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LINDA LINGLE  
GOVERNOR



RUSS K. SAITO  
COMPTROLLER

KATHERINE H. THOMASON  
DEPUTY COMPTROLLER

STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P.O. BOX 119, HONOLULU, HAWAII 96810

(P)1216.4

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JUN 25 2004

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

MEMORANDUM

TO: Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control (OEQC)

FROM: Ernest Y. W. Lau *eyw*  
Public Works Administrator

SUBJECT: Finding of No Significant Impact (FONSI) for  
Waipahu Intermediate School Cafeteria  
TMK: 9-4-001: 029, 030  
Waipahu, Oahu, Hawaii

The Department of Accounting and General Services has reviewed the comments received during the 30-day public comment period, which began on May 8, 2004. We have determined this project will not have significant environmental effects and will issue a FONSI.

We are currently preparing responses to a few remaining comment letters. Upon distribution of the responses, we will be submitting the OEQC Publication Form, four copies of the Final Environmental Assessment report, and project summary on a computer disk no later than July 14, 2004. We intend this notice to be published in the July 23, 2004 OEQC Environmental Notice.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

GN:jp

2004-07-08 FONSI  
WAIPAHU INTERMEDIATE  
SCHOOL CAFETERIA

JUL 8 2004  
FILE COPY

Final Environmental Assessment  
New Cafeteria at Waipahu Intermediate School

94-455 Farrington Highway - Waipahu  
Tax Map Key: 9-4-001: 029, 030

Prepared for the State of Hawaii  
Department of Accounting & General Services

by PlanPacific, Inc.  
June 2004

**Final Environmental Assessment  
New Cafeteria at Waipahu Intermediate School**

94-455 Farrington Highway - Waipahu  
Tax Map Key: 9-4-001: 029, 030

Prepared for the State of Hawaii  
DAGS Job 12-16-4249  
by PlanPacific, Inc.  
June 2004

Contact: Gaylyn Nakatsuka  
Dept. of Acctng. & Gen'l Services  
Kalanimoku Building, Room 430  
1151 Punchbowl Street  
Honolulu, Hawaii 96813  
Telephone: 586-0487

# 1. Project Summary

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**PROPOSED ACTION:** New Cafeteria, Waipahu Intermediate School  
DAGS Job No. 12-16-4249

**LOCATION:** 94-455 Farrington Highway, Waipahu, Oahu

**TAX MAP KEY:** 9-4-001: 029, 030

**LANDOWNER:** City & County of Honolulu and State of Hawaii

**PROPOSING AGENCY:** Department of Accounting & General Services

**STATE LAND USE DISTRICT:** Urban

**CENTRAL OAHU SUSTAINABLE COMMUNITIES PLAN:** Low-Density Residential

**ZONING & LAND CONTROLS:** R-7.5 Residential District  
Special Management Area

**PERMITS REQUIRED:** Special Management Area Use Permit  
Zoning Waiver for Height

**CHAPTER 343 ACTION:** Construction using State funds and land

**ACCEPTING AGENCY:** Department of Accounting & General Services

**CONSULTED AGENCIES:**  
State of Hawaii: Departments of Business, Econ. Development & Tourism, Hawaiian Home Lands, Health, Land and Natural Resources, Transportation; Office of Hawaiian Affairs; State Historic Preservation Division, DLNR; Office of Environmental Quality Control.  
City & County of Honolulu: Departments of Environmental Services, Facility Maintenance, Parks & Recreation, Planning & Permitting, Transportation Services; Board of Water Supply; Fire, Police Departments.  
Public Utility: Hawaiian Electric Company.

**DETERMINATION:** Finding of No Significant Impact (FONSI)

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## **2. General Description of the Action**

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### **2.1 PROJECT PURPOSE**

The Department of Education (DOE) proposes to construct a new cafeteria building at Waipahu Intermediate School (WIS). The Department of Accounting and General Services (DAGS) is managing design and construction activities. Waipahu Intermediate School's existing cafetorium has only a serving kitchen. Currently, food is prepared at a neighboring elementary school cafeteria and transported to WIS each day. The chief purpose of the project is to develop a modern cafeteria with a full, conventional kitchen and dining area that is adequate to meet the needs of the expanded school population. A secondary goal is to integrate sustainable design features that will reduce energy consumption, conserve water, improve functionality, and reduce operational costs.

The DOE has designated the WIS cafeteria as a pilot project for LEED (Leadership in Energy and Environmental Design) certification. Certification is based on the nationally-recognized LEED rating system developed by the U.S. Green Building Council to verify claims of environmental performance and to recognize facilities that meet measurable criteria of sustainability.

The old cafetorium building will remain and can continue to be used for assemblies and meetings. The DOE will consider future uses of the building in relation to overall WIS campus needs.

### **2.2 SITE DESCRIPTION**

The project is located in Waipahu, at the southern end of Central Oahu (see **Figure 1, Location Map**), near Pearl Harbor. The 27-acre Waipahu Intermediate School property is bounded by Farrington Highway and Waikele Road on the north; the Waipahu Flood Control Channel on the east; the Pearl Harbor energy corridor/bicycle path on the south (the old OR&L railroad right-of-way); and Apartment-zoned lots on the west, which lie between the campus and Pupupuhi Street. Historically, the property was the original campus of Waipahu

High School. As is the case with many old school sites, the City & County of Honolulu is the primary landowner of record.

The land slopes gradually from an elevation of 60 feet at the northwest corner to an elevation of 25 feet at the southern edge of the campus, where it drops steeply to a swampy area bordering the West Loch of Pearl Harbor. The school does not use the lower part of the property. The City maintains a mini-park in the southwest corner, abutting the Pupupuhi Street apartment neighborhood. The entire property, including both the campus and the shoreline area, lies within the Special Management Area.

The approximately 1.4-acre project site is gently-sloping undeveloped land, situated about 200 feet south of the Farrington Highway-Waikele Road intersection. **Figure 2** shows the location of the new cafeteria on the campus. **Figure 3** shows the project site and neighboring structures. The finish floor elevation of the new building will be 48.0 feet, about eight feet lower than Waikele Road and about 12 feet lower than Farrington Highway.

The project site varies from the campus master plan, as documented in the *Waipahu Intermediate School Complex Development Report* (DAGS Job No. 02-16-6834). According to the "Ultimate Plan," the new cafeteria was to be located in the southeast corner of the campus, overlooking Pearl Harbor. During the design process, DOE requested that the location be changed – primarily for security reasons. The new site is located at the front of the campus, where the cafeteria will be more accessible as well as more secure.

### **2.3 TECHNICAL CHARACTERISTICS**

The facility size is predicated on a campus design enrollment of 1,520 students. The new cafeteria will consist of a conventional kitchen; a dining hall with a permanent stage and back-of-house facilities; restrooms; faculty dining room; dressing rooms; and custodial service room. The gross floor area will be 19,200 square feet (sq.ft.), including lanais. The dining hall will be 8,400 sq.ft. in area, and may be used for community meetings during the weekends and evenings.

The building will be of concrete masonry construction, with heavy timber roof supports and a standing seam metal roof. The foundation will be slab on grade. A tall clerestory structure will cap the roof gable, running the length of the dining hall and backstage segments of the building. Clerestory windows will bring in natural light. The clerestory will also house thermal chimneys that will draw hot air out of the building through a thermal cavity in the roof. This system will create positive ventilation, pulling cooler air through the louvered windows on either side of the building. The building will be about 37 feet high at the top of the roof, with the thermal chimneys extending another 4 to 7 feet. **Figure 4** shows building elevations, and **Figure 5** shows building sections.

The project includes a paved utility, parking and loading area that will extend south of the building, intersecting an existing parking area and driveway. The paved area will provide one large and one small loading space next to the kitchen, a trash enclosure, and 14 parking spaces (including one handicapped stall).

The site will be graded to provide a pad for the building. Earthwork will entail 3,250 cubic yards (c.y.) of excavation, and 1,150 c.y. of embankment. A 4-foot-high retaining wall will be built around the north and west sides of the building, in order to accommodate the change in grade.

Large Monkeypod trees to the north and west of the building site will be retained. Two mature Plumerias will be relocated. Four True Kamani trees will be planted on the south side of the site, between the new cafeteria and the existing temporary classroom buildings. Six native Wiliwili trees and 12 Loulu palms will be installed around the cafeteria.

The project cost is about \$4.9 million. Construction is scheduled to begin in September 2004 and to be completed in August 2005.

## **2.4 ECONOMIC AND SOCIAL CHARACTERISTICS**

The project will result in an increase in long-term employment, because the school will add permanent food preparation positions to staff the new full kitchen. In addition, the project will create short-term construction employment.

The new modern cafeteria will benefit to the campus, the student body, and the faculty. It will be available to the community for use after school hours, and will constitute an important physical asset in the center of the Waipahu community.

## **2.5 ENVIRONMENTAL CHARACTERISTICS**

The upper part of the property has been developed as a school for several decades. The project site is an open, grassed area that has no exceptional or unique biological or cultural features. It is separated from adjacent properties, and, aside from short-term construction impacts, the project is unlikely to affect neighboring uses.

### **3. Description of the Affected Environment, Impacts and Mitigation**

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#### **3.1 DESCRIPTION OF THE SURROUNDING AREA**

The school property lies between Farrington Highway and Pearl Harbor's West Loch. Vehicular access to the campus is via Waikele Road, which runs more or less parallel to Farrington Highway and intersects the highway at an acute angle (see Figure 1). A gasoline service station sits at the Farrington-Waikele intersection. The Waipahu Public Library and single-family residential properties lie north of the school property, on the opposite side of Waikele Road.

To the west is a medium-density apartment neighborhood. The neighborhood is served by the Pupuole Street Mini-Park, which occupies about four acres at the southwest corner of the WIS property, below the campus and adjacent to the Pearl Harbor Bikeway and West Loch (see Figure 1).

#### **3.2 CLIMATE**

Located in the south-central region of Oahu, the site has an annual high temperature range of 79 to 85 degrees Fahrenheit. Northeasterly tradewinds blow across the site typically at 18 to 25 miles per hour. Rainfall ranges between 25 and 35 inches annually, with most occurring between November and April.

#### **3.3 SOILS, TOPOGRAPHY AND DRAINAGE**

The topography of the site slopes gently north to south. The elevation at the north side of the project site is about 55 feet, descending to about 41 feet at the south side of the site.

According to the USDA Soil Survey, the soil at the site is Waipahu silty clay (WzA), consisting of well-drained soils on marine terraces. Permeability is moderately slow, runoff is slow, and the erosion hazard is slight.

The site drains towards Pearl Harbor to the south. There are no streams running through the property. The Waipahu Flood Control Channel is located at the eastern boundary.

Run-off from rain flows north to south, following the slope of the land. There is no underground drainage system in this part of the WIS campus. The civil engineering plans call for constructing a walkway and curb mauka (north) of the retaining wall and stairs down to the cafeteria. The curb will contain run-off on the walkway, directing water to the driveway east of the cafeteria. Gutters and downspouts will transfer roof run-off to splash-blocks on the lower southern side of the building. Run-off will sheet-flow makai (south), dissipating into landscaped areas.

### **3.4 NATURAL HAZARDS**

The Flood Insurance Rate Map designates the majority of the school campus as Zone X, outside of the 500-year flood. A portion of the campus along the Waipahu Flood Control Channel is designated as floodway. The cafeteria site lies within Zone X. The site has no special risk for other hazards, such as volcanic events or earthquakes. The proposed project will not exacerbate any natural hazard.

### **3.5 FLORA AND FAUNA**

Vegetation on the subject property consists primarily of grass, alien weeds, hedges, and small- to mid-sized trees of common varieties. Faunal species including cats, rats, and mice that are common to urban environments are probably present at the site. Avifaunal species common to urban areas such as the ring neck dove and mynah are also likely to be present.

No federally protected, threatened or endangered species of plants or animals are known to inhabit the project area, nor has any critical habitat been identified.

### **3.6 ARCHAEOLOGICAL AND CULTURAL RESOURCES**

Records of the State Historic Preservation Division (SHPD), Department of Land and Natural Resources, show that the Pouhala Fishpond site is located on the low-lying makai portion of

the WIS property. The fishpond was used as a rice field in the early 1900s and is now filled in.

The proposed cafeteria building, however, will be located within the school campus on the upper, mauka part of the property. The project site has been a part of the Waipahu Intermediate School campus since the school opened in 1966. As such there are no anticipated cultural impacts resulting from the construction of the new cafeteria.

In addition, previous soil investigations indicate that the soils in this area are natural brown clays; no fill soils have been found. Any historic sites that might have been present would have been destroyed during development of the school campus. The SHPD considers it unlikely that any significant subsurface sites will be found.

