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DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
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PETER B. CARLISLE
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SAMUEL E. H. MOKU
DIRECTOR

BRIDGET HOLTHUS
DEPUTY DIRECTOR

November 9, 2011

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OFC. OF ENVIRONMENTAL QUALITY CONTROL

Mr. Gary Hooser, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Hooser:

Subject: Findings of No Significant Impact (FONSI) and Final Environmental Assessment (FEA) for Hale Kipa Residential Shelter
Tax Map Key (1) 9-1-017: 082
Ewa, Island of O'ahu, Hawai'i

The Department of Community Services (DCS), City and County of Honolulu, has reviewed the Final Environmental Assessment (FEA) for the subject project and have determined that the project will not have a significant impact on the environment and hereby issues this Finding of No Significant Impact (FONSI). DCS has concluded that mitigation measures proposed will protect the environment and no harm will befall historic or cultural resources, endangered flora and fauna. Please publish the notice of availability of the FEA, as a joint Chapter 343 (HRS) and National Environmental Policy Act (NEPA) document, for this project in the next Office of Environmental Quality Control (OEQC) Environmental Notice.

We have enclosed a completed OEQC Publication Form, one (1) copy of the FEA in pdf format on a CD, and one (1) hardcopy of the FEA. The project summary is included on the CD. Should you or your staff have any questions, please contact Michael Shiroma at 768-7751, or consultant Chester Koga of R. M. Towill Corporation at 842-1133.

Sincerely,

Samuel E. H. Moku
Director

SEHM:rg

Enclosures: OEQC Publication Form
FEA on CD
Hardcopy of FEA

Project Name: Hale Kipa Residential Shelter

Publication Form
The Environmental Notice
Office of Environmental Quality Control

Instructions: Please submit one hardcopy of the document along a with determination letter from the agency. On a compact disk, put an electronic copy of this publication form in MS Word and a PDF of the EA or EIS. Please make sure that your PDF documents are ADA compliant. Mahalo.

Applicable Law:	**Chapter 343 and NEPA**
Type of Document:	**Final Environmental Assessment**
Island:	**O'ahu**
District:	**Ewa**
TMK:	**(1) 9-1-017:082**
Permits Required:	**NPDES, Grading Permit, Building Permit, Conditional Use Permit**
Applicant or Proposing Agency:	**Hale Kipa, Inc.**
Address	615 Pi'ikoi Street, Suite 203 Honolulu, Hawai'i 96814
Contact & Phone	Ernest Pletan-Cross, 589-1829
Approving Agency/ Accepting Authority:	**Department of Community Services**
Address	715 South King Street, Suite 315 Honolulu, Hawai'i 96813
Contact & Phone	Samuel E. M. Moku, Director, 768-7762
Consultant:	**R. M. Towill Corporation**
Address	2024 North King Street, Suite 200 Honolulu, Hawai'i 96819
Contact & Phone	Chester Koga, AICP, 842-1133 Email: chesterk@rmtowill.com

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OFC. OF ENVIRONMENTAL QUALITY CONTROL

Project Summary: Summary of the direct, indirect, secondary, and cumulative impacts of the proposed action (less than 200 words). Please keep the summary brief and on this one page.

The applicant, Hale Kipa, Inc., provides opportunities and environments that strengthen and encourage youth, their families and communities to actualize their potential and social responsibility. Hale Kipa has been the "House of Friendliness" to thousands of Hawai'i's runaways and homeless youth who have needed a place to stay and someone to talk to while they work out their problems. The proposed project will provide a facility in the West O'ahu region to serve at-risk youth.

The site comprises 4.26 acres abutting old Fort Weaver Road. The project involves the construction of three 2,643 square foot, eight-bed, ADA-compliant residential shelters that will replace existing facilities, a 3,945 square foot educational facility, and a 11,000 square foot services center consolidating programs, services and administration. This project will enhance services to clients, provide an integrative and collaborative environment for staff/volunteers, include a training center for staff/foster families, and significantly reduce overhead relating to leases and maintenance. Consolidation of services will create economies of scale for the organization.

This EA addresses the potential for anticipated environmental impacts and considers the alternatives to the proposed action with appropriate mitigation measures to address and minimize the potential for impacts. The Department of Community Services has determined that the project will not have a significant environmental impact and has issued a Finding of No Significant Impact (FONSI) in accordance with NEPA and Chapter 343, HRS.

FINAL ENVIRONMENTAL ASSESSMENT

HALE KIPA RESIDENTIAL SHELTER

Honouliuli, O‘ahu, Hawai‘i

Tax Map Key (1) 9-1-017: 082

NOVEMBER 2011

Hale Kipa Inc.
615 Pi‘ikoi Street
Honolulu, Hawai‘i 96814

FINAL ENVIRONMENTAL ASSESSMENT

FOR

HALE KIPA RESIDENTIAL SHELTER
Honouliuli, O‘ahu, Hawai‘i
Tax Map Key (1) 9-1-017: 082

November 2011

Accepting Agency:
Department of Community Services
715 South King Street
Honolulu, Hawai‘i 96813

Prepared for:

Hale Kipa Inc.
615 Pi‘ikoi Street
Honolulu, Hawai‘i 96814

Prepared By:
R. M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawai‘i 96819
20910-0P

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A *Botanical Resources Assessment for the Hale Kipa Services Center*, Prepared by Maya LeGrande, LeGrande Biological Surveys, February 2007.
B *Archaeological Inventory Survey for the Proposed Hale Kipa Project*, Prepared by Cultural Surveys Hawaiʻi, Inc., August 2009.
C Letter from State Historic Preservation Division to Cultural surveys Hawaiʻi, June 21, 2010.
D. *Traffic Impact Assessment Report, Hale Kipa Residential Treatment and Educational Shelter*, Prepared by Wilson Okamoto Associates, May 15, 2007

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U.S. Department of Housing and Urban Development

Honolulu Field Office – Region IX
500 Ala Moana Boulevard, Suite 3A
Honolulu, Hawaii 96813-4918
www.hud.gov
espanol.hud.gov

Environmental Assessment

for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: Hale Kipa Residential Shelter

Preparers: Ms. Tracy Janowicz (Hale Kipa, Inc.)
and Chester Koga, AICP (R. M. Towill Corporation)

Responsible Entity: City and County of Honolulu Department of Community Services,
Mr. Samuel E.H. Moku, Director

Month/Year: October 2011

Environmental Assessment

Responsible Entity: City and County of Honolulu Department of Community Services

[24 CFR 58.2(a)(7)]

Certifying Officer: Samuel E. H. Moku, Director

[24 CFR 58.2(a)(2)]

Project Name: Hale Kipa Residential Shelter

Project Location: Off of old Fort Weaver Road, Honouliuli, Oahu

Estimated total project cost: $19,793,364

Grant Recipient: City and County of Honolulu Department of Community Services

[24 CFR 58.2(a)(5)]

Recipient Address: 715 South King Street, Room 311, Honolulu, HI 96813

Project Representative: Ernest Pletan-Cross

Telephone Number: (808) 589-1829

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

1. A qualified archaeologist will be on-site for all ground altering activities during the early phases of the project, and for all excavations that are planned to proceed below 1 meter in depth. However, if the excavation proves to be entirely contained within sterile fill, then monitoring activities may be switched to an on-call basis following direct consultation with SHPD.

2. All internal combustion equipment will be muffled in accordance with standard engine operating practices. If equipment used during construction generates noise higher than allowed by the State of Hawai'i Noise Code, a Noise Permit from the Department of Health will be obtained.

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

FINDING: [58.40(g)]

☒ **Finding of No Significant Impact**

(The project will not result in a significant impact on the quality of the human environment)

☐ **Finding of Significant Impact**

(The project may significantly affect the quality of the human environment)

Preparer Signature: _____ **Date:** Nov. 10, 2011

Name/Title/Agency: HALE KIPA, INC.

RE Approving Official Signature: _____ **Date:** 11/10/11

Name/Title/Agency: Samuel E. H. Moku, Director of Community Services

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

The applicant, Hale Kipa, Inc., provides opportunities and environments that strengthen and encourage youth, their families and communities to actualize their potential and social responsibility. Hale Kipa has been the "House of Friendliness" to thousands of Hawai'i's runaways and homeless youth who have needed a place to stay and someone to talk to while they work out their problems. The proposed project will provide a facility in the West O'ahu region to serve at-risk youth.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The applicant, Hale Kipa, Inc., proposes the construction of three 2,450 square foot, eight bed, ADA compliant residential shelters that will replace existing facilities, a 4,000 square foot educational facility, and a 12,600 square foot services center consolidating programs, services and administration. This project will enhance services to clients, provide an integrative and collaborative environment for staff/volunteers, include a training center for staff/foster families, and significantly reduce overhead relating to leases and maintenance. Consolidation of services will create economies of scale for the organization.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The project site is located in Honouliuli, 'Ewa, O'ahu abutting old Fort Weaver Road. The area consists of scattered single family dwellings and is zoned for single family residential use. Across old Fort Weaver Road to the west of the property lies vacant land. Further east, there is an existing golf course, newer single family residential development adjacent to the new Fort Weaver Road, and Pearl Harbor.

The project site comprises 4.26 acres. A portion of the site is being used as a parking area by a bus operator. The remainder of the site is vacant and overgrown with introduced vegetation.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	An archaeological inventory survey was conducted for the subject project. Two historic properties were found. The first (SIHP No. 50-80-12-7084), is the remnants of a mid-twentieth century residential complex, and is interpreted as associated with plantation-era housing. The second (SIHP No 50-80-12-7085) is a pre-contact culturally modified land surface interpreted as associated with wetland agricultural practices. Both sites were assessed as significant under Criterion D (have yielded, or may be likely to yield information important in prehistory or history) of the Hawai'i Register of Historic Places evaluation criteria. Based on review by the SHPD, a qualified archaeologist will be on-site for all ground altering activities during the early phases of the project, and for all excavations that are planned to proceed below 1 meter in depth. However, if the excavation proves to be entirely contained within sterile fill, then monitoring activities may be switched to an on-call basis following direct consultation with SHPD. (See Archaeological Inventory Survey for the Proposed Hale Kipa Project, Honouliuli Ahupua'a, 'Ewa District, Island of O'ahu TMK(1) 9-1-017:082, Cultural Surveys Hawai'i, Inc., August 2009; and Letter from SHPD to Cultural Surveys Hawai'i, June 21, 2010, Draft EA).
Floodplain Management [24 CFR 55, Executive Order 11988]	According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 15003C00310F, dated September 30, 2004, the project site is located in an area designated as Zone X. The Zone X designation is used for areas located outside the 100-year floodplain. The proposed project is not expected to be impacted based on its location within the Zone X designation. No further mitigation measures are anticipated or are proposed to be required. (See Figure 16, Flood Map, Draft EA).
Wetlands Protection [Executive Order 11990]	According to the National Wetlands Inventory map from the U.S. Fish and Wildlife Service, there are no wetlands on the subject property. (See http://www.fws.gov/wetlands/Data/Mapper.html.)
Coastal Zone Management Act [Sections 307(c),(d)]	Chapter 205A, HRS, sets forth the state's Coastal Zone Management Program. The project will be consistent with the objectives identified under Section 205A-2. (See Section 5.4, Draft EA).
Sole Source Aquifers	According to the EPA, the project site is within the Southern

[40 CFR 149]	O'ahu Basal Aquifer. The project will obtain water service from the City and County of Honolulu Board of Water Supply through a combination of existing and new meters. No wells are proposed to affect the aquifer. A request for determination has been sent to the EPA for confirmation.
Endangered Species Act [50 CFR 402]	The project site is within an existing urbanized residential area that has been in use for several decades. An on-site botanical survey was conducted by Maya LeGrande and she noted no threatened or endangered flora are known to inhabit the site and the site was previously cleared. (See Botanical Resources Assessment for the Hale Kipa Services Center, Prepared by Maya LeGrande, LeGrande Biological Surveys Inc., February 2007).
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	There are no Federally designated rivers in the City and County of Honolulu. (See National Wild and Scenic Rivers System listing, updated August 18, 2011, www.rivers.gov/wildriverslist.html).
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	Because the area is considered a non-attainment area, a request for comment has been transmitted to the State Department of Health. Construction activities are expected to have little to no potential for air quality impacts since the project will be of limited duration and where engine exhausts may be a source of potential air pollution, all internal combustion equipment will be governed in accordance with applicable state and county regulations. During construction, fugitive dust could be generated that would be a nuisance source of air pollution. Where applicable, fugitive dust will be controlled with dust fencing and regular wetting of disturbed areas by the contractor. After construction, the project will not adversely affect air quality. Exposed earth will be planted at the earliest opportunity to reduce soil erosion and minimize dust impacts. (See Section 4.1.8, Draft EA).
Farmland Protection Policy Act [7 CFR 658]	The site is in the State Urban District and currently zoned R-5 Residential District (single family residential) and is not intended for agricultural use. See Section 5.3, State Land Use District, and Section 5.6, City and County of Honolulu – Zoning, Draft EA).
Environmental Justice [Executive Order 12898]	The project site is suitable for the proposed use and is compatible with the surrounding uses, mostly because the area is currently underdeveloped. The project will not impact any EJ populations, either directly or indirectly. The project area does not have a high incidence of Title IV populations.

HUD Environmental Standards	Determination and Compliance Documentation
Noise Abatement and Control [24 CFR 51 B]	The project site is located in an area comprised of residential and agricultural lots. Although the project will involve the generation of construction associated noise resulting from building and driveway construction, utility installation, and building construction, it is expected to be temporary and short-term in duration. The predominant noise source is traffic along Fort Weaver Road. Construction equipment is expected to include, but not be limited to, excavators, loaders, flatbed trucks, concrete mixers, concrete delivery trucks, cranes, welders and powered hand tools. All internal combustion equipment will be muffled in accordance with standard engine operating practices. No further mitigation measures beyond the use of properly muffled engine equipment and limiting the hours of work are anticipated to be required. If equipment used during construction generates noise higher than allowed by the Noise Code, a Noise Permit from the Department Health will be obtained. No work during nights and weekends are anticipated, and a Noise Variance will not be required. (See Section 4.1.7, Draft EA).
Toxic/Hazardous/Radio active Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	There are no known environmental conditions on-site, that will adversely affect using this site for a residential shelter, education center, and services center, or could adversely affect the health and safety of the occupants. According to EPA Region 9, the project site is not considered a hazardous site. (See EPA, Cleanups in My Community, 2011. http://iaspub.epa.gov/apex/cimc/f?p=255:41:2256665817494310:::P41_GEOSEARCH:21.38888%20-157.98333).
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	There are no stationary above ground storage tanks more than 100 gallons in size within line of sight of the project. (Personal observation, Chester Koga, R. M. Towill Corporation, August 9, 2007).
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	Hickam Air Force Base and the Honolulu International Airport are located more than 5 miles from the project site. The Kalaeloa Airport is located approximately 3.7 miles from the project site. Formerly the Barbers Point Naval Air Station, the Kalaeloa Airport is now primarily a commuter facility under the jurisdiction of the State Department of Transportation. The proposed residential shelter involves buildings not exceeding 25 feet in height. All proposed structures will not impact airport clear zones and accident potential zones. (See 14 Code of Federal Regulations Part 77, from Doc. No. FAA-2006-25002, 75 FR 42303, July 21, 2010; and Section 2, Draft EA.)

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes**: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The project site is designated R-5 (Residential District). The purpose of the residential district is to "allow for a range of residential densities. The primary use shall be detached residences." "The intent of the R-7.5, R-5 and R-3.5 districts is to provide areas for urban residential development." The proposed project is consistent with the R-5 zoning of the district which allows development on lots with a minimum of 5,000 s.f. Within the zoning district not more than 50 percent of the lot can be covered with buildings. Building height limits in the district are 25-30 feet. No land use changes are anticipated and therefore no mitigation is proposed. Development of the shelters and the school will require conditional use permits which have been granted by the City and County of Honolulu Department of Planning and Permitting. (See Chapter 21-3.70, Revised Ordinances of Honolulu; Figure 17, Draft EA; and Conditional Use Permit Nos. 2009/CUP-47, 48, 49)
Compatibility and Urban Impact	1	The residential shelter project is compatible with surrounding land uses. Land surrounding abutting old Fort Weaver Road is R-5 Residential District which allows for a range of residential densities. In an August 9, 2007 meeting with the 'Ewa Neighborhood Board, the board voted unanimously to endorse the project. (See Chapter 21-3.70, Revised Ordinances of Honolulu and 'Ewa Neighborhood Board Meeting Minutes, August 9, 2007).
Slope	1	Elevations on the site range from approximately 38 feet above mean sea level (msl) near old Fort Weaver Road to 24 feet above mean sea level near the eastern boundary of the site. The average cross slope is approximately 3 percent. On average, the site can be considered relatively flat. (See Figure 4, Topographic Map, Draft EA).
Erosion	1	The project area does not have any indication of erosion problems. The project will comply with applicable stormwater runoff provisions in accord with State Department of Health and City and County of Honolulu drainage standards. (See Chapter 11-54, Water Quality Standards, Chapter 11-55, Water Pollution Control, HAR; and Rules Relating to Soil Erosion Standards and Guidelines, Department of Planning and Permitting).
Soil Suitability	1	Soils on the project site are from the Waialua silty clay series. These are moderately well-drained soils on alluvial fans on the

		island of O'ahu. The proposed project is expected to have no significant impact on soil conditions. (See Soil Survey of Islands of Kaua'i, O'ahu, Maui Moloka'i, and Lāna'i, State of Hawai'i, U.S. Department of Agriculture, 1972)
Hazards and Nuisances including Site Safety	1	The project area is not adversely affected by on-site hazards or nuisances. There should be adequate on-site parking for the project. (See Section 4.2.2, Traffic and Roadways, Draft EA).
Energy Consumption	1	The project will not utilize an inordinate amount of energy. The units will be constructed in accordance with the City and County of Honolulu Building Energy Conservation Code. The site is served by Hawaiian Electric Company. (See Chapter 32, Building Energy Conservation Code, ROH).

