

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

RECEIVED

EUGENE S. IMAI
COMPTROLLER

MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1327.5

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

MAY 1 1995

Mr. Gary Gill
Director
Office of Environmental
Quality Control
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Negative Declaration for
Iroquois Point Elementary School
Library - Expansion/Renovation
TMK 9-1-01:3

The Department of Accounting and General Services has reviewed the comments received during the 30-day public comment period which began on January 23, 1995. The agency has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the May 23, 1995 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. If there are any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-0487.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".
GORDON MATSUOKA
State Public Works Engineer

GC:jk
Attachments

1995-05-23-0A-~~FEA~~-~~IAOP~~

Iroquois Point

Elementary School Library

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

ENVIRONMENTAL ASSESSMENT (FINAL dated May 8, 1995)

I. GENERAL INFORMATION

A. Applicant: Name; Mailing Address; Phone Number.

State of Hawaii

Department of Accounting and General Services

Division of Public Works, Project Management Branch

1151 Punchbowl St., #427

Honolulu, Hawaii 96813

Contact: Norman Hayashida

TEL: (808) 586-0472

FAX: (808) 586-0530

B. Recorded Fee Owner: Name; Mailing Address; Phone Number.

State of Hawaii

C. Agent (if any): Name; Mailing Address; Phone Number.

Architecture Plus Inc.

1188 Bishop St. #2311

Honolulu, Hawaii 96813

Contact: Gary K. Kawakami

TEL: (808) 521-2311

FAX: (808) 531-6830

D. Tax Map Key: Zone, Section, Plat, and Parcel(s).

9 - 1 - 01 : 03

E. Lot Area: Acreage or square footage.

13.29 Acres

F. Agencies or parties Consulted in Making Assessment: Indicate Federal, State, and County, or others:

Federal:

Department of the Navy / Iroquois Point Military Base

c/o Barbers Point Naval Air Station, Commanding Officer

State:

Department of Education

Department of Health

Department of Land and Natural Resources

Office of State Planning

Office of Environmental Quality Control

County:

Department of Planning
Department of Land Utilization
Department of Public Works
Department of Transportation Services
Board of Water Supply
Department of Wastewater Management
Fire Department

Others:

Ewa Beach Community Association
Ewa Neighborhood Board

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

(1) Brief narrative description of proposed project:

The Department of Accounting and General Services is proposing the renovation of and addition to the existing library at the Iroquois Point Elementary School for the Department of Education.

The renovation and expansion of the existing library has been determined to be the best alternative for providing the school with a library that meets current Department of Education specifications and standards. The existing library (to be renovated) consists of approximately 2,400 square feet and the expansion of approximately 4,200 square feet will result in a total library size of approximately 6,600 square feet. The library facility will include a Reading Room, Student Conference Room, Offices, Work / Production areas, storage, mechanical, and utility rooms. The architectural features and character of the addition shall be compatible with the existing school buildings. The building addition will be made in the direction of one of the existing playground areas.

(2) Relation of parcel to the SMA (i.e., entirely within, partially):

Entirely within.

(3) Location map:

See attached (Attachment A).

(4) Land use approvals granted and/or approvals required:

Special Management Permit
Site Plan Review
Flood Determination
Building Permit

B. Technical Characteristics:

(1) Use characteristics:

Use will remain consistent with existing (elementary education).

(2) Physical characteristics - layout drawing showing property lines, lot size, elevations, existing structures:

See attached (Attachment B).

(3) Construction characteristics including demolition, removal, or modification of existing structures, clearing, grubbing, grading, filling, new structure height and design:

See attached (Attachment C).

(4) Utility requirements (water, electricity, gas, etc.):

Generally, extension of existing utilities available on-site.

(5) Liquid waste disposal (municipal sewer system, septic tanks, or injection wells):

Connection to existing system within property that connects to existing military (federal) sewer system which connects to municipal sewer system.

(6) Solid waste disposal (includes refuse):

Existing solid waste disposal service (public contract).

(7) Access to site:

Existing dedicated roadway (Comorant Ave., from Ft. Weaver Rd.

(8) Other pertinent information: (None)

C. Economic and Social Characteristics:

(1) Estimated cost and time phasing of construction:

Estimated cost: \$ 1,500,000

Time Phasing: Start construction 9-95, complete construction 8-96.

(2) Other pertinent information: (none)

D. Environmental Characteristics:

(1) Soils:

Clayey silt fill over coral detritus (sand and gravel) and weathered coral rock.

- (2) Topography (indicate relationship to major topographic features such as mountains, headlands, valleys, streams, channels, springs, marshes, etc.):

Urbanized location, generally flat to slight slope. Approximately 1/8 mile to nearby Ewa Beach, with intermittent dunes and hills offsite along the beach at elevations higher than this location.

- (3) Surface runoff, drainage, and erosion hazard:

Surface drainage to remain on-site with existing patterns. Area is a low rainfall location (Ewa Beach).

- (4) Federal FIRM Zone, LUO Flood Hazard District, other geological hazards:

In Flood Zone A (undetermined, see Attachment D).

- (5) Other information pertinent to the Special Management Area: (None)

III. AFFECTED ENVIRONMENT

- A. A brief description of subject site in relation to surrounding area and the description of surrounding area. Include considerations and information on existing land uses; General Plan and Development Plan land use designations; zoning; unique features:

State Land Use Plan: Urban
General Plan: (Consistent with policies for educational facilities)
Development Plan: Military: Public and Quasi-Public
Zoning: F-1

The school is surrounded by neighborhoods consisting of single-family and multi-family housing, with some small-scale commercial development. School is a State-owned parcel of land surrounded by Federal lands chiefly used for military (housing) use. Subject site and surrounding sites are designated for Urban use. The site has been developed as an elementary school approximately since 1961. There are no known unique features at the site or in the adjacent surrounding areas.

- B. Project site in relation to publicly owned or used beaches, parks and recreation areas; rare, threatened, or endangered species and their habitats; wildlife and wildlife preserves; wetlands, lagoons, tidal lands and submerged lands; fisheries and fishing grounds; other coastal/natural resources:

Site is approximately 1/8 mile North from nearby Ewa Beach and approximately 1/4 mile West from the West Loch (entrance) of Pearl Harbor, in an urbanized and developed neighborhood environment. No impact to beaches, recreation areas, endangered species and/or habitats, wildlife and wildlife preserves, wetlands, lagoons, tidal lands and submerged lands, fisheries and fishing grounds, or other coastal/natural resources is anticipated.

- C. Relation to historic, cultural, and archaeological resources:

No impact is anticipated.

D. Coastal views from surrounding public viewpoints and from the nearest coastal highway across the site to the ocean or to coastal landform:

No impact is anticipated.

E. Quality of receiving waters and ground water (including potable water) resources. Describe effects on the groundwater recharge cycle within the groundwater control area; show existing and proposed well locations with pumping estimates. Describe effects on receiving waters streams and ocean waters:

No impact is anticipated.

F. Include suitable location and site maps. (Dated aerial, low-oblique, or ground-level photographs should be used whenever location and site maps are not sufficient to adequately describe the project.):

See attached (Attachment A).

IV. **PROJECT IMPACTS:**

Identify impacts of the project relative to the Coastal Zone Management objectives and policies (Section 205A-2, HRS) and the Special Management Area guidelines (Section 25-3.2, ROH):

No impacts, or negligible impacts, are anticipated. The following assessments are made to determine whether the anticipated effects constitute a "significant effect":

1. The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resource. However, new landscaping will be provided to enhance the natural environment.
2. The proposed action will not curtail the range of beneficial uses of the environment. During the construction phase, there will be temporary loss of use of an existing playground equipment area.
3. The proposed action will not conflict with the long-term environmental policies of the State.
4. The proposed action will not substantially affect the economic or social welfare of the community or State.
5. The proposed action will not involve substantial secondary impacts, such as population changes or effects on public facilities, other than the school. The school will benefit from having a new and larger library facility to replace the present one, which is not adequate for the size and needs of the school.
6. The proposed action will not involve a substantial degradation of environmental quality.
7. The proposed building is sited in accordance with the school's approved site development plan. Historic sites or buildings are not affected by this project.
8. The proposed action will not substantially affect any rare, threatened, or endangered species of animal or plant, or habitat.

9. The proposed action will not detrimentally affect air or water quality or ambient noise levels. Temporary construction noise and dust shall be controlled with barriers and walls.

