



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

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MEMORANDUM

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

TO: Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
Department of Health

FROM: Gordon Matsuoka  
Public Works Administrator

SUBJECT: Waianae High School Media Center Project  
Finding of No Significant Impact (FONSI) and  
Filing of Final Environmental Assessment  
Waianae, Oahu, Hawaii

The Department of Accounting and General Services (DAGS) has reviewed the Final Environmental Assessment (EA) for the subject project along with comments received on the Draft EA for the subject project during the 30-day public comment period that ended on March 25, 2002.

Consequently, DAGS has determined that this project will not have significant environmental effects, and has issued a Finding of No Significant Impact (FONSI). Please publish this FONSI determination for this project in the May 8, 2002, issue of the OEQC *The Environmental Notice*.

We have enclosed the following items for your use in this publication notice:

1. Four (4) copies of the Final Environmental Assessment.
2. One (1) copy of the OEQC Publication Form with project summary (Project summary e-mailed to your office and hardcopy enclosed).
3. Completed Final EA distribution letter to the participant.
4. Completed Final EA distribution list.

Thank you for your attention to this matter, and if you have any questions please have your staff call Mr. Ralph Morita of the Planning Branch at 586-0487.

RY:mo

2002-05-08-0A-FEA-

MAY 8 2002

**FILE COPY**

**FINAL ENVIRONMENTAL ASSESSMENT**

**FOR**

**WAIANAЕ HIGH SCHOOL  
MEDIA CENTER PROJECT**



T.M.K.: (1) 8-5-002: 018; (1) 8-5-015:001  
WAIANAЕ, OAHU

**APRIL 2002**



**Department of Accounting and General Services**  
State of Hawaii  
P.O. Box 119  
Honolulu, Hawaii 96804

**FINAL ENVIRONMENTAL ASSESSMENT**

**FOR**

**WAIANAE HIGH SCHOOL  
MEDIA CENTER PROJECT**

T.M.K: (1) 8-5-002: 018; (1) 8-5-015:001  
WAIANAE, OAHU

**APRIL 2002**

***PROPOSING AGENCY:***

Department of Accounting and General Services  
State of Hawaii  
P.O. Box 119  
Honolulu, Hawaii 96804

***PREPARED BY:***



**SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817**

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## CHAPTER 1 INTRODUCTION

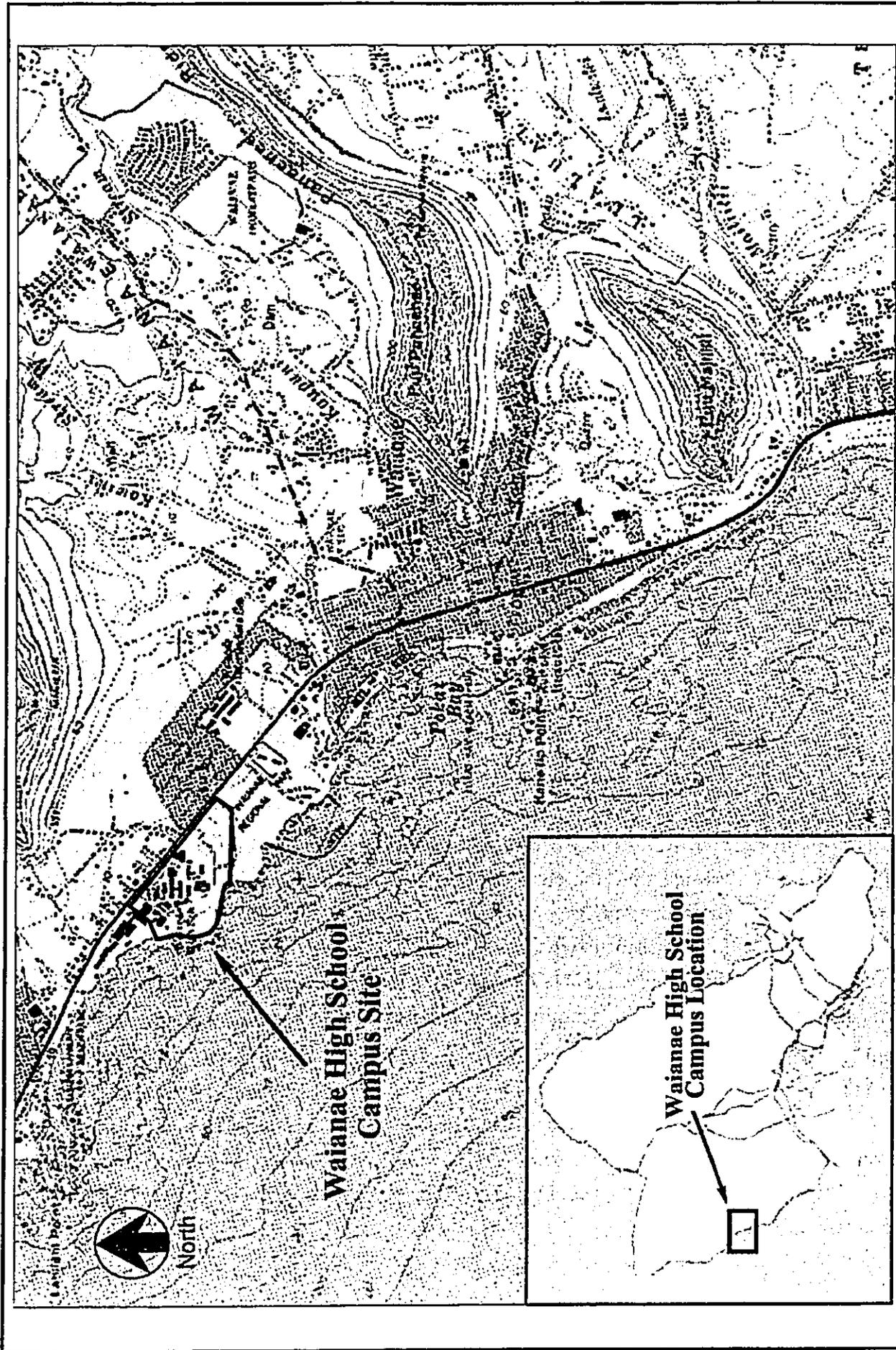
### 1.1 PURPOSE FOR ENVIRONMENTAL ASSESSMENT

The Department of Accounting and General Services (DAGS), State of Hawaii, on behalf of the State Department of Education, is proposing the Waianae High School Media Center Project. This project involves the construction of a new Media Center building that will house the school's Media Center program on the campus of Waianae High School. The purpose for this project is to provide classroom and activity space in order to consolidate several classes and activities related to the school's media production program (i.e., video production, radio and television broadcasting, and newsletter/yearbook publication) in a single Media Center building. Currently, courses and activities related to media production are held in various classrooms and buildings throughout the Waianae High School campus.

This project is situated within the existing Waianae High School campus. Waianae High School is located in the Waianae district of the island of Oahu. Figure 1.1 shows the project's location and general vicinity. The State of Hawaii and the City and County of Honolulu owns the properties upon which Waianae High School is located, and the Department of Education operates and maintains the high school.

This Final Environmental Assessment (Final EA) addresses the probable impacts on the surrounding environment resulting from the proposed improvements associated with the Media Center project. This document was prepared in conformance to the regulatory and documentation requirements prescribed under Chapter 343, Environmental Impact Statements, Hawaii Revised Statutes (HRS) and Title 11, Chapter 200 (Environmental Impact Statement Rules) of the State Department of Health's Administrative Rules.

A Draft Environmental Assessment (Draft EA) was published in the March 8, 2002 issue of The Environmental Notice in conformance with these regulatory requirements. Subsequently, this Final EA was prepared after public review of the Draft EA and comments received during the 30-day comment period which ended on April 8, 2002. A Finding of No Significant Impact (FONSI) is consequently being issued for this project. A summary of pertinent project related information is provided in Table 1.1.



**Figure 1.1**



Source:  
DeLorme 3-D Topo Quads (1999)

**PROJECT LOCATION MAP**

Waianae High School Media Center  
Department of Accounting and General Services

**Table 1.1 Summary Information**

<b>Project Name:</b>	Waianae High School Media Center
<b>Applicant:</b>	Department of Accounting and General Services State of Hawaii P.O. Box 119 Honolulu, Hawaii 96804 Contact: Mr. Ralph Morita, DAGS Planning Branch
<b>Agency's Consultant:</b>	SSFM International, Inc. 501 Sumner Street, Suite 502 Honolulu, Hawaii 96817 Contact: Mr. Leo R. Asuncion, Jr., AICP
<b>Accepting Agency:</b>	Department of Accounting and General Services, State of Hawaii
<b>Project Description:</b>	Construction of a new media center building on the campus of Waianae High School.
<b>Project Location:</b>	This project is situated in the Waianae community located in the Waianae district of the island of Oahu.
<b>Existing Use:</b>	The property is used as the campus of Waianae High School, a public school operated and maintained by the State Department of Education.
<b>Land Ownership:</b>	State of Hawaii, City and County of Honolulu
<b>Tax Map Key:</b>	8-5-002: 018; 8-5-015: 001
<b>Land Area:</b>	The Waianae High School lot is approximately 40.278 acres. The State of Hawaii owns approximately 23.8 acres (TMK: 8-5-002: 018), with the City and County of Honolulu owning the remainder 16.478 acres (TMK: 8-5-015: 001). The proposed Media Center will be approximately 3,500 square feet in size.
<b>State Land Use:</b>	Urban
<b>City Zoning:</b>	P-2, General Preservation (both parcels)
<b>SMA District:</b>	Waianae High School is located within the SMA area. The proposed Media Center is considered a "development" under SMA regulations.

## 1.2 PROJECT BACKGROUND

Waianae High School is located in the Waianae district of the island of Oahu. It is located along Farrington Highway, and is identified as Tax Map Key 8-5-002: 018, and 8-5-015: 001. The high school serves students in grades 9 through 12, and has an enrollment of approximately 1,988 students (State Department of Education, 2001).

Video production, radio and television broadcasting, and newsletter and yearbook publication are among the media production courses offered to the students. Currently, media production courses and activities are held in various classrooms and buildings on the Waianae High School campus. The proposed Media Center will house most of the media production courses and activities within a single building approximately 3,500 square feet in size.

### **1.3 LAND USE CLASSIFICATIONS AND DESIGNATIONS**

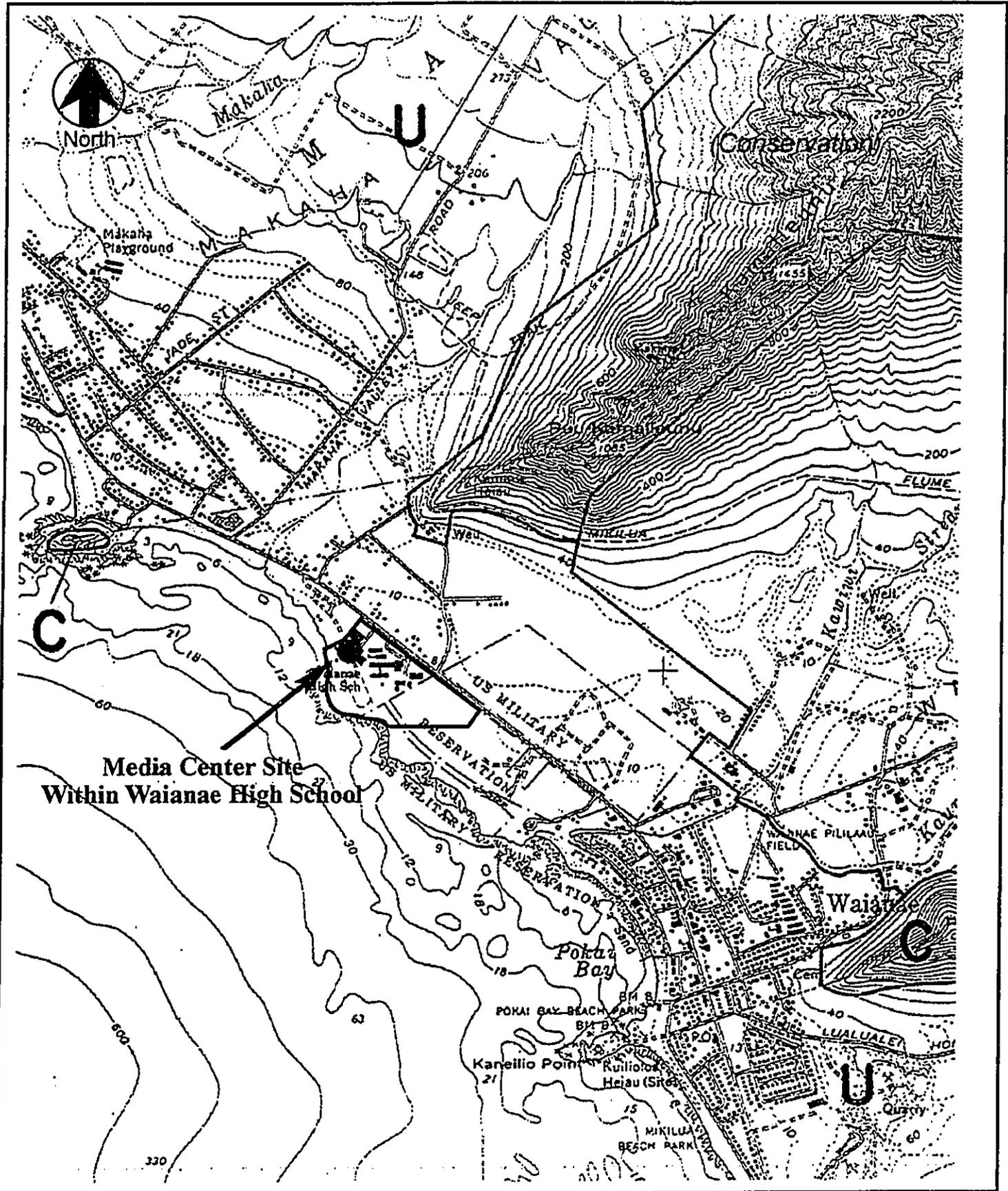
#### **1.3.1 State Land Use Districts**

Under Chapter 205, HRS, all lands in the State of Hawaii are classified into four major land use districts (State Land Use Districts) which are the Urban, Rural, Agricultural, and Conservation districts. The boundaries of these districts are shown on maps referred to as State Land Use District Boundary Maps. On Oahu, lands are designated Urban, Agricultural, or Conservation districts. For each land use district classification, there are defined uses or activities permitted which are described under §205-2, HRS, and regulated by the State Land Use Commission (LUC).

The Waianae High School site and surrounding residential areas are classified as "Urban" on the State's Land Use District Boundary Map for the Waianae region (O-2, Waianae). Figure 1.2 shows the project area in relation to the State's land use district boundaries. Activities or uses permitted within the Urban District are provided by ordinances or regulations of the county within which the Urban District is situated. Thus, Urban District lands on the island of Oahu are regulated by the ordinances and regulations of the City and County of Honolulu (City).

#### **1.3.2 City and County Development/Sustainable Community Plans**

The City's Development or Sustainable Communities Plans, consist of conceptual schemes for implementing the development or sustainable community objectives and policies of the City's *General Plan*. The purpose of the plans is to set forth the desired sequence, patterns, and characteristics of future development or sustainability of a region or community. Thus, these plans are detailed guidelines for the physical sustainability or development of the island. The plans consist of maps depicting the land use pattern, public facilities, and open spaces, general principles and common provisions, and specific urban design principles and controls (City, 1999).



**STATE LAND USE DISTRICT BOUNDARY MAP**

*Waianae High School Media Center  
Department of Accounting and General Services*

**Figure 1.2**

Source:  
State Land Use Commission



The Waianae High School property is designated "Public Facility" on the Waianae Sustainable Communities Plan's Public Facilities Map (City, 1999). Surrounding residential areas are designated "Rural Residential" on the map. The Public Facilities map is a conceptual map, and primarily shows public facilities within the Waianae district.

### 1.3.3 City and County Zoning Districts

All lands within the City are categorized, or zoned, into specific districts. These districts and uses permitted within them are described under the City's *Land Use Ordinance* (Chapter 21, Revised Ordinances of Honolulu (ROH)), and are shown on zoning maps. The purpose of the *Land Use Ordinance* is to regulate land use in a manner which encourages orderly development in accordance with adopted land use policies, and to protect and promote public health, safety, and welfare. This *Land Use Ordinance* is a very detailed document which addresses a wide range of development and design standards, permitted uses, administration, and procedures for zone changes or other approvals.

The Waianae High School property is zoned P-2, General Preservation. Surrounding areas to the east and west are zoned P-2, General Preservation, and a small area zoned as A-1, Apartment, Low Density, abuts the parcel owned by the City (TMK: 8-5-015: 001) (Figure 1.3).

### 1.3.4 Special Management Area

Under Chapter 205A (Coastal Zone Management) of the Hawaii Revised Statutes (HRS), the City and County of Honolulu is given authorization to regulate land uses located within the established Special Management Area (SMA) for the island of Oahu. Review of the City's SMA map for the Waianae High School site and immediate surrounding area determined that the entire Waianae High School campus is within the City's Special Management Area. Figure 1.4 shows the project site's location in relation to the SMA boundaries.

Since the proposed Media Center site is located within the existing campus, the project will be subject to regulatory procedures, permit requirements, and review under the City's SMA regulations described in Chapter 25 of the Revised Ordinances of Honolulu.

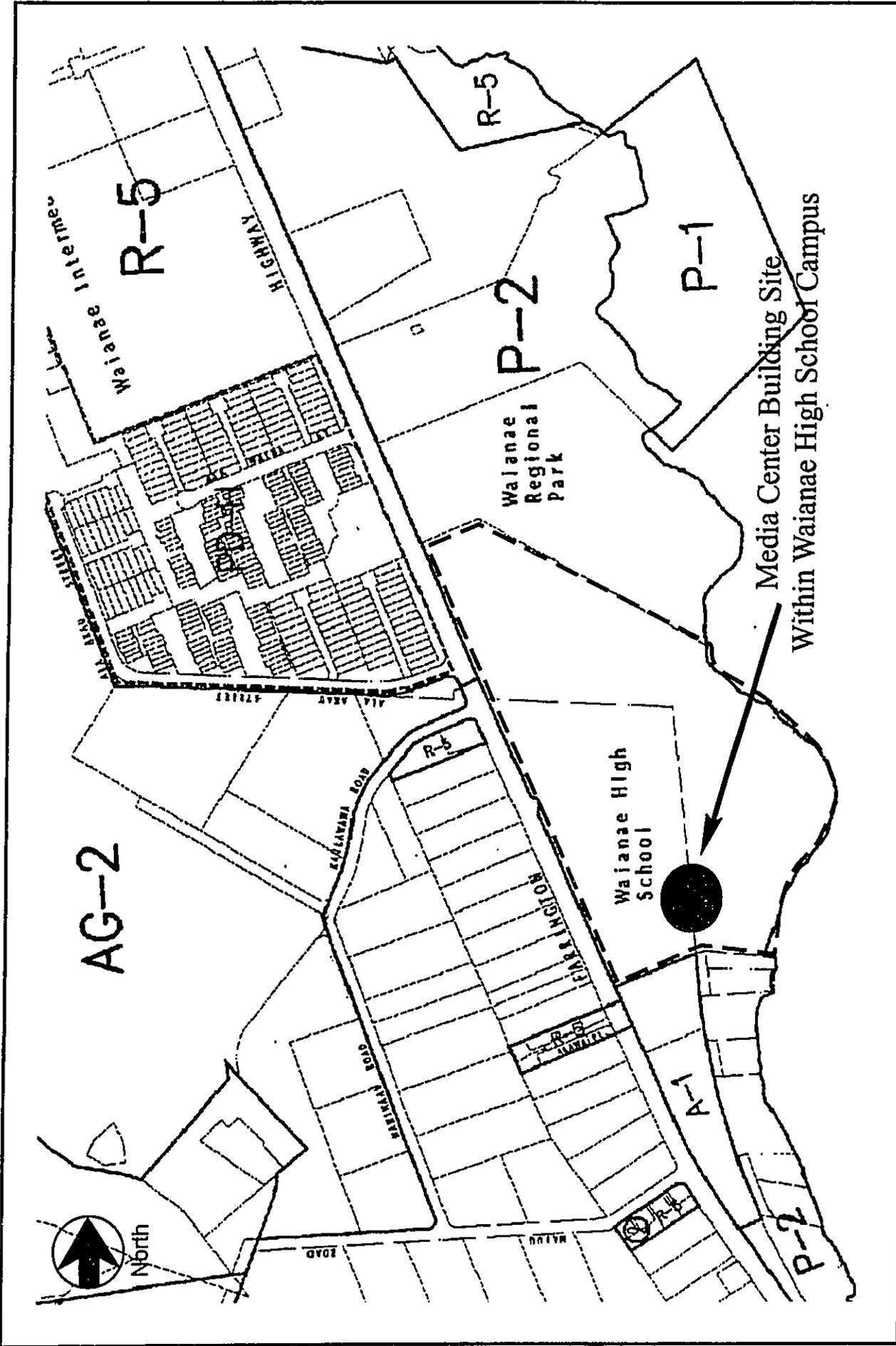


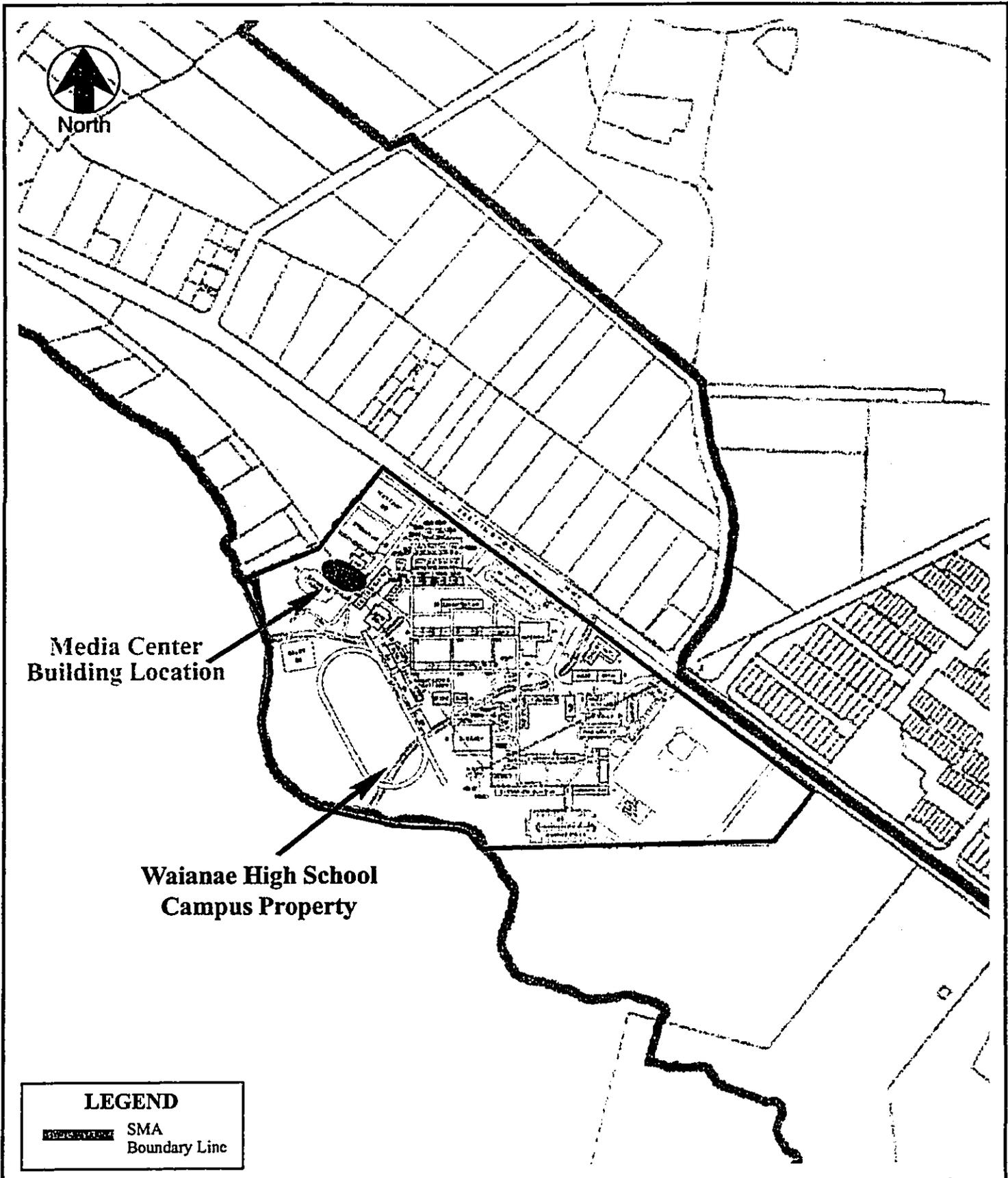
Figure 1.3



Source:  
City & County of Honolulu  
Dept. of Planning & Permitting

ZONING MAP

Waianae High School Media Center  
Department of Accounting and General Services



Media Center  
Building Location

Waianae High School  
Campus Property

**LEGEND**

 SMA  
Boundary Line

**SPECIAL MANAGEMENT AREA  
BOUNDARY MAP**

*Waianae High School Media Center  
Department of Accounting and General Services*

**Figure 1.4**

*Source:  
City & County of Honolulu  
GIS Mapping Data*



## CHAPTER 2 PROJECT DESCRIPTION

### 2.1 PROJECT LOCATION AND VICINITY

The Media Center project site is located on the campus of Waianae High School. The high school is located on the western end of the island of Oahu in the Waianae District along Farrington Highway where Ala Akau Street and Kaulawaha Road intersect with Farrington Highway. The Waianae District is situated on the western flanks of the Waianae Mountain Range, which forms the western end of the island of Oahu. This district includes the area from Nanakuli westward to Kaena Point. Farrington Highway is a State owned highway generally routed along the coastline which serves as the primary access road providing vehicular access within the entire Waianae District.

This district has a firmly established rural character essentially consisting of a string of smaller residential communities developed along Farrington Highway and within the valleys such as at Nanakuli and Makaha. Further inland of these valleys are land areas used for agricultural activities along with preservation lands. There are a few major commercial and business districts located along the Farrington Highway corridor separated by residences. Neighboring communities include Maili and Nanakuli to the east, and Makaha to the west. The U.S. Department of Defense's Lualualei Naval Reservation and Lualualei Naval Radio Station is also located in the Waianae District in adjacent Lualualei Valley.

The Waianae community is a predominantly rural residential community generally extending from the shoreline area inland into the Waianae Valley between Maili and Makaha. Commercial areas near Waianae High School include the Waianae Mall, located approximately 1.3 miles south of the high school campus along Farrington Highway. The mall is a primary shopping center that includes a market, drug store, and a number of medical, dental, and business offices. Other small commercial establishments such as neighborhood retail stores and restaurants exist near Waianae High School, mainly on the mauka or west side of Farrington Highway.

Residential subdivisions in the vicinity of Waianae High School include the Makaha Surfside Apartments, consisting of 467 units located directly west of the campus, and a residential subdivision consisting of R-5 Residential and Country zoned lots located north of the campus, and the Waianae Model Community Development Project, located east of the campus, both across Farrington Highway from the high school.

Waianae Regional Park and Waianae Boat Harbor are located immediately south of the school campus along the shoreline. Further south on the mauka or west side of Farrington Highway is Waianae Intermediate School, and the Waianae Civic and Multi-Service Centers. Figure 2.1 shows this high school site location in relation to the surrounding community.

### **Waianae High School**

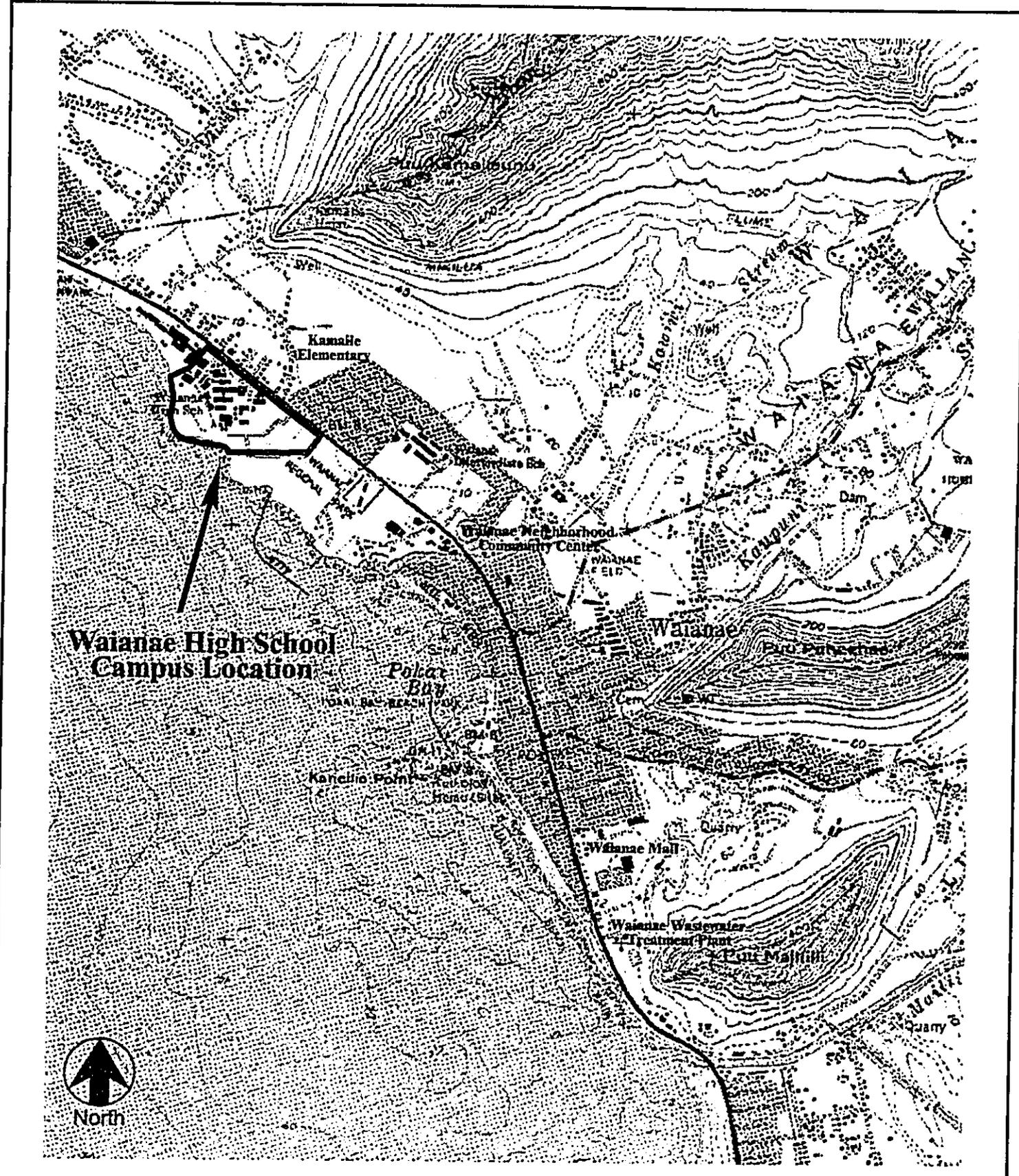
Figure 2.2 shows the existing high school campus layout, including the current locations where media production courses are held. The campus consists of a number of classroom buildings, portable classrooms, library building, industrial arts area, parking areas, walkways, internal roadways, playcourts, gymnasium, athletic field, and swimming pool.

The high school can be divided into four sections: the gymnasium, swimming pool, and physical education areas located in the western portion of the campus (towards Makaha/Kaena Point), the administration, main classroom, and portable classroom building area located in the center of the campus, the industrial arts area located in the eastern portion of the campus (towards Nanakuli), and the athletic field located in the makai or southern portion (towards the shoreline) of the campus.

Recent improvements to the campus include construction of the swimming pool, and in 1993, construction of a 10-classroom building and improvements to Building BB (adjacent to the athletic field) to add a weight room, ticket booth, and broadcast booth. The project site was the site of two (2) portable classrooms that were relocated in the mid-1970s, when Gymnasium Building "T" was constructed adjacent to the project site. Photos in Appendix A show the project site in relation to the existing swimming pool and Gymnasium Building "T."

### **Property Ownership**

The Waianae High School property consists of two separate parcels totaling approximately 40.278 acres situated along Farrington Highway. The Waianae High School property is identified as Tax Map Key 8-5-002: 018, and 8-5-015: 001. TMK 8-5-002: 018 is owned by the State of Hawaii, and consists of approximately 23.8 acres. TMK 8-5-015: 001 is owned by the City and County of Honolulu, and consists of approximately 16.478 acres.



**PROJECT VICINITY MAP**

**Figure 2.1**

Waianae High School Media Center  
 Department of Accounting and General Services

Source:  
 Delorme 3-D Topo Quads (1999)





The Media Center project site is located within the Waianae High School property. Specifically, the project site is located between the existing swimming pool and Gymnasium Building "T", as shown on Figure 2.3. The Media Center project site is partially within the State-owned property (TMK: 8-5-002: 018), and partially within the City and County-owned property (TMK: 8-5-015: 001). Figure 2.3 also shows the project site in relation to the two Tax Maps for the school.

Although the project site is zoned P-2, General Preservation, the Media Center is a permitted use within the zoning district as it is considered a public use or structure. However, because the Media Center project site involves two separate properties and owners, construction of the Media Center is considered a joint development pursuant to Section 21-5.380, ROH. Therefore, a Conditional Use Permit-Minor for joint development will be required from the City and County of Honolulu.

#### **Media Production Program Background**

The school's media production program consists of three primary and integrated components which are: 1) a publications (newsletter/yearbook) program, 2) multi-media program, and 3) video production. Media production program courses have been very popular with the students at Waianae High School, as enrollment in these classes has steadily increased since the courses were introduced. This media production program started in 1993 with about 85 students and has since grown to currently over 300 students enrolled due to its popularity and success.

Classroom and student activities associated with these three programs are integrated with each other. For example, graphics prepared under the multi-media program are used for the school's newspaper (publication program), and video productions are used as part of the school's web site and other multi-media productions created. In addition, video productions are being increasingly integrated with other school curriculum such as English, Science, and Social Studies to support those activities. At this time, only the publications and video production programs would be relocated to the new Media Center Building being proposed. The multi-media program would continue to be located at its present location.

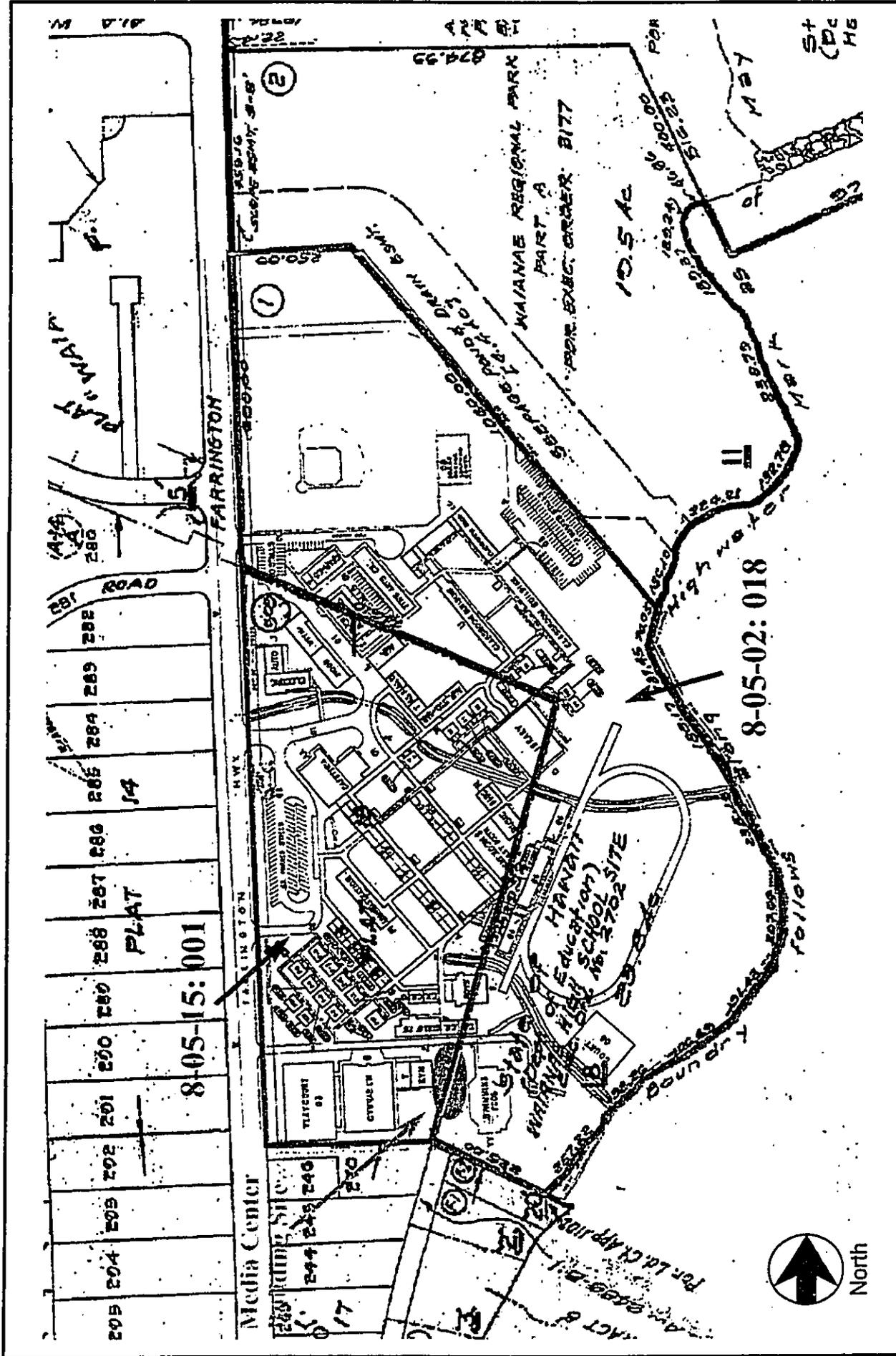


Figure 2.3

TAX MAP KEY FOR PROJECT SITE

Waianae High School Media Center  
 Department of Accounting and General Services

Source:  
 City and County of Honolulu  
 Tax Maps



## 2.2 PROJECT NEED AND OBJECTIVES

The new Media Center building is needed for Waianae High School because the existing facilities used for this school's media production program are inadequate in terms of available space for activities along with the conditions of classrooms. There are concerns of overcrowded conditions due to a shortage of space, and deficient classroom conditions associated with excessive noise, dust, and heat due to the conditions of the existing classrooms. These conditions are impacting students, faculty, equipment utilized in the classes, and the media production program activities. Therefore, these issues have resulted in a proposal to construct a new building where media production programs can be centrally located, consolidated, and provide a better environment for student activities and faculty planning of programs.

Currently, the activities for each of these three media production components are held in various classrooms located throughout the Waianae High School campus. As previously shown on Figure 2.2, two of the classes are within Building "A" (upstairs and downstairs), located on the western end of the campus. Activities conducted for the third media component are held in the former electronics building located on the far eastern end of the campus. These three media program components have a lot of interaction with each other, thus, the location of these classrooms on the campus does not allow for efficient integration of programs for students and faculty. It is thus difficult to coordinate and conduct meetings among the programs, inefficient in transporting information and products between programs, and wastes time having students walk across the campus to provide or obtain items.

### Deficiencies With Publications Classroom

The publications program located upstairs in Building "A" operates out of a single classroom with the publications lab located in former closet space. This former closet space is also shared with an adjoining classroom that is used for science classes. This program's main production items include the school's yearbook along with a monthly newspaper that is also circulated to the Waianae community as a whole.