Noise - Contribution to Community Noise Levels	1	The proposed project is located in an area comprised of residential and agricultural lots. Construction noise would be temporary and short-term in duration. However, construction noise is not anticipated to generate noise higher than allowed by the Noise Code. In the long term, the project should not be a significant noise generator. The project fronts old Fort Weaver Road which is a local County roadway. (See Title 11, Chapter 46, Community Noise Control, HAR; and Section 4.1.7, Noise, Draft EA).
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The proposed project will not have an adverse effect on air quality in the region. The project will not generate point sources of emissions. A request for determination has been sent to the State Department of Health for confirmation.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The mass and scale of the proposed project is in keeping with the neighborhood. All proposed structures will be one-story in height which is compatible with the single family residential dwellings located in the R-5 zoning. Landscaping will be installed as part of project implementation. (See Section 2, Project Description, draft EA).

Socioeconomic	**Code**	**Source or Documentation**
Demographic Character Changes	1	The project will not change the demographics of the general region. It is anticipated that most of the at-risk youth who will utilize the shelter will be from the West O'ahu area. The project will serve at-risk youth who need a place to stay and someone to talk to while they work out their problems. (See Section 1.4, History, Draft EA).
Displacement	1	There will be no residential displacement resulting from the project. However, a portion of the site is currently utilized as a parking area for a bus operator. The remainder of the site is vacant. (See Section 2.2, Existing Conditions, Draft EA).
Employment and Income Patterns	2	There will be a temporary increase in jobs for construction workers as a result of this project. In the long term, there would be 101 staff personnel on the site for the services center, residential shelters, and education center. (See

		Section 2.5, Center Personnel, Draft EA).

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	2	Part of the project includes an education center for at-risk youth. Teachers at the center will be certified by the State Department of Education. The project should have a beneficial impact upon existing schools in the area by providing a separate education facility for at-risk youth which can provide a curriculum catered for their needs. (See Section 2.4.1 Residential Shelters, Education Center and Services Center, Draft EA).
Commercial Facilities	1	The project is located in close proximity to the 'Ewa, Kapolei and Waipahu areas which are served by a variety of commercial and retail services within ½ to 5 miles. (Personal observation, Chester Koga, R. M. Towill Corporation, August 9, 2007).
Health Care	1	The project area is served by a full range of health care professionals (general physicians, dental, optometrists, and medical specialists), within a 5 mile radius. (Personal observation, Chester Koga, R. M. Towill Corporation, August 9, 2007).
Social Services	2	The project includes social services which may be needed by at-risk youth which would be utilizing the facility. This includes but is not limited to: foster care coordination, independent living counseling, therapeutic services, family outreach, skill building, mental health support, and family counseling. In addition, the Ewa area is served by social service providers – i.e., job placement, public welfare, family counseling, day care – within 2 -5 miles of the project area. (See Section 2, Project Description, Draft EA).
Solid Waste	1	Solid waste disposal will be provided via a private company. The collected waste will be disposed at the City and County of Honolulu's garbage to energy plant or at the Waimānalo Gulch Sanitary Landfill. (See Section 2.7.4 Solid Waste, Draft EA).
Waste Water	1	The project site is not served by municipal sewer service and is located in the Critical Wastewater Disposal Area where no new cesspools will be allowed. Thus, a septic system with a leaching field is proposed to serve as the individual wastewater system for the project site. (See Section 2.7.2 Sewer System).
Storm Water	1	The project will be built in compliance with applicable City and County of Honolulu stormwater standards. Additional storm flows attributed to the project will be kept on-site so that the project will result in no net increase in runoff. (See City and County of Honolulu Rules Relating to Storm Drainage Standards).
Water Supply	1	The project will obtain water service from the City and County of Honolulu Board of Water Supply through a combination of existing and new meters. (See Section 2.7.1 Water Service,

		Draft EA).
Public Safety - Police	1	Police protection is provided to the project area by District 3, Pearl City Police Station, which serves the Waipahu, 'Ewa and Wai'anae areas. (See Section 2.7.5, Police, Fire and Medical, Draft EA).
- Fire	1	The 'Ewa and Waipahu fire stations currently provide emergency service for the project area. (See Section 2.7.5, Police, Fire and Medical, Draft EA).
- Emergency Medical	1	The St. Francis West Medical Center is located in West Loch which is in close proximity to the project site. (See Section 2.7.5, Police, Fire and Medical, Draft EA).
Open Space and Recreation - Open Space	1	There are several parks in the vicinity, 'Ewa Beach Community Park, 'Ewa Beach Park, Hoaeae Community Park, Waipahu Cultural Garden Park, West Loch Shoreline Park, Hans L'Orange Park. (See Section 2.7.6, Parks, Draft EA).
- Recreation	1	There are schools and organizations in the project area which provide after school events, sports programs, and other recreational opportunities. The project should not significantly impact existing programs since the proposed project seeks to provide a wide range of services on-site for its at-risk youth clients. (See Section 2, Project Description, Draft EA).
- Cultural Facilities	1	There is a public library in the area which occasionally hosts art and history exhibits in the area. There are numerous other cultural programs in the area as well. The project should not significantly impact existing programs since the proposed project seeks to provide a wide range of services on-site for its at-risk youth clients. (See Section 2, Project Description, Draft EA).
Transportation	1	The project site is accessible from old Fort Weaver Road. Public transportation in the form of the City and County of Honolulu bus system is also available. The closest bus stop is located at the corner of old Fort Weaver Road and Fort Weaver Road. Traffic operations under Year 2012 with project conditions are expected to remain similar to Year 2012 without project conditions during the AM and PM peak periods. The total traffic volumes entering nearby intersections are expected to increase by 1% or less during both peak hours of traffic with the proposed project. (See Traffic Impact Assessment Report, Prepared by Wilson Okamoto Associates, May 15, 2007; and Personal observation, Chester Koga, R. M. Towill Corporation, August 9, 2007).

Natural Features		**Source or Documentation**
Water Resources	1	Groundwater will not be affected by the project which will use a combination of existing and new meters from the City and County of Honolulu Board of Water Supply. No new wells will be drilled so the water quality of the existing aquifer will not be affected. (See Section 2.7.1, Water, Draft EA).
Surface Water	1	There are no rivers, creeks, or open bodies of water in the area that would be affected by water runoff or sedimentation

		from the project site. Construction stormwater will be managed in accord with applicable State Department of Health and City and County of Honolulu standards. In the long term, permanent drainage improvements will result in no net increase in runoff. (See Chapter 11-54, Water Quality Standards, Chapter 11-55, Water Pollution Control, HAR; and City and County of Honolulu Rules Relating to Storm Drainage Standards).
Unique Natural Features and Agricultural Lands	1	The project site does not contain any unique landforms considered to be local landmarks nor important for information concerning natural history. There are no rare, or unique vegetative resources present on the site. (See Section 5.5, 'Ewa Development Plan, and Section 4.1.4, Flora/Fauna, Draft EA).
Vegetation and Wildlife	1	Several species of introduced avifauna are expected to be present at the project site and the surrounding region. Mammal species present at the project site include dogs, cats, rats, and mice. Plants at the project site are limited to common landscape plants, shade trees and introduced shrubs and ground cover. (See Section 4.1.4, Flora and Fauna, Draft EA).

Other Factors		**Source or Documentation**
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	The project site is located within Zone X. The Zone X designation is used for areas located outside the 100-year floodplain. The proposed project is not expected to be impacted and flood insurance is not required. (See Figure 16, Flood Map, Draft EA).
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The project is not located in a designated Coastal Barrier Resources Area. The Coastal Barriers Resources Act pertains to areas along the Atlantic Coast, Gulf of Mexico or Great Lakes. The project is not located in those areas. (See Section 2, Project Description, Draft EA).
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The project does not involve the sale or acquisition of an existing building or structure. (See Section 2, Project Description, Draft EA).
Other Factors		None.

Summary of Findings and Conclusions

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

A Delayed Alternative was also considered. This alternative proposes that construction of the residential shelters and education center be postponed to a later time. Construction expenditures for the proposed project would be averted in the short-term but would eventually be required at a future date when the project is undertaken. Project costs at this future period in time are expected to be higher due to inflation and price escalation of labor and materials. The potential for environmental impacts associated with delay of the project are expected to be similar to the preferred alternative and would involve no significant adverse impacts. However, like the No Action Alternative, further delay would fail to address the objectives of Hale Kipa. For these reasons, the Delayed Alternative is also rejected from further consideration.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

The No Action Alternative proposes maintaining the status quo leaving the site unchanged. The No Action Alternative would preclude the potential for environmental impacts given that there would be no new buildings and no demand placed on additional municipal services. Taking no action would result in not meeting the desired objective of Hale Kipa to "... provide opportunities and environments that strengthen and encourage youth, their families and communities to actualize their potential and social responsibility." Because the No Action Alternative does not address the objectives of Hale Kipa, it was rejected from further consideration.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

1. Based on review by the SHPD, a qualified archaeologist will be on-site for all ground altering activities during the early phases of the project, and for all excavations that are planned to proceed below 1 meter in depth. However, if the excavation proves to be entirely contained within sterile fill, then monitoring activities may be switched to an on-call basis following direct consultation with SHPD.

2. To address construction noise, all internal combustion equipment will be muffled in accordance with standard engine operating practices. No further mitigation measures beyond the use of properly muffled engine equipment and limiting the hours of work are anticipated to be required. If equipment used during construction generates noise higher than allowed by the Noise Code, a Noise Permit from the Department Health will be obtained. No work during nights and weekends are anticipated, and a Noise Variance will not be required.

3. During construction, fugitive dust could be generated that would be a nuisance source of air pollution. Where applicable, fugitive dust will be controlled with dust fencing and regular wetting of disturbed areas by the contractor. No further mitigation measures with regards to air quality are anticipated to be required. Exposed earth will be planted at the earliest opportunity to reduce soil erosion and minimize dust impacts.

4. To address drainage issues, the project will comply with applicable stormwater runoff provisions in accord with State Department of Health and City and County of Honolulu drainage standards.

Additional Studies Performed
(Attach studies or summaries)

1. *Draft Environmental Assessment, Hale Kipa Residential Shelter*, Prepared for Hale Kipa, Inc., Prepared by R. M. Towill Corporation, September 2011.
2. *Traffic Impact Assessment Report, Hale Kipa Residential Treatment and Educational Center*, Prepared by Wilson Okamoto Associates, May 15, 2007.
3. *Botanical Resources Assessment for the Hale Kipa Services Center*, Prepared by Maya LeGrande, LeGrande Biological Surveys Inc., February 2007.
4. *Archaeological Inventory Survey for the Proposed Hale Kipa Project*, Prepared by Cultural Surveys Hawai'i, Inc., August 2009.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

1 **CITY AND COUNTY OF HONOLULU**
Department of Planning and Permitting
Honolulu Fire Department
Board of Water Supply
Honolulu Police Department
Department of Design and Construction
Department of Transportation Services
Department of Parks and Recreation
Department of Enterprise Services

2 **STATE OF HAWAI'I**
Department of Land and Natural Resources
Department of Transportation – Highways Division
Department of Health
Office of Hawaiian Affairs

3 **FEDERAL GOVERNMENT**
U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
U.S. Department of Agriculture

4 **ELECTED OFFICIALS, ORGANIZATIONS AND INDIVIDUALS**
Councilman Tom Berg
'Ewa Neighborhood Board
State Representative Rida Cabanilla
State Senator Will Espero

5 **ORGANIZATIONS AND INDIVIDUALS**
Hawaiian Electric Company
Hawaiian Telcom, Inc.
Oceanic Cable
Kahi Mohala

PROJECT SUMMARY

Project:	Hale Kipa Complex
Landowner/Applicant:	Hale Kipa, Inc. 615 Piʻikoi Street, Suite 203 Honolulu, Hawaiʻi 96814 Contact: Ernest Pletan-Cross
Accepting Agency:	C&C of Honolulu, Department of Community Services
EA Trigger	Use of government funds
Agent:	R.M. Towill Corporation 2024 North King Street, Suite 200 Honolulu, Hawaiʻi 96819 Contact: Chester Koga, AICP
Location:	Old Fort Weaver Road Honouliuli, Oʻahu, Hawaiʻi
Tax Map Key:	Tax Map Key (1) 9-1-17: 082
Proposed Action:	Construction of three (3) residential shelters at 2,643 s.f. each, one (1) 11,000 s.f. services center and one (1) 3,945 s.f. education center
Land Area:	4.26 acres
Present Use:	Vacant and bus parking (an interim use)
State Land Use District:	Urban
Ewa Development Plan Land Use Designation:	Low and Medium Density Residential
Present Zoning:	Residential R-5 (5,000 s.f. minimum lot size)
Special Management Area (SMA):	Not located in the SMA
Permits Required:	Building Permit, Trenching Permit, Drain Connection Permit, Grading Permit, National Pollutant Discharge Elimination System, Conditional Use Permit-Major (group living facility) and Conditional Use Permit-Minor (school and meeting facility)
Anticipated Determination:	Finding of No Significant Impact (FONSI)

SECTION 1
INTRODUCTION

1.1 INTRODUCTION

Hale Kipa, Inc. (Applicant) proposes the construction of three (3) 2,643 square foot (s.f.), eight bed, ADA-compliant residential shelters that will replace existing facilities, a 3,945 s.f. educational facility, and a 11,000 s.f. services center consolidating programs, services and administration. The project will enhance services to clients, provide an integrative and collaborative environment for staff/volunteers, include a training center for staff/foster families, and significantly reduce overhead relating to leases and maintenance. Consolidation of services will create economies of scale for the organization.

1.2 PROJECT LOCATION

The proposed project is located on the ‘Ewa Plain in the district of Honouliuli of the Island of O‘ahu. **See Figure 1, Project Location**. The property is accessed from Old Fort Weaver Road. **See Figure 2, Tax Map Key.**

The project site is identified as Tax Map Key (TMK): (1) 9-1-017: Parcel 082 (4.26 ac.) and is owned by the Applicant. The project site is bordered to the west by Old Fort Weaver Road, residential uses to the north, a business and vacant land to the south, and a large residential lot and a portion of the West Loch Golf Course to the east.

1.3 Mission

“Hale Kipa provides opportunities and environments that strengthen and encourage youth, their families and communities to actualize their potential and social responsibility.”

1.4 History

For over 3 decades, Hale Kipa has been "the House of Friendliness" to thousands of Hawaii's runaways and homeless youth who have needed a place to stay and someone to talk to while they work out their problems. During this time, Hale Kipa has provided shelter and other services to more than 30,000 youth.