If, during construction or excavation, any archaeological, historic or burial site is discovered, work will be stopped and the State Historic Preservation Division will be notified.

### **3.7 VISUAL RESOURCES**

Public views of the campus are primarily from Farrington Highway. Directly adjacent to the highway are the school sign, basketball courts, a large monkeypod tree, and other vegetation. It is a mostly open view of the campus, unobstructed by buildings. Heavy vegetation growth along the southern edge of the campus block potential views of Pearl Harbor. Along Waikele Road, school buildings and parking lots mark the edge of the campus and block long views.

The height of the proposed cafeteria building will exceed the R-7.5 Residential District maximum height by 11 to 14 feet. The DOE will request a height waiver from the Department of Planning and Permitting, which in the past has granted height waivers for other WIS buildings. The additional height will have no impact on other properties, since the new cafeteria is well set back from the school property boundaries.

Its large size and distinctive roof forms will make the new building a prominent feature among other campus buildings. Because of its siting, however, the proposed building will

not block or impinge upon views. **Figure 6** is a site section showing the relationship of the new building to the adjacent public roads. The cafeteria will be located about 210 feet downslope from the intersection of Farrington and Waikele. The finish floor elevation will be about 12 feet below the elevation of Farrington Highway, and about eight feet below Waikele Road.

### **3.8 WATER QUALITY**

Since the project will exceed one acre in open ground area during construction, an NPDES permit for discharge of construction waters will be required under HAR Chapter 11-55. The soils report showed no evidence of groundwater, so there will be no need for dewatering during construction.

The proposed construction of the new building is expected to have no impact on ocean waters or existing water quality. Short-term impacts during the construction period will be mitigated using best management practices for erosion control. These include, but are not limited to, installing silt fences, providing gravel entrances for trucks and heavy equipment, and providing sediment basins. The project will comply with the City's *Rules Relating to Soil Erosion Standards and Guidelines*.

### **3.9 AIR QUALITY**

Ambient concentrations of air pollution are regulated under both federal and State ambient air quality standards (AAQS). The State Department of Health (DOH) operates air quality monitoring stations at Barbers Point, Pearl City, Downtown Honolulu and Sand Island.

The 2001 *Annual Summary Hawaii Air Quality Data*, which is the latest publicly available annual report, shows that State AAQS are currently being met, with one minor exception: PM<sub>10</sub> (particulate matter 10 microns or less) pollution standards were exceeded at the Pearl City site once in 354 valid measurement periods during the year. In 2001, no sites exceeded the less strict Federal AAQS.

Air quality impacts attributed to project development would include exhaust emissions of construction vehicles and dust generated by short-term construction-related activities. Site work such as clearing and grading would generate particulate matter. Dust control measures, such as use of dust curtains and regular watering and sprinkling, would be implemented to minimize wind-blown emissions during construction. All construction activities would comply with the provisions of *Hawaii Administrative Rules, Chapter 11-60.1-33, Fugitive Dust*.

### **3.10 NOISE**

Construction will generate noise from the use of heavy equipment, but will be confined to daylight hours and will be relatively short-term. Construction activities will comply with *Hawaii Administrative Rules, Chapter 11-46, Community Noise Control*, administered by the State Department of Health.

### **3.11 ROADS AND TRANSPORTATION**

Access to the Waipahu Intermediate School is from Farrington Highway via Waikele Road. TheBus runs several routes in either direction on Farrington Highway. Because the new cafeteria will have a full kitchen, there will be an increase in truck deliveries of raw food. Trucks making food deliveries will primarily consist of single-unit vehicles up to 35 feet in length. Large vehicles currently make deliveries to the school. The primary driveway that runs south from Waikele Road, adjacent to the proposed site, is 24 feet wide and is adequate to accommodate large trucks. Furthermore, the increase will be largely offset by the termination of current DOE van deliveries of prepared food from offsite. Since the access road to the cafeteria loading area is near Farrington Highway, there will be little impact on Waikele Road. In the short-term, there will be an increase in construction-related traffic.

### **3.12 PUBLIC UTILITIES**

#### **Water Supply**

The school is served by an 8-inch water line in Waikele Road, with an 8-inch lateral into the campus. A separate fire protection system is installed at the school, with an 8-inch detector check meter and an 8-inch fire service line. With the full kitchen and the advent of on-campus food preparation, water demand is likely to increase. If projected water demand exceed the existing water allocation for Waipahu Intermediate School, then DAGS will obtain a water allocation credit from the Engineering Division of the Department of Land and Natural Resources.

#### **Wastewater Service**

The school is served by an 8-inch private sewer line. An 8-inch lateral runs under the main north-south access driveway, near the proposed site. The new cafeteria will connect directly to the lateral. A 3,000-gallon grease interceptor will be installed to treat wastewater flows from the kitchen. Again, due to the addition of a full kitchen and onsite food preparation, demand on wastewater services is likely to increase.

#### **Electrical Power**

Electrical power for the new cafeteria will be provided from the existing campus power infrastructure, served by Hawaiian Electric Company. While the full kitchen and food preparation activities will increase overall power demand, the energy-efficient features of the LEED design will conserve power in comparison with like facilities.

### **3.13 OTHER PUBLIC FACILITIES AND SERVICES**

The new cafeteria replaces an existing facility, and it is not expected to have a significant impact on police or fire services, or on recreational facilities.

### **3.14 SOCIAL AND ECONOMIC CONDITIONS**

The project will increase permanent employment at the school. In addition, WIS cafeteria staff will enjoy safer, cleaner, and more efficient kitchen and dining hall conditions. The entire campus will benefit from the new facility, which will also be available for community use during after-school hours.

The total cost of the project will be about \$4.9 million, which will be financed through long-term State debt obligations.

### **3.15 SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED**

As indicated above, the project will cause no significant long-term adverse impacts to social, economic or environmental resources.

### **3.16 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES**

The project involves ir retrievable commitment of construction materials, human effort, and State of Hawaii funds. Because the project is being designed to meet standards of sustainability (LEED certification), it will reduce demands electrical power for lighting and cooling. This will lead to reduced power costs to the State, and long-term savings in non-renewable energy resources.

## **4. Consideration of Alternatives**

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### **4.1 NO ACTION**

The existing cafetorium has only a serving kitchen and is supplied with prepared food from an offsite elementary school cafeteria. This arrangement does not adequately provide for the dietary needs of the intermediate school population. The existing cafetorium was constructed as a temporary serving/dining hall and is too small to facilitate a conventional kitchen. The dining facility is much smaller than the space required by DOE for the school's design enrollment. The current facility would also need major renovating to meet current ADA Accessibility Guidelines. The no-action alternative would fail to address the need for modern kitchen, dining, and assembly facilities.

### **4.2 ALTERNATIVE PROJECT**

The WIS Master Plan calls for developing the new cafeteria at the southeast corner of the campus. This site was ultimately deemed unsatisfactory because of poor accessibility and campus security concerns.

### **4.3 RECOMMENDED ACTION**

The proposed building site is clearly preferable because of its location at the "front door" of the campus, where it is served by the main driveway. This makes access easier and more convenient for kitchen deliveries as well as for community organizations using the facility for meetings. Because it is visible from Farrington Highway and Waikole Road, the proposed site offers improved security.

The use of sustainable design is expected to result in long-term cost savings throughout the life of the facility.

## **5. Permits and Approvals Required**

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The project lies within the Special Management Area (SMA), administered by the City's Department of Planning and Permitting (DPP) and, because of its cost, would normally require a Special Management Area Use Permit (SMP). DPP records show, however, that the City previously granted an SMP for the Waipahu Intermediate School Campus Master Plan. Approved under City Council Resolution No. 88-172, the Master Plan included a new cafeteria as well as various other new buildings (DPP File No. 88/SMA-24). Although the site of the cafeteria within the campus has been changed, the size of the facility and its impact on the SMA remain essentially the same. In fact, as this Environmental Assessment indicates, the building would satisfy a longstanding need, and its addition to the already-developed campus would impose little, if any, impact on coastal resources. DPP is currently considering whether a new SMP will be required.

Because the proposed building exceeds the maximum height under R-7.5 Residential zoning (25 feet), the applicant will apply to the DPP for a "Waiver of Requirements," as provided for public facilities in Sec. 21-2.130 of the *Land Use Ordinance*. The applicant will also apply for an NPDES permit for construction activity, granted by the Department of Health (HAR Chapter 11-55). Finally, the project will require a building permit.

## **6. Determination of Significance**

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According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will result from the development. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the criteria listed below.

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

The proposed project is within an already-developed school campus and will not cause loss or destruction of any natural or cultural resources.

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

The proposed building site and its surroundings are already committed to public school use, by definition a beneficial use.

- 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 proposed development is consistent with the Environmental Policies established in Chapter 344, HRS. The new cafeteria will not affect the State's natural resources, and it will improve the quality of life for Waipahu residents.

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

To the extent it improves public education resources, the proposed project will benefit the socio-economic welfare of the community and the state.

**5. Substantially affects public health.**

The proposed project will not affect public health.

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

The proposed project does not involve substantial secondary impacts.

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

The proposed project will not degrade environmental quality.

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

The proposed project is individually limited, will itself have an insignificant effect on the environment, and does not involve a commitment for larger actions. It continues the incremental process of building out the master plan for Waipahu Intermediate School.

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

There are no endangered plant or animal species located on the subject property.

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

Construction may produce temporary impacts on air quality and noise levels, but these impacts will be negligible.

**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, freshwater, or coastal waters.**

The proposed is not located in a flood zone or other hazard zone.

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

The proposed project will not affect any public scenic vistas or view planes identified by the county or state.

13. **Requires substantial energy consumption.**

The proposed cafeteria will serve as a pilot project for energy-conserving architecture, and, as such, will contribute to reducing energy consumption.

## **7. Anticipated Determination**

Based on the findings of this Environmental Assessment, the approving agency has determined that the proposed project will not have a significant environmental impact, and an Environmental Impact Statement (EIS) will not be required. Therefore, a Finding of No Significant Impact (FONSI) is anticipated.

