance. If the requirements of the ordinance cannot be met, exemptions will be requested pursuant to Chapter 201E, Hawaii Revised Statutes.

The approximately 10-acre Pearl City Recreation Center and District Park is approximately one mile from the project site. In addition to softball/baseball fields, tennis, volleyball, badminton, handball and basketball courts, the Recreation Center also has a swimming pool, gymnasium, physical fitness and weight lifting room and music room and kitchen. The Center also hosts numerous community events such as ethnic festivals, carnivals and craft fairs.

The 4.5-acre Pacheco Playground is approximately 1/4 mile from the project site. The park is located ewa and is on the same side of Waimano Home Road as the project site. This neighborhood park facility includes a comfort station/pavilion, lighted basketball and volleyball courts, baseball and softball fields, 75 parking stalls and one handicap parking stall.

11. Transportation

Rating: 3 - Minor Adverse Impact Anticipated

Sources: Department of Transportation Services (DTS) letter dated January 11, 1991

Traffic Survey Data 1985

Existing Land Use Map

Site Inspection, January 24, 1991

DTS noted that (1) sufficient off-street parking should be provided in accordance with the Land Use Ordinance; (2) all loading and

unloading activities shall be done on-site; (3) access should be from the existing roadway on the mauka side of the property; and (4) the entrance should be constructed as a standard dropped curb driveway.

The site is within walking distance of City bus routes on Waimano Home Road and Kamehameha Highway. The new training center will accommodate 55 to 75 clients, who will use public transportation or be bussed to the center.

1985 traffic survey data for Waimano Home Road to Kamehameha Highway revealed a peak hour total from 7:00 a.m. to 8:00 a.m. of 1,448 vehicles. Traffic from Waimano Home Road to Pacific Palisades during the same hour was 786 vehicles. The total number of vehicles passing the project site during the peak morning traffic hours was 2,234 vehicles. The peak hour afternoon traffic time is 4:15 p.m. - 5:15 p.m. Traffic survey data revealed 832 vehicles moving along Waimano Home Road to Kamehameha Highway during that same hour. Traffic from Waimano Home Road to Pacific Palisades was 1,298 vehicles. Total vehicles passing the project site during the peak afternoon traffic hour was 2,129 vehicles.

Most of the residents of the project are not anticipated to own automobiles, therefore, exemptions from residential parking requirements of the Land Use Ordinance (LUO) will be requested under the provision of Chapter 201E-210, Hawaii Revised Statutes. Parking stalls for the training center will be provided in compliance with LUO requirements.

E. Natural Features

1. Water Resources

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, January 24, 1991

Department of Health letter dated November 13, 1991

The Department of Health noted that the project site is located within a proposed critical wastewater disposal area as determined by the Oahu Wastewater Advisory Committee and within 1/4 mile of a municipal drinking well. The project will be connected to the municipal sewer system.

The project site is not located near a perennial or intermittent stream, lake, or reservoir. The project is not expected to affect water quality or yields.

STATUTORY CHECKLIST / HUD STANDARDS

1. Historic Properties

Rating: 2 - No Impact Anticipated

Sources: Telephone contact with Tom Dye, Oahu Archaeologist for the State Historic Preservation Office, Department of Land and Natural Resources, on March 13, 1991 and letter dated March 19, 1991

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

Site Inspection on January 24, 1991

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. Aerial photographs indicate no visible surface remains. There is a remote possibility of subsurface remains. If subsurface remains are encountered during site clearance and excavation, the building contractor will be required to stop all work and notify the State Historic Preservation Office.

2. Floodplain Management

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated January 9, 1991

Federal Emergency Management Agency, "Flood Insurance Rate Map, City and County of Honolulu," Panel No. 150001-0045A

The parcel is located in Flood Zone D, area in which flood hazards are undetermined.

3. Wetlands Protection

Rating: 2 - No Impact Anticipated

Source: Department of the Army letter dated January 9, 1991

Site Inspection, January 24, 1991

The project is located in an area which has been in urban use for an extended period of time and is not near a wetland. The Department

of the Army confirmed that a Department of the Army permit is not required.

4. Coastal Zone Management

Rating: 2 - No Impact Anticipated

DHCD made a determination of consistency with the Hawaii Coastal Zone Management Program and has requested the Office of State Planning's concurrence with this determination. Hawaii Coastal Zone Management Assessment forms are attached as Appendix B.

5. Endangered Species

Rating: 2 - No Impact Anticipated

Sources: Department of the Interior, Fish and Wildlife Service, letter dated December 21, 1990

A site visit revealed no evidence of endangered flora or fauna on or near the project site as the site has been completely urbanized. Positive improvements, however, are anticipated as a result of landscaping which will be sensitive to the existing environment.

The U.S. Fish and Wildlife Service may review future actions related to this project should workload constraints be alleviated, or if significant adverse impacts to trustee fish and wildlife resources are identified.

6. Farmlands Protection

Rating: 2 - No Impact Anticipated

Source: Department of Agriculture letter dated January 10, 1991

The project is located in an area which has been in urban use for an extended period of time and will have no impact on agricultural lands.

7. Air Quality

Rating: 2 - No Impact Anticipated

Sources: Department of Health letter dated February 6, 1991 offered no comments on the effects of the project on air quality.

Site Inspection, January 24, 1991



### Existing Land Use Maps

Waimano Home Road and Hoomalu Roads are heavily used to moderately used roadways adjacent to the project site which could indicate the presence of higher levels of vehicle-generated airborne pollutants during peak traffic hours. Natural ventilation should keep airborne pollutants from low to moderate levels at this unenclosed site. A site visit revealed no evidence of the presence of stationary sources of air pollutants such as power plants, sugar mills, or industrial manufacturing facilities.