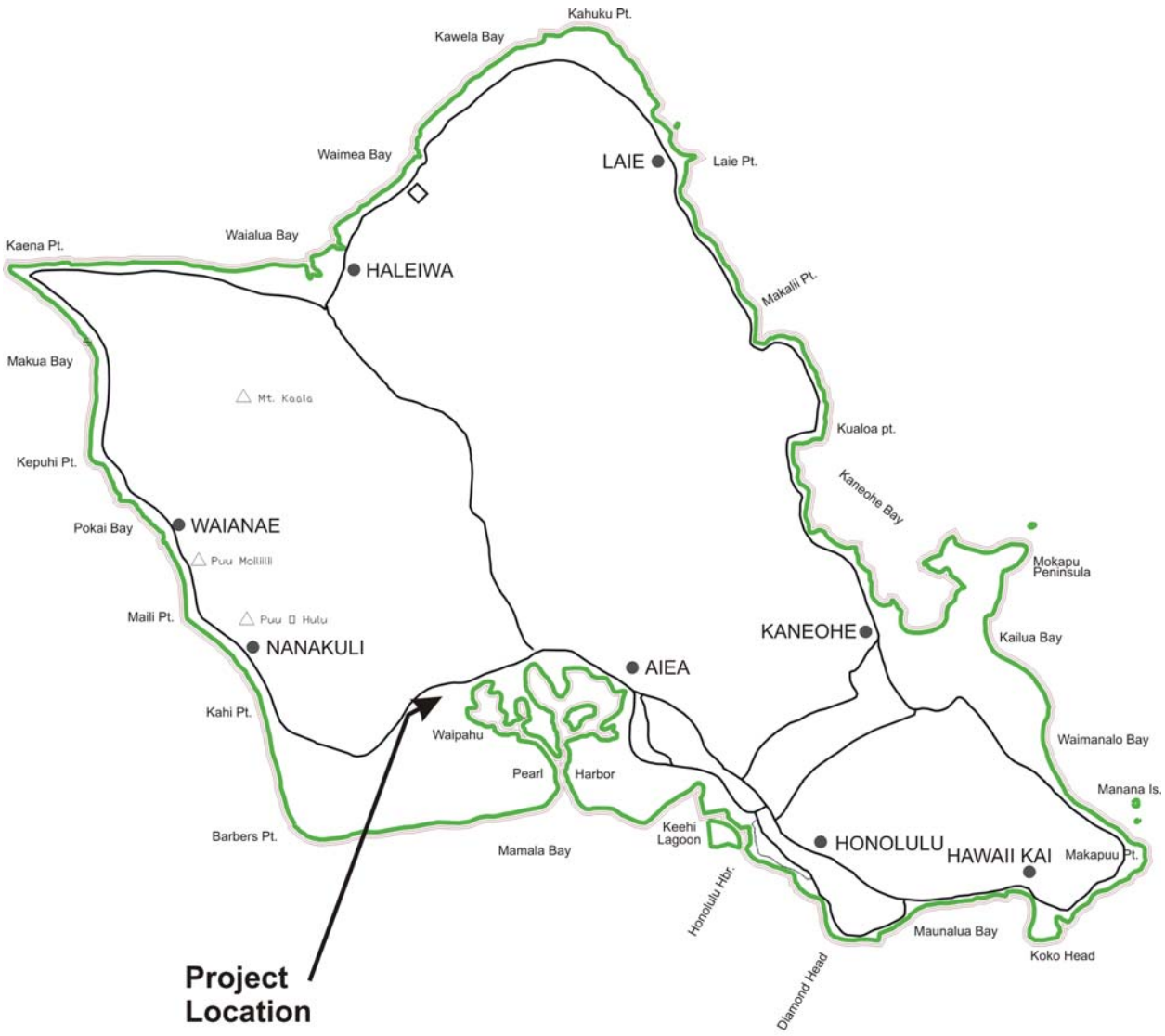
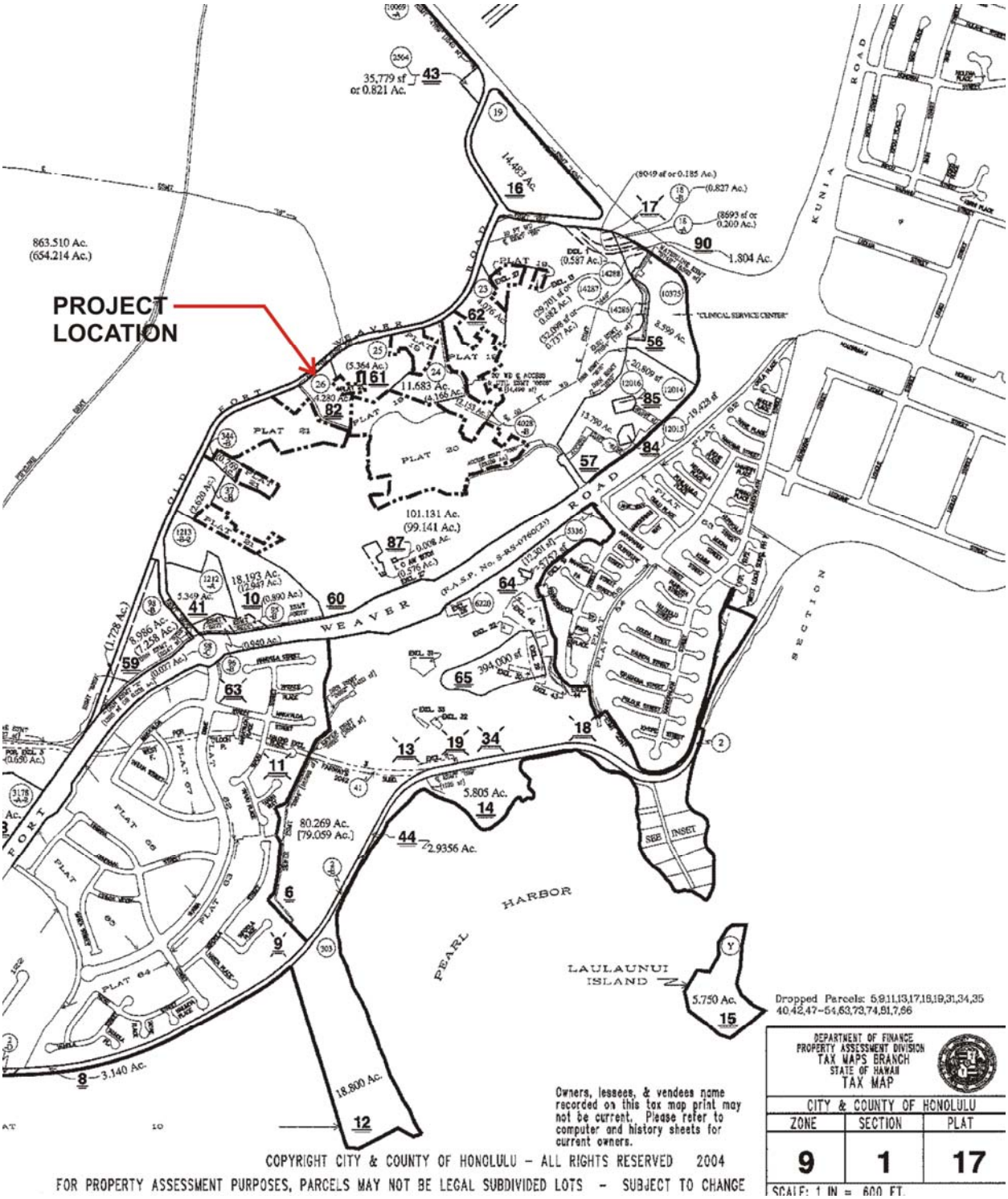


FIGURE 1
PROJECT LOCATION
HALE KIPA RESIDENTIAL CENTER
Kawailoa, O'ahu, Hawai'i

0 2 4 6 Miles 12

R. M. TOWILL CORPORATION December 2006

Figure 2 Tax Map Key



1970 A group of concerned community citizens, including the Junior League, police, and area churches, observes an alarming number of distressed teenagers, who for one reason or another had left home. In response to these and other identified community needs, these groups gather together to help form Hale Kipa to operate a single group shelter for adolescents in need.

1979 After nearly a decade of experience in youth services, Hale Kipa realizes that some youth, particularly the younger and abused, would be better served in foster home settings. Hale Kipa develops the Kamala Home program to complement their group home. Licensed foster homes are also developed to care for more difficult youth in a structured foster home setting with experienced foster parents.

1980 Hale Kipa initiates the first of its non-residential services: A Family Counseling Unit is created to help keep youth in their own homes and prevent unnecessary shelter placements. The program provides follow-up studies on youth and families that have been reunited after having received Hale Kipa's residential services.

1989 Collaborating with other community agencies, Hale Kipa responds to a need for serving street-identified homeless youth by developing the Youth Outreach (YO!) Project. Hale Kipa and the Waikiki Health Center provide material, social and medical services to street youth in Waikiki. Hale Kipa identifies a need to assist older youth in foster care to better prepare for adulthood. With the help of a Hughes Grant, Hale Kipa begins its Independent Living Program, supplemented a few years later by ILP Training Apartments, which provide intensive residential, independent living support for youth transitioning out of foster care.

1991 Hale Kipa joins forces with Marimed and the Kokokahi YWCA to provide intensive therapeutic services to emotionally challenged teens. The Kailana Program offers day and residential services.

1993 In its efforts to provide early intervention to high-risk youth, Hale Kipa initiates the Ho'okala Program. Receiving referrals from the police, Ho'okala provides diversion (intake and assessment) for youth picked up for status offenses and non-violent minor law violations.

1994 Hale Kipa enters into additional collaborations, including Hui Malama Ohana with the KEY Project, PACT and Susannah Wesley Community Center. This venture

provides school, community, and family outreach to help families resolve differences and stay intact. These services were formally offered in the Puuwai Momi Public Housing area through the Holo Mua Project.

In partnership with the Consuelo Alger Foundation, Hale Kipa develops an outreach, counseling, and skill-building program targeted for young men and women who had experienced sexual exploitation or homelessness. This program no longer exists.

1994 Hale Kipa expands its residential program to include Hanai Homes, transitional foster care whose services focus on youth needing more time and social skill building before returning home or to a long term placement.

1997 In collaboration with Catholic Charities Family Services, the Marimed Foundation and PACT, Hale Kipa forms the Oahu Provider's Group. The Group offers a full continuum of outpatient services on a fee-for-service basis through contract with the Child & Adolescent Mental Health Division of the Department of Health. The intent of this collaboration is to provide high-quality outpatient services to adolescents and families referred by Family Guidance Centers.

1999 Hale Kipa opens Residential Treatment Programs as part of an integrated continuum of Therapeutic Living Programs under contract with the Child & Adolescent Mental Health Division. These programs, serving 12-19 year olds, are a natural outgrowth of the organization's collaboration with the Marimed Foundation and Kailana, which ended in June. Hale Kipa has since added an Emergency Shelter for CAMHD youth.

Hale Kipa begins providing an Outreach Tracking Program under contract with the Office of Youth Services to extend outreach services to youth being discharged from the Hawaii Youth Correctional Facility in an attempt to ensure their successful return to the community and to reduce recidivism.

Hale Kipa expands its Foster Care Services, adding Foster Care with Therapeutic Service. Also expanded is the Family Counseling Unit that adds Intensive In-home Services through the Oahu Providers Group. Intensive Out patient services have been phased out.

The Hapai Program for pregnant and parenting young mothers is opened. This program is an essential piece of the continuum of adolescent services, insuring a safe and therapeutic place for young moms to begin the experience of raising their families.

2000 Hale Kipa adds a specialized treatment facility for young boys, Hale Kupono, and responds to the community's needs by opening individualized programs for special needs youth.

2000 Hale Kipa has been able to start and build on its Transitional Living Program that focuses on assisting young homeless persons transition into adulthood and out of homelessness. Starting with a residence for young adult men, we were able to add a residence for young women and also one for young pregnant and parenting young women.

2002 The Valid Court Order program is founded: an advocacy program for youth that violate court orders.

Hale Kupono for young girls is opened.

Hale Kipa opens Haloa House that provides a supportive and skill-building residence for young females transitioning out of foster care.

2004 Hale Kipa received a non-competitive bid to provide Advocate services on a much larger scale. It began to provide statewide, comprehensive, community-based care for child welfare children and youths as well as youths at risk of juvenile delinquency, and their families, using an expanded replication of the nationally successful Youth Advocate Programs (YAP), Inc. model.

2005 Hale Kipa added Pregnancy Prevention and Family Strengthening Services to its Hui Malama Ohana Youth Service Center.

2006 Hale Kipa began outreach services for Child and Adolescent Mental Health (CAMHD) and initiated Intensive In-Home services to support family strengthening.

2006 The agency’s foster home program was expanded to include Therapeutic Foster Homes on the Island of Hawaii.

Through the years, the Relief and Volunteer Program have supported all Hale Kipa's youth services by providing training, relief/temporary staff and volunteer opportunities.

Today, Hale Kipa is very much involved in the efforts of the Hawaii Youth Services Network, Partners in Care, Weed and Seed, Foster Care Initiatives and other partnerships. Hale Kipa also provides practicum placement for students. Hale Kipa is currently licensed as a child-

placing agency by the Department of Human Services and maintains approximately 25 private foster homes. At full capacity, Hale Kipa has approximately 50 youth in foster care placement.

The organization continues to demonstrate expertise in the areas of outreach, family counseling, emergency shelter, residential treatment, foster care and independent living, flexibility to individualize placement and services, strong and effective working partnerships and collaborations with other community agencies.

1.5 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT (EA)

This Environmental Assessment is prepared to address the requirements of Federal and State of Hawai‘i laws that include:

1. The National Environmental Policy Act (NEPA): The applicant, Hale Kipa, Inc. is applying for Community Development Block Grant funds through the City and County of Honolulu Department of Community Services. The planned use of Federal funds for development requires the preparation of a NEPA compliant Environmental Assessment.

2 Hawai‘i Revised Statutes (HRS), Chapter 343, Environmental Impact Statements, and Hawai‘i Administrative Rules (HAR), Chapter 11-200, Environmental Impact Statement Rules: The proposed project will involve the use of Federal funding disbursed through the City and County of Honolulu thereby requiring the preparation and review of an Environmental Assessment for the proposed action.

The purpose of this EA is 1) to inform interested parties of the proposed project, 2) disclose the potential for adverse environmental impacts, 3) identify measures proposed to sufficiently mitigate or ameliorate potential impacts, and 4) seek public comment on subject project. This EA further describes existing conditions at the project site and proposes mitigation measures to address potential adverse environmental impacts resulting from the proposed action.

SECTION 2
PROJECT DESCRIPTION

2.1 PROPOSED ACTION

Hale Kipa, Inc. proposes the construction of three (3) one story residential shelters each approximately 2,643 s.f. to be used as shelters for youth at risk. See **Figure 3, Site Plan**. Each shelter will house eight (8) youths and two (2) staff, and will have 4-bedrooms with (2) bathrooms, a staff room with bathroom, and a central dining and living room area. A one story 3,945 s.f. education center will be constructed to include three (3) small and three (3) large classrooms with a large multipurpose room that can be subdivided into classrooms in the future. Also included in the construction plans is a separate one story 11,000 s.f. services center with counseling rooms, administrative offices, and storage-equipment rooms.

2.2 EXISTING SITE CONDITIONS

The proposed residential shelters will be constructed on the back portion of the parcel which is fairly flat. See **Figure 4**. The land slopes from Old Fort Weaver Road toward the West Loch Golf Course. A portion of the site is currently used as a parking area for a bus operator. **See Figure 4 and Figure 5**. The remainder of the site is in wild vegetation. Three entry points to the site are currently provided from Old Fort Weaver Road.

Water service will be provided via an 8-inch water main along Old Fort Weaver Road from which one water line will be conveyed to the site and split to two (2) meters, one for water and one for fire protection. Requirements for additional water meter(s), hydrants, and facility charges will be addressed during the project development and permitting phases. The Board of Water Supply has indicated that the present water system is adequate to serve the proposed project. Power and communications are provided via overhead lines along Old Fort Weaver Road.

Access for a parcel located to the east of the project site, is provided along the southern edge of the property. Access to a parcel located to the north of the subject parcel is also granted access through the project area.

Figure 3 Site Plan

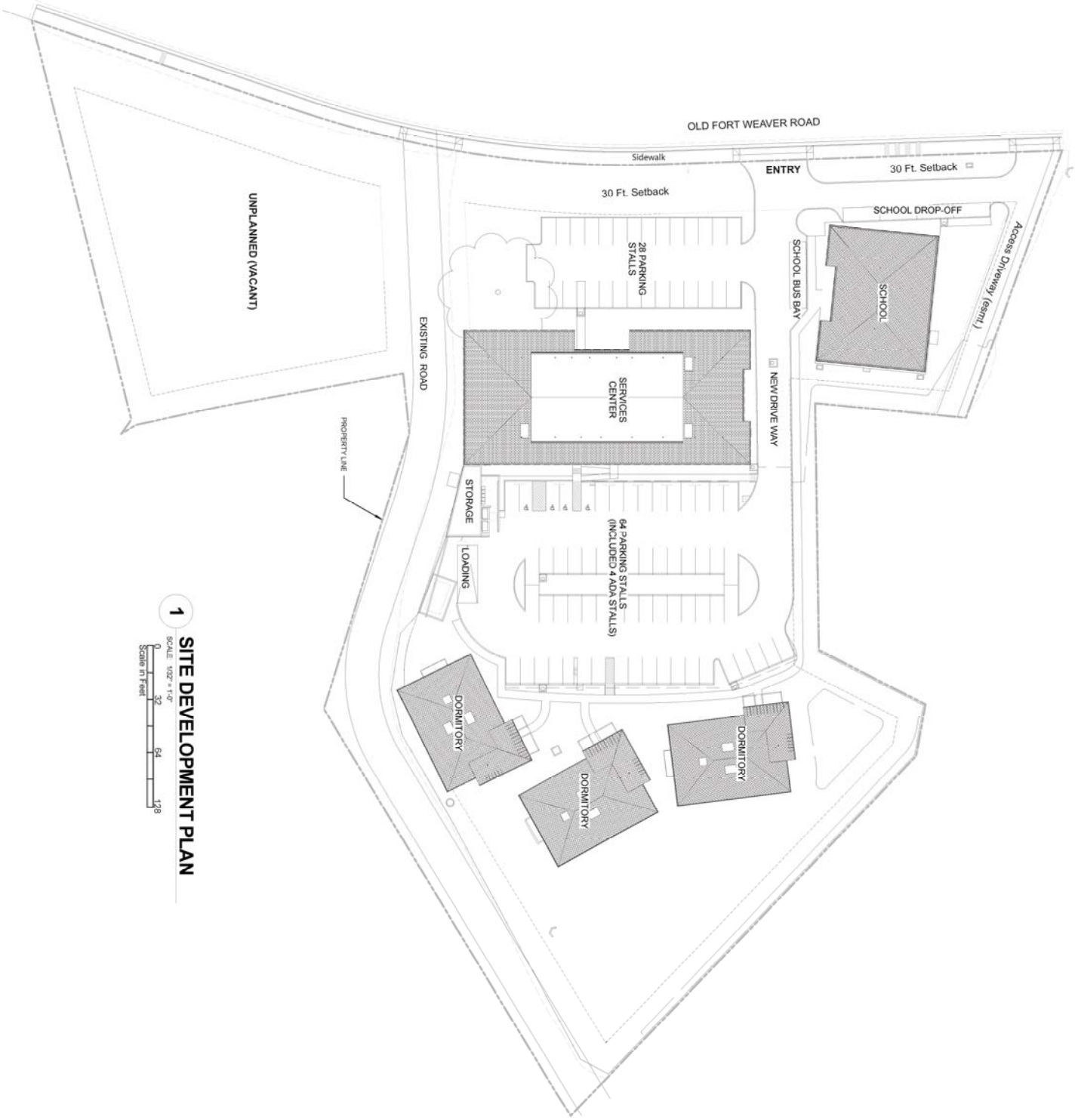


Figure 4 Topographic Map

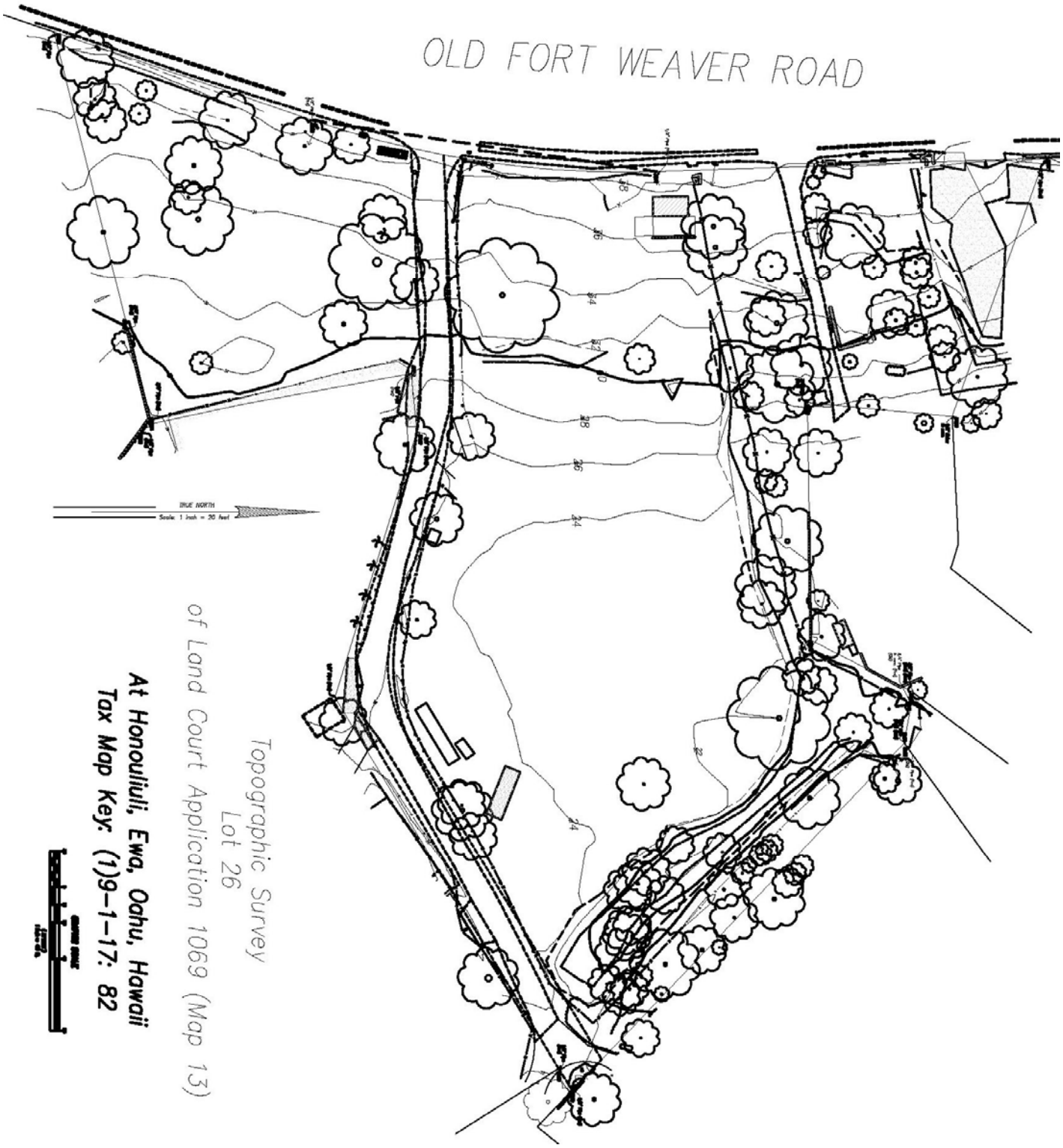


Figure 5 Photographs of Existing Site Conditions

2.3 HALE KIPA – PROGRAM AND SERVICES

SERVICES

- Individual, group and family counseling
- Coordinating services with schools, therapists, and other social service providers
- "Time Out" for youth and family
- Social and independent living skills
- Structured and supervised living environment
- Recreational Activities