As shown on photographs in Appendix A, the work room for this program is very short of space with students having to work in cramped areas associated with the former closet. There isn't enough space for the computers, storage, and working area. Additional space is needed to properly store products and data collected, some of which is confidential, and to provide better security of areas to prevent items from being stolen. They would want to utilize more computers for activities, however, are limited to only six which can be accommodated in this lab room.

This workroom is also shared with the teacher and students associated with the adjacent classroom (science course) making activities conducted there even more congested. As shown in Appendix A, the copier in this area is used by both teachers, and a sink used by students and teacher as part of science activities. Other problems include excessive heat and dust affecting the equipment since the room is not air conditioned. Thus, this current lab area is not sufficient in accommodating the current needs of this growing program.

#### **Deficiencies With Video Production Classroom**

The video production program is located in the old former electronics building (Building J) situated near the wood/metal shop building on the eastern end of the school campus. Photographs of this classroom are included in Appendix A. A portion of the room has been recently improved to provide space for Olelo, which operates there serving leeward communities. The school's video production program offers advanced television production courses, operates a video recording studio, and integrates their activities with other English, Science, and Social Studies courses on campus.

As shown on the photographs, this program was still in the transition of moving into its new area. The video production program has had to move three times since 1993 due to a shortage of available space within the school campus to accommodate them. Thus, a permanent facility is needed to accommodate this program.

Deficiencies with this existing room are predominantly associated with the conditions of their present building which is old and lacks the necessary facilities to properly support this program's activities. This building is not insulated and air conditioned, therefore, it allows for problems associated with heat, dust, and noise. Noise from vehicles traveling along Farrington Highway is very audible, and a distraction to classroom activities especially during periods of heavy traffic. This classroom is uncomfortably hot during the day especially during summer months, and keeping existing windows open allows dust to enter both of which negatively affect the video equipment.

This facility is also not favorable for conducting video recording activities because there are no soundproof facilities available to eliminate ambient noise. The room is also too small to accommodate the large number of students enrolled in this program which is currently about 40 students. As a result, periodic group meetings needing to be held with these students, along with those from the publication and multi-media programs cannot be accommodated here.

### **Media Center Project Objectives**

The objective of this project would be to construct a single story building of approximately 3,500 square feet, in order to house the publishing and video production courses and activities. The multi-media program would remain at its current location. Having these media production programs and related courses located in a single building would provide an environment necessary for the interaction between students and faculty involved in all media production courses. In addition, this new facility would alleviate overcrowded classroom conditions and address the impacts of noise, dust, and heat on students, faculty, and equipment. This project would also provide a permanent facility for these programs preventing them from having to constantly relocate, and would free up some additional classroom space that would be used to accommodate other spatial needs of the school such as computer laboratories, classrooms, or storage areas.

### **2.3 DESCRIPTION OF PROJECT**

The Media Center project will consist of a new building of approximately 3,500 square feet in size. The building will consist of two classrooms, an editing room, recording studio, radio studio, workroom, restrooms, storage areas, and offices for teachers. Figure 2.4 includes a preliminary conceptual site plan for this new media center building. This figure also shows existing and proposed infrastructure (electrical, water, sewer) lines, and a cross section view of the proposed building. Figure 2.5 shows a preliminary floor plan for this building and the various spaces being provided.

Specifically, the proposed Media Center will include the following (approximate square footage provided):

- **Video/Viewing Classroom – 794 square feet**

This classroom would be able to hold 25-30 students. Five to six tables would be situated in the room, each with access to electrical outlets, Internet and intranet networks for computer laptops. Also included in this classroom will be an audio-visual projector and screen, audio speakers, white boards, a center front teacher work area, and fluorescent lighting.

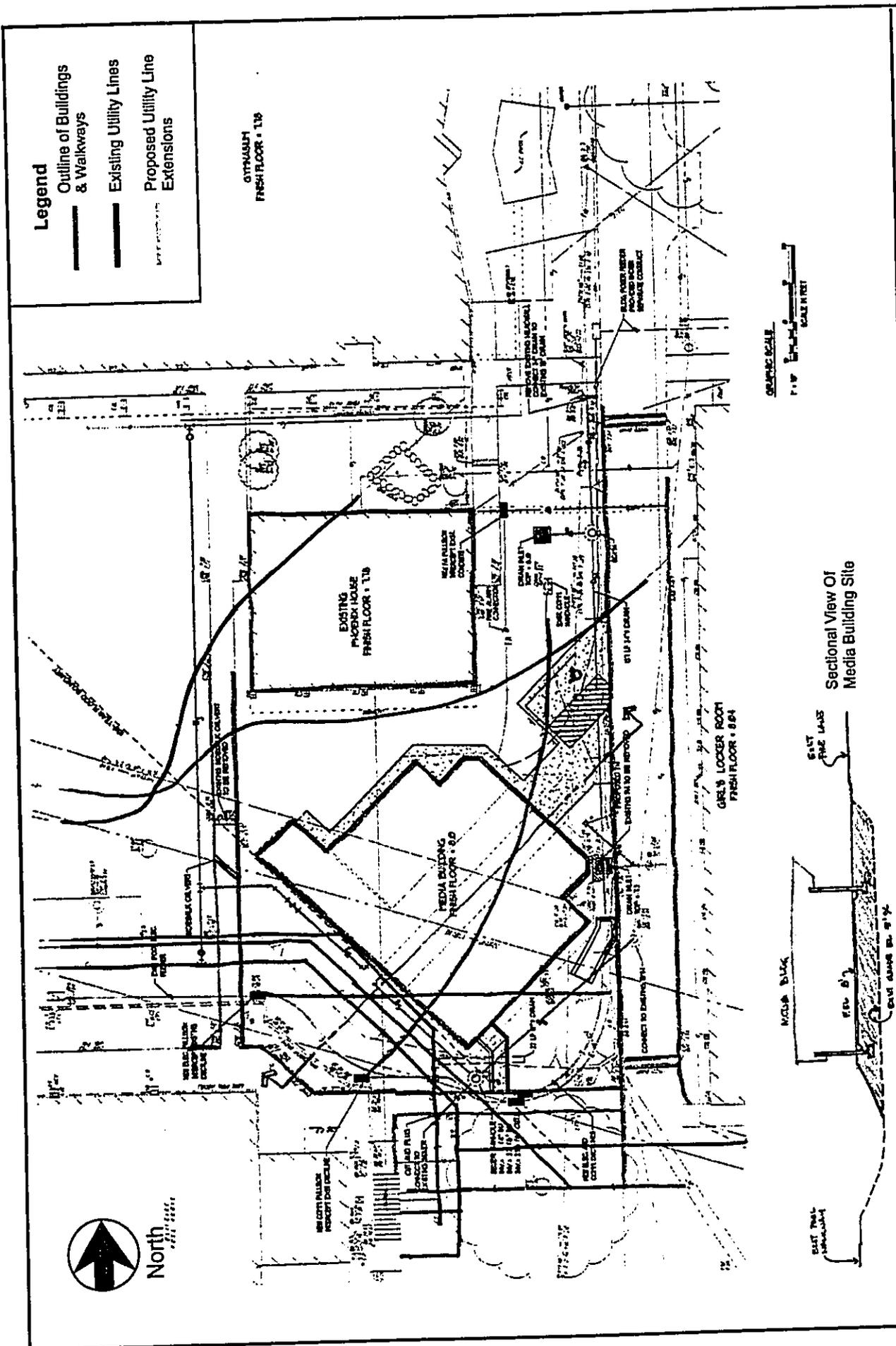


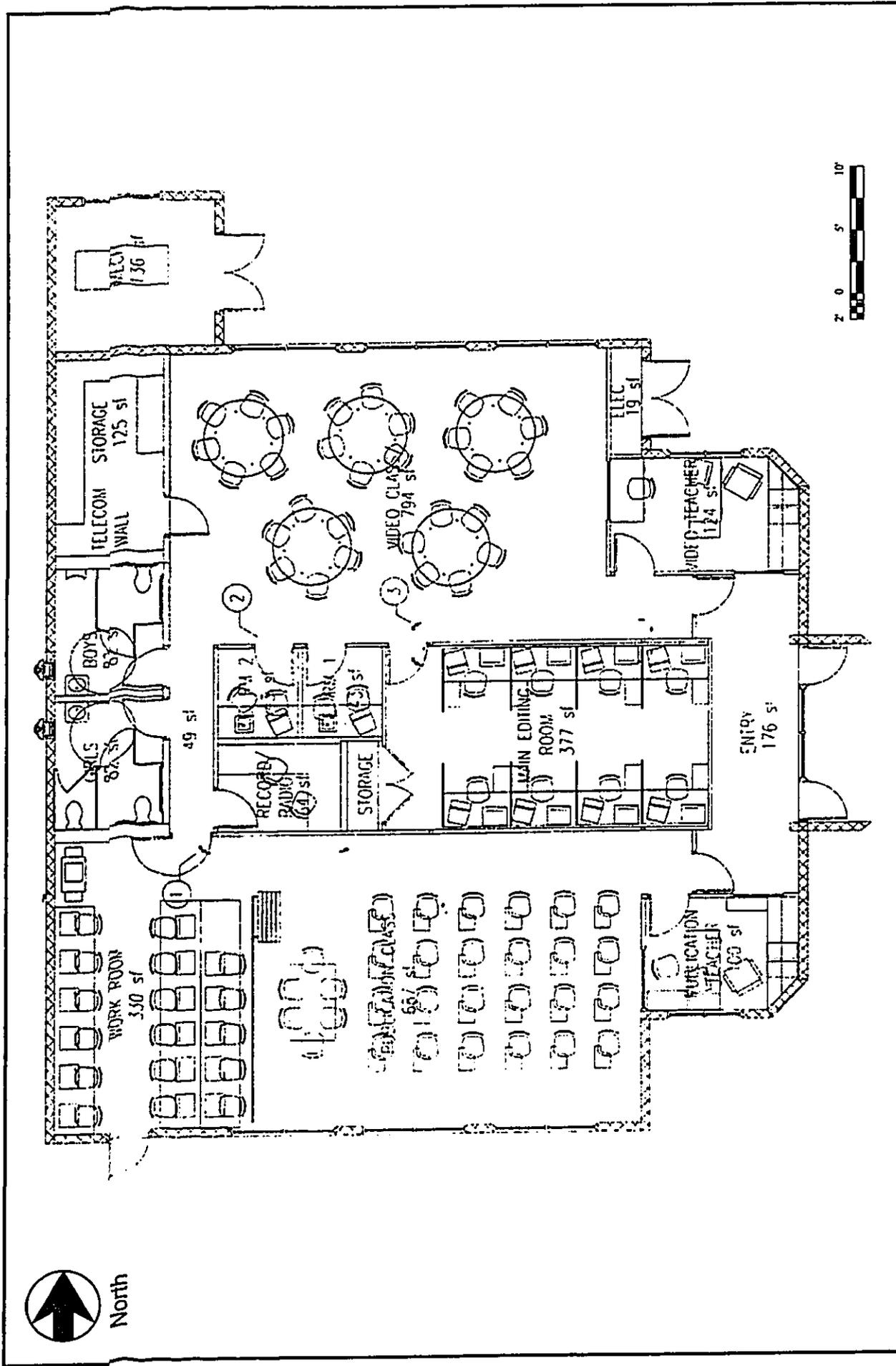
Figure 2.4

MEDIA CENTER PRELIMINARY  
CONCEPTUAL SITE PLAN



Source:  
Richard Matsumaga & Associates  
Architects, Inc.

Watauga High School Media Center  
Department of Accounting and General Services



**Figure 2.5**

**MEDIA CENTER PRELIMINARY FLOOR PLAN**



Source:  
Richard Matsumaga & Associates  
Architects, Inc.

Waiance High School Media Center  
Department of Accounting and General Services

- Work Room – 350 square feet

The work room would accommodate approximately 17 students. Computers and a printer will also be housed in the work room.

- Edit Rooms – 463 square feet

The edit rooms would be both open and closed in nature. The main edit room (377 square feet) would consist of computers, scanners, and printers. The secondary edit rooms (2 – 43 square foot rooms) would each include one computer and printer.

- Radio Station/Recording Studio – 64 square feet

This radio station would be a soundproof room designed to hold a maximum of 4 students. Students will have access to a computer, audio board, phone, CD player, cassette tape deck, speakers, and microphones. The Radio Station will be adjacent to a recording studio which would house a computer, audio board/mixer, CD player/recorder/burner, tape deck and other audio recording equipment.

- Publication Classroom (Yearbook and Newspaper) – 687 square feet

This classroom would hold approximately 30 single student desks, and an area for 20 computers, a copier machine, printers, scanners, telephones, worktables, and storage areas. As in the other proposed classrooms or studios, this publications classroom would also have access to the Internet and intranet networks.

- Office Space/Restrooms/Storage/Electrical and Mechanical Rooms – 638 square feet

Two office spaces are proposed for two faculty members. Restrooms for students and faculty will be within the building. The storage/equipment room would have built-in shelves, counter space, and electrical outlets for such activities as re-charging video camera batteries and laptop computers. Electrical and mechanical rooms will be adjacent to the video classroom.

The building is proposed to be a single story, approximately 20.5 feet in height, primarily of concrete construction. All necessary electrical, plumbing, computer infrastructure, and landscaping will be included in construction of the building, including any adjacent improvements to infrastructure that may be needed.

As shown on photographs of the project site in Appendix A, the property consists of a slight depression which is about 3 feet or more below the present grade of the swimming pool and gym area. This depression will be filled to bring the project site up to the level of this

surrounding area (Figure 2.4). Footings necessary for the proposed Media Center will be constructed within this fill area.

Access to the project site is via an existing access road from Farrington Highway. A handicap-parking stall will be provided adjacent to the Media Center along this access road. This stall will be in compliance with Americans With Disabilities Act Accessibility Guidelines (ADAAG).

Since Waiānae High School currently offers the media production courses, equipment such as student desks, tables, computers, audio boards/mixers, and video machines are available. Additional or replacement equipment would be obtained by the high school separately from the construction of the Media Center. Security for the building and its contents will be considered by the school separately from the design and construction of the new building.

#### **2.4 DEVELOPMENT SCHEDULE AND ESTIMATED COSTS**

The Department of Accounting and General Services plans to initiate the design of the Media Center building in February 2002. Required permits will be obtained during the summer and fall of this year, with construction to begin shortly thereafter in late fall or winter. It is estimated that construction of this project will be completed within one year from the receipt of required approvals and permits. Thus, the improvements should be completed by the end of year 2003/early 2004.

The estimated construction cost for this project is \$880,000. The Department of Accounting and General Services is the expending agency for this project.

#### **2.5 LISTING OF REQUIRED PERMITS**

There are no discretionary land use approvals required from the State such as a State land use district boundary amendment because the school property is already designated Urban District. However, because the Waiānae High School property is within the County's Special Management Area, a Special Management Area Use Permit for the improvements proposed is required for this project.

The following permits listed would be required for this project:

##### State of Hawaii Permits

1. Construction Noise Variance (if needed)

City and County of Honolulu Permits

1. Special Management Area Use Permit
2. Conditional Use Permit-Minor (Joint Development)
3. Waiver from off-street parking requirements
4. Waiver from building height requirements
5. Building and grading permits.

**2.6 ALTERNATIVES CONSIDERED**

Alternatives considered to the currently proposed construction of the Waianae High School Media Center consisted of: 1) not implementing the media center project (No Action Alternative), 2) delaying construction of the Media Center, and 3) alternative sites within the high school campus.

A greater description of these alternatives is described in this section. In summary, the No Action and Delayed Action alternatives were dropped from further consideration, because they would not adequately address the project need and objectives compared to the proposed improvements. The proposed site of the Media Center building was selected after reviewing various sites within the Waianae High School campus. The site selected would minimize impacts to neighboring uses, and reduces costs associated with relocation of existing structures.

**No Action Alternative**

The No Action Alternative would involve performing no construction of a new building to house the media production-related courses. This alternative would result in status quo for classroom and facility use. Classes would continue to be held in various classrooms across the campus. It is anticipated that popularity of the courses will continue, which in turn would require additional classroom space to accommodate additional students or additional courses being offered. The concerns of noise, dust, and heat would persist, hampering the learning ability of students, and would increase costs of maintaining equipment utilized in the courses as they may become damaged or worn prematurely.

This alternative was eliminated because it would not properly address the current need for the new Media Center Building. In addition, the No-Action Alternative would not address the concerns of classroom overcrowding, noise, dust, and heat impacts on students, faculty, and equipment. Further, funds for this project has been appropriated, and taking no action to construct the new building would result in the appropriation lapsing.

### Delaying Construction of the Media Center

The Delayed Action Alternative would involve postponing construction of the new Media Center to some date in the future. As a result, the current status of classroom space for media production courses, and the concerns of classroom overcrowding, noise, dust, and heat would continue.

This alternative was also eliminated from further consideration because the same concerns as those stated in the No-Action Alternative would persist. Delaying construction into the future would increase the possibility of overcrowded classrooms due to the anticipated increase in popularity of the media production courses, and deterioration of production due to dust and heat. Additionally, noise would continue to disrupt classes, and impact performance of students and faculty. Furthermore, delaying construction to some date in the future would result in higher construction costs due to inflation. Funding for the project has been allocated under the DAGS capital improvement program. Therefore, this funding would be lost if improvements were not implemented at this time.

### Alternative Site Locations

Two alternative sites were considered for the new Media Center. These sites are shown on Figure 2.6.

Alternative Site 1 is located adjacent to Building "C". This site is currently the location of a portable classroom. Although relatively level, sufficient in terms of area size to accommodate the new Media Center, and in close proximity to adjacent buildings and other portable classrooms, this first alternative site was eliminated from consideration because of the additional costs to relocate the portable classroom, and impacts to students and faculty as usage of the portable classroom could be temporarily lost until it is relocated. Further, construction of the new Media Center would be delayed as the portable classroom would be required to be relocated first. Lastly, there would be greater impacts on students and faculty during construction of the Media Center due the site's close proximity to buildings and other portable classrooms in the area.

Alternative Site 2 was located west of Gymnasium Building "T" and the selected site. This site is currently a grassy, level vacant area, and would adequately accommodate the new Media Center. This alternative site was also eliminated from consideration as the Media Center building would be located adjacent to the Makaha Surfside Apartments, and more distant from other buildings of the campus. Construction on this site may have greater impacts such as noise and fugitive dust, upon the residents of the apartment complex. Additionally, this site falls

within Zones AE and VE of the 100-year flood hazard area and Zone X, as designated on the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency.

Areas near the shoreline fall within Zones AE and VE, which are flood hazard areas that are inundated by the 100-year flood. Zone AE base flood elevations have been determined to be between 11 and 13 feet. Zone VE is a hazard area for coastal flood with velocity due to wave action. Base flood elevations of this zone have been measured at 12 and 13 feet.

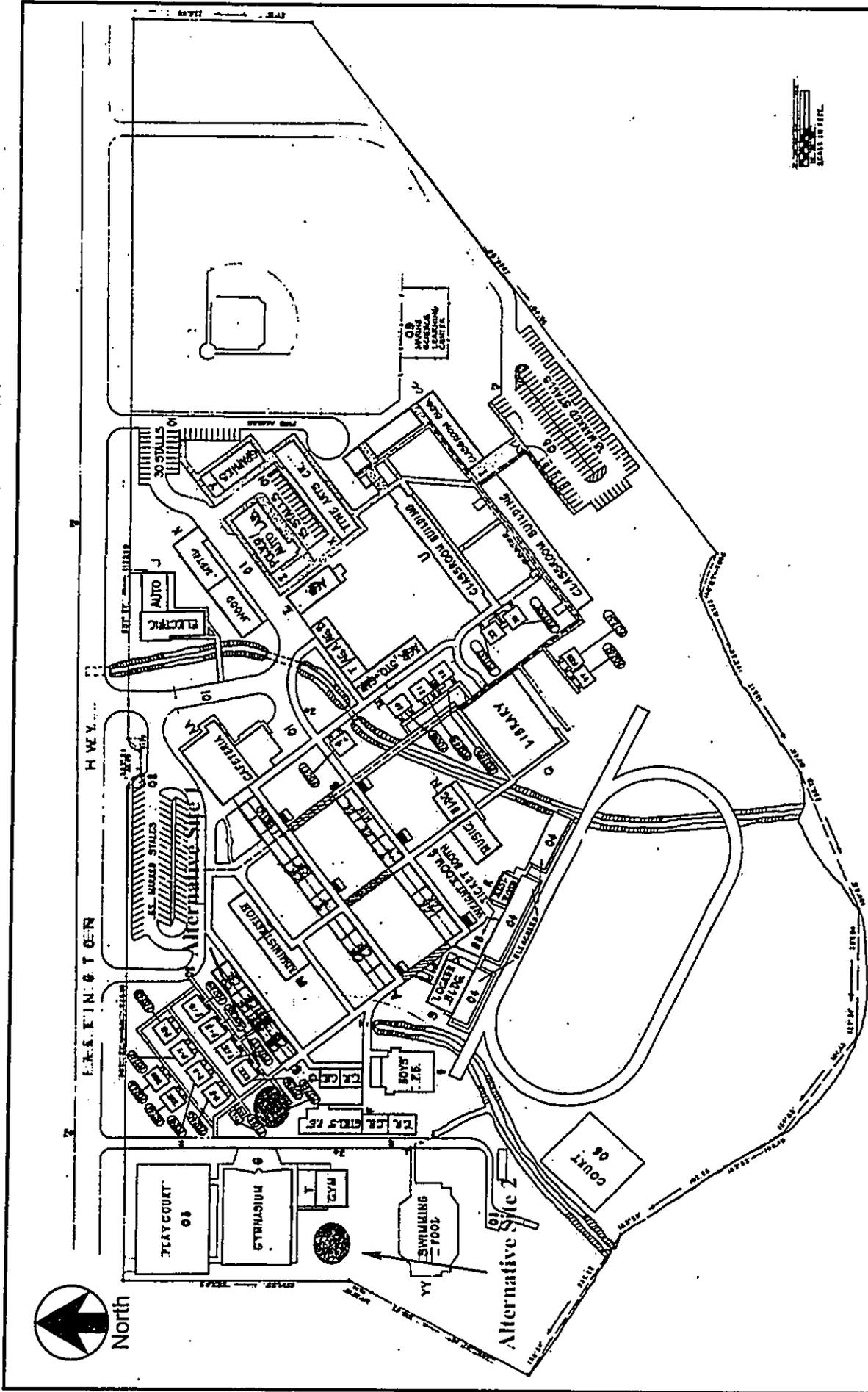


Figure 2.6

Source:  
 Department of Accounting & General  
 Services, State of Hawaii



## WAIANAЕ HIGH SCHOOL ALTERNATIVE SITE LOCATIONS

Waianae High School Media Center  
 Department of Accounting and General Services

## CHAPTER 3 PHYSICAL AND BIOLOGICAL ENVIRONMENT

This chapter describes the existing surrounding environment in the vicinity of the project site. The probable environmental impacts associated with the construction and operation of the water system improvements are discussed, and mitigative measures are identified if necessary.

### 3.1 PHYSICAL ENVIRONMENT

This section describes the existing physical environment and resources present in the vicinity of the project site.

#### Climate

The climate of the State of Hawaii is relatively moderate throughout the island chain, although, moderate differences in these conditions may occur from one location to another due to the mountainous topography. Annual and daily variation in temperature depends to a large degree on elevation above sea level, distance inland, and exposure to the trade winds. On Oahu, the Koolau and Waianae mountain ranges are oriented almost perpendicular to the trade winds, which account for much of the variation in local climatology.

Oahu's temperatures have small seasonal variation such that the temperature range averages only 7 degrees between the warmest months (August and September) and the coolest months (January and February) and about 12 degrees between day and night. Daily maximum temperatures usually run from the high 70's in winter to the mid-80's in summer, while daily minimum temperatures run from the mid-60's to the low 70's, respectively. Temperatures in the Waianae area are expected to be similar to those found elsewhere in Oahu with typical weather conditions being generally warm and dry with average temperatures ranging from 65 to 85 degrees Fahrenheit throughout the year.

Winds are predominantly "trade winds" from the east-northeast except for occasional periods when "Kona" storms may generate strong winds from the south, or when the trade winds are weak and land breeze to sea breeze circulations develop. Wind speeds typically vary between about 5 and 15 miles per hour providing relatively good ventilation much of the time. Lower velocities (less than 10 mph) occur frequently and the usual northeasterly trade winds tend to break down in the Fall giving way to more light, variable wind conditions through the Winter and on into early Spring.

Rainfall on Oahu is highly variable depending upon elevation and location with respect to the tradewinds. The Waianae region has a semi-arid climate with average annual rainfall of 0 to 20 inches along the coastline with higher mountain elevations receiving about 30 inches. Monthly rainfall averages less than 2 inches throughout most of the year. Most of the rainfall occurs during winter storms usually taking place from October through April.

### **Topography**

The Waianae High School Media Center site is generally comprised of level terrain. Elevations from the shoreline inland to Farrington Highway range from 0 to 10 feet mean sea level (msl). The above ground facilities on the school property consist of buildings (e.g., classrooms, cafeteria, gymnasium, swimming pool), ancillary equipment, and vegetation (e.g., existing trees). The Media Center would be located on level ground near the swimming pool and gymnasium. As shown on photographs of the existing site in Appendix A, a slight depression at this site exists. This slight depression is used to channel runoff from the area to a drainage culvert.

### **Soils**

As indicated in the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai* (SCS, 1972), most of the land within the Media Center project area consists of low intensity Coral outcrop (CR) with some Mokuleia clay (Mtb). Coral outcrop consists of coral or cemented calcareous sand on Oahu, where coral reefs are exposed. The Mokuleia Series consists of well-drained soils along coastal plains of Oahu. These soil types formed in recent alluvium deposited over coral sand and are shallow and nearly level.

The following descriptions of the land and soils types are from the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai* (SCS, 1972):

- **Coral outcrop (CR)** Coral reefs formed in shallow ocean water when the ocean stand was at a higher level. Areas of coral outcrop are exposed on the ocean shore, on coastal plains, and at the foot of uplands. Vegetation is sparse on this type of land, which is used for military installations, quarries, and urban development.
- **Mokuleia Clay (Mtb)** Mokuleia clay formed in recent alluvium that deposited over coral sand. It is sticky, plastic, and nearly level, making permeability slow in the surface layer and workability difficult. This type of soil is used for sugarcane and pasture.

### **Probable Impacts From Construction Activity And Mitigative Measures**

Construction of the proposed Waianae High School Media Center project will occur within a relatively confined area of the existing school property. Construction activities would involve minimal, short-term land-disturbing activities for this project due to the relatively small size of the building proposed. Since the proposed project would be constructed on land that has already been modified for similar educational facilities, construction-related activities for the Media Center itself would not have a significant impact on the site's topography or soil conditions.

Minimal grading is anticipated for construction of the Media Center, as the topography of the project site is already relatively level. Therefore, no major cut or filling of the site's existing topography is expected, and the finished grade of the building site area would essentially remain the same. Some excavation in the vicinity of the new building would be required for the installation of utility lines serving the Media Center. However such disturbances would be temporary and generally limited to extensions from existing utility lines already serving other buildings and facilities on the school campus.

Dust, noise, odor, and traffic disturbances associated with construction are not expected to significantly impact the surrounding environment. Fugitive dust is expected to be minimal because construction would involve relatively minor grading and excavation activities. Construction-related noise may be an impact upon students and faculty at the school since construction is likely to occur during regular school hours. However, this would be a temporary impact, as construction will only last until completion of the project. Odor, if any, would be a negligible disturbance to those near the project site. Finally, traffic impacts by construction vehicles on surrounding roadways should be minimal as construction of the building will occur at the project site which is located away from roadways and highways used by the general public.

Implementation of both temporary and permanent erosion and sedimentation control measures would be considered as appropriate during the project's design phase. Typical erosion control measures that may be considered could include the use of cut-off ditches and detention ponds to slow runoff, temporary ground cover vegetation, and the application of various soil stabilization and protection materials. Dust control measures could be considered, including the implementation of a watering program to minimize soil loss from fugitive dust particulate emissions. Other measures include practices of good construction management at the job site and the paving or planting of bare areas when practicable. Necessary measures would be developed throughout the project's design and coordinated with appropriate agencies for review.

Necessary permits from the City would be obtained after the preparation of plans subject to City review and approval for implementation. In addition, construction activities would comply with pertinent Administrative Rules of the State Department of Health such as Title 11, Chapter 46 (Community Noise Control), and Chapter 60.1 (Air Pollution Control).

### 3.2 NATURAL HAZARDS

This section addresses only those natural and urban-related hazards applicable to the project site. Of the potential natural hazards, only earthquakes, hurricane, and flooding hazards are applicable. These natural hazards are addressed below. There are no other potential urban-related hazards applicable to the project site such as airport clear zones, nuisances, or other hazardous waste issues associated with the project.

#### Earthquake Hazards

Although difficult to predict, an earthquake of sufficient magnitude causing structural or other property damage may occur in the future. However, except for the island of Hawaii, the Hawaiian Islands are not situated in a high seismic area subject to numerous earthquakes (Macdonald et al. 1983). Most of the earthquakes that have occurred in the past have been volcanic earthquakes causing little or no damage.

Earthquakes in the Hawaiian Islands are primarily associated with volcanic eruptions resulting from the inflation or shrinkage of magma reservoirs beneath which segments of the volcano shift (Macdonald et al. 1983). Oahu is periodically subject to episodes of seismic activity of varying intensity. Available historical data indicates that the number of major earthquakes occurring on Oahu have generally been fewer and of lower magnitude than those on other islands such as Hawaii (DBEDT 2001, Furumoto, et al. 1973). However, earthquakes cannot be avoided or predicted with any degree of certainty, and an earthquake of sufficient magnitude (greater than 5 on the Richter Scale) may cause damage to the proposed Media Center.

Although the possibility of earthquakes on Oahu has been lower than that on other islands, potential damage to school facilities may occur from an earthquake of sufficient magnitude. However, damages to the Media Center would be minimal, as appropriate City building code standards will be followed. Thus, the risk of potential damage to this project will be no greater than that of similar infrastructure facilities on the island of Oahu.

### **Hurricane Hazards**

The three major elements that make a hurricane hazardous are: 1) strong winds and gusts, 2) large waves and storm surge, and 3) heavy rainfall (FEMA 1993). A hazard mitigation report prepared by the Federal Emergency Management Agency (FEMA) after Hurricane Iniki in 1992 determined that nine hurricanes approached within 300 nautical miles (about one day's travel time) of the Hawaiian Islands' coastlines between 1970 and 1992 (FEMA 1993). Most hurricanes affecting the islands have focused on Kauai. Based upon a tracking of hurricanes since 1950, there appears to be no geographical or meteorological reasons why hurricanes miss other islands and tend to steer toward Kauai (FEMA 1993).

A hurricane of significant strength and high winds passing close to the island could cause damages to the Waianae High School buildings. The proposed Media Center could be susceptible to damage from high winds and storm surge. However, the building would be at no greater risk of damage than other school facilities.

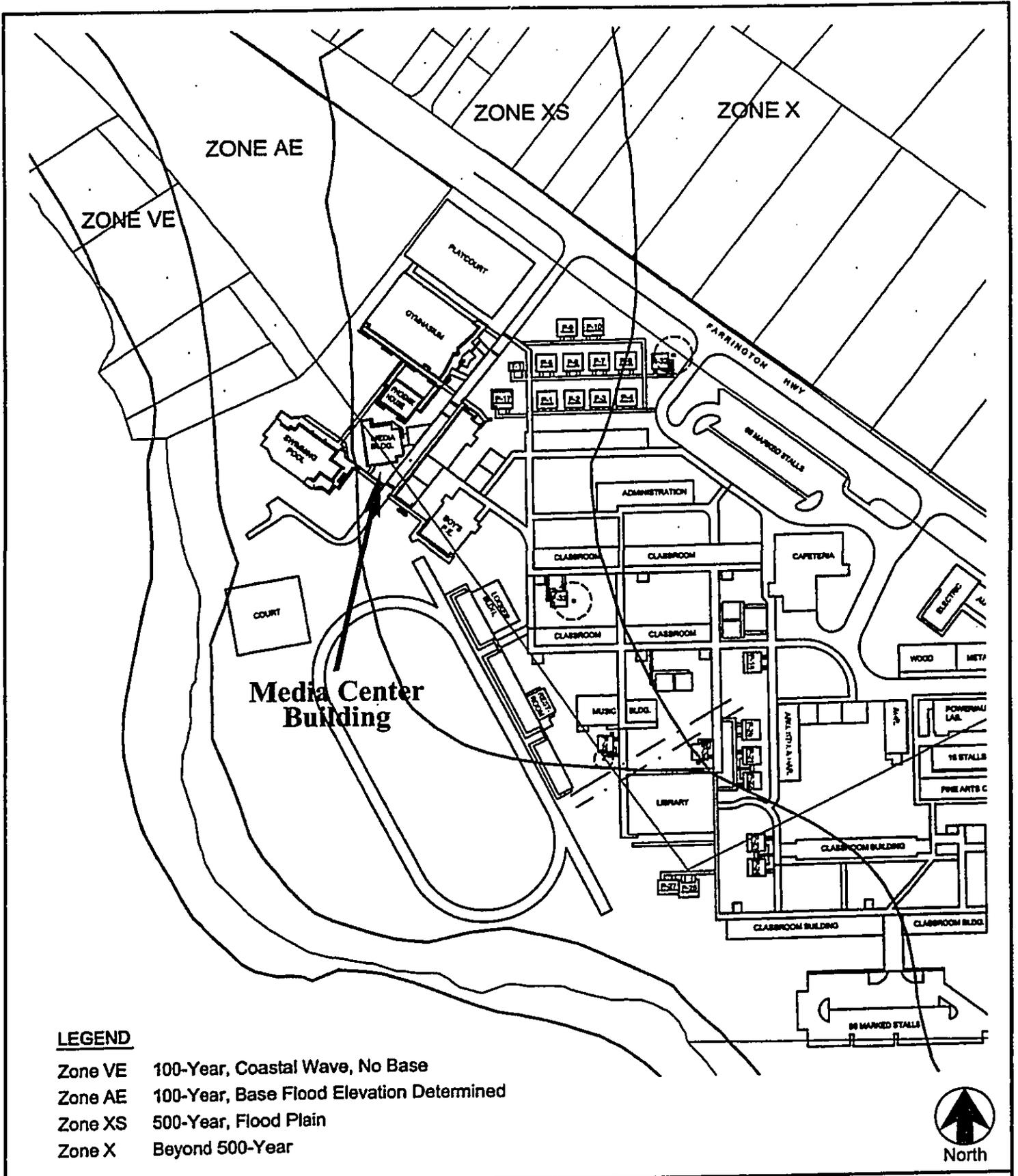
To minimize potential hurricane damages, the Media Center would be designed and constructed in conformance to applicable City and County building codes. Thus, the risk of potential damage from high winds should be minimal.

### **Tsunami Inundation And Flooding**

The Waianae High School campus property falls within Zones AE and VE of the 100-year flood hazard area and Zone X, as designated on the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) (FEMA, 1980).

Areas near the shoreline fall within Zones AE and VE, which are flood hazard areas that are inundated by the 100-year flood. Zone AE base flood elevations have been determined to be between 11 and 13 feet. Zone VE is a hazard area for coastal flood with velocity due to wave action. Base flood elevations of this zone have been measured at 12 and 13 feet.

The Media Center building site falls within Zone X, which depicts areas of the 500-year flood or areas of the 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from the 100-year flood (FEMA, 1990). The Media Center project site is located more than 250 feet away from the shoreline and Zone VE. The project site is within Zone X, adjacent to the boundary between Zone AE and Zone X. The City's GIS database identifies this area as Zone XS. Figure 3.1 shows the flood zones in relation to the building site.



**FLOOD HAZARD MAP**

**Figure 3.1**

*Walanae High School Media Center  
Department of Accounting and General Services*

*Source:  
Engineering Solutions, Inc.*



Proposed facilities and structures are expected to be designed and constructed in compliance with Building Code requirements for structures within the flood zone. Consequently, the project is not expected to be significantly affected by flood or tsunami inundation or significantly change the existing topography or drainage conditions of the area increasing potential flood areas.

### 3.3 AIR QUALITY

Air quality in Hawaii is generally characterized as relatively clean and low in pollution. Northeast tradewinds that are predominant throughout the year typically carry emissions and other air pollutants from inland areas out toward the ocean.

Air Quality Standards (AQS) applicable to the Waianae district are set by the DOH and the U.S. Environmental Protection Agency (EPA). The DOH generally sets the AQS at a more stringent level than national standards. Established stations that monitor compliance with the AQS are located in a number of areas across Oahu.

The AQS for particulate matter, carbon monoxide and ozone have been exceeded in the Waianae area in recent years. The Waianae Valley is occasionally susceptible to periods of lower air quality when tradewinds give way to southerly "kona" winds. Localized problems of poor air quality generally occur along the heavily traveled transportation corridors such as Farrington Highway.

#### Probable Impacts And Mitigative Measures

Potential short-term and temporary impacts to air quality may occur from dust emissions during construction activities. Exhaust emissions from construction equipment may also temporarily affect ambient air quality. However, these impacts should not result in a significant impact or increase over State ambient air quality standards. Construction activities would be temporary and comply with other government regulations concerning construction activities.

In keeping with Department of Health (DOH) rules (Chapter 11-59, HAR "Ambient Air Quality Standards" and Chapter 11-60.1, HAR "Air Pollution Control"), dust control measures will be implemented during construction to control airborne particulate matter. The use of approved erosion control plans and mitigative methods such as water sprinkling will reduce potentially adverse air quality impacts. Wet cutting or dry cutting with other dust control measures will be used when saw-cutting asphaltic concrete pavements.

Construction scheduling combined with dust control measures would be implemented to minimize air quality impacts such that the least number of students, faculty, and staff are affected by work activities. Engine exhaust emissions from construction vehicles will be minimized via the proper operation and maintenance of all equipment to further limit potential air quality impacts. Impacts from slow-moving construction vehicles would be mitigated by scheduling slow-moving vehicular travel during periods of low traffic volume on the affected roadways.

Possible odors associated with the construction will be minimized to not impact students, faculty, and staff. Odor control measures will be implemented in conformance with DOH regulations.

### 3.4 NOISE

Under the State Department of Health's Community Noise Control regulations (Title 11, Chapter 46, HAR), the Media Center project site is situated within a General Preservation zone district (Class A). Therefore, the maximum permissible sound levels for construction activities is 55 dBA during daytime (7:00 a.m. to 10:00 p.m.) hours and 45 dBA during nighttime hours (10:00 p.m. to 7:00 a.m.). These levels may not be exceeded at or beyond the property line for more than 10 percent of any continuous 20-minute period.

Existing noise levels on the Waiānae High School campus are generally controlled by school activities, and motor vehicle traffic on Farrington Highway.

#### **Probable Impacts And Mitigative Measures**

Construction-related activities will temporarily increase ambient noise levels within the vicinity of the work area. Potential noise sources will include construction vehicles, trenching work, and other power equipment. Measures to control construction noise include the use of mufflers on power equipment and vehicles. Construction activities are expected to be limited to regular workday hours (8:30 a.m. to 3:30 p.m., Monday through Friday).

All construction-related vehicles traveling on the roadways must meet the vehicle noise level requirements set by the DOH.

Thus, construction activities are not expected to result in a significant impact. If necessary, a permit would be obtained from the State DOH to allow these activities. Specific permit restrictions for construction activities are:

1. No permit shall allow construction activities creating excessive noise before 7:00 a.m. and after 6:00 p.m. of the same day.