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

#### 8. Water Quality

Rating: 2 - No Impact Anticipated

Source: Site Inspection on January 24, 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)

Sources: Department of Health letter dated February 6, 1991

Site Inspection on January 24, 1991

There are no high speed roadways near the project site. Waimano Home Road and Hoomalu Road are heavily used to moderately used roadways depending on the time of day. The presence of higher levels of vehicular noise may be present during the daylight hours along Waimano Home Road but diminishes to more moderate levels at night. A site inspection revealed no evidence of stationary noise sources such as air conditioning units, compressors, industrial machinery or power generating stations.

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.

10. Thermal/Explosives

Rating: 2 - No Impact Anticipated

Source: Site Inspection on January 24, 1991

The proposed project does not include activities or uses for petroleum products or chemicals of an explosive or flammable nature. A site visit revealed no evidence of potentially hazardous operations which handle such products in the project area.

11. Airport Clear Zones

Rating: 2 - No Impact Anticipated

Source: Site Inspection on January 24, 1991

The proposed project does not include activities or uses which would interfere with airport clear zones.

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

Sources: Site Inspection on January 24, 1991

Telephone contact with State Department of Health, Solid and Hazardous Waste Branch on January 9, 1991

The proposed project does not include activities or uses for toxic chemicals and radioactive wastes. A site visit and confirmation by the State Department of Health, Solid and Hazardous Waste Branch

revealed no evidence of toxic chemical 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 pre-vocational training, 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.



APPENDIX A  
AGENCY RESPONSE

<u>Federal</u>	<u>Response Date</u>
Department of Housing and Urban Development	1/ 9/91
U.S. Army Corps of Engineers	1/ 9/91
U.S. Department of the Interior, Fish and Wildlife Service	12/21/90
 <u>State</u>	
Department of Education	12/19/90
Department of Business, Economic Development & Tourism	12/19/90
Office of State Planning, Governor's Office	---
Department of Health	11/16/90
	2/ 6/91
Department of Land and Natural Resources	---
Department of Land and Natural Resources, Historic Preservation Office	3/19/91
Department of Transportation	12/27/90
Department of Agriculture	1/10/91
Hawaii Housing Authority	---
Housing Finance and Development Corporation	1/14/91
Land Use Commission	12/20/90
University of Hawaii Environmental Center	12/21/90
 <u>City</u>	
Department of General Planning	1/10/91
Department of Land Utilization	1/16/91
Department of Transportation Services	1/11/91
Building Department	12/14/90
Department of Public Works	3/ 5/91
Department of Parks and Recreation	12/26/90
Board of Water Supply	1/ 7/91
Fire Department	2/26/91
	3/ 1/91
Honolulu Police Department	12/14/90
Department of Human Resources	12/28/90
 <u>Other</u>	
Pearl City Neighborhood Board #21	12/21/90



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

91-4

January 9, 1990

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

RECEIVED  
& COMMUNITY DEVELOPMENT

91 JAN 10 P2:31

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment  
Association for Retarded Citizens of Hawaii  
Pearl City Training Center and Residential Complex

This responds to your request dated December 6, 1990 for comments on the environmental assessment of the subject project to determine the need for a full Environmental Impact Statement.

We understand that the proposed action will provide the Association for Retarded Citizens of Hawaii (ARCH) \$1,280,000 in Community Development Block Grant (CDBG) funds to develop a training center for 55-75 clients, nine apartment units and a manager's unit on State land.

We submit the following comments for your consideration in preparing the Environmental Assessment:

1. A full Environmental Impact Statement (EIS) would not be required under HUD environmental review requirements.
2. The State Historic Preservation Officer (SHPO) must be consulted and be given an opportunity to comment on the potential effect the proposed action may have on historic properties per 36 CFR Part 800.
3. Noise generated by vehicular traffic on Waimano Home Road should be evaluated for high noise levels.

If you have any questions, call me at 541-1327.

Very sincerely yours,

Frank Johnson  
Acting Director



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

REPLY TO  
ATTENTION OF:  
Planning Division

January 9, 1991

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

U.S. ARMY ENGINEER DISTRICT  
& COMMUNITY DEVELOPMENT  
HONOLULU

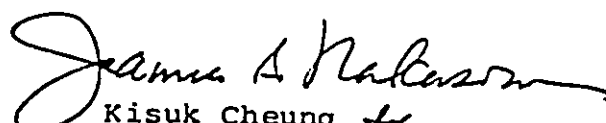
91 JAN 11 P1:25

Dear Mr. Scarfone:

Thank you for the opportunity to review the Environmental Assessment preparation notice for the proposed Association for Retarded Citizens of Hawaii Pearl City Training Center and Residential Complex. The following comments are offered:

- a. A Department of the Army permit is not required for the project.
- 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 *for*  
Director of Engineering



United States Department of the Interior

**FISH AND WILDLIFE SERVICE  
PACIFIC ISLANDS OFFICE**

P.O. BOX 50167  
HONOLULU, HAWAII 96850

'90 DEC 26 AM 11:31

DEC 21 1990

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

Dear Mr. Scarfone:

Re: Environmental Assessment  
Association for Retarded Citizens of Hawaii  
Pearl City Training Center and Residential Complex

Due to current staff limitations, the Pacific Islands Office, Fish and Wildlife Enhancement cannot devote the time to adequately evaluate potential impacts to important fish and wildlife resources from the proposed project. Please understand that this notification does not represent the Fish and Wildlife Service's approval of the proposed activity. We may review future actions related to this project should workload constraints be alleviated, or if significant adverse impacts to trustee fish and wildlife resources are identified.

Sincerely yours,

*Ernest Kosaka*  
Ernest Kosaka  
Field Office Supervisor  
Fish and Wildlife Enhancement



JOHN WAIHEE  
GOVERNOR



CHARLES T. TOGUCHI  
SUPERINTENDENT

'90 DEC 26 P2:14

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

OFFICE OF THE SUPERINTENDENT

December 19, 1990

DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT

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


Dear Mr. Scarfone:

SUBJECT: Environmental Assessment  
Association For Retarded Citizens of Hawaii  
Pearl City Training Center and Residential Complex

Our review of the proposed training center and apartment units indicates the complex will have negligible effect on the public schools in the Pearl City area.