POPULATION

- Male and females ages 7-17
- Youth in need of temporary shelter because of potential for abuse and/or neglect
- Runaways in need of shelter
- Youth having significant difficulties with their families
- Youth transitioning out of HYCF
- Youth & family seeking services to prevent Out of Home Placement
- Youth currently involved in the "system" (Child Protective Services, CAMHD or Family Court) and awaiting an alternative placement

ADMISSION CRITERIA

- Youth and parent willingness to comply with program expectations
- Meet respective age requirement
- Parental/legal guardian consent for services unless the youth is referred by Child Protective Services
- Persons with urgent needs or in emergency situations are given priority for services
- Capable of functioning in a community setting.

YOUTH RESPONSIBILITIES

- Participation in program activities
- Following program rules
- Participation in counseling
- Attending a school program/employed

DISCHARGE CRITERIA

- Individual and family goals completed
- Youth and families demonstrate unwillingness to comply with program expectations
- Another setting or level of care is deemed more appropriate

2.4 SITE PLAN

The proposed site plan for the 4.26 acres is shown in **Figure 3**. The site plan locates the education center to the front and north side of the property. The services center is located in the center of the property with the residential shelters located behind. Parking for staff, visitors and volunteers are located on the west and east sides of the services center. Ninety-six (96) parking stalls, including handicap and loading stalls, will be provided on the east and west sides

of the services center. A single entry is proposed from Old Fort Weaver Road. The site will be landscaped.

The existing driveway located along the southern boundary will remain as-is. The front yard setback is 30 feet. The southern portion of the property (35,776 s.f.) will not be developed as part of the shelter-education-service center complex. An access driveway easement is provided along the northern boundary of the property to service a lot to the east.

2.4.1 RESIDENTIAL SHELTERS, EDUCATION CENTER AND SERVICES CENTER

Residential shelters

Three (3) residential shelters will be developed on site. Each shelter is approximately 2,643 s.f. and will have 4 bedrooms sharing 2-bathrooms; staff room with bathroom, and a common dining and living room. Each shelter will accommodate eight (8) youths, and will be staffed by two (2) full-time (24-7) staff members. The staff will rotate on a shift basis. Each shelter will be self-contained and operate as a household unit.

A typical floor plan for the residential shelter is shown in **Figure 6, Residential Shelter Floor Plan**. Each of the dorms will share a common area outdoors. The exterior elevations of the shelters are shown in **Figure 7 and Figure 8.** The residential shelters will all be below 18'-2" tall from finish grade to the roof gable.

Education Center

A one-story 3,945 s.f. education center will be developed and will provide the 6 classrooms and a large multipurpose room (see **Figure 9, Education Center Floor Plan**). The multipurpose room may be subdivided in the future to provide classrooms. The teachers of the school will be certified by the Department of Education. The long range goal is to transform this transition school into a licensed Charter School in the future. Offices for the teachers will be located in the services center. The school elevations are shown in **Figures 10 and 11**. The height of the school is 22 ft. 3-inches from finish grade to the ridge.

Services Center

A one-story 11,000 s.f. services center ("Center") will be developed and will provide for the following functions (**see Figure 12, Services Center Floor Plan)**:

- counseling rooms
- program and administrative offices
- storage-equipment rooms

The building elevations are shown in **Figure 13**. The height of the building is 25-ft from finish grade. The center will provide staff space in support of the dorms and school and will be staffed by trained professions who will be able to service their clientele.

Figure 6 Residential Shelter Floor Plan

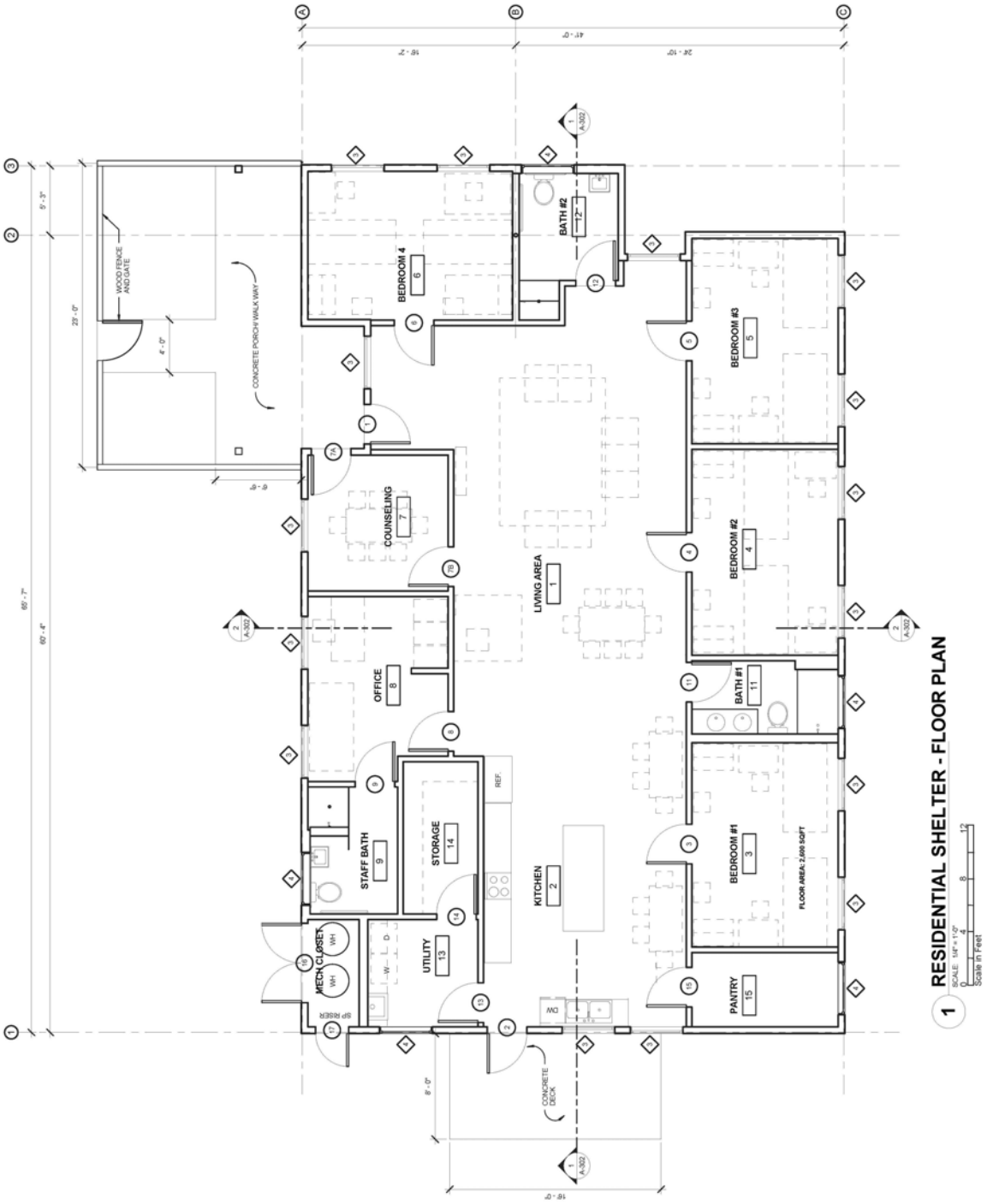
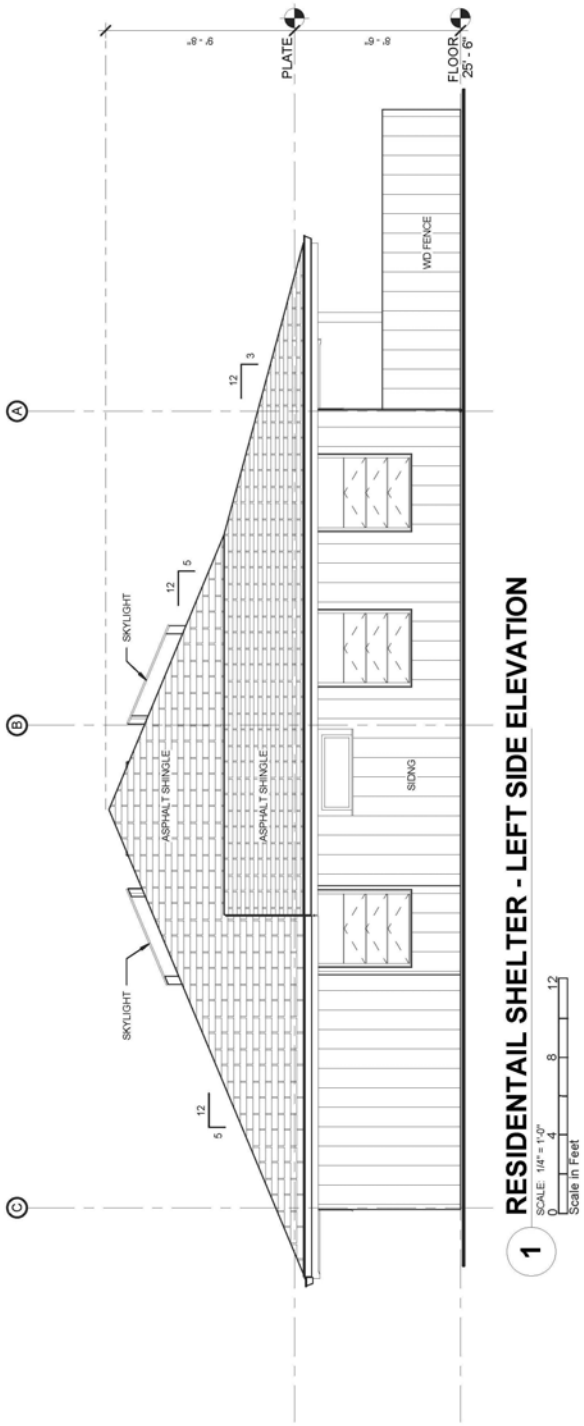


Figure 7 Residential Shelter Exterior Left and Right Elevations



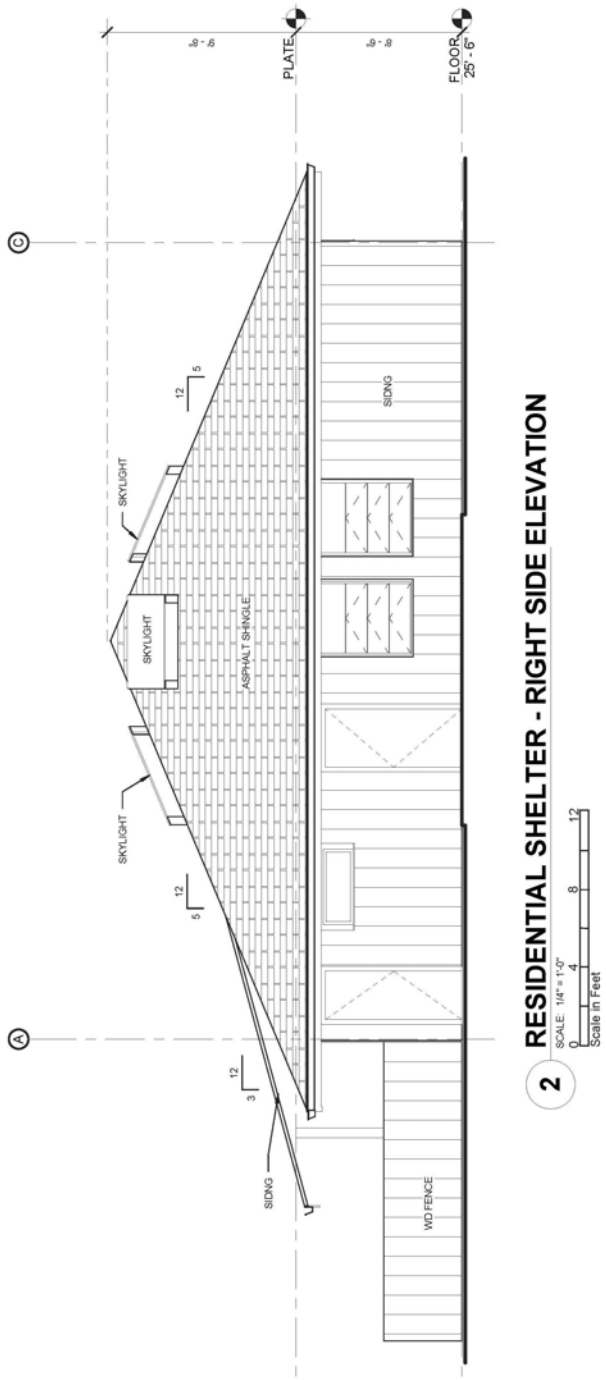
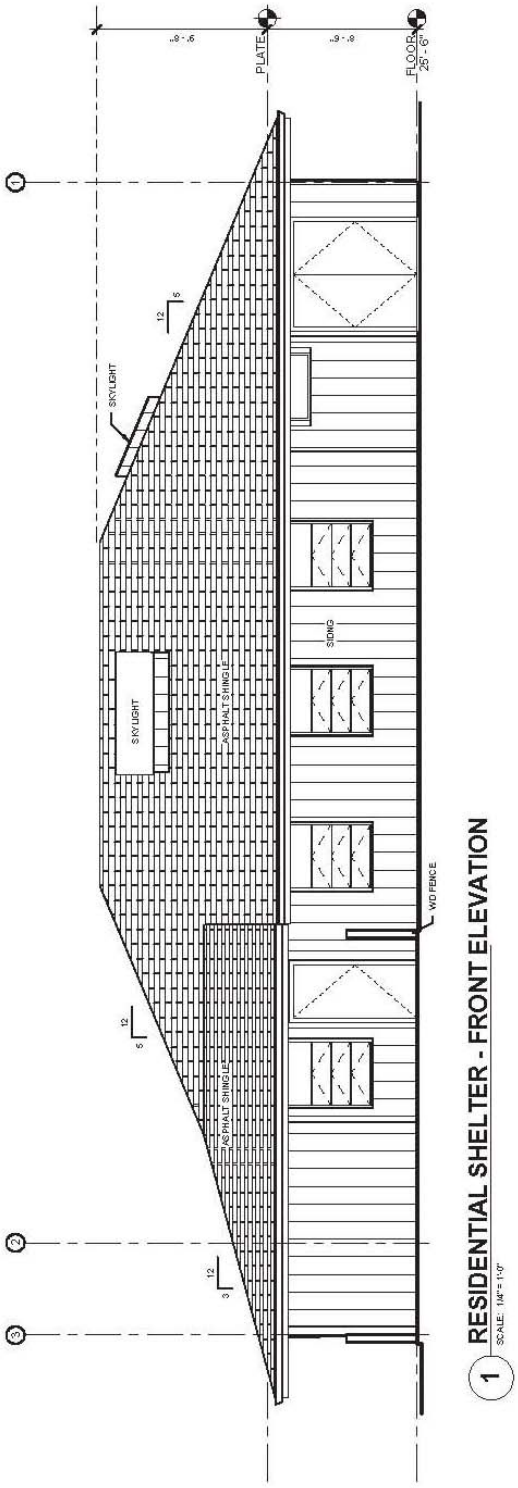