2. No permit shall allow construction activities that create excessive noise before 9:00 a.m. and after 6:00 p.m. on Saturdays.
3. No permit shall allow construction activities which exceed the allowable noise levels on Sundays and on holidays.

### **3.5 VISUAL RESOURCES**

The Media Center project is not expected to have a significant impact on existing views of significance or important visual resources. According to a 1987 Coastal View Study completed for the Department of Land Utilization (now known as the Department of Planning and Permitting), there were no significant scenic and open space viewing points for the public on the Waianae High School campus site, and the school property is already developed as a public high school, with views from Farrington Highway towards the ocean are obstructed by several school buildings. The project site for the Media Center is located among school buildings, whose height is as high or higher than the proposed Media Center. There are no important visual resources present on the Waianae High School property.

Construction of proposed facilities is expected to have a minimal or no effect on visual resources or public viewing points. The Media Center will not interrupt existing viewing areas or scenic points in the Waianae region.

### **3.6 HISTORIC, ARCHAEOLOGICAL, AND CULTURAL RESOURCES**

The project site of the proposed Media Center is currently an open field between an existing swimming pool and gymnasium building. Adjacent improvements include an athletic field with bleachers, walkways, roadways, and other buildings that make up the Waianae High School campus.

Because of the development of the high school, facility additions, and utility improvements conducted over the years, there are no known historic sites situated on the Waianae High School Media Center project site. Waianae High School has been in existence since the mid-1950s and many improvements have been made on the school property over those years. In recent times, the project site was previously used as classroom space when portable classrooms were located there. These portable classrooms were relocated in the mid-1970s when construction of Gymnasium Building "T" began, and when construction began thereafter for the school's swimming pool.

As shown in Figure 2.4, various underground electrical, water, sewer lines, and drainage improvements presently traverse the project site and surrounding area. Therefore, the project site and surrounding area have been greatly disturbed over time, and the proposed Media Center is not expected to have a significant impact on historic properties. As shown on the site photos in Appendix A, there are no surface historic sites present on the property.

Research of the State Historic Preservation Division's (SHPD) web site determined that there were no prior available archaeological studies conducted for the project site, or the immediate area. Further, the web site provided no indication that there were any historic sites recorded in the school property. This included review of a listing of National and State Register of Historic Places, dated January 2000, published by the SHPD.

Although no known archaeological or cultural resources exist on the project site or within the Waianae High School campus, human burials may be discovered during construction. However, the probability of encountering burials appears to be very low based upon the prior work and improvements made on the project site. Furthermore, the building pad would be located on fill material used to elevate the present grade of the property over 3 feet further minimizing the amount of subsurface work. Only extensions of existing utility lines to serve the Media Center would require trench work. However, these extensions are planned to follow existing walk paths and the access road as shown on Figure 2.4. The SHPD has determined that this project would have "no effect" on significant historic properties based upon their comment letter on the Draft EA included in Appendix B.

In the event subsurface human remains or other indications of human activity older than 50 years are encountered during construction activities, all work would stop immediately and the SHPD notified. The treatment of human remains encountered would be determined and conducted in accordance with the applicable requirements of Chapter 6E, HRS, and Chapter 13-300, HAR.

In terms of cultural resources, this project is not expected to significantly affect traditional native Hawaiian cultural practices, or traditional cultural practices occurring in the surrounding area. There are no known traditional cultural practices occurring within the project site or surrounding area since it has and is currently being used as a public high school.

The project would also not restrict access to surrounding areas that may be potentially used for traditional native Hawaiian cultural practices. This project would not prevent access to shoreline areas or surrounding mauka areas that may be used for traditional gathering or other

cultural practices, as the project site is located within the Waianae High School campus, and other access points exist to reach the shoreline and surrounding areas.

### 3.7 BIOLOGICAL ENVIRONMENT

#### 3.7.1 Botanical Resources

Vegetation within the Media Center project site consists primarily of grass and weeds with no trees. The project site is located between an existing swimming pool and gymnasium building. Further, an athletic field with bleachers, walkways, access roads, and the rest of the Waianae High School campus surrounds the project site.

None of the vegetation within the Media Center project site or within the Waianae High School campus are known to be Federal- or State-listed threatened or endangered, or candidate threatened or endangered species. Also, there are no known natural or historic wetlands in the project site or in the immediate area. Therefore, the project is not expected to have a significant impact on botanical resources.

#### 3.7.2 Avifauna And Fauna

Urbanized areas typically provide no suitable habitat for threatened, endangered or candidate fauna species presumed or known to reside on the island of Oahu—the Hawaiian hoary bat (*Lasiurus cinereus semotus*), the Hawaiian or Oahu tree snail (genus *Achatinella*), the Hawaiian owl (*Asio flammeus sandwichensis*) and the Oahu creeper (*Paroremyza maculata*). Wildlife within the Waianae region generally consists of insects, mammals and birds that have adapted to urbanized areas.

Birds, mammals, reptiles and amphibians that may frequent the project site are expected to be introduced or indigenous species that are commonly found in urban environments (i.e., mongooses, rats, mice, cats, etc.). No Federal- or State-listed threatened or endangered, or candidate threatened or endangered species are known to exist within the Media Center project site or the Waianae High School campus. No significant resources for endangered, threatened or candidate species are known to exist within the surrounding developed area. Consequently, the proposed construction activities are expected to result in no significant impacts to important faunal populations or resources.

### 3.7.3 Hydrogeological Resources

The Media Center project site is within the Waianae Aquifer Sector (303). This sector includes the valleys of Nanakuli, Lualualei, Waianae, and Makaha as separate systems, and Keaau as the system extending beyond Makaha to Kaena Point.

Geology of the Waianae Aquifer Sector is dominated by the caldera and rift zones of the Waianae volcano, and deep sedimentary fill in the valleys.

Groundwater within the Waianae Aquifer Sector exists primarily as brackish to fresh basal lens existing in the dike compartments. Caprock, although thick and extensive, does not play an important role in supporting a fresh water lens (CWRM, 1990). Rainfall is a primary source of groundwater recharge.

The Waianae Aquifer Sector has a estimated sustainable yield of 15 million gallons per day (mgd). The Waianae System (30303), in which the high school is situated, has an estimated sustainable yield of 3 mgd.

The coastal waters of Hawaii are of high quality because the former practice of ocean disposal of municipal, agricultural, and industrial wastes has been much improved or eliminated by land treatment and water-reuse practices. Coastal waters in the vicinity of the project area are designated as Class A. "It is the objective of class A waters that their use for recreational purposes and aesthetic enjoyment be protected...These waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class" (State of Hawaii, DOH, Chapter 11-54, HAR "Water Quality Standards").

#### Probable Impacts And Mitigative Measures

The construction of the new Media Center is expected to have minimal impact on the surrounding groundwater system. The small increase in developed surface would inevitably decrease the amount of localized groundwater recharge occurring at the project site. However, this decrease is expected to be negligible and ultimately inconsequential to the overall function of the area's natural hydrological system. Impervious surfaces created as a result of the project would create only minimal increase in localized runoff, and decrease in total time of concentration.

Impacts to coastal resources and water quality are also expected to be minor since the proposed improvements are located more than 250 feet away from the adjacent shoreline. The current drainage on the project site drains away from the shoreline, and the new Media Center is not expected to alter current drainage patterns.

Construction activity is not anticipated to have impacts on coastal resources and water quality resulting from silt runoff. It is expected that contractors will minimize runoff by implementing best management practices.

Appropriate BMPs would be considered and incorporated into design plans to address potential short-term impacts from runoff. In addition, such plans developed would be reviewed by pertinent agencies for comments and approval prior to construction. Therefore, impacts on coastal waters and water quality should be minimal or minor because the contractor will employ approved measures to prevent silt runoff from construction areas along with complying with other permit conditions.

## CHAPTER 4 ECONOMIC AND SOCIAL FACTORS

The section discusses the project's probable impact on economic and fiscal factors. Due to the nature of improvements proposed for this project, impacts would primarily be associated with construction-related activities.

### 4.1 ECONOMIC AND FISCAL FACTORS

The projected construction cost for planned Media Center is estimated to be \$880,000. As a result this construction project would create several construction jobs over the anticipated one-year construction period.

#### Construction Related Jobs

Direct construction jobs would typically consist of on-site laborers, tradesmen, mechanical operators, supervisors, etc. Based upon the construction budget, it was estimated that about seven (7) new direct construction jobs would be created by the project. Direct construction jobs created would also stimulate indirect and induced employment within other industries on the island such as retail, restaurants, material distributors, and other related businesses supporting the construction industry. It was estimated that another ten (9) indirect and induced jobs could be generated by this project for a total employment impact of 16 jobs.

These new jobs would generate additional personal income for construction workers of approximately \$328,000. Personal income is defined as the wages paid to the direct construction workers or operational employees associated with a development. It is anticipated that these construction jobs would likely be filled by residents from the Island of Oahu employed within the construction industry. Indirect and induced income would also be generated on the order of approximately \$286,000 from this project.

#### Fiscal Factors

Fiscal impacts associated with this project would primarily involve slightly additional tax revenue generated to the State. Tax revenue sources for State government would be composed primarily of general excise taxes (GET) on development costs and construction materials, and corporate income tax. In addition, GET taxes on indirect and induced income spent stimulated by the spending of direct income would also contribute new revenues to the State. The approximately \$880,000 expended for construction of the new Media Center project would therefore generate increased tax revenue of approximately \$97,000 to the State.

Since City revenues are primarily limited to property tax revenues, there should be minimal changes to the City revenues. The improvements planned for the Waianae High School property should contribute to its property value however; this increase is expected to be minimal. No changes to the property values or existing surrounding residences are also anticipated from this project. This project would not generate any new in-migrant residents to the island of Oahu. Thus, there would not be any effect on State and City operational expenditures for public services.

#### 4.2 SOCIAL IMPACT FACTORS

The proposed Media Center is not expected to change the existing resident population in the Waianae community or region. This project is a State-initiated capital improvement project. There are no new residential units or visitor units associated with this project, and no immigration of individuals to reside within the City would result. As a result, there should be no impact on the existing resident population.

This Media Center project would also not change or alter the character of the Waianae community or the character of the Waianae district. The project essentially adds another building to the Waianae High School campus, which would address issues internal to the school itself. Consequently, this project would not change existing uses in the surrounding area or have a significant impact on surrounding land uses.

## CHAPTER 5 INFRASTRUCTURE FACILITIES

This section discusses the project's probable impact on infrastructure facilities serving the project site and surrounding area. Due to the nature of improvements proposed for this Media Center project, most of the impacts would be associated with construction-related activities. The project would involve providing a new facility to better serve the existing media related programs and curriculum. As a result, there would be no increase in faculty generated by the project nor changes to the current or projected student enrollments resulting from this project. Therefore, there should be minimal if any changes to infrastructure demands resulting from this project.

### 5.1 WATER FACILITIES

The potable water system currently servicing the Waianae District consists of source wells in Makaha: the Makaha shaft (2), Kamaile Wells, three wells in Waianae Valley, the Waianae Tunnel and the Plantation Tunnel. The City and County of Honolulu's Board of Water Supply (BWS) conveys potable water to users through a system of water mains that follow the major roads in the district: Farrington Highway, Nanakuli Avenue, Heleakala Avenue, Hakimo Road, Kaukama Road, Paakea Road, Mailiili Road, Lualualei Homestead Road, Waianae Valley Road, and most of the major roads in Makaha Valley (City, 1999).

Waianae High School is served via a distribution main that runs along Farrington Highway. According to a letter from the Board of Water Supply dated January 18, 2002, the existing off-site water system is presently adequate to accommodate the proposed project. This letter states that there are three active water services consisting of a six-inch compound domestic water meter, and two eight-inch detector check fire meters serving the site. Should an additional three-inch or larger water meter be required, the construction drawings showing the installation of the meter will be submitted to the Board of Water Supply for its review and approval. Furthermore, the applicant shall apply for a water allocation from the Department of Land and Natural Resources, and pay the Board of Water Supply its Water System Facilities Charges for transmission and daily storage if water is made available.

Water service to the new Media Center will be through a two-inch water line that will be connected to an existing three-inch water line west of the proposed building. This three-inch

water line currently services the swimming pool. An existing fire hydrant will be relocated to provide adequate clearance between the proposed building and the fire hydrant.

The proposed Media Center would simply consolidate various media production classes and activities already held throughout the campus, and will not increase student enrollment in and of itself. As a result, water demands already generated by faculty and students associated with these programs would shift from their current classroom locations to the new Media Center building. Consequently, it is expected that the Media Center project will generate minimal if any increased demand for potable water on the Waianae High School campus.

## 5.2 WASTEWATER FACILITIES

Wastewater generated in the Waianae District is collected at the Waianae Wastewater Treatment Plant (WWTP) located north of Puu Mailili and south of Waianae Mall, approximately 1.4 miles away from the project site. Currently, the Waianae WWTP is considered to have excess capacity to handle additional flows. The major sewer lines generally follow along Farrington Highway and the major valley roads, with the exception of Lualualei Valley, where the sewer lines do not extend beyond the more densely developed coastal zone. Wastewater from the Waianae High School campus is conveyed to the Waianae WWTP via a sewer line in Farrington Highway.

A six-inch sewer line will connect the Media Center building to an existing sewer manhole located near the southeast corner of this new facility to serve restrooms provided. An existing four-inch sewer line serving the swimming pool will be relocated approximately 5 feet west to avoid conflict with the proposed building.

As discussed under water facilities, the proposed development is expected to generate minimal if any additional wastewater as the project is merely consolidating most of the existing media production classes and activities on campus in a single building.

## 5.3 DRAINAGE FACILITIES

There are no perennial streams in the coastal areas of the Waianae District and the average annual rainfall in the coastal plain is less than 20 inches. However, flood damage has occurred in the area from severe storms, including heavy rainfall from Kona storms, and high surf from coastal storms. As the result of studies performed in the 1950s by the West Oahu Soil Conservation District and the City and County of Honolulu, four large concrete-lined drainage channels were constructed to discharge storm water runoff into the ocean.

These channels are: 1) Kaupuni Stream Channel in Waianae that discharges into the northwestern side of Pokai Bay; 2) Mailiili Stream Channel that discharges into the ocean between Lualualei Beach Park and Maili Beach Park at Puu Mailiili; 3) Maili Channel that discharges into the ocean north of Maili Point; and 4) Ulehawa Stream Channel that discharges into the ocean south of Puu o Hulu Kai (City, 1999). Of these four drainage channels, the Kaupuni Stream Channel is closest to the project site, located approximately one-half mile southeast of the Waianae High School campus.

In addition to flooding problems, the entire Waianae coastline is subject to severe damage from any major tsunami. The Waianae High School campus is located along the shoreline makai of Farrington Highway at an elevation of approximately 10 feet above mean sea level (msl). The project site is located approximately 200 feet from the shoreline. The entire campus and surrounding areas are within the tsunami evacuation zone as identified by the Oahu Civil Defense Agency. Consequently, the campus would be evacuated in the event of a tsunami warning. A major tsunami could potentially damage or destroy the Media Center as well as other structures on the campus.

While the potential for damage exists, this risk shall be minimized through strict adherence to flood zone and building code requirements. Furthermore, as the entire campus would be evacuated in the event of a tsunami warning, the Media Center would not, in and of itself, increase the risk for loss of life on the campus as the result of a tsunami.

As a result of its proximity to the ocean and the potential for high surf and tsunami inundation, the shoreline area of the Waianae High School campus property is located within Zones AE and VE of the 100-year flood hazard area, and Zone X of the FEMA's Flood Insurance Rate Map for this area. The Media Center building site is situated within Zone X indicating areas of 500-year flood or areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Surface runoff currently sheet flows over the grassed area of the site in a makai (southeast) direction towards an existing 36-inch drainage culvert near the southwest corner of the girl's physical education building which then disposes runoff to the shoreline. With the Media Center building, runoff will be redirected around the building towards drain inlets to be provided along the existing access road and fronting the Phoenix House (smaller gym).

An existing headwall in front of the gymnasium entrance will be demolished, and a 24-inch drainpipe will connect to an existing 18-inch drainpipe at this location. Runoff from the 24-inch

pipe will appear at the south side of the building and then surface flow until entering the existing 36-inch drainage culvert near the southwest corner of the girl's physical education building.

The development of the Media Center should have minimal if any impact on the existing drainage system serving this area. Additional paved area created on the school property would increase the amount of impervious surface on the parcel. However, this increase will be minimal, and should have negligible, if any, effect on existing runoff quantities from this entire campus property. With the above improvements, existing drainage facilities serving this project site should be adequate to accommodate the new Media Center.

#### 5.4 SOLID WASTE

Solid waste collection for the Waianae District is provided by the City and County of Honolulu's Department of Environmental Services, Division of Refuse Collection and Disposal. Solid waste from Waianae and from other Oahu districts is disposed of at the Waimanalo Gulch Sanitary Landfill and at the James Campbell Industrial Park H-Power energy recovery incinerator, both of which are located in the Ewa District of Oahu. Construction-generated solid waste is disposed of at the privately-owned PVT Nanakuli Construction and Demolition Material Landfill on Lualualei Naval Station Road. This facility manages over twenty percent of Oahu's waste stream.

Construction of the Media Center will generate some solid waste, which is typical of construction-related activities. The volume of solid waste generated is expected to be minimal due to the small area that will be developed. Construction-related solid waste generated will be a short-term impact, and consist primarily of vegetation, rocks, and other debris created from clearing, excavation, grading, and construction activities. The contractor will be required to properly dispose of all debris generated in conformance with agency regulations.

Waste generated from the activities conducted at the new Media Center building will be disposed of in the same manner other waste generated from the school is processed. Since this project would involve the relocation and consolidation of media programs and classes to this new building, there should be minimal if any changes to the current amount of solid waste generated from this school. In addition, most of the activities conducted as part of this media curriculum would involve computers and other electronic equipment which minimizes the amount of solid waste generated.

## 5.5 TRANSPORTATION FACILITIES

### Existing Traffic Conditions

Farrington Highway in the area of Waianae High School is a 4-lane undivided suburban highway under the jurisdiction of the State Department of Transportation (DOT). This is the only highway in the area linking the Waianae District to Ewa and Honolulu beyond. Consequently, this coastal highway serves as the only major roadway facility providing vehicular access to residential subdivisions and commercial areas within the Waianae District.

Farrington Highway is signalized at its intersection with the Waianae High School driveway entrance into their main parking lot. A left-turn storage lane is provided for westbound vehicles turning into the school's parking lot. This school's main parking lot has two driveways connecting with Farrington Highway with vehicles entering at the signalized intersection and exiting at the second driveway located further east of the entrance. In the vicinity of Waianae High School, the posted speed limit is 35 miles per hour.

Traffic count data taken by the State DOT at Farrington Highway west of Waianae High School between Makaha Valley Road and Maiuu Road (Station No. C-15-G) in the year 2000 was reviewed. Based upon this data, Farrington Highway had a total of 17,953 cars traveling on this highway (both directions) during a 24-hour period. The weekday morning peak hour occurs between 7:00 and 8:00 a.m. (995 total cars) while the afternoon peak hour occurs between 4:45 and 5:45 p.m. (1,307).

During peak commuter periods such as weekday afternoons, traffic along Farrington Highway can become congested primarily between Waianae Town Center and Nanakuli. Vehicular traffic within the immediate vicinity of the Waianae High School campus is generally associated with school related traffic and area residents since commercial areas are located further east.

### Probable Traffic Impacts

Short-term and temporary impacts to traffic along Farrington Highway may occur as a result of the movement of slow-moving heavy construction vehicles and equipment. Because the project site is within the Waianae High School campus, construction vehicles and heavy equipment will not need to make regular trips along Farrington Highway since they can be based on the campus property. Additional traffic would occur from construction workers traveling to and from the job site. However, this construction crew traffic is not expected to be significant (probably less than 10 cars) for this project, and would be short-term until work is completed.

A traffic control plan is not anticipated to be required since the project's construction would not close any lanes of Farrington Highway. No off-duty police are also expected to be required for traffic control. Provisions for pedestrian traffic will not be needed as the project site is within the existing high school campus. Within the school campus, provisions will be considered for the safe passage of students around the project site during construction activities.

Construction of the proposed Media Center building would not generate additional students attending Waianae High School nor the need for additional faculty because the school's media program already exists there. As previously discussed, this program has been offered at this school since 1993. Therefore, this project will provide additional facilities to allow the relocation of the current publications and video production programs to this building.

Without the Media Center project, the vehicular traffic entering and exiting the school campus would be the same as it is currently or vary slightly over the years based upon student enrollments. Student enrollments at this school have steadily decreased from 2,150 students in 1999 to 1,988 students in 2001. Enrollment projections from the State Department of Education through the year 2006 show enrollments generally remaining about the same varying from a low of 1,881 to high of 2,066 students. Thus, vehicular traffic from students should remain about the same or slightly lower than in 1999 due to lower enrollment, and traffic from faculty there should similarly remain about the same since there enrollments would stay pretty level.

With the project, there should be no change to existing or future vehicular traffic entering and exiting the school campus. The two teachers being relocated to the new building are already conducting their programs at the school, so this project would not generate new faculty and resulting additional vehicular trips.

Student enrollment in these media programs and classes held in the new building should similarly be the same as the without project condition. The new building is not expected to generate more students since these media classes are already part of the school's existing curriculum. Thus, the project would accommodate those students already enrolled or projected to enroll at Waianae High School.

Therefore, the Media Center project is not expected to have a significant impact on the operations of the signalized intersection of Farrington Highway with the campus driveway. Furthermore, the project is not expected to have a significant impact on vehicular traffic along Farrington Highway in the vicinity of the school campus. Because this new media center building is intended to provide a better facility to serve the relocation of the school's existing media program, no additional improvements to Farrington Highway or the signalized intersection should be necessary.

## CHAPTER 6 PUBLIC FACILITIES AND UTILITIES

This chapter discusses the project's probable impact on public facilities and utilities serving the project site and surrounding area. Due to the nature of improvements proposed for this Media Center project, impacts would be primarily associated with construction-related activities, although positive long-term impacts to educational facilities are also anticipated.

### 6.1 ELECTRICAL AND COMMUNICATION FACILITIES

Electrical services are provided to the Waianae High School campus via Hawaiian Electric Company's (HECO) distribution lines. The Waianae High School campus is served by a HECO line routed overhead along Farrington Highway

Telecommunication and cable television services are provided to the project site area by Verizon Hawaii and Oceanic Cable, respectively, via overhead lines. Appropriate coordination with these utility companies would be conducted during the design and construction of this project to minimize disruptions to their services or activities occurring.

Currently, the State Department of Accounting and General Services (DAGS) Public Works Division is funding ongoing design work for telecommunication and electrical system improvements on the Waianae High School campus (DAGS Job No. 12-16-3380). The Media Center project will impact the telecommunication and electrical system requirements for the overall campus operations. Therefore, coordination of the respective projects will be undertaken to ensure that the telecommunication and electrical improvements will be adequate to handle the Media Center's operational requirements and be available in a timely manner.

### 6.2 EDUCATIONAL FACILITIES

The Waianae District currently contains ten public schools operated under the State Department of Education (DOE). There are seven (7) elementary schools, one (1) intermediate, one (1) combined intermediate and high school, and one (1) high school.

Within close proximity of Waianae High School is Kamaile Elementary School, located 0.2 miles northeast of Waianae High School on Ala Akau Street. Waianae Intermediate School is located approximately 0.5 miles southeast of Waianae High School on the mauka (east) side of Farrington Highway.

Waianae High School has a planned design capacity for 1,950 students (City, 1999). At the beginning of the 2000-2001 school year, student enrollment reached 1,988 or approximately two percent more than the school's planned design capacity (DOE, 2001). According to the school's *Hawaii School Accountability Report* for 2001, a total of 107 classrooms were available. Based on student enrollments and standards, Waianae High School needed 14 additional classrooms.

The primary impact of the Media Center project would be to improve the Waianae High School campus for the direct benefit of students and faculty involved in any type of media production classes or activities. By providing dedicated classroom and activity space for video production, radio and television broadcasting, and newsletter and yearbook publication in a single centralized facility, the project will enable greater coordination of the school's media production resources and curricula. Furthermore, the consolidation of media production classes and activities within the Media Center would directly benefit the entire student population by making more classroom space available to other programs throughout the campus.

Other impacts to the school would consist of short-term construction-related activities. Noise and dust emissions would likely constitute the primary impacts associated with construction activities. In order to mitigate these impacts to the greatest degree possible, the contractor would be required to comply with applicable regulations and permit conditions governing construction activities to minimize disruptions to on-going classes, and nearby residential areas. Best management practices would also be implemented to minimize dust, erosion, and other nuisances from short-term construction activities.

### 6.3 POLICE AND FIRE PROTECTION

The Media Center project proposed for the Waianae High School campus is expected to have minimal impacts on the operations of the police and fire departments. However, such impacts are not expected to affect their ability to provide adequate protection services to the surrounding Waianae community and the larger Waianae District.

The Honolulu Police Department provides services to the Waianae-Kapolei District through the Waianae Police Station, which provides a base of operations for police personnel patrolling the Waianae Coast. The Waianae Police Station is located approximately 1 mile southeast of Waianae High School on the makai (west) side of Farrington Highway, adjacent to Pokai Bay Beach Park. Additional police protection is available from the District 8 Headquarters Station located in Kapolei.

Police staff may be hired to assist in directing traffic during construction activities. However, this will be minimized as the majority of the construction activities will occur within the Waianae High School campus, and will not involve closure of any traffic lanes fronting the high school.

There is also the possibility of some complaints to the Police Department from residents over dust and noise from construction activities. As previously noted, however, the contractor would be required to comply with applicable regulations and permit conditions governing construction activities to minimize disruptions to nearby residents. Best management practices would also be implemented to ensure that dust, erosion, and other nuisances from short-term construction activities are kept to a minimum.

In a letter from the Honolulu Police Department dated January 14, 2002, it is recommended that the Media Center be designed to prevent theft of costly equipment, and that an alarm and/or other security system be installed. The high school will consider the recommendation of the Honolulu Police Department separate from the design and construction of the Media Center, and may provide and install an alarm system or alternative security system for the Media Center.

Therefore, this project should not have a significant impact on the police department's ability to provide protective services in the project area either during construction or upon completion of the Media Center. As the project is not expected to cause an increase in enrollment at the Waianae High School campus upon its completion, it should not generate any additional need for police protection services.

The Honolulu Fire Department has two fire stations in the Waianae District – one in Waianae and the other in Nanakuli. The Waianae Fire Station is equipped with a 5-person engine, a 5-person quint (combination pumper/ladder truck), and a 1-person tanker. The Waianae Station is located approximately 0.75 mile from the Waianae High School campus, on the makai (east) side of Farrington Highway. Back-up service is provided by fire stations located in Kapolei, Makakilo, Ewa, and Waipahu.

In a letter dated January 22, 2002, the Honolulu Fire Department (HFD) commented that they had no objections to the proposed project. However, HFD further commented that if existing conditions cannot meet requirements for water supply and fire department access, HFD would require: 1) Provision of a private water system that meets Board of Water Supply standards; 2) Provision of a fire department access road to within 150 feet of the first floor of the most remote structure, and in compliance with Department of Transportation Services standards; and 3) Submission of civil drawings to HFD for review and approval.

Fire apparatus access would be provided throughout the construction site, implemented in accordance with Fire Department and Department of Transportation Services regulations and requirements. An access road currently exists adjacent to the project site, and a fire hydrant is located in close proximity. In addition, the Fire Communication Center would be notified by the contractor in the event of any interruption to the existing fire hydrant system during construction activities. Thus, construction activities associated with the project should have minimal impact on the Fire Department's operations or ability to provide protective services.

The contractor shall coordinate fire protection requirements for the Media Center with the Fire Prevention Bureau of the Honolulu Fire Department to ensure full regulatory compliance upon completion of the project construction.

#### **6.4 RECREATIONAL FACILITIES**

Recreational facilities located in the vicinity of the Waianae High School Campus include Mauna Lahilahi Beach Park, Waianae Regional Park, Waianae Park, and Pokai Bay Beach Park.

Construction activities associated with this project are not expected to result in any significant impacts on these facilities or severely disrupt existing recreational activities occurring thereon. Construction activities would not involve the use of these facilities or impede existing activities conducted there. Design of the project would include developing appropriate erosion control plans and best management practices to minimize runoff from entering Pokai Bay and surrounding ocean waters. Such plans developed would be reviewed and approved by appropriate agencies. Thus, implementation of such plans would provide sufficient measures to minimize impacts on these recreational facilities.

#### **6.5 MEDICAL FACILITIES**

Medical facilities located within the Waianae District include Kaiser Permanente in Maili and the Waianae Coast Comprehensive Health Center (WCCHC). Emergency service for Kaiser Permanente is provided from its Moanalua Center with ambulance service provided by the Leeward Clinic in Waipahu. Emergency ambulance service also is provided by the Waianae Fire Station, which transports patients to Saint Francis-West in Waipahu or the WCCHC. For severe cases, a helicopter is dispatched to the Waianae Coast and the patients are taken to the Queens Medical Center. None of these facilities are within the immediate vicinity of the project site, the closest being the WCCHC, approximately 4.0 miles southeast of Waianae High School. Consequently, short-term construction activities associated with the project should have no impact on medical facilities or the activities occurring there.

## CHAPTER 7 CONFORMANCE WITH PLANS AND POLICIES

This chapter discusses the project's conformance with the State Land Use District regulations, State Environmental Policy (Chapter 344, HRS), and the regulations, policies, and goals set forth by the City and County of Honolulu General Plan and the Waianae Sustainable Communities Plan.

### 7.1 STATE LAND USE DISTRICT

The State Land Use District Boundary Map for the Waianae region (O-2, Waianae), indicates that the Media Center project site, Waianae High School site and surrounding residential areas are classified as "Urban." Permitted uses or activities within the Urban District are provided by ordinances or regulations of the county within which the Urban District is situated. Thus, Urban District lands on the island of Oahu are regulated by the ordinances and regulations of the City and County of Honolulu.

### 7.2 CHAPTER 344, STATE ENVIRONMENTAL POLICY

This section discusses the project's conformance and consistency with the pertinent goals, policies, and guidelines described under Chapter 344, HRS, State Environmental Policy.

#### Environmental Policy

1. *Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which man and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.*

The Media Center project would be consistent with this environmental policy because the proposed improvements would utilize existing vacant land within the Waianae High School campus. The project site is relatively level, thus minimizing the need for extensive grading. Further, the project site is located away from the shoreline area adjacent to the high school campus. Therefore, this project will

conserve natural resources such as open space lands, and is not anticipated to impact the shoreline and the ocean waters beyond.

2. *Enhance the quality of life by:*
  - A. *Setting population limits so that the interaction between the natural and manmade environments and the population is mutually beneficial.*
  - B. *Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments.*
  - C. *Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.*
  - D. *Establishing a commitment on the part of each person to protect and enhance Hawaii's environment and reduce the drain on nonrenewable resources.*

This project would be consistent with these environmental polices regarding the quality of life. The new Media Center would not affect the existing or future resident population in Waianae or the establishment of new communities. The proposed Media Center does not involve any new homes or visitor units, and short-term construction jobs are expected to be filled by Hawaii residents not resulting in any immigration. Construction of the Media Center would create additional short-term construction related jobs for island residents, helping the Waianae district and City and County of Honolulu improve their quality of life and economic activity.

### **Guidelines**

1. ***Population***
  - A. *Recognize population impact as a major factor in environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation.*
  - B. *Recognize optimum population levels for counties and districts within the State, keeping in mind that these will change with technology and circumstance, and adopt guidelines to limit population to the levels determined.*

The Media Center project would not affect the existing or future resident population in Waianae or cause the establishment of new communities. The proposed improvements do not involve any new homes or visitor units, and short-

term construction jobs are expected to be filled by Hawaii residents not resulting in any in-migration.

**2. *Land, water, mineral, visual, air, and other natural resources***

- A. Encourage the management practices which conserve and protect watersheds and water sources, forest, and open space areas.*
- B. Establish and maintain natural area preserves, wildlife preserves, forest preserves, marine preserves, and unique ecological preserves.*

The Media Center project would be consistent with these guidelines because the improvements would not impact those natural resources identified such as watersheds, forest preserves, wildlife preserves, or unique ecological preserves. The project would not impact an area that is valuable as important open space area since it is a vacant area between existing buildings of the Waianae High School campus. Appropriate measures would be incorporated into the project's design to minimize erosion and address appropriate drainage requirements.

**3. *Flora and fauna***

- A. Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard.*
- B. Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.*

As discussed in this document, this project would not impact endangered plants or animals since none are known to be present on the project site or surrounding areas. This project would not introduce new plants or animals to the area, which may have an ecological hazard.

**4. *Parks, recreation, and open space***

- A. Establish, preserve and maintain scenic, historic, cultural, park and recreation areas including the shorelines, for public recreational, educational, and scientific uses.*
- B. Protect the shorelines of the State from encroachment of manmade improvements, structures, and activities.*

The project is not expected to impact significant historic properties or cultural resources and practices as discussed in Chapter 3 since there are no known sites present or traditional cultural practices affected by the project. The project site is located within the Waianae High School campus, which will have a positive impact

on educational facilities. The project site is located away from the shoreline adjacent to the high school campus. Therefore, the shoreline will be protected from encroachment of manmade improvements, structures and activities. The proposed improvements would not adversely impact recreational areas, or scenic visual resources.

**5. Citizen participation**

- A. Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.*

The environmental review process undertaken for this project allows for public and government agency input to express concerns and comments associated with the project. Such opportunities include pre-assessment consultation and review of the Draft EA. Thus, the public consultation process incorporate within this environmental review process provides decision-makers with a diverse array of information to consider in evaluating this project.

**7.3 CITY AND COUNTY OF HONOLULU GENERAL PLAN**

This section discusses the project's conformance with pertinent objectives and policies from the City and County of Honolulu General Plan.

**Population**

1. *Objectives*
  - A. To control the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.*
  - B. To plan for future population growth.*
  - C. To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.*
2. *Policies*
  - A. Seek to maintain a desirable pace of physical development through City and County regulations.*
  - B. Allocate efficiently the money and resources of the City and County in order to meet the needs of Oahu's anticipated future population.*
  - C. Manage physical growth and development in the urban-fringe and rural areas so that*

- a. *An undesirable spreading of development is prevented; and*
  - b. *Their population densities are consistent with the character of development and environmental qualities desired for such areas.*
- D. *Seek a year 2010 distribution of residential population, with Waianae having 3.8% to 4.2% of the islandwide population.*

The Media Center project would be consistent with these objectives and policies, as it would not increase the population of Oahu. The development of the project is a plan for future population growth because student enrollment, especially in media production program courses, is expected to increase. The project would not promote an undesirable spreading of development in Waianae because the purpose of the Media Center is to consolidate courses and activities related to media production into a single building.

#### Economic Activity

- 1. *Objectives*
  - A. *To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.*
  - B. *To prevent the occurrence of large scale unemployment.*
- 2. *Policies*
  - A. *Encourage the development in appropriate locations on Oahu of trade, communications, and other industries of a nonpolluting nature.*
  - B. *Encourage the training and employment of present residents for currently available and future jobs.*

The Media Center project would be consistent with these policies and objectives, as it would provide interested students with skills in media production. The project would promote employment opportunities that would enable people to attain a decent standard of living and prevent the occurrence of large scale unemployment.

The project will also encourage the development of communications and the training and employment of residents for future jobs in the Waianae area and elsewhere.

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**Natural Environment**

1. *Objectives*
  - A. *To protect and preserve the natural environment.*
  - B. *To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.*
  
2. *Policies*
  - A. *Protect Oahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development.*
  - B. *Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water-recharge areas, distinctive land forms, and existing vegetation.*
  - C. *Require sufficient setbacks of improvements in unstable shoreline areas to avoid the future need for protective structures.*
  - D. *Design surface drainage and flood-control systems in a manner which will help preserve their natural settings.*
  - E. *Protect the natural environment from damaging levels of air, water, and noise pollution.*
  - F. *Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.*
  - G. *Protect mature trees on public and private lands and encourage their integration into new developments.*
  - H. *Protect the Island's well-known resources.*
  - I. *Protect Oahu's scenic views, especially those seen from highly developed and heavily traveled areas.*
  - J. *Locate roads, highways, and other public facilities and utilities in areas where they will least obstruct important views of the mountains and the sea.*

The project would make efforts to preserve and protect the natural environment, and therefore comply with these objectives and policies. Scenic views would be considered, and the shoreline would be protected, as an application for a SMA Permit would be submitted. Due consideration would be given to natural features and drainage systems. As discussed in Chapter 5, construction-related disturbances

to the environment would be minimal and short-term. The Media Center project is not expected to impact plant, bird, and animal species inhabiting the area.

### **Energy**

1. *Objectives*
  - A. *To fully utilize proven alternative sources of energy.*
  
2. *Policies*
  - A. *Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments.*

The Media Center project would consider the use of alternative sources of energy where applicable.

### **Physical Development and Urban Design**

1. *Objectives*
  - A. *To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.*
  - B. *To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.*
  - C. *To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.*
  - D. *To promote and enhance the social and physical character of Oahu's older towns and neighborhoods.*
  
2. *Policies*
  - A. *Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban-fringe and rural areas.*
  - B. *Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.*

- C. Phase the construction of new developments so that they do not require more regional supporting services than are available.*
- D. Require new developments to provide or pay the cost of all essential community services...that are intended to directly serve the development.*
- E. Locate community facilities on sites that will be convenient to the people they are intended to serve.*
- F. Exclude from residential areas, uses which are major sources of noise and air pollution.*
- G. Integrate the City and County's urban-design plan into all levels of physical planning and developmental controls.*
- H. Require the consideration of urban-design principles in all development projects.*
- I. Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.*
- J. Preserve and maintain beneficial open space in urbanized areas.*
- K. Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.*
- L. Encourage new construction to complement the ethnic qualities of the older communities of Oahu.*

The project would comply with these objectives and policies because the development would be timely and appropriately designed for the area. As discussed in Chapter 6, the coordination of infrastructure and public facilities and utilities would take place. Urban design plans and principles would be considered and implemented to provide a Media Center of high aesthetic and functional standards that complements the Waianae community.

#### **Public Safety**

- 1. Objectives*
  - A. To protect the people of Oahu and their property against natural disasters and other emergencies, traffic, and fire hazards, and unsafe conditions.*
- 2. Policies*
  - A. Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.*

- B. *Design safe and secure public buildings.*
- C. *Provide adequate staff to supervise activities at public facilities.*

The project would be consistent with these objectives and policies because it would not interfere with the protection of people and their property against natural disasters and unsafe conditions.

### **Health and Education**

- 1. *Objectives*
  - A. *To protect the health of the people of Oahu.*
  - B. *To provide a wide range of educational opportunities for the people of Oahu.*
- 2. *Policies*
  - A. *Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.*
  - B. *Support education programs that encourage the development of employable skills.*
  - C. *Encourage the construction of school facilities that are designed for flexibility and high levels of use.*
  - D. *Encourage continuing improvement in the quality of higher education in Hawaii.*
  - E. *Encourage the development of diverse opportunities in higher education.*

The Media Center project would provide educational opportunities in media production for students of Waianae High School. Therefore, it would comply with these policies and objectives. The proposed project would support education programs, thereby encouraging the development of employable skills. This school facility would be designed for high usage levels.

### **Culture and Recreation**

- 1. *Objectives*
  - A. *To protect Oahu's cultural, historic, architectural, and archaeological resources.*
  - B. *To foster the visual and performing arts.*

2. *Policies*

- A. *Encourage the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.*
- B. *Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.*
- C. *Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.*
- D. *Encourage and support programs and activities for the visual and performing arts.*
- E. *Encourage creative expression and access to the arts by all segments of the population.*

As discussed in Chapter 3, the project is not expected to impact cultural, historic, architectural, or archaeological resources. Coordination with SHPD would be conducted to address the potential presence of historic sites. In the event of a burial encounter during construction, all work would stop and SHPD would be notified.