Thank you for the opportunity to comment.

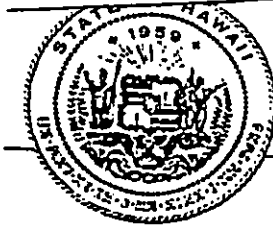
Sincerely,

  
Charles T. Toguchi  
Superintendent

CTT:jl

cc: E. Imai  
L. Chung

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER



DEPARTMENT OF BUSINESS  
AND ECONOMIC DEVELOPMENT

ENERGY DIVISION, 335 MERCHANT ST., RM. 110, HONOLULU, HAWAII 96813 FAX: (808) 531-5243

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

December 19, 1990

90 DEC 24 19:16  
DEPT. OF BUSINESS  
& ECONOMIC DEVELOPMENT

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

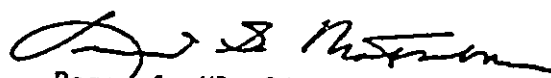
Dear Mr. Scarfone:

Subject: Environmental Assessment  
Association for Retarded Citizens of Hawaii  
Pearl City Training Center and Residential  
Complex

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

Thank you for the opportunity to review the preliminary information.

Sincerely,

  
for Roger A. Ulveling

RAU:MHK/hkeis21

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

November 16, 1990

In reply, please refer to:  
EPHSD

218

MEMORANDUM

To: Donald A. Clegg, Director  
Department of Land Utilization  
City and County of Honolulu

From: Deputy Director for Environmental Health

Subject: Proposed Subdivision: Pearl City - Waimano Home Road  
TMK: 9-7-94:28 Oahu

DEPT. OF HEALTH  
& COMM. DEVELOPMENT

91 JUN 29 11:23:34

We have reviewed the material on the subject project submitted by your office. The following comments are offered:

1. The subject area is in a proposed critical wastewater disposal area as determined by the Oahu Wastewater Advisory Committee.
2. The property is within 1/4 mile of a municipal drinking water well.
3. After consultation with the City and County Wastewater Management Division, it has been determined that the subject project is within a municipal sewer service system area.
4. At this time, the details of the wastewater and disposal from the project area are general in nature. The subject area is vacant with a sewer easement line available. Onsite disposal of wastewater will not be permitted as an interim form of disposal.
5. Section 11-62-06(b) of the wastewater rules requires that projects within sewered areas connect to the public sewers. As this project is within a municipal sewer service area, connection to the sewer is required. No private or onsite wastewater system will be acceptable.

Therefore, we recommend disapproval of the proposed subdivision unless all wastewater systems are connected to the public sewer system.

  
BRUCE S. ANDERSON, Ph.D.

cc: Chief, Wastewater Branch  
Chief, Sanitation Branch

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

February 6, 1991

In reply, please refer to:  
EPHSD

91-1-009

DEPT. OF HEALTH  
COMM. DIVISION

'91 FEB -7 P1:49

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

Dear Mr. Scarfone:

Subject: Environmental Assessment  
Association for Retarded Citizens of Hawaii  
Pearl City Training Center and Residential Complex  
1150 Waimano Home Road, Oahu  
TMK: 9-7-94: 28

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

Wastewater Disposal

1. The subject project is within a proposed critical wastewater disposal area as determined by the Oahu Wastewater Advisory Committee. No cesspools will be allowed in the subject area.
2. At this time, the details of wastewater treatment and disposal plans from the site is general in nature.
3. After consultation with the City and County Waste Water Management Division, it has been determined that the subject property is within the City and County sewer service system.
4. Section 11-62-06(b) requires that projects within sewer service areas connect to the public sewers. As this project is within a municipal sewer service area, connection to the sewer is required.

MICHAEL N. SCARFONE

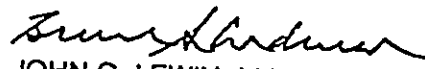
-2-

February 6, 1991

Noise

1. Noise from stationary equipment, such as air conditioning units and exhaust fans, must be attenuated to comply with the provisions of Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu.
2. Construction activities must comply with the provisions of Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu.
  - a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the regulations.
  - b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.
  - c. The contractor must comply with the requirements specified in the regulations and conditions issued with the permit.
3. Traffic noise from heavy vehicles travelling to and from construction sites must be minimized near existing residential areas and must comply with the provisions of Title 11, Administrative Rules, Chapter 42, Vehicular Noise Control for Oahu.

Very truly yours,

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

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

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

DEPUTIES

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 RESOURCE MANAGEMENT

REF:HP-TK

MAR 19 1991

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

Dear Mr. Scarfone:

SUBJECT: National Historic Preservation Act Compliance,  
Department of Housing and Urban Development,  
City and County of Honolulu -- EA for Pearl City  
Training Center and Residential Complex  
(Association for Retarded Citizens of Hawaii)  
(HUD CDBG)  
Pearl City, 'Ewa, O'ahu  
TMK: 9-7-94: 28

91 MAR 20 12:00  
State of Hawaii  
Department of Land and Natural Resources

Thank you for your letter dated February 26, 1991, requesting comments on this project. Our Historic Preservation Division apologizes for not responding to your December 6, 1990, letter, but a review of their correspondence log shows that they never received the letter.