## Figures

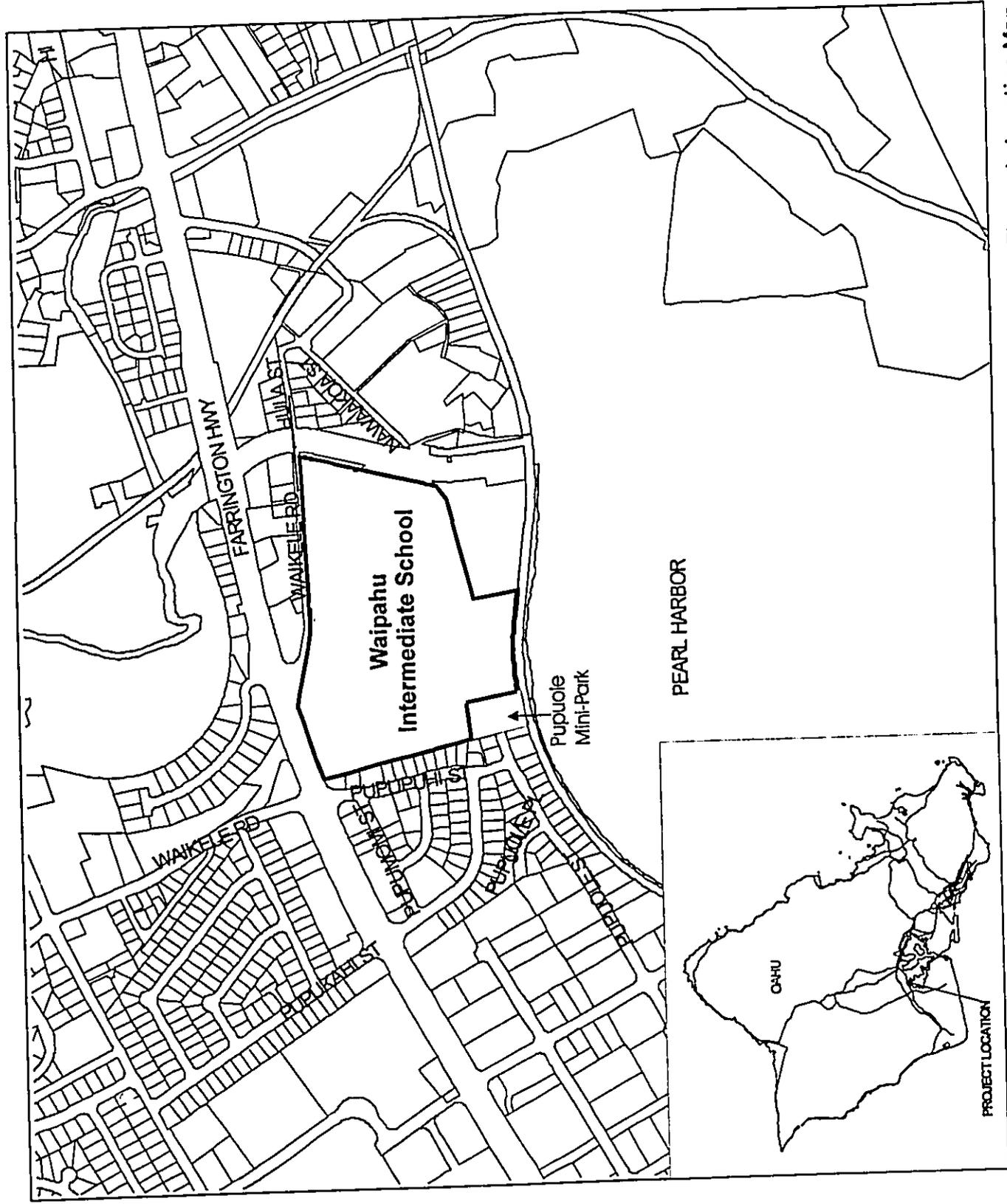
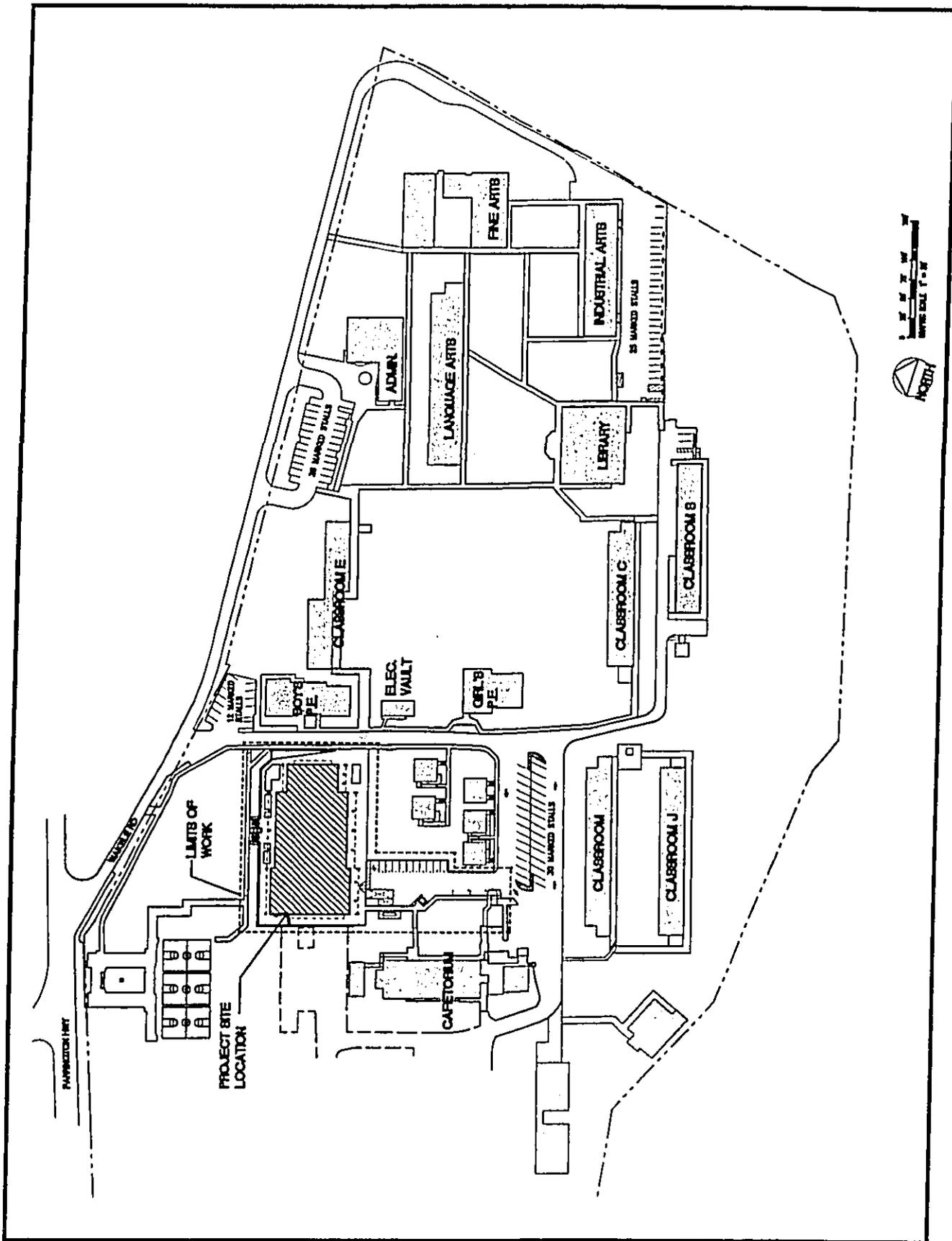
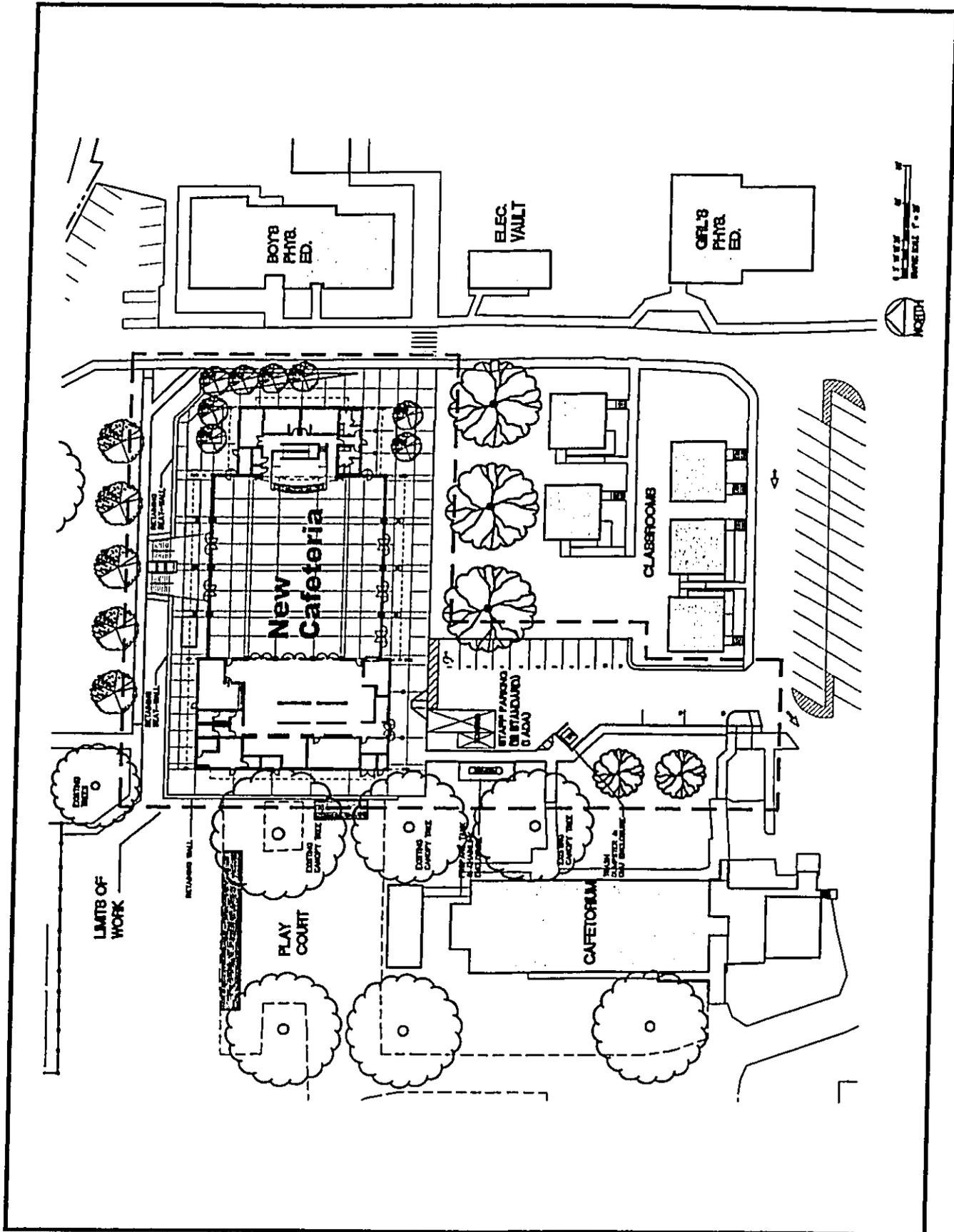


Figure 1: Location Map



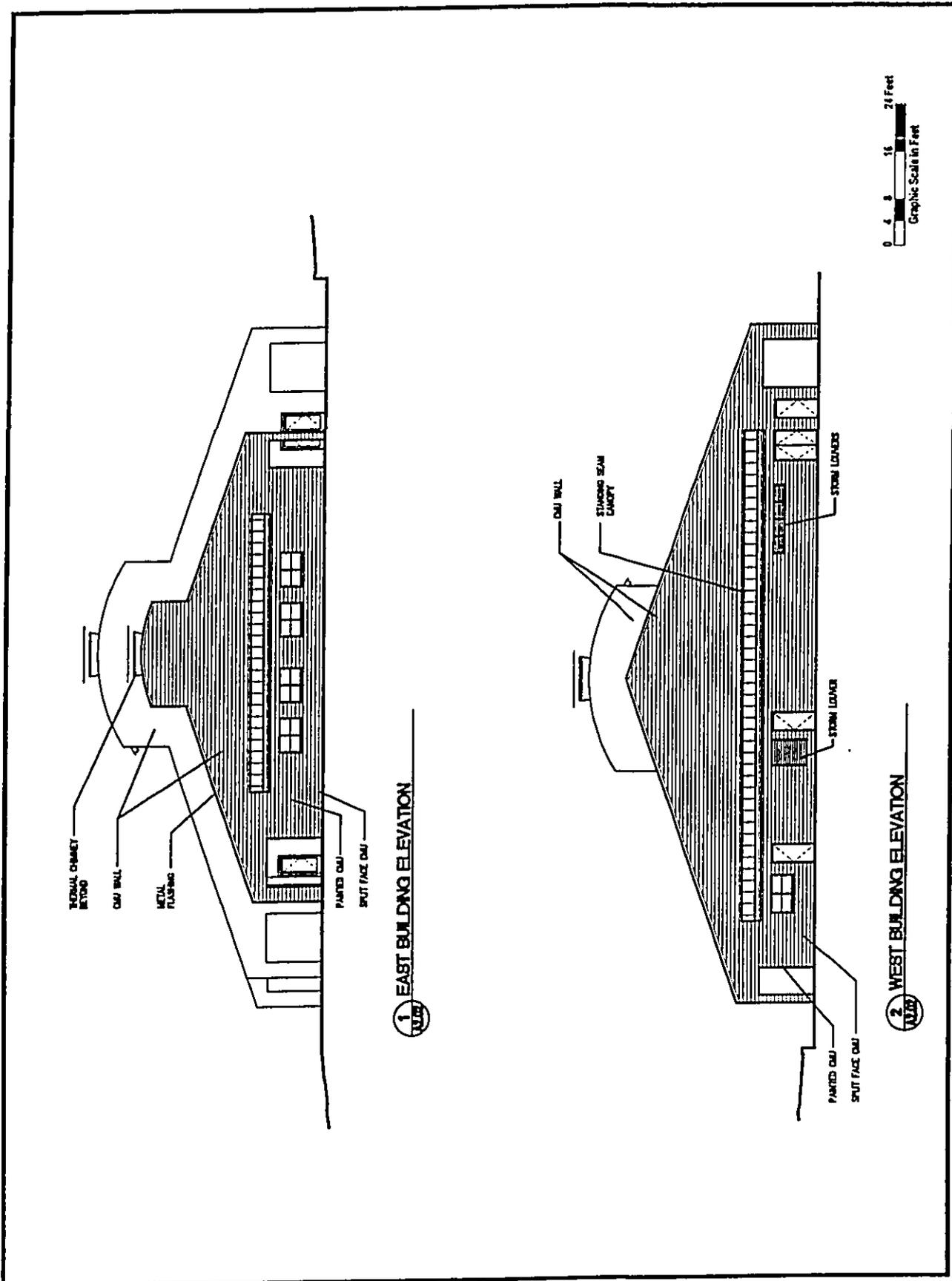
Source: Ferraro Choi and Associates Ltd.