7.4 **WAIANAЕ SUSTAINABLE COMMUNITIES PLAN**

This section discusses the project's conformance with goals, policies, and guidelines set out by the Waianae Sustainable Communities Plan.

**General Policies**

1. *Large-Scale Open Spaces*

- A. *The preservation of open space and scenic beauty should be a high priority consideration for any and all public programs and projects that may affect the coastal lands, valleys, and mountains of the Waianae District.*
- B. *The environmental impact analysis for any proposed project, whether public or private, that may be planned for coastal, valley, or mountain sites within the Waianae District should include a detailed analysis of the project's potential impact on open space and scenic beauty.*

*C. Future urban and suburban development in the Waianae District should be limited to the Rural Community areas, and should not be allowed to intrude into the Coastal area, the Agricultural area, or the Preservation area.*

The Media Center project would take place on the existing grounds of Waianae High School, thus it would not intrude into Coastal, Agricultural, or Preservation areas.

2. *Coastal Lands*

*A. There should be no new residential, commercial, industrial, resort or other urban or suburban type of development makai of Farrington Highway, with the exception of new development or redevelopment of low-rise commercial and public buildings associated with the development of Waianae Country Town.*

The Waianae High School Media Center is an exception to this guideline, as the project would be considered a newly developed public building.

3. *Historic and Cultural Sites*

*A. Careful restoration of important sites should be undertaken by qualified professionals.*

*B. Urban or agricultural development projects should not be permitted to degrade or destroy important historical or cultural sites.*

*C. Plans and programs are needed for the protection of important historical and cultural sites found on City-owned land within the District...programs should include provisions for community access to important sites for the observance of cultural practices, and involvement of members of the community in the protection and preservation program.*

*D. For lands owned by Federal or State agencies, or owned by private parties, the appropriate public agencies should develop pro-active and cooperative efforts to preserve and protect these important sites and provide for community access.*

The Media Center project is not expected to impact significant historic properties or cultural resources and practices. Appropriate plans and mitigation

measures would be implemented to protect important historical or cultural sites, and degradation or destruction of these sites would not be permitted. Coordination would be conducted with SHPD to address the potential presence of historic sites, as discussed in Chapter 3. In the event of a subsurface historic property being encountered, all work would stop and the SHPD would be notified.

4. *Planning Guidelines for Civic, Public Safety and Educational Facilities*

A. *Public buildings, whether designed and constructed by federal, state, or city agencies or by other quasi-public entities, should be designed to be both functionally efficient and aesthetically pleasing.*

B. *Public buildings should consider the use of building forms and materials that reflect Hawaii's diverse cultural and architectural heritage; the predominantly residential scale of the built environment of the Waianae District; the hot, dry climate of the coastal plain zone; and related open areas.*

The Waianae High School Media Center will be designed to be functionally efficient and aesthetically pleasing. The use of building forms and materials reflecting Hawaii's heritage will be considered during the project's design phase.

**7.5 CITY AND COUNTY OF HONOLULU ZONING DISTRICT**

The project site and surrounding land is presently zoned "P-2 / General Preservation" by the City and County of Honolulu. An adjacent site is zoned A-1 / Apartment, Low Density, and R-5, Country, and Planned Development – Housing zoned lands exists across Farrington Highway from Waianae High School. Under the Land Use Ordinance, Chapter 21, Revised Ordinances of Honolulu (ROH), the new Media Center is a permitted use in the P-2 / General Preservation zoning district as a public use and structure (§§ 21-3.40 and 21-10.1, ROH).

However, because the project site is partially owned by the State of Hawaii, and partially owned by the City and County of Honolulu, development of the site is considered a joint development of two or more adjacent zoning lots pursuant to §21-5.380, ROH. Therefore, a Conditional Use Permit-Minor, pursuant to §21-5.380, ROH, will be required.

The Media Center project would be consistent with the development standards for this P-2 / General Preservation zoning district. A discussion of the project's consistency is listed below:

1. Front yards of 30 feet, and side and rear yards of 15 feet are required in this zoning district. The maximum height for this zoning district is 15 feet. Heights up to 25 feet are permitted if height setbacks are provided. The Media Center is proposed to be approximately 20.5 feet in height. However, including the 3 feet of fill, the overall height of the building may exceed 25 feet. Therefore, a waiver from height requirements will be sought. The project site is located approximately 100 feet from the school property's side boundary, which would be adequate to include any height setbacks required.
2. The maximum developable area permitted under the P-2 / General Preservation is 5 percent of the zoning lot. The Waianae High School property consists of approximately 40.278 acres. The proposed Media Center will be approximately 3,500 square feet in size or 0.12 acres. Therefore, the Media Center will be well within the maximum developable area requirement.

#### 7.6 SPECIAL MANAGEMENT AREA

The entire Waianae High School property is located within the City and County of Honolulu's Special Management Area. Therefore, the construction of the Media Center will be subject to the requirements of Chapter 25, ROH. A Special Management Area Use Permit will be required for the project.

The proposed project is consistent with the following objectives, policies and guidelines of the Special Management Area, set forth in Chapter 205A-2, Hawaii Revised Statutes.

##### A. Objectives:

1. *Provide coastal recreational opportunities accessible to the public.*
2. *Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*
3. *Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.*
4. *Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.*
5. *Provide public or private facilities and improvements important to the State's economy in suitable locations.*
6. *Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, and subsidence.*

7. *Improve the development review process, communication, and public participation in the management of coastal resources and hazards.*
8. *Protect beaches for public use and recreation.*

A discussion of this project's conformance and consistency with the various applicable policies developed for each objective is provided. In summary, the Media Center project would be consistent with applicable policies. Therefore, this project would be consistent with these Special Management Area objectives.

**B. Policies**

1. *Recreational resources:*

- b. *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by;*
  - i. *Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;*
  - iii. *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
  - v. *Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;*
  - vi. *Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters.*

The Media Center project will not significantly impact coastal resources having recreational value in a negative manner. The project site is situated more than 250 feet away from the shoreline that fronts Waiānae High School, and does not involve any new development of existing land areas near coastal resources.

The proposed project would not eliminate public access to shorelines with recreational value, and would not affect current public recreational use occurring along the shoreline. Construction of the Media Center will not involve extensive land disturbance activities such as grading, and would thus not generate point or non-point sources of pollution. Construction of the new building will be short-term, and occur on-site during regular weekday working hours.

2. *Historic Resources:*

- a. *Identify and analyze significant archaeological resources;*
- c. *Support state goals for protection, restoration, interpretation, and display of historic resources.*

As discussed in Chapter 3, the proposed project will not impact historic resources since there are none known to be present on the project site and surrounding areas. Furthermore, the project site has been previously disturbed as portable classrooms once existed on the project site. These portable classrooms were relocated when construction of an adjacent gymnasium building was initiated.

Further, there are no known cultural resources on the project site or surrounding areas, and the Media Center project will not restrict access to adjacent areas that may be used for cultural activities.

3. *Scenic and Open Space Resources:*

- a. *Identify valued scenic resources in the coastal zone management area;*
- b. *Ensure 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;*
- c. *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources.*

The proposed Media Center will be situated among existing buildings of the Waianae High School campus. These buildings are as high or higher than the height of the new building. The design of the building will take into account the design of existing buildings of the high school. Existing viewplanes to and from the shoreline will not be altered due to the project site's location within existing buildings, and the project site's distance away from the shoreline.

The Media Center project site is an existing vacant area within close proximity to existing buildings on the high school campus. Therefore, open space on the campus, and the shoreline will be preserved. Thus, the work would not impact the visual character of the development or affect open space and scenic resources.

4. *Coastal Ecosystems:*

- b. *Preserve valuable coastal ecosystems, including reefs, 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 the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate State water quality standards.*

The proposed project is limited to construction of a new Media Center for Waianae High School. During construction, disruption or degradation of coastal water ecosystems will be minimal or non-existent as contractors will be required to follow applicable rules and regulations governing the protection of ocean resources and ecosystems. Consequently, the proposed project will not impact water quality or marine ecosystems in the immediate vicinity.

5. *Economic Uses:*

The policies pertaining to Economic Uses are not applicable for this project since the Media Center is not a coastal dependent development.

6. *Coastal Hazards:*

- b. *Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point pollution hazards;*
- c. *Ensure that developments comply with requirements of the Federal Flood Insurance Program; and*
- d. *Prevent coastal flooding from inland projects.*

The Media Center will not affect land areas within identified as coastal flooding areas, and would not trigger requirements specified under the Federal Flood Insurance Program. Construction of the proposed project will not result in any disruption to existing stream flows or activities within flood hazard areas.

7. *Managing Development:*

- a. *Use, implement, and enforce existing law to the maximum extent possible in managing present and future coastal zone development;*
- b. *Facilitate timely processing of application for development permits and resolve overlapping or conflicting permit requirements; and*
- 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.*

The Department of Accounting and General Services, on behalf of the Department of Education, will comply with County regulations and management of their SMA by submitting an application with supporting justification for satisfying the County's Special Management Area Use Permit. The application will include information addressing the proposed Media Center's potential impact on the environment, which are expected to be minimal and short-term due to the nature of the project.

8. *Public Participation:*

- b. *Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities.*

The Department of Accounting and General Services, on behalf of the Department of Education, will comply with this policy through submittal of a Special Management Area Use Permit for the proposed project. This application would allow the City and County of Honolulu's Department of Planning and Permitting to review the project's consistency with coastal management policies.

9. *Beach Protection:*

- a. *Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion.*

The project site for the new Media Center is located inland from the shoreline, among existing buildings on the Waianae High School campus. This will conserve

open space on the Waianae High School campus. The project site's location, away from the shoreline, will minimize the loss of improvements made.

*10. Marine Resources:*

- a. Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
- b. Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial.*

The proposed Media Center promotes an overall conservation ethic since it will be located away from the shoreline and coastal resources, and sites new buildings in close proximity to existing buildings and infrastructure. Further, the Media Center will not use or develop marine and coastal resources. Therefore, the proposed project will not impact marine and coastal resources and would thus be consistent with these policies.

## CHAPTER 8 AGENCY AND PUBLIC CONSULTATION

### 8.1 EARLY CONSULTATION WITH AGENCIES

Letters providing project information along with a preliminary site plan were sent to various consulted parties in January 2002 to solicit their initial comments and concerns associated with the project as part of the preparation of this Draft EA. A listing of agencies and organizations for which consultation letters were sent is provided below. Those providing written response are identified with a "»" symbol. Copies of written comments received along with written responses are included in Appendix B-1. Comments received have been addressed in the appropriate sections of this Final EA.

#### Federal Agencies

- Department of Agriculture, Natural Resources Conservation Service
- » Department of the Army, U.S. Army Engineer District, Honolulu<sup>1</sup>
- Department of Interior, Fish and Wildlife Service

#### State of Hawaii Agencies

- » Department of Accounting and General Services, Public Works Division
- » Department of Education
- Department of Hawaiian Home Lands
- Department of Health
- » Department of Land and Natural Resources
- » Department of Land and Natural Resources, Commission on Water Resource Management
- » Department of Land and Natural Resources, State Historic Preservation Division<sup>2</sup>
- » Land Use Commission, Department of Business, Economic Development & Tourism
- Office of Planning, Department of Business, Economic Development & Tourism
- » Department of Transportation
- » Office of Hawaiian Affairs

<sup>1</sup> Comment letter received after Draft EA publication. Response is included as part of Draft EA response letters.

<sup>2</sup> Comment letter received after Draft EA publication. Response is included as part of Draft EA response letters.

### City and County of Honolulu Agencies

- » Board of Water Supply
- Department of Environmental Services
- Department of Facility Maintenance
- » Department of Parks and Recreation
- » Department of Planning & Permitting
- » Department of Transportation Services
- » Fire Department
- » Police Department

### Elected Officials & Community Organizations

- The Honorable Colleen Hanabusa, Senator, 21st District
- The Honorable Michael Kahikina, Representative, 43rd District
- The Honorable Emily Auwae, Representative, 44th District
- The Honorable Jon Yoshimura, Chairman, Honolulu City Council
- The Honorable John DeSoto, Councilman, 9th District
- Ms. Cynthia Rezendes, Chairperson, Waianae Coast Neighborhood Board No. 24
- » Mr. Alike Silva, Kupakaaina Kahu Kulaiwi Waianae Moku Oahu<sup>3</sup>

## 8.2 DRAFT ENVIRONMENTAL ASSESSMENT COMMENTS

The Draft EA for this project was published in the March 8, 2002 issue of the State Office of Environmental Quality Control's *The Environmental Notice* initiating a 30-day public comment period which ended on April 8, 2002. Copies of this Draft EA were distributed to the following parties for review and comments. Those parties which submitted comments are indicated by a "»" next to them. Comment letters were also received from other members of the community which did not directly receive a copy of the Draft EA. All comment letters received from these parties along with corresponding response letters are included in Appendix B-2.

### Federal Agencies

- » Department of Agriculture, Natural Resources Conservation Service
- » Department of the Army, U.S. Army Engineer District, Honolulu
- Department of Interior, Fish and Wildlife Service

<sup>3</sup> Comment letter received after Draft EA publication. Comment letter and response included under Draft EA response letters.

**State of Hawaii Agencies**

- Department of Agriculture
- » Department of Accounting and General Services
- » Department of Business, Economic Development & Tourism
- » Department of Education
- » Department of Hawaiian Home Lands
- » Department of Health
- » Department of Land and Natural Resources
- Department of Land and Natural Resources, Commission on Water Resource Management
- » Department of Land and Natural Resources, State Historic Preservation Division
- » Department of Transportation
- Environmental Center, University of Hawaii-Manoa
- Land Use Commission, Department of Business, Economic Development & Tourism
- Oahu Island Burial Council, c/o State Historic Preservation Division
- » Office of Environmental Quality Control, Department of Health
- Office of Planning, Department of Business, Economic Development & Tourism
- Office of Hawaiian Affairs

**City and County of Honolulu Agencies**

- » Board of Water Supply
- Department of Design and Construction
- Department of Environmental Services
- Department of Facility Maintenance
- » Department of Parks and Recreation
- » Department of Planning & Permitting
- Department of Transportation Services
- » Honolulu Fire Department
- » Honolulu Police Department
- Municipal Reference and Records Center

**Elected Officials & Community Organizations**

- The Honorable Colleen Hanabusa, Senator, 21st District
- The Honorable Michael Kahikina, Representative, 43rd District
- The Honorable Emily Auwae, Representative, 44th District
- The Honorable Jon Yoshimura, Chairman, Honolulu City Council
- The Honorable John DeSoto, Councilman, 9th District

**Elected Officials & Community Organizations (continued)**

- Hamilton Library, University of Hawaii-Manoa
- Hui Malama I Na Kupuna O Hawaii Nei
- Legislative Reference Bureau Library
- Mr. Alike Silva, Koa Mana
- Mr. Eric Enos, Kaala Farms
- Mr. Landis Ornellas
- Mr. Mark Suiso
- » Mr. William J. Aila, Jr.
- Ms. Nettie Armitage-Lapilio, Waianae Coast Coalition
- » Ms. Cynthia Rezentes, Chairperson, Waianae Coast Neighborhood Board No. 24
- Waianae Public Library

**Comment Letters From Community Organizations**

- » Mr. Daniel Forman, Waianae High School, Hawaiian Studies Program
- » Mr. Daniel Matsumoto, Waianae High School, Head Football Coach
- » Mr. Derrick Tsuruda, Waianae High School, Science Teacher
- » Ms. Jaelyn Wills
- » Ms. Kathy M. Yamamoto, Waianae High School, Social Studies Teacher
- » Ms. Leilani Collins, Queen Liliuokalani Children's Center, Unit Manager
- » Ms. Lisa-Anne James, Waianae High School, Language Arts Department Head
- » Ms. Loraine Gershun, Waianae High School, Searider Productions Publications
- » Ms. Mary Chun, Waianae High School, Social Studies Teacher
- » Ms. Mona M. Chang Vierra, Cyberspace Entrepreneurs Foundation

## CHAPTER 9 FINDINGS AND ANTICIPATED DETERMINATION

To determine whether a proposed action may have a significant effect on the environment, the Approving Agency needs to consider every phase of the action, the expected primary and secondary consequences, cumulative effect, and the short- and long-term effects. The Approving Agency's review and evaluation of the proposed action's effect on the environment would result in a determination whether: 1) the action would have a significant effect on the environment, and an Environmental Impact Statement Preparation Notice should be issued, or 2) the action would not have a significant effect warranting a Finding Of No Significant Impact (FONSI).

This chapter discusses the results of the environmental assessment conducted of the proposed Waianae High School Media Center in relation to the 13 Significance Criteria prescribed under the State Department of Health's Administrative Rules Title 11, Chapter 200. The purpose of this assessment was to consider the "significance" of potential environmental effects which includes the sum of effects on the quality of the environment along with the overall and cumulative effects. The resulting findings are discussed below for each criteria.

### 9.1 PRELIMINARY FINDINGS

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

The proposed improvements would not result in the irrevocable commitment to loss or destruction of any natural or cultural resource. As discussed in Chapter 2 of this Draft EA, the improvements are intended to improve interaction by students and faculty of various media production courses, address overcrowding conditions of classrooms, and mitigate existing noise, dust, and heat impacts on student, faculty, and equipment utilized in the classes. The proposed Media Center would be constructed on already urbanized areas, specifically that of the Waianae High School campus. Thus, there would be no destruction or loss of any significant, endangered, or threatened botanical, faunal, geological, or other natural resources.

In terms of archaeological and historic resources, there are no known historic or culturally significant sites within or surrounding the Media Center project site. In the event subsurface human remains or other indications of human activity older than 50 years are

encountered during construction activities, all work would stop immediately and the SHPD notified.

The treatment of human remains encountered would be determined and conducted in accordance with the applicable requirements of Chapter 6E, HRS, and Chapter 13-300, Hawaii Administrative Rules.

The project would also not restrict access to surrounding areas that may be potentially used for traditional native Hawaiian cultural practices. This project would not prevent access to shoreline areas or surrounding mauka areas that may be used for traditional gathering or other cultural practices, as the project site is located within the Waianae High School campus, and other access points exist to reach the shoreline and surrounding mauka areas.

*2. Curtails the range of beneficial uses of the environment.*

The project would not curtail the range of beneficial uses of the surrounding environment. The Media Center project site has been used by the Department of Education for many years as part of a high school campus. Therefore, the improvements planned would not change the existing uses of such lands. Existing surrounding uses would remain as the Media Center is within the Waianae High School property, and surrounding uses outside of the Waianae High School property would continue. Thus, the proposed project will not limit or significantly impact existing uses or the surrounding environment.

*3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.*

The improvements proposed under this project would not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS. This Final EA addressed the probable environmental impacts associated with the project, which would be primarily associated with short-term construction activities. Consequently, the project would be consistent in conserving natural resources in the area, and enhancing the quality of life for residents in Waianae, specifically that of students and faculty of Waianae High School.

4. *Substantially affects the economic, social welfare, or cultural practices of the community or State.*<sup>4</sup>

As discussed under Chapter 4, the project would not have any significant negative impacts on the economic structure of the Waianae region, or the social welfare of the Waianae community. The project would create a short-term, minor economic benefit generating construction jobs and personal income. Improvements planned are limited to construction of an approximately 3,500 square foot building, and necessary infrastructure such as electrical and water connections. All proposed improvements will occur within the Waianae High School property. As a result, there should be no negative impact or change to the overall character of the community. In terms of cultural practices, there are no known cultural resources at the Media Center project site or traditional native Hawaiian cultural practices occurring within the project area. Consequently, the proposed Media Center project is not expected to have an impact on cultural resources or traditional cultural practices.

5. *Substantially affects public health.*

The project is not expected to substantially affect public health since it would involve improvements to the Waianae High School campus. The proposed Media Center would improve public health by addressing the impacts of noise, dust, and heat upon students and faculty of the high school.

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

The project should not have any secondary impacts on the social environment or infrastructure and public facilities. The project strictly involves only construction of a new Media Center, and does not include residential housing or visitor accommodations. Therefore, there would not be any elements of the project contributing to in-migration of residents or additional visitors to the island. The project would also not significantly impact other existing infrastructure facilities or public facilities in the immediate area due to the type of improvements being proposed as discussed under Chapters 5 and 6.

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<sup>4</sup> This significance criteria was modified to reflect the recent change to Chapter 343, HRS approved by the Governor as Act 50 on April 26, 2000. This Act added "cultural practices" as part of the factors considered in determining the significance of an effect.

7. *Involves a substantial degradation of environmental quality.*

The proposed Media Center would not involve a substantial degradation to the quality of the surrounding environment. Improvements are limited to construction of an approximately 3,500 square foot building, and necessary infrastructure such as electrical and water connections within the Waianae High School campus. As a result, construction activities would be performed on already urbanized areas, and necessary measures would be implemented during construction to minimize erosion and other short-term impacts.

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

This project only involves the construction of the new Media Center as described in Chapter 2. Impacts associated with these improvements were addressed in this document, and are mainly associated with construction activities. Thus, the cumulative impacts of these improvements were considered in assessing environmental impacts, and it was determined that the project would not have a significant effect on the environment. This project does not involve the commitment for larger actions on the Waianae High School campus.

9. *Substantially affects a rare, threatened, or endangered species, or its habitat.*

There are no known endangered, threatened, or rare botanical resources on the project site, or faunal and avifaunal species inhabiting the area which may be affected by construction activities or the operation of the new Media Center. Necessary control measures and best management practices would be implemented to minimize runoff and other potential short-term impacts associated with construction activity. Thus, the project is not expected to substantially affect rare, threatened, or endangered species or potential habitat for such species.

10. *Detrimentially affects air or water quality or ambient noise levels.*

The project should not have a detrimentally significant impact on air, water quality, or ambient noise levels. Impacts associated with these factors would be limited to short-term construction activities. However, such impacts are expected to be minor due to the relatively minor amount of grading and excavation proposed. To further minimize impacts, construction activities would be subject to applicable State regulations as discussed under Chapter 3.

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

The Media Center project site is not located within an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area or geologically hazardous area. Consequently, this property would not be affected by such hazards or impact such environmentally sensitive areas. Construction of the Media Center would be done in conformance to City design standards and other agency requirements.

12. *Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.*

The proposed Media Center would not affect scenic vistas or viewplanes. As discussed in Chapter 3, there are no significant scenic and open space viewing points for the public on the Waiānae High School campus site. The school property is already developed as a public high school, with views from Farrington Highway towards the ocean obstructed by several school buildings. The project site for the Media Center is located among existing school buildings, whose height is as high or higher than the proposed Media Center.

Construction of the Media Center is expected to have minimal or no effect on visual resources or public viewing points. The Media Center will not interrupt existing viewing areas or scenic points in the Waiānae region.

13. *Requires substantial energy consumption.*

The project would not require substantial energy consumption or increased electrical facilities to serve the Media Center. Improvements planned are relatively minor and can be serviced using existing electrical distribution facilities and power generating sources.

## 9.2 ANTICIPATED DETERMINATION

Based upon the result of the environmental assessment documented in this Final EA, a Finding of No Significant Impact (FONSI) determination should be warranted for the Waiānae High School Media Center Project. The preliminary findings supporting this anticipated determination are based upon the previous discussion of the project's affect on the environment in relation to the 13 Significance Criteria.

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## CHAPTER 10 BIBLIOGRAPHY

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# APPENDICES

# APPENDIX A

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*Photographs Of Project Site And  
Surrounding Area*

*Photographs of Media Production  
Classrooms*

*Photographs of Alternative Sites*



Photo 1  
 West View Of Project Site  
 (Swimming Pool - left;  
 Gymnasium Building "T" - right)



Photo 2  
 East View Of Project Site

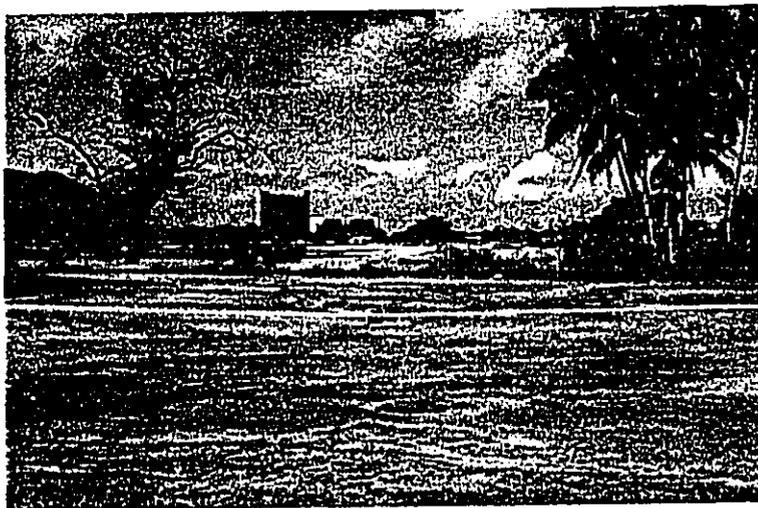


Photo 3  
 West View Of Project Site

**PHOTOGRAPHS OF PROJECT SITE  
 AND SURROUNDING AREA**

**Figure A-1**

*Waianae High School Media Center  
 Department of Accounting and General Services*

Source:  
 SSFM International, Inc.



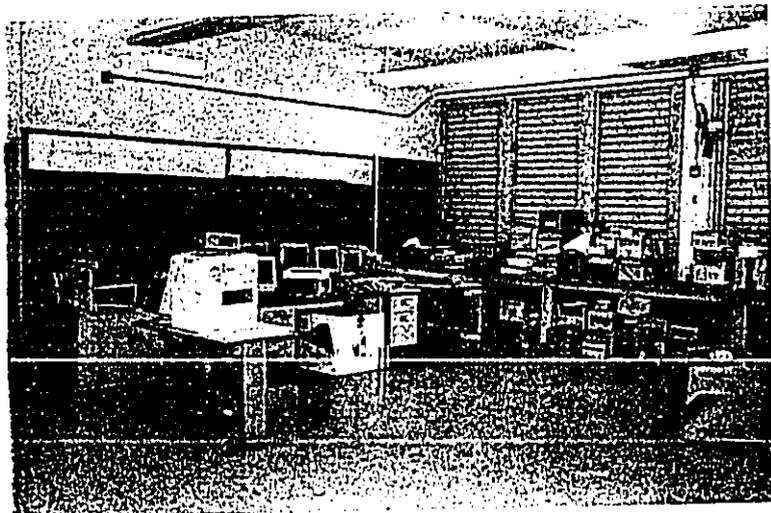


Photo 4  
View Of Multi-Media Program  
Classroom



Photo 5  
View Of Multi-Media Program  
Classroom



Photo 6  
View Of Multi-Media Program  
Classroom

**PHOTOGRAPHS OF MEDIA PRODUCTION  
CLASSROOMS**

*Waianae High School Media Center  
Department of Accounting and General Services*

**Figure A-2**

Source:  
SSFM International, Inc.



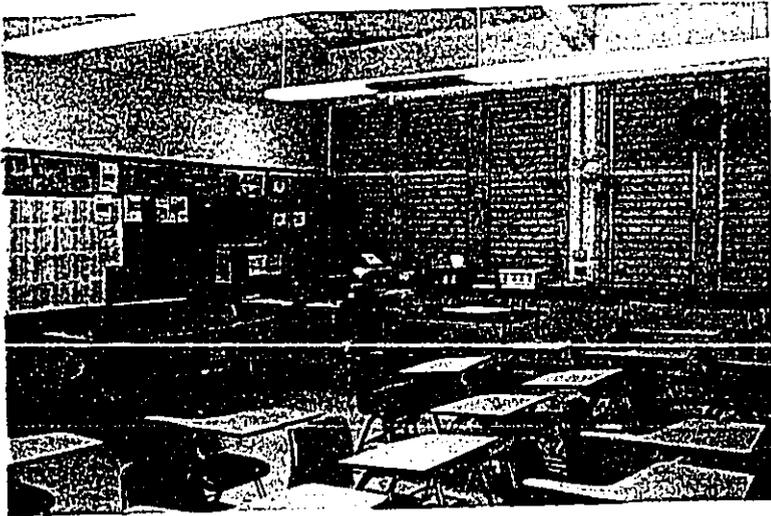


Photo 7  
View Of Publications Program  
Classroom

Photo 8  
View Of Publications Program  
Work Area

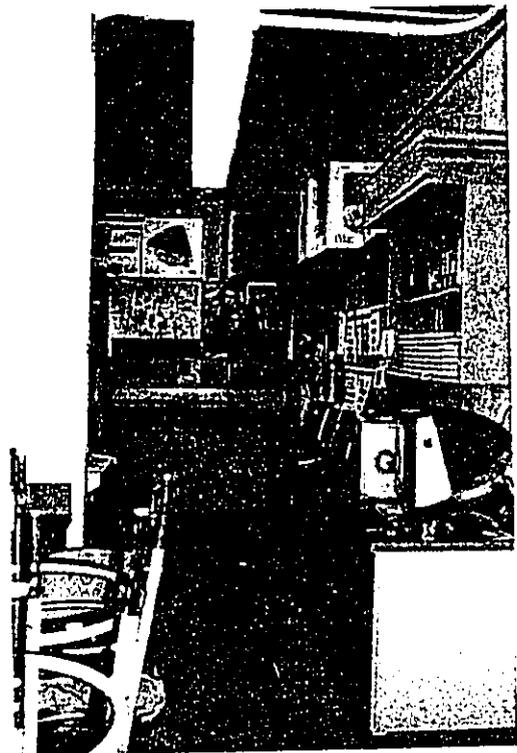


Photo 9  
View Of Publications Program  
Work Area

**PHOTOGRAPHS OF MEDIA PRODUCTION  
CLASSROOMS**

**Figure A-3**

*Waianae High School Media Center  
Department of Accounting and General Services*

Source:  
SSFM International, Inc.





Photo 10  
View Of Video Production Program  
Classroom

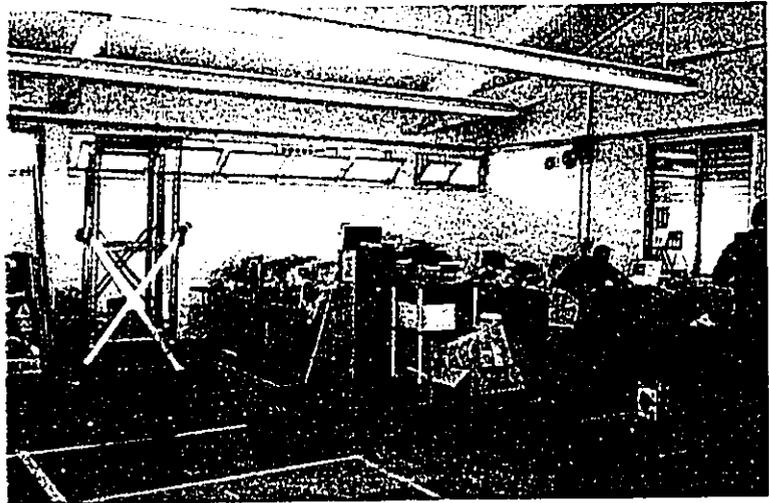


Photo 11  
View Of Video Production Program  
Work Area

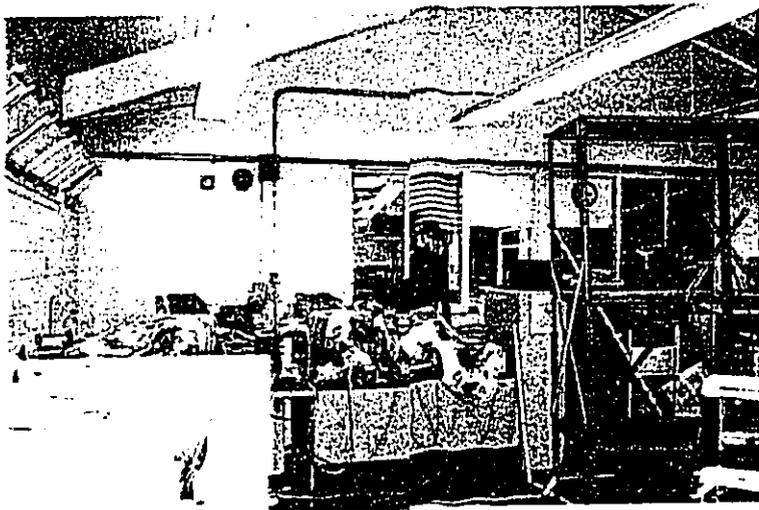


Photo 12  
View Of Video Production Program  
Work Area

**PHOTOGRAPHS OF MEDIA PRODUCTION  
CLASSROOMS**

*Walanne High School Media Center  
Department of Accounting and General Services*

**Figure A-4**

Source:  
SSFM International, Inc.





Photo 13  
View Of Alternative Site 1



Photo 14  
View Of Alternative Site 1

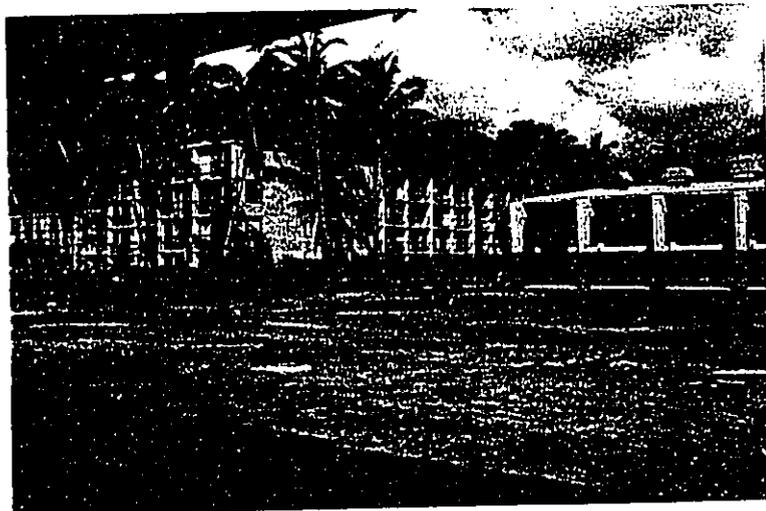


Photo 15  
View of Alternative Site 2  
(Makaha Surfside Apartments - left of site)

**PHOTOGRAPHS OF ALTERNATIVE SITES**

*Walanae High School Media Center  
Department of Accounting and General Services*

**Figure A-5**

*Source:  
SSFM International, Inc.*



# **APPENDIX B-1**

---

## ***Pre-Assessment Consultation Comment Letters And Responses***



GLENN M. OHMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO (P)1034.2

**FILE COPY**

JAN 23 2002

SSFM INTERNATIONAL, INC.  
RECEIVED

JAN 24 2002  
JRS  
LRA JK  
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FILE 2001-248

Mr. Ronald A. Sato  
SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

Subject: Waianae High School Media Center  
Pre-Assessment Consultation for Draft Environmental Assessment

This responds to the subject project's January 7, 2002, pre-assessment consultation letter and is to provide the following comments:

1. The location of the media center appears to straddle two parcels that are separately owned by the City and County of Honolulu and the State. You may wish to confirm this by review of the attached land documents.
2. The Department of Accounting and General Services Public Works Division understands the current Department of Education/school intent is to construct a media center building with up to about 3,500 sf of space. (Subject to availability of adequate project funds.)

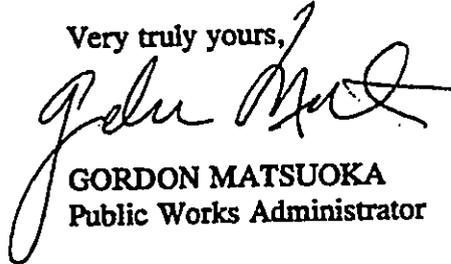
Also, enclosed for your information and use are the following:

1. Copy of subdivision and consolidation action for parcels Nos. 1, 2, and 3 for the subject school site.
2. Executive Order No. 2702 which conveys parcels Nos. 1, 2, and 3 of the school site to the Department of Education.
3. Deed to Board of Water Supply for water meter easement for the school.

Mr. Ronald Sato  
(P)1034.2  
Page 2

If there are any questions regarding the above items, please call Mr. Ralph Morita of the Planning Branch at 586-0486.

Very truly yours,



GORDON MATSUOKA  
Public Works Administrator

RM:mo

Attachments

c: DOE Facilities and Support Services Branch w/attach  
Ms. Charlene Unoki, DLNR Land Management w/attach  
Project Management Branch w/attach



**SSFM INTERNATIONAL, INC.**  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Gordon Matsuoka, Public Works Administrator  
Department of Accounting and General Services  
State of Hawaii  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Matsuoka:

**Subject: Waianae High School Media Center  
Pre-Assessment Consultation For Draft Environmental Assessment**

Thank you for your letter dated January 23, 2002, regarding the subject project. We note your comment that the location of the proposed Media Center appears to straddle two parcels that are separately owned by the City and County of Honolulu (City) and the State of Hawaii. We have confirmed this, and a Joint Development Agreement between the State and City will be obtained. Plans being developed for the new Media Center building will try to include up to approximately 3,500 square feet of space, subject to availability of adequate project funds.

Thank you for providing copies of the subdivision/consolidation action, Executive Order No. 2702, and the deed to the Board of Water Supply.

If you have any further comments or questions on this matter, please give me a call at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.', written in a cursive style.

Leo R. Asuncion, Jr., AICP  
Project Planner

BENJAMIN J. CAYETANO  
GOVERNOR



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

OFFICE OF THE SUPERINTENDENT

January 22, 2002

Mr. Ronald A. Sato  
Senior Project Planner  
SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawai'i 96817

Dear Mr. Sato:

Subject: Waianae High School Media Center  
Pre-Assessment Consultation for Draft EA

The Department of Education has no comment on the subject pre-assessment consultation.

Thank you for the opportunity to respond.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Hamamoto".

Patricia Hamamoto  
Superintendent

PH:hy

PATRICIA HAMAMOTO  
SUPERINTENDENT

SSFM INTERNATIONAL, INC.  
RECEIVED

JAN 29 2002

JRS  
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FILE \_\_\_\_\_



**SSFM INTERNATIONAL, INC.**  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Ms. Patricia Hamamoto, Superintendent  
Department of Education  
State of Hawaii  
P.O. Box 2360  
Honolulu, Hawaii 96804

Dear Ms. Hamamoto:

Subject: Waianae High School Media Center  
Pre-Assessment Consultation For Draft Environmental Assessment

Thank you for your letter dated January 22, 2002 regarding the subject project. We note that the Department of Education has no comment at this time on the proposed project.

If you have any further comments or questions on this matter, please give me a call at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.', written in a cursive style.

Leo R. Asuncion, Jr., AICP  
Project Planner

**FILE COPY**



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**LAND DIVISION**  
P.O. BOX 621  
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND DIVISION  
STATE PARKS  
WATER RESOURCE MANAGEMENT

January 23, 2002

LD-NAV/LOG109  
Ref.: WAIANEHIGH.RCM

SSFM International  
Ronald A. Sato, AICP, Senior  
Project Planner  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

**SUBJECT:** Review: Pre-Consultation for Draft Environmental Assessment  
Project: Waianae High School Media Center  
Applicant: SSFM International, the Department of Accounting and General Services, State of Hawaii  
Location: Waianae, Island of Oahu, Hawaii  
Tax Map Key: 1st/ 8-5-2: 018

SSFM INTERNATIONAL, IN RECEIVED.

JAN 25 2002  
JRS  
FILE

This is to acknowledge receipt of your letter dated January 7, 2001 informing the Department of the proposed Waianae High School Media Center Project and requesting for a pre-assessment consultation for the preparation of a Draft Environmental Assessment covering the subject matter.