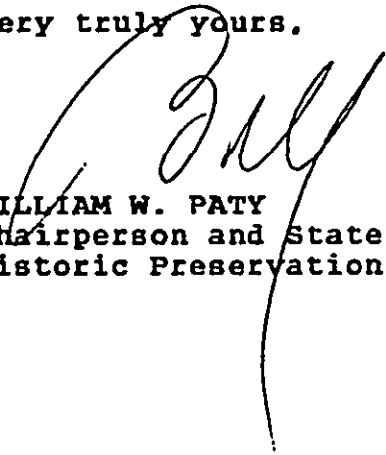
The proposed project will construct a training center and 9 apartment units on a 27,400 square foot parcel in an urban setting. A review of our records shows that there are no known historic sites on the parcel. Aerial photographs indicate that surface historic sites are unlikely to remain. There remains the possibility of significant sub-surface deposits. However, the proposed project will not require substantial grading or excavation at the parcel, so it is unlikely that sub-surface deposits will be disturbed. Therefore, we believe that the project will have "no effect" on significant historic sites.

The possibility remains, however, that routine construction activities might unearth significant remains, including burials. Should significant remains be found, all construction work in the immediate area of the remains must stop and our office contacted at 587-0047.

Mr. Michael N. Scarfone  
Page Two

If you have any questions please do not hesitate to contact Tom  
Dye of the Historic Preservation Division at 587-0014.

Very truly yours,



WILLIAM W. PATY  
Chairperson and State  
Historic Preservation Officer

JOHN WAIHEE  
GOVERNOR



'90 DEC 28 AM 10:40

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097  
December 27, 1990

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  
2.5044

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:

- A: Environmental Assessment - Makaha Subdivision  
TMK: 8-4-02: por. 4
- B: Environmental Assessment - Association for Retarded  
Citizens of Hawaii - Pearl City Training Center and  
Residential Complex, TMK: 9-7-94: 28

Thank you for your letter of December 6, 1990, requesting our review of the proposed projects.

We have the following comments:

A: Makaha Subdivision

1. The developer should submit a traffic assessment, identifying potential traffic problems and mitigating measures to solve/minimize any facility deficiencies.

2. The developer must submit plans for any improvements to our State facilities or any construction work within our highway rights-of-way for our review and approval. All costs incurred for the construction of required improvements shall be borne by the developer.



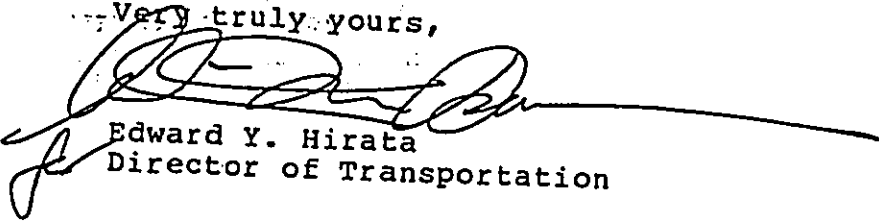
Mr. Michael N. Scarfone  
Page 2  
December 27, 1990

HWY-PS 2.5044

B: Association for Retarded Citizens of Hawaii - Pearl City  
Training Center and Residential Complex

We do not anticipate this project to significantly affect our  
State highway facilities.

Very truly yours,

  
Edward Y. Hirata  
Director of Transportation

JOHN WAIHEE  
GOVERNOR



YUKIO KITAGAWA  
CHAIRPERSON, BOARD OF AGRICULTURE  
SUZANNE D. PETERSON  
DEPUTY TO THE CHAIRPERSON

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

FAX: 548-6100

Mailing Address:  
P. O. Box 22159  
Honolulu, Hawaii 96823-2159

January 10, 1991

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

2  
16  
91 JUN 15 12:31

Dear Mr. Scarfone:

Subject: Environmental Assessment

Association for Retarded Citizens of Hawaii,  
Pearl City Training Center and Residential  
Complex  
(TMK: 9-7-94:28).

We have reviewed the preliminary information on the subject project in your letter of December 6, 1990, and have no comment at this time.

Please send a copy of the Draft Environmental Assessment to this Department for review.

Thank you for the opportunity to comment on this matter.

Sincerely,

*Yukio Kitagawa*  
YUKIO KITAGAWA  
Chairperson, Board of Agriculture



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:

January 14, 1991

91:PLNG/214 jt  
JUN 17 P1 50

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

Dear Mr. Scarfone:

Re: ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED ASSOCIATION FOR  
RETARDED CITIZENS OF HAWAII PEARL CITY TRAINING CENTER AND  
RESIDENTIAL COMPLEX

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



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

December 20, 1990

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 Makaha Subdivision  
and Pearl City Training Center and Residential  
Complex

We have reviewed both subject proposals for a subdivision at Makaha represented by Tax Map Key No. 8-4-02: por. 4 as well as for a training center and residential complex at Pearl City represented by Tax Map Key No. 9-7-04: 28, and confirm that both subject properties are in the State Land Use Urban District. We have no other comments at this time.

Thank you for the opportunity to comment.

Sincerely,

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

ESTHER UEDA  
Executive Officer

EU:to

DOCUMENT CAPTURED AS RECEIVED



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

December 21, 1990  
RN:0282

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

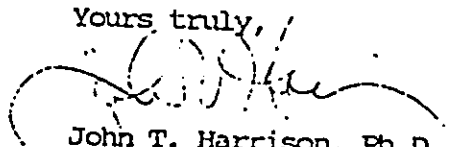
Dear Mr. Scarfone:

Intent to Prepare an Environmental Assessment  
Pearl City Training Center and Residential Complex  
Pearl City, Oahu

Thank you for your December 6, 1990 letter on the above project. We have no substantive comments offer at this time.

We, however, do look forward to reviewing the assessment when it becomes available.