Figure 2: Campus Plan



Source: Ferraro Choi and Associates Ltd.

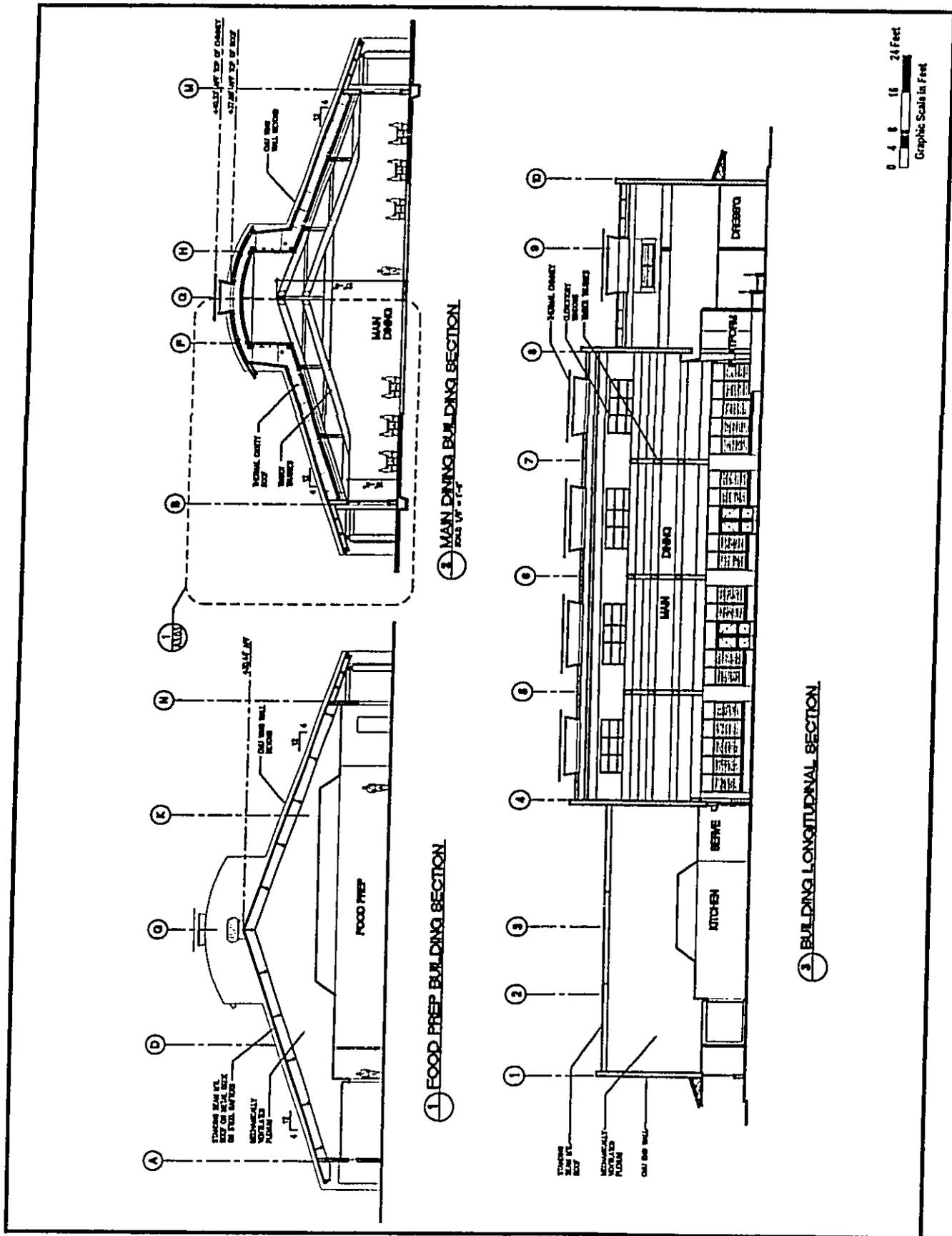
Figure 3: Site Plan



Source: Ferraro Choi and Associates Ltd.

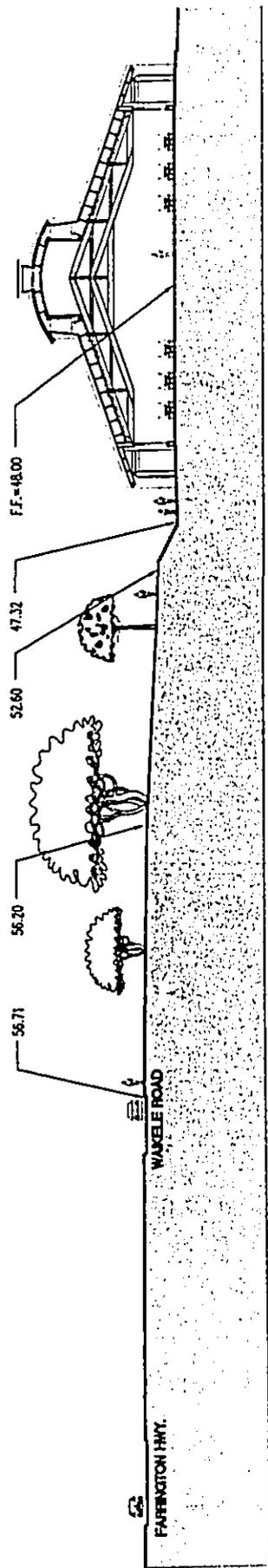
Figure 4a: East and West Elevations





Source: Ferraro Choi and Associates Ltd.

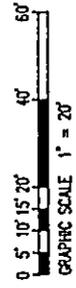
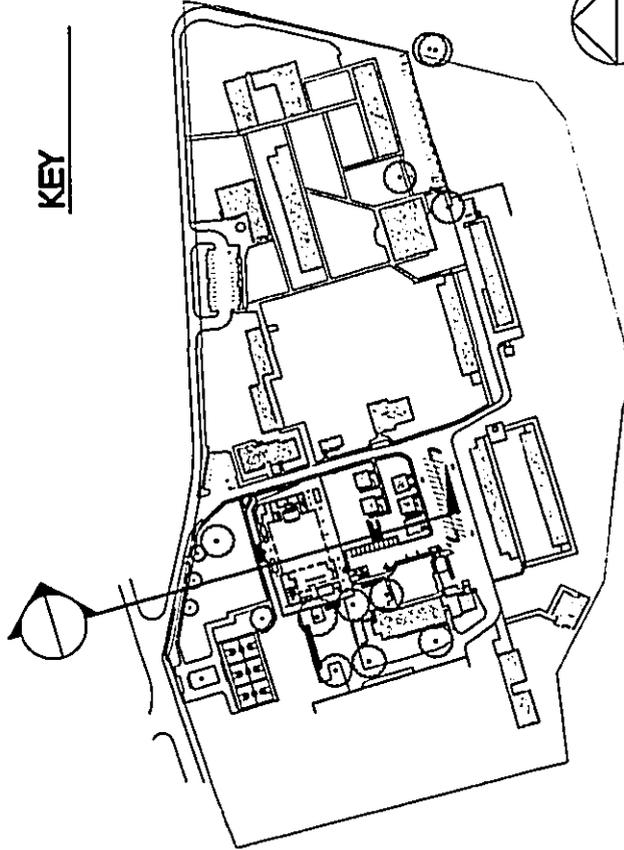
Figure 5: Building Sections



SITE SECTION



KEY



Source: Ferraro Choi and Associates Ltd.

Figure 6: Site Section

# **Appendix A**

## **Pre-Assessment Consultation**

**PRE-ASSESSMENT CONSULTATION**  
**New Cafeteria at Waipahu Intermediate School**

<b>Agency/Organization</b>	<b>Response Rec'd</b>	<b>Response</b>
<b>State of Hawaii</b>		
Dept. of Business, Economic Dev. and Tourism	---	---
Department of Education	12/30/03	No comment
Department of Hawaiian Home Lands	12/15/03	No comment
Department of Health	---	---
Department of Land and Natural Resources	2/10/04	No comment
Historic Preservation Division, DLNR	12/30/03 2/10/04	Attached
Office of Environmental Quality Control	---	---
Office of Hawaiian Affairs	---	---
Department of Transportation	2/24/04	Attached
<b>City &amp; County of Honolulu</b>		
Board of Water Supply	12/23/03	Attached
Department of Environmental Services	---	---
Department of Facility Maintenance	12/15/03	No comment
Fire Department	12/26/03	Attached
Department of Parks and Recreation	12/22/04	No comment
Department of Planning and Permitting	---	---
Police Department	2/11/04	Attached
Department of Transportation Services	12/24/03	No comment
<b>Other</b>		
Hawaiian Electric Company, Inc.	2/12/04	Attached
Univ. of Hawaii at Manoa Environmental Center	---	---



December 10, 2003

**SUBJECT:** Pre-Assessment Consultation for New Cafeteria Building  
at Waipahu Intermediate School; TMK 9-4-001: 029, 030

Dear Director/Administrator:

PlanPacific, Inc. is preparing a Draft Environmental Assessment for a proposed new cafeteria building (see enclosed summary and plot plan).

Please inform us if there are any concerns that your agency may have regarding this project by December 24. An informal response via memo, telephone, or e-mail would suffice. My telephone number is 521-9418 ext. 15, and my e-mail address is [limata@planpacific.com](mailto:limata@planpacific.com). Your comments will be included in both the project development and environmental assessment processes. Please do not hesitate to call me should you require more information. Thank you.

Sincerely,

*Lisa Leonillo Imata*  
Lisa Leonillo Imata  
Planner

c Ralph Morita, Dept. of Accntg. & Gen. Svcs.  
Bill Brooks, Ferraro, Choi & Associates

345 Queen Street  
Suite 802  
Honolulu  
Hawaii 96813

Tel: (808) 521-9418  
Fax: (808) 521-9469



February 6, 2004

**SUBJECT:** Pre-Assessment Consultation for New Cafeteria Building  
at Waipahu Intermediate School; TMK 9-4-001: 029, 030  
Changed Location

Dear Director/Administrator:

Please be advised that the location of the proposed new cafeteria building has changed from what was previously shown in our letter to you dated December 10, 2003 (see enclosed summary and new plot plan).

Please inform us if there are changes to your previous comments regarding this project or any other concerns that your agency may have by February 23rd. An informal response via memo, telephone, or e-mail would suffice. My telephone number is 521-9418 ext. 15, and my e-mail address is [limata@planpacific.com](mailto:limata@planpacific.com). If we do not hear from you, we will assume your previous comments still apply.

Please do not hesitate to call me should you require more information.  
Thank you.

Sincerely,

*Lisa Leonillo Imata*  
Lisa Leonillo Imata  
Planner

c Ralph Morita, Dept. of Accntg. & Gen. Svcs.  
Bill Brooks, Ferraro, Choi & Associates

345 Queen Street  
Suite 802  
Honolulu  
Hawaii 96813

Tel: (808) 521-9418  
Fax: (808) 521-9469







**Lisa Imata**

**From:** David, Samuel (sdavid@co.honolulu.hi.us)  
**Sent:** Friday, December 26, 2003 10:56 AM  
**To:** limalia@planpacific.com  
**Subject:** Pre-Assessment Consultation for New Cafeteria Building at Waipahu Intermediate School; TMK 9-4-001: 028, 030

An Informal Response

After reviewing plot plan for the proposed new building, initial indications are that the following be provided:

1. A private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply Standards.
2. A fire department access road to within 150' of the first floor of the most remote structure.
3. Submittal of civil drawings to HFD for review and approval.

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 831-7778

Sam David, Fire Inspector  
Plans and Review Section

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BERTANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 629-3111  
<http://www.honolulu.gov>  
[www.co.honolulu.hi.us](http://www.co.honolulu.hi.us)



JEREMY HARRIS  
MAYOR

LEE D. DONOHUE  
CHIEF

GLEN R. KAJIYAMA  
PAUL D. PUTZLIG  
DEPUTY CHIEFS

OUR REFERENCE CS-KP

February 11, 2004

Ms. Lisa Imata  
PlanPacific, Inc.  
345 Queen Street, Suite 802  
Honolulu, Hawaii 96813

Dear Ms. Imata:

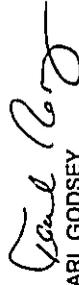
Thank you for the opportunity to review and comment on the Pre-Assessment Consultation for the New Cafeteria Building at Waipahu Intermediate School.