Figure 8 Residential Shelter Exterior Front and Rear Elevations



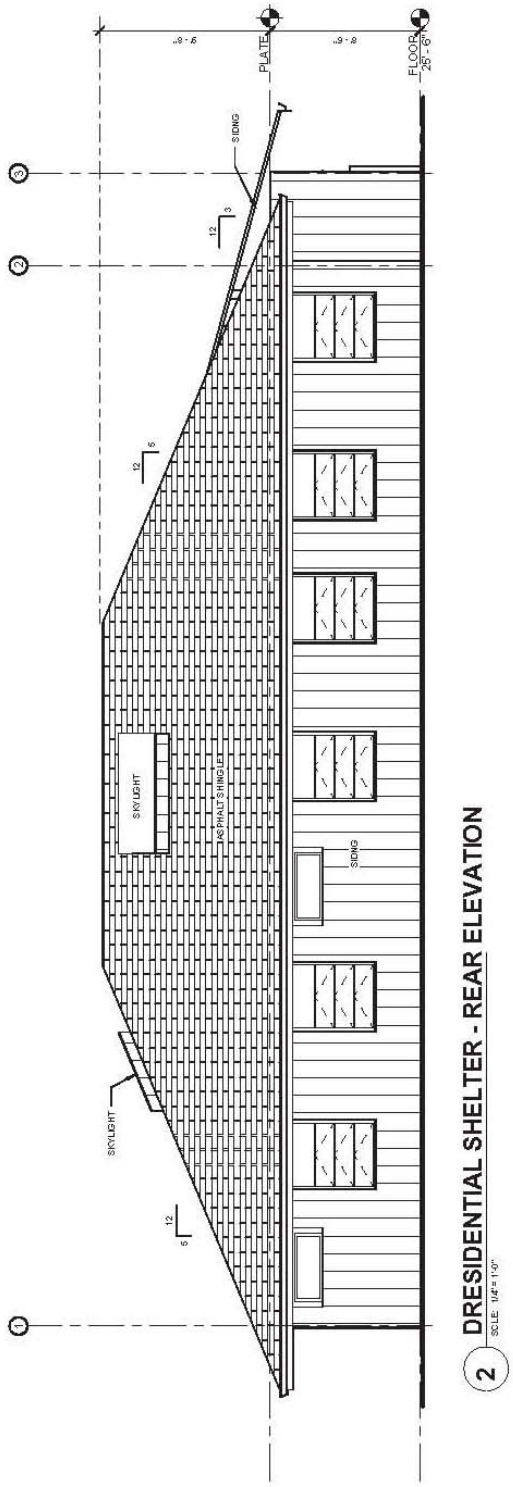


Figure 9 Education Center Floor Plan

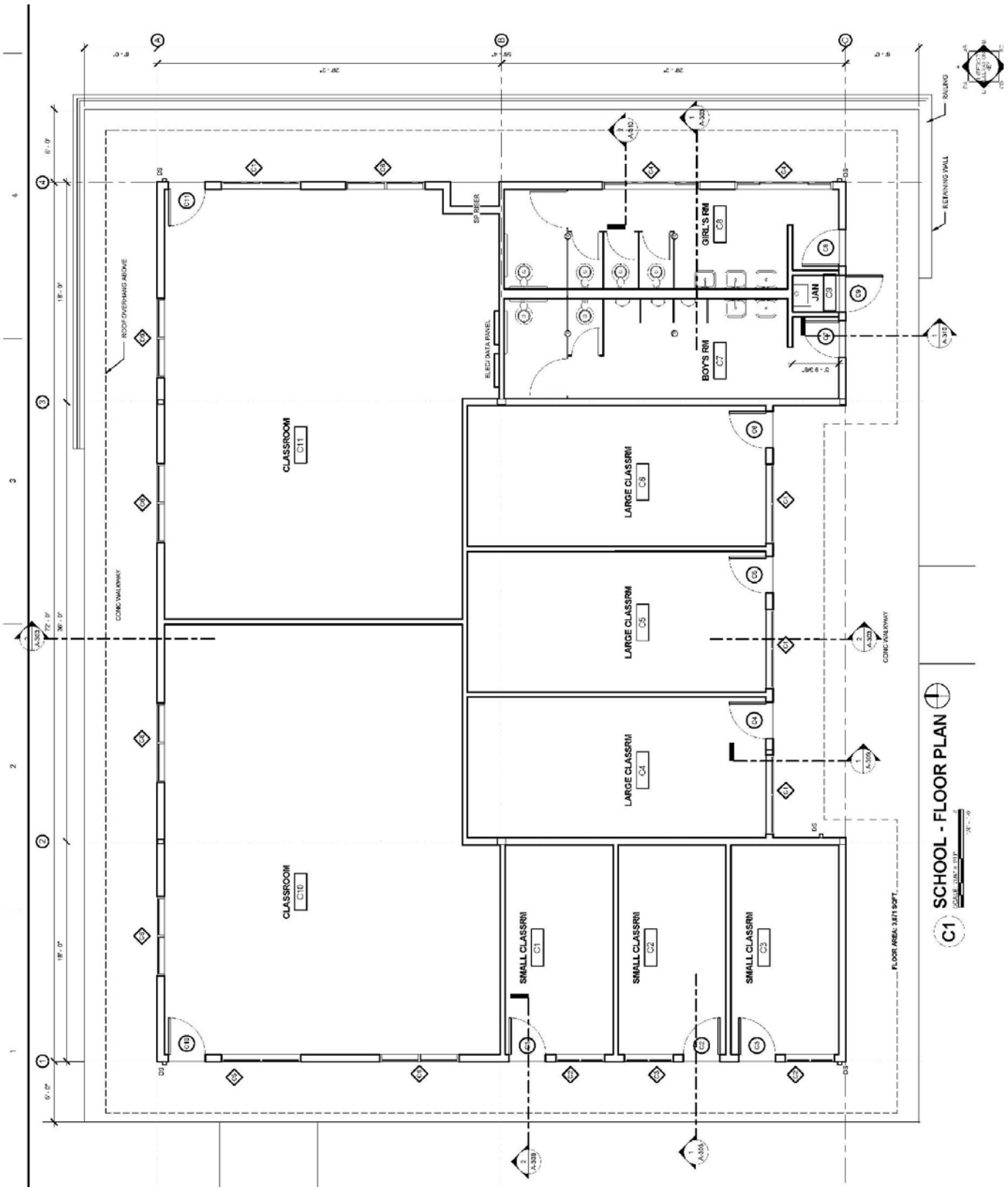


Figure 10 Education Center North and South Elevations

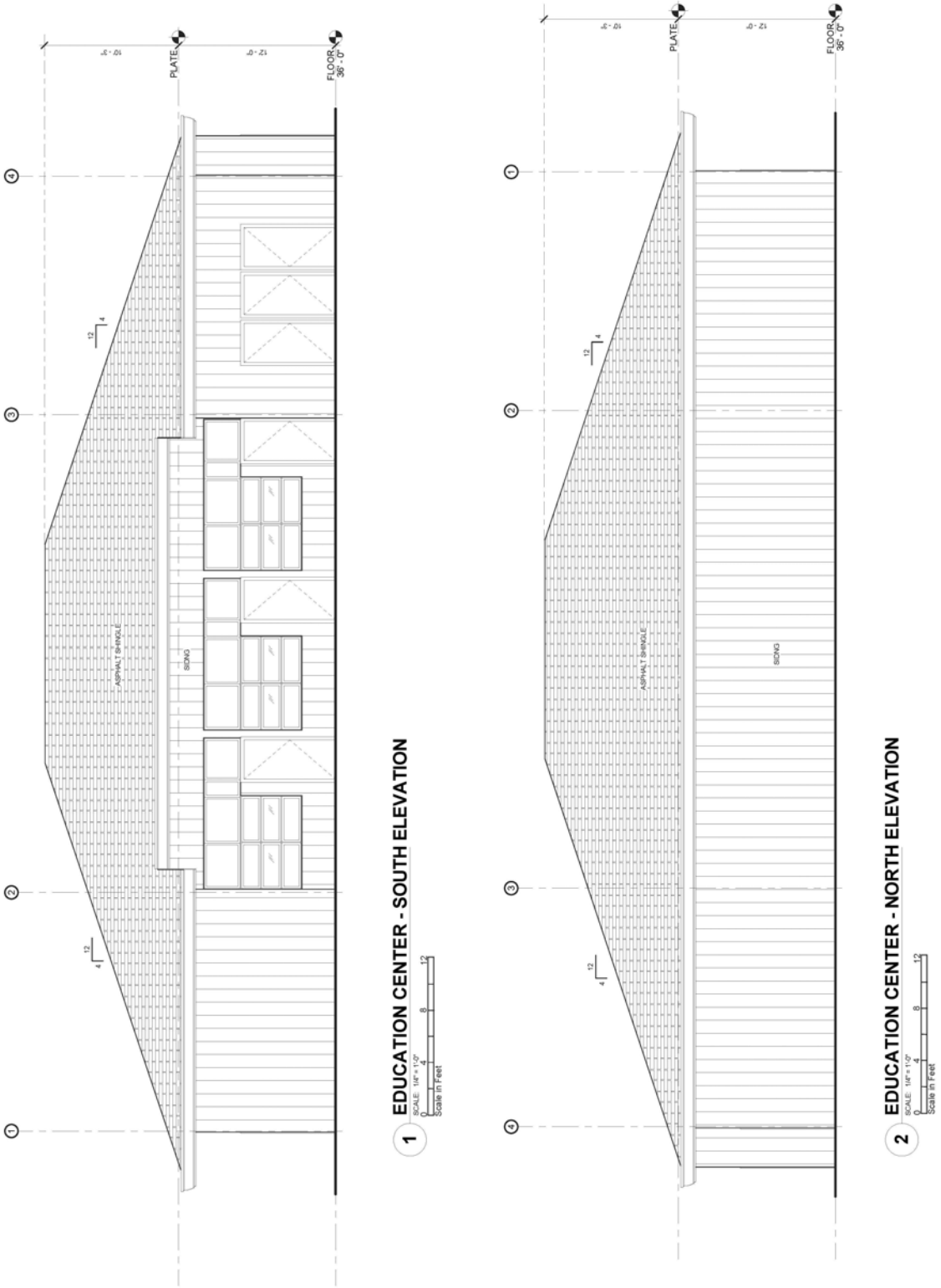


Figure 11 Education Center West and East Elevations

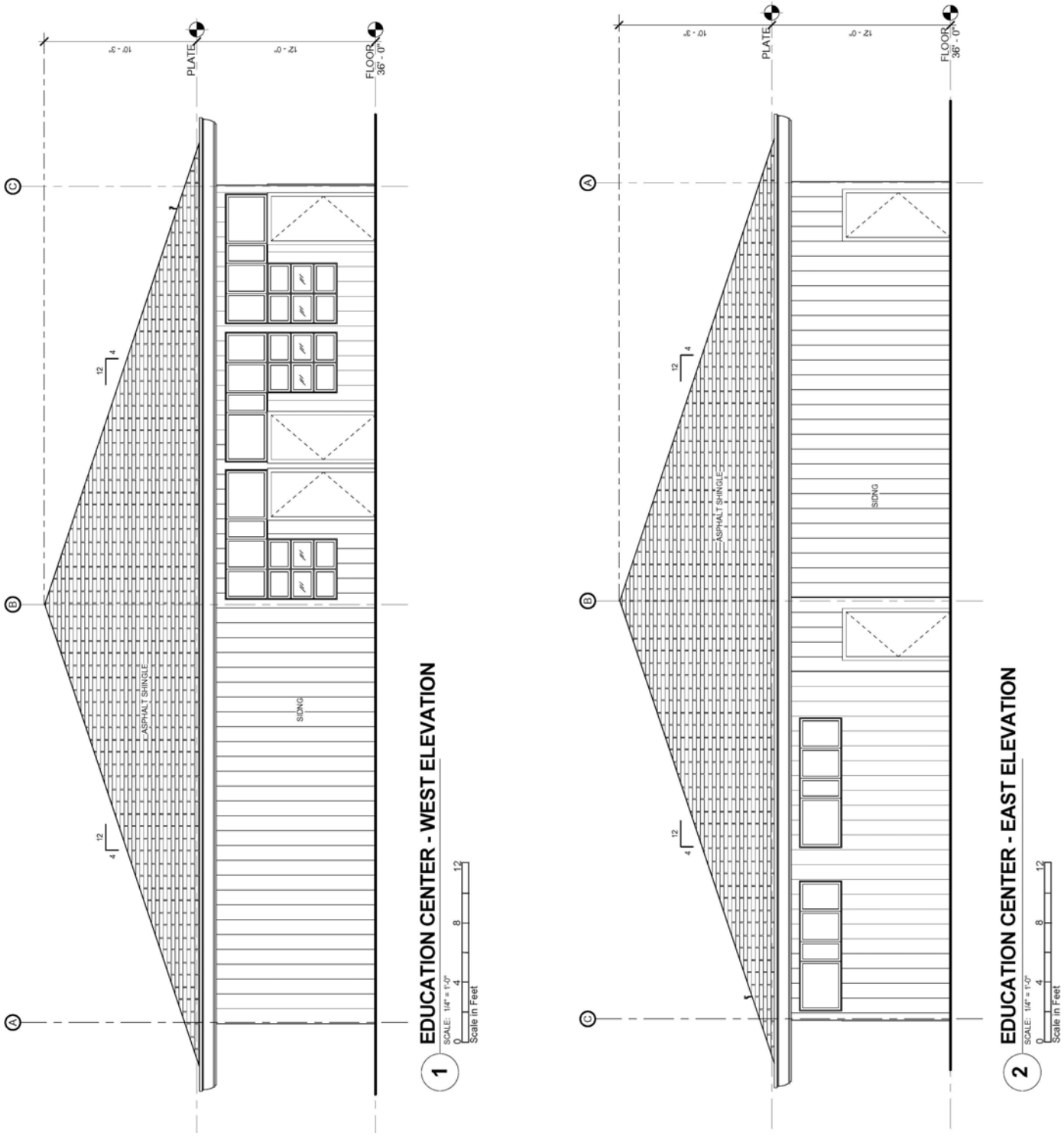
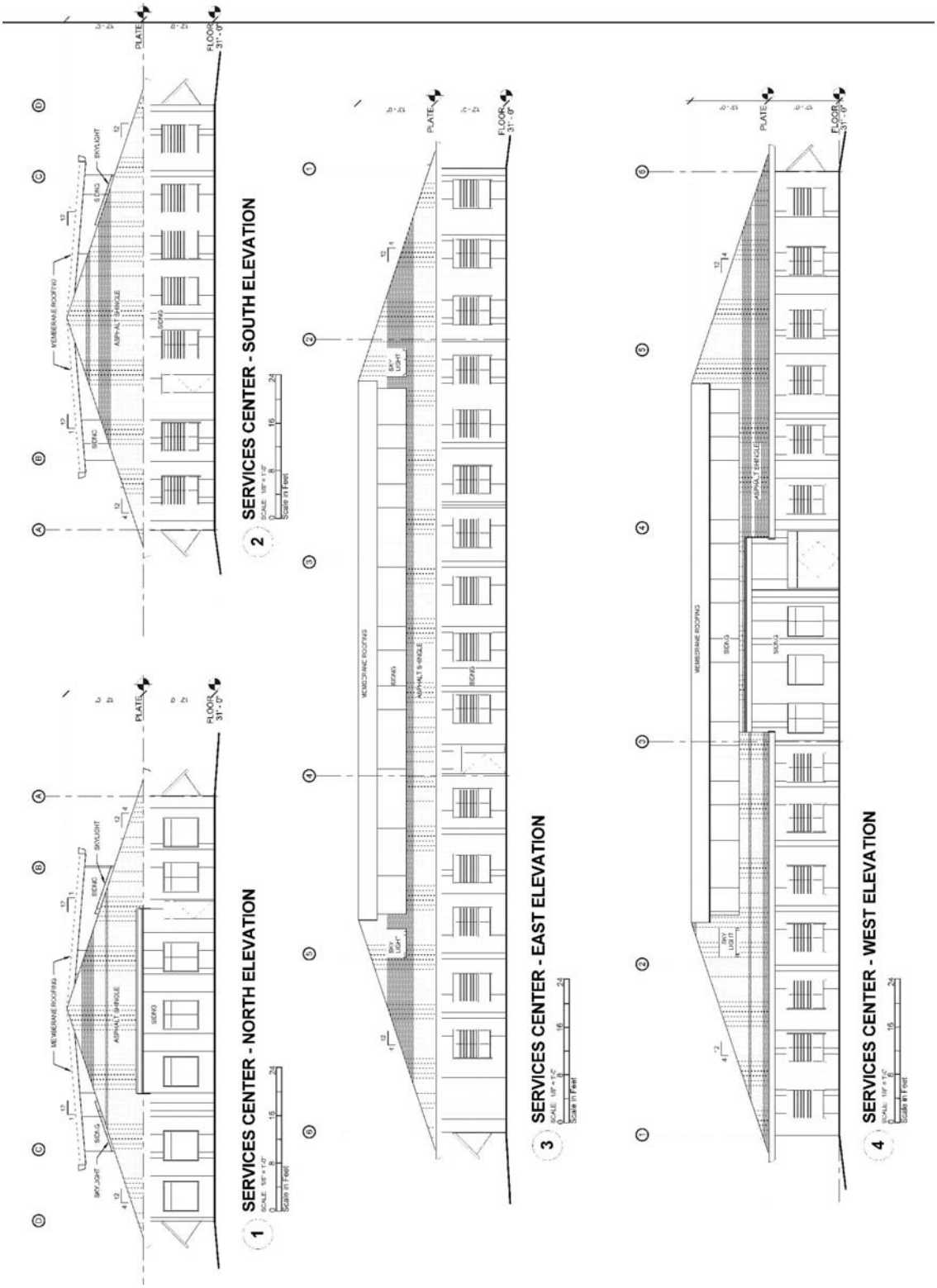


Figure 12 Services Center Floor Plan

Figure 13 Services Center Elevations



The building's design features are focused to obtain LEED "Silver" certification. The building design is directed toward energy efficiency by reducing the need for mechanical air conditioning and by maximizing "day-lighting" opportunities. The higher pitch of the building promotes cooling during the summer and allows light to enter into the building.

2.4.2 LANDSCAPING

The entire project site will be landscaped, both along the perimeter of the property and in the interior of the property. Canopy trees will be planted along the perimeter, and smaller shade trees within the interior of the property. A concept of the landscaping is shown in **Figure 14, Landscape Concept Plan**.

Buffering on the property will include features such as a six-foot high chain-link fence lined with a six-foot high hedge. The services building and residential shelters will be surrounded with a screening hedge and the education center will have a screening hedge on the south and east facing walls.