Yours truly,



John T. Harrison, Ph.D.  
Environmental Coordinator

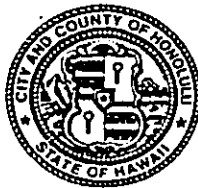
cc: Lee Lyttle  
Roger Fujioka

AN EQUAL OPPORTUNITY EMPLOYER

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

RK 12/90-3196

January 10, 1991

MEMORANDUM

*Mike*

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  
ASSOCIATION FOR RETARDED CITIZENS OF HAWAII  
PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX

91 JAN 14 10:11  
OFFICE OF GENERAL PLANNING & COMMUNITY DEVELOPMENT

In response to your memo of December 6, 1990, we have reviewed the preliminary information on the subject project and offer the following comments to assist in your preparation of the Environmental Assessment:

1. The proposed use is consistent with the Low Density Apartment designation for this parcel on the Development Plan (DP) Land Use Map for the Primary Urban Center.
2. We recommend retention of existing, on-site specimen shade trees, if possible, as part of the project's site and landscape plan. If applicable, a landscape buffer should be provided between the project and abutting properties pursuant to Section 4.40-15 of the Land Use Ordinance.

Should you have any questions, please contact Ronald Kodama of our staff at 527-6070.

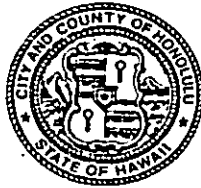
*Ben*  
BENJAMIN B. LEE  
Chief Planning Officer

BBL:lh

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

91-1-156

FRANK F. FASI  
MAYOR



January 16, 1991

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR  
LU12/90-9024(CW)

RECEIVED  
& COMMUNITY DEVELOPMENT

JAN 16 AM 10:39

MEMORANDUM

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

FROM: DONALD A. CLEGG, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR ARCH TRAINING CENTER, PEARL CITY  
TAX MAP KEY 9-7-94: 28(por.)

This is in response to your memorandum dated December 6, 1990, requesting comments on the above proposal.

The proposal is for a training center for the mentally retarded plus 10 dwelling units. The property is state-owned and is presently vacant. The training facility would consist of classrooms, a kitchen, and restroom facilities. Nine of the dwelling units would be for independent mentally retarded persons; the tenth would be for a resident manager. Although your memorandum indicates that the project will consist of a single 2-story concrete building with the training center and manager's unit on the ground floor and the other nine living units above, we understand that alternative configurations are being considered.

The 27,400-square-foot project area is a portion of a larger parcel. In July 1990, DLU accepted a subdivision application for the parcel. However, the subdivision was disapproved on November 29, 1990 because it does not meet sewage disposal requirements. The Department of Public Works has indicated that a sewer connection cannot be permitted until completion of the Honouliuli Wastewater Plant expansion in June 1993.

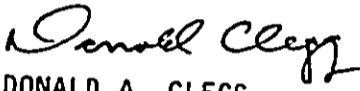
We have no objections to the project. Although we cannot comment fully without site plans, we have some preliminary comments. For LUO review purposes, we would consider the project to consist of two principal uses: a "day-care facility" and ten multi-family dwelling units. It is our understanding that you will be seeking 201e exemptions for the project. The site is zoned R-5 Residential District and is designated for low density apartment use, and public and quasi-public uses on the Development Plan. Therefore, we would be willing to review the project under A-1 Low Density Apartment standards with regard to use, density, height limit and yard requirements.

MEMO TO: MICHAEL N. SCARFONE  
PAGE -2-

The training facility will require a Site Plan Review Permit and is subject to minimum standards for day-care facilities found in LUO Section 4.80-1. Until additional information is available we cannot determine whether exemptions from these standards are required.

We recommend that the existing mature tree near the library side of the project area be retained.

Thank you for the opportunity to comment on this proposal. We will be able to provide more definitive comments upon receipt of site plans. Should you have any questions, please contact Carol Whitesell of our staff at ext. 4256.

  
DONALD A. CLEGG  
Director of Land Utilization

DAC:cw  
1576L

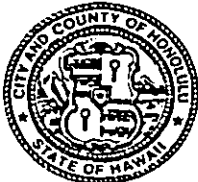


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DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



JOSEPH M. MAGALDI, JR.  
DIRECTOR

PL90.1.406  
TE-6878

January 11, 1991

MEMORANDUM

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

FROM: JOSEPH M. MAGALDI, JR., DIRECTOR

SUBJECT: PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX  
ENVIRONMENTAL ASSESSMENT, TMK: 9-7-94: 28

91 JUN 15 AM 11:22  
U.I.I.  
& COMM. DEPT.

This is in response to your memorandum dated December 6, 1990 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 shall be done on-site.
3. The access should be from the existing roadway on the mauka side of the property.
4. The entrance should be constructed as a standard dropped curb driveway.

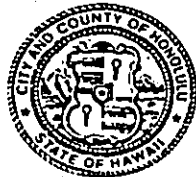
Should you have any questions, please contact Wayne Nakamoto of my staff at local 4190.

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 90-1132

December 14, 1990

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

FROM: HERBERT K. MURAOKA  
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: ENVIRONMENTAL ASSESSMENT  
ASSOCIATION FOR RETARDED CITIZENS OF HAWAII  
PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX

RECEIVED  
DEC 17 1990

This is in response to your memo dated December 6, 1990 on the subject matter.

We have reviewed the preliminary information and have no comments to offer.

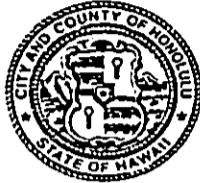
*Herbert K. Muraoka*  
HERBERT K. MURAOKA  
Director and Building Superintendent

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 91-50(449)

March 5, 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)  
ASSOCIATION FOR RETARDED CITIZENS OF HAWAII  
PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX  
TAX MAP KEY: 9-7-94: 28

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& COMM. LEVEL OF P.H.

91 MAR -6 P1:42

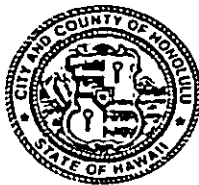
We wish to revise our comments dated January 2, 1991 (ENV 91-1) regarding the subject EA as follows:

The municipal sewer system is adequate, contingent upon the State Department of Health allowing the Honouliuli Wastewater Treatment Plant (WWTP) to discharge up to 38 mgd of primary treated effluent. In case the flows at the WWTP reach 25 mgd, we reserve the right of suspending further sewer connections until the completion of the plant's primary facilities expansion scheduled for 1993.