10. This project will not affect public access or rights of ways.

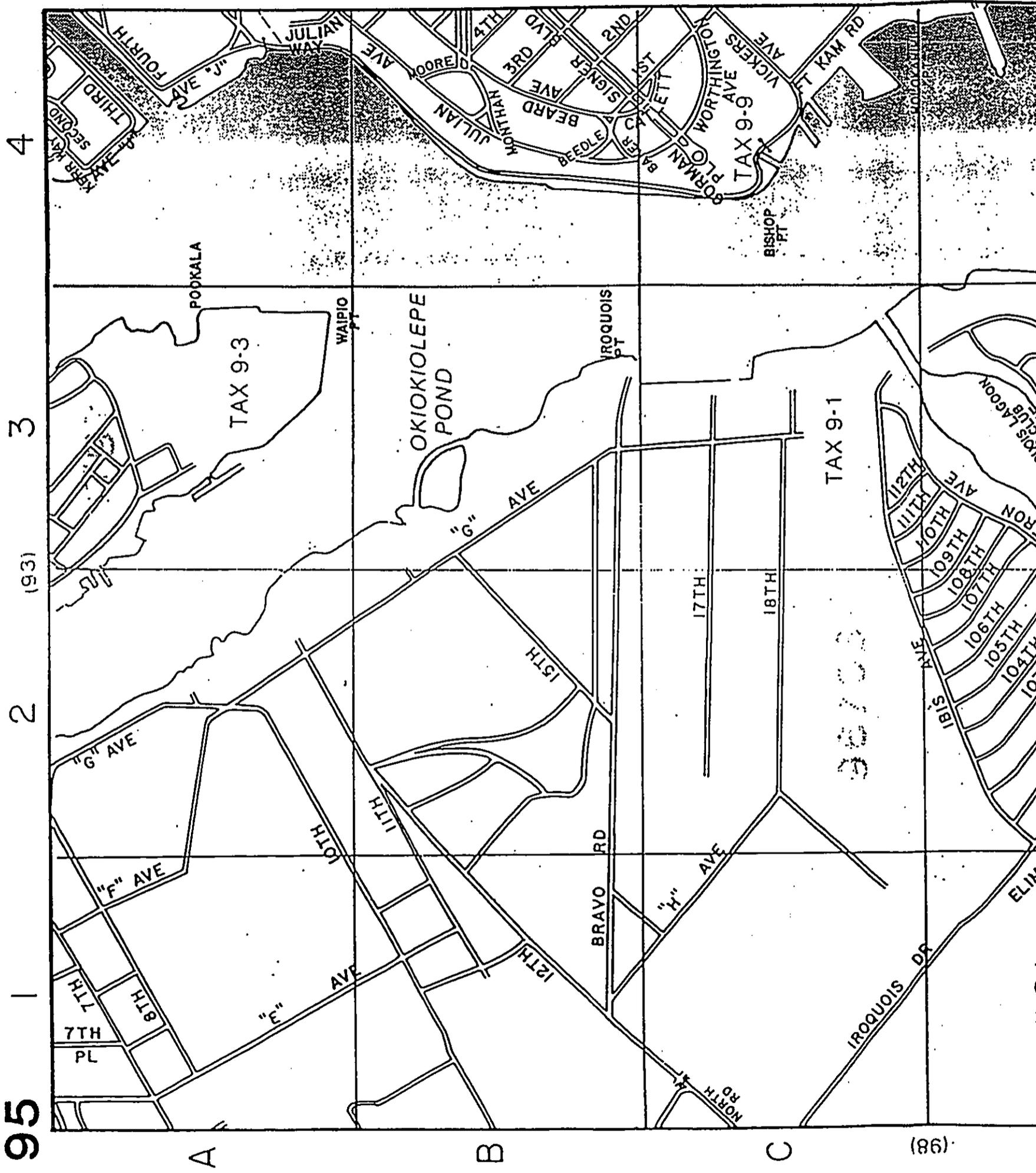
11. The building addition is located in a Special Management Area, Flood Zone. This project is located in the middle of an existing school, and the impact of the building is not anticipated to be detrimental to flooding potential in the area. A flood and drainage study will be prepared (or referenced to if available) to meet code and permit requirements, and preparations will include improvements to minimize any effects to the existing drainage or flood potential conditions.

V. MITIGATION MEASURES:

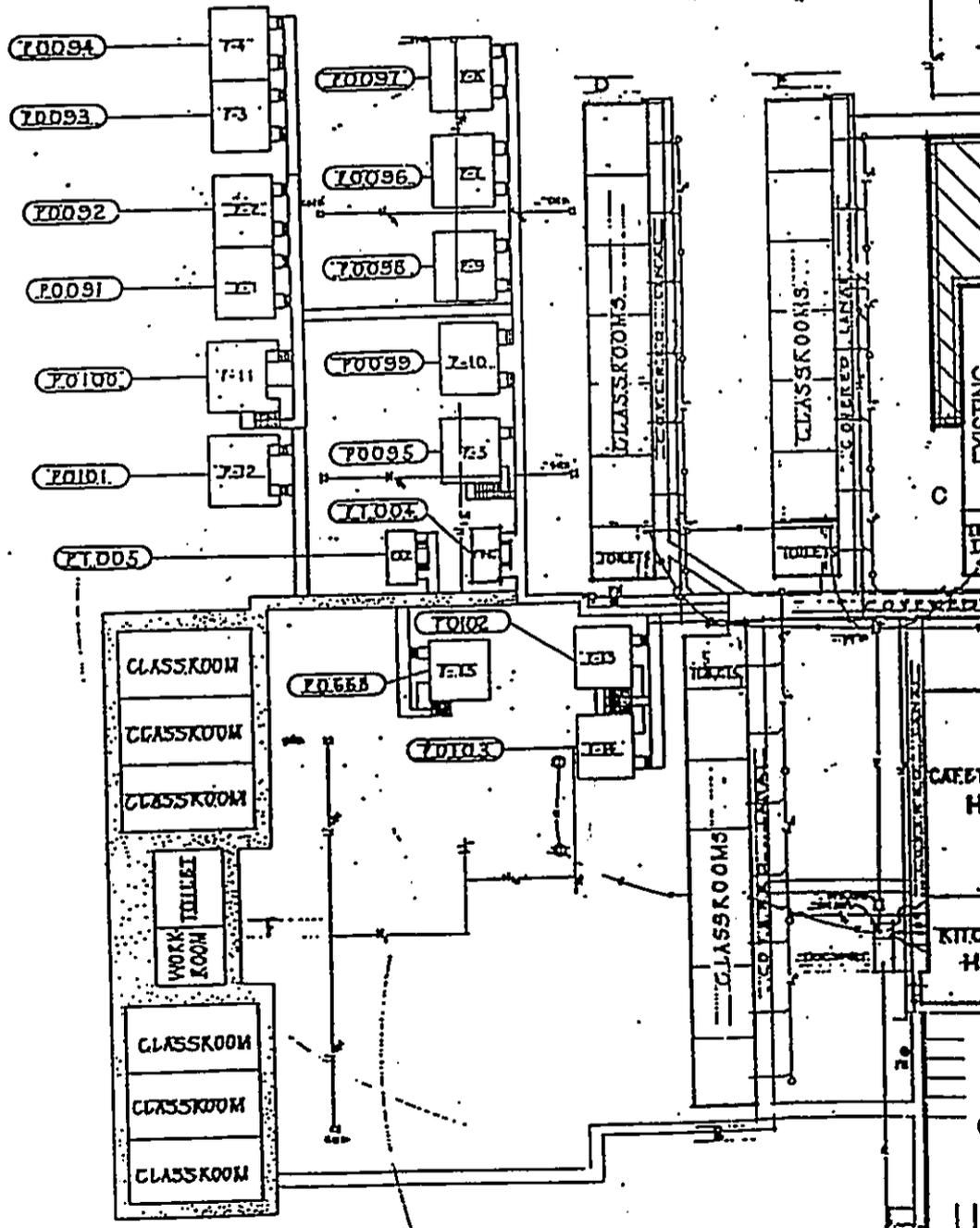
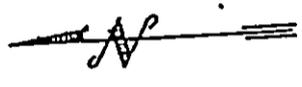
Indicate proposed mitigation measures, if any:

All improvements will include measures to avoid, minimize, or mitigate any impacts the project may include, including:

1. Temporary construction noise and dust shall be controlled with barriers and walls, and will meet State and Federal regulations.
2. New landscaping (conforming to State regulations for public projects to maintain use of native or endemic species) will be provided to enhance the natural environment. The area of the expansion presently has a lawn and no other significant landscaping except for an introduced tree (Christmas Berry, about 10' in height and 6" diameter trunk), which may be removed due to its tendency to attract termites, which is a continuing maintenance concern for public facilities.
3. The design of the expansion portion of the building is consistent with the appearance of the existing building and school, and upon completion will generally be in harmony with the existing character of the neighborhood.

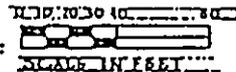
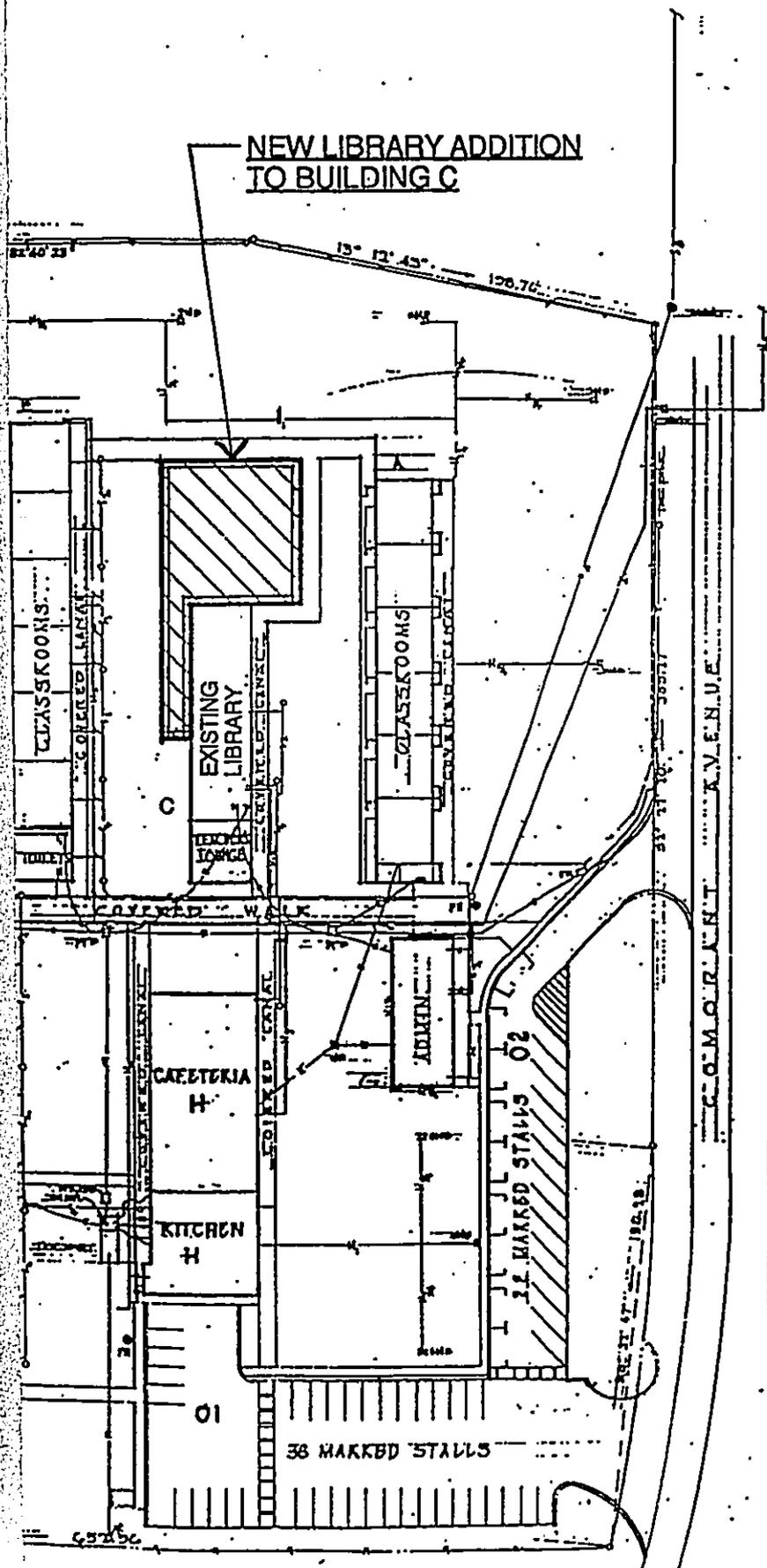