2.5 CENTER PERSONNEL

Center personnel include the following:

Services Center

- Placement Services 45
- Business/Finance Staff 35
- Administrative Staff 2

Residential Shelters

- Residential Staff 6

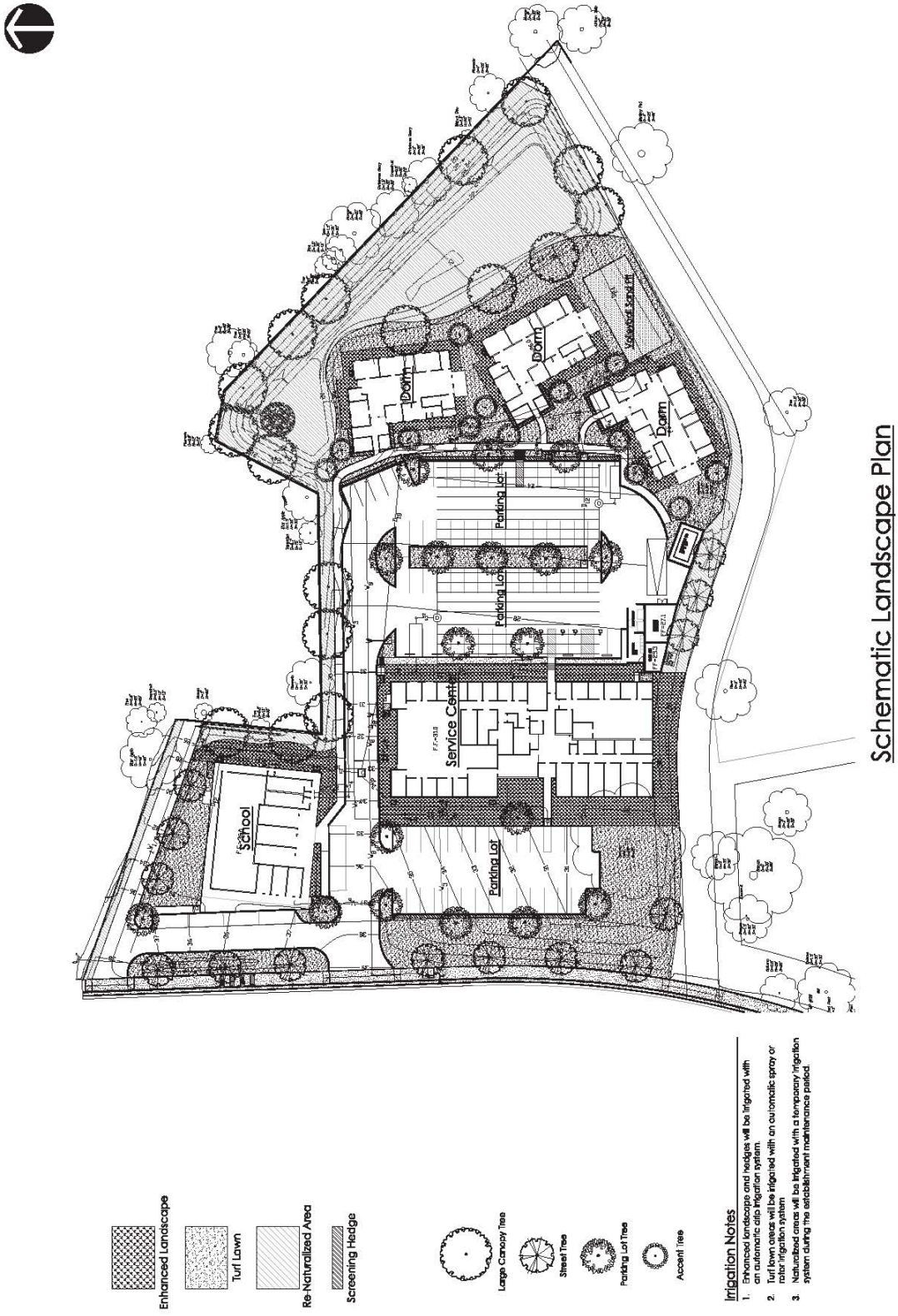
Education Center

- Teachers 10
- Administrative Staff 3

2.6 ACCESS

Access into the project site will be attained via Old Fort Weaver Road and will provide access to the building and adjacent parking lots. 101 Center staff personnel will be accommodated on the site and will be accommodated by the 96 planned parking stalls (regular and handicapped accessible stalls are provided). Approximately 10% of the staff will arrive to the site by bus or carpool. Loading space is provided along the south side of the building. Access driveways for adjoining properties to the east are provided on the north and south boundaries and will remain.

Figure 14 Landscaping Concept Plan



2.7 UTILITIES AND SERVICES

All utilities will be placed underground in accordance with City and County of Honolulu regulations**.**

2.7.1 Water Service

Water service will be obtained from the Honolulu Board of Water Supply via an existing 8-inch main which runs along Old Fort Weaver Road. Existing water meters for the subject property are located along the existing south driveway. New water meters will be located in the center of the property.

2.7.2 Sewer System

The project site is currently is not served by municipal sewer service and is located in the Critical Wastewater Disposal Area where no new cesspools will be allowed. Existing residences and commercial uses in the area are currently served by private cesspools or septic systems. A septic system with a leaching field is proposed to serve as the individual wastewater system (IWS) for the project site consisting of the three (3) shelters, one (1) education center, and one (1) services center in accordance with Chapter 11-62 (HAR). The plans for the proposed septic system with a leach field have been submitted to DOH for approval. The wastewater plan is shown in **Figure 15, Utility Plan**.

Engineer Concepts, Inc., the consulting engineers for the project, has met with the Department of Health (DOH) Waste Water Branch for input on the proposed septic system's demands and design. This consultation addressed the creation of the three (3) shelters, one (1) office building and one (1) education center which, for the purposes of this discussion, was recognized as a "school". Because the kitchens in the shelters will be utilized by the occupants for the preparation of their own food, and not considered commercial food preparation areas, the kitchens do not need to be certified by the DOH Health & Sanitation Branch. Regarding the septic system, Engineering Concepts, Inc. summarizes the DOH Wastewater Branch comments as follows:

a. In this setting, living quarters can be viewed as Buildings other than Dwelling (rather than residences) since they are part of the overall Social Services complex where occupants are primarily overnight (short stay) transients. Further, because the occupants will be attending onsite classroom sessions, DOH can treat the quarters as a "School". Thus, there is no limit of 1000 gallons per day for an IWS as it applies to dwellings.

b. It is acceptable to centrally collect the sewage in a septic tank and/or pump station and convey the wastes to a large leach disposal field in the parking area.

c. When calculating design flows, do not “double count” the flows of occupants in the quarters and those attending classroom sessions. Doing so will make the septic tank and leach field excessively large. Use 20 gallons per person per day for transients.

d. It is permissible to install the leach field(s) in the paved roads and parking areas. Prime consideration is for maintenance access to the septic tank and pump station.

e. DOH does not recommend constructing any leach field in the sand volleyball courts. When posed with the acceptability of installing an impermeable liner as a “cap” atop the leach field, they opined that it may be acceptable.

f. Look at the landscaping plan when selecting candidate sites for the leach field(s). Large deep rooted trees are a threat to the O&M [operation and maintenance] of the system.

By the determination of the engineers, from this consultation and in accordance with HAR Chapter 11-62-31.1, the flow is highly variable and therefore has no size limit. Construction of this system will provide 10,000 square feet of usable land for each 1000 gallons per day of the IWS. Design of the Landscape Plan did consider the leaching field in placement of the trees and species selection. Root barriers will be installed around the trees as appropriate.

2.7.3 Power and Communications

Electrical services will be provided by Hawaiian Electric Company. Telephone services will be provided by Hawaiian Telcom. Service is available via overhead lines located on Old Fort Weaver Road.

2.7.4 Solid Waste

Solid waste disposal will be via a private company. The collected waste will be disposed at the City and County of Honolulu’s garbage to energy plant or at the Waimanalo Gulch Sanitary Landfill.

2.7.5 Police, Fire and Medical

Police protection is provided to the project area by District 3, Pearl City Police Station, which serves the Waipahu, ‘‘Ewa and Wai‘anae areas.

The ‘Ewa and Waipahu Fire Stations provide emergency service for the project area.

The St. Francis West Medical Center provides full-service medical care and is located in close proximity to the project site.

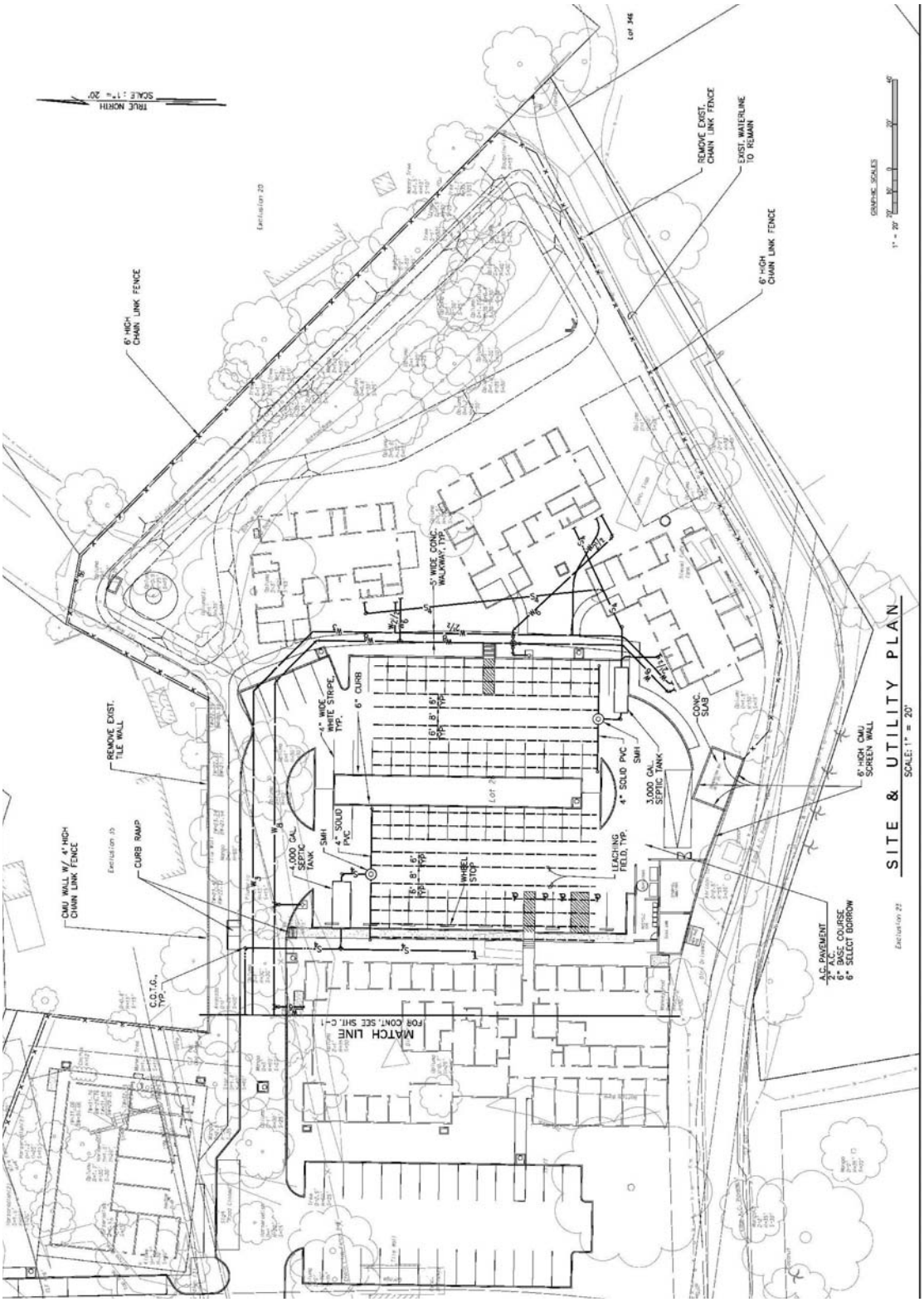
2.7.6 Parks

There are several public parks in the general area: ‘Ewa Beach Community Park (13.25 acres), ‘Ewa Beach Park ((4.88 acres), and West Loch Shoreline Park (6.36 acres). In addition, ‘Ewa Mahiko District Park, Geiger Community Park, and Asing Park are in close proximity to the project site. In neighboring Waipahu Town, there are Hans L’Orange Neighborhood Park (6.93 acres), Hoaeae Community Park (10.10 acres), and Waipahu Cultural Garden Park (48.88 acres).

2.8 PROPOSED SCHEDULE

The applicant proposes to proceed with the development of the project upon receipt of all required development and building permits. Construction is proposed to start in the 3rd Quarter 2012.

Figure 15 Utility Plan



2.9 COST SUMMARY

The total project cost is estimated at $19,793,364.

SECTION 3
ALTERNATIVES

3.1 ALTERNATIVES TO THE PROPOSED ACTION

Alternatives to the proposed project that were considered include: (1) the No Action Alternative; (2) the Delayed Action Alternative; and (3) the Preferred Alternative. A description and assessment of each of these alternatives is provided below. An alternative site was not considered because the subject property is owned by Hale Kipa.

3.2 NO ACTION ALTERNATIVE

The No Action Alternative proposes maintaining the status quo leaving the site unchanged. The No Action Alternative would preclude the potential for environmental impacts given that there would be no new buildings and no demand placed on additional municipal services. Taking no action would result in not meeting the desired objective of Hale Kipa to "… provide opportunities and environments that strengthen and encourage youth, their families and communities to actualize their potential and social responsibility." As noted previously, Hale Kipa does not have a permanent organizational facility in Leeward O‘ahu. This new facility will provide this opportunity. Because the No Action Alternative does not address the objectives of Hale Kipa of having a permanent operational space to meet its program objectives, it was rejected from further consideration.

3.3 DELAYED ALTERNATIVE

This alternative proposes that construction of the residential shelters and education center be postponed to a later time. Construction expenditures for the proposed project would be averted in the short-term but would eventually be required at a future date when the project is undertaken. Project costs at this future period in time are expected to be higher due to inflation and price escalation of labor and materials. The potential for environmental impacts associated with delay of the project are expected to be similar to the preferred alternative and would involve no significant adverse impacts. However, like the No Action Alternative, further delay would fail to address the objectives of Hale Kipa. For these reasons, the Delayed Alternative is also rejected from further consideration.

3.4 PREFERRED ALTERNATIVE

The Preferred Alternative is to proceed with the proposed development of the three residential shelters, services center and the education center as shown in **Figure 3**. This alternative is the only alternative that meets the objectives of Hale Kipa. The proposed action also conforms with existing zoning regulations.

SECTION 4

DESCRIPTION OF THE AFFECTED ENVIRONMENT,

IMPACTS AND MITIGATION

4.1 PHYSICAL ENVIRONMENT

4.1.1 CLIMATE

The ‘Ewa Plains of O‘ahu has a mild subtropical climate which is characterized by abundant sunshine, persistent northeast tradewinds, relatively constant temperatures and moderate humidity. Mean monthly temperatures range from a high of 80° Fahrenheit (F) in the summer months, to a high of 70° F during the winter. The average annual rainfall for the area is approximately 24 inches, with most of the rainfall occurring between the months of October and March.

The proposed project is not expected to have any effect on the existing climatic conditions.

Anticipated Impacts and Proposed Mitigation

No impact is anticipated and therefore no mitigation is proposed.

4.1.2 TOPOGRAPHY AND SOILS

The project site is located on the ‘Ewa Plains of O‘ahu. Elevations at the site range from approximately 38 feet above mean sea level (msl) near the old Fort Weaver Road to 24 feet above mean sea level near the eastern boundary of the site. The average cross slope is approximately 3 percent. On average, the site can be considered relatively flat. See Figure 4.

Soils information at the project site was obtained from the *Soil Survey of Islands of Kaua‘i, O‘ahu, Maui, Moloka‘i, and Lana‘i, State of Hawai‘i*, as prepared by the U.S. Department of Agriculture, 1972. According to the Soil Survey, the soil association at the project site is classified as “Waialua Silty Clay” (WkA) and Waialua Silty Clay (WkB) which are described as moderately well drained soils on alluvial fans on the island of O‘ahu. They are nearly level to steep with moderate permeability, slow runoff and slight erosion hazard.

The proposed project is expected to have no significant impact on the topography and soil conditions of the project site. The topography of the project area is sloped and soil disturbance will be initially limited to construction associated grading for the new residential shelters, services center and education center. Preparation of the site for establishment of the building foundations and landscaping of the areas immediately surrounding the buildings lot will be the

extent of ground disturbing activities. Construction plans and project activities will be subject to review and approval by the City DPP. This will include the preparation of an Erosion Control Plan (ECP) as part of the construction plans for the project. Erosion controls will be in accordance with the Rules Relating to Soil Erosion Standards and Guidelines, DPP, April 1999.

Protection from construction stormwater runoff will be addressed through the filing of a National Pollutant Discharge Elimination System, Notice of Intent Form C (NPDES NOI Form C) Construction Stormwater permit application is administered by the State Department of Health (DOH). The NPDES permit application will include a Best Management Practices (BMPs) Plan to govern the site grading, driveway construction and utility installation phases of work to ensure proper treatment of storm water runoff to waters of the State. This will include use of silt fences, berms, or retention basin, as required, to prevent untreated construction storm water runoff from entering State waters via Honouliuli Stream. The NPDES permit application will be prepared in accordance with DOH regulations governing the protection of state waters in Chapter 11-54, Water Quality Standards, and Chapter 11-55, Water Pollution Control, Hawai‘i Administrative Rules (HAR).

Anticipated Impacts and Proposed Mitigation

No further mitigation measures beyond the use of specified erosion control measures and the BMPs Plan are anticipated to be required to address erosion.

4.1.3 SURFACE WATER

There are no surface water bodies at the project site. Honouliuli Stream is located to the northeast of the project site. **See Figure 3, Topographic Map**.

Given the limited scope and scale of the project there is little to no potential for adverse impacts to surface water. The only potential source of impact is expected to be in the form of stormwater runoff during periods of inclement weather. As indicated in Section 4.1.2, above, mitigation measures to address stormwater runoff during construction and utility installation will be practiced to address the potential for adverse impacts.