*Sam*  
SAM CALLEJO  
Director and Chief Engineer

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



'90 DEC 27 11:51

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FRANK F. FASI  
MAYOR

WALTER M. OZAWA  
DIRECTOR

ALVIN K.C. AU  
DEPUTY DIRECTOR

December 26, 1990

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


FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT  
ASSOCIATION FOR RETARDED CITIZENS OF HAWAII  
PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX  
LOCATION : PEARL CITY, OAHU  
TAX MAP KEY : 9-7-94: 28

Thank you for the opportunity to comment on this project.

We have no objection to the project. However, the project will need to comply with the City's Park Dedication Ordinance No. 4621. Procedures and requirements are specified in the City's Park Dedication Rules and Regulations.

Should you have any questions, please feel free to contact Lester Lai of the Advance Planning Branch at extension 4696.

  
WALTER M. OZAWA, Director

WMO:sj

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



'91 JAN -8 P3:07

January 7, 1991

DEPT. OF HOUSING  
& COMMUNITY DEVELOPMENT

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

SUBJECT: YOUR MEMORANDUM OF DECEMBER 6, 1990 ON THE PREPARATION  
OF AN ENVIRONMENTAL ASSESSMENT FOR THE ASSOCIATION OF  
RETARDED CITIZENS OF HAWAII'S (ARCH) PEARL CITY TRAINING  
CENTER AND RESIDENTIAL COMPLEX PROJECT, TMK: 9-7-94: 28

Thank you for the opportunity to review and comment on the ARCH's proposed training center and residential complex development.

We have the following comments:

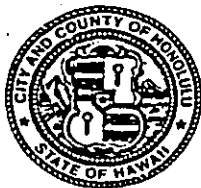
1. There are no existing water services for the proposed project site.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for source-transmission and daily storage.
3. If a meter larger than two inches is required, the construction plans for 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 305  
HONOLULU, HAWAII 96814

FRANK F. FASI  
MAYOR



LIONEL E. CAMARA  
FIRE CHIEF

DONALD S.M. CHANG  
DEPUTY FIRE CHIEF

February 26, 1991

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

FROM : DONALD S. M. CHANG, ACTING FIRE CHIEF

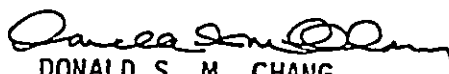
SUBJECT: ENVIRONMENTAL ASSESSMENT  
ASSOCIATION FOR RETARDED CITIZENS OF HAWAII  
PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX  
1150 WAIMANO HOME ROAD  
TAX MAP KEY: 9-7-94: 28

RECEIVED  
& COMM. DIVISION

'91 FEB 28 P1 57

We have reviewed the application and made an on-site assessment of the above subject request, and have no objections to the proposal.

Should additional information or assistance be required, you may contact Captain Michael Chung or Fire Inspector Michael Aki of our Fire Prevention - Bureau at 523-4186.

  
DONALD S. M. CHANG  
Acting Fire Chief

MC:mc

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

1455 SOUTH BERETANIA STREET, ROOM 305  
HONOLULU, HAWAII 96814

FRANK F. FASI  
MAYOR



LIONEL E. CAMARA  
FIRE CHIEF

DONALD S.M. CHANG  
DEPUTY FIRE CHIEF

March 1, 1991

RECEIVED  
CITY AND COUNTY OF HONOLULU  
MARCH 5 1991

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

FROM: LIONEL E. CAMARA, FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT  
ASSOCIATION FOR RETARDED CITIZENS OF HAWAII  
PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX

We have reviewed the application for the above subject request and have no objections to the proposal.

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

  
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

December 14, 1990

90 DEC 18 12:57  
& COMM. DIVISION

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


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

SUBJECT: ENVIRONMENTAL ASSESSMENT  
ASSOCIATION FOR RETARDED CITIZENS OF HAWAII  
PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX

We have reviewed the preliminary information provided on the above-referenced project and have no objections to the development of the training center and residential complex. 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

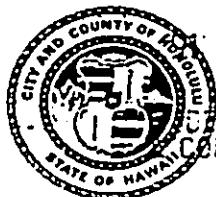
By   
CHESTER E. HUGHES  
Assistant Chief of Police  
Support Services Bureau



DEPARTMENT 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



JAN -2 1991

MARIA VICTORIA R. BUNYE  
DIRECTOR  
Acting  
VICTOR O. GUILLERMO, JR.  
DEPUTY DIRECTOR  
Acting

December 28, 1990

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT:  
ASSOCIATION FOR RETARDED CITIZENS OF HAWAII -  
PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX

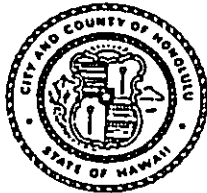
The Department of Human Resources has reviewed the above cited request. We support the release of CDBG funds to aid the Association for Retarded Citizens (ARCH) in developing a training center for 55-75 clients and residential complex in Pearl City.

The proposed training center would maximize opportunities for retarded citizens to receive valuable educational and pre-vocational training. The proposed residential complex would provide for much needed dwelling units within the community for this "special needs" group.

Thank you for the opportunity to comment on this matter.

MVRB:dss

PEARL CITY NEIGHBORHOOD BOARD NO. 21  
P.O. BOX 1025  
PEARL CITY, HAWAII 96782



December 21, 1990

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 (EA)  
Association for Retarded Citizens of  
Hawaii  
Pearl City Training Center and  
Residential Complex  
Tax Map Key: 9-7-94: POR. - 28

In response to your December 6, 1990 request of input for the EA of the proposed project, we wish to provide the following comments and recommendations for the proposed two-story rehabilitation training center and 10-unit apartment complex located on a 27,400 square foot parcel at 1150 Waimano Home Road: (It should be noted that the Pearl City Neighborhood Board No. 21 voted 12-0-0 to recommend support of the project at its June 28, 1990 regular meeting and not the date indicated in your preliminary fact sheet.).