A copy of your letter was submitted to the following Department Divisions for their review and comment:

- Division of Aquatic Resources
- Division of Forestry and Wildlife
- Commission on Water Resource Management
- Land Division Engineering Branch
- Land Division Oahu District Land Office

Attached herewith is a copy of the Commission on Water Resource Management comment, related to water resources.

The Department of Land and Natural Resources has no comment to offer at this time.

Should you have any questions, please feel free to contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0438.

Very truly yours,

HARRY M. YADA  
Acting Administrator

c: Oahu District Land Office

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



GILBERT S. COLOMA-AGARAN  
CHAIRPERSON

BRUCE S. ANDERSON  
MEREDITH J. CHING  
CLAYTON W. DELA CRUZ  
BRIAN C. NISHIDA  
HERBERT M. RICHARDS, JR.

LINNEL T. NISHIOKA  
DEPUTY DIRECTOR

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
P.O. BOX 621  
HONOLULU, HAWAII 96809

Ref: waianaehigh.com

TO: Mr. Harry Yada, Acting Administrator  
Land Division

FROM: Linnel T. Nishioka, Deputy Director  
Commission on Water Resource Management (CWRM)

SUBJECT: Environmental Assessment Pre-Consultation for Waianae High School Media Center, Waianae, Oahu

FILE NO.: WAIANAEHIGH.COM

Thank you for the opportunity to review the subject document. Our comments related to water resources are marked below.

In general, the CWRM strongly promotes the efficient use of our water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no harmful effects to the ecosystem. Also, the CWRM encourages the protection of water recharge areas, which are important for the maintenance of streams and the replenishment of aquifers.

- We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan.
- We recommend coordination with the Land Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- We are concerned about the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- A Well Construction Permit and/or a Pump Installation Permit from the Commission would be required before ground water is developed as a source of supply for the project.
- The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit from the Commission would be required prior to use of this source.
- Groundwater withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- We are concerned about the potential for degradation of instream uses from development on highly erodible slopes adjacent to streams within or near the project. We recommend that approvals for this project be conditioned upon a review by the corresponding county's Building Department and the developer's acceptance of any resulting requirements related to erosion control.
- If the proposed project includes construction of a stream diversion, the project may require a stream diversion works permit and amend the instream flow standard for the affected stream(s).
- If the proposed project alters the bed and banks of a stream channel, the project may require a stream channel alteration permit.
- OTHER:  
We assume water requirements will be met through the existing municipal system, and not through the construction of a new well, which would require permits from the Commission.

If there are any questions, please contact Lenore Nakama at 587-0218.



**SSFM INTERNATIONAL, INC.**  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Harry M. Yada, Acting Administrator  
Department of Land and Natural Resources - Land Division  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Yada:

**Subject: Pre-Assessment Consultation For Draft Environmental Assessment  
Waianae High School Media Center Project**

Thank you for your letter dated January 23, 2002 (LD-NAV/LOG109 Ref. WAIANAETHIGH.RCM), providing comments on the Pre-Assessment Consultation for Draft Environmental Assessment for the subject project from the Commission on Water Resource Management.

Appropriate coordination with the Land Division will be conducted during the project's design in order to incorporate it into the State Water Projects Plan. The Draft EA will include a discussion on the project's water requirements.

Water requirements will be met through the existing municipal system, and not through the construction of a new well. Appropriate coordination will be conducted with the City Board of Water Supply as part of the project's design.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.', with a stylized flourish at the end.

Leo R. Asuncion, Jr., AICP  
Project Planner

**FILE COPY**



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**LAND DIVISION**  
P.O. BOX 621  
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND DIVISION  
STATE PARKS  
WATER RESOURCE MANAGEMENT

January 25, 2002

LD-NAV/LOG382  
Ref.: WAIANAHEHIGH.RCM2

SSFM International  
Ronald A. Sato, AICP, Senior  
Project Planner  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

**SUBJECT: Review: Pre-Consultation for Draft Environmental Assessment**  
**Project: Waianae High School Media Center**  
**Applicant: SSFM International, the Department of Accounting and General Services, State of Hawaii**  
**Location: Waianae, Island of Oahu, Hawaii**  
**Tax Map Key: 1st/ 8-5-2: 018**

SSFM INTERNATIONAL, INC  
RECEIVED

JAN 28 2002

JRS

FILE

This is a follow-up to our letter (Ref.: WAIANAHEHIGH.RCM) to you dated January 23, 2002, pertaining to the subject matter.

Attached herewith is a recently received copy of the Land Division Engineering Branch comment.

The Department of Land and Natural Resources has no other comment to offer at this time.

Should you have any questions, please feel free to contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0438.

Very truly yours,

HARRY M. YADA  
Acting Administrator

c: Oahu District Land Office

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii

January 11, 2002

LD/NAV/LOG109  
Ref.: WAIANAETHIGH.COM

Suspense Date: 1/21/02

MEMORANDUM:

TO: XXX Division of Aquatic Resources  
XXX Division of Forestry & Wildlife  
Division of State Parks  
Division of Boating and Ocean Recreation  
Historic Preservation Division (RD)  
XXX Commission on Water Resource Management  
**Land Division Branches of:**  
XXX Planning and Technical Services  
XXX Engineering Branch  
XXX Oahu District Land Office

FROM: Harry M. Yada, Acting Administrator  
Land Division

SUBJECT: Environmental Assessment Pre-Consultation for Waianae High School Media Center, Waianae, Oahu, Hawaii  
SSEM International (consultant)

Please review the attached SSEM International's letter (summary) covering the Waianae High School Media Center project and submit your comments (if any) on Division letterhead (signed and dated) within the time requested above. Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0438.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

( ) We have no comments.

(X) Comments attached

Signed: *Andrew M. Morden*

Date: 1/22/02

ANDREW M. MORDEN, CHIEF ENGINEER

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LAND DIVISION  
2002 JAN 23 P 3:32  
DEPT. OF LAND AND NATURAL RESOURCES  
STATE OF HAWAII

02 JAN 23 2002 3:32 PM

**LNR-LAND DIVISION  
ENGINEERING BRANCH**

LD/NAV/LOG109  
Ref: WAIANAEEHIGH.COM

**COMMENTS**

The project site, according to FEMA Community Panel Number 15003C 0185 E, is located in Zones X and AE. Zone X is an area determined to be outside 500-year floodplain (Not shaded) while Zone AE is an area of base elevations are determined.

The project must comply with rules and regulations of the National Flood Insurance Program (NFIP) and all applicable County Flood Ordinances. If there are questions regarding the NFIP, please contact the State Coordinator, Sterling Yong, of the Department of Land and Natural Resources at 587-0248. If there are questions regarding flood ordinances, please contact applicable County representative.

The Draft Environmental Assessment should include project water demand and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply (BWS) system must first obtain a water allocation credit from the Engineering Branch, Land Division before it can receive a building permit and/or water meter.

Please provide the water demands and calculations to the Engineering Branch, Land Division to obtain a water allocation credit and so that the water demands can be included in the State Water Projects Plan update.



**SSFM INTERNATIONAL, INC.**  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Harry M. Yada, Acting Administrator  
Department of Land and Natural Resources - Land Division  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Yada:

**Subject: Pre-Assessment Consultation For Draft Environmental Assessment  
Waianae High School Media Center Project**

Thank you for your follow-up letter dated January 25, 2002 (LD-NAV/LOG382 Ref. WAIANAETHIGH.RCM2), providing comments on the Pre-Assessment Consultation for Draft Environmental Assessment for the subject project from your Engineering Branch.

We note the comments of the Engineering Branch of DLNR's Land Division that the project site may be within Zones X and AE of the Flood Insurance Rate Maps. Upon detailed siting of the proposed Media Center on the project site, it has been determined that the building will be sited outside of Zones X and AE.

The Draft EA will address water demands and infrastructure requirements. Water demands and calculations will be provided to your Engineering Branch during the project's design to obtain a water allocation credit.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.', written in a cursive style.

Leo R. Asuncion, Jr., AICP  
Project Planner

BENJAMIN J. CAYETANO  
GOVERNOR



ANTHONY J.H. CHING  
EXECUTIVE OFFICER

**STATE OF HAWAII**  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
**LAND USE COMMISSION**

P.O. Box 2359  
Honolulu, HI 96804-2359  
Telephone: 808-587-3822  
Fax: 808-587-3827

January 15, 2002

**FILE COPY**

SSFM INTERNATIONAL, INC.  
RECEIVED:

JAN 21 2002  
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Mr. Ronald A. Sato  
Senior Project Planner  
SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

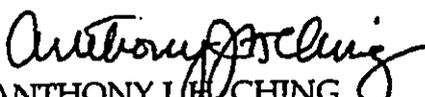
Subject: Waianae High School Media Center  
Pre-Assessment Consultation for Draft Environmental Assessment  
(DEA)

We are in receipt of your letter dated January 7, 2002, requesting comments on the subject project. Based on the location map, the project appears to be situated within the boundary of the State Land Use Urban District. We suggest that the DEA include a map showing the project in relation to the State land use districts.

We have no further comments to offer at this time. Thank you for the opportunity to provide comments on the project during the pre-assessment consultation phase.

Please feel free to contact Bert Saruwatari of my office at 587-3822, should you require clarification or any further assistance.

Sincerely,

  
ANTHONY J.H. CHING  
Executive Officer

c: Office of Environmental Quality Control



**SSFM INTERNATIONAL, INC.**

501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Anthony J.H. Ching, Executive Officer  
Land Use Commission  
Department of Business, Economic Development & Tourism  
State of Hawaii  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359

Dear Mr. Ching:

Subject: Waianae High School Media Center  
Pre-Assessment Consultation For Draft Environmental Assessment

Thank you for your letter dated January 15, 2002 regarding the subject project. We confirm that the project is located within the State Land Use Urban District. We will provide a figure in the Draft Environmental Assessment showing the project site in relation to the State land use districts.

If you have any further comments or questions on this matter, please give me a call at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.', written in a cursive style.

Leo R. Asuncion, Jr., AICP  
Project Planner

BENJAMIN J. CAYETANO  
GOVERNOR



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

JAN 31 2002

BRIAN K. MINAAI  
DIRECTOR

DEPUTY DIRECTORS  
JEAN L. OSHITA  
ADRIAN Y. L. ...

**FILE COPY**

IN REPLY REFER TO:

HWY-PS

25521  
SSFM INTERNATIONAL, INC.  
RECEIVED

FEB 01 2002

FILE

Mr. Ronald A. Sato  
Senior Project Planner  
SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

Subject: Waianae High School Media Center, Pre-Assessment Consultation for Draft Assessment

Thank you for your transmittal requesting our comments regarding the above project.

We will require the preparation and submittal of a Traffic Impact Study for our review and comments. The traffic report should evaluate the impact of the proposed school media center at the intersection for the school access driveway with Farrington Highway. The applicant must implement any needed roadway improvements at the school access/Farrington Highway intersection.

If you have any questions, please contact Ronald Tsuzuki, Head Planning Engineer, Highways Division, at 587-1830.

Very truly yours,

*Brian K. Minai*  
BRIAN K. MINAAI  
Director of Transportation



**SSFM INTERNATIONAL, INC.**

501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Brian K. Minaai, Director  
Department of Transportation  
State of Hawaii  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

Dear Mr. Minaai:

Subject: Waianae High School Media Center  
Pre-Assessment Consultation For Draft Environmental Assessment

Thank you for your letter dated January 31, 2002, regarding the subject project. We note your comment that the DOT would like the preparation and submittal of a traffic impact study for review and comments.

The Draft EA will address the probable impacts to Farrington Highway as a result of the proposed project. It should be noted that the proposed project is intended to provide additional classroom space for existing media production courses and activities consolidating such classes into a single building. As a result, this building will not add a new program or is likely to affect enrollment at the High School since it will serve an existing program.

If you have any further comments or questions on this matter, please give me a call at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.'.

Leo R. Asuncion, Jr., AICP  
Project Planner





**SSFM INTERNATIONAL, INC.**  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Colin C. Kippen, Jr., Deputy Administrator  
Office of Hawaiian Affairs  
State of Hawaii  
711 Kapiolani Boulevard, Suite 500  
Honolulu, Hawaii 96813

Dear Mr. Kippen:

**Subject: Pre-Assessment Consultation For Draft Environmental Assessment  
Waianae High School Media Center Project**

Thank you for your letter dated January 23, 2002, providing comments on the Pre-Assessment Consultation for Draft Environmental Assessment (Draft EA) for the subject project.

The Draft EA will address the potential impacts on cultural and archaeological deposits within the project site, and identify necessary mitigative measures. Such mitigative measures would include compliance with Chapter 6E, HRS, and Chapter 13-300, HAR, concerning treatment of human burials. This Draft EA will be published for public review as part of the environmental review process.

There are no previously known burials located within the project site. In the event inadvertently discovered human remains are encountered during construction, a burial treatment plan will be developed in consultation with the Oahu Island Burial Council.

The Draft EA will address the project's probable impact on traditional cultural practices occurring within the project site. The project will not involve the use of Federal funds triggering Section 106 consultation.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.'.

Leo R. Asuncion, Jr., AICP  
Project Planner

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HI 96843



January 18, 2002

**FILE COPY**

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman  
CHARLES A. STED, Vice-Chairman  
JAN M.L.Y. AMII  
HERBERT S.K. KAOPUA, SR.  
BARBARA KIM STANTON

BRIAN K. MINAII, Ex-Officio  
ROSS S. SASAMURA, Ex-Officio

CLIFFORD S. JAMILE  
Manager and Chief Engineer

Mr. Ronald A. Sato  
SSFM International  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

**Subject:** Your Transmittal of January 7, 2002 on the Pre-Assessment Consultation for the Waianae High School Media Center, Waianae, TMK: 8-5-02: 18; 8-5-15: 01

Thank you for the opportunity to review the subject document for the proposed media center.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The applicant will be required to obtain a water allocation from the Department of Land and Natural Resources.
3. The availability of water will be determined when the Building Permit Applications are submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.
4. There are three active water services consisting of a six-inch compound domestic water meter and two eight-inch detector check fire meters serving the site.
5. If an additional three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

SSFM INTERNATIONAL, INC.  
RECEIVED

JAN 18 2002  
RS

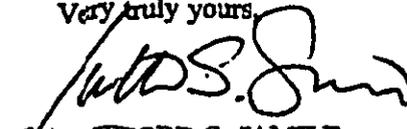
FILE

Mr. Ronald A. Sato  
January 18, 2002  
Page 2

7. The proposed project is subject to Board of Water Supply cross-connection control requirements prior to the issuance of the Building Permit Application.

If you have any questions, please contact Scot Muraoka 527-5221.

Very truly yours



CLIFFORD S. JAMILE  
Manager and Chief Engineer



**SSFM INTERNATIONAL, INC.**  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Clifford S. Jamile, Manager & Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, Hawaii 96843

Dear Mr. Jamile:

**Subject: Waianae High School Media Center  
Pre-Assessment Consultation For Draft Environmental Assessment**

Thank you for your letter dated January 18, 2002 regarding the subject project. We have the following responses which are numbered to correspond to your comments.

1. We acknowledge your determination that the existing off-site water system is currently adequate to service this new media center building.
2. A water allocation will be obtained from the State Department of Land and Natural Resources at the appropriate time.
3. When water is made available, the applicant will pay your Water System Facilities Charges for transmission and daily storage.
4. Thank you for the information that there are three active water services consisting of a 6-inch domestic water meter, and two 8-inch dire meters serving the site.
5. Construction drawings showing the installation of a new 3-inch or larger water meter will be submitted to your department for review and approval if necessary.
6. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
7. We confirm that the project is subject to Board of Water Supply cross-connection control requirements.

If you have any further comments or questions on this matter, please give me a call at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.'.

Leo R. Asuncion, Jr., AICP  
Project Planner





**SSFM INTERNATIONAL, INC.**  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 8, 2002

SSFM 2001\_248

Mr. William D. Balfour, Jr., Director  
Department of Parks and Recreation  
City and County of Honolulu  
650 South King Street, 10th Floor  
Honolulu, Hawaii 96813

Dear Mr. Balfour:

Subject: Waianae High School Media Center  
Pre-Assessment Consultation For Draft Environmental Assessment

Thank you for your letter dated January 24, 2002, regarding the subject project. We note your comment that the Department of Parks and Recreation has no comments at this time.

If you have any further comments or questions on this matter, please give me a call at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Asuncion, Jr.', written in a cursive style.

Leo R. Asuncion, Jr., AICP  
Project Planner

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us



JEREMY HARRIS  
MAYOR

RANDALL K. FUJIKI, AIA  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

2002/ELOG-113

January 29, 2002

SSFM INTERNATIONAL, INC.  
RECEIVED

JAN 30 2002

JRS  
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FILE \_\_\_\_\_

Mr. Ronald A. Sato, AICP  
SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

**Pre-Assessment Consultation  
for Draft Environmental Assessment  
Waianae High School Media Center  
Tax Map Key: 8-5-002:018**

This responds to your January 7, 2002 request for pre-assessment comments on the proposed construction of a new approximately 3,000-square foot media center at the northwestern end of the Waianae High School campus. The media center will provide a centralized location for activities currently dispersed among classrooms throughout the campus, including video and publication courses, video editing rooms, a recording studio, a radio studio, and a television studio and control room.

The existing school is considered a "public use" (i.e., owned or managed by the federal government, the State of Hawaii or the city to fulfill a government function, activity or service for public benefit and in accordance with public policy) under the Land Use Ordinance (LUO) and is not subject to the requirement for a Conditional Use Permit. The proposed media center may be considered an accessory to the existing school. However, the facility must comply with all development standards of the Land Use Ordinance.

As you noted, the proposed development is subject to Special Management Area Use Permit requirements pursuant to Chapter 25, Revised Ordinances of Honolulu (ROH). The environmental assessment should include a review of the proposed development with respect to the objectives, policies and guidelines identified in Chapter 25, ROH.

Mr. Ronald A. Sato, AICP  
Page 2  
January 29, 2002

Thank you for the opportunity to comment. Please contact Eileen Mark of our staff at 527-5374 if you have any questions.

Very truly yours,

  
RANDALL K. FUJIKI, AIA  
Director of Planning and Permitting

RKF:nt

Doc. 136881



**SSFM INTERNATIONAL, INC.**  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Randall K. Fujiki, AIA, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

**Subject: Pre-Assessment Consultation For Draft Environmental Assessment  
Waianae High School Media Center Project**

Thank you for your letter dated January 29, 2002, providing comments on the Pre-Assessment Consultation for Draft Environmental Assessment for the subject project.

We note your determination that the proposed Media Center can be considered an accessory to the existing school, and that the proposed project will not be subject to a Conditional Use Permit, as the existing school is considered a "public use" under the Land Use Ordinance. The facility will comply with the Land Use Ordinance development standards.

Because the proposed project is subject to Special Management Area Use Permit requirements, the Draft EA will include a review of the proposed development with respect to the objectives, policies, and guidelines identified in Chapter 25, Revised Ordinances of Honolulu.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Asuncion, Jr.', written in a cursive style.

Leo R. Asuncion, Jr., AICP  
Project Planner

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

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4529 • FAX: (808) 523-4730 • INTERNET: www.cc.honolulu.hl.us

**FILE COPY**

JEREMY HARRIS  
MAYOR



January 23, 2002

SSFM INTERNATIONAL, INC.  
RECEIVED  
L. D. SOON  
DIRECTOR  
JAN 31 2002  
GEORGE KEOKI MIYAMOTO  
DEPUTY DIRECTOR  
[Signature]  
TPD1/02-00090R  
FILE

Mr. Ronald A. Sato, AICP  
Senior Project Planner  
SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

Subject: Waianae High School Media Center

In response to your January 7, 2002 letter, the information provided regarding the subject project was reviewed. Our only comment is that the State Department of Transportation should review the project because there may be potential impacts on Farrington Highway.

Should you have any questions regarding this matter, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

CHERYL D. SOON  
Director



**SSFM INTERNATIONAL, INC.**  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Ms. Cheryl D. Soon, Director  
Department of Transportation Services  
City and County of Honolulu  
711 Kapiolani Boulevard, Suite 1200  
Honolulu, Hawaii 96813

Dear Ms. Soon:

**Subject: Pre-Assessment Consultation For Draft Environmental Assessment  
Waianae High School Media Center Project**

Thank you for your letter dated January 23, 2002, providing comments on the Pre-Assessment Consultation for Draft Environmental Assessment for the subject project.

Consultation will be conducted with the State Department of Transportation on the proposed project regarding potential impacts on Farrington Highway.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Asuncion, Jr.', written in a cursive style.

Leo R. Asuncion, Jr., AICP  
Project Planner

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

3375 KOAPAKA STREET, SUITE H425 • HONOLULU, HAWAII 96819-1869  
TELEPHONE: (808) 831-7761 • FAX: (808) 831-7750 • INTERNET: www.co.honolulu.hi.us

**FILE COPY**

JEREMY HARRIS  
MAYOR



ATTILIO K. LEONARDI  
FIRE CHIEF

JOHN CLARK  
DEPUTY FIRE CHIEF

January 22, 2002

SSFM INTERNATIONAL, INC.  
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Mr. Ronald A. Sato, AICP  
Senior Project Planner  
SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

Subject: Waianae High School Media Center  
Pre-Assessment Consultation For Draft Environmental Assessment  
Tax Map Key: 8-5-002: 018 and 8-5-015: 001

We received your letter dated January 7, 2002, requesting any comments or concerns that the Honolulu Fire Department (HFD) may have regarding the subject project. The HFD has no objections to the proposed project, however, if existing conditions cannot meet the requirements for water supply and fire department access, we will require 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 department 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 complying with Department of Transportation Services (DTS) standards, capable of supporting the minimum 60,000 pound weight of our fire apparatus, and with a gradient not to exceed 20%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.
3. Submit civil drawings to the HFD for review and approval.

Mr. Ronald A. Sato, AICP  
Page 2  
January 22, 2002

Should you have any questions, please call Battalion Chief Kenneth Silva of our Fire Prevention Bureau at 831-7778.

Sincerely,



ATTILIO K. LEONARDI  
Fire Chief

AKL/SD:jf



**SSFM INTERNATIONAL, INC.**

501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Attilio K. Leonardi, Chief  
Honolulu Fire Department  
City and County of Honolulu  
3375 Koapaka Street, Suite H425  
Honolulu, Hawaii 96819-1869

Dear Chief Leonardi:

**Subject: Pre-Assessment Consultation For Draft Environmental Assessment  
Waianae High School Media Center Project**

Thank you for your letter dated January 22, 2002, providing comments on the Pre-Assessment Consultation for Draft Environmental Assessment for the subject project. We note your comment that the Honolulu Fire Department has no objections to the proposed project.

In the event, existing conditions cannot meet the requirements of water supply and fire department access, the requirements listed will be complied with. This will include addressing the need for a private water system, and providing fire department access road meeting your department's specifications. Civil drawings will be submitted to your department for review and approval.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.' with a stylized flourish at the end.

Leo R. Asuncion, Jr., AICP  
Project Planner

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111  
<http://www.honolulu.police.org>  
[www.co.honolulu.hi.us](http://www.co.honolulu.hi.us)

JEREMY HARRIS  
MAYOR



LEE D. DONOHUE  
CHIEF  
MICHAEL CARVALHO  
ROBERT AU  
DEPUTY CHIEFS

OUR REFERENCE CS-KP

January 14, 2002

Mr. Ronald A. Sato, AICP  
Senior Project Planner  
SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Sato:

Thank you for the opportunity to comment on the Pre-Assessment Consultation for a Draft Environmental Assessment for the Waiānae High School Media Center.

We would like to recommend that the structure be designed in a way to help protect the costly equipment from being stolen and that an alarm and/or other security system be installed as well.

Aside from calls for service from break-ins and thefts, this proposal should have minimal impact on the facilities and services provided by the Honolulu Police Department.

If there are any questions, please call Ms. Carol Sodevani of the Support Services Bureau at 529-3658.

Sincerely,

LEE D. DONOHUE  
Chief of Police

By   
KARL GODSEY  
Acting Assistant Chief of Police  
Support Services Bureau

*Serving and Protecting with Aloha*



**SSFM INTERNATIONAL, INC.**

501 Sumner Street, Suite 502

Honolulu, Hawaii 96817

Phone: (808) 531-1308

Fax: (808) 521-7348

Project Managers, Planners, & Engineers  
American Consulting Engineers Council, Member

February 22, 2002

SSFM 2001\_248

Mr. Lee D. Donohue, Chief of Police  
Police Department  
City and County of Honolulu  
801 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chief Donohue:

**Subject: Pre-Assessment Consultation For Draft Environmental Assessment  
Waianae High School Media Center Project**

Thank you for your letter dated January 14, 2002, providing comments on the Pre-Assessment Consultation for Draft Environmental Assessment for the subject project.

Your recommendation to design the proposed Media Center in a way to protect equipment from being stolen will be forwarded to officials at Waianae High School for consideration. In addition, high school officials will consider installation of an alarm or alternative security system later.

We note your response that the proposed Media Center should have minimal impact on the facilities and services provided by your agency.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo R. Asuncion, Jr.', written in a cursive style.

Leo R. Asuncion, Jr., AICP  
Project Planner

## **APPENDIX B-2**

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### *Draft EA Comment Letters And Responses*

PM  
BI



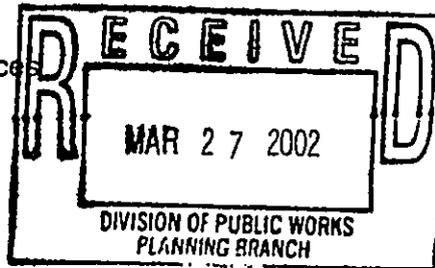
United States  
Department of  
Agriculture

P.O. Box 50004  
Honolulu, HI 96850  
Phone: 808-541-2600  
FAX: 808-541-1335

*Our People...Our Islands...In Harmony*

March 22, 2002

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



Dear Mr. Morita:

Subject: Draft Environmental Assessment (DEA) – Waianae High School Media Center  
Project, Waianae, Hawaii

We have reviewed the above mentioned document and have no comments to offer at  
this time.

Thank you for the opportunity to review this document.

Sincerely,

KENNETH M. KANESHIRO  
State Conservationist

Cc:  
Mr. Leo R. Asuncion, Jr., AICP, SSFM International, Inc., 501 Sumner Street, Suite 502,  
Honolulu, Hawaii 96817



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

**STATE OF HAWAII**  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810  
APR 23 2002

LETTER NO. PW02.P213

Mr. Kenneth M. Kaneshiro  
State Conservationist  
Natural Resources Conservation Service  
U.S. Department of Agriculture  
P.O. Box 50004  
Honolulu, Hawaii 96850

Dear Mr. Kaneshiro:

Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated March 22, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We note that your agency has reviewed the subject Draft EA, and has no comments to offer at this time.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB



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

RM-  
BE

*[Handwritten initials]*

REPLY TO  
ATTENTION OF

March 13, 2002

Regulatory Branch

Mr. Ralph Morita  
State of Hawaii Department  
of Accounting & General Services  
Kalanimoku Building, Room 430  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

RECEIVED  
MAR 15 2002  
DIVISION OF PUBLIC WORKS  
PLANNING BRANCH

Dear Mr. Morita:

This letter responds to the request for comments on the Waianae High School Media Center, dated January 7, 2002. Based on the information provided in the Draft Environmental Assessment and a site visit by a member of my staff, I have determined that a Department of the Army (DA) permit will not be required for this project.

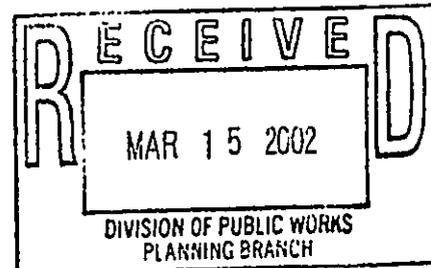
If you have any questions concerning this determination, please contact William Lennan of my staff at 438-6986 or FAX 438-4060, and reference File No. 200200196.

Sincerely,

*[Handwritten signature of George P. Young]*

George P. Young, P.E.  
Chief, Regulatory Branch

Copy furnished:  
Mr. Leo R. Asuncion, Jr., AICP SSFM International, 501  
Summer Street, Suite 502 Honolulu, Hawaii 96817





BENJAMIN J. CAYETANO  
GOVERNOR

**STATE OF HAWAII**  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810  
APR 23 2002

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. PWD02.P212

Mr. George P. Young, P.E.  
Chief, Regulatory Branch  
Department of the Army  
U.S. Army Engineer District, Honolulu  
Ft. Shafter, Hawaii 96858-5440

Dear Mr. Young:

Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letters dated February 25, 2002, and March 13, 2002, providing comments on the Pre-Assessment and Draft Environmental Assessment (EA), respectively, for the subject project.

We note that your February 25, 2002, letter was received after our publication of the Draft EA in the February 23rd issue of *The Environmental Notice*. Consequently, we are hereby responding to both of your letters.

We note your determination in both letters that a Department of the Army (DA) permit will not be required for this project based on information provided in the Draft EA and a site visit by a member of your staff.

We appreciate your participation in the Draft EA review process. Your letters along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB



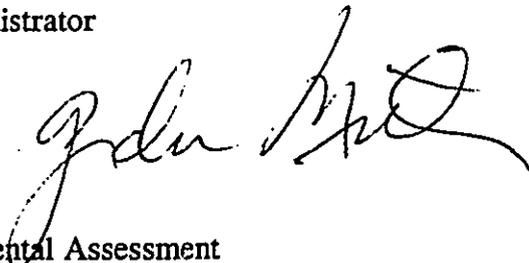
**DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
DIVISION OF PUBLIC WORKS**

APR 23 2002

PWD02.P231

**MEMORANDUM**

**TO:** Mr. James Richardson, Administrator  
Central Services Branch

**FROM:** Gordon Matsuoka  
Public Works Administrator 

**SUBJECT:** Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

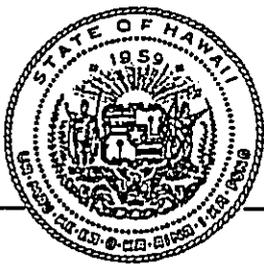
Thank you for your memorandum dated February 19, 2002, but received on March 8, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We note your department has no comments on the project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT, AND TOURISM**

Energy, Resources, and Technology Division  
235 South Beretania Street, Lelopapa A Kamehameha Bldg., 5th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804-2359  
Web site: www.hawaii.gov/dbedt/art

BENJAMIN J. CAYETANO  
Governor  
SEIJI F. NAYA  
Director  
SHARON S. NARIMATSU  
Deputy Director  
DAVID W. BLANE  
Director, Office of Planning

Telephone: (808) 587-3807  
FAX: (808) 587-3820

March 19, 2002

State of Hawaii  
Department of Accounting and General Services  
Kalanimoku Bldg., Room 430  
1151 Punchbowl Street  
Honolulu, HI 96813

Attn: Mr. Ralph Morita

Subject: Draft Environmental Assessment (Draft EA)  
Waianae High School Media Center Project, Oahu  
Tax Map Key: 8-5-002: 018; 8-5-015: 001

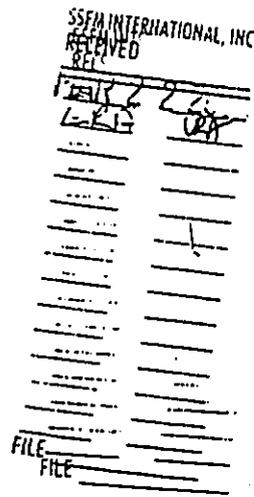
Thank you for the opportunity to comment on the Draft EA for the Waianae High School Media Center Project. Our comments are addressed to (1) State energy conservation goals, (2) energy saving design practices and technologies, and (3) recycling and recycled-content products.

(1) Energy conservation goals. Project buildings, activities, and site grounds should be designed with energy saving considerations. The mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226 ("Hawaii State Planning Act"). In particular, we would like to call to your attention HRS 226 18(c)(4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

Please contact the City & County of Honolulu for information on energy code requirements. We also suggest that you contact Hawaiian Electric Co., Inc, which may offer demand-side management rebates for energy efficient technologies.

(2) Energy saving design practices and technologies. Methods and technologies that could be considered during the design phase of the project include:

- a. Use of site shading, orientation, and use of naturally ventilated areas to reduce cooling load;



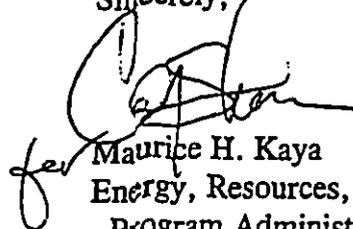
- b. Maximum use of day lighting;
- c. Use of high efficiency compact fluorescent lighting;
- d. Exceed Model Energy Code requirements;
- e. Technologies such as solar water heating systems, roof insulation, radiant barriers, and energy efficient windows
- f. Use of photovoltaics for parking lot lighting;
- g. Use of light color or "green" roofs;
- h. Use of landscaping for dust control and to minimize heat gain to area; and
- i. Use of photovoltaics, fuel cells and other renewable energy sources.

(3) Recycling and recycled-content products.

- a. Develop a job-site recycling plan for the construction phase of the project and recycle as much construction and demolition waste as possible;
- b. Incorporate provisions for recycling into the built project - a collection system and space for bins for recyclable;
- c. Specify and use products with recycled-content such as: steel, concrete aggregate fill, drywall, carpet and glass tile; and
- d. Specify and use locally produced products such as plastic lumber, hydromulch, soil amendment and glass tile.

Please refer to the attached *Guidelines for Sustainable Building Design In Hawaii: A planner's checklist* and *A Contractor's Waste Management Guide* for additional information.

Sincerely,



Maurice H. Kaya  
Energy, Resources, and Technology  
Program Administrator

Attachments

c: SSFM International, Inc.  
OEQC

# Guidelines for Sustainable Building Design in Hawai'i

## *A planner's checklist*

(Adopted by the Environmental Council on October 13, 1999)

### Introduction

Hawai'i law calls for efforts to conserve natural resources, promote efficient use of water and energy and encourage recycling of waste products. Planning a project from the very beginning to include sustainable design concepts can be a critical step toward meeting these goals.

The purpose of the state's environmental review law (HRS Ch. 343) is to encourage a full, accurate and complete analysis of proposed actions, promote public participation and support enlightened decision making by public officials. The Office of Environmental Quality Control offers the following guidelines for preparers of environmental reviews under the authority of HRS 343 to assist agencies and applicants in meeting these goals.

These guidelines do not constitute rules or law. They have been refined by staff and peer review to provide a checklist of items that will help the design team create projects that will have a minimal impact on Hawai'i's environment and make wise use of our natural resources. In a word, projects that are *sustainable*.

A sustainable building is built to minimize energy use, expense, waste, and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawai'i's residents and visitors today without compromising the needs of future generations. Compared to conventional projects, a resource-efficient building project will:

- I. Use less energy for operation and maintenance
- II. Contain less *embodied* energy (e.g. locally produced building products often contain less *embodied* energy than imported products because they require less energy-consuming transportation.)
- III. Protect the environment by preserving/conserving water and other natural resources and by minimizing impact on the site and ecosystems
- IV. Minimize health risks to those who construct, maintain, and occupy the building
- V. Minimize construction waste
- VI. Recycle and reuse generated construction wastes

- VII. Use resource-efficient building materials (e.g. materials with recycled content and low embodied energy, and materials that are recyclable, renewable, environmentally benign, non-toxic, low VOC (Volatile Organic Compound) emitting, durable, and that give high life cycle value for the cost.)
- VIII. Provide the highest quality product practical at competitive (affordable) first and life cycle costs.

In order to avoid excessive overlapping of items, the checklist is designed to be read in totality, not just as individual sections. This checklist tries to address a range of project types, large scale as well as small scale. Please use items that are appropriate to the type and scale of the project.

Although this list will help promote careful and sensitive planning, mere compliance with this checklist does not confirm sustainability. Compliance with and knowledge of current building codes by users of this checklist is also required.

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## I. Pre Design

- \_\_\_ 1. Hold programming team meeting with client representative, Project Manager, planning consultant, architectural consultant, civil engineer, mechanical, electrical, plumbing (MEP) engineer, structural engineer, landscape architect, interior designer, sustainability consultant and other consultants as required by the project. Identify project and sustainability goals. Client representatives and consultants need to work together to ensure that project and environmental goals are met.
- \_\_\_ 2. Develop sustainable guideline goals to insert into outline specifications as part of the Schematic Design documents. Select goals from the following sections that are appropriate for the project.
- \_\_\_ 3. Use Cost-Benefit Method for economic analysis of the sustainability measures chosen. (Cost-Benefit Method is a method of evaluating project choices and investments by comparing the present and life cycle value of expected benefits to the present and life cycle value of expected costs.)
- \_\_\_ 4. Include "Commissioning" in the project budget and schedule. (Building "Commissioning" is the process of ensuring that systems are designed, installed, functionally tested, and capable of being operated and maintained in accordance with specifications that meet the owner's needs, and recognize the owner's financial and operational capacity. It improves the performance of the building systems, resulting in energy efficiency and conservation, improved air quality and lower operation costs. *Refer to Section IX.*)

## II. Site Selection & Site Design

### A. Site Selection

- \_\_\_ 1. Analyze and assess site characteristics such as vegetation, topography, geology, climate, natural access, solar orientation patterns, water and drainage, and existing utility and transportation infrastructure to determine the appropriate use of the site.
- \_\_\_ 2. Whenever possible, select a site in a neighborhood where the project can have a positive social, economic and/or environmental impact.
- \_\_\_ 3. Select a site with short connections to existing municipal infrastructure (sewer lines, water, waste water treatment plant, roads, gas, electricity, telephone, data communication lines and services): Select a site close to mass transportation, bicycle routes and pedestrian access.

### B. Site Preparation and Design

- \_\_\_ 1. Prepare a thorough existing conditions topographic site plan depicting topography, natural and built features, vegetation, location of site utilities and include solar information,

- rainfall data and direction of prevailing winds. Preserve existing resources and natural features to enhance the design and add aesthetic, economic and practical value. Design to minimize the environmental impact of the development on vegetation and topography.
- \_\_\_ 2. Site building(s) to take advantage of natural features and maximize their beneficial effects. Provide for solar access, daylighting and natural cooling. Design ways to integrate the building(s) with the site that maximizes and preserves positive site characteristics, enhances human comfort, safety and health, and achieves operational efficiencies.
  - \_\_\_ 3. Locate building(s) to encourage bicycle and pedestrian access and pedestrian oriented uses. Provide bicycle and pedestrian paths, bicycle racks, etc. Racks should be visible and accessible to promote and encourage bicycle commuting.
  - \_\_\_ 4. Retain existing topsoil and maintain soil health by clearing only the areas reserved for the construction of streets, driveways, parking areas, and building foundations. Replant exposed soil areas as soon as possible. Reuse excavated soils for fill and cut vegetation for mulch.
  - \_\_\_ 5. Grade slopes to a ratio of less than 2 : 1 (run to rise). Balance cut and fill to eliminate hauling. Check grading frequently to prevent accidental over excavation.
  - \_\_\_ 6. Minimize the disruption of site drainage patterns. Provide erosion and dust controls, positive site drainage, and siltation basins as required to protect the site during and after construction, especially, in the event of a major storm.
  - \_\_\_ 7. Minimize the area required for the building footprint. Consolidate utility and infrastructure in common corridors to minimize site degradation, and cost, improve efficiency, and reduce impermeable surfaces.
  - \_\_\_ 8. For termite protection, use non toxic alternatives to pesticides and herbicides, such as Borate treated lumber, Basaltic Termite Barrier, stainless steel termite barrier mesh, and termite resistant materials.