Please be advised that the relocation of the new cafeteria building at Waipahu Intermediate School in itself should have no significant impact on the facilities or services to be provided by the Honolulu Police Department. However, we are still concerned that during its construction, there may be thefts of construction materials after hours.

If there are any questions, please call Captain Stephen Kim of District 3 at 455-9055 or Ms. Carol Sodelani of the Support Services Bureau at 529-3658.

Sincerely,

LEE D. DONOHUE  
Chief of Police

By   
KARL GODSEY  
Assistant Chief of Police  
Support Services Bureau

February 12, 2004



Lisa Leonilo Imata, Planner  
Plan Pacific  
345 Queen Street - Suite 802  
Honolulu, HI 96813

Dear Ms. Imata

Re: **Pro-Assessment Consultation for New Cafeteria Building  
at Waipahu Intermediato School (TKs 9-4-001-029, 030)**

Thank you for the opportunity to comment on the above-referenced project. We have reviewed the pre-assessment materials, and have the following comments.

- (4) HECO has existing facilities in the area of the project and will need continued access for maintenance purposes. In addition, we reserve the opportunity to further comment on the protection of existing powerlines and electric power facilities that may be affected by the project.
- (5) As construction plans are finalized, please continue to keep us informed. We would appreciate receiving two (2) sets of pre-final plans for review, from which we will be better able to evaluate any effects of the project on our system facilities. Please show all affected HECO facilities on the construction plans and address any conflicts between the proposed plans and HECO's existing facilities.
- (6) In the event that relocation of our facilities is determined to be necessary, please notify us immediately and forward a written request to proceed. We will work with you so that construction may progress as safely and as expeditiously as possible to minimize any delay or impact on the project schedule. All costs associated with any relocation or modification, either temporary or permanent, for the convenience of the contractor (e.g., temporary bracing, de-energizing of lines, etc.), or that enables the contractor to fulfill his contractual obligations shall be borne by the contractor. Please note that the requestor may also incur costs and experience delays associated with relocation and/or redesign.

Our point of contact for this project, and the originator of these comments, is Paul Nakagawa, Principal Engineer, Transmission & Distribution Division (S43-7062). I suggest your staff and consultant deal directly with Paul to coordinate HECO's continuing input in this project.

Sincerely,

Kirk S. Tomita  
Senior Environmental Scientist



WINNER OF THE EDISON AWARD  
FOR DISTINGUISHED INDUSTRY LEADERSHIP

## **Appendix B**

### **Comments and Responses on the Draft Environmental Assessment**

**COMMENTS RECEIVED ON DRAFT ENVIRONMENTAL ASSESSMENT  
New Cafeteria at Waipahu Intermediate School**

Comments from the following were received during the 30-day public review period, which was from May 8, 2004 to June 7, 2004.

<b>Agency/Organization</b>	<b>Comment Date</b>	<b>Response Date</b>
<b>State of Hawaii</b>		
Dept. of Business, Economic Dev. and Tourism	6/7/04	6/28/04
Department of Education	5/11/04	6/24/04
Department of Health	5/28/04	6/28/04
Department of Land and Natural Resources	5/19/04	6/22/04
Historic Preservation Division, DLNR	5/18/04	6/28/04
Office of Environmental Quality Control	5/10/04	6/28/04
Office of Hawaiian Affairs	5/13/04	6/28/04
Department of Transportation	6/1/04	6/25/04
<b>City &amp; County of Honolulu</b>		
Board of Water Supply	6/3/04	6/24/04
Department of Design and Construction	6/4/04	6/28/04
Fire Department	5/27/04	6/28/04
Department of Planning and Permitting	6/2/04	6/22/04
Police Department	6/3/04	6/28/04
Department of Transportation Services	6/3/04	6/28/04



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

State's Industry Division  
234 South Berne Street, 11th Floor, Honolulu, Hawaii 96813  
Honolulu, Hawaii P.O. Box 2259, Honolulu, Hawaii 96804  
Web site: www.hawaii.gov/ed&t

LINDA LINDLE  
OFFICER  
THEODORE L. LEE  
DIRECTOR  
STEVE BRETSCHNEIDER  
DEPUTY DIRECTOR

(808) 587-3607  
(808) 587-3600

Telephone:  
FAC

June 7, 2004

**JUN - 9 2004**

Department of Accounting and General Services  
Public Works Division  
P.O. Box 119  
Honolulu, Hawaii 96810-0119

Attn: Ms. Gaylyn Nakatsuka  
Planning Branch

Subject: Draft Environmental Assessment (Draft EA)  
Waipahu Intermediate School Cafeteria, Oahu  
Tax Map Key: 9-4-001: 029,030

Thank you for the opportunity to comment on the Draft EA for the Waipahu Intermediate School Cafeteria. 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.

We would also like to call your attention to Administrative Directive No. 98-03 "Policy Governing the Use of Solar Water Heating Systems for State Facilities." This Directive requires that:

All plans and designs for new or renovated facilities using state funds or located on state land and incorporating the use of hot water shall include a comparative analysis to determine the cost-benefit of using a conventional water heating system or a solar water heating system. The analysis shall be based on the projected life-cycle costs to purchase and operate the water heating systems. If the life-cycle analysis is positive, the facility shall incorporate solar water heating. If water heating entirely by solar is not cost-effective, the analysis shall also evaluate the life-cycle, cost-benefit of solar water heating for preheating water. Each Department shall be responsible for conducting an analysis for every facility that provides hot water.

Department of Accounting and General Services  
Page 2  
June 7, 2004

We recommend that you 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 and wall 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 roof and gutter to divert rainwater for landscaping;
- i. Use of landscaping for dust control and to minimize heat gain to area; and
- j. 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 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 do not hesitate to call on us for clarification of any of the above.

Sincerely,

*for Maurice H. Kaya*  
Maurice H. Kaya  
Chief Technology Officer

c: PlanPacific, Inc.  
OEQC

LINDA LUNGLE  
GOVERNOR



RUSS K. SAITO  
COMPTROLLER  
KATHERINE H. THOMASON  
DEPUTY COMPTROLLER

(71)223.4

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

JUN 28 2004

Mr. Maurice Kaya  
(P)1223.4  
Page 2

3. Recycling and Recycled-Content Products: Thank you for your comments. We will advise the contractor to use products with recycled-content and to use locally produced products.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

GN:jp

c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB

MEMORANDUM

TO: Mr. Maurice H. Kaya, Chief Technology Officer  
Strategic Industries Division  
Department of Business, Economic Development and Tourism

FROM: Ernest Y. W. Lau *EYL*  
Public Works Administrator

SUBJECT: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your letter dated June 7, 2004. Below are itemized responses following the numbering in your letter:

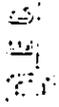
1. Energy Conservation Goals: A secondary goal of the project is to integrate sustainable design features that will reduce energy consumption, conserve water, improve functionality, and reduce operational costs. The Department of Education has designated the Waipahu Intermediate School Cafeteria as a pilot project for the LEED (Leadership in Energy and Environmental Design) certification. Certification is based on the nationally-recognized LEED rating system developed by the U.S. Green Building Council to verify claims of environmental performance and to recognize facilities that meet measurable criteria of sustainability.
2. Energy Saving Design Practices and Technologies: The project has incorporated energy saving technologies in the design phase. For example: Clerestory windows will be used to bring in natural light. The clerestory will also house thermal chimneys that will draw hot air out of the building through a thermal cavity in the roof. This system will create positive ventilation, pulling cooler air through the louvered windows on either side of the building.

LINDA LINDLE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P.O. BOX 2260  
HONOLULU, HAWAII 96804

*W. S. H.*  
PATRICIA MALAMATO  
DEPUTY SUPERINTENDENT  
*8/1/04*



MAY 14 2004

OFFICE OF BUSINESS SERVICES

May 11, 2004

MEMO TO: Mr. Ralph Morita, Chief  
Planning Branch, DAGS  
F R O M: Rae M. Loui, Assistant Superintendent  
Office of Business Services  
SUBJECT: Draft Environmental Assessment for  
Cafeteria at Waipahu Intermediate School  
Waipahu, T.M.K.: 9-4-1-29 and 30

The Department of Education (DOE) has reviewed the Draft Environmental Assessment (DEA) for the new cafeteria at Waipahu Intermediate School.

The DEA details the sloping nature of the campus, describes and illustrates how the proposed cafeteria floor is 12 feet below the elevation of Farrington Highway, and mentions the construction of a 4-foot high retaining wall around the north and west sides of the building. It would be helpful if the report can include some reference to the likelihood of runoff water flooding the cafeteria. It would be helpful to know if such a threat is unlikely and what considerations were made in the plans to ensure appropriate drainage.

The DOE appreciated the opportunity to offer our comments. If you have any questions, please call me at 586-3444 or Heidi Meeker of the Facilities and Support Services Branch at 733-4862.

RML:HM:jmb  
c: Karen Moriyama, CAS  
Randall Dunn, Waipahu Intermediate Principal

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

LINDA LINDLE  
GOVERNOR



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

RUSS K. SATO  
COMPTROLLER  
KATHERINE H. THOMASON  
DEPUTY COMPTROLLER

(PI)211 4

JUN 24 2004

*June 23 2004*  
*MLP*

MEMORANDUM

TO: Ms. Rae Loui, Assistant Superintendent  
Department of Education  
FROM: Ernest Y. W. Lau *eyw*  
Public Works Administrator  
SUBJECT: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your letter dated May 11, 2004. We offer the following response to your comments:

Provisions for drainage to avoid potential flooding: The civil plans call for constructing a walkway curb mauka (North) of the retaining wall and stairs down to the cafeteria. The curb will contain run-off on the walkway, which will slope toward the driveway to the east of the cafeteria. Run-off will sheet-flow makai (South), dissipating into grassed areas on the sides and at the makai end of the driveway. This information has been included in Section 3.3 of the Final EA.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

GN:mo  
c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PWD, PMB



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3171  
HONOLULU, HAWAII 96813-3171

May 28, 2004

CHRISTINE L. FURUKAWA, M.D.  
DIRECTOR OF HEALTH

BY APPOINTMENT  
EPO-04-0222a

Ms. Gaylyn Nakatsuka  
May 28, 2004  
Page 2

Ms. Gaylyn Nakatsuka  
Planning Branch, Public Works Division  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Ms. Nakatsuka:

SUBJECT: Waipahu Intermediate School Cafeteria  
94-455 Farrington Highway  
Waipahu, Oahu, Hawaii  
TMK: 9-4-001: 029, 030

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

Clean Water Branch Standard Comments Dated 3/2/04

1. The Army Corps of Engineers should be contacted at (808) 438-9258 to identify whether a Federal license or permit (including a Department of Army permit) is required for this project. Pursuant to Section 401(a)(1) of the Federal Water Pollution Act (commonly known as the "Clean Water Act"), a Section 401 Water Quality Certification is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters..."
2. A National Pollutant Discharge Elimination System (NPDES) general permit coverage is required for the following activities:
  - a. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi).

- b. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the commencement of the construction activities.
- c. Discharges of treated effluent from leaking underground storage tank remedial activities.
- d. Discharges of once through cooling water less than one (1) million gallons per day.
- e. Discharges of hydrotesting water.
- f. Discharges of construction dewatering effluent.
- g. Discharges of treated effluent from petroleum bulk stations and terminals.
- h. Discharges of treated effluent from well drilling activities.
- i. Discharges of treated effluent from recycled water distribution systems.
- j. Discharges of storm water from a small municipal separate storm sewer system.
- k. Discharges of circulation water from decorative ponds or tanks.

The CWB requires that a Notice of Intent (NOI) to be covered by a NPDES general permit for any of the above activities be submitted at least 30 days before the commencement of the respective activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.state.hi.us/health/eh/cwb/forms/genl-index.html>.

3. The applicant may be required to apply for an individual NPDES permit if there is any type of activity in which wastewater is discharged from the project into State waters and/or coverage of the discharge(s) under the NPDES general permit(s) is not permissible (i.e. NPDES general permits do not cover discharges into Class 1 or Class AA receiving waters). An application for the NPDES permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.state.hi.us/health/eh/cwb/forms/indiv-index.html>.

4. Hawaii Administrative Rules, Section 11-55-38, also requires the owner to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. Please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.

If you have any questions, please contact the Clean Water Branch at 586-4309.