1. Provide exhibits to show final site layout and elevations, floor plans, internal circulation and parking schemes and landscaping plans and specifications.
2. Provide disclosure and mitigative measures to assess traffic infrastructure (water, sewer, drainage, grading, electric, telephone, street lighting, CATV) and economic and social (construction cost and operational expenses, school, police, hospital and emergency care) impacts to be created by the proposed project.

We will submit further comments and recommendations after review of the completed EA. Please notify us as soon as possible of the completion of the Pearl City site plans, so input can also be provided on this phase of the project.

Thank you for allowing us the opportunity to comment on this matter.

Very truly yours,

*Thomas K.Y. Kam* M.2.

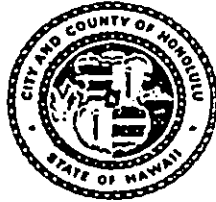
Thomas K.Y. Kam  
Chair

cc: Strather Inc, DHCD  
Councilmember Arnold Morgado, Jr.  
All Pearl City Neighborhood Board members  
Neighborhood Commission

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



MICHAEL N. SCARFONE  
DIRECTOR

Gail M. Kaito  
DEPUTY DIRECTOR

January 22, 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 - Pearl City Training Center and Residential Complex project.

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 Strather Ing at 523-4368.

Sincerely,

*for 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 site is located along Waimano Home Road in Pearl City and is currently part of a vacant parcel adjacent to the Pearl City Library. The total area of the parcel is 69,870 square feet and is identified by Tax Map Key: 9-7-94: 28. When subdivided, the project area will consist of approximately 27,400 square feet.

If you have any questions, please contact Stephen Lee at 935-2111.

Enclosures: CZM Form  
 Location Map  
 Project Description

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. The Association of Retarded Citizens of Hawaii (ARCH) proposes to develop a new two-story mixed-use complex consisting of approximately nine apartment units and a manager's unit to house nine mentally retarded/developmentally disabled persons and one resident manager, and a training center which will include five classrooms, kitchen and restroom facilities and an office at the site.

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) 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

3. The site is currently vacant. A site investigation revealed no evidence of any surface-level archaeological sites. Should any subsurface artifacts be uncovered during site clearance and excavation, all work will be immediately suspended and the State Historic Preservation Office notified.



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. Site work for the building foundation, utility connections and other site improvements will be required.

1. The site is located in an area with a history of archaeological resources. A historical survey was conducted in 1981 and identified several sites. The project site is located in an area with a history of archaeological resources. A historical survey was conducted in 1981 and identified several sites. The project site is located in an area with a history of archaeological resources. A historical survey was conducted in 1981 and identified several sites.
2. The site is located in an area with a history of archaeological resources. A historical survey was conducted in 1981 and identified several sites. The project site is located in an area with a history of archaeological resources. A historical survey was conducted in 1981 and identified several sites.
3. The site is located in an area with a history of archaeological resources. A historical survey was conducted in 1981 and identified several sites. The project site is located in an area with a history of archaeological resources. A historical survey was conducted in 1981 and identified several sites.

Discussion

2. The site is located in an area with a history of archaeological resources. A historical survey was conducted in 1981 and identified several sites. The project site is located in an area with a history of archaeological resources. A historical survey was conducted in 1981 and identified several sites.

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?	—	<u>X</u>
2. Is the project site within a designated tourist destination area?	—	<u>X</u>
3. Does the project site include agricultural lands or lands designated for such use?	—	<u>X</u>
4. Does the proposed activity relate to commercial fishing or seafood production?	—	<u>X</u>
5. Does the proposed activity relate to energy production?	—	<u>X</u>
6. Does the proposed activity related to seabed mining?	—	<u>X</u>

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

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

1. The contractor will be required to obtain building and grading permits from the City and County, and a Community Noise Control Permit from the State Department of Health if noise levels from construction activities will be higher than that allowed under State law. DHCD will request exemptions from zoning, development plan and other land use restrictions as necessary pursuant to Section 201E-210, Hawaii Revised Statutes.

2. The project site is in the State Urban District; is zoned R-5, Residential; and is designated for public facility use on the Central Oahu Development Plan Land Use Map. Exemptions from zoning and development plan use restrictions and development standards will be requested pursuant to Section 201E-210, Hawaii Revised Statutes. Other exemptions will be requested as needed.
3. DHCD has organized a community advisory committee to assist in the planning of the project comprised of representatives of the Pearl City Neighborhood Board, the Honolulu City Council, the Association for Retarded Citizens of Hawaii, Inc., and the Pacific Housing Assistance Corporation. The public will also be notified of the project through the publication of a Negative Declaration/Environmental Impact Statement preparation notice to be published in the Office of Environmental Quality Control Bulletin.
4. An environmental assessment is currently being prepared.

1. The proposed site is located in the Pearl City neighborhood area according to the Central Oahu Development Plan.
2. The proposed site is located in the Pearl City neighborhood area according to the Central Oahu Development Plan.
3. The proposed site is located in the Pearl City neighborhood area according to the Central Oahu Development Plan.