03
ΠΑΥΣΑΚΕΙ



Attachment B

BLDG.	FACILITIES	YEAR COMPL'D	NO. OF STORIES	CLASS OF CONSTR.
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AREA OF SCHOOL	13.29 AC.
NUMBER OF PARKING STALLS	50

REVISED: MAY, 1994

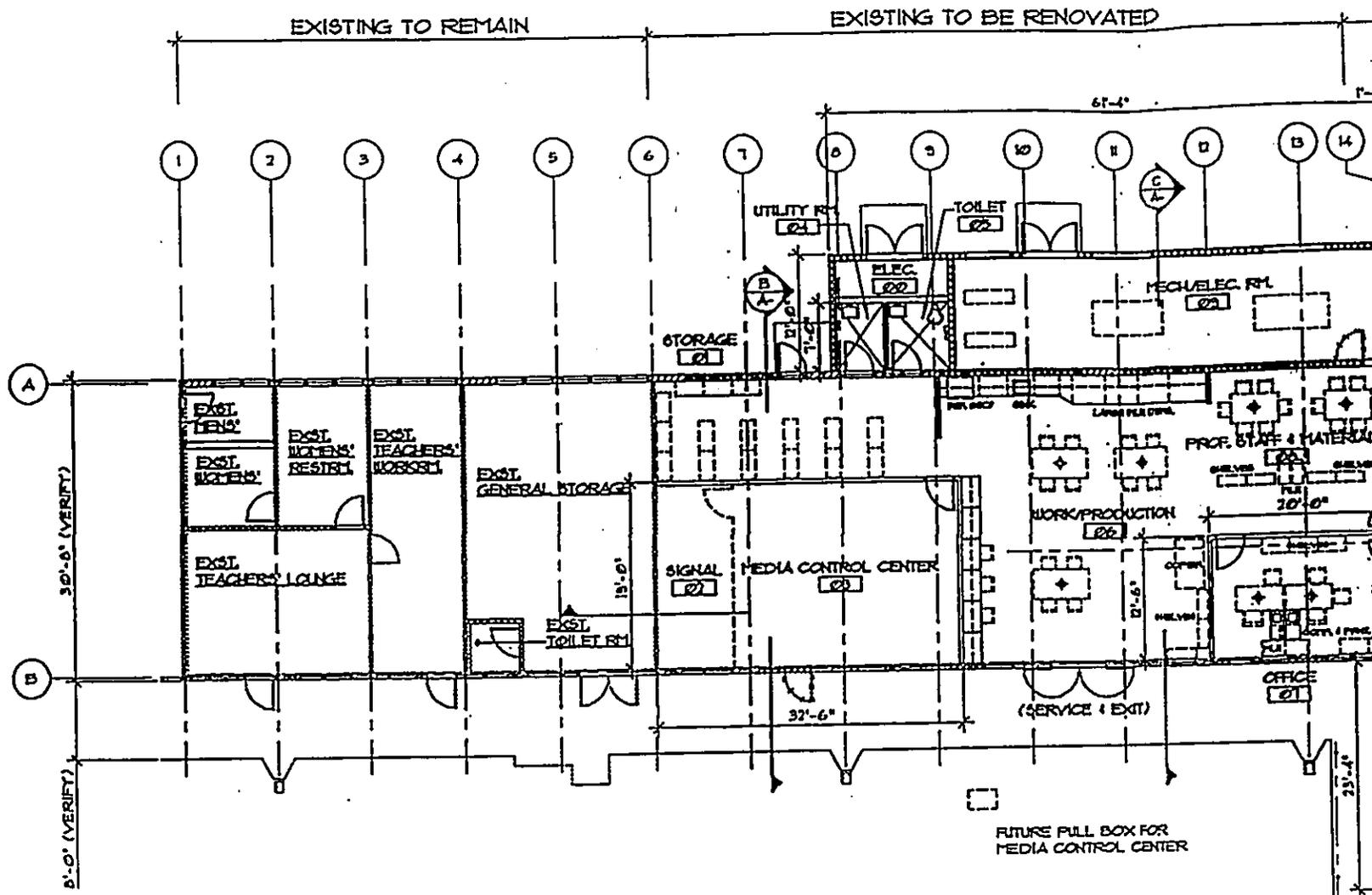
BUILDING DEPARTMENT

CITY & COUNTY OF HONOLULU

WILSONS POINT ELEMENTARY SCHOOL
 3553 COMORANT AVENUE - EWA
 TAX MAP KEY: 9-1-01-03

P.L.O. P.L.A.N.

DESIGN		5-09
DRAWN		
CHECKED		
SCALE		
DATE		SHEET OF SHEETS



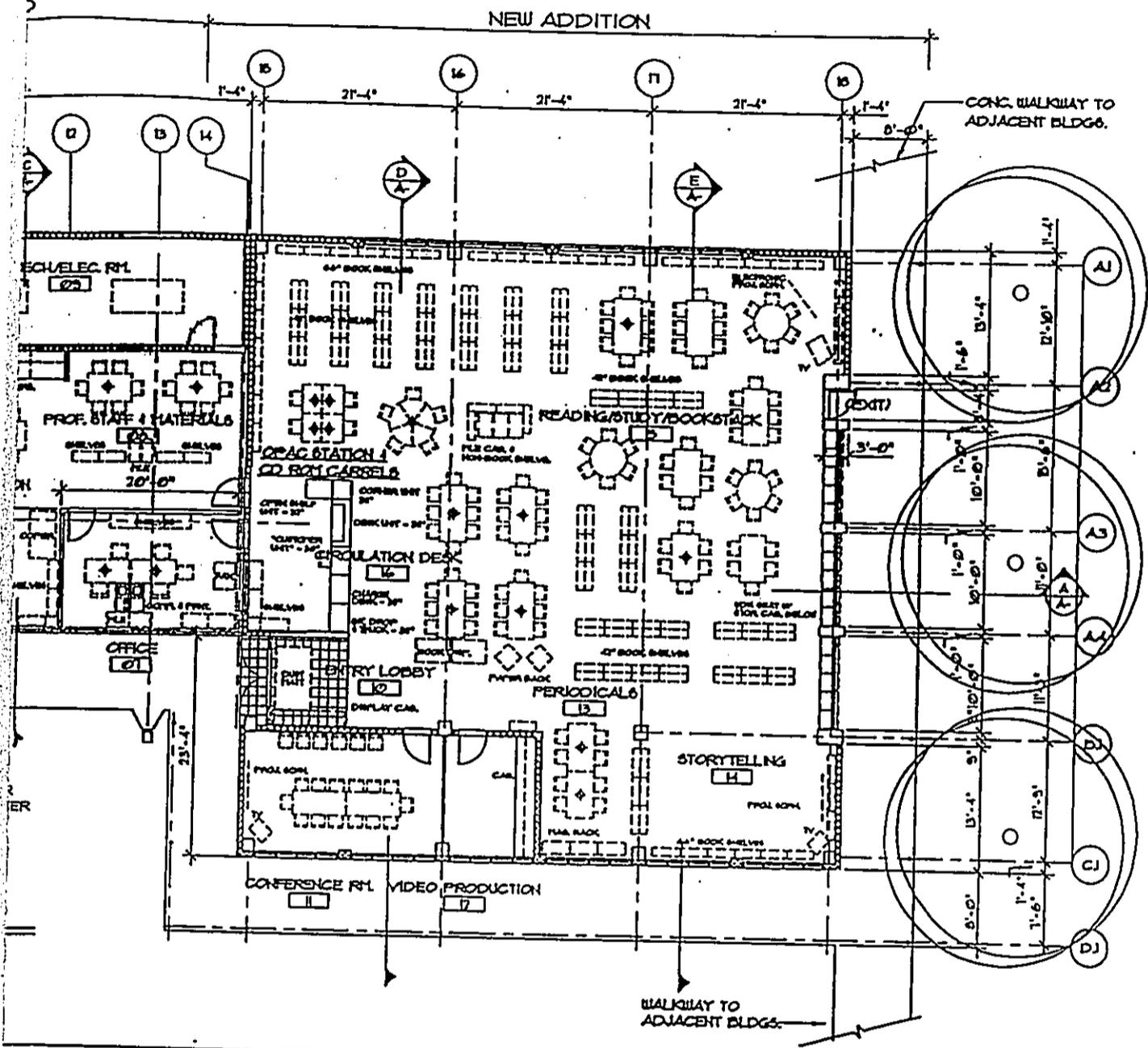
N
 A-3 FLOOR PLAN
 1/8" = 1'-0"