Ms. Gaylyn Nakatsuka  
May 28, 2004  
Page 3

Noise, Radiation & Indoor Air Quality Branch

"Project activities shall comply with the Administrative Rules of the Department of Health:

- Chapter 11-46 Community Noise Control

Should there be any questions, please contact Russell S. Takata, Environmental Health Program Manager, Noise, Radiation and Indoor Air Quality Branch at 586-4701

Sincerely,

  
JUNE E. HARRIGAN-LUM, MANAGER  
Environmental Planning Office

c. CWB  
NRAIQ  
Plan Pacific, Inc.  
OEQC

LINDA LINGGIZ  
GOVERNOR



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

RUSS K. SAITO  
COMPTROLLER  
KATHERINE H. THOMASON  
DEPUTY COMPTROLLER  
(P)12244

MEMORANDUM

TO: Ms. June E. Harrigan-Lum, Manager  
Environmental Planning Office  
Department of Health

FROM: Ernest Y. W. Lau   
Public Works Administrator

SUBJECT: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your letter dated May 28, 2004. Below are itemized responses, following the numbering in your letter:

Clean Water Branch Standard Comments (Dated 3/2/04)

1. Clean Water Act: The project is not located along navigable waters, and construction activities will not include discharge into navigable waters.
2. A National Pollutant Discharge Elimination System (NPDES) General Permit: Because the project area is greater than one acre in size, the applicant will apply for an NPDES general permit.
3. Individual NPDES Permit: The project does not involve discharge into State waters and will not require an individual NPDES permit.
4. HAR Section 11-55-38: The State Historic Preservation Division (SHPD) reviewed the project location and stated, "... it is unlikely that significant subsurface sites will be found. Therefore we believe that 'no historic properties will be affected' by this project." (Letter from SHPD dated December 30, 2003)

Ms. June Harrigan-Lum  
(P)1224.4  
Page 2

Noise, Radiation & Indoor Air Quality Branch  
As stated in the Draft EA, Construction activities will comply with *Hawaii Administrative Rules, Chapter 11-46, Community Noise Control*.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

GN:jp  
c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB

PETER T. YOUNG  
Chairman  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

CLAY DANFORD  
Deputy Director, Land

ERNEST Y. LAU  
Deputy Director, Water

ADULTIC RESOURCES  
PLANNING AND DESIGN DIVISION  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LAND  
CONSERVATION DIVISION  
FORESTRY AND WILDLIFE  
DIVISION  
LAND AND NATURAL RESOURCES  
PLANNING



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
POST OFFICE BOX 521  
HONOLULU, HAWAII 96809  
May 19, 2004



WAIPAHUINTERCAFETERAGS.RCM  
LD-HAV

Mr. Robert Foster, AICP  
PlanPacific, Inc.  
345 Queen Street, Suite 802  
Honolulu, Hawaii 96813

Dear Mr. Foster:

SUBJECT: Draft Environmental Assessment (DEA)  
Applicant: DAGS for State Department of Education  
Consultant: PlanPacific, Inc.  
Project: Waipahu Intermediate School Cafeteria  
Location: 94-455 Farrington Highway, Waipahu Oahu, Hawaii  
TMK: (1) 9-4-001: 029 and 030

Thank you for the opportunity to review and comment on the subject matter.

A copy of DEA pertaining to the subject matter was made available to the following Department of Land and Natural Resources Divisions for their review and comment.

- Division of Forestry and Wildlife
- Engineering Division
- Commission on Water Resource Management
- Land-Oahu District Land Office
- Land-Planning and Development

Enclosed please find a copy of the Engineering Division comment.

Based on the attached responses, the Department of Land and Natural Resources has no other comment to offer on the subject matter.

Should you have any questions, please contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0384.

Very truly yours,

DIERDRE S. MAMIYA  
Administrator

C: ODLO

LANA LUKALE  
CHAIRMAN OF THE BOARD



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809  
May 10, 2004



PETER S. YOUNG  
DIRECTOR  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
CONSERVATION AND RESOURCE MANAGEMENT

DAVE DAVIDSON  
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
DIVISION  
COMMISSION ON WATER RESOURCES MANAGEMENT  
CONSERVATION AND RESOURCE MANAGEMENT  
POLICY AND PLANNING  
REGULATORY AND COMPLIANCE  
INNOVATIVE BUILDING RESOURCES COMMISSION  
PLANNING

LD/NAV  
WAIPAHUCAFEDEA, CMT

Suspense Date: 5/17/04

MEMORANDUM:

TO: Division of Aquatic Resources  
Division of Forestry & Wildlife  
Division of State Parks  
XXX Engineering Division  
Division of Boating and Ocean Recreation  
XXX Commission on Water Resource Management  
Office of Conservation and Coastal Lands  
XXX Land-Oahu District Land Office  
XXX Land-Planning and Development

FROM: Dierdre S. Mamiya, Administrator  
Land Division

SUBJECT: Draft Environmental Assessment for Waipahu Intermediate  
School Cafeteria - 94-455 Farrington Highway, Waipahu,  
Oahu, Hawaii (DAGS for State Department of Education)

Please review the document pertaining to the subject matter  
and submit your comment (if any) on Division letterhead signed and  
dated by the suspense date.

Should you need more time to review the subject matter, please  
contact Nick Vaccaro at ext.: 7-0384. If this office does not  
receive your comments by the suspense date, we will assume there  
are no comments.

( ) We have no comments.

Comments attached.

Signed: \_\_\_\_\_

Date: 5/17/04

Name: \_\_\_\_\_

ERIC T. HIRANO, CHIEF ENGINEER

Division: \_\_\_\_\_

Signed: \_\_\_\_\_  
for ERIC T. HIRANO, CHIEF ENGINEER

Date: 5/17/04

DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION

LANAV

Ref: WAIPAHUCAFEDEA

COMMENTS

- ( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone \_\_\_\_\_.
  - ( ) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zones X and AE.
  - ( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is \_\_\_\_\_.
  - ( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), wherever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyan-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
- ( ) Robert Sumitomo at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
  - ( ) Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emier at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
  - ( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
  - ( ) Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

- (X) The applicant should include project water demands 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 system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- (X) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- ( ) Additional Comments:

(N) Other: We concur that the Flood Insurance Rate Map designates the majority of the school campus as Zone X and that includes the proposed cafeteria site. The National Flood Insurance Program does not have any regulations for development within this area. We also concur that a portion of the school campus along the Waipahu Flood Control Channel is designated as floodway.

Should you have any questions, please call Mr. Andrew Monden of the Planning Branch at 587-0229.

Signed: \_\_\_\_\_  
for ERIC T. HIRANO, CHIEF ENGINEER

Date: 5/17/04

RECEIVED  
LAND DIVISION

2004 MAY 18 A P M

LEDA LINGLE  
GOVERNOR OF HAWAII



MAY 12 10 53

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809  
May 10, 2004



PETER T. YOUNG  
CHAIRMAN  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT  
DAVE DAVENSON  
DEPUTY DIRECTOR - LAND  
ERNEST Y.W. LAU  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOARD OF COMPTROLLER  
COMMISSION ON WATER RESOURCES MANAGEMENT  
COMMISSION ON NATURAL RESOURCES  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND COASTAL LANDS  
ENGINEERING DIVISION  
FORESTRY AND WILDLIFE  
HONOLULU ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

LD/NAV  
WAIPAHUCAFEDEA.CMT

Suspense Date: 5/17/04

MEMORANDUM:

TO: Division of Aquatic Resources  
XXX Division of Forestry & Wildlife  
Division of State Parks  
XXX Engineering Division  
Division of Boating and Ocean Recreation  
XXX Commission on Water Resource Management  
Office of Conservation and Coastal Lands  
XXX Land-Oahu District Land Office  
XXX Land-Planning and Development

FROM: Dierdre S. Mamiya, Administrator  
Land Division

SUBJECT: Draft Environmental Assessment for Waipahu Intermediate School Cafeteria - 94-455 Farrington Highway, Waipahu, Oahu, Hawaii (DAGS for State Department of Education)

Please review the document pertaining to the subject matter and submit your comment (if any) on Division letterhead signed and dated by the suspense date.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

( ) We have no comments. ( ) Comments attached.

Signed: *Dierdre S. Mamiya* Date: *5/11/04*

Name: *Dierdre S. Mamiya* Division: *Land*

LEDA LINGLE  
GOVERNOR OF HAWAII



RECEIVED  
LAND DIVISION  
MAY 14 3 31

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809  
May 10, 2004



PETER T. YOUNG  
CHAIRMAN  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT  
DAVE DAVENSON  
DEPUTY DIRECTOR - LAND  
ERNEST Y.W. LAU  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOARD OF COMPTROLLER  
COMMISSION ON WATER RESOURCES MANAGEMENT  
COMMISSION ON NATURAL RESOURCES  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND COASTAL LANDS  
ENGINEERING DIVISION  
FORESTRY AND WILDLIFE  
HONOLULU ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

LD/NAV  
WAIPAHUCAFEDEA.CMT

Suspense Date: 5/17/04

MEMORANDUM:

TO: Division of Aquatic Resources  
XXX Division of Forestry & Wildlife  
Division of State Parks  
XXX Engineering Division  
Division of Boating and Ocean Recreation  
XXX Commission on Water Resource Management  
Office of Conservation and Coastal Lands  
XXX Land-Oahu District Land Office  
XXX Land-Planning and Development

FROM: Dierdre S. Mamiya, Administrator  
Land Division

SUBJECT: Draft Environmental Assessment for Waipahu Intermediate School Cafeteria - 94-455 Farrington Highway, Waipahu, Oahu, Hawaii (DAGS for State Department of Education)

Please review the document pertaining to the subject matter and submit your comment (if any) on Division letterhead signed and dated by the suspense date.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

( ) We have no comments. ( ) Comments attached.

Signed: *Paul G. Buck* Date: *MAY 11 2004*

Name: *MICHAEL G. BUCK, ADMINISTRATOR* Division: *DIVISION OF FORESTRY AND WILDLIFE*

LINDA LINGLE  
GOVERNOR



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

JUN 22 2004

RUSS K. BAITO  
COMPTROLLER  
MATHERINE K. THOMASON  
DEPUTY COMPTROLLER

(P)112084

MEMORANDUM

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

FROM: Ernest Y. W. Lau *EYL*  
Public Works Administrator

SUBJECT: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your letter dated May 19, 2004, in which you enclosed responses from five DLNR offices.

We have noted that the following have reviewed the Draft EA and have no comments on the subject matter:

- Division of Forestry and Wildlife
- Commission on Water Resource Management
- Land - Oahu District Land Office
- Land - Planning and Development

The following is an itemized response to the comments submitted by the Engineering Division:

Water Allocation Credit: If the projected water demand exceeds the existing water allocation for Waipahu Intermediate School, then the Department of Accounting and General Services will obtain a water allocation credit from the Engineering Division of DLNR.

Water Demands and Calculations: The applicant will provide water demands and calculations to the Engineering Division, so that the data can be included in the State Water Projects Plan Update.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

GN:jp  
c: Mr. Robin Foster, PlanPacfic, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMIB

LINDA LINGLE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
HISTORIC PRESERVATION DIVISION  
KAPUHUEWA BUILDING, ROOM 555  
601 KAAHAKOLA BOULEVARD  
KAPOLEI, HAWAII 96707

MAY 18 2004

HAWAII HISTORIC PRESERVATION  
DIVISION REVIEW

Log #: 2004.1566  
Doc #: 0405EJ10  
Date Received: May 10, 2004

Applicant/Agency: Gaylyn Nakatsuka  
Planning Branch  
Department of Accounting and General Services  
Address: P. O. Box 119  
Honolulu, Hawaii 96810

SUBJECT: Chapter 6E-8 Historic Preservation Review-Draft Environmental Assessment (DEA) for Waipahu Intermediate School Cafeteria, 94-455 Farmington Highway  
Ahupua'a: Ho'aa'aa  
District, Island: Ewa, O'ahu  
TMK: (1) 9-4-001-029, 030

1. This project has  gone through the historic preservation review process. Please submit documentation \_\_\_\_\_

2. This project has already gone through the historic preservation review process.  
 a. mitigation has been completed  
 b. other. SHPD "no historic properties affected" comments are included in Appendix A of DEA

3. We have not been consulted on this undertaking, however we believe there are no historic properties present, because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other:

Thus, we believe that "no historic properties will be affected" by this undertaking.