### III. Building Design

- \_\_\_ 1. Consider adaptive re-use of existing structures instead of demolishing and/or constructing a new building. Consult the State Historic Preservation Officer for possible existing historic sites that may meet the project needs.
- \_\_\_ 2. Plan for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life span of the building.
- \_\_\_ 3. Design for re-use and/or disassembly. (For recyclable and reusable building products, see Section VII).
- \_\_\_ 4. Design space for recycling and waste diversion opportunities during occupancy.
- \_\_\_ 5. Provide facilities for bicycle and pedestrian commuters (showers, lockers, bike racks, etc.) in commercial areas and other suitable locations.
- \_\_\_ 6. Plan for a comfortable and healthy work environment. Include inviting outdoor spaces, wherever possible. (*Refer to Section VIII.*)

- \_\_\_ 7. Provide an Integrated Pest Management approach. The use of products such as Termi-mesh, Basaltic Termite Barrier and the Sentricon "bait" system can provide long term protection from termite damage and reduce environmental pollution.
- \_\_\_ 8. Design a building that is energy efficient and resource efficient. (See Sections IV, V, VII.) Determine building operation by-products such as heat gain and build up, waste/gray-water and energy consumption, and plan to minimize them or find alternate uses for them.
- \_\_\_ 9. For natural cooling, use
  - a. Reflective or light colored roofing, radiant barrier and/or insulation, roof vents
  - b. Light colored paving (concrete) and building surfaces
  - c. Tree Planting to shade buildings and paved areas
  - d. Building orientation and design that captures trade winds and/or provides for convective cooling of interior spaces when there is no wind.

#### IV. Energy Use

- \_\_\_ 1. Obtain a copy of the State of Hawai'i Model Energy Code (available through the Hawai'i State Energy Division, at Tel. 587-3811). Exceed its requirements. (Contact local utility companies for information on tax credits and utility-sponsored programs offering rebates and incentives to businesses for installing qualifying energy efficient technologies.)
- \_\_\_ 2. Use site sensitive orientation to :
  - a. Minimize cooling loads through site shading and carefully planned east-west orientation.
  - b. Incorporate natural ventilation by channeling trade winds.
  - c. Maximize daylighting.
- \_\_\_ 3. Design south, east and west shading devices to minimize solar heat gain.
- \_\_\_ 4. Use spectrally selective tints or spectrally selective low-e glazing with a Solar Heat Gain Coefficient (SHGC) of 0.4 or less.
- \_\_\_ 5. Minimize effects of thermal bridging in walls, roofs and window systems.
- \_\_\_ 6. Maximize efficiencies for lighting, Heating, Ventilation, Air Conditioning (HVAC) systems and other equipment. Use insulation and/or radiant barriers, natural ventilation, ceiling fans and shading to avoid the use of air conditioning whenever appropriate.
- \_\_\_ 7. Eliminate hot water in restrooms when possible.
- \_\_\_ 8. Provide tenant sub-metering to encourage utility use accountability.
- \_\_\_ 9. Use renewable energy. Use solar water heaters and consider the use of photovoltaics and Building Integrated Photovoltaics (BIPV).
- \_\_\_ 10. Use available energy resources such as waste heat recovery, when feasible.

## **A. Lighting**

1. Design for at least 15% lower interior lighting power allowance than the Energy Code.
2. Select lamps and ballasts with the highest efficiency, compatible with the desired level of illumination and color rendering specifications. Examples that combine improved color rendering with efficient energy use include compact fluorescent and T8 fluorescent that use tri-phosphor gases.
3. Select lighting fixtures which maximize system efficacy and which have heat removal capabilities
4. Reduce light absorption on surfaces by selecting colors and finishes that provide high reflectance values without glare.
5. Use task lighting with low ambient light levels.
6. Maximize daylighting through the use of vertical fenestration, light shelves, skylights, clerestories, building form and orientation as well as through translucent or transparent interior partitions. Coordinate daylighting with electrical lighting for maximum electrical efficiency.
7. Incorporate daylighting controls and/or motion activated light controls in low or intermittent use areas.
8. Avoid light spillage in exterior lighting by using directional fixtures.
9. Minimize light overlap in exterior lighting schemes.
10. Use lumen maintenance procedures and controls.

## **B. Mechanical Systems**

1. Design to comply with the Energy Code and to exceed its efficiency requirements.
2. Use "Smart Building" monitor/control systems when appropriate.
3. Utilize thermal storage for reduction of peak energy usage.
4. Use Variable air volume systems to save fan power.
5. Use variable speed drives on pumping systems and fans for cooling towers and air handlers.
6. Use air-cooled refrigeration equipment or use cooling towers designed to reduce drift.
7. Specify premium efficiency motors.
8. Reduce the need for mechanical ventilation by reducing sources of indoor air pollution. Use high efficiency air filters and ultraviolet lamps in air handling units. Provide for regular maintenance of filtration systems. Use ASHRAE standards as minimum.
9. Locate fresh air intakes away from polluted or overheated areas. Locate on roof where possible. Separate air intake from air exhausts by at least 40 ft.
10. Use separate HVAC systems to serve areas that operate on widely differing schedules and/or design conditions.
11. Use shut off or set back controls on HVAC system when areas are not occupied.
12. Use condenser heat, waste heat or solar energy. (Contact local utility companies for information on the utility-sponsored Commercial and Industrial Energy Efficiency

Programs which offer incentives to businesses for installing qualifying energy efficient technologies.)

- \_\_\_13. Evaluate plug-in loads for energy efficiency and power saving features.
- \_\_\_14. Improve comfort and save energy by reducing the relative humidity by waste reheat, heat pipes or solar heat.
- \_\_\_15. Minimize heat gain from equipment and appliances by using:
  - a. Environmental Protection Agency (EPA) Energy Star rated appliances.
  - b. Hoods and exhaust fans to remove heat from concentrated sources.
  - c. High performance water heating that exceeds the Energy Code requirements.
- \_\_\_16. Specify HVAC system "commissioning" period to reduce occupant exposure to Indoor Air Quality (IAQ) contaminants and to maximize system efficiency.

## V. Water Use

### A. Building Water

- \_\_\_1. Install water conserving, low flow fixtures as required by the Uniform Plumbing Code.
- \_\_\_2. If practical, eliminate hot water in restrooms.
- \_\_\_3. Use self closing faucets (infrared sensors or spring loaded faucets) for lavatories and sinks.

### B. Landscaping and Irrigation (See Section VI.)

## VI. Landscape and Irrigation

- \_\_\_1. Incorporate water efficient landscaping (xeriscaping) using the following principles:
  - a. Planning, Efficient irrigation: Create watering zones for different conditions. Separate vegetation types by watering requirements. Install moisture sensors to prevent operation of the irrigation system in the rain or if the soil has adequate moisture. Use appropriate sprinkler heads.
  - b. Soil analysis/improvement: Use (locally made) soil amendments and compost for plant nourishment, improved water absorption and holding capacity.
  - c. Appropriate plant selection: Use drought tolerant and/or slow growing hardy grasses, native and indigenous plants, shrubs, ground covers, trees, appropriate for local conditions, to minimize the need for irrigation.
  - d. Practical turf areas: Turf only in areas where it provides functional benefits.

- e. Mulches: Use mulches to minimize evaporation, reduce weed growth and retard erosion.

Contact the local Board of Water Supply for additional information on xeriscaping such as efficient irrigation, soil improvements, mulching, lists of low water-demand plants, tours of xeriscaped facilities, and xeriscape classes.

- \_\_\_ 2. Protect existing beneficial site features and save trees to prevent erosion. Establish and carefully mark tree protection areas well before construction.
- \_\_\_ 3. Limit staging areas and prevent unnecessary grading of the site to protect existing, especially native, vegetation.
- \_\_\_ 4. Use top soil from the graded areas, stockpiled on the site and protected with a silt fence to reduce the need for imported top soil.
- \_\_\_ 5. Irrigate with non-potable water or reclaimed water when feasible. Collect rainwater from the roof for irrigation.
- \_\_\_ 6. Sub-meter the irrigation system to reduce water consumption and consequently water and sewer fees. Contact the local county agency to obtain irrigation sub-metering requirements and procedures. Locate irrigation controls within sight of the irrigated areas to verify that the system is operating properly.
- \_\_\_ 7. Use pervious paving instead of concrete or asphalt paving. Use natural and man-made berms, hills and swales to control water runoff.
- \_\_\_ 8. Avoid the use of solvents that contain or leach out pollutants that can contaminate the water resources and runoff. Contact the State of Hawai'i Clean Water Branch at 586-4309 to determine whether a NPDES (National Pollutant Discharge Elimination System) permit is required.
- \_\_\_ 9. Use Integrated Pest Management (IPM) techniques. IPM involves a carefully managed use of biological and chemical pest control tactics. It emphasizes minimizing the use of pesticides and maximizing the use of natural process
- \_\_\_ 10. Use trees and bushes that are felled at the building site (i.e. mulch, fence posts). Leave grass trimmings on the lawn to reduce green waste and enhance the natural health of lawns.
- \_\_\_ 11. Use recycled content, decay and weather resistant landscape materials such as plastic lumber for planters, benches and decks.

## **VII. Building Materials & Solid Waste Management**

### **A. Material Selection and Design**

- \_\_\_ 1. Use durable products.
- \_\_\_ 2. Specify and use natural products or products with low embodied energy and/or high recycled content. Products with recycled content include steel, concrete with glass,

- drywall, carpet, etc. Use ground recycled concrete, graded glass cullet or asphalt as base or fill material.
- \_\_\_ 3. Specify low toxic or non-toxic materials whenever possible, such as low VOC (Volatile Organic Compounds) paints, sealers and adhesives and low or formaldehyde-free materials. Do not use products with CFCs (Chloro-fluoro-carbons).
  - \_\_\_ 4. Use locally produced products such as plastic lumber, insulation, hydro-mulch, glass tiles, compost.
  - \_\_\_ 5. Use advanced framing systems that reduce waste, two stud corners, engineered structural products and prefabricated panel systems.
  - \_\_\_ 6. Use materials which require limited or no application of finishing or surface preparation. (i.e. finished concrete floor surface, glass block and glazing materials, concrete block masonry, etc.).
  - \_\_\_ 7. Use re-milled salvaged lumber where appropriate and as available. Avoid the use of old growth timber.
  - \_\_\_ 8. Use sustainably harvested timber.
  - \_\_\_ 9. Commit to a material selection program that emphasizes efficient and environmentally sensitive use of building materials, and that uses locally available building materials. (A list of Earth friendly products and materials is available through the Green House Hawai'i Project. Call Clean Hawai'i Center, Tel. 587-3802 for the list.)

#### **B. Solid Waste Management, Recycling and Diversion Plan**

- \_\_\_ 1. Prepare a job-site recycling plan and post it at the job-site office.
- \_\_\_ 2. Conduct pre-construction waste minimization and recycling training for employees and sub-contractors.
- \_\_\_ 3. Use a central area for all cutting.
- \_\_\_ 4. Establish a dedicated waste separation/diversion area. Include Waste/Compost/Recycling collection areas and systems for use during construction process and during the operational life cycle of the building.
- \_\_\_ 5. Separate and divert all unused or waste cardboard, ferrous scrap, construction materials and fixtures for recycling and/or forwarding to a salvage exchange facility. Information on "Minimizing C&D (construction and demolition) waste in Hawai'i" is available through Department of Health, Office of Solid Waste Management, Tel. 586-4240.
- \_\_\_ 6. Use all green waste, untreated wood and clean drywall on site as soil amendments or divert to offsite recycling facilities.
- \_\_\_ 7. Use concrete and asphalt rubble on-site or forward the material for offsite recycling.
- \_\_\_ 8. Carefully manage and control waste solvents, paints, sealants, and their used containers. Separate these materials from C&D (construction and demolition) waste and store and dispose them of them carefully.
- \_\_\_ 9. Donate unused paint, solvents, sealants to non-profit organizations or list on HIMEX (Hawai'i Materials Exchange). HIMEX is a free service operated by Maui Recycling

Group, that offers an alternative to landfill disposal of usable materials, and facilitates no-cost trades. See web site, [www.himex.org](http://www.himex.org).

- \_\_\_10. Use suppliers that re-use or recycle packaging material whenever possible.

## VIII. Indoor Air Quality

- \_\_\_1. Design an HVAC system with adequate supply of outdoor air, good ventilation rates, even air distribution, sufficient exhaust ventilation and appropriate air cleaners.
- \_\_\_2. Develop and specify Indoor Air Quality (IAQ) requirements during design and contract document phases of the project. Monitor compliance in order to minimize or contain IAQ contaminant sources during construction, renovation and remodeling.
- \_\_\_3. Notify occupants of any type of construction, renovation and remodeling and the effects on IAQ.
- \_\_\_4. Inspect existing buildings to determine if asbestos and lead paint are present and arrange for removal or abatement as needed.
- \_\_\_5. Supply workers with, and ensure the use of VOC (Volatile Organic Compounds)-safe masks where required.
- \_\_\_6. Ensure that HVAC systems are installed, operated and maintained in a manner consistent with their design. Use UV lamps in Air Handling Units to eliminate mold and mildew growth. An improperly functioning HVAC system can harbor biological contaminants such as viruses, bacteria, molds, fungi and pollen, and can cause Sick Building Syndrome (SBS).
- \_\_\_7. Install separate exhaust fans in rooms where air polluting office equipment is used, and exhaust directly to the exterior of the building, at sufficient distance from the air intake vents.
- \_\_\_8. Place bird guards over air intakes to prevent pollution of shafts and HVAC ducts.
- \_\_\_9. Control indoor air pollution by selecting products and finishes that are low or non-toxic and low VOC emitting. Common sources of indoor chemical contaminants are adhesives, carpeting, upholstery, manufactured wood products, copy machines, pesticides and cleaning agents.
- \_\_\_10. Schedule finish application work to minimize absorption of VOCs into surrounding materials e.g. allow sufficient time for paint and clear finishes to dry before installing carpet and upholstered furniture. Increase ventilation rates during periods of increased pollution.
- \_\_\_11. Allow a flush-out period after construction, renovation, remodeling or pesticide application to minimize occupant exposure to chemicals and contaminants.

## **IX. Commissioning & Construction Project Closeout**

1. Appoint a Commissioning Authority to develop and implement a commissioning plan and a preventative maintenance plan. Project Manager's responsibilities must include coordination of commissioning activities during project closeout.
2. Commissioning team should successfully demonstrate all systems and perform operator training before final acceptance.
3. Provide flush-out period to remove air borne contaminants from the building and systems.
4. Provide as-built drawings and documentation for all systems. Provide data on equipment maintenance and their control strategies as well as maintenance and cleaning instructions for finish materials.

## **X. Occupancy and Operation**

### **A. General Objectives**

1. Develop a User's Manual for building occupants that emphasizes the need for Owner/Management commitment to efficient sustainable operations.
2. Management's responsibilities must include ensuring that sustainability policies are carried out.

### **B. Energy**

1. Purchase EPA rated, Energy Star, energy-efficient office equipment, appliances, computers, and copiers. (Energy Star is a program sponsored by U.S. Dep. Of Energy. Use of these products will contribute to reduced energy costs for buildings and reduce air pollution.)
2. Institute an employee education program about the efficient use of building systems and appliances, occupants impact on and responsibility for water use, energy use, waste generation, waste recycling programs, etc.
3. Re-commission systems and update performance documentation periodically per recommendations of the Commissioning Authority, or whenever modifications are made to the systems.

### **C. Water**

1. Start the watering cycle in the early morning in order to minimize evaporation.
2. Manage the chemical treatment of cooling tower water to reduce water consumption.

### **D. Air**

1. Provide incentives which encourage building occupants to use alternatives to and to reduce the use of single occupancy vehicles.

- 2. Provide a location map of services within walking distance of the place of employment (child care, restaurants, gyms, shopping).
- 3. Periodically monitor or check for indoor pollutants in building.
- 4. Provide an IAQ plan for tenants, staff and management that establishes policies and documentation procedures for controlling and reporting indoor air pollution. This helps tenants and staff understand their responsibility to protect the air quality of the facility.

#### **E. Materials and Products**

- 1. Purchase business products with recycled content such as paper, toners, etc.
- 2. Purchase Furniture made with sustainably harvested wood, or with recycled and recycled content materials, which will not off gas VOC's.
- 3. Remodeling and painting should comply with or improve on original sustainable design intent.
- 4. Use low VOC, non-toxic, phosphate and chlorine free, biodegradable cleaning products.

#### **F. Solid Waste**

- 1. Collect recyclable business waste such as paper, cardboard boxes, and soda cans.
- 2. Avoid single use items such as paper or Styrofoam cups and plates, and plastic utensils.

## **XI. Resources**

Financing: Energy Efficiency in Buildings. U.S. Department of Energy, DOE/EE-0152, May, 1998 (Call Tel. 1-800-DOE-EREC or visit local office)

Building Commissioning: The Key to Quality Assurance. U.S. Department of Energy, DOE/EE-0153, May, 1998 (Call Tel. 1-800-DOE-EREC or visit local office)

Guide to Resource-Efficient Building in Hawaii. University of Hawai'i at Manoa, School of Architecture and Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, October 1998. (Call Tel. 587-3804 for publication)

Hawaii Model Energy Code. Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, November 1997 (Call Tel. 587-3810 for publication)

Photovoltaics in the Built Environment: A Design Guide for Architects and Engineers. NREL Publications, DOE/GO #10097-436, September 1997 (Call Tel. 1-800-DOE-EREC or visit local office)

Building Integrated Photovoltaics: A Case Study. NREL Publications #TP-472-7574, March 1995 (Call Tel. 1-800-DOE-EREC or visit local office)

Solar Electric Applications: An overview of Today's Applications. NREL Publications, DOE/GO #10097-357, Revised February, 1997 (Call Tel. 1-800-DOE-EREC or visit local office)

Green Lights: An Enlightened Approach to Energy Efficiency and Pollution Prevention. U.S. Environmental Protection Agency, Pacific Island Contact Office (Call Tel. 541-2710 for publication.)

Healthy Lawn, Healthy Environment. U.S. Environmental Protection Agency, Pacific Island Contact Office. (Call Tel. 541-2710 for this and related publications)

How to Plant a Native Hawaiian Garden. Office of Environmental Quality Control (OEQC), Department of Health, State of Hawai'i (Call Tel. 586-4185 for publication)

Buy Recycled in Hawai'i. Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, November 1997. (Call Tel. 587-3802 for publication)

Hawai'i Recycling Industry Guide and other recycling and reuse related fact sheets. Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, July 1999. (Call Tel. 587-3802 for publication)

Minimizing Construction and Demolition Waste. Office of Solid Waste Management, Department of Health and Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, February 1998. (Call Tel. 586-4240 for publication)

Contractor's Waste Management Guide and Construction and demolition Waste Management Facilities Directory. Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, 1999. (Call Tel. 587-3802 for publication)

Waste Management and Action: Construction Industry. Department of Health, Solid and Hazardous Waste Branch (Call Tel. 586-7496 for publication)

Business Guide For reducing Solid Waste. U.S. Environmental Protection Agency, Pacific Island Contact Office, Tel. 541-2710 (Call for publication.)

The Inside Story: A Guide to Indoor Air Quality. U.S. Environmental Protection Agency, Pacific Island Contact Office, Tel. 541-2710 (Call for this and related publications.) Additional information is available from the American Lung Association, Hawai'i, Tel. 537-5966

Selecting Healthier Flooring Materials. American Lung Association and Clean Hawai'i Center, February 1999. (Call Tel. 537-5966 x307)

Office Paper Recycling: An Implementation Manual. U.S. Environmental Protection Agency, Pacific Island Contact Office, Tel. 541-2710 (Call for publication.)

### **Acknowledgments**

OEQC and the Environmental Council would like to thank Allison Beale, Gary Gill, Nick H. Huddleston, Gail Suzuki-Jones, Purnima McCutcheon, Virginia B. MacDonald, Steve Meder, Ramona Mullahey, Thomas P. Papandrew, Victor Olgay, Howard Tanaka, and Howard Wiig for their assistance with this project.

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# A Contractor's Waste Management Guide

*Best Management Practices and  
Tools for Job Site Recycling and  
Waste Reduction in Hawaii*



*Prepared by O'Brien & Company*

*for*

*The State of Hawaii, Department of Business, Economic  
Development, and Tourism's Clean Hawaii Center*



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

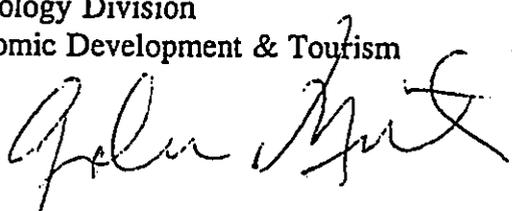
BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P244

MEMORANDUM

TO: Mr. Maurice H. Kaya, Program Administrator  
Energy, Resources, and Technology Division  
Department of Business, Economic Development & Tourism

FROM: Gordon Matsuoka  
Public Works Administrator 

SUBJECT: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated March 19, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project. Our response to your comments are as follows:

Energy Conservation Goals

In the design of the proposed Media Center, the Department of Accounting and General Services and the Department of Education will consult with the City and County of Honolulu on energy code requirements. Consultation, as appropriate, will be conducted with the Hawaiian Electric Company, Inc. to determine the applicability of demand-side management rebates.

Energy Saving Design Practices and Technologies

To the extent possible, the design phase of the project will take into consideration the energy saving design practices and technologies identified.

Recycling and Re-cycled Content Products

To the extent possible, construction waste will be minimized and applicable rules and regulation on its disposal will be followed by the contractor. If deemed appropriate, recycled content products will be utilized in development of the project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

BENJAMIN J. CAYETANO  
GOVERNOR



*Ralph Morita*  
*BI*

PATRICIA HAMMOTO  
SUPERINTENDENT

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

OFFICE OF BUSINESS SERVICES

March 18, 2002

MEMO TO: Mr. Ralph Morita, Branch Chief  
Planning Branch, DAGS,  
*Raymond M. Minami*  
F R O M: Raymond M. Minami, Director  
Facilities and Support Services Branch

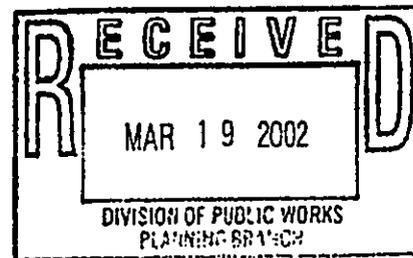
SUBJECT: Waianae High School- Media Center Project.  
Draft Environmental Assessment (DEA)  
TMK 8-5-002:018, 8-5-015:001

The Department of Education has no comment on the subject DEA.

Thank you for the opportunity to respond.

RMM:SB:hy

cc: A. Suga, OBS





GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

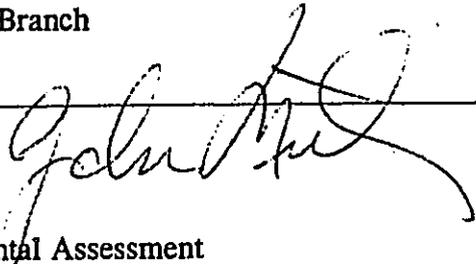
LETTER NO. PWD00 P229

APR 23 2002

**MEMORANDUM**

**TO:** Mr. Raynor Minami, Director  
Facilities and Support Services Branch  
Department of Education

---

**FROM:** Gordon Matsuoka  
Public Works Administrator 

**SUBJECT:** Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your memorandum dated March 18, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We note your Facilities and Support Services Branch has no comments on the project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

RY:mo  
c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

*Ralph Morita*

BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



RAYNARD C. SOGI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

RECEIVED  
DIV. OF PUBLIC WORKS  
2002 MAR 14 A 8:18

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P.O. BOX 1879  
HONOLULU, HAWAII 96805

JOEIE M. K. M. YAMAGUCHI  
DEPUTY TO THE CHAIRMAN

March 15, 2002

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

TO:	DIVISION OF PUBLIC WORKS
	REGISTRATION
	INSPECTION
	PLANNING
	CONSTRUCTION
	DESIGN
	QUALITY CONTROL
	PERMITTING
	PROPERTY
	RECORDS
	TRAINING
	ADMINISTRATION
	GENERAL SERVICES
	OFFICE OF THE CHAIRMAN
	OFFICE OF THE DEPUTY CHAIRMAN

Dear Mr. Morita:

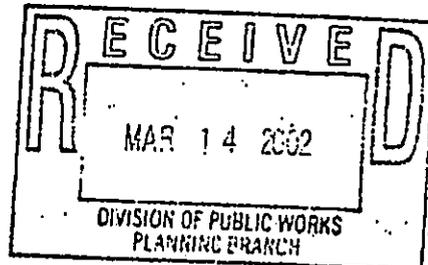
Subject: Waianae High School Media Center Project, TMK 8-5-002:018, 8-5-015:001, Waianae, Oahu, Hawaii, Dated February 2002

Thank you for the opportunity to review the subject application. The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please call Daniel Ornellas of our Planning Office at 586-3836.

Aloha,

*Daniel Ornellas*  
Raynard C. Sogi, Chairman  
Hawaiian Homes Commission





GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P230

APR 23 2002

**MEMORANDUM**

**TO:** The Honorable Raynard C. Soon, Chairman  
Department of Hawaiian Home Lands

**FROM:** Glenn M. Okimoto *Glenn M. Okimoto*  
State Comptroller

**SUBJECT:** Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated March 15, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We note your department has reviewed the subject Draft EA and has no comments on the project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



**FILE COPY**

BRUCE S. ANDERSON, Ph.D., M.P.H.  
DIRECTOR OF HEALTH

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

SSFM INTERNATIONAL, INC.  
RECEIVED

In reply, please refer to:  
File:

02-059/epo

APR 11 2002  
ZPA  
FILE

April 10, 2002

Mr. Leo R. Asuncion Jr., AICP  
SSFM International Inc.  
501 Summer Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Asuncion:

**Subject: Draft Environmental Assessment (DEA)  
Waianae High School Media Center Project  
Tax Map Key: 8-5-002:018; 8-5-015:001**

Thank you for the opportunity to review and comment on the subject proposal. The DEA was routed to the various branches of the Environmental Health Administration. Our previous comments to the Preparation of a DEA (PEA) are addressed in your DEA. We have the following additional comment.

Noise, Radiation and Air Quality (NRIAQ) Branch

All project activities shall comply with the Department of Health's Administrative Rules, Chapter 11-39, 'Air conditioning and Ventilating'.

If you have any questions, please contact the NRIAQ Branch at (808) 586-4701.

Sincerely,

GARY GILL  
Deputy Director  
Environmental Health Administration

c: NRIAQ



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

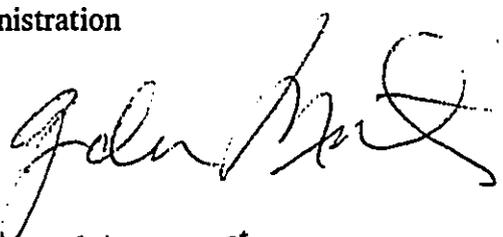
STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810

LETTER NO. PWD01.P209

APR 23 2002

**MEMORANDUM**

TO: Mr. Gary Gill, Deputy Director  
Environmental Health Administration  
Department of Health

FROM: Gordon Matsuoka  
Public Works Administrator 

SUBJECT: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated April 10, 2002, which commented on the Draft Environmental Assessment (EA) for the subject project.

The Media Center's building will be appropriately designed in conformance to your Department's Administrative Rules Chapter 11-39 on air conditioning and ventilation.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB





STATE OF HAWAII  
 DEPARTMENT OF LAND AND NATURAL RESOURCES  
 LAND DIVISION  
 P.O. BOX 621  
 HONOLULU, HAWAII 96809

AQUATIC RESOURCES  
 BOATING AND OCEAN RECREATION  
 CONSERVATION AND  
 RESOURCES ENFORCEMENT  
 CONVEYANCES  
 FORESTRY AND WILDLIFE  
 HISTORIC PRESERVATION  
 LAND DIVISION  
 STATE PARKS  
 WATER RESOURCE MANAGEMENT

March 12, 2002

LD/NAV  
 Ref.: WAIANAETHIGHMEDIA.COM

LOG1350  
 Suspense Date: 3/25/02

MEMORANDUM:

TO: Division of Aquatic Resources  
 Division of Forestry & Wildlife  
 Division of State Parks  
 Division of Boating and Ocean Recreation  
 XXX Historic Preservation Division  
 XXX Commission on Water Resource Management  
 Land Division Branches of:  
 XXX Planning and Technical Services  
 XXX Engineering Branch  
 XXX Oahu District Land Office

FROM: Harry M. Yada, Acting Administrator  
 Land Division

SUBJECT: Review Draft Environmental Assessment  
 Consultant: SSFM International  
 Applicant: Department of Accounting and General Services  
 State of Hawaii  
 Project: Waianae High School Media Center  
 Location: Waianae, Island of Oahu, Hawaii  
 TMK: 1<sup>st</sup>/ 8-5-002: 018 and 8-5-015: 001

02 MAR 13 09:04 AM TER & LAND

Please review the attached Draft Environmental Assessment and submit your comment (if any) to us on division letterhead signed and dated on or before the suspense date. If we do not receive a response by the suspense date, we will assume there are no comments.

Should you need more time to review this matter, please contact Nicholas A. Vaccaro at 587-0438

No Comment \_\_\_\_\_ Comment Attached   X  

Date 3/27/02

Signed Andrew M. Monden

ANDREW M. MONDEN, CHIEF ENGINEER

**LNR-LAND DIVISION  
ENGINEERING BRANCH**

**COMMENTS**

**LD/NAV**

**Ref.: LD/NAV/LOG1350**

The project site, according to FEMA Community Panel Number 15003C 0185 E, is located in Zones X and AE. Zone X (not shaded) is an area determined to be outside the 500-year floodplain while Zone AE is an area where base flood elevations are determined



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COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

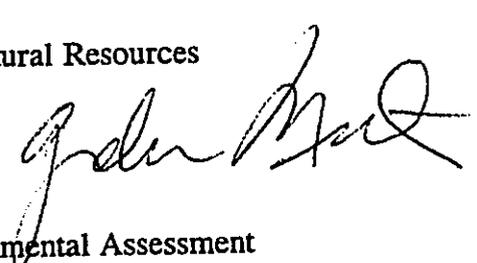
**STATE OF HAWAII**  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810

LETTER NO. PWD01.P214

APR 23 2002

**MEMORANDUM**

**TO:** Ms. Dierdre S. Mamiya, Administrator  
Land Division  
Department of Land and Natural Resources

**FROM:** Gordon Matsuoka  
Public Works Administrator 

**SUBJECT:** Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated April 1, 2002, providing comments from the Land Division Engineering Branch on the Draft Environmental Assessment (EA) for the subject project.

We note their comments that the project site appears to be located within Zones X (areas outside the 500-year flood) and AE based on Federal Emergency Management Agency Flood Insurance Rate Maps Community Panel No. 15003C 0185 E. Based upon the civil engineering work being conducted for this project, the Media Center building will be located outside the Zone AE flood boundary. The Final Environmental Assessment will better clarify the location of this building in relation to the flood zones and address applicable flood requirements.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

RY:mo

c: Mr. Leo Ascuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



GILBERT COLOMA-AGARAN, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
ERIC T. HIRANO  
UNNEL NISHOKA

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
601 KAMOKILA BLVD., ROOM 100  
KAPOLEI, HAWAII 96707

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

January 28, 2002

Ronald A. Sato, AICP  
Senior Project Planner  
SSFM International  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

FEB 14 2002

JRS

FILE COPY

LOG NO: 29067

DOC NO: 0201EJ22

Dear Mr. Sato:

SUBJECT: Chapter 6E-8 Historic Preservation Review - Wai`anae High School Media Center - Pre-Assessment Consultation for Draft Environmental Assessment  
Wai`anae, Wai`anae, O`ahu  
TMK: (1) 8-5-002;018

Thank you for the opportunity to provide comment for the DEA on the Wai`anae High School Media Center project. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the project areas. We received notification of this undertaking from your office on January 8, 2002.

The State of Hawaii, Department of Accounting and General Services proposes to construct a new media center consisting of a new 3,000 square foot building situated within the high school campus. A review of our records shows that there are no known surface historic sites at location of the proposed media building. However, numerous buried cultural sites, including human burials have been recovered from nearby areas in substrates. Several burials have been uncovered by high wave and high wind activity along the shoreline on both sides of Wai`anae High School. Human remains identified within Wai`anae Regional Park were located approximately 25 meters (82 feet) inland of the shoreline. In 1992 a local informant indicated that burials were located within sinkholes in the Park property and that the area was known to have burials associated with the Kamaile habitation site complex.

Consequently, it is possible that construction of the media center could have an "adverse effect" on buried significant historic sites, which may be present. Thus, an archaeological inventory survey with subsurface testing needs to be conducted prior to any ground disturbance. A report of findings from the survey should be made available

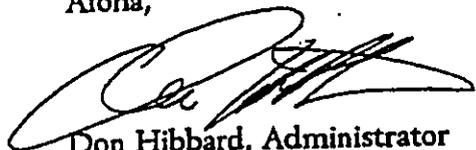
Ronald A. Sato, AICP  
Page Two

to our office for review an approval. If significant historic sites are found during the survey, and if they will be adversely affected by the proposed media center construction, then an acceptable mitigation plan will need to be prepared and approved prior to any ground disturbance.

In addition, we recommend that you and your client consult with knowledgeable Native Hawaiian groups who may be able to provide substantive information on the presence and significance of historic sites. Such groups may include OHA, Hui Malama i na Kupuna o Hawaii Nei, the Oahu Island Burial Council and Koa Mana.

Should you have any questions regarding archaeological concerns, please feel free to call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027. For questions regarding burials, please contact Kai Markell at 587-0008. And finally, for questions regarding cultural matters, please contact Nathan Napoka at 587-0040.

Aloha,



Don Hibbard, Administrator  
State Historic Preservation Division

EJ:jk

c: Kai Markell, DLNR/SHPD Burials Sites Program  
Van Horn Diamond, Chair Oahu Island Burial Council  
Nathan Napoka, DLNR, Cultural History Branch

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



*Kal*  
*BI*

GILBERT S. COLOMA-AGARAN, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT

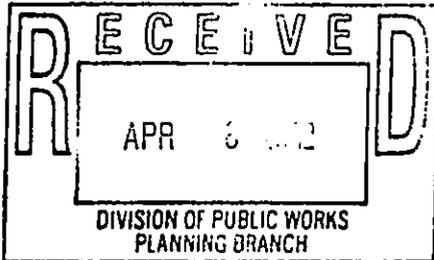
DEPUTIES  
ERIC T. HIRANO  
LINNEL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING, ROOM 555  
901 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS



April 3, 2002

MEMORANDUM

LOG NO: 29442 ✓  
DOC NO: 0203SC24

TO: Ralph Morita, Chief, Planning Branch  
Department of Accounting and General Services

FROM: Don Hibbard, Administrator  
Historic Preservation Division *DH*

SUBJECT: Chapter 6E-8 Historic Preservation Review of a Draft Environmental  
Assessment (DEA) for the Proposed Waianae High School Media  
Center Project  
Wai`anae, Wai`anae, O`ahu  
TMK: (1)-8-5-002: 018; 8-5-015: 001

Your agency proposes to construct a new media center at Waianae High School in Wai`anae, O`ahu. The project includes the construction of a new media center building and the installation of utility, water, and sewer lines. Our review is based on historic maps, aerial photographs, records, and reports maintained at the State Historic Preservation Division; no field inspection was made of the subject parcels.

Judging from our records, there are no known historic sites on the Waianae High School property. The high school has occupied these parcels since the mid-1950s. According to your research, and information provided by long-time community residents of Wai`anae, the area proposed for use as the media center has been extensively altered through previous grading and past use for portable classroom structures. In addition, prior excavations during the installation of underground electrical, water, sewer, and drainage improvements crosscut the proposed project site. Furthermore, due to the current elevation of the project site, which is low in relation to surrounding buildings, you plan to install fill in the area proposed for the building footprint. Thus, the new building's foundation will be constructed in fill soils, and the only excavations needed will be those required for new utility, water, and sewer lines. Those excavations are expected to be about three feet in depth, at a maximum. Finally, the soil of the project area is the Coral Reef formation overlain by recently deposited fill; soil borings

Ralph Morita, Chief, Planning Branch  
Page Two

provided by the consultant, SSFM, bear out this stratigraphy, with fill deposits extending between four and nine feet below surface above the coral.

In view of these facts, then, we believe that the proposed construction of the Waianae High School Media Center will have "no effect" on significant historic sites.

Should you have any questions on archaeology, please feel free to contact Sara Collins at 692-8026. Should you have any questions on burial matters, please feel free to contact Kai Markell at 587-0008. Should you have any questions on cultural matters, please feel free to contact Nathan Napoka at 587-0040.

SC:jk

c: Mr. Leo R. Asuncion, Jr., SSFM International, Inc., 501 Sumner Street, Suite 502, Honolulu, HI 96817

Mr. A. Van Horn Diamond, Chair, O`ahu Island Burial Council

Mr. Kai Markell, Burial Sites Program

Mr. Nicholas Vaccaro, Land Division, DLNR



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P215

APR 23 2002

MEMORANDUM

TO: Mr. Don Hibbard, Administrator  
Historic Preservation Division  
Department of Land and Natural Resources

FROM: Gordon Matsuoka  
Public Works Administrator

SUBJECT: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letters dated January 28, 2002, and April 3, 2002, providing comments on the Pre-Assessment and Draft Environmental Assessment (EA), respectively, for the subject project.

We note that your January 28, 2002, letter was received after our finalizing the Draft EA for filing and publication in the February 23rd issue of *The Environmental Notice*. Consequently, we are including our response to both of your letters here.

Based upon your initial January 28th comment letter, we scheduled a meeting with your staff to better clarify the location of the Media Center building, provide details of the project and improvements, our understanding of prior disturbances associated with the site, and the need for an inventory survey. It was discussed that the building would be placed on fill material to raise the existing topography. Based upon this meeting, it was determined that an inventory survey was not required, and boring information would be provided to your staff for review. Given this more detailed project information, the project should not have an adverse effect on historic sites.

Regarding consultation with knowledgeable Native Hawaiian groups, copies of the Draft EA were provided to those groups listed for their review and comments. In addition, a presentation was made to the Waianae Neighborhood Board which supported a unanimous resolution in support of the project.

BENJAMIN J. CAYETANO  
GOVERNOR



*BE for  
RM for  
4/10/02*

BRIAN K. MINAAI  
DIRECTOR  
DEPUTY DIRECTOR  
JEAN L. OSHITA  
JADINE Y. URASAKI

RECEIVED  
DIVISION OF PUBLIC WORKS

2002 APR 10 P 2:26

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

IN REPLY REFER TO:

HWY-PS  
2.6175

APR 9 2002

TO: GLENN M. OKIMOTO  
STATE COMPTROLLER  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

ATTN: RALPH MORITA

FROM: BRIAN K. MINAAI, DIRECTOR *Brian K. Minai*  
DEPARTMENT OF TRANSPORTATION

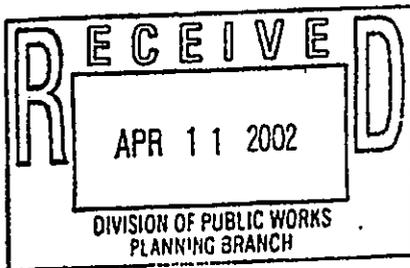
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT, WAIANAE HIGH SCHOOL  
MEDIA CENTER PROJECT

Thank you for transmitting the subject document requesting our review and comments regarding the proposed project.

Since the existing publications and video production programs of the school will be relocated to this proposed new media center, this project will not generate new students. Therefore, it will not adversely impact our Farrington Highway.