GENERAL NOTES

1. ACCESS TO THE SITE SHALL BE FROM CONTOURANT AVENUE VIA GATED ACCESS ROAD (SEE CIVIL FOR LOCATION). CONTRACTOR TO COORDINATE WITH DASA, DOE AND FEDERAL GOVERNMENT FOR ACCESS, STAGING AREA AND CONTRACTOR PARKING.
2. WORK SHALL BE SCHEDULED AND ACCOMPLISHED TO KEEP INTERRUPTION OF SCHOOL OPERATIONS TO A MINIMUM. THE CONTRACTOR SHALL TAKE MAXIMUM PRECAUTIONS TO ASSURE THAT THE SAFETY OF CAMPUS OCCUPANTS IS MAINTAINED AT ALL TIMES.
3. COORDINATE WITH THE ENGINEER ANY NECESSARY UTILITY INTERRUPTIONS TO OCCUR DURING NON-SCHOOL HOURS. PROVIDE THE SCHOOL WITH A MINIMUM OF 2 WEEKS ADVANCE NOTICE.
4. COMPLY WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS OF THE COUNTY OF KANAWHA AND THE STATE OF WEST VIRGINIA.
5. OBTAIN AND PAY FOR ALL PERMITS IN A TIMELY MANNER.
6. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
7. EACH TRADE SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE STATE AND SHALL MAKE GOOD ANY LOSS, DAMAGE OR HURRY WITHOUT COST TO THE STATE.
8. KEEP PREMISES FREE OF ACCUMULATION OF TRASH AND DEBRIS.
9. UPON COMPLETION REMOVE ALL FOREIGN MATERIALS FROM ALL EXPOSED SURFACES. POLISH GLOSSY SURFACES TO A CLEAR FINISH.
10. CONFINE ALL OPERATIONS TO AREAS SPECIFICALLY AUTHORIZED BY THE STATE. KEEP AREAS ADJACENT TO THE WORK CLEAR AT ALL TIMES AND PREVENT ANY INTERFERENCE WITH ON-GOING SCHOOL OPERATIONS.
11. HOLD HARMLESS THE STATE AND ITS AGENTS FROM LIABILITY OF ANY KIND ARISING FROM ANY USE, NEGLIGENCE, OR DAMAGE OCCASIONED BY OPERATIONS ON THE PREMISES OR BY THIRD PERSONS.
12. ALL CONSTRUCTION WORK SHALL CONFORM WITH UNIFORM FIRE CODE ARTICLE #1.

AREA TABULATION (NET):

NO.	ROOM NAME	REQD. SF.	ACTUAL SF.
00	ELECTRICAL RM.	0	44
01	STORAGE	270	260
02	SIGNAL PROCESSING RM.	50	50
03	MEDIA CONTROL CENTER	450	450
04	GENERAL UTILITY	40	34
05	TOILET	70	48
06	WORK/PRODUCTION ROOM	800	810
07	OFFICE	248	240
08	PROFESSIONAL STAFF & MATERIAL	240	243
09	MECHANICAL RM.	50	535
10	ENTRY LOBBY	0	75
11	STUDENT CONFERENCE	252	278
12	VIDEO PRODUCTION	50	12
13	PERIODICALS	216	203
14	STORYTELLING	400	393
15	READING/STUDY/BOOKSTACK AREA	2,743	2,857
16	CIRCULATION DEBK	60	60
	UNASSIGNABLE (CIRCULATION, ETC)	0	140



REQD. SF	ACTUAL SF
0	44
710	260
50	50
450	450
40	34
70	48
800	80
240	240
240	243
50	830
0	73
202	278
50	12
24	203
400	303
2,743	2,837
50	100
0	140

GROSS FLOOR AREA:

	ACTUAL SF
GROSS AREA (RENOVATION)	2,750
GROSS AREA (NEW)	836
GROSS AREA TOTAL	3,586
LANAI	1376
CONCRETE WALKWAY	---

SHELF CAPACITY - READING/STUDY/BOOKSTACK AREA

BOOKS

1. 36" L X 12" X 42" H W/ 3 SHELVES
(3 LINEAL FT.) ----- 80 EA. = 240 LINEAL FT.

2. 36" L X 12" X 66" H W/ 5 SHELVES
(5 LINEAL FT.) ----- 33 EA. = 165 LINEAL FT.
120 LINEAL FT.

120 LINEAL FT. = 10 BOOKSFT. = 12,510 BOOK CAPACITY

NON-BOOKS

1. 36" L X 16" X 42" H W/ 3 SHELVES
(3 LINEAL FT.) ----- 4 EA. = 36 LINEAL FT.

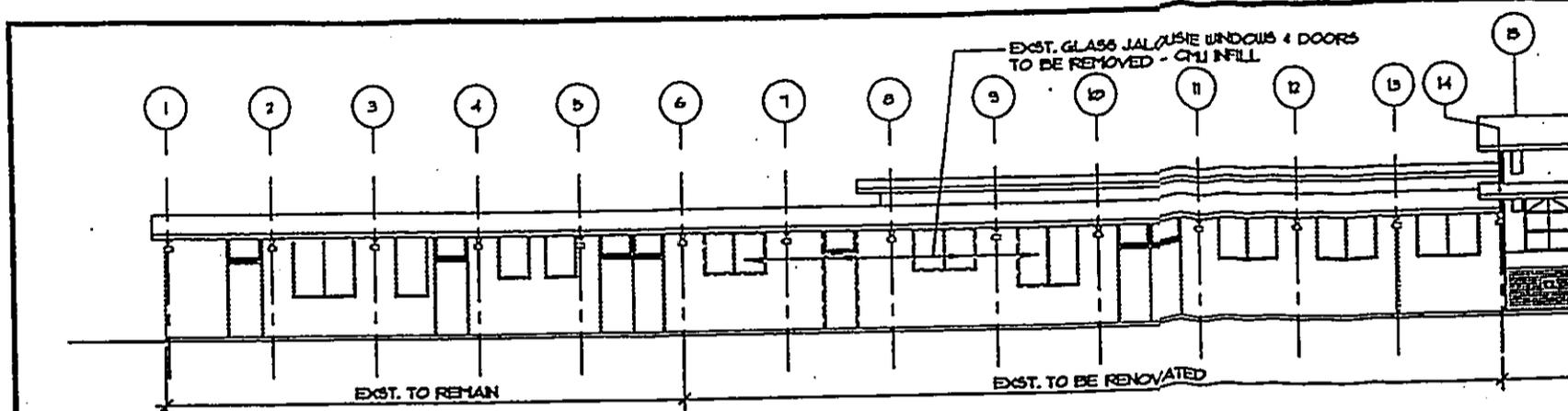
1. 36" L X 16" X 66" H W/ 5 SHELVES
(5 LINEAL FT.) ----- 4 EA. = 60 LINEAL FT.
36 LINEAL FT.

REDUCED SCALE

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6
DATE	DATE	DATE	DATE	DATE	DATE
DESIGNED BY	CHECKED BY	APPROVED BY	DATE	PROJECT NO.	SCALE
DEPT. OF ACCOUNTING & GENERAL SERVICES OFFICE OF PUBLIC WORKS CITY OF HONOLULU					
IROQUOIS POINT ELEMENTARY SCHOOL LIBRARY RENOVATION/EXPANSION BEA BEACH, OAHU, HAWAII					
FLOOR PLAN					
ARCHITECTURE PLUS INC.		DATE AND NO.	DESIGNED BY		
DESIGNED BY	DATE	2-16-1995	A-3		
PROJECT NO.	APPROVED BY	DATE	DATE		
1000		APR 1995			
SCALE AS NOTED					

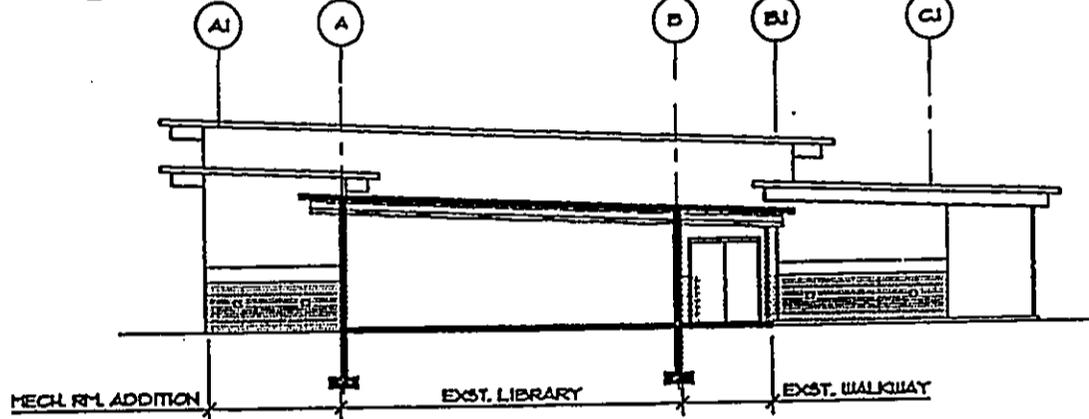


This work was prepared by me or under my supervision.