Anticipated Impacts and Proposed Mitigation

No impact is anticipated and therefore no mitigation is proposed.

4.1.4 FLORA/FAUNA

The project site is within an existing urbanized residential area that has been in use for several decades. A *Botanical Resources Assessment for the Hale Kipa Services Center* was conducted by Maya LeGrande, LeGrande Biological Surveys Inc. She noted that no threatened or endangered flora are known to inhabit the site and the site was previously cleared. See **Appendix A.**

Several species of introduced avifauna are expected to be present at the project site and the surrounding region. These species include, but are not limited to the following:

Common Name	Scientific Latin
Common Indian Mynah	*Acridotheres tristis*
House Sparrow	*Passer domesticus*
Spotted or Lace-necked Dove	*Streptopelia chinensis*
Zebra Dove	*Geopelia striata*
Northern Cardinal	*Cardinalis cardinalis*
Red-crested Cardinal	*Paroaria coronata*
Red Vented Bulbul	*Pycnonotus cafer*
House Finch	*Carpodacus mexicanus*
Java Sparrow	*Padda oryzivora*

Seasonal visits by migratory avifauna that may occur in the region include the Pacific Golden-Plover (*Pluvalis fulva*) and Wandering Tattler (*Heteroscelus incanus*). Plovers are associated with open habitats such as lawns and fields. Tattler's commonly forage along streams, even in the interior of the island. However, no streams are present at the project site and the occasional presence of Tattlers would be transient and temporary. Plover are the most abundant migrant in Hawai‘i and much has been learned of their behavior as a consequence of intensive research over the past 20 years (Bruner 2001 and Johnson et al. 1981, 1989 and 2001). Neither the Plover or Tattler is designated rare or endangered.

Other mammal species present at the project site may include domestic cats, dogs, rats, and mice.

Plants at the project site are limited to common landscape plants and shade trees and introduced shrubs and ground cover.

Anticipated Impacts and Proposed Mitigation

No impact is anticipated and therefore no mitigation is proposed.

4.1.5 SCENIC AND VISUAL RESOURCES

The project area is located in an area zoned for residential uses. The proposed site improvements will be consistent with the surrounding use of the land for the area which is low and medium density residential (‘Ewa Development Plan (1997) and Draft ‘Ewa Development Plan (Fall 2008)).

The proposed construction of residential shelters (single family residences) will not significantly impact views as identified in the ‘Ewa Development Plan. Significant mountain views are identified from Fort Weaver Road. Building heights are currently limited to 30 feet in accordance with the Land Use Ordinance. The proposed service center, however, will have a maximum height of 25 feet from finish grade. The height limits imposed by the LUO will continue to afford views of the Ko‘olau and Waianae Mountain Ranges.

The proposed project is anticipated to have no visual impacts due to the residential nature of the project. The building height, as observed from Old Fort Weaver Road will be limited to 25 feet. The retention of the mature trees on the property will further help to mitigate views of the shelters.

Anticipated Impacts and Proposed Mitigation

No impact is anticipated and no further mitigation measures are anticipated or proposed.

4.1.6 HISTORIC/ARCHAEOLOGICAL RESOURCES

An *Archaeological Inventory Survey for the Proposed Hale Kipa Project* was conducted by Cultural Surveys Hawaii, Inc. for the subject project. See **Appendix B**. Two historic properties were found. The first (SIHP No. 50-80-12-7084), is the remnant of a mid-twentieth century residential complex, and is interpreted as associated with plantation-era housing.

The second (SIHP No 50-80-12-7085) is a pre-contact culturally modified land surface interpreted as associated with wetland agricultural practices.

Both sites were assessed as significant under Criterion D (have yielded, or may be likely to yield information important in prehistory or history) of the Hawai‘i Register of Historic Places evaluation criteria.

Anticipated Impacts and Proposed Mitigation

Based on review by the State Historic Preservation Division, archaeological monitoring will be required. A qualified archaeologist will be on-site for all ground altering activities during the early phases of the project, and for all excavations that are planned to proceed below 1 meter in depth. However, if the excavation proves to be entirely contained within sterile fill, then monitoring activities may be switched to an on-call basis following direct consultation with SHPD. See **Appendix C**.

4.1.7 NOISE

The project site is located in an area comprised of residential and agricultural lots. Although the project will involve the generation of construction associated noise resulting from building and driveway construction, utility installation, and building construction, it is expected to be temporary and short-term in duration. The predominant noise source is traffic along Fort Weaver Road.

Construction equipment is expected to include, but not be limited to, excavators, loaders, flatbed trucks, concrete mixers, concrete delivery trucks, cranes, welders and powered hand tools.

Anticipated Impacts and Proposed Mitigation

All internal combustion equipment will be muffled in accordance with standard engine operating practices. No further mitigation measures beyond the use of properly muffled engine equipment and limiting the hours of work are anticipated to be required. If equipment used during construction generates noise higher than allowed by the Noise Code, a Noise Permit from the Department Health will be obtained. No work during nights and weekends are anticipated, and a Noise Variance will not be required.

4.1.8 AIR QUALITY

Because the area is considered a non-attainment area, a request for comment has been transmitted to the State Department of Health.

Construction activities are expected to have little to no potential for air quality impacts since the project will be of limited duration and where engine exhausts may be a source of potential air pollution, all internal combustion equipment will be governed in accordance with applicable state and county regulations.

After construction, the project will not adversely affect air quality.

Anticipated Impacts and Proposed Mitigation

During construction, fugitive dust could be generated that would be a nuisance source of air pollution. Where applicable, fugitive dust will be controlled with dust fencing and regular wetting of disturbed areas by the contractor. No further mitigation measures with regards to air quality are anticipated to be required. Exposed earth will be planted at the earliest opportunity to reduce soil erosion.

4.1.9 WATER QUALITY

Water resources that may be potentially impacted by the project during construction activities are limited to the nearby Honouliuli Stream that flows into West Loch of Pearl Harbor.

Work activities will involve earthwork to prepare the ground for the construction of the buildings (education center, service center and shelters), driveway, parking and related landscaping. During this period, unprotected open ground and locations used for the stockpiling of excavated soils may be subject to erosion from storm water runoff.

As indicated in Section 4.1.2, protection from erosion and untreated storm water runoff will be addressed through the filing of an Erosion Control Plan (ECP) in accordance with the Rules Relating to Soil Erosion Standards and Guidelines, DPP, April 1999. A drainage report will be prepared for this project and submitted to DPP.

Protection from construction stormwater runoff will be addressed through the filing of a NPDES NOI Form C Construction Stormwater permit application administered by the DOH in accordance with Chapter 11-54, Water Quality Standards, and Chapter 11-55, Water Pollution Control, HAR. Best Management Practices (BMPs) Plan to govern the road construction and utility installation phases of work to ensure proper treatment of storm water runoff to waters of the State. This will include use of silt fences, berms, or retention basin, as required, to prevent untreated construction storm water runoff from entering State waters.

Anticipated Impacts and Proposed Mitigation

With the stated mitigation measures above, the proposed project is not anticipated to result in potential for adverse impacts to water quality.

4.1.10 FLOOD HAZARD

The subject property is located mauka (north) of the Fort Weaver Road and is approximately 500 feet west of Honouliuli Stream. According to Federal Emergency Management Agency

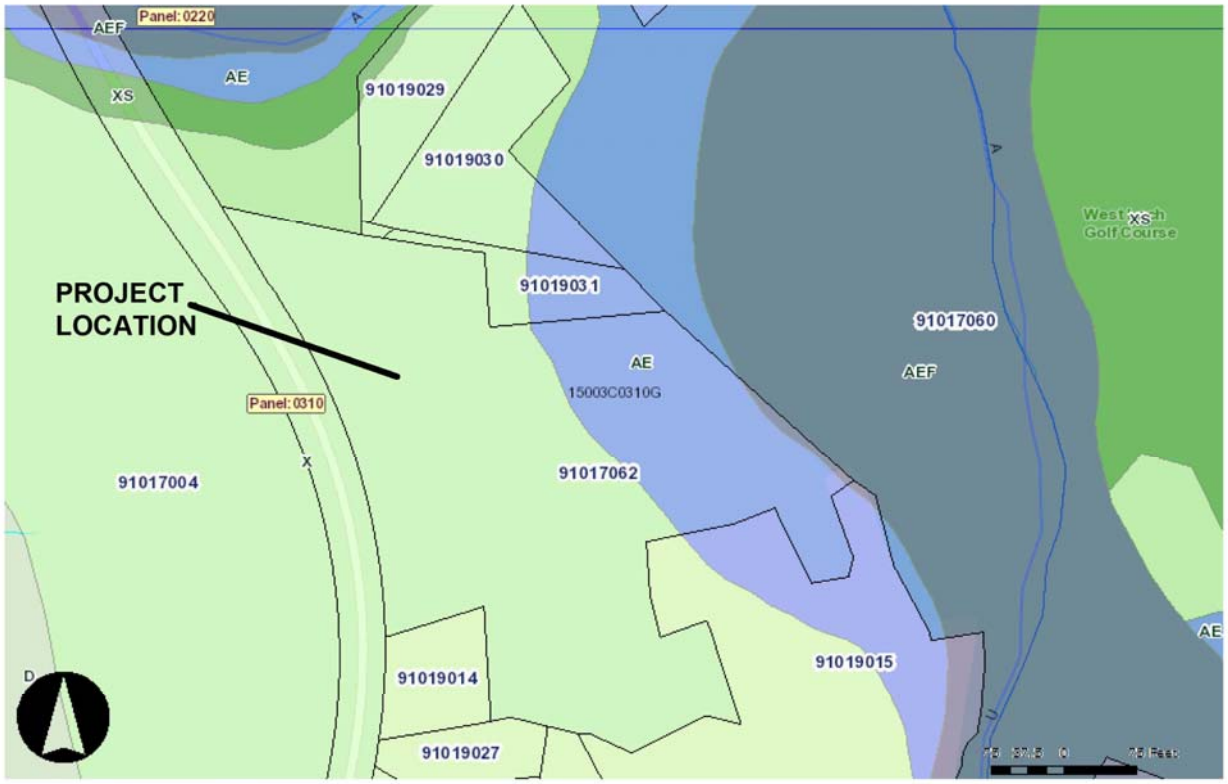
(FEMA) Flood Insurance Rate Map (FIRM) Map No. 15003C00310F, dated September 30, 2004, the project site is located in an area designated as Zone X (**see Figure 16 Flood Map**). The Zone X designation is used for areas located outside the 100-year floodplain.

The proposed residential shelters are not expected to be impacted based on its location within the Zone X designation. No further mitigation measures are anticipated or are proposed to be required.

Anticipated Impacts and Proposed Mitigation

No impact is anticipated and therefore no mitigation is proposed.

Figure 16 Flood Insurance Rate Map



Tax Parcel □ Sewer Laterals —	FIRM Map Author: Hale Kipa Service Center Date: 11/9/2011	Notes: Powered by ArcGIS Server 9.3.1 © City & County of Honolulu, All Rights Reserved, 2011 Note: Data represented on this map is not intended to replace site survey.

4.2 PUBLIC FACILITIES

4.2.1 ACCESS

Vehicular access to the subject property will be provided by a driveway off of Old Fort Weaver Road (**see Figure 3, Site Plan**). The right-of-way for Old Fort Weaver Road fronting the subject project is 50 feet and currently accommodates 2-12 foot travel lanes and unpaved shoulders. The design of the access driveway is being coordinated with the Department of Transportation Services (City and County of Honolulu).

Anticipated Impacts and Proposed Mitigation

During construction, there will be temporary periods when access on Old Fort Weaver Road may be restricted to maintain public safety. It is expected that this period of restricted through traffic will be limited to the construction period when clearing and grubbing activities are being carried out. This work will be done during non-peak periods. Furthermore, during the construction of the driveway, warning signs and barriers will be installed. In the event that a lane closure is required, flagmen will be provided to facilitate traffic through the area.

4.2.2 TRAFFIC AND ROADWAYS

A *Traffic Impact Assessment Report, Hale Kipa Residential Treatment and Educational Center* was prepared by Wilson Okamoto Corporation. See **Appendix D**. The report noted that traffic operations under Year 2012 with project conditions are expected to remain similar to Year 2012 without project conditions during both the AM and PM peak periods. The total traffic volumes entering the study intersections are expected to increase by 1% or less during both peak hours of traffic with the proposed project. These increases in total traffic volumes are in the range of daily volume fluctuations along Fort Weaver Road and Farrington Highway, and represent a minimal increase in overall traffic volumes.

Construction of the proposed project is not expected to significantly impact the flow of traffic on Old Fort Weaver Road. Effects on transportation are expected to be short-term and will be experienced primarily during the initial and final stages of the project when construction equipment is moved to and from the project site. Occasional increases in construction traffic may result from the periodic movement of construction materials and when vehicles leave the site to remove debris. Construction activity is planned during the weekday daytime non-peak hours with no night or weekend work anticipated to be required.

Anticipated Impacts and Proposed Mitigation

The Traffic Impact Assessment Report recommended the following:

1. Maintain sufficient sight distance for motorists to safely enter and exit all project driveways.

2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations.

3. Provide adequate turn-around areas for service, delivery, and refuse collection vehicles to maneuver on the project site, and avoid vehicle-reversing maneuvers onto public roadways.

4. Provide sufficient turning radii at all project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.

The applicant intends to implement the foregoing recommendations.

During construction there will be temporary periods when access on Old Fort Weaver Road may be restricted to maintain public safety. This work will be done during non-peak periods. Furthermore, during the construction of the driveway, warning signs and barriers will be installed. In the event that a lane closure is required, flagmen will be provided to facilitate traffic through the area.

SECTION 5
RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

5.1 ENVIRONMENTAL JUSTICE

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations and policies. The goal of the Environmental Protection Agency EPA), which administers these provisions, is to provide an environment where all people enjoy the same degree of protection from environmental and health hazards and equal access to the decision making process to maintain a healthy environment in which to live, learn and work.

On February 11, 1994, President Bill Clinton signed Executive Order 12898, “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations”, to focus Federal attention on the environmental and human health conditions of minority and low-income populations with the goal of achieving environmental protection for all communities.

Anticipated Impacts and Proposed Mitigation

This environmental assessment is part of a process to engage broad and meaningful input from a wide range of the community to provide input to the project. The initial step in the planning for this project involved presenting the project to the ‘Ewa Neighborhood Board at its meeting of August 9, 2007. After presenting the project and fielding questions on the project, the Board voted to unanimously support the project.

As part of the environmental assessment process, initial consultations were done with interested organizations, groups and individuals. A public comment period will also be provided prior to doing the final environmental assessment.

The proposed project also complies with the ‘fair treatment’ clause of environmental justice. The project intends to provide a wide array of services for at-risk youth. The proposed project would provide services that can serve youth within the region. The project site is suitable for the proposed use and is compatible with the surrounding uses. The project will not be adversely affected by hazardous materials, unacceptable levels of noise, nor dangers to life and property from flooding. The project will comply with all applicable environmental regulations during construction and operations.

5.2 CLEAN WATER ACT

The EPA is responsible for administering the Clean Water Act. States can use their water quality standards in Section 401 certifications to review and approve, condition, or deny all federal permits or licenses that might result in a discharge to State waters, including wetlands. States and Tribes make their decisions to deny, certify, or condition permits or licenses primarily by ensuring the activity will comply with State water quality standards. In addition, States and Tribes look at whether the activity will violate effluent limitations, new source performance standards, toxic pollutants, and other water resource requirements of State/Tribal law or regulation.

National Pollutant Discharge Elimination System (NPDES) permits are regulated under Section 402 of the Clean Water Act. In Hawaiʻi, the approval and enforcement of such permits are the responsibility of the State of Hawaiʻi, Department of Health, Clean Water Branch (DOH-CWB).

The DOH-CWB Guidelines for Notice of Intent, Form C, differentiate between land to be disturbed "for the sole purpose of growing crops" and land to be used for construction of "buildings and roads of agricultural or agriculture-related operations".

> *1. Construction Site Area*
>
> *b. Disturbance Area is the area of the project that is expected to undergo any disturbance, including, but not limited to excavation, grading, clearing, demolition, uprooting of vegetation, equipment staging, and storage areas. Clarification of disturbed areas is as follows…*
>
> *vii. Areas which are cleared, graded, and/or excavated for the sole purpose of growing crops are considered to be agricultural and are therefore not included in the disturbed area quantity. This exemption does not extend to the construction of buildings and roads of agricultural or agriculture-related operations that disturb one (1) acre or more.*

Anticipated Impacts and Proposed Mitigation

A NPDES permit application will be filed with the DOH-CWB to address stormwater runoff associated with construction of roadways, infrastructure and utilities.

5.3 STATE LAND USE DISTRICT

The project site and the surrounding area are within the State Urban District. No change in the State Land Use District is required to accommodate the proposed project.

5.4 COASTAL ZONE MANAGEMENT

HRS, Chapter 205A, sets forth the state's Coastal Zone Management Program. This project will be consistent with the objectives identified under Section 205A-2. Chapter 205A policies relevant to the project are discussed below.

Section 205A-2(c)

(1) Recreational resources;

(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

(vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;

Discussion:

Planned drainage improvements will be designed to control runoff, where feasible, and thus comply with policies protecting the recreational value of coastal waters.

Section 205A-2(c) - continued

(2) Historic resources;

(A) Identify and analyze significant archaeological resources;

(B) Maximize information retention through preservation of remains and artifacts or salvage operations;

(C) Support State goals for protection, restoration, interpretation, and display of historic resources.

Discussion:

An archaeological inventory survey was conducted for the subject project. Two historic properties were found. The first (SIHP No. 50-80-12-7084), is the remnant of a mid-twentieth century residential complex, and is interpreted as associated with plantation-era housing.

The second (SIHP No 50-80-12-7085) is a pre-contact culturally modified land surface interpreted as associated with wetland agricultural practices.

Both sites were assessed as significant under Criterion D (have yielded, or may be likely to yield information important in prehistory or history) of the Hawai‘i Register of Historic Places evaluation criteria.