If you have any questions, please contact Ronald Tsuzuki, Head Planning Engineer, Highways Division, at 587-1830.

c: SSFM International, Inc.  
Attn: Leo R. Asuncion, Jr., AICP



TO:	FOR:	INITIAL:
<input checked="" type="checkbox"/> PW Adm	<input checked="" type="checkbox"/> Approval	
<input checked="" type="checkbox"/> PW Sec	<input checked="" type="checkbox"/> Signature	
<input checked="" type="checkbox"/> Staff Sec Sr	<input checked="" type="checkbox"/> Information	
<input checked="" type="checkbox"/> Planning Br	<input checked="" type="checkbox"/> Our File	
<input checked="" type="checkbox"/> Proj Mgmt Br	<input checked="" type="checkbox"/> See Me	
<input checked="" type="checkbox"/> Design Br	<input checked="" type="checkbox"/> Comments	
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COMPTROLLER'S OFFICE  
DABS

*Handwritten initials*



BENJAMIN J. CAYETANO  
GOVERNOR

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

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. PWD02.P240

APR 23 2002

**MEMORANDUM**

**TO:** The Honorable Brian K. Minaai, Director  
Department of Transportation

**FROM:** Glenn M. Okimoto  
State Comptroller

**SUBJECT:** Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your memorandum dated April 9, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We appreciate your confirmation that the project will not adversely impact Farrington Highway.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

BENJAMIN J. CAVETANO  
GOVERNOR



**FILE COPY**

GENEVIEVE SALMONSON  
DIRECTOR

**STATE OF HAWAII  
OFFICE OF ENVIRONMENT QUALITY CONTROL**

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4188

SSFM INTERNATIONAL, INC.  
RECEIVED

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CRB

April 8, 2002

Mr. Ralph Morita  
Department of Accounting and General Services, State of Hawai'i  
1151 Punchbowl Street, Room 430  
Honolulu, Hawai'i 96813

Mr. Leo Asuncion  
SSFM International Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawai'i 96817

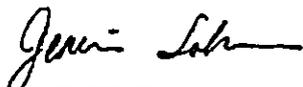
Dear Messrs. Morita and Asuncion:

The Office of Environmental Quality Control has reviewed the draft environmental assessment (DEA) entitled: "Wai'anae High School Media Center, Tax Map Key Numbers 8-5-02, parcel 18, 8-5-15 parcel 1 in the Wai'anae District on the island of O'ahu. We offer the following comments for your consideration and response.

1. **SUSTAINABLE BUILDING GUIDELINES:** Please find enclosed for your use, the environmental council's sustainable building guidelines.
2. **USE OF RECYCLED GLASS:** To promote the use of recycled materials in-state as found in section 103D-407, Hawai'i Revised Statutes, we ask that you consider using materials with minimum recycled glass content in the design.
3. **INDIGENOUS AND POLYNESIAN INTRODUCED PLANTS FOR USE IN PUBLIC LANDSCAPING:** As provided for by State law, we ask that you consider the use of native, indigenous and polynesian introduced plants in your landscaping.

If there are any questions, please call Leslie Segundo of my staff at (808) 586-4185. Thank you for the opportunity to comment.

Sincerely,

  
GENEVIEVE SALMONSON  
Director

Enclosures

# Guidelines for Sustainable Building Design in Hawai'i

## *A planner's checklist*

(Adopted by the Environmental Council on October 13, 1999)

### Introduction

Hawai'i law calls for efforts to conserve natural resources, promote efficient use of water and energy and encourage recycling of waste products. Planning a project from the very beginning to include sustainable design concepts can be a critical step toward meeting these goals.

The purpose of the state's environmental review law (HRS Ch. 343) is to encourage a full, accurate and complete analysis of proposed actions, promote public participation and support enlightened decision making by public officials. The Office of Environmental Quality Control offers the following guidelines for preparers of environmental reviews under the authority of HRS 343 to assist agencies and applicants in meeting these goals.

These guidelines do not constitute rules or law. They have been refined by staff and peer review to provide a checklist of items that will help the design team create projects that will have a minimal impact on Hawai'i's environment and make wise use of our natural resources. In a word, projects that are *sustainable*.

A sustainable building is built to minimize energy use, expense, waste, and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawai'i's residents and visitors today without compromising the needs of future generations. Compared to conventional projects, a resource-efficient building project will:

- I. Use less energy for operation and maintenance
- II. Contain less *embodied* energy (e.g. locally produced building products often contain less *embodied* energy than imported products because they require less energy-consuming transportation.)
- III. Protect the environment by preserving/conserving water and other natural resources and by minimizing impact on the site and ecosystems
- IV. Minimize health risks to those who construct, maintain, and occupy the building
- V. Minimize construction waste
- VI. Recycle and reuse generated construction wastes

- VII. Use resource-efficient building materials (e.g. materials with recycled content and low embodied energy, and materials that are recyclable, renewable, environmentally benign, non-toxic, low VOC (Volatile Organic Compound) emitting, durable, and that give high life cycle value for the cost.)
- VIII. Provide the highest quality product practical at competitive (affordable) first and life cycle costs.

In order to avoid excessive overlapping of items, the checklist is designed to be read in totality, not just as individual sections. This checklist tries to address a range of project types, large scale as well as small scale. Please use items that are appropriate to the type and scale of the project.

Although this list will help promote careful and sensitive planning, mere compliance with this checklist does not confirm sustainability. Compliance with and knowledge of current building codes by users of this checklist is also required.

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## I. Pre Design

- \_\_\_ 1. Hold programming team meeting with client representative, Project Manager, planning consultant, architectural consultant, civil engineer, mechanical, electrical, plumbing (MEP) engineer, structural engineer, landscape architect, interior designer, sustainability consultant and other consultants as required by the project. Identify project and sustainability goals. Client representatives and consultants need to work together to ensure that project and environmental goals are met.
- \_\_\_ 2. Develop sustainable guideline goals to insert into outline specifications as part of the Schematic Design documents. Select goals from the following sections that are appropriate for the project.
- \_\_\_ 3. Use Cost-Benefit Method for economic analysis of the sustainability measures chosen. (Cost-Benefit Method is a method of evaluating project choices and investments by comparing the present and life cycle value of expected benefits to the present and life cycle value of expected costs.)
- \_\_\_ 4. Include "Commissioning" in the project budget and schedule. (Building "Commissioning" is the process of ensuring that systems are designed, installed, functionally tested, and capable of being operated and maintained in accordance with specifications that meet the owner's needs, and recognize the owner's financial and operational capacity. It improves the performance of the building systems, resulting in energy efficiency and conservation, improved air quality and lower operation costs. *Refer to Section IX.*)

## II. Site Selection & Site Design

### A. Site Selection

- \_\_\_ 1. Analyze and assess site characteristics such as vegetation, topography, geology, climate, natural access, solar orientation patterns, water and drainage, and existing utility and transportation infrastructure to determine the appropriate use of the site.
- \_\_\_ 2. Whenever possible, select a site in a neighborhood where the project can have a positive social, economic and/or environmental impact.
- \_\_\_ 3. Select a site with short connections to existing municipal infrastructure (sewer lines, water, waste water treatment plant, roads, gas, electricity, telephone, data communication lines and services): Select a site close to mass transportation, bicycle routes and pedestrian access.

### B. Site Preparation and Design

- \_\_\_ 1. Prepare a thorough existing conditions topographic site plan depicting topography, natural and built features, vegetation, location of site utilities and include solar information,

rainfall data and direction of prevailing winds. Preserve existing resources and natural features to enhance the design and add aesthetic, economic and practical value. Design to minimize the environmental impact of the development on vegetation and topography.

- \_\_\_ 2. Site building(s) to take advantage of natural features and maximize their beneficial effects. Provide for solar access, daylighting and natural cooling. Design ways to integrate the building(s) with the site that maximizes and preserves positive site characteristics, enhances human comfort, safety and health, and achieves operational efficiencies.
- \_\_\_ 3. Locate building(s) to encourage bicycle and pedestrian access and pedestrian oriented uses. Provide bicycle and pedestrian paths, bicycle racks, etc. Racks should be visible and accessible to promote and encourage bicycle commuting.
- \_\_\_ 4. Retain existing topsoil and maintain soil health by clearing only the areas reserved for the construction of streets, driveways, parking areas, and building foundations. Replant exposed soil areas as soon as possible. Reuse excavated soils for fill and cut vegetation for mulch.
- \_\_\_ 5. Grade slopes to a ratio of less than 2 : 1 (run to rise). Balance cut and fill to eliminate hauling. Check grading frequently to prevent accidental over excavation.
- \_\_\_ 6. Minimize the disruption of site drainage patterns. Provide erosion and dust controls, positive site drainage, and siltation basins as required to protect the site during and after construction, especially, in the event of a major storm.
- \_\_\_ 7. Minimize the area required for the building footprint. Consolidate utility and infrastructure in common corridors to minimize site degradation, and cost, improve efficiency, and reduce impermeable surfaces.
- \_\_\_ 8. For termite protection, use non toxic alternatives to pesticides and herbicides, such as Borate treated lumber, Basaltic Termite Barrier, stainless steel termite barrier mesh, and termite resistant materials.

### III. Building Design

- \_\_\_ 1. Consider adaptive re-use of existing structures instead of demolishing and/or constructing a new building. Consult the State Historic Preservation Officer for possible existing historic sites that may meet the project needs.
- \_\_\_ 2. Plan for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life span of the building.
- \_\_\_ 3. Design for re-use and/or disassembly. (For recyclable and reusable building products, see Section VII).
- \_\_\_ 4. Design space for recycling and waste diversion opportunities during occupancy.
- \_\_\_ 5. Provide facilities for bicycle and pedestrian commuters (showers, lockers, bike racks, etc.) in commercial areas and other suitable locations.
- \_\_\_ 6. Plan for a comfortable and healthy work environment. Include inviting outdoor spaces, wherever possible. (*Refer to Section VIII.*)

- \_\_\_ 7. Provide an Integrated Pest Management approach. The use of products such as Termi-mesh, Basaltic Termite Barrier and the Sentricon "bait" system can provide long term protection from termite damage and reduce environmental pollution.
- \_\_\_ 8. Design a building that is energy efficient and resource efficient. (*See Sections IV, V, VII.*) Determine building operation by-products such as heat gain and build up, waste/gray-water and energy consumption, and plan to minimize them or find alternate uses for them.
- \_\_\_ 9. For natural cooling, use
  - a. Reflective or light colored roofing, radiant barrier and/or insulation, roof vents
  - b. Light colored paving (concrete) and building surfaces
  - c. Tree Planting to shade buildings and paved areas
  - d. Building orientation and design that captures trade winds and/or provides for convective cooling of interior spaces when there is no wind.

#### IV. Energy Use

- \_\_\_ 1. Obtain a copy of the State of Hawai'i Model Energy Code (available through the Hawai'i State Energy Division, at Tel. 587-3811). Exceed its requirements. (Contact local utility companies for information on tax credits and utility-sponsored programs offering rebates and incentives to businesses for installing qualifying energy efficient technologies.)
- \_\_\_ 2. Use site sensitive orientation to :
  - a. Minimize cooling loads through site shading and carefully planned east-west orientation.
  - b. Incorporate natural ventilation by channeling trade winds.
  - c. Maximize daylighting.
- \_\_\_ 3. Design south, east and west shading devices to minimize solar heat gain.
- \_\_\_ 4. Use spectrally selective tints or spectrally selective low-e glazing with a Solar Heat Gain Coefficient (SHGC) of 0.4 or less.
- \_\_\_ 5. Minimize effects of thermal bridging in walls, roofs and window systems.
- \_\_\_ 6. Maximize efficiencies for lighting, Heating, Ventilation, Air Conditioning (HVAC) systems and other equipment. Use insulation and/or radiant barriers, natural ventilation, ceiling fans and shading to avoid the use of air conditioning whenever appropriate.
- \_\_\_ 7. Eliminate hot water in restrooms when possible.
- \_\_\_ 8. Provide tenant sub-metering to encourage utility use accountability.
- \_\_\_ 9. Use renewable energy. Use solar water heaters and consider the use of photovoltaics and Building Integrated Photovoltaics (BIPV).
- \_\_\_ 10. Use available energy resources such as waste heat recovery, when feasible.

## **A. Lighting**

1. Design for at least 15% lower interior lighting power allowance than the Energy Code.
2. Select lamps and ballasts with the highest efficiency, compatible with the desired level of illumination and color rendering specifications. Examples that combine improved color rendering with efficient energy use include compact fluorescent and T8 fluorescent that use tri-phosphor gases.
3. Select lighting fixtures which maximize system efficacy and which have heat removal capabilities
4. Reduce light absorption on surfaces by selecting colors and finishes that provide high reflectance values without glare.
5. Use task lighting with low ambient light levels.
6. Maximize daylighting through the use of vertical fenestration, light shelves, skylights, clerestories, building form and orientation as well as through translucent or transparent interior partitions. Coordinate daylighting with electrical lighting for maximum electrical efficiency.
7. Incorporate daylighting controls and/or motion activated light controls in low or intermittent use areas.
8. Avoid light spillage in exterior lighting by using directional fixtures.
9. Minimize light overlap in exterior lighting schemes.
10. Use lumen maintenance procedures and controls.

## **B. Mechanical Systems**

1. Design to comply with the Energy Code and to exceed its efficiency requirements.
2. Use "Smart Building" monitor/control systems when appropriate.
3. Utilize thermal storage for reduction of peak energy usage.
4. Use Variable air volume systems to save fan power.
5. Use variable speed drives on pumping systems and fans for cooling towers and air handlers.
6. Use air-cooled refrigeration equipment or use cooling towers designed to reduce drift.
7. Specify premium efficiency motors.
8. Reduce the need for mechanical ventilation by reducing sources of indoor air pollution. Use high efficiency air filters and ultraviolet lamps in air handling units. Provide for regular maintenance of filtration systems. Use ASHRAE standards as minimum.
9. Locate fresh air intakes away from polluted or overheated areas. Locate on roof where possible. Separate air intake from air exhausts by at least 40 ft.
10. Use separate HVAC systems to serve areas that operate on widely differing schedules and/or design conditions.
11. Use shut off or set back controls on HVAC system when areas are not occupied.
12. Use condenser heat, waste heat or solar energy. (Contact local utility companies for information on the utility-sponsored Commercial and Industrial Energy Efficiency

Programs which offer incentives to businesses for installing qualifying energy efficient technologies.)

- \_\_\_13. Evaluate plug-in loads for energy efficiency and power saving features.
- \_\_\_14. Improve comfort and save energy by reducing the relative humidity by waste reheat, heat pipes or solar heat.
- \_\_\_15. Minimize heat gain from equipment and appliances by using:
  - a. Environmental Protection Agency (EPA) Energy Star rated appliances.
  - b. Hoods and exhaust fans to remove heat from concentrated sources.
  - c. High performance water heating that exceeds the Energy Code requirements.
- \_\_\_16. Specify HVAC system "commissioning" period to reduce occupant exposure to Indoor Air Quality (IAQ) contaminants and to maximize system efficiency.

## V. Water Use

### A. Building Water

- \_\_\_1. Install water conserving, low flow fixtures as required by the Uniform Plumbing Code.
- \_\_\_2. If practical, eliminate hot water in restrooms.
- \_\_\_3. Use self closing faucets (infrared sensors or spring loaded faucets) for lavatories and sinks.

### B. Landscaping and Irrigation (See Section VI.)

## VI. Landscape and Irrigation

- \_\_\_1. Incorporate water efficient landscaping (xeriscaping) using the following principles:
  - a. Planning, Efficient irrigation: Create watering zones for different conditions. Separate vegetation types by watering requirements. Install moisture sensors to prevent operation of the irrigation system in the rain or if the soil has adequate moisture. Use appropriate sprinkler heads.
  - b. Soil analysis/improvement: Use (locally made) soil amendments and compost for plant nourishment, improved water absorption and holding capacity.
  - c. Appropriate plant selection: Use drought tolerant and/or slow growing hardy grasses, native and indigenous plants, shrubs, ground covers, trees, appropriate for local conditions, to minimize the need for irrigation.
  - d. Practical turf areas: Turf only in areas where it provides functional benefits.

- e. Mulches: Use mulches to minimize evaporation, reduce weed growth and retard erosion.

Contact the local Board of Water Supply for additional information on xeriscaping such as efficient irrigation, soil improvements, mulching, lists of low water-demand plants, tours of xeriscaped facilities, and xeriscape classes.

- \_\_\_ 2. Protect existing beneficial site features and save trees to prevent erosion. Establish and carefully mark tree protection areas well before construction.
- \_\_\_ 3. Limit staging areas and prevent unnecessary grading of the site to protect existing, especially native, vegetation.
- \_\_\_ 4. Use top soil from the graded areas, stockpiled on the site and protected with a silt fence to reduce the need for imported top soil.
- \_\_\_ 5. Irrigate with non-potable water or reclaimed water when feasible. Collect rainwater from the roof for irrigation.
- \_\_\_ 6. Sub-meter the irrigation system to reduce water consumption and consequently water and sewer fees. Contact the local county agency to obtain irrigation sub-metering requirements and procedures. Locate irrigation controls within sight of the irrigated areas to verify that the system is operating properly.
- \_\_\_ 7. Use pervious paving instead of concrete or asphalt paving. Use natural and man-made berms, hills and swales to control water runoff.
- \_\_\_ 8. Avoid the use of solvents that contain or leach out pollutants that can contaminate the water resources and runoff. Contact the State of Hawai'i Clean Water Branch at 586-4309 to determine whether a NPDES (National Pollutant Discharge Elimination System) permit is required.
- \_\_\_ 9. Use Integrated Pest Management (IPM) techniques. IPM involves a carefully managed use of biological and chemical pest control tactics. It emphasizes minimizing the use of pesticides and maximizing the use of natural process
- \_\_\_ 10. Use trees and bushes that are felled at the building site (i.e. mulch, fence posts). Leave grass trimmings on the lawn to reduce green waste and enhance the natural health of lawns.
- \_\_\_ 11. Use recycled content, decay and weather resistant landscape materials such as plastic lumber for planters, benches and decks.

## **VII. Building Materials & Solid Waste Management**

### **A. Material Selection and Design**

- \_\_\_ 1. Use durable products.
- \_\_\_ 2. Specify and use natural products or products with low embodied energy and/or high recycled content. Products with recycled content include steel, concrete with glass,

drywall, carpet, etc. Use ground recycled concrete, graded glass cullet or asphalt as base or fill material.

- \_\_\_ 3. Specify low toxic or non-toxic materials whenever possible, such as low VOC (Volatile Organic Compounds) paints, sealers and adhesives and low or formaldehyde-free materials. Do not use products with CFCs (Chloro-fluoro-carbons).
- \_\_\_ 4. Use locally produced products such as plastic lumber, insulation, hydro-mulch, glass tiles, compost.
- \_\_\_ 5. Use advanced framing systems that reduce waste, two stud corners, engineered structural products and prefabricated panel systems.
- \_\_\_ 6. Use materials which require limited or no application of finishing or surface preparation. (i.e. finished concrete floor surface, glass block and glazing materials, concrete block masonry, etc.).
- \_\_\_ 7. Use re-milled salvaged lumber where appropriate and as available. Avoid the use of old growth timber.
- \_\_\_ 8. Use sustainably harvested timber.
- \_\_\_ 9. Commit to a material selection program that emphasizes efficient and environmentally sensitive use of building materials, and that uses locally available building materials. (A list of Earth friendly products and materials is available through the Green House Hawai'i Project. Call Clean Hawai'i Center, Tel. 587-3802 for the list.)

#### **B. Solid Waste Management, Recycling and Diversion Plan**

- \_\_\_ 1. Prepare a job-site recycling plan and post it at the job-site office.
- \_\_\_ 2. Conduct pre-construction waste minimization and recycling training for employees and sub-contractors.
- \_\_\_ 3. Use a central area for all cutting.
- \_\_\_ 4. Establish a dedicated waste separation/diversion area. Include Waste/Compost/Recycling collection areas and systems for use during construction process and during the operational life cycle of the building.
- \_\_\_ 5. Separate and divert all unused or waste cardboard, ferrous scrap, construction materials and fixtures for recycling and/or forwarding to a salvage exchange facility. Information on "Minimizing C&D (construction and demolition) waste in Hawai'i" is available through Department of Health, Office of Solid Waste Management, Tel. 586-4240.
- \_\_\_ 6. Use all green waste, untreated wood and clean drywall on site as soil amendments or divert to offsite recycling facilities.
- \_\_\_ 7. Use concrete and asphalt rubble on-site or forward the material for offsite recycling.
- \_\_\_ 8. Carefully manage and control waste solvents, paints, sealants, and their used containers. Separate these materials from C&D (construction and demolition) waste and store and dispose them of them carefully.
- \_\_\_ 9. Donate unused paint, solvents, sealants to non-profit organizations or list on HIMEX (Hawai'i Materials Exchange). HIMEX is a free service operated by Maui Recycling

Group, that offers an alternative to landfill disposal of usable materials, and facilitates no-cost trades. See web site, [www.himex.org](http://www.himex.org).

- \_\_\_10. Use suppliers that re-use or recycle packaging material whenever possible.

## VIII. Indoor Air Quality

- \_\_\_1. Design an HVAC system with adequate supply of outdoor air, good ventilation rates, even air distribution, sufficient exhaust ventilation and appropriate air cleaners.
- \_\_\_2. Develop and specify Indoor Air Quality (IAQ) requirements during design and contract document phases of the project. Monitor compliance in order to minimize or contain IAQ contaminant sources during construction, renovation and remodeling.
- \_\_\_3. Notify occupants of any type of construction, renovation and remodeling and the effects on IAQ.
- \_\_\_4. Inspect existing buildings to determine if asbestos and lead paint are present and arrange for removal or abatement as needed.
- \_\_\_5. Supply workers with, and ensure the use of VOC (Volatile Organic Compounds)-safe masks where required.
- \_\_\_6. Ensure that HVAC systems are installed, operated and maintained in a manner consistent with their design. Use UV lamps in Air Handling Units to eliminate mold and mildew growth. An improperly functioning HVAC system can harbor biological contaminants such as viruses, bacteria, molds, fungi and pollen, and can cause Sick Building Syndrome (SBS).
- \_\_\_7. Install separate exhaust fans in rooms where air polluting office equipment is used, and exhaust directly to the exterior of the building, at sufficient distance from the air intake vents.
- \_\_\_8. Place bird guards over air intakes to prevent pollution of shafts and HVAC ducts.
- \_\_\_9. Control indoor air pollution by selecting products and finishes that are low or non-toxic and low VOC emitting. Common sources of indoor chemical contaminants are adhesives, carpeting, upholstery, manufactured wood products, copy machines, pesticides and cleaning agents.
- \_\_\_10. Schedule finish application work to minimize absorption of VOCs into surrounding materials e.g. allow sufficient time for paint and clear finishes to dry before installing carpet and upholstered furniture. Increase ventilation rates during periods of increased pollution.
- \_\_\_11. Allow a flush-out period after construction, renovation, remodeling or pesticide application to minimize occupant exposure to chemicals and contaminants.

## **IX. Commissioning & Construction Project Closeout**

1. Appoint a Commissioning Authority to develop and implement a commissioning plan and a preventative maintenance plan. Project Manager's responsibilities must include coordination of commissioning activities during project closeout.
2. Commissioning team should successfully demonstrate all systems and perform operator training before final acceptance.
3. Provide flush-out period to remove air borne contaminants from the building and systems.
4. Provide as-built drawings and documentation for all systems. Provide data on equipment maintenance and their control strategies as well as maintenance and cleaning instructions for finish materials.

## **X. Occupancy and Operation**

### **A. General Objectives**

1. Develop a User's Manual for building occupants that emphasizes the need for Owner/Management commitment to efficient sustainable operations.
2. Management's responsibilities must include ensuring that sustainability policies are carried out.

### **B. Energy**

1. Purchase EPA rated, Energy Star, energy-efficient office equipment, appliances, computers, and copiers. (Energy Star is a program sponsored by U.S. Dep. Of Energy. Use of these products will contribute to reduced energy costs for buildings and reduce air pollution.)
2. Institute an employee education program about the efficient use of building systems and appliances, occupants impact on and responsibility for water use, energy use, waste generation, waste recycling programs, etc.
3. Re-commission systems and update performance documentation periodically per recommendations of the Commissioning Authority, or whenever modifications are made to the systems.

### **C. Water**

1. Start the watering cycle in the early morning in order to minimize evaporation.
2. Manage the chemical treatment of cooling tower water to reduce water consumption.

### **D. Air**

1. Provide incentives which encourage building occupants to use alternatives to and to reduce the use of single occupancy vehicles.

- \_\_\_ 2. Provide a location map of services within walking distance of the place of employment (child care, restaurants, gyms, shopping).
- \_\_\_ 3. Periodically monitor or check for indoor pollutants in building.
- \_\_\_ 4. Provide an IAQ plan for tenants, staff and management that establishes policies and documentation procedures for controlling and reporting indoor air pollution. This helps tenants and staff understand their responsibility to protect the air quality of the facility.

### **E. Materials and Products**

- \_\_\_ 1. Purchase business products with recycled content such as paper, toners, etc.
- \_\_\_ 2. Purchase Furniture made with sustainably harvested wood, or with recycled and recycled content materials, which will not off gas VOC's.
- \_\_\_ 3. Remodeling and painting should comply with or improve on original sustainable design intent.
- \_\_\_ 4. Use low VOC, non-toxic, phosphate and chlorine free, biodegradable cleaning products.

### **F. Solid Waste**

- \_\_\_ 1. Collect recyclable business waste such as paper, cardboard boxes, and soda cans.
- \_\_\_ 2. Avoid single use items such as paper or Styrofoam cups and plates, and plastic utensils.

## **XI. Resources**

Financing: Energy Efficiency in Buildings. U.S. Department of Energy, DOE/EE-0152, May, 1998 (Call Tel. 1-800-DOE-EREC or visit local office)

Building Commissioning: The Key to Quality Assurance. U.S. Department of Energy, DOE/EE-0153, May, 1998 (Call Tel. 1-800-DOE-EREC or visit local office)

Guide to Resource-Efficient Building in Hawaii. University of Hawai'i at Manoa, School of Architecture and Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, October 1998. (Call Tel. 587-3804 for publication)

Hawaii Model Energy Code. Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, November 1997 (Call Tel. 587-3810 for publication)

Photovoltaics in the Built Environment: A Design Guide for Architects and Engineers. NREL Publications, DOE/GO #10097-436, September 1997 (Call Tel. 1-800-DOE-EREC or visit local office)

Building Integrated Photovoltaics: A Case Study. NREL Publications #TP-472-7574, March 1995 (Call Tel. 1-800-DOE-EREC or visit local office)

Solar Electric Applications: An overview of Today's Applications. NREL Publications, DOE/GO #10097-357, Revised February, 1997 (Call Tel. 1-800-DOE-EREC or visit local office)

Green Lights: An Enlightened Approach to Energy Efficiency and Pollution Prevention. U.S. Environmental Protection Agency, Pacific Island Contact Office (Call Tel. 541-2710 for publication.)

Healthy Lawn, Healthy Environment. U.S. Environmental Protection Agency, Pacific Island Contact Office. (Call Tel. 541-2710 for this and related publications)

How to Plant a Native Hawaiian Garden. Office of Environmental Quality Control (OEQC), Department of Health, State of Hawai'i (Call Tel. 586-4185 for publication)

Buy Recycled in Hawai'i. Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, November 1997. (Call Tel. 587-3802 for publication)

Hawai'i Recycling Industry Guide and other recycling and reuse related fact sheets. Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, July 1999. (Call Tel. 587-3802 for publication)

Minimizing Construction and Demolition Waste. Office of Solid Waste Management, Department of Health and Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, February 1998. (Call Tel. 586-4240 for publication)

Contractor's Waste Management Guide and Construction and demolition Waste Management Facilities Directory. Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, 1999. (Call Tel. 587-3802 for publication)

Waste Management and Action: Construction Industry. Department of Health, Solid and Hazardous Waste Branch (Call Tel. 586-7496 for publication)

Business Guide For reducing Solid Waste. U.S. Environmental Protection Agency, Pacific Island Contact Office, Tel. 541-2710 (Call for publication.)

The Inside Story: A Guide to Indoor Air Quality. U.S. Environmental Protection Agency, Pacific Island Contact Office, Tel. 541-2710 (Call for this and related publications.) Additional information is available from the American Lung Association, Hawai'i, Tel. 537-5966

Selecting Healthier Flooring Materials. American Lung Association and Clean Hawai'i Center, February 1999. (Call Tel. 537-5966 x307)

Office Paper Recycling: An Implementation Manual. U.S. Environmental Protection Agency, Pacific Island Contact Office, Tel. 541-2710 (Call for publication.)

### **Acknowledgments**

OEQC and the Environmental Council would like to thank Allison Beale, Gary Gill, Nick H. Huddleston, Gail Suzuki-Jones, Purnima McCutcheon, Virginia B. MacDonald, Steve Meder, Ramona Mullahey, Thomas P. Papandrew, Victor Olgay, Howard Tanaka, and Howard Wiig for their assistance with this project.



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

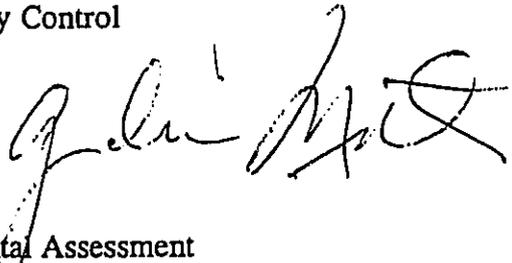
LETTER NO. PWD02.P246

MEMORANDUM

TO: Ms. Genevieve Salmonson  
Office of Environmental Quality Control  
Department of Health

FROM: Gordon Matsuoka  
Public Works Administrator

SUBJECT: Comment on Draft Environmental Assessment  
Waianae High School Media Center Project



Thank you for your letter dated April 8, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project. Our response to your comments are as follows:

Sustainable Building Guidelines

In the design of the proposed Media Center, The Department of Accounting and General Services (DAGS) and the Department of Education (DOE) will take into consideration the Sustainable Building Guidelines published by the Environmental Council.

Use of Recycled Glass

To the extent possible, the design phase of the project will take into consideration using building materials with a minimum glass content. If deemed appropriate, recycled content products will be utilized in development of the project.

Indigenous and Polynesian Introduced Plants for Use in Public Landscaping

To the extent possible, DAGS and DOE will consider the use of native, indigenous and Polynesian introduced plants in the landscaping of the project site and school

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HI 96843



April 5, 2002

*Ralph Harris*  
*BT*

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman  
CHARLES A. STED, Vice-Chairman  
JAN M.L.Y. AMII  
HERBERT S.K. KAOPUA, SR.

BRIAN K. MINAAI, Ex-Officio  
ROSS S. SASAMURA, Ex-Officio

CLIFFORD S. JAMILE  
Manager and Chief Engineer

Mr. Ralph Morita  
Department of Accounting  
and General Services  
State of Hawaii  
P. O. Box 119  
Honolulu, Hawaii 96810

TO:	
1 PW Actm	Approval
1 PW Sec	Signature
2 Staff Sec Sr	Information
1 Planning Br	File
1 Proj Mgmt Sr	Ma
1 Design Br	Ma
1 Inspe Br	Ma
1 Qual Contr Br	Ma

Dear Mr. Morita:

Subject: Draft Environmental Assessment for Waianae High School  
Media Center, Dated February 2002, TMK: 8-5-2: 18, 8-5-15: 1

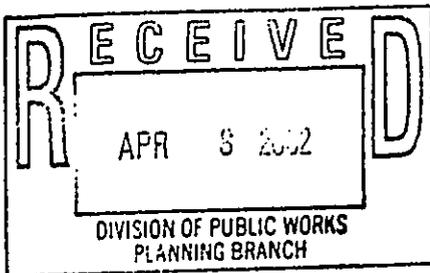
Thank you for the opportunity to review the Draft Environmental Assessment (Draft EA) for the Waianae High School Media Center Project.

The Draft EA should also indicate that the proposed project is subject to Board of Water Supply cross-connection control requirements prior to the issuance of the Building Permit Application.

If you have any questions, please contact Joseph Kaakua at 527-6123.

Very truly yours,

for  
CLIFFORD S. JAMILE  
Manager and Chief Engineer





GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD002.P216.

APR 23 2002

SSFM INTERNATIONAL INC  
RECEIVED

APR 24 2002  
JLR

**FILE COPY**

Mr. Clifford S. Jamile  
Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, Hawaii 96843

FILE \_\_\_\_\_

Dear Mr. Jamile:

**Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project**

Thank you for your letter dated April 5, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

The Final EA will indicate that Board of Water Supply cross-connection control requirements are required prior to the issuance of the Building Permit Application.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

GLENN M. OKIMOTO  
State Comptroller

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

KAPOLEI HALE, 1000 ULUOHIA STREET, STE. 309 • KAPOLEI, HAWAII 96707  
PHONE: (808) 692-5562 • FAX: 692-5131 • INTERNET: WWW.CO.HONOLULU.HI.US

JEREMY HARRIS  
MAYOR



WILLIAM D. BALFOUR, JR.  
DIRECTOR

EDWARD INTERNATIONAL INC.  
RECEIVED DIRECTOR

March 22, 2002

MAR 29 2002  
LZA  
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FILE

SSEM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Attention: Mr. Leo R. Asuncion, Jr., AICP

Gentlemen:

**FILE COPY**

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Waianae High School Media Center Project.

The Department of Parks and Recreation has no comment on this project.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

*W.D. Balfour, Jr.*  
WILLIAM D. BALFOUR, JR.  
Director

WDB:je

cc: Mr. Don Griffin, Department of Design and Construction



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02-P228

APR 23 2002

Mr. William D. Balfour, Jr., Director  
Department of Parks and Recreation  
City and County of Honolulu  
Kapolei Hale, Suite 309  
1000 Uluohia Street  
Kapolei, Hawaii 96707

Dear Mr. Balfour:

Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated March 22, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We note your department has reviewed the subject Draft EA and has no comments on the project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Glenn M. Okimoto".

GLENN M. OKIMOTO  
State Comptroller

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS  
MAYOR



**FILE COPY**

RANDALL K. FUJIKI, AIA  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

2002/ELOG-702 (ASK)

April 8, 2002

SSFM INTERNATIONAL, INC.  
RECEIVED

APR 11 2002

LRA

Leo R. Asuncion, Jr., AICP  
SSFM International, Inc.  
501 Sumner Street, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Asuncion:

Draft Environmental Assessment (E. A.)  
Waianae High School Media Center Project  
85-251 Farrington Highway, Waianae  
Tax Map Keys 8-5-2: 18 and 8-5-15: 1

We have reviewed the Draft E.A. for the above project and offer the following comments:

- 1) The Draft EA correctly states that the project is within the Special Management Area and is subject to Special Management Area Use Permit (SMP) requirements. The application instructions and a Departmental Master Application Form are enclosed for your reference.
- 2) The applicant must obtain waivers if P-2 General Preservation development standards will not be met. Instructions are enclosed.
- 3) Figure 2.2 of the Final EA should be labeled as "Existing".
- 4) The SMP application should include an exhibit showing the flood hazard boundaries relative to the proposed structures.
- 5) The existing and post project topography should be described in the SMP application. This is relevant to existing and future drainage patterns.

Leo R. Asuncion, Jr., AICP  
Page 2  
April 8, 2002

Page 43 of the Draft EA states, "Another drain inlet may also be provided between the Phoenix House and new Media Center building." The following paragraph states, "...existing drainage facilities serving this project site should be adequate to accommodate the new Media Center." The SMP application should clarify the existing flooding potential and the need for additional drainage infrastructure.

In an April 3, 2002 letter, enclosed, the Department of Land and Natural Resources, Historic Preservation Division indicated "drainage improvements crosscut the proposed project site." The SMP application should explain how the project might impact this infrastructure.

Should you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Sincerely yours,

  
for RANDALL K. FUJIKI, AIA  
Director of Planning and  
Permitting

RKF:cs  
Attachments

Posse 148718



BENJAMIN J. CAYETANO  
GOVERNOR

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

GLENN M. OKIMOTO  
COMPTROLLER

MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. PWD02.P208

APR 23 2002

Mr. Randall K. Fujiki, AIA, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

**Subject:       Comments on Draft Environmental Assessment  
                  Waianae High School Media Center Project**

Thank you for your letter dated April 8, 2002, which commented on the Draft Environmental Assessment (EA) for the subject project. Our responses are listed below and numbered to correspond to your comments.

1. Thank you for the information on the Special Management Area Use Permit (SMP) requirements and Departmental Master Application Form. A permit application will be promptly filed with your department upon completion of the Final EA document.
2. A waiver from the City's off-street parking requirements will be filed with your Department shortly.
3. Changes to the label for Figure 2.2 will be made and reflected in the Final EA.
4. The SMP application will include a figure showing the flood hazard boundaries in relation to the Media Center building.
5. The existing and post-project topography will be described in the SMP application. The SMP application will clarify the existing flood conditions and drainage improvements required for the building. The SMP application will also address modifications to the existing drainage system due to the project.

Mr. Randall Fujiki  
PWD02.P208  
Page 2

We appreciate your participation in the Draft EA review process. Your letter along with this response will be reproduced in the Final EA.

Very truly yours,



GLENN M. OKIMOTO  
State Comptroller

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

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

*AKL  
4/18/02*

JEREMY HARRIS  
MAYOR



ATTILIO K. LEONARDI  
FIRE CHIEF

JOHN CLARK  
DEPUTY FIRE CHIEF

April 16, 2002

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

DIVISION	INITIAL
TO: PW Adm	Approval
PW Sec	Signature
Staff Svcs Br	Information
Planning Br	Our File
Proj Mgmt Br	Use Inv
Design Br	Comments
Inspection Br	Investigate
Qual Cont Br	Ret

Dear Mr. Morita:

Subject: Draft Environmental Assessment for Waianae High School Media Center Project  
Tax Map Keys: 8-5-002: 018 & 8-5-015: 001

We have reviewed the Draft Environmental Assessment dated February 2002 and have no further objections or comments regarding the proposed project.

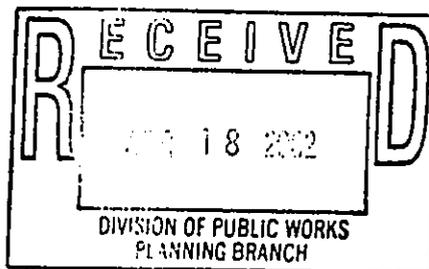
Should you have any questions, please call Battalion Chief Kenneth Silva of our Fire Prevention Bureau at 831-7778.

Sincerely,

*AKL*  
ATTILIO K. LEONARDI  
Fire Chief

AKL/SD:bh

cc: Mr. Leo R. Asuncion Jr., AICP  
SSFM International, Inc.





GLENN M. OKIMOTO  
COMPTROLLER

MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD01.P242

APR 23 2002

Mr. Attilio K. Leonardi, Fire Chief  
Fire Department  
City and County of Honolulu  
3375 Koapaka Street, Suite H425  
Honolulu, Hawaii 96819-1869

Dear Mr. Leonardi:

Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated April 16, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We note your department has reviewed the subject Draft EA and has no objections or comments on the project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glenn M. Okimoto".

GLENN M. OKIMOTO  
State Comptroller

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

*EM PW  
BI PW*

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111  
http://www.honolulu-pd.org  
www.co.honolulu.hi.us

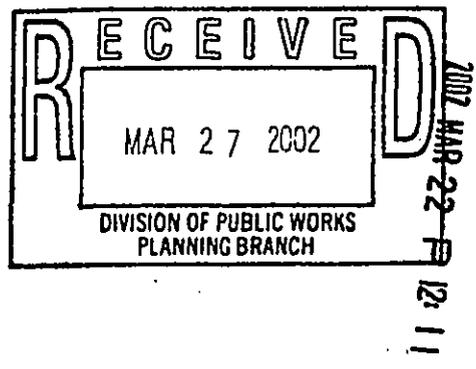
JEREMY HARRIS  
MAYOR



LEE D. DONOHUE  
CHIEF  
MICHAEL CARVALHO  
ROBERT AU  
DEPUTY CHIEFS

OUR REFERENCE CS-KP

March 19, 2002



COMPTROLLER'S OFFICE  
DABS

*WAE*

Mr. Glenn Okimoto, Comptroller  
Department of Accounting and General  
Services  
1151 Punchbowl Street, Room 430  
Honolulu, Hawaii 96813

Attention: Mr. Ralph Morita

Dear Mr. Okimoto:

Thank you for the opportunity to review the Draft Environmental Assessment for the Waianae High School Media Center Project.