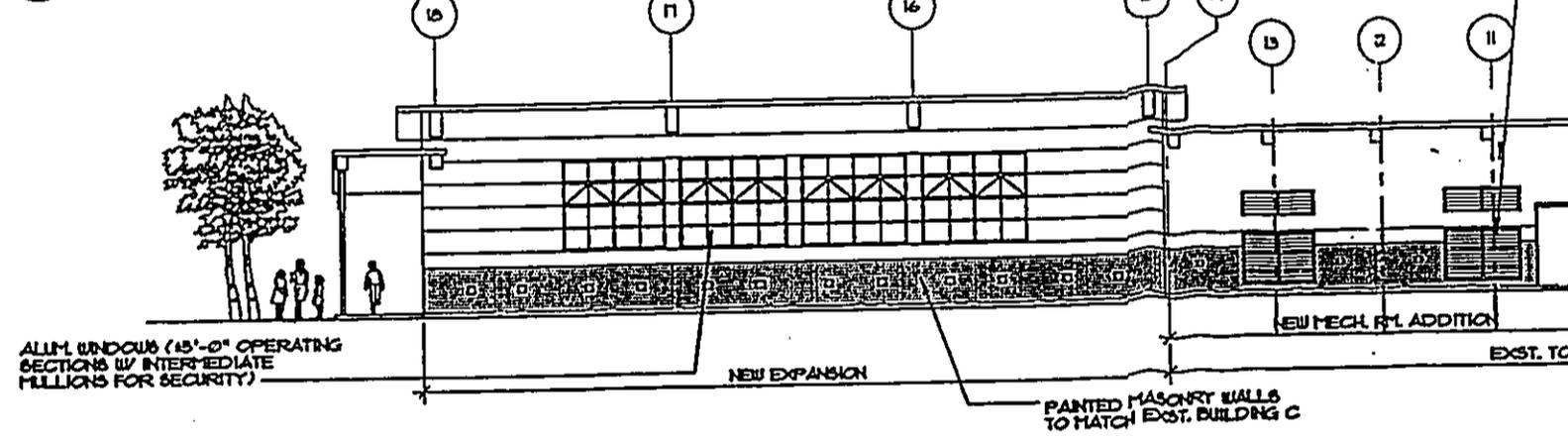
(A) SOUTH ELEVATION

$\frac{1}{8}'' = 1'-0''$



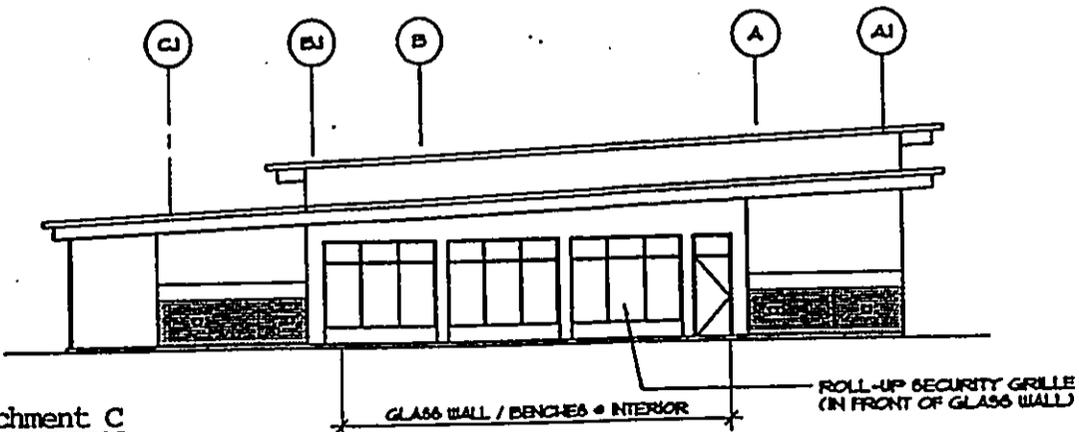
(B) WEST ELEVATION

$\frac{1}{8}'' = 1'-0''$



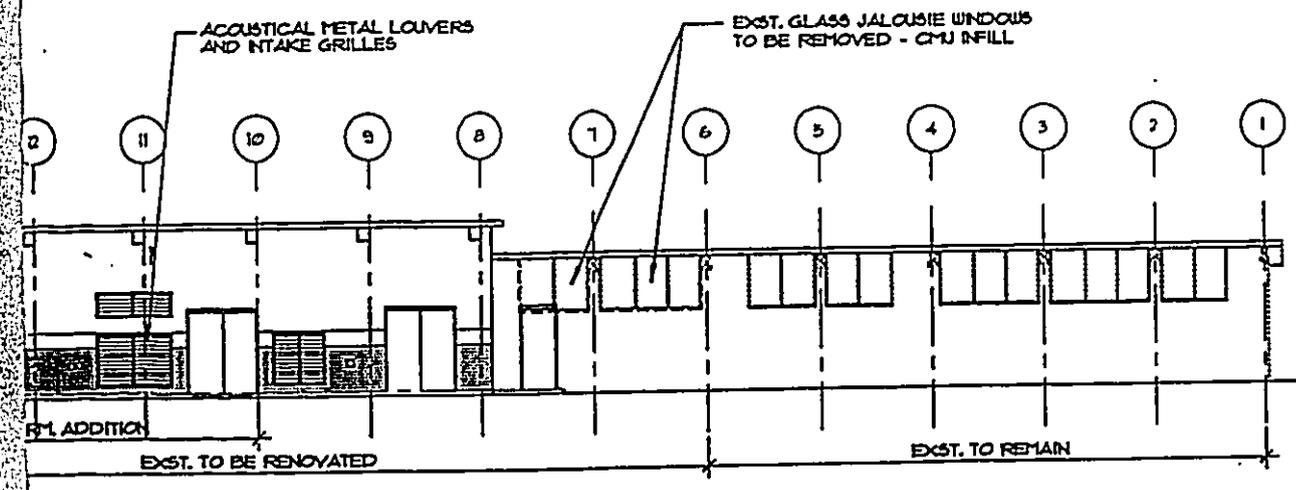
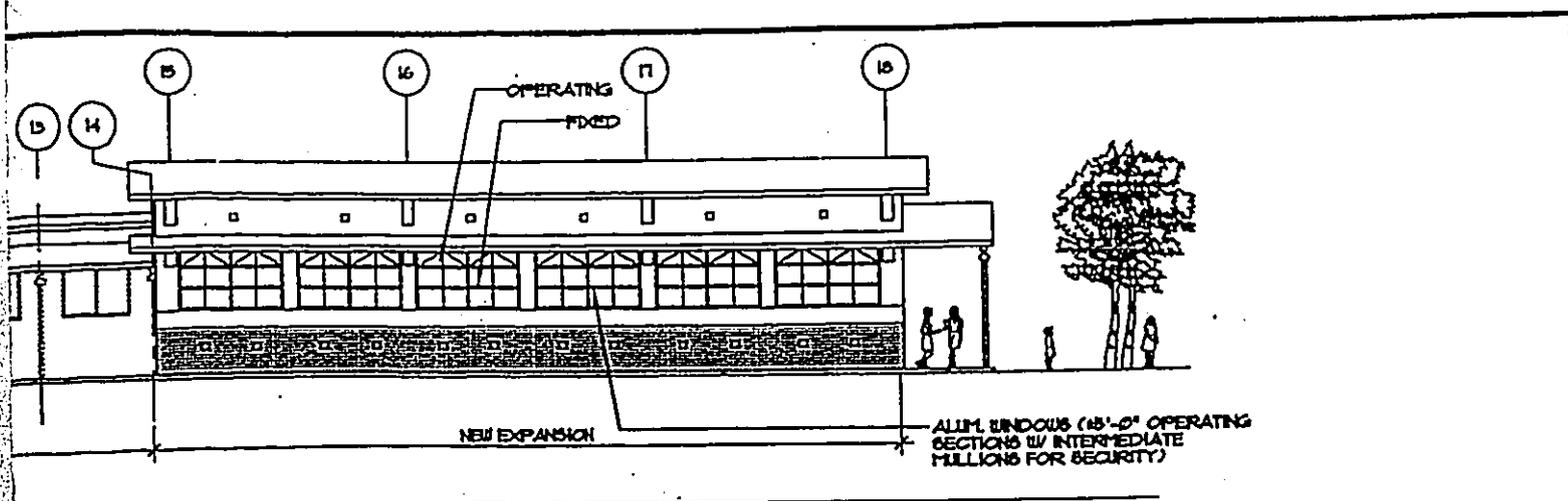
(C) NORTH ELEVATION

$\frac{1}{8}'' = 1'-0''$



(D) EAST ELEVATION

$\frac{1}{8}'' = 1'-0''$



REDUCED SCALE

DESIGN NO.	DATE	CONTRACT NO.	REV.	DATE	APPROVED BY PROJECT SUPERVISOR
DEPT. OF ACCOUNTING & GENERAL SERVICES DIVISION OF PUBLIC WORKS STATE OF HAWAII					
IROQUOIS POINT ELEMENTARY SCHOOL LIBRARY RENOVATION/EXPANSION					
EWA BEACH, OAHU, HAWAII					
EXTERIOR ELEVATIONS					
ARCHITECTURE PLUS INC.				DATE JOB NO.	DRAWING NO.
DESIGNED BY GJK	DRAWN BY	DATE	D-14-1025	A-	
CHECK BY	APPROVED BY	DATE			
DATE	APPROVED BY	DATE			
				DATE	APR. 1995



This work was prepared by me or under my supervision.