Based on review by the SHPD, a qualified archaeologist will be on-site for all ground altering activities during the early phases of the project, and for all excavations that are planned to proceed below 1 meter in depth. However, if the excavation proves to be entirely contained within sterile fill, then monitoring activities may be switched to an on-call basis following direct consultation with SHPD.

Section 205A-2(c) - continued

(3) Scenic and open space resources

(A) Identify valued scenic resources in the coastal zone management area;

(B) 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;

(D) Encourage those developments that are not coast-dependent to locate in inland areas.

Discussion:

The project will comply with policies on scenic and open space resources. The proposed project is located in a single family residential zone and proposed structures in the project will not exceed 25 feet in height. Scenic and open space values in the region are not expected to be adversely affected.

Section 205A-2(c)

(4) Coastal ecosystems;

(B) Preserve valuable coastal ecosystems of significant biological or economic importance;

(C) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs;

(D) Promote water quantity and quality planning and management practices which reflect tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Discussion:

The project will comply with coastal ecosystem policies since there are none present on the site or in its immediate vicinity. Drainage improvements will be designed to control runoff, and help preserve valuable coastal ecosystems.

Section 205A-2(c) - continued

(5) Economic uses;

(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal development outside of presently designated areas when:

(i) Utilization of presently designated locations is not feasible;

(ii) Adverse environmental effects are minimized; and

(iii) Important to the State's economy.

Discussion:

The project will not conflict with policies regarding economic use because it is not a coastally-dependent development and is located inland. Further, the proposed residential shelter is located in a designated residentially-zoned area.

Section 205A-2(c) - continued

(6) Coastal hazards;

(B) Control development in areas subject to storm wave, tsunami, flood, erosion, and subsidence hazard;

(C) Ensure that developments comply with requirements of the Federal Flood Insurance Rate Program; and

(D) Prevent coastal flooding from inland projects.

Discussion:

The project will comply with coastal hazard policies because it will not be located in flood designated areas nor be subject to hazards along the coastline. Drainage and other infrastructure improvements will not have an effect on coastal flooding issues.

Section 205A-2(c) - continued

(7) Managing development;

(C) Communicate the potential short and long-term 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.

Discussion:

This Environmental Assessment has been prepared under the procedural provisions of the National Environmental Policy Act (40 CFR Parts 1500-1508) and Chapter 343, HRS, and Title 11, Chapter 200 of DOH Hawai'i Administrative Rules which allow for public review and participation. Consequently, the preparation of this Environmental Assessment, and disclosure of anticipated effects of the project comply with the policy on managing development.

5.5 'EWA DEVELOPMENT PLAN (DP)

The project site's land use designation is for low and medium density residential uses in the 'Ewa Development Plan (October 2008 draft). The proposed project corresponds to this designation and will maintain the existing residential land use of the site. As stated in the 'Ewa DP, the subject project is within the Rural Community Boundary land use "is intended to contain the spread of development into significant agriculture and preservation areas. . . .the need for additional housing will be met primarily by "infill" development of existing vacant lands." The subject property is currently zoned R-5 and based on the zoning designation would potentially be allowed to 37 lots (186,436 s.f. divided by 5,000). Within the residential provision of the 'Ewa Development Plan overall density for rural designation is between 5-8 units per acre or lots sizes between 5,000 to 20,000 square foot lots. The proposed project has an average overall density of 2.1 units per acre. This lower density will continue the residential pattern observed along Fort Weaver Road.

The principal transportation corridor is Fort Weaver Road. Improvements are currently planned by the Department of Transportation on Fort Weaver Road as it intersects Old Fort Weaver Road. Old Fort Weaver Road is a two-laned facility without paved shoulders fronting the subject project. Old Fort Weaver Road is considered a Bike Route, however, only on Fort Weaver Road is there an improved bike facility separated from the highway.

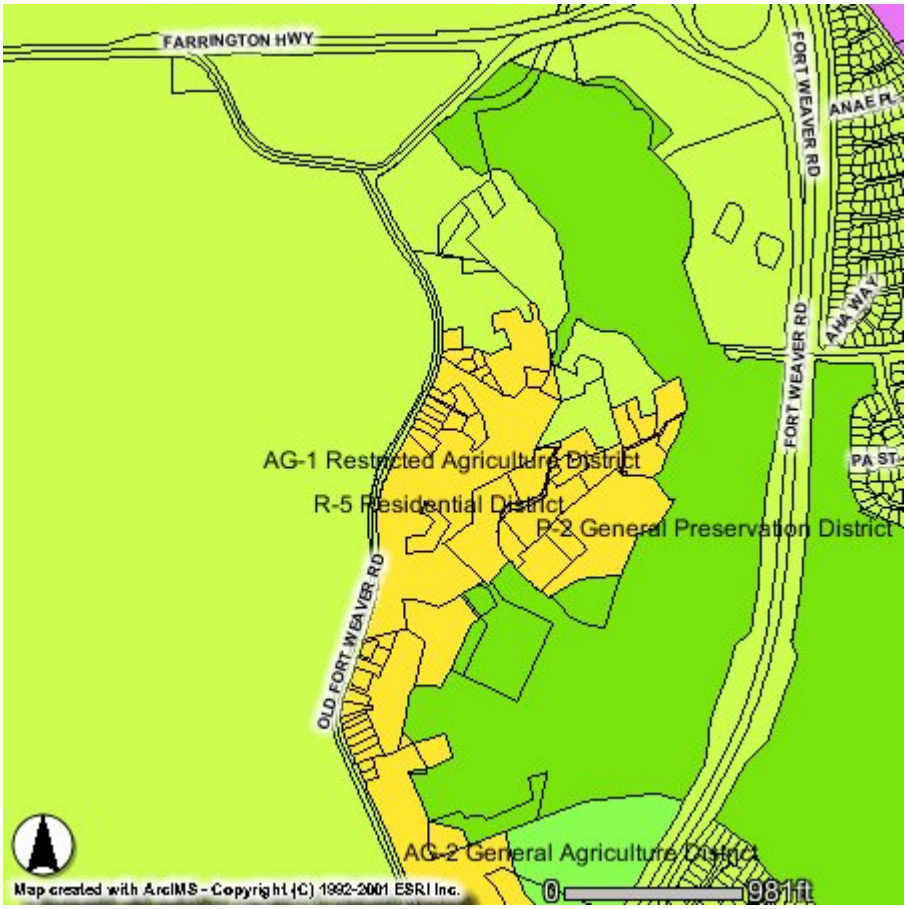
Municipal bus service is provided on Fort Weaver Road which requires bus users to walk to the intersection of Old Fort Weaver and Fort Weaver Road.

5.6 CITY AND COUNTY OF HONOLULU - ZONING

The project site is designated R-5 (Residential District). **See Figure 17, Zoning**. The purpose of the residential district is to “allow for a range of residential densities. The primary use shall be detached residences.” “The intent of the R-7.5, R-5 and R-3.5 districts is to provide areas for urban residential development.” (Chapter 21, Sec. 21-3.70, Revised Ordinances of Honolulu (ROH)).

The proposed project is consistent with the R-5 zoning of the district which allows development on lots with a minimum of 5,000 s.f.. Within the zoning district not more than 50 percent of the lot can be covered with buildings. Building heights in the district are 25-30 feet.

Figure 17 Zoning



The zoning requires the approval of a Conditional Use Permit Major for a residential shelter or "group living facility," a CUP minor for the Education Center "school" and a CUP minor for the service center or "meeting facility" pursuant to the Land Use Ordinance.

Anticipated Impacts and Proposed Mitigation

No land use changes are anticipated and therefore no mitigation proposed. Development of the shelters and the school will require conditional use permits (CUP).

5.7 SPECIAL MANAGEMENT AREA

The City and County of Honolulu has designated the shoreline and certain inland areas of O‘ahu as being within the Special Management Area (SMA). SMA areas are designated sensitive environments that should be protected in accordance with the State's Coastal Zone Management policies, as set forth in Chapter 25, ROH, Shoreline Management, and in Section 205A, HRS, Coastal Zone Management. The proposed residential shelters, service center and education center is not located in the Special Management Area.

Anticipated Impacts and Proposed Mitigation

The project is not within the SMA and therefore impacts to coastal resources are not anticipated and therefore no mitigation is proposed.

SECTION 6
NECESSARY PERMITS AND APPROVALS

6.1 CITY AND COUNTY OF HONOLULU

Department of Planning and Permitting

Conditional Use Permit – 2008/CUP-47-48,& 49 (Major (group living facilities) Minor (school and meeting facility)) Approved January 2010

Building Permit Application

Grading Permit Application

Trenching Permit

Drain Connection Permit

6.2 STATE OF HAWAI‘I

Department of Health

National Pollutant Discharge Elimination System Notice of Intent Form C (NPDES NOI Form C) Construction Stormwater Permit Application (if construction project site activities are equal to or greater than 1 acre)

Individual Wastewater System Approval

SECTION 7
CULTURAL IMPACT ASSESSMENT

The potential for adverse impacts to traditional/cultural resources or practices at the proposed site are not anticipated. The proposed project involves the development of three residential shelters, services center and an education center on a 4.26 acre parcel.

Previous construction and development activities on the site have resulted in extensive ground disturbance and alteration of the existing landforms. There are no known traditional or contemporary cultural sites or practices in use by individuals outside of the landowners.

There are no known plants on the property that are of significant importance for traditional or cultural uses.

The project site is located approximately 1000 feet mauka of Fort Weaver Road. Public access to the site is via Old Fort Weaver Road located on the western border of the project site.

Further consultation to preempt the potential for adverse cultural impacts will also be provided with the distribution of this EA to agencies and the community for review in accordance with the parties identified in Section 8, Agencies and Organizations Consulted, of this document.

SECTION 8
AGENCIES AND ORGANIZATIONS CONSULTED

The following agencies, organizations, and individuals will be contacted during the environmental review process to disclose the environmental conditions of the site, the proposed undertaking, and the potential impacts and mitigation measures that will be applied.

8.1 CITY AND COUNTY OF HONOLULU

Department of Planning and Permitting
Honolulu Fire Department
Board of Water Supply
Honolulu Police Department
Department of Design and Construction
Department of Transportation Services
Department of Parks and Recreation
Department of Enterprise Services

8.2 STATE OF HAWAI‘I

Department of Land and Natural Resources
Department of Transportation – Highways Division
Department of Health
Office of Hawaiian Affairs

8.3 FEDERAL GOVERNMENT

U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
U.S. Department of Agriculture

8.4 ELECTED OFFICIALS, ORGANIZATIONS AND INDIVIDUALS

‘Ewa Neighborhood Board
State Representative Rida Cabanila
State Senator Will Espero

8.5 ORGANIZATIONS AND INDIVIDUALS

Hawaiian Electric Company
Hawaiian Telcom, Inc.
Oceanic Cable
Kahi Mohala

SECTION 9
SUMMARY OF IMPACTS AND SIGNIFICANCE DETERMINATION

9.1 SHORT TERM IMPACTS

The construction contractor will enter and exit the project site from Old Fort Weaver Road. Potential for significant traffic impacts during construction are not expected based on the limited nature of work along the highway. As required, the contractor shall post signs and/or signal personnel to maintain safe traffic conditions at the entrance to the project site.

Short term generation of noise is expected during building construction activities and to a lesser extent from mobilization of vehicles and equipment. Construction equipment is expected to include, but not be limited to, an excavator, loader, flatbed trucks, concrete delivery trucks, cranes, welders and powered hand tools. All equipment will be muffled in accordance with general practice and regulations governing the use of such equipment. The period of construction will be limited to daytime hours. No construction is anticipated during nighttime hours, weekends, and/or holidays. Noise associated with construction will end upon completion of the project.

Dust and nuisance related problems are expected to be slight to insignificant because of the limited nature of work. The generation of any fugitive dust will be controlled with regular wetting of the soil by the contractor and dust fencing, as required.

Construction activities (clearing, grubbing, and grading) will temporarily expose soils on the property. Potential for soil erosion will be mitigated through use of silt fences, berms and/or other applicable erosion control measures and provided by Chapter 11-55, Hawai‘i Administrative Rules.

9.2 LONG TERM IMPACTS

No long term adverse impacts are anticipated. Upon completion of individual construction work, all equipment used on-site will be demobilized and all debris and waste materials disposed of at an approved County refuse facility. The proposed project will change the density of development in the area by increasing the number of structures in the area. The overall change, however, will be within the prescribed limits of the ‘Ewa Development Plan. The visual character of the area will also be altered with the introduction of the new buildings. Additional traffic from the project will slightly increase the total volume of traffic along the roadway corridors in the area.

9.3 SIGNIFICANCE CRITERIA

Based on significance criteria set forth in Hawai‘i Administrative Rules, Title 11, Department of Health, Chapter 200, “Environmental Impact Statement Rules,” the proposed project is not expected to have a significant impact on the environment. The recommended preliminary determination for the proposed project is a Finding of No Significant Impact (FONSI). The findings and reasons supporting this determination are summarized below.

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource

A qualified archaeologist will be on-site for all ground altering activities during the early phases of the project, and for all excavations that are planned to proceed below 1 meter in depth. If archaeological materials may be affected, appropriate mitigation will be worked out with SHPD. There are no threatened or endangered flora or fauna species or habitat that are known to be present at the project site.

2. Curtails the range of beneficial uses of the environment

Presently, the subject parcel is zoned for residential purposes. The proposed action does not curtail beneficial uses of the environment.

3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 343, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders

The proposed project is consistent with the environmental policies, goals and guidelines expressed in NEPA and Chapter 343, HRS. Potential sources of adverse impacts have been identified and appropriate measures have been developed to either mitigate or minimize potential impacts to negligible levels.

4. Substantially affects the economic and social welfare of the community or state

The proposed project consists of the development of three (3) residential shelters, services center and education center. Economic benefits will accrue to the construction material suppliers and construction contractors in the short-term. There will be a net increase to the economy of the area because of the need to supply the shelters with food, clothing and other essentials. The project will also provide employment opportunities to shelter managers and educational support staff.

The proposed action will result in temporary short-term employment by the construction contractor. This is not expected to substantially affect the economic welfare of the community or State.

5. Substantially affects public health

Factors affecting public health, including air quality, water quality, and noise levels, are expected to be only minimally affected, or unaffected by the proposed construction activity. Potential impacts will be mitigated in accordance with regulations of the State of Hawai‘i, and City and County of Honolulu.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities

The proposed project will create three (3) new residential shelters for youth, a services center, and an education center. The proposed action, based on the limited scale of work, is expected to have little to no substantial secondary or indirect impacts to the area population and public facilities. Existing utilities can accommodate the proposed use.

7. Involves a substantial degradation of environmental quality

Impacts to air and water quality, noise levels, natural resources, and land use associated with the planned improvements are anticipated to be minimal. Mitigation measures will be employed as practicable to further minimize potentially detrimental effects to the environment resulting from project activities. The proposed project does not involve substantial degradation of environmental quality.

8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions

The proposed project is not expected to cause adverse cumulative impacts to the environment nor involve a commitment for larger actions. The project is limited to the development described in Section 2.

9. Substantially affects a rare, threatened or endangered species

There are no known rare, threatened or endangered plants or animal species on the subject property. Substantial impacts to rare, threatened or endangered species are not anticipated.

10. Detrimentally affects air or water quality or ambient noise levels

On a short-term basis, ambient air and noise conditions will be influenced by construction activities related to the proposed roadway improvements. The potential for adverse impacts will be short-term in duration and will be controlled by mitigation measures as described in this EA. Once the project is completed, air and noise in the project vicinity will be allowed to return to preconstruction conditions. Erosion control measures and other BMPs will be employed to prevent any storm water runoff associated with construction activities from entering State waters.

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

The subject property is located approximately 3,400 feet from the shoreline of Pearl Harbor. The majority of the project area is located outside of an area determined by the Federal Emergency Management Agency to be outside of the 1-percent annual chance floodplain. The proposed action is not expected to be impacted by flood conditions.

The project site is also outside the tsunami evacuation zone as determined by the O‘ahu Civil Defense Agency.

12. Substantially affects scenic vistas and view planes identified in county or state plans or studies

The proposed project will comply with applicable zoning height limits within the residential district. Structures within the project will not exceed 25 feet in height. The site improvements will not substantially affect any existing views from surrounding areas.

13. Requires substantial energy consumption

The proposed project will require the use of energy primarily in the form of petroleum-based fuels for construction vehicles and equipment. Electricity will also be required and may be provided by a generator or by direct connection to outlets provided on-site during construction. Other uses of energy use will be in the form of labor to complete the project. Upon completion of the project there will be no further requirement for use of construction associated energy.

Energy uses to support the new buildings will be provided by existing electrical supply lines provided by the Hawaiian Electric Company (HECO). The project will be constructed in accordance with the City and County of Honolulu Energy Conservation Code.

SECTION 10
FINDINGS

In accordance with the provisions set forth in 40 CFR Parts 1500-1508; Chapter 343, HRS, and the significance criteria in Section 11-200-12 of Title 11, Chapter 200, HAR, it is anticipated that the project will have no significant long term adverse impact to water quality, air quality, existing utilities, noise levels, social welfare, archaeological sites, or wildlife habitat. All anticipated construction impacts will be temporary and will not adversely impact the environmental quality of the area. It is expected that an Environmental Impact Statement (EIS) will not be required, and that a Finding of No Significant Impact (FONSI) will be issued for this project.

REFERENCES

Department of Geography, University of Hawai‘i, 1983. Atlas of Hawai‘i, University of Hawai‘i Press, Honolulu.

Department of Planning and Permitting, 2008. ‘Ewa Development Plan (draft). City and County of Honolulu. State of Hawai‘i.

Federal Emergency Management Agency (FEMA), 2000. Federal Insurance Rate Map (FIRM), City and County of Honolulu. Map No. 15003C0310F.

U.S. Department of Agriculture, 1972. Soil Survey of Islands of Kaua‘i, O‘ahu, Maui, Moloka‘i, and Lana‘i, State of Hawai‘i. U.S. Department of Agriculture, Soil Conservation Service and University of Hawai‘i Agriculture Experiment Station, Washington, D.C.

APPENDICES