We have noted that our initial concerns have been addressed in this document. Therefore, we have no further comment to offer at this time.

If there are any questions, please call Ms. Carol Sodetani of the Support Services Bureau at 529-3658.

Sincerely,

LEE D. DONOHUE  
Chief of Police

TO:	INITIAL:
<input checked="" type="checkbox"/> PW Asst	<input checked="" type="checkbox"/> Approval
<input type="checkbox"/> P. Sec	<input type="checkbox"/> Signature
<input type="checkbox"/> S. in Svcs Br	<input type="checkbox"/> Information
<input checked="" type="checkbox"/> Planning Br	<input checked="" type="checkbox"/> Cur File
<input type="checkbox"/> Prop. Mgmt Br	<input type="checkbox"/> See Me
<input type="checkbox"/> Design Br	<input type="checkbox"/> Comments
<input type="checkbox"/> Inspc Br	<input type="checkbox"/> Investigate &
<input type="checkbox"/> Qual. Contr Br	<input type="checkbox"/> Project

By *Karl Godsey*  
KARL GODSEY  
Acting Assistant Chief of Police  
Support Services Bureau

cc: Mr. Leo R. Asuncion, Jr. AICP  
SSFM International, Inc.



BENJAMIN J. CAYETANO  
GOVERNOR

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

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. PWD02.0217

APR 23 2002

Mr. Lee D. Donohue  
Chief of Police  
Police Department  
City and County of Honolulu  
801 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chief Donohue:

Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated March 13, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We note your department's comments that initial concerns regarding the security of the proposed building have been addressed in the Draft EA, and that your department has no further comments to offer at this time.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glenn M. Okimoto".

GLENN M. OKIMOTO  
State Comptroller

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB





GLENN M. DKIMOTO  
COMPTROLLER

MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P227

APR 23 2002

Mr. Alike Silva  
85-140 Maiuu Road  
Waianae, Hawaii 96792

Dear Mr. Silva:

**Subject: Comments on Pre-Environmental Assessment  
Waianae High School Media Center Project**

Thank you for your letter dated February 22, 2002, providing comments on the Pre-Environmental Assessment (EA) for the subject project.

We note that your letter dated February 22, 2002, was received at our office on March 5, 2002, which was after publication of the Draft EA in the February 23, 2002, issue of *The Environmental Notice*. We did provide you with a copy of the Draft EA for your review, and are providing a response to your letter which will be included in the Final EA.

Thank you for your support of the project indicating it will provide an excellent educational service for Waianae's children and community.

Your concern with the project's potential impacts on burials is noted along with the information provided in your letter. Coordination with the State Historic Preservation Division (SHPD) has been and will continue to be conducted to address potential effects on historic sites including potential subsurface sites. Based upon this coordination, it was determined that an archaeological inventory survey with subsurface testing would not be required. The Media Center building will be placed on fill material raising the existing topography associated with the proposed site.

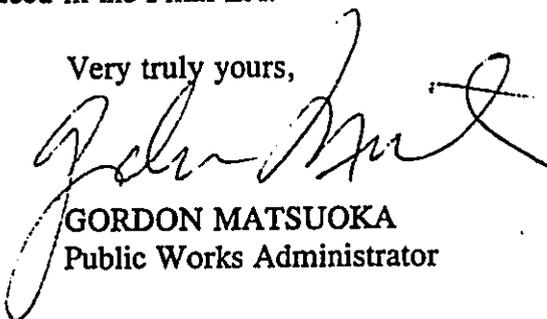
Regarding cultural monitoring, the SHPD has indicated that they do not have jurisdiction over this provision or address this issue. Unfortunately, there are no regulatory rules or procedures currently established to address the qualifications and selection of a cultural monitor and their responsibilities for conducting such work. There are also liability issues associated with this type of monitoring for both the contractor and monitor which are not addressed at this time.

Mr. Alike Silva  
PWD02.P227  
Page 2

Therefore, cultural monitoring is not planned for this project at this time. In the event any burials are encountered, all work would stop and the procedures prescribed under Chapter 13-300, HAR will be followed. However, your concern for protecting iwi kupuna is noted and efforts will be initiated to prevent such impacts or desecration of sites.

We appreciate your participation in the Draft EA review process. As noted above, your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka", written over the typed name and title.

GORDON MATSUOKA  
Public Works Administrator

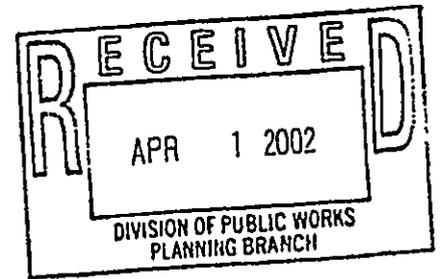
RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

*RMT*  
*4/1/02* *LB*

William and Melva Aila  
86-630 Lualuelei Homestead Road  
Wai'anae Hawaii 96792  
Ph# 696-9921  
Fax# 696-1117

April 1, 2002



Mr. Ralph Morita  
State of Hawaii  
Dept. of Accounting and General Services  
Kalanimoku Bldg. Room 430  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Sent via Fax

Dear Mr. Morita:

Mahalo for the Opportunity to provide comment on the Wai'anae High School Media Project, TMK : (1) 8-5-002: 018; (1) 8-5-015: 001.

We concur that the project as proposed, will not have any significant impact on the surrounding areas.

We offer the following comments regarding specific sections of the DEA.

**Sec. 3.6**

We agree that the potential of an inadvertent discovery is minimal, based upon our experiences as graduates of Wai'anae High School. In addition we have inquired of our older relatives, who happen to have been part of the first and second graduating classes at Wai'anae High, of past uses in the proposed project area, and they concur that disturbance is unlikely. This area has been previously disturbed, and is part of a large coral outcrop. In addition, minimal excavation for utility lines and retaining wall foundation, and the plan to place the building on fill material, further minimizes any potential impact.

DEA Comment  
4/1/2002  
Page two

In the event that the unlikely were to occur the DEA states that the work would stop and that compliance with Chapter 6E HRS and Chapter 13-300, HAR, would occur. Additionally, we request to be kept informed.

Sec. 5.5

Although this project will not result in an increase in traffic into the High School, there should be a review of the suitability of the width of the ingress and egress lanes into the road way servicing the Gym and Football field. At present two vehicles, cannot turn into or come out of the area at the same time. This may be a traffic hazard.

Mahalo, for the opportunity to comment on, and support this very important project for Wai'anae High School and the Wai'anae Community.



William J. Aila Jr.



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02 P241

APR 23 2002

Mr. William J. Aila, Jr.  
86-630 Lualualei Homestead Road  
Waianae, Hawaii 96792

Dear Mr. Aila:

Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

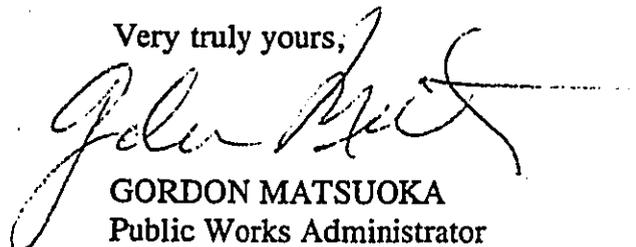
Thank you for the letter dated April 1, 2002, providing comments on the Draft EA and support for the subject project. We note your concurrence that this project would not have any significant impact on the surrounding area.

We greatly appreciate you providing additional information of the prior disturbances associated with the site making the potential for encountering burials minimal. We also appreciate your efforts in consulting with other individuals knowledgeable of the site. In the unlikely event burials are encountered during construction, we will keep you informed.

Regarding the access lane serving the project site, we would like to clarify that this lane is not intended to serve as a normal roadway providing both vehicle ingress and egress. This lane was designed only to allow deliveries to the swimming pool and athletic department, and serve as a fire lane for that area. Consequently, use of this access road is generally restricted although it may be used for vehicles during athletic events at the field. However, we appreciate your concern in preventing traffic hazards along this access road, and the school will take appropriate measures during events to address this.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

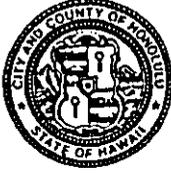
Very truly yours,



GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB



WAIANAЕ COAST NEIGHBORHOOD BOARD NO. 24

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET, ROOM 400 • HONOLULU, HAWAII 96813  
PHONE: (808) 527-5749 • FAX: (808) 527-5760 • INTERNET: www.co.honolulu.hi.us

April 8, 2002

State of Hawai'i  
Department of Accounting and General Services  
11521 Punchbowl Street, Room 430  
Honolulu, HI 96813

Dear Mr. Morita:

**SUBJECT: Wai'anae High School Media Center Project – Draft Environmental Assessment**

At the regularly scheduled Wai'anae Coast Neighborhood Board No. 24 meeting held on April 2, 2002, the board entertained a motion to support the proposed Wai'anae High School Media Center per the published Draft Environmental Assessment. The motion passed unanimously.

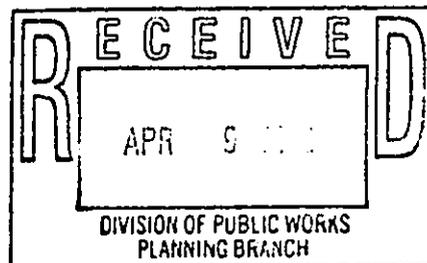
We wish the Wai'anae High School team and the State of Hawai'i our best wishes in accomplishing a quick and successful completion of this project.

If you have any questions please contact me at 696-0131 or at rezentesc@aol.com.

Sincerely,

  
Cynthia K. L. Rezendes, Chair  
Wai'anae Coast Neighborhood Board No. 24

cc: Neighborhood Commission Office  
Council Chair John DeSoto  
Senator Colleen Hanabusa  
Representative Michael Kahikina  
Representative Emily Auwae  
SSFM International, Inc.  
OEQC, State of Hawai'i



wcnb24ch0210



Oahu's Neighborhood Board System - Established 1973

BI Suite  
Relis



BENJAMIN J. CAYETANO  
GOVERNOR

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

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. PWD02.P218

APR 23 2002

Ms. Cynthia K.L. Rezendes, Chair  
Waianae Coast Neighborhood Board No. 24  
c/o Neighborhood Commission  
530 South King Street, Room 400  
Honolulu, Hawaii 96813

Dear Ms. Rezendes:

**Subject:       Comments on Draft Environmental Assessment  
                  Waianae High School Media Center Project**

Thank you for your letter dated April 8, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We greatly appreciate the Waianae Neighborhood Board No. 24 unanimously supporting a resolution to support the proposed Waianae High School Media Center.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glenn M. Okimoto".

GLENN M. OKIMOTO  
State Comptroller

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

*Rol*

DIVISION OF PUBLIC WORKS		INITIALS
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<input type="checkbox"/> Design Br	Comments	
<input type="checkbox"/> Inspec Br	Investigate &	
<input type="checkbox"/> Qual Cont Br	Report	

**Wai'anae High School  
Hawaiian Studies Program**

85-251 Farrington Highway Wai'anae, Hawaii 96792  
Tel: (808) 697-7058 Fax: (808) 697-7018

RECEIVED - DAGS  
DIV. OF PUBLIC WORKS

APR -1 A 10:57

March 27, 2002

Mr. Ralph Morita  
State of Hawaii, DAGS  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Morita,

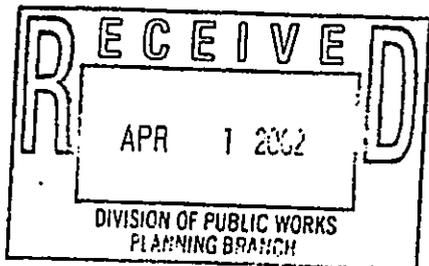
Aloha, my name is Daniel Forman and I have been teaching at Wai'anae High for three years. I am writing in support of efforts to complete the media building at Wai'anae High. I have seen much evidence of the entire school and community benefiting from the Searider Productions program. The program welcomes students and teachers to use their resources. Quality work is seen in many different forms whether it be at sporting events, classroom projects, or other major school functions. The connections with the Hawaiian Studies Program allow our program to blossom as well. Students create promotional videos for the program and use the Media Production resources to document many of our learning activities. This kind of work fosters pride for the program while giving students valuable experience with media. Students enthusiastically write and plan their scripts. Students share responsibilities in creating and editing a final product.

The National Education Association Magazine, read by many of today's teachers throughout the nation, often emphasizes the learning potential of combining lessons with technology and media presentations. The Searider Production program is way ahead of the game and already has established strong community ties and support. With the addition of a media building the program will continue to excel and provide our school and community with professional works of art. Mahalo.

Sincerely,

*Daniel Forman*

Daniel Forman, M.S.  
Natural Resource Management





GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO PWD02.P234

MAR 23 2002

Mr. Daniel Forman, M.S.  
Hawaii Studies Program  
Waianae High School  
85-251 Farrington Highway  
Waianae, Hawaii 96792

Dear Mr. Forman:

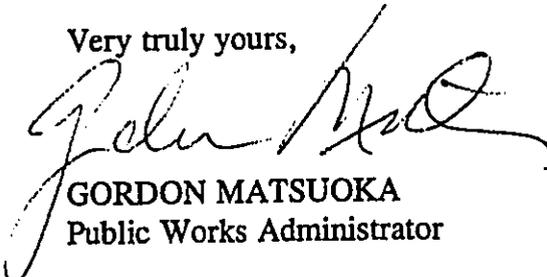
Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated March 27, 2002, providing comments on the Draft Environmental Assessment (EA) and support for the subject project.

We appreciate your comments supporting the Waianae High School media program and the proposed Media Center project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,



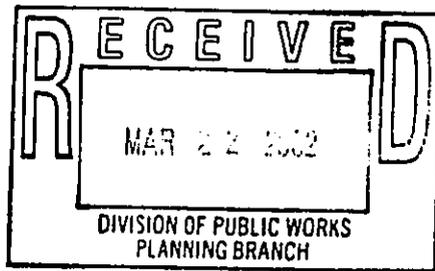
GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

3/22/02 RM km  
BI  
RY

Mr. Ralph Morita  
State of Hawaii, DAGS  
P.O. Box 119  
Honolulu, HI 96810



MAR 22 2002  
12 02 A 944

Dear Mr. Morita,

I am writing this letter in support of the Waianae High School Searider Production. I feel that it is one of the programs on campus that have helped many students realize their potential. I have seen many athletes benefit from this program. I would have to say that the majority of our seniors have not made any plans to further their education. This program has saved many of those who did not have any goals. I like this program because its hands on and it challenges them in the artistic realm. Our students face many negatives in our community. This program allows them to escape from the pressures put upon them and to excel in education. It is one of the most popular classes that we have on campus. You should see how crowded Mrs. Suiso's classes are. I know that the success of this program is solely due to her commitment to her students. The turn over rate of teachers is high at this school, but I know that Candy and I are here for life. That's what makes building this project all worthwhile. I had the chance to visit Kapolei HS. and saw their facilities. I was surprised to see what can be done here at Waianae. I'm amazed at what our students have been able to achieve with the facilities that we presently have. Candy has made many game tape copies for our athletes to send to colleges in hopes of being recruited. She also helps in taping our games. This she does on her own time, but she does it because she knows that it opens more avenues for our students. This building will help create job opportunities for our students. I strongly urge you to help and see that it becomes a reality. Thank you for taking the time to read this letter. If you need to contact me please feel free to do so.

Sincerely,

*Daniel Matsumoto*

Daniel Matsumoto  
Waianae High School  
Head Football Coach  
3/15/02

TO:	BY:	DATE:
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<input type="checkbox"/> Qual. Control		

cc: SSFM



GLENN M. OKIMOTO  
COMPTROLLER

MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P219

APR 23 2002

Mr. Daniel Matsumoto  
Head Football Coach  
Waianae High School  
85-251 Farrington Highway  
Waianae, Hawaii 96792

Dear Mr. Matsumoto:

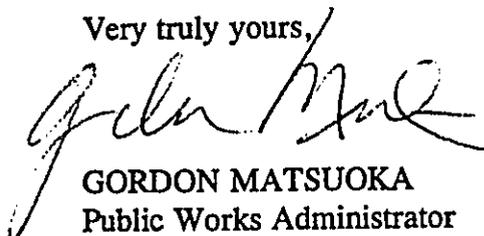
Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your letter dated March 15, 2002, regarding the proposed Waianae High School Media Center project.

Thank you for supporting the project and the positive sentiments regarding Waianae High School's Searider Productions.

We appreciate your participation in the Draft Environmental Assessment (EA) review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,



GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS Design Branch

*RM*

DIVISION OF PUBLIC WORKS		INITIALS
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<input type="checkbox"/> Qual Cont Br		Rep

RECEIVED - DAGS March 30, 2002  
DIV. OF PUBLIC WORKS

2002 APR -1 A 10:58

Dear Mr. Molina

I am Derrick Tsuruda and I am a science teacher at Waianae High School. I am writing to express to you how Searider Productions have had an effect on me and my students. I have taught at Waianae High School for five years and throughout those years, many of my students have benefited and gained useful experiences from Searider Productions. Many former students of Candy Suiso have took what they have learned from her classes and have attained jobs related to those classes such as radio broadcasting and working behind the scenes in the newsrooms.

Last year, my students and I had the opportunity to use the equipment that the Searider Production students have. My students did a science project that integrated science with mass media. They had to present a topic such as the Doppler effect to the class but do it in the form of a video. They needed to take shots of cars with sirens passing a stationary observer and showing how the frequency of sound changes as the sound gets closer to the observer. Then they needed to take those shots and edit their video and do voice-overs to match their presentation with their video. Allowing us to use the facilities made the project a possibility.

Finally, watching Searider News, Waianae High School's video magazine shows what success our Searider Production class can do. Watching our students create and produce the monthly shows demonstrates the multiple talents of our students here at Waianae and shows the quality products that our students can do when they are interested in what they are doing. All of the reasons stated above are why I support and urge the construction of a new Mass Media building for Waianae High School.

Sincerely,

*Derrick Tsuruda*  
Derrick Tsuruda  
Science Teacher

RECEIVED  
APR 1 2002...  
DIVISION OF PUBLIC WORKS  
PLANNING BRANCH



BENJAMIN J. CAYETANO  
GOVERNOR

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

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. PWD02.P237

MAR 28 2002

Mr. Derrick Tsuruda, Science Teacher  
Waianae High School  
85-251 Farrington Highway  
Waianae, Hawaii 96792

Dear Mr. Tsuruda:

**Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project**

Thank you for the letter dated March 30, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We appreciate your comments supporting the Waianae High School media program and the proposed Media Center project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

*RM*  
*BI* *JK*

*JK*

March 27, 2002

Dear Mr. Morita,

I have raised my children on the Waianae Coast, and have been blessed by wonderful caring teachers at Waianae High School. My children all attended Waianae High, and are doing well as adults within the community.

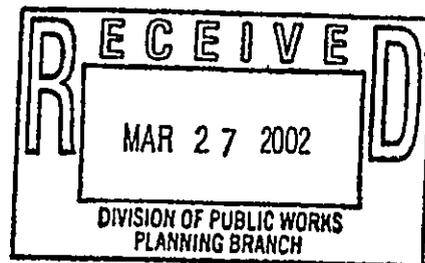
Both my boys were involved with the Searider Productions video, computer and journalism program while they were attending Waianae High. Under the direction of Candy Suiso and her support staff, my sons have learned a great deal about technology, the application to daily life, and the future. They not only learned a great deal about modern technology, but also of being responsible productive citizens who care about their community. By being a part of this program, my children looked deeper into their community, often doing video journalism pieces for example, on Reil Sunn. They also took part in doing creative music videos, such as on MTV. Their Videos have also captured students who were very dear, that have gone on before us.

A modern facility is needed that is designated for the Searider Production students. I remember visiting the small cramped quarters that encompassed two older classroom with closet spaces that were filled with students working, and a small workroom utilized for editing. I remember a makeshift room within a regular classroom that the students used for radio productions. I saw this class as a motivator for all students to come to school and learn. I remember students all wanting to be a part of this program, but it was standing room only, in addition to the teachers trying to teach a class for that period. All this without an air conditioner!!!! I remember students from both ends of the spectrum in education working together on projects that often was done on weekends, evenings, and even the school breaks.

I understand that allocations were made specifically for this building, and as an educator within the State school system, I also understand that monies somehow get redirected. I believe that our community needs to be uplifted, and that if monies were appropriated for such a building. It should be utilized as such.

Mahalo,

*Jaclyn Wills*  
Jaclyn Wills





GLENN M. OKIMOTO  
COMPTROLLER

MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P243

Ms. Jaclyn Wills  
84-1016 Hana Street  
Waianae, Hawaii 96792

Dear Ms. Wills:

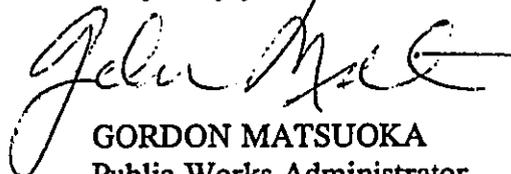
**Subject:       Comments on Draft Environmental Assessment  
                  Waianae High School Media Center Project**

Thank you for the letter dated March 27, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We appreciate your comments supporting the Waianae High School media program and the proposed Media Center project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

  
GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

RM  
BI

Waianae High School  
85-251 Farrington Hwy.  
Waianae, HI 96792

RECEIVED  
DIV. OF PUBLIC WORKS

2002 APR -3 A 8:56

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<input type="checkbox"/> Qual Cont Br		Report

Mr. Ralph Morita,

Unpainted walls, dusty counter tops and outlets sticking above ground level are conditions that Waianae High School students deal with on a daily basis. Still with the unsafe and unsanitary environment, the students in Waianae High School's Searider Production seem to make their dreams a reality.

Media and Technology plays a vital role in the daily lives of young adults. With media and technology, students are given the opportunity to voice their opinion in a visual manner, that allows others to understand their personal thoughts and feelings.

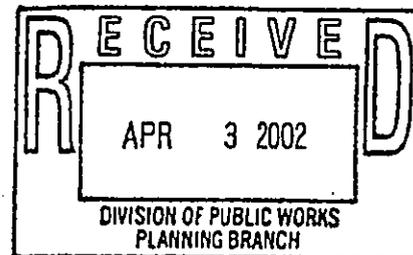
As a high school teacher, I strive to make the lessons that I teach "real" to the students and try to give them value in what they are learning each and everyday. From the help of Searider Production, my students and I have been given the opportunity take our class projects to another level. The lessons that we have worked on have become "real" to us and have given us a new found appreciation of video production.

As an educator, I believe that learning is a life-long process. Working with Candy Suiso and Searider Production has been a wonderful experience. I've been given the opportunity to learn more about video production, that will benefit not only myself, but my own students.

The facilities that Searider Production work out of are somewhat adequate, the students make do with what they have. If given the opportunity to work out of a new facility, the possibilities are endless. Please make our students' hopes and dreams a reality, by continuing with the construction of the Waianae High School-Searider Productions media building. Your decision will help in keeping our dream alive.

Sincerely,

Kathy M. Yamamoto  
Waianae High School  
Social Studies Teacher





GLENN M. OKIMOTO  
COMPTROLLER

MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P238

Ms. Kathy M. Yamamoto  
Social Studies Teacher  
Waianae High School  
85-251 Farrington Highway  
Waianae, Hawaii 96792

Dear Ms. Yamamoto:

Subject:       Comments on Draft Environmental Assessment  
                  Waianae High School Media Center Project

Thank you for the letter received April 3, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We appreciate your comments supporting the Waianae High School media program and the proposed Media Center project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

RM



# QUEEN LILIUOKALANI CHILDREN'S CENTER

RECEIVED - DAGS  
DIVISION OF PUBLIC WORKS  
APR 18 - 1 A 10:58

### LILIUOKALANI TRUST

MAIN OFFICE  
1300 HALONA STREET  
HONOLULU, HI 96817  
PHONE 847-1302

HONOLULU UNIT  
1300-A HALONA STREET  
HONOLULU, HI 96817  
PHONE 847-1302

EWA UNIT  
880 KAMEHAMEHA HWY  
PEARL CITY, HI 96782  
PHONE 456-4584

KO'OLAUPOKO UNIT  
48-001 KAMEHAMEHA HWY  
KANE'OHE, HI 96744  
PHONE 235-7813

LEEWARD UNIT  
87-1876 FARRINGTON HIGHWAY  
WAIANA'E, HI 96792  
PHONE 868-2314

WINDWARD UNIT  
53-516 KAMEHAMEHA HIGHWAY  
HAULULA, HI 96717  
PHONE 293-8577

HILO UNIT  
919 ULULANI STREET  
HILO, HI 96720  
PHONE 935-9381

KONA UNIT  
QUEEN KA'AHUMANU HIGHWAY  
P.O. BOX 2819  
KAILUA-KONA, HI 96745  
PHONE 329-7338

MOLOKA'I UNIT  
KAMEHAMEHA V HIGHWAY  
P.O. BOX 55  
KAUNAKAKAI, HI 96748  
PHONE 653-6389

MAUI UNIT  
1791 WILPA LOOP  
WAILUKU, HI 96793  
PHONE 242-8888

KAUA'I UNIT  
3100 KUHO HWY., C-8  
LIHUE, HI 96766  
PHONE 246-1873

TO: Mr. Ralph Morita  
State of Hawaii, DAGS  
P.O. Box 119  
Honolulu, Hawaii 96810

FROM: Leilani Collins  
Unit Manager  
Queen Lili'uokalani Children's Center, Wai'anae

DIVISION OF PUBLIC WORKS	
TO:	FOR:
<input type="checkbox"/> PW Adm	<input type="checkbox"/> Approval
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<input type="checkbox"/> Proj Mgmt Div	<input type="checkbox"/> Legal
<input type="checkbox"/> Design Div	<input type="checkbox"/> Sports
<input type="checkbox"/> Inspctn Br	<input type="checkbox"/> Safety &
<input type="checkbox"/> Qual Cont Br	<input type="checkbox"/> Rec Mgmt

Aloha Mr. Morita,

I am writing in support of the construction for the media building project at Wai'anae High School.

Queen Lili'uokalani Children's Center in Wai'anae has assisted the Searider productions at Wai'anae high school for the past 7 years. It is our belief that the communications medium is a very powerful alternative learning tool in assisting our high school students with their reading, writing and math skills. This is very evident with the national and international recognition for their website designs, video productions, and journalism projects.

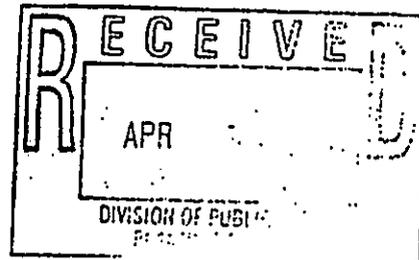
In the past Queen Lili'uokalani Children's Center has called upon the students of the Wai'anae Searider productions to document community events such as the Wai'anae Coast Coalition Summit, the Wai'anae Coast Youth Summit as well as significant events in the community that have been broadcast on Olelo.

Thank you for taking the time to read this letter and if more information is needed please feel free to call me Monday through Friday (8am to 4:30pm) at 668-2314.

Sincerely,

*Leilani Collins*

Leilani Collins





GLENN M. OKIMOTO  
COMPTROLLER

MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P236

APR 23 2002

Ms. Leilani Collins, Unit Manager  
Queen Liliuokalani Children's Center  
87-1876 Farrington Highway  
Waianae, Hawaii 96792

Dear Ms. Collins:

Subject:       Comments on Draft Environmental Assessment  
                  Waianae High School Media Center Project

Thank you for the letter dated April 1, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We appreciate your comments supporting the Waianae High School media program and the proposed Media Center project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

EM  
BI

Mr. Ralph Morita  
State of Hawaii—DAGS  
P.O. Box 119  
Honolulu, HI. 96810

March 17, 2002

Dear Mr. Morita-

RECEIVED DAGS  
DIV. OF PUBLIC WORKS

RECEIVED  
MAR 27 2002  
DIVISION OF PUBLIC WORKS  
PLANNING BRANCH

TO:	INITIAL
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Report	

I'm writing this letter in support of the proposed Waianae High School Media Center. I have been a teacher at Waianae High for the past nine years and I can honestly say that my teaching and my class advisorship to the class of 1997 has been greatly enhanced by the work done by the Mass Media program.

Our school's student activities are very competitive in nature and this culminates in our yearly Homecoming activities. There are many facets in the competition, but the bulk of the points are for a show utilizing each class' theme. Back in 1993, audio and radio technology was just starting out, but Mrs. Suiso's class was right on the bubble. She was able to teach a handful of students the rudimentary skills needed to do audio mixing and taping and video production and editing.

These two skills helped to make my class' dreams into reality. She gave them the tools to compose and lay down multiple tracks for seamless dance competition mixes and skit programs complete with dialogue and soundtrack. This was a far cry from having to constantly change tapes during the course of a dance or skit. This definitely gave my class the edge in their competitions and they have the trophies to prove it.

From the handful of students from my class of 1997, many of them went on to major in Communications, Journalism, Broadcast Journalism, TV/Video Production, and Education. I strongly believe that this is directly a result of the solid foundation Mrs. Suiso, Mr. Chock, and Ms. Gershun gave them while at Waianae High School. Many of these graduates are coming back to the school to help bring the new crop of students into the new millennium. They want to help give them the same solid foundation they received. They want to continue the legacy.

This proposed Media Center would be a dream-come-true for the youth of Waianae. They have had to work in makeshift edit bays, and stand when there weren't enough chairs to go around. Still this program has grown and consistently won National and International competitions. This would be a validation of all the great work that has been done at this school.

It is also going to be the "command center" of our Arts and Communication academy that we are now in the planning stages of. I have used the expertise of Mass Media students in my classroom countless times from having video assignments, needing video documentation of performances and presentations, and assigning small-scale news publications. Many of the teachers in my department have also called upon the Mass

Media department for help and support. I know that our future Arts and Communications students as well as those in the other proposed academies can only make gains with a better equipped media center.

I and my students--past, present, future, stand 100% behind this program and this proposed media center. If it is within your power, please make this happen. You will see what a positive and major impact it will make to our community. If you would like to discuss this further, do not hesitate to contact me at 381-2663.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Anne James". The signature is stylized with a large initial "L" and "A".

Lisa Anne James  
Language Arts Department Head  
Class of 1997 Advisor



GLENN M. OKIMOTO  
COMPTROLLER

MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P232

APR 23 2002

Ms. Lisa-Anne James  
Language Arts Department Head  
Waianae High School  
85-251 Farrington Highway  
Waianae, Hawaii 96792

Dear Ms. James:

Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for your memorandum dated March 17, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We appreciate your comments supporting the Waianae High School media program and the proposed Media Center project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

RY:mo  
c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

*RM*

Waianae High School  
Searider Productions Publications  
85-251 Farrington Highway  
Waianae, HI 96792

RECEIVED-DAGS  
DIVISION OF PUBLIC WORKS  
2002 APR -1 A 10:57

March 27, 2002

Mr. Ralph Morita  
State of Hawaii, DAGS  
PO Box 119  
Honolulu, Hawaii 96810

DIVISION	INITIALS
TO: PW Adm	<i>RM</i>
PW Sec	
Staff Svcs	
2 Planning	
Proj Mgr	
Design L	
Inspeo E	
Qual Cntrl	

Dear Mr. Morita:

This letter is in regards to the media building project planned at Waianae High School. I am writing to share my strong support of the project.

I have been a part of Searider Productions since 1996. I advise the Yearbook and Newspaper. In the past 8 years we have consistently produced publications that exhibit our students' talents in the area of journalism. Our students learn current trends in reporting, copywriting, layout, design and photography. Our publications have won several awards over the past 5 years as our students hone their journalism skills.

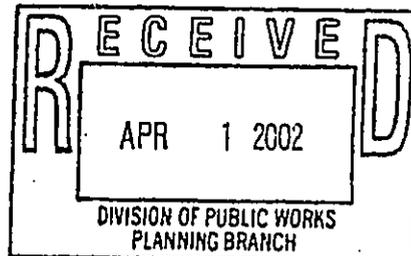
Searider Productions consistently produces videos, publications, and websites that showcase the wonderful things that go on at Waianae High School. It is a source of great pride in the community as they watch their children work with state of the art technology to produce quality work. The media building is essential to the growth of Searider Productions. Without it students will not be able to grow with the ever changing technology that this field demands. They need the space, electricity, and equipment to expand their skills.

Thank you for your continued support as Waianae High School grows and keeps up with the 21<sup>st</sup> century.

Sincerely,

*Lorraine Gershun*

Lorraine Gershun, CJE  
Publications Adviser





BENJAMIN J. CAYETANO  
GOVERNOR

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

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. PWD02.P235

MAR 23 2002

Ms. Lorraine Gershun, CJE  
Searider Productions Publications  
Waianae High School  
85-251 Farrington Highway  
Waianae, Hawaii 96792

Dear Ms. Gershun:

Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for the letter dated March 27, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We appreciate your comments supporting the Waianae High School media program and the proposed Media Center project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

66-474 Kilioe Place  
Haleiwa, Hawaii 96712  
March 25, 2002

Mr. Ralph Morita  
State of Hawaii, DAGS  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Ralph Morita:

I have been a social studies teacher at Wai'anae High School for the last twelve years. I have watched the size and quality of the Searider Productions video, computer and journalism program grow tremendously. I am at home on Spring Break this week, but I wanted to make sure that you knew of my full support for this program.

The program is making a great impact on the students. This year in both of my honors U.S. history classes, students have created fantastic videos to demonstrate their knowledge of history. The students have developed the skills in Searider production classes and are transferring their knowledge to other areas. They definitely have skills using computers and video equipment that I lack. They have put these skills to work in my class and created historically accurate, creative and often very funny videos.

Also I accompany a group of students to Washington D.C. as part of the nation wide Close Up program. For the last few years I have been lucky enough to have students trained by Searider Productions who have created videos of our trip.

This is a very popular and worthwhile program at Wai'anae High School. I hope you will give Searider Productions your strong support.

Sincerely,

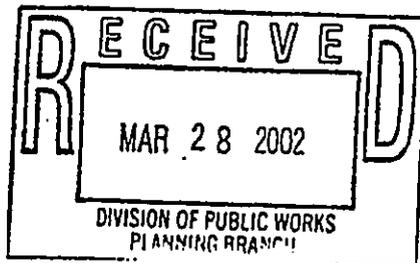
*Mary Chun*

Mary Chun  
Social Studies Teacher  
Wai'anae High School

Cc: Suiso  
Kumasaka

*RM TB  
BT  
Did you ask  
for these testimonials  
letters? you're  
starting to collect  
a few now. RB*

DIVISION OF PUBLIC WORKS	
TO:	FOR INITIAL:
<input checked="" type="checkbox"/> PW Adm	<input checked="" type="checkbox"/> Approval
<input type="checkbox"/> PW Sec	<input type="checkbox"/> Signature
<input checked="" type="checkbox"/> Staff Svcs Br	<input type="checkbox"/> Information
<input type="checkbox"/> Planning Br	<input checked="" type="checkbox"/> Your File
<input type="checkbox"/> Proj Mgmt Br	<input type="checkbox"/> See Me
<input type="checkbox"/> Design Br	<input type="checkbox"/> Comments
<input type="checkbox"/> Inspec Br	<input type="checkbox"/> Investigate &
<input type="checkbox"/> Qual Cont Br	<input type="checkbox"/> Report





GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD02.P233

APR 23 2002

Ms. Mary Chun, Social Studies Teacher  
66-474 Kilinoe Place  
Haleiwa, Hawaii 96712

Dear Ms. Chun:

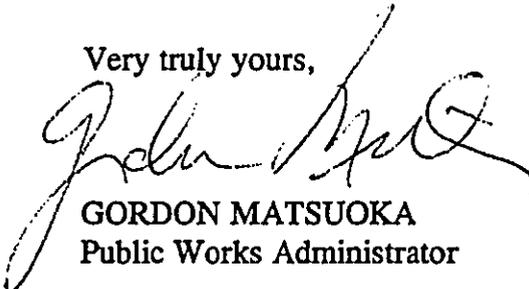
Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for the letter received March 28, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We appreciate your comments supporting the Waianae High School media program and the proposed Media Center project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,



GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB

## Cyberspace Entrepreneurs Foundation

*Ralph Morita*  
*BI*  
*Ry*

<b>Board of Directors:</b>	<b>Lowell Kalapa, Chairman</b> Tax Foundation of Hawaii	<b>Cathy Keli'ho'omalu Vice Chairman</b> iDM Corporation	<b>Carol McCord, Secretary</b> Architectural Stone & Design Group Inc
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<b>Kitty Lagareta</b> Communications-Pacific, Inc.	<b>Oswald Stender</b> Coldwell Banker	<b>Roy Doi</b> Kobayashi, Doi & Lum CPA	

April 3, 2002

Mr. Ralph Morita  
 State of Hawaii, DAGS  
 PO. Box 119  
 Honolulu, Hawaii 96810

RECEIVED - DAGS  
 DIV. OF PUBLIC WORKS  
 APR 8 2002

Dear Mr. Morita:

Waianae High School's outstanding Searider Productions, is one of the uniquely successful public school business endeavors that our foundation is proud to sponsor. Searider Productions has provided training and innumerable hours of hands-on, highly technical experience for the students on the Waianae Coast. This exemplary program has provided these students with vast opportunities for growth and development. Under the direction and leadership of Ms. L. Candy Suiso, this media building is now a necessity for this fledging program has grown from several dozen students to one that now enrolls over three hundred youngsters.

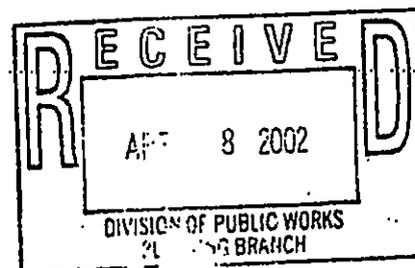
The Cyberspace Entrepreneurs Foundation requests that this media building become a reality. Please do not let the plans and the construction of this desperately needed media center be delayed. Searider Productions has already made a positive difference in the lives of students. These young people and others like themselves, will continue to build, develop, and enhance the community and the State of Hawaii.

Thank you for your consideration and support.

Sincerely,

*Mona*

Mona M. Chang Vierra, Ed. D.  
 Cyberspace Entrepreneurs Facilitator  
 Cyberspace Entrepreneurs Foundation





GLENN M. OKIMOTO  
COMPTROLLER

MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. PWD01.P239

APR 23 2002

Ms. Mona M. Chang Vierra, Ed.D.  
Cyberspace Entrepreneurs Foundation  
P O Box 26410  
Honolulu, Hawaii 96825-6410

Dear Ms. Chang Vierra:

Subject: Comments on Draft Environmental Assessment  
Waianae High School Media Center Project

Thank you for the letter dated April 3, 2002, providing comments on the Draft Environmental Assessment (EA) for the subject project.

We appreciate your comments supporting the Waianae High School media program and the proposed Media Center project.

We appreciate your participation in the Draft EA review process. Your letter along with this response, will be reproduced in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

RY:mo

c: Mr. Leo Asuncion, SSFM International, Inc.  
Mr. Walter Kobayashi, DAGS-PW, PMB