PLAT 10
APR 1000

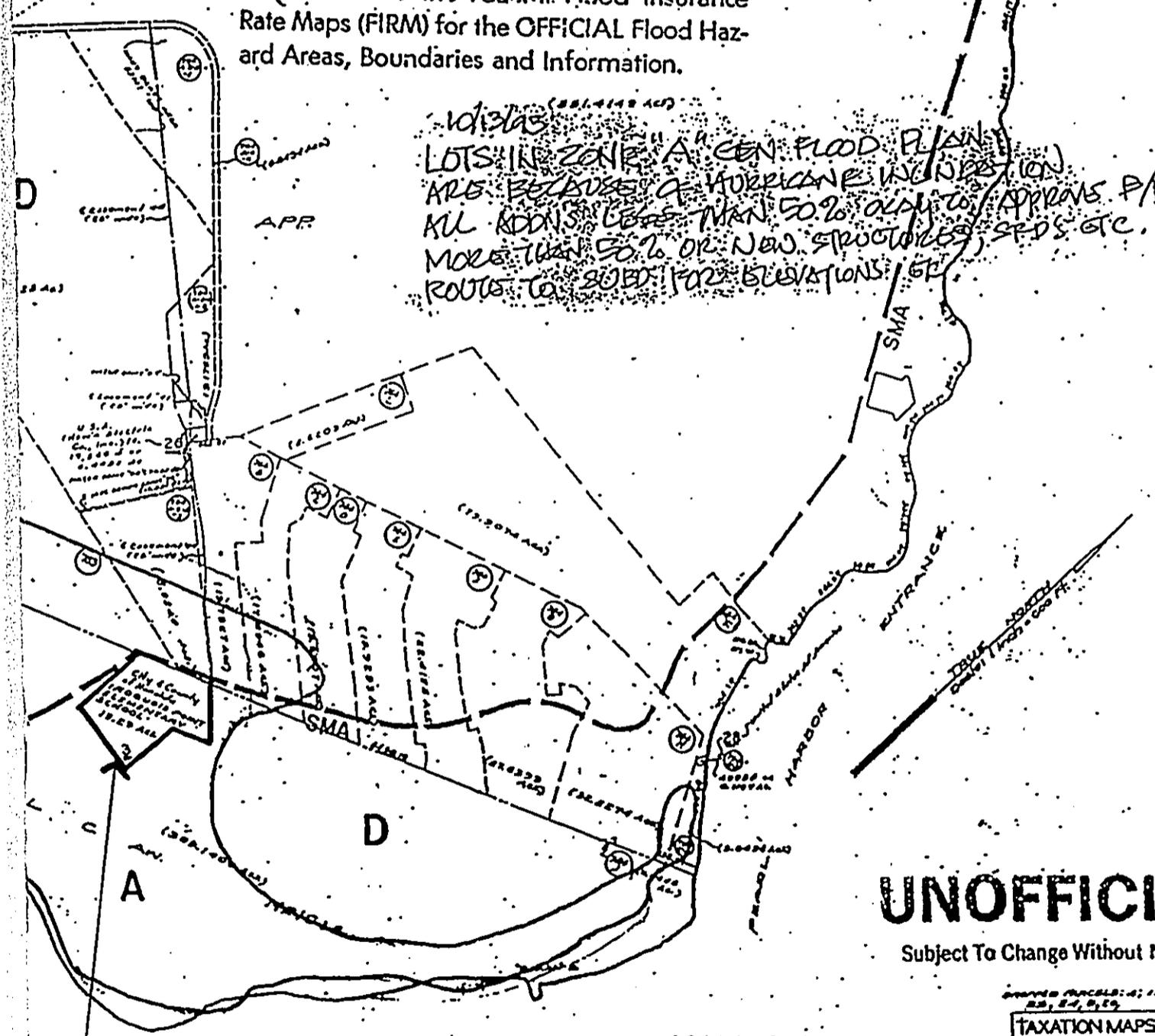
NOTICE:
The flood hazard areas, boundaries and information shown on this map are approximate and used by City staff ONLY AS A GUIDE. Please refer to the Federal Flood Insurance Rate Maps (FIRM) for the OFFICIAL Flood Hazard Areas, Boundaries and Information.

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United States of America
1988, 7044 Aa

LOTS IN ZONE A GEN FLOOD PLAIN ARE BECAUSE OF HURRICANE WINDS (ON ALL ROADS, COSE THAN 50% DASH TO APPROX. P/P'S MORE THAN 50% OR NEW STRUCTURES, SEPS, ETC. ROUTES TO SUBD FOR ELEVATIONS, ET



UNOFFICIAL

Subject To Change Without Notice

PROJECT LOCATION
IROQUOIS POINT ELEMENTARY SCHOOL

SMA ORD. 85-105
DEC. 2, 1985

SUBJECT TO CHANGE

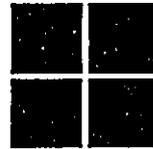
PARCELS: 4, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
FIRST DIVISION		
ZONE	SEC.	PLAT
9	1	01
CONTAINING PARCELS		
SCALE: 1 IN. = 600 FT.		

Architecture Plus Inc.

FILE COPY

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

Barbers Point Naval Air Station
Barbers Point, Hawaii 96802

Attention: Captain E.C. Waller, U.S.N.
Commanding Officer

Dear Captain Waller:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

We have previously filed this draft Environmental Assessment for publication in the April 8, 1995 edition of the *OEQC Bulletin*. We would appreciate hearing from you by May 3, 1995 to allow time for changes, if necessary.

You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (521-2311), by mail (Architecture Plus Inc., 1188 Bishop Street, Suite #2311, Honolulu Hawaii 96813), or by FAX (531-6830). Thank you for your assistance.

Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

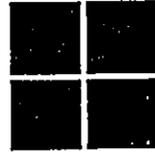
Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

State of Hawaii
Department of Education
Leeward District
94-299 Farrington Highway
Waipahu, Hawaii 96797

Attention: Mrs. Amy T. Maeda
Leeward District Superintendent

Dear Mrs. Maeda:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

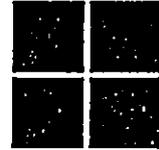
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Architecture Plus Inc.

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

State of Hawaii
Department of Health
P. O. Box 3378
Honolulu, Hawaii 96801

Attention: Mr. Lawrence Miike
Director

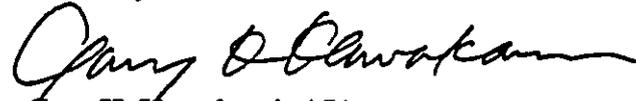
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Sincerely,


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Architecture Plus Inc.

GKK:flc

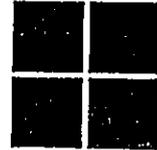
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Architecture Plus Inc.

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

State of Hawaii
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

Attention: Mr. Michael D. Wilson
Director

Gentlemen:

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We have previously filed this draft Environmental Assessment for publication in the April 8, 1995 edition of the *OEQC Bulletin*. We would appreciate hearing from you by May 3, 1995 to allow time for changes, if necessary.

You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (521-2311), by mail (Architecture Plus Inc., 1188 Bishop Street, Suite #2311, Honolulu Hawaii 96813), or by FAX (531-6830). Thank you for your assistance.

Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

State of Hawaii
Office of State Planning
State Capitol, Room #406
Honolulu, Hawaii 96813

Attention: Mr. Gregory G.Y. Pai
Director

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

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Industrial Design



AP Project No. 94015.01

April 4, 1995

State of Hawaii
Department of Health
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Attention: Mr. Gary Gill
Director

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

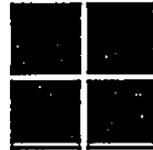
Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

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Industrial Design



AP Project No. 94015.01

April 4, 1995

City and County of Honolulu
Department of Planning
650 South King Street
Honolulu, Hawaii 96813

Attention: Ms. Sheryl D. Soon
Director

Dear Ms. Soon:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

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Industrial Design



AP Project No. 94015.01

April 4, 1995

City and County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Patrick T. Onishi
Director

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

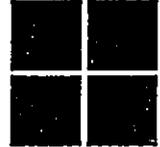
Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

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Industrial Design



AP Project No. 94015.01

April 4, 1995

City and County of Honolulu
Department of Public Works
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Ken E. Sprague
Director

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

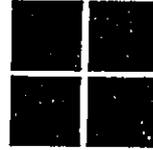
GKK:flc

Attachment: Draft Environmental Assessment of IPES-LE/R

950404

Architecture Plus Inc.

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

City and County of Honolulu
Department of Transportation Services
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Charles Swanson
Director

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

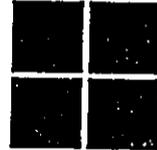
Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

City and County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96813

Attention: Mr. Raymond H. Sato
Director

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

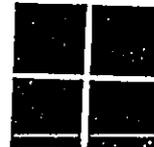
Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

City and County of Honolulu
Department of Wastewater Management
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Felix B. Limtiaco
Director

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,


Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

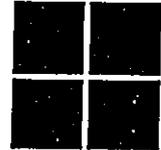
Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

City and County of Honolulu
Fire Department
1455 South Beretania Street
Honolulu, Hawaii 96814

Attention: Mr. Jacob P. Kaleikini
Fire Chief (Acting)

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

Architecture Plus Inc.

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Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

Ewa Beach Community Association
P.O. Box 2003
Ewa Beach, Hawaii 96706

Attention: Mr. William Espero
President

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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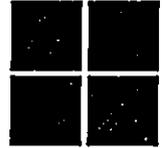
Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.

GKK:flc

Attachment: Draft Environmental Assessment of IPES-LE/R

Architecture Plus Inc.
950404

Architecture
Planning
Interior Design
Graphic Design
Industrial Design



AP Project No. 94015.01

April 4, 1995

Ewa Neighborhood Board
92-609 Aahualii Street
Kapolei, Hawaii 96707

Attention: Mr. David Gilbert
Chairman

Gentlemen:

Attached for your information is a draft of the Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation. Based on this assessment, a Negative Declaration determination is planned. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

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Principal
Architecture Plus Inc.

GKK:flc

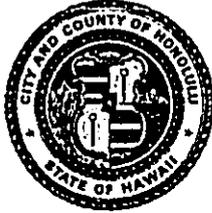
Attachment: Draft Environmental Assessment of IPES-LE/R

950404

1188 Bishop Street Suite #2311 Honolulu, Hawaii 96813 Telephone: (808) 521-2311 Fax: (808) 531-6830

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

CHERYL D. SOON
CHIEF PLANNING OFFICER
CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

BS 4/95-0705

May 2, 1995

Architecture Plus Inc.
1188 Bishop Street, Suite #2311
Honolulu, Hawaii 96813

Attention: Gary K. Kawakami, AIA
Principal

Gentlemen:

Draft Environmental Assessment for the Iroquois Point
Elementary School Library Expansion/Renovation

In response to the subject Draft Environmental Assessment preparation for the subject project, we are offering the following comments.