Discussion

FEDERAL CONSISTENCY  
SUPPLEMENTAL INFORMATION FORM

Project/Activity Title or Description: Association for Retarded Citizens of Hawaii - Pearl City Training Center and Residential Complex

Island Oahu Tax Map Key No. 9-7-94: 28 Est. Start Date: 2/01/92

APPLICANT OR AGENT

Name & Title Strather Ing, Planner  
Department of Housing  
Agency/Organization and Community Development Telephone 523-4368  
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 \_\_\_\_\_

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

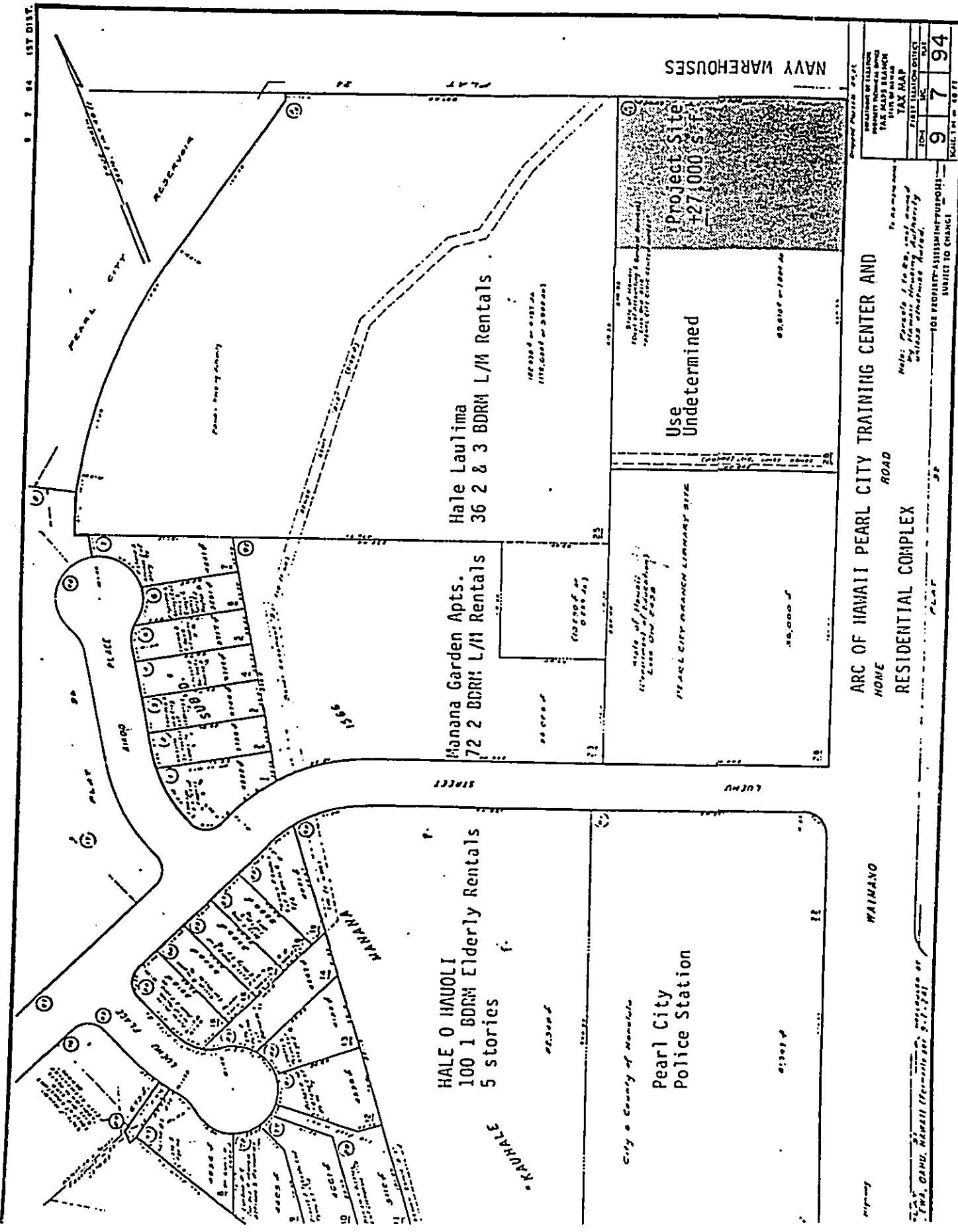
"The proposed activity complies with Hawaii's Coastal Zone Management Program and will be conducted in a manner consistent with such a program."

Signature Strather Ing Date January 11, 1991

III. OCS Plan/Permit

IV. Grants and Assistance  
Permit from the State  
consistencies with  
State  
most plans  
to Section 101

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TMK: 9-7-94:28(portion)



FACT SHEET  
ARCH - PEARL CITY

SITE DATA

Tax Map Key: 9-7-94: 28  
Address: 1150 Waimano Home Road  
Census Tract: 80.03  
Location: Adjacent to Pearl City Library  
Area: 27,400 Square Feet  
Fee Owner: State of Hawaii  
Lessee: ARCH (\$144/year for 65 years)  
Neighborhood Board: Pearl City #21

LAND USE DATA

State Land Use: Urban  
Development Plan: Low-Density Apartment  
Public and Quasi Public  
Zoning: R-5  
Height Limit: 25 Feet  
Street Setback: None  
Flood Zone: Zone D  
Existing Use: Vacant  
Surrounding Uses: Public library, Navy warehouses, low-income town-  
houses and multi-family units for the elderly and  
low-income families.

PROPOSED DEVELOPMENT

Building: 4,180 square foot training center (concrete) for  
55-75 clients and 9 apartment units above containing  
5,035 square feet with one manager's unit on the  
first floor.

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Fact Sheet  
ARCH - Pearl City  
Page 2

Funds Requested: \$ 899,921 - (CDBG Loan)  
380,079 - (CDBG Grant)  
\$1,280,000

Proposed Budget: \$1,048,625 - (Construction)  
75,200 - (P&E)  
55,000 - (Administration/Project Management)  
101,175 - (Contingency)  
\$1,280,000

Comments:

BLNR approved issuance of lease June 8, 1990.  
Effective date of lease to be determined.

Parcel contains 69,870 square feet. Subdivision  
application accepted by DLU July 5, 1990.

Neighborhood Board #21 approved project June 18,  
1990.