Aloha,

*Gaylyn Nakatsuka*

P. Holly McElowney, Administrator  
State Historic Preservation Division

BT AGN



5/24/04

PETER L. YOUNG  
COMPTROLLER  
MATHERINE K. THOMASON  
DEPUTY COMPTROLLER

DEAN DILLON  
DEPUTY DIRECTOR, LAND  
DIVISION

JOHN W. HARRIS  
DEPUTY DIRECTOR, LAND  
DIVISION  
COMMISSIONER OF LAND AND NATURAL RESOURCES  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
CONSTITUTION AND SERVICES DIVISION  
COMMISSIONER OF LAND AND NATURAL RESOURCES  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE OF HAWAII

LINDA LINGLE  
GOVERNOR



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

RUSS K. SAITO  
COMPTROLLER  
KATHERINE H. THOMSON  
DEPUTY COMPTROLLER

(P)1231.4

808 586 4186 OFC ENVIRONMENTAL

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

200 SOUTH WILSON AVENUE  
SUITE 702  
HONOLULU, HAWAII 96819  
PHONE: (808) 586-4186  
FACSIMILE: (808) 586-4188  
E-MAIL: [oeqc@hawaii.gov](mailto:oeqc@hawaii.gov)

09 11 50 05 10 2004

1/2

GN - 5/10/04  
CLAUDINE BALMORON  
DIRECTOR

JUN 28 2004

May 10, 2004

Harold Sonomura, Acting Public Works Administrator  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawaii 96810

Attention: Gaylyn Nakatsuka

Dear Mr. Sonomura:

Subject: Draft Environmental Assessment (EA), Waipahu Intermediate School Cafeteria

We have the following comments to offer:

Unconsidered pages: In order to reduce bulk and save on paper, please consider printing on both sides of the pages in the final document.

Cafeteria: Section 2.1 notes that the "old cafeteria building will remain and can continue to be used for assemblies and meetings." In the final EA explain why it cannot be refurbished to meet current needs.

Green building design: We commend you for using Green Building design principles for this facility. Will air conditioning be required for any part of the building? If so please indicate where.

Cultural impacts assessment:

Act 50 was passed by the Legislature in April of 2000. This mandates an assessment of impacts to local cultural practices by the proposed project. This includes all cultures, not just the Hawaiian culture. In the final EA include such an assessment.

If the subject area is in a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kaunua, 'ilima, 'uhaloa, noni or ki on the grassy slopes and ramps of H-1 freeway and some state highways on the neighbors islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fishermen to locate certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact.

MEMORANDUM

TO: Ms. P. Holly McEldowney, Administrator  
Historic Preservation Division  
Department of Land and Natural Resources

FROM: Ernest Y. W. Lau *EYL*  
Public Works Administrator

SUBJECT: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your letter dated May 18, 2004, stating that you anticipate no historic properties will be affected.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

GN:jp  
c: - Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB

LINDA LINGLE  
GOVERNOR



RUSS K. SAITO  
COMPTROLLER  
KATHERINE H. THOMSON  
SENIOR COMPTROLLER

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

(P)12174

MEMORANDUM JUN 28 2004

Harold Sonomura  
May 10, 2004  
Page 2

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*. Go to our homepage at <http://www.state.hi.us/health/ncqic/ncqic/index.html> or contact our office for a paper copy. You will also find the text of Act 50 linked to this section of our website.

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,

*Genevieve Salmonson*  
GENEVIEVE SALMONSON  
Director

c: Robin Foster, PlanPacific

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

FROM: Ernest Y. W. Lau *eyw*  
Public Works Administrator

SUBJECT: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your comments dated May 10, 2004. The following are itemized responses:

Two-sided pages: We will consider printing on both sides of the pages in the Final EA in order to reduce bulk and save on paper.

Cafeteria: Section 2.1 has been revised as follows: "Waipahu Intermediate School's (WIS) existing cafeteria has only a serving kitchen; currently, food is prepared at a neighboring elementary school cafeteria and transported to WIS each day. The existing cafeteria is too small to service the dining and food preparation needs for the students currently enrolled at WIS."

Green Building Design: There will be no air conditioning in any part of the building.

Cultural Impacts Assessment: Section 3.6 has been revised to include a cultural assessment. However, there are no anticipated cultural impacts. The project site has been part of the Waipahu Intermediate School campus since the school opened in 1966. In addition, the State Historic Preservation Division has commented in their review that "no historic properties will be affected by this undertaking."

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

GN:jp  
c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB

PHONE (808) 594-1868



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPOLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

4

FAX (808) 594-1865

If you have questions or concerns please contact Matthew Myers, Policy Advocate at 594-1945 or [matthewm@oha.org](mailto:matthewm@oha.org).

'O wau iho nō,

Clyde W. Nāmu'o  
Administrator

cc: Office of Environmental Quality Control

HRD04-1209B

May 13, 2004

PlanPacific, Inc.  
345 Queen Street, Suite 802  
Honolulu, HI 96813

**Subject: Draft Environmental Assessment (DEA), New Cafeteria at Waipahu Intermediate School, 94-455 Farrington Highway-Waipahu, TMK: (1) 4-3-01: Parcels 29 and 30**

Dear Sir or Madam:

Thank for your letter received by the Office of Hawaiian Affairs (OHA) on May 5, 2004 regarding the Draft Environmental Assessment (DEA) for the New Cafeteria at Waipahu Intermediate School, located at 94-455 Farrington Highway-Waipahu, TMK: (1) 4-3-01: Parcels 29 and 30. Your letter requests that the Office of Hawaiian Affairs (OHA) review and comment on the proposed project.

Given the extensive excavation, grading and grubbing that has already occurred in the area that the Department of Education is proposing to build a new cafeteria building at Waipahu Central School (WIS), without revealing any significant burials or archaeological remains, it doesn't appear necessary to trigger the protections of Hawaii Revised Statutes (HRS), §6E-43.6 and Hawaii Administrative Rules (HAR), Title 13, Subtitle 13, Chapter 300, Rules of Practice and Procedure Relating to Burial Sites and Human Remains for the impacted area of encroachment. However, if any significant cultural deposits or human burials are encountered during the excavation of site for the 4,000 square foot extension, work will cease in this particular area and the State Historic Preservation Division will be contacted.

<sup>1</sup>OHA staff notes that during the excavation of material (CY) there is a possibility that burials could be found.

LINDA LINGLE  
GOVERNOR



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

RUSS K. SAITO  
COMPTROLLER  
KATHERINE H. THOMLSON  
DEPUTY COMPTROLLER  
(P) 1226 4

LINDA LINGLE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5037

RODNEY K. HARAGA  
DIRECTOR  
Deputy Director  
BRUCE Y. MATSU  
LINDEN H. JOESTING  
BRUNN N. SENOJON  
BY REPLY REFER TO

STP 8.1177

9

June 1, 2004

JUN 28 2004

MEMORANDUM

TO: Mr. Clyde W. Namuo, Administrator  
Office of Hawaiian Affairs

FROM: Ernest Y. W. Lau *eyw*  
Public Works Administrator

SUBJECT: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

TO: THE HONORABLE RUSS K. SAITO, COMPTROLLER  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

ATTN: GAYLYN NAKATSUKA

FROM: RODNEY K. HARAGA *RKH*  
DIRECTOR OF TRANSPORTATION

SUBJECT: WAIPAHU INTERMEDIATE SCHOOL CAFETERIA  
DRAFT ENVIRONMENTAL ASSESSMENT (DEA)  
TMK: 9-4-001: 029, 030

Thank you for your transmittal requesting our review of the subject project.  
We do not anticipate the proposed new cafeteria will have a significant impact to our State transportation facilities.

Thank you for your letter dated May 13, 2004. In response to your comment, please be assured that if, during construction or excavation, any archaeological, historic, or burial site is discovered, work will be stopped and the State Historic Preservation Division will be notified.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

We appreciate the opportunity to provide our comments.

c: Robin Foster, PlanPacific, Inc.  
Genevieve Salmonson, Office of Environmental Quality Control

GN:jp  
c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB

LINDA LINGLE  
GOVERNOR



**STATE OF HAWAII**

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

RUSS K. SAITO  
COMPTROLLER  
KATHERINE H. THOMASON  
DEPUTY COMPTROLLER

(7)2124

JUN 25 2004

**BOARD OF WATER SUPPLY**

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



June 3, 2004

JEREMY HARRIS, Mayor  
EDDIE FLORES, JR., Chairman  
CHARLES A. STED, Vice Chairman  
HERBERT S. K. MAOHUA, SR.  
DAPHNIE H. LEONG  
ROONEY K. HARAGA, Esq., Ofc.  
LARRY J. LEOPARD, Esq., Ofc.  
CLIFFORD S. JAMILE  
Manager and Chief Engineer  
DOUGLASS K. KITOSAKI  
Dep. Manager and Chief Engineer

Ms. Gaylyn Nakatsuka  
Public Works Division  
Department of Accounting and General Services  
P. O. Box 119  
Honolulu, Hawaii 96810-0119

Dear Ms. Nakatsuka:

Subject: Your Letter of May 5, 2004 on the Draft Environmental Assessment  
for Waipahu Intermediate School Cafeteria, TMK: 9-4-1: 29, 30

**MEMORANDUM**

TO: The Honorable Rodney K. Haraga, Director  
Department of Transportation

FROM: Russ K. Saito  
State Comptroller *Russ K Saito*

SUBJECT: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment

Thank you for your June 1, 2004 memorandum, stating that you anticipate no significant impact on State transportation facilities.

If you have any questions, please call me at 586-0400 or have your staff call Ms. Gaylyn Nakatsuka of the Public Works Division at 586-0487.

c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PWD, PMB

Thank you for the opportunity to comment on the subject document.

The existing water system is presently adequate to accommodate the proposed cafeteria.

The applicant will be required to obtain a water allocation from the State Department of Land and Natural Resources.

The availability of water will be confirmed when the building permit is approved. When water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the building permit.

If you have any questions, please contact Joseph Kaakua at 748-5442.

Very truly yours,

*K. Saito*

for CLIFFORD S. JAMILE  
Manager and Chief Engineer

cc: Robin Foster, Office of Environmental Quality Control

LINDA LINGLE  
GOVERNOR



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

JUN 24 2004

Mr. Clifford S. Jamile, Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, HI 96813

Dear Mr. Jamile: *Cliff*

Subject: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your letter dated June 3, 2004. We respond to your comments as follows:

1. Water allocation from the Department of Land and Natural Resources (DLNR): We will obtain the appropriate water allocation from DLNR.
2. Water availability and System Facilities Charges: Prior to obtaining a building permit, we will pay the appropriate Water System Facilities Charges for storage and transmission.
3. Other requirements: The building permit plans will conform to BWS Cross-Connection Control and Backflow Prevention requirements.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

Sincerely,

*Ernest Y. W. Lau*  
ERNEST Y. W. LAU  
Public Works Administrator

GN:mo  
c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PWD, PMB

DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR  
HONOLULU, HAWAII 96813  
PHONE: (808) 533-4364 FAX: (808) 533-4587  
WWW.CITYANDCOUNTY.HI.GOV



JEREMY HARRIS  
MAYOR

(P)210.4

TIMOTHY E. STEINBERGER, P.E.  
DIRECTOR

61307

June 4, 2004

Ms. Gaylyn Nakatsuka  
Public Works Division  
Department of Accounting and General Services  
State of Hawaii  
Post Office Box 119  
Honolulu, Hawaii 96810-0119

Dear Ms. Nakatsuka:

Subject: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (DEA)

Thank you for the opportunity to comment on the DEA for the proposed project. We do not have any comments to provide at this time.

Please call Mr. Gary Doi at 527-6699 if you have any questions.

Very truly yours,

*Timothy E. Steinberger*  
TIMOTHY E. STEINBERGER, P.E.  
Director

TES:ci

cc: PlanPacific, Inc.  
Office of Environmental Quality Control

LINDA LINGLE  
CONTROLLER



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

RUSS K. BAITO  
COMPTROLLER  
KATHERINE H. THOMASON  
DEPUTY COMPTROLLER

(M)218.4

JEREMY MARIS  
VICE



FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU  
3375 WAIKAKA STREET, SUITE 4025 - HONOLULU, HAWAII 96813-1847  
TELEPHONE (808) 531-3751 • FAX (808) 531-3752 • INTERNET WWW.FIREHONOLULU.HI

ANTONIO R. LEONARDO  
FIRE CHIEF  
JON CLARK  
SUPPORT SERVICES

JUN 28 2001

May 27, 2004

2

Mr. Timothy E. Steinberger, P.E., Director  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Steinberger:

Subject: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your letter dated June 4, 2004, stating that you do not have any comments to provide at this time.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

Sincerely,

ERNEST Y. W. LIAO  
Public Works Administrator

GN:mo

c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB

Ms. Gaylyn Nakatsuka, Project Coordinator  
Planning Branch  
State of Hawaii  
Department of Accounting and General Services  
Public Works Division  
P.O. Box 119  
Honolulu, Hawaii 96810-0119

Dear Ms. Nakatsuka:

Subject: Draft Environmental Assessment (DEA)  
Waipahu Intermediate School Cafeteria  
94-455 Farrington Highway  
Waipahu, Oahu, Hawaii  
Tax Map Key: 9-4-001: 029 and 030

We received your letter dated May 5, 2004, requesting our review on the above-mentioned DEA.