We confirm that the subject property is currently designated as "Military: Public & Quasi-Public" on our Development Plan Land Use Map for Ewa. We have no specific objections to the proposed project at this time.

Please note that Section III.A. of the subject document incorrectly states that the City's General Plan is no longer in use. The City and County of Honolulu's 1989 Revised General Plan is recognized as a legal document which is followed by the City. In addition, the City Charter defines the Development Plans as schemes designated to implement the objectives and policies of the General Plan. The Development Plans do not supersede the General Plan.

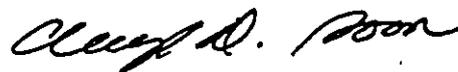
RECEIVED
MAY 4 1995

ARCHITECTURE PLUS, INC.

Architecture Plus Inc.
May 2, 1995
Page 2

Thank you for the opportunity to comment on the subject request. Should you have any further questions on the matter, you may contact Brian Suzuki of our staff at 527-6073.

Sincerely,

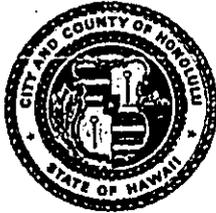


CHERYL D. SOON
Chief Planning Officer

CDS:ft

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869



JEREMY HARRIS
MAYOR

ANTHONY J. LOPEZ JR.
ACTING FIRE CHIEF

ATTILIO K. LEONARDI
FIRE DEPUTY CHIEF

April 27, 1995

RECEIVED
MAY 3 1995

Mr. Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.
1188 Bishop Street, Suite #2311
Honolulu, Hawaii 96813

ARCHITECTURE PLUS, INC.

Dear Mr. Kawakami:

Subject: Iroquois Point Elementary School Library Expansion/Renovation
Tax Map Key: 9-1-01: 03

We have reviewed your application and have made an on-site assessment of your request. We have no objections to the proposal, provided the following conditions are complied with prior to approval. Compliance with Article 10 of the Uniform Fire Code shall be made, but not limited to, the following:

1. Provide a private water system where all appurtenances, hydrant spacing and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire access road to within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface of not less than 20 feet in unobstructed width shoulder to shoulder capable of supporting the minimum 60,000 pound weight of our fire apparatus and with a gradient not to exceed 20%. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius of not less than 35 feet.
3. Submit construction plans to the building and fire departments for permit review and approval prior to commencement of the project.

Should additional information or assistance be required, please call Acting Captain Warren Tsark of our Fire Prevention Bureau at 523-4186.

Very truly yours,

Handwritten signature of Attilio K. Leonardi in cursive.

ATTILIO K. LEONARDI
Fire Deputy Chief

WT:jl

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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

April 27, 1995

LAWRENCE MIKE
DIRECTOR OF HEALTH

In reply, please refer to:

95-044/epo

Mr. Gary K. Kawakami, AIA
Principal
Architecture Plus, Inc.
1188 Bishop Street, Suite 2311
Honolulu, Hawaii 96813

RECEIVED
MAY 4 1995

Dear Mr. Kawakami:

ARCHITECTURE PLUS, INC.

Subject: Draft Environmental Assessment

Iroquois Point Elementary School Library
Expansion/Renovation
Ewa, Oahu
TMK: 9-1-1: 03

Thank you for allowing us to comment on the subject project. We do not have any comments to offer at this time.

Sincerely,

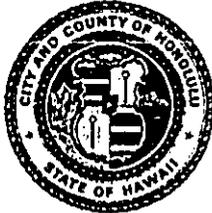
A handwritten signature in cursive script, appearing to read "Lawrence Miike".

Lawrence Miike
Director of Health

c: Department of Accounting & General Services

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

FELIX B. LIMTIACO, P.E.
DIRECTOR

CHERYL K. OKUMA-SEPE, ESQ.
DEPUTY DIRECTOR

WPP 95-143

April 26, 1995

Mr. Gary K. Kawakami, AIA
Principal
Architecture Plus Inc.
1188 Bishop Street, Suite 2311
Honolulu, Hawaii 96813

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MAY 1 1995

ARCHITECTURE PLUS, INC.

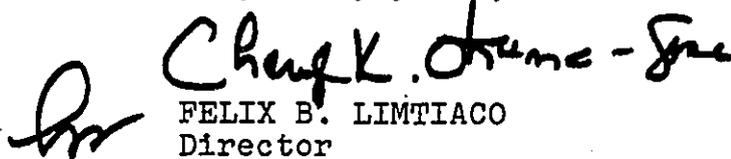
Dear Mr. Kawakami:

Subject: Iroquois Point Elementary School Library
Expansion/Renovation (TMK: 9-1-01:03)

Thank you for the opportunity to review the draft Environmental Assessment for the Iroquois Point Elementary School Library Expansion/Renovation project. The City wastewater system is adequate and available to accommodate this proposal.

If you have any questions, please contact Ms. Tessa Yuen of the Division of Planning and Service Control at 527-6732.

Very truly yours,


FELIX B. LIMTIACO
Director

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

ENV 95-144

April 25, 1995

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APR 26 1995

Mr. Gary K. Kawakami, AIA
Architecture Plus, Inc.
1188 Bishop Street, Suite #2311
Honolulu, Hawaii 96813

ARCHITECTURE PLUS, INC.

Dear Mr. Kawakami:

Subject: Draft Environmental Assessment (DEA)
Iroquois Point Elementary School-
Library Expansion/Renovation
Tax Map Key: 9-1-01: 03

We have reviewed the subject DEA and have no comments to offer at this time.

Should you have any questions, please contact Mr. Alex Ho,
Environmental Engineer, at 523-4150.

Very truly yours,

for Alex Ho
KENNETH E. SPRAGUE
Director and Chief Engineer

cc: DAGS (Norman Hayashida)
OEQC

BENJAMIN L. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MRKE
DIRECTOR OF HEALTH

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

RECEIVED
APR 24 1995

December 14, 1994

ARCHITECTURE PLUS, INC.

TO: Those Persons Requesting Comments on Land Use Documents

FROM: June Harrigan-Lum, Manager *June Harrigan-Lum*
Environmental Planning Office

SUBJECT: Temporary Discontinuance of Land Use Reviews

Because of the lack of funds and resources this year, we are not able to hire someone to coordinate our 1995 legislative activities. As a result, we are using one of our existing staff members to do this work on a full time basis during the legislative session.

The legislative coordinator selected, Mr. Art Bauckham, is also the person who was coordinating the land use reviews and responses. Therefore, starting on January 1, and continuing until May 1, 1995, the Environmental Planning Office (EPO) will not be accepting any land use documents for coordinated replies.

If you would like staff in a specific branch or office (for instance, the Wastewater Branch) to comment on your proposal, you are welcome to contact the staff directly. A list of the Branch/Office names are attached for your reference. If you have already sent a copy of the document to the EPO, and you wish to have us send it to a specific branch, you may call 586-4337 and ask the clerical staff to send it to the appropriate branch. Please describe the document and the date of your cover letter.

Remember, on May 1, 1995 we will again start preparing coordinated responses throughout the Environmental Health Administration.

Thank you for your cooperation and patience in this matter.

Ref: Draft Environmental Assessment for the Iroquois Point Elementary School
Library Expansion/Renovation located at 5553 Comorant Avenue, Ewa Beach, HI
TMK: 9-1-01: 03

Branches and Offices in the Environmental Health Administration

Hazard Evaluation and
Emergency Response-----586-4249

Environmental Planning Office--586-4337

Clean Air Branch-----586-4200

Clean Water Branch-----586-4309

Safe Drinking Water Branch-----586-4258

Office of Solid Waste Mgt.-----586-4240

Hazardous Waste Branch-----586-4226

Wastewater Branch-----586-4294

Noise and Radiation Branch-----586-4701

Sanitation Branch-----586-8000

Litter Control Office-----586-8400

Food and Drug Branch-----586-4725

Vector Control Branch-----831-6767



University of Hawai'i at Mānoa

Environmental Center
A Unit of Water Resources Research Center
Crawford 317 • 2550 Campus Road • Honolulu, Hawai'i 96822
Telephone: (808) 956-7361 • Facsimile: (808) 956-3980

Morita
RECEIVED
FEB 24 12 55 PM '95
DIV. OF PUBLIC WORKS
DACS

February 10, 1995

DIVISION OF PUBLIC WORKS
INITIAL FOR
P.W. Engr. *[Signature]* Approva...
P.W. Secy _____ Sign
Staff Serv. Br. _____ Info
2 Planning Br. *[Signature]* File
Proj. Mgmt. Br. _____ See me
Design B _____ Comments
Inco Br. _____ Invent #
Qual. Cont. Eng. _____
Loading Serv. Br. _____

Mr. Ralph Morita
Department of Accounting and General Services
1151 Punchbowl Street, Room 430
Honolulu, Hawaii 96813

Dear Mr. Morita:

Draft Environmental Assessments (EAs)

- Alvah Scott Elementary School Library Expansion and Renovation
Ewa, Oahu
- Iroquois Point Elementary School Library Expansion and Renovation
Ewa, Oahu
- Kaleiopuu Elementary School New Administration/Library Building
Ewa, Oahu
- Kamaile Elementary School New Administration/Library Building
Waianae, Oahu
- Kanoelani Elementary School New Administration/Library Building
Ewa, Oahu
- Leilehua High School New Library Building
Wahiawa, Oahu
- Waialua High School Cafetorium Expansion/Renovation
Waialua, Oahu
- Wheeler Elementary School Administration/Library
Expansion and Renovation
Wahiawa, Oahu

Library expansion and renovations for Alvah Scott Elementary is proposed. The library will be expanded from 3,070 square feet to approximately 5,760 square feet. The same is intended for Iroquois Point Elementary School; library expansion will involve an additional 2,995 square feet and the total area of the new library will be about 5,760 square feet. Construction of a new administration/library building measuring approximately 5,760

Mr. Ralph Morita
February 22, 1995
Page 2

square feet in area is planned for Kaleiopuu, Kamaile, and Kancelani Elementary Schools. Construction of a new library of approximately 11,955 square feet plus renovation of existing library spaces is planned for Leilehua High School. The renovation and expansion from 5,260 square feet to approximately 5,466 square feet of Waialua High School's existing cafetorium is proposed. Expansion and renovation of Wheeler Elementary School's administration/Library building is proposed. The existing structure is 4,529 square feet; the proposed expansion is approximately 10,411 square feet. Each project includes any requisite site improvements, connections to public utilities and easements.

We have reviewed the referenced Draft EAs with the assistance of Malia Akutagawa of the Environmental Center. The following are general comments common to all of these documents.

No Accountability

It is improper for the Department of Accounting & General Services for the Department of Education be the applicant as well as the approving agency for this project. There is no accountability inherent in the system.

Purpose of Project

The projects' purpose is vaguely stated to be an implementation of the schools' "program in accordance with the Educational Specifications". There is no explanation as to why these new facilities are "needed". (p. 1)

Inadequate Assessment

The referenced documents are entirely inadequate. Each assessment is five pages long, three with text, and two with maps depicting the location of the schools and work sites. All the documents are virtually identical. The only differences between them are the project descriptions and estimated costs. This indicates that no thought was given to the potential impacts unique to each project and site.

There is no basis for the conclusion that the "project[s] will not have any adverse impact on the environment." (p. 3) No studies have been conducted to verify that there are no endangered species, no historical, archaeological, and cultural sites within the

Mr. Ralph Morita
February 22, 1995
Page 3

project area.

Lack of Specificity

What will the "other uses" be with regard to the new construction? (p. 1) Uses need to be specified in order to assess impacts. What are the general construction and design plans for the new facilities? Will safety concerns be addressed adequately? Will land clearing be involved? Is there a risk of increased runoff at least during the construction phase of the project? What are the possible impacts of site improvements? The documents fail to specify any of these concerns.

Alternatives Not Seriously Considered

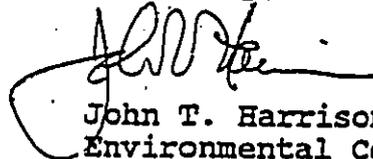
No good faith effort was made in considering alternatives to the projects. The documents merely state, "No Action is not considered to be a viable or desirable alternative." (p. 3)

Conclusion

We recognize the importance of providing Hawaii's children with educational facilities. However, all proposed developments are subject to environmental scrutiny under Chapter 343 of the Hawaii Revised Statutes (HRS). We recommend that the Final EAs address the above questions and issues so that a proper examination can be made regarding environmental, social, cultural, historical, and archaeological impacts characteristic of each project and site. If the impacts are deemed significant then, under Section 11-100-12 of the Hawaii Administrative Rules (HAR), the preparation of an Environmental Impact Statement (EIS) is required.

Thank you for the opportunity to review these Draft EAs.

Sincerely,



John T. Harrison
Environmental Coordinator

cc: OEQC
Roger Fujioka
Malia Akutagawa

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4.2

Comptroller
 State P.W. Engr.
 P.W. Secty
 Staff Serv.
 Planning Br.
 Proj. Mgmt. Br.
 Design Br.
 Inspec. Br.
 Quality Control
 Leasing Br.
 Contracts
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MAR 6 1995

Mr. John T. Harrison
 Environmental Coordinator
 University of Hawaii
 Environmental Center
 Crawford Hall, Room 317
 2550 Campus Road
 Honolulu, Hawaii 96822

Dear Mr. Crawford:

Subject: Draft Environmental Assessments for Various School
 Projects on Oahu and Hawaii

The following comments are provided in response to your February 10, 1995 letters on the Environmental Assessment (EA) documents for school projects at Alvah Scott Elementary (library), Iroquois Point Elementary (library), Kaleiopuu Elementary (administration/library), Kamaile Elementary (administration/library), Kanoelani Elementary (administration/library), Leilehua High (library), Waialua High (cafeteria), Wheeler Elementary (administration/library), Keonepoko Elementary (cafeteria), Mountain View Elementary (twelve classroom building and cafeteria), and Waiakea High (administration):

1. No accountability:

A. In accordance with legislative CIP appropriations for school facilities:

- (1) The Department of Accounting and General Services (DAGS) is the "expending" agency. This means that only DAGS can execute the contracts for required work (planning, land acquisition, design, construction, and equipment) and process payments for the school projects with the available CIP appropriations (subject to the Department of Education (DOE) authorizations and allotment by the Department of Budget of Finance (B&F)).

- (2) The DOE is the "user" agency. This means the DOE is responsible for:
 - (a) Establishing the project scope, justification, and needs;
 - (b) Developing and submitting the legislative appropriation requests;
 - (c) Authorizing initiation of the project and requests for all CIP funding available under the DOE budget;
 - (d) Taking control and operations of the school facilities after completion of construction work done under DAGS contracts as the "expending" agency.

NOTE: Therefore, school projects are listed under the DOE budget (Item G) with DAGS as the "expending" agency instead of under the DAGS budget (Item K) in the legislative CIP appropriations.

- B. An environmental assessment is developed for a school project after the DOE submits a written request to DAGS for project initiation. DAGS is then responsible for getting an allotment of the appropriated funds from B&F and executing contracts for required work.
- C. It is noted that pursuant to subsequent discussions with the OEQC staff on the issue of "approving" agency, the following determinations were reached:
 - (1) Chapter 343 requirements for EA documents are different from EIS requirements where "approving" agency for State projects is required to be the "Governor, c/o OEQC."
 - (2) However, the EA documents submitted by DAGS for the subject projects are acceptable because they are for "agency" actions which do not require any other approvals.

(3) Therefore, the final EA documents can leave the "approving" agency on the OEQC form blank.

D. DAGS will delete any further references to "approving" agency in the EA documents.

2. Purpose of project:

A. There is a statewide guideline developed by the DOE in 1984 (approved by the Board of Education, B&F, and the Governor) for physical requirements at typical elementary, intermediate, and high schools called the "Educational Specifications for School Facilities" (EDSPEC).

B. The EDSPEC is used:

(1) By the DOE to determine the total number and size of classrooms and support facilities (administration building, library, cafeteria, etc.) based on the DOE's regional population projections and design enrollment for a specific school;

(2) As justification for DOE appropriation requests on school projects (based on the need for compliance with the EDSPEC).

C. However, because of annual legislative appropriation constraints, the DOE budget can only support incremental development of school facilities. The first increment of school facilities usually includes mass grading, on site infrastructure improvements, some classrooms and limited support facilities. Subsequent school increments are then done according to the DOE's schedule for the school's student enrollment.

D. Therefore, the need for additional classrooms, administration building, library, and/or cafeteria at the respective schools has already been justified by the DOE (as approved by the Legislature with the project appropriation) prior to publication of the EA document.

3. Inadequate assessment:

- A. The subject projects are for new facilities at an existing school. Therefore, potential impacts were previously addressed when the respective schools were first planned, the school site was selected, and the first increment school facilities were constructed.
- B. Subsequent school increments on a developed site such as an existing school facility are not expected to have adverse impacts on endangered species, historical, archaeological, and cultural sites because such concerns would have already been identified and mitigation measures completed for the existing schools to currently operate. Therefore, no additional site investigations were done for the subject EA documents.
- C. However, it is noted that an archaeological survey under the guidance of the Department of Land and Natural Resources, State Historic Preservation Division, will be conducted on the construction site if any historical artifacts are uncovered during the project excavation work.

4. Lack of specifics:

- A. The Environmental Center's concerns on "other uses" seem to be the result of the following statement in the EA documents:

"This project also includes any site improvements, connections to public utilities and easements that may be required as a result of this project."
- B. It is noted the project design documents will comply with applicable laws, regulations, codes and ordinances and takes all the EA comments provided into consideration. However, specific details and/or parameters are not available at the time of the EA document publication because the design documents are usually developed after compilation of all the EA comments. As an example, mitigation measures for such things as increased surface runoff will be addressed during the design phase as part of compliance with

building code and/or Department of Health requirements. However, actual details on how it is to be done are not available until after completion of the design document.

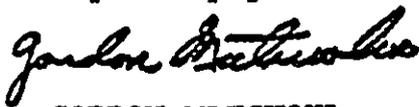
- C. The subject EA documents were submitted to the OEQC for publication to notify the public and other governmental agencies that State projects on existing school sites are forthcoming and to solicit general concerns about the proposed project scope that can be addressed during development of the project design documents (not to solicit comments on the project design details or parameters). If the comments are extensive, then an environmental impact statement (EIS) document will be considered for the subject project prior to implementation.

5. Alternatives not seriously considered:

- A. The EDSPEC determines what is needed for school facilities. Therefore, DAGS knows of no "other viable or desirable alternatives" for the subject school projects.
- B. It is also noted that "other viable or desirable alternatives" need approval from the DOE and/or the Board of Education and/or B&F and/or the Governor prior to DAGS' implementation.

If there are any questions, please have your staff contact Mr. Ralph Morita of the Public Works at 586-0486.

Very truly yours,



GORDON MATSUOKA
State Public Works Engineer

RM:jy

cc: Mr. Al Suga, DOE w/attachment copy of UHM letters
OEQC w/o attachments