The Honolulu Fire Department (HFD) requires that the following be complied with:

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 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%.

Ms. Gaylyn Nakatsuka, Project Coordinator  
Page 2  
May 27, 2004

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.

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

Sincerely,

  
JOHN CLARK  
Acting Fire Chief

JC/SK:hh

cc: Mr. Robin Foster, AICP  
PlanPacific, Inc.  
State of Hawaii, Department of Health  
Office of Environmental Quality Control



LLOYD LINGLE  
COMMISSIONER

RUSS K. SAITO  
COMPTROLLER  
KATHERINE H. THOMASON  
DEPUTY COMPTROLLER

STATE OF HAWAII

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

(7)21219.4

JUN 28 2004

Mr. John Clark, Acting Fire Chief  
Honolulu Fire Department  
3375 Koapaka Street, Suite H-425  
Honolulu, HI 96813

Dear Chief Clark:

Subject: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your comment letter dated May 27, 2004. Below are itemized responses, following the numbering in your letter:

1. Provide private water system: According to the consulting civil engineer, the project meets Board of Water Supply standards for hydrants and fire-flow. In addition, the new building will be equipped with an automatic fire sprinkler system.
2. Provide fire department access road: Fire department access will be provided via the main campus driveway which runs north-south directly adjacent to the east end of the proposed cafeteria and via the cafeteria parking and loading area located at the western end of the building. The fire access road will be within 150 feet of any point on the first floor of the structure and will meet the minimum vertical clearance. Department of Transportation Services (DTS) driving surface standards, minimum weight requirement for support of fire apparatus, and gradient requirements. The design consultant has met with the fire department regarding the layout of the fire access road and the unobstructed and dead-end lengths have been reviewed by the fire department and were found to be acceptable.
3. Submit civil drawings: We will submit civil drawings to the Fire Department for review and approval.

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

450 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE (808) 523-2414 • FAX (808) 537-6743 • INTERNET [www.honolulu.gov](http://www.honolulu.gov)



JEROME HARPER  
Mayor

ERIC G. CRISPIN, AIA  
DIRECTOR  
BARBARA HILSTANTON  
DEPUTY DIRECTOR  
KATEY SONGSAB  
Acting Deputy Director

June 2, 2004

2004/ELOG-993 (ASK)

Mr. John Clark  
(P)1219.4  
Page 2

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

Sincerely,

  
ERNEST Y. W. LAU  
Public Works Administrator

Robin Foster, AICP  
PlanPacific, Inc.  
345 Queen Street, Suite 802  
Honolulu, Hawaii 96813

Dear Mr. Foster:

GN:mo  
c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB

Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment  
Tax Map Keys: 9-4-001: 29 and 30

We have reviewed the above document and offer the following comments:

- 1) We confirm that the project is within the Special Management Area and that a Special Management Use Permit (SMP) will be required.
- 2) The SMP application should explain how the proposal is consistent with the Central Oahu Sustainable Communities Plan. A description of drainage patterns should also be provided.

If you should have any questions or wish additional information on this matter, please contact Ardis Shaw-Kim of our staff at 527-5349.

Sincerely yours,

  
for ERIC G. CRISPIN, AIA  
Director of Planning  
and Permitting

EGG:CS  
FORM DEC No. 101110

LINDA LINGLE  
GOVERNOR



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

RUSA K. SATO  
COMPTROLLER  
KATHERINE H. THOMAS ON  
DEPUTY COMPTROLLER

(P)1209.4

JUN 22 2004

JUN 24 2004

Mr. Eric G. Crispin, AIA, Director  
Department of Planning and Permitting (DPP)  
City and County of Honolulu (City)  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Crispin:

Subject: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your letter dated June 2, 2004. Below are itemized responses, following the numbering in your letter.

1. Special Management Area Use Permit (SMP):

While the project site lies within the Special Management Area, it has come to our attention that the City previously granted an SMP for the Waipahu Intermediate School Campus Master Plan. The Master Plan approved under City Council Resolution No. 88-172 included a new cafeteria as well as various other new buildings (DPP File No. 88/SMA-24). Although the location of the cafeteria within the campus has changed, the size of the facility and its impact remain essentially the same. In fact, as this final EA indicates, the building would satisfy a longstanding need, and its addition to the already developed campus would impose little, if any, impact on coastal resources. Given that the previous SMP included a new cafeteria, we respectfully request that the DPP reconsider whether an SMP is required for this project.

2. Description of drainage patterns and consistency with City plan.

We have modified Sec. 3.3 of the Final EA to augment the description of the drainage affecting the site. In general, surface run-off from mauka (north) of the cafeteria will be directed to the existing driveway to the east and to the parking lot to the south of the cafeteria building. Run-off will sheet flow downhill to the south and be absorbed in surrounding grassed lands.

Mr. Eric Crispin  
(P)1209.4  
Page 2

The project is consistent with the Central Oahu Sustainable Communities Plan. Waipahu Intermediate School is shown on the Public Facilities Map, and the plan supports school expansions to meet the needs of the region's growing school population.

If you have any questions, please have your staff call Ms. Gaylyn Nakasuka of the Planning Branch at 586-0487.

Sincerely,

ERNEST Y. W. LAU  
Public Works Administrator

GN:jip

c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 929-3111  
<http://www.honolulu.gov>  
[www.co.honolulu.hi.us](http://www.co.honolulu.hi.us)

JEREMY HARRIS  
MAYOR



LEE D. DONOHUE  
CHIEF  
OLEN R. RAJIYAMA  
PAUL D. PUTZOLU  
DEPUTY CHIEFS

LINDA LINGLE  
COORDINATOR



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

RUSS K. SAITO  
COMPTROLLER  
KATHERINE H. THOMSON  
DEPUTY COMPTROLLER

(P)1220-4

OUR REFERENCE CS-KP

June 3, 2004

8

JUN 28 2004

Ms. Gaylyn Nakatsuka, Planning Branch  
Public Works Division  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawaii 96810-0119

Mr. Lee D. Donohue, Chief of Police  
Honolulu Police Department  
801 South Beretania Street  
Honolulu, HI 96813

Dear Ms. Nakatsuka:

Dear Chief Donohue:

Subject: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Waipahu Intermediate School Cafeteria.

In our letter of February 11, 2004, regarding the Pre-Assessment Consultation document, we cautioned the contractor about theft of construction material and equipment. We would like to add that there might be an unavoidable increase in calls for service to the area because of construction-related dust, noise, and traffic.

Thank you for your comment letter dated June 3, 2004. We will advise the contractor to guard against theft. We acknowledge your comment that the construction activity may cause an increase in calls for police service.

If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

Sincerely,

LEE D. DONOHUE  
Chief of Police

By *Karl Godsey*  
KARL GODSEY  
Assistant Chief of Police  
Support Services Bureau

cc: Ms. Genevieve Salmonson (OEQC)  
Mr. Robin Foster (PlanPacific, Inc.)

GN:mo

c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB

Sincerely,

*Ernest Y. W. Lau*  
ERNEST Y. W. LAU  
Public Works Administrator

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

530 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 531-6328 • FAX: (808) 532-6322 • INTERNET: [www.cc.honolulu.gov](http://www.cc.honolulu.gov)



JEREMY HARRIS  
DIRECTOR

CHERYL D. SOON  
DIRECTOR

GEORGE W. STOKER, III  
SENIOR MANAGER

TTS/04-61188R

June 3, 2004

Ms. Gaylyn Nakatsuka  
Page 2  
June 3, 2004

Ms. Gaylyn Nakatsuka, Planning Branch  
Department of Accounting and General Services  
Public Works Division  
P.O. Box 119  
Honolulu, Hawaii 96810-0119

Dear Ms. Nakatsuka:

Subject: Waipahu Intermediate School Cafeteria

In response to its May 5, 2004 transmittal letter, we reviewed the draft environmental assessment (EA) for the subject project. The following comments are the result of this review:

1. Cover and Title Page – The tax map key should be corrected.
2. Page 2, 2.2 SITE DESCRIPTION – The description of the western boundary is not correct. Pupupuhi Street does not bound the school property on the west.
3. Page 4, Second Paragraph – The adequacy of the two loading spaces and the circulation for delivery vehicles should be re-examined. The 15 parking spaces described in the text is not consistent with Figure 3.
4. Page 4, Fourth Paragraph – The number of trees indicated in the text is not consistent with Figure 3.
5. Page 6, 3.1 DESCRIPTION OF THE SURROUNDING AREA, First Paragraph – The second sentence should be re-written. The last sentence should be revised to state that the library and residences are north of the school.
6. Page 6, 3.1 DESCRIPTION OF THE SURROUNDING AREA, Second Paragraph – Pupupuhi Street Mini-Park should be shown on Figure 2.

7. Page 10, 3.1.1 ROADS AND TRANSPORTATION – Access to the cafeteria will be from Waikale Road, which is under the City's jurisdiction. The final EA should identify the type of vehicles that will be delivering goods to the cafeteria and determine whether they can be accommodated on Waikale Road. Also, the adequacy of the interior roads to accommodate these delivery vehicles should be verified.
8. Figure 1 – The project site configuration should be revised to reflect the correct western boundary. The names of the streets surrounding the project site require correction.
9. Figure 2 – This figure should include the entire Farrington Highway intersection, the Waikale Road right-of-way and the extension of Waikale Road beyond the Waipahu Flood Control Channel. Also, the conditions on the west side of the project site should be shown.
10. Appendix A – The date noted on the Pre-Assessment Consultation list as when the response was received from the Department of Transportation Services is not correct.

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

Sincerely,

CHERYL D. SOON  
Director

cc: Mr. Robin Foster, AJCP  
PlanPacific, Inc.

Ms. Genevieve Salmonson  
Office of Environmental Quality Control

LINDA LINGLE  
COMPTROLLER



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
PO BOX 119, HONOLULU, HAWAII 96810  
JUN 28 2004

RUSS K. SAIHO  
COMPTROLLER  
MATHERNE H. THOMASON  
DEPUTY COMPTROLLER

(P)1221.4

Ms. Cheryl D. Soon  
(P)1221.4  
Page 2

Ms. Cheryl D. Soon, Director  
Department of Transportation Services  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Dear Ms. Soon:

Subject: Waipahu Intermediate School Cafeteria  
Draft Environmental Assessment (EA)

Thank you for your comment letter dated June 3, 2004. Below are itemized responses, following the numbering in your letter.

1. Cover and title page: The TMK numbers have been corrected in the Final EA.
2. Site Description: The western boundary of the campus property is bounded by Apartment-zoned lots, which lie between the campus and Pupupuhi Street. Sec. 2.2 of the Final EA has been corrected accordingly.
3. Loading spaces and delivery vehicle circulation: The proposed configuration of the loading area provides direct access to the kitchen and was determined to be the best of several alternatives studied. The loading spaces have been reviewed by the Department of Education and are suitable for their needs.  
The correct number of parking stalls is 13 standard stalls and one ADA stall. Figure 3 is accurate. The text on Page 4 citing 15 parking stalls has been revised to reflect the actual amount of stalls (14 parking stalls, including one ADA stall).
4. Number of trees: The number of trees cited in the text on Page 4 is accurate. Figure 3 is not the landscape plan and only shows the general location of existing and new trees.
5. Description of Surrounding Area: To better describe the location, the first paragraph of Sec. 3.1 has been rewritten and Figure 1 has been replaced with a more detailed location map.

6. Pupupule Street Mini-Park: The mini-park is called out in the new Location Map, Figure 1.
  7. Road access: Trucks making food deliveries will primarily consist of single-unit vehicles up to 35 feet in length. Large vehicles currently make deliveries to the school. The primary driveway that runs south from Waikele Road, adjacent to the proposed site, is 24 feet wide and is adequate to accommodate large trucks. This information is included in Sec. 3.11 of the Final EA.
  - 8 & 9. Corrections to maps: Figure 1, Location Map, has been revised to show the western boundary, the correct street names, the Farrington Highway intersection, and Waikele Road.
  10. Appendix A: The date of DTS's pre-consultation comment letter has been corrected in the Final EA.
- If you have any questions, please have your staff call Ms. Gaylyn Nakatsuka of the Planning Branch at 586-0487.

Sincerely,

ERNEST Y. W. LAU  
Public Works Administrator

GN:mo

c: Mr. Robin Foster, PlanPacific, Inc.  
Mr. Ricky Sasaki, DAGS-PW, PMB