



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

Letter No. PMS-247.6

AUG 31 2006

OFFICE OF BUSINESS SERVICES

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for  
Mililani High School – Ten-Classroom Building  
DAGS Job No. 12-16-4736  
TMK: 9-5-01: 54 & 55  
Mililani, Oahu, Hawaii

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL  
RECEIVED  
06 SEP -5 12:18

The Department of Education has reviewed the comments received during the 30-day public comment period which began on July 23, 2006. The agency has determined that this project will not have significant environmental effect and has issued a FONSI. Please publish this notice in the next scheduled OEQC Bulletin.

We have enclosed an electronic file of the completed OEQC Bulletin Publication Form, two (2) hard and one (1) electronic copies of the final EA. If there are any questions, please call Mr. George Coates of the Facilities Development Branch at 586-0721.

Very truly yours,

A handwritten signature in black ink that reads "Duane Kashiwai".

DUANE KASHIWAI  
Acting Director, Facilities Development Branch

DK:GC:lh  
Attachments

SEP 23 2006

**FILE COPY**

*Division of Design  
Responses*

# ENVIRONMENTAL ASSESSMENT

FOR MILILANI HIGH SCHOOL  
TEN CLASSROOM BUILDING  
JOB NO: 12 16 4736  
TAX MAP KEY: 9 - 5 - 01: 54 & 55  
MILILANI, OAHU, HAWAII

FOR THE DEPARTMENT OF EDUCATION  
CENTRAL SCHOOL DISTRICT  
STATE OF HAWAII

BY ARCHITECTURE PLUS INC.

AUGUST 24, 2006

RECEIVED  
MILILANI HIGH SCHOOL

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RECEIVED

**STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL**

**MILILANI HIGH SCHOOL – 10 CLASSROOM BUILDING  
DOE JOB NO. 12-16-4736  
LOCATED AT MILILANI, OAHU, HAWAII**

**DRAFT ENVIRONMENTAL ASSESSMENT (dated 5/26/06)**

**I. GENERAL INFORMATION**

- A.** Condition which triggered EIS Law:  
Use of State Land and Funds
- B.** Applicant: Name; Mailing Address; Phone Number.  
State of Hawaii  
Department of Education  
Office of Business Services  
Facilities Development Branch  
PO Box 2360  
Honolulu, Hawaii 96804  
Contact: George Coates  
TEL: (808) 586-0721 FAX: (808) 586-8223
- C.** Recorded Fee Owner: Name; Mailing Address; Phone Number.  
State of Hawaii
- D.** Agent (if any): Name; Mailing Address; Phone Number.  
Architecture Plus Inc.  
1188 Bishop St. #2311  
Honolulu, Hawaii 96813  
Contact: Gary K. Kawakami  
TEL: (808) 521-2311 FAX: (808) 531-6830
- E.** Tax Map Key: Zone, Section, Plat, and Parcel(s).  
9 - 5 - 01 : 54 & 55
- F.** Lot Area: Acreage or square footage.  
17.532 Acres
- G.** Approving Agency: Name; Mailing Address; Phone Number.  
State of Hawaii  
Department of Education  
Office of Business Services

Facilities Development Branch  
PO Box 2360  
Honolulu, Hawaii 96804

Contact: George Coates

TEL: (808) 586-0721

FAX: (808) 586-8223

**H. Anticipated Determination:**

Finding of No Significant Impact

**I. Agencies Consulted in Making Assessment: Indicate Federal, State, and County State:**

Department of Education

Department of Land and Natural Resources

Department of Health (DOH), Environmental planning

Office of State Planning

DOH, Office of Environmental Quality Control

Historic Preservation Division

Office of Hawaiian Affairs

**County:**

Department of Planning and Permitting (DPP)

DPP, Land Use

Department of Design and Construction

Department of Parks and Recreation

Department of Transportation Services

Fire Department

Board of Water Supply

**Public:**

Mililani Town Association

Mililani Neighborhood Board

**II. DESCRIPTION OF THE PROPOSED ACTION**

**A. General Description:**

(1) Brief narrative description of proposed project:

The Department of Education is proposing the addition of a ten-classroom building to the existing Mililani High School campus.

The addition of a new ten-classroom building has been determined to be the best alternative for providing the school and community with classroom space that meets current Department of Education specifications and standards. The existing campus presently includes 30 existing portable classrooms totaling approximately 27,000 sf. These portable classrooms have less than ideal learning and working conditions for both students and staff. The proposed 10-classroom building will relieve some of the school's dependency on the existing portable classrooms and it will also provide the type of instructional space (ie. multi-media and science) that cannot be provided by the temporary portables.

The proposed 10-classroom building will include 7 multi-purpose classrooms - 5 of which may be combined to provide an assembly space which MHS plans to make available for public use on a limited basis; 2 Science classrooms; 2 Student Conference Rooms; Faculty Work Centers and Offices; storage; mechanical; and utility rooms. Please refer to Attachment A for plans and photos which describe the location, orientation, dimensions, architectural features and character of the proposed building.

- (2) Location map:

See attached (Attachment A).

- (3) Land use approvals granted and/or approvals required:

Building Permit

**B. Technical Characteristics:**

- (1) Use characteristics:

Use will remain consistent with existing (Secondary or high school education).

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

See attached (Attachment A).

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

See attached (Attachment A).

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

Generally, extension of existing utilities available on-site.

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

Connection to existing system within property that connects to existing municipal sewer system. Acid waste interceptors/tanks shall be provided at each sink within the two science classrooms.

- (6) Solid waste disposal (includes refuse):

Existing solid waste disposal service (public contract).

- (7) Access to site:

Existing public roadways (Kipapa Drive, Hookelewaa Street, Meheula Parkway)

- (8) Parking:

There is adequate parking presently on the campus for the facilities provided (refer to attached letter from DOE/MHS regarding parking facilities – Attachment C). In addition to permanent parking facilities consisting of asphalt concrete paving and marked stalls, there is a significant amount of overflow parking space that can be provided on short notice by utilizing adjacent open field areas. Grassed areas adjacent to the proposed ten classroom building, existing Cafeteria and Meheula Parkway will be maintained as open space.

- (9) Fire Protection:

There are no existing fire hydrants within 150 feet of the proposed ten classroom building nor are there access roads leading from adjacent public roadways or paved roads within the campus.

- (10) Other pertinent information: (None)

**C. Economic and Social Characteristics:**

- (1) Estimated cost and time phasing of construction:

Estimated cost: \$ 7,100,00

Time Phasing: Start construction March 2007, complete construction May 2008.

- (2) Social Characteristics: The proposed 10 classroom building will provide additional meeting space for community activities and offer another avenue for integrating the community with MHS.
- (3) Other pertinent information: (none)

**D. Environmental Characteristics:**

- (1) Soils:  

Stiff, clayey silt with little potential for expansion, based on soil samples taken and report provided by Hirata & Assoc., dated 3/24/06.
- (2) Topography (indicate relationship to major topographic features such as mountains, headlands, valleys, streams, channels, springs, marshes, etc.):  

Urbanized location, generally flat to slight slope.
- (3) Surface runoff, drainage, and erosion hazard:  

Surface drainage to remain on-site with existing patterns. There is no history of erosion problems with the site and it is not anticipated that the new facility will introduce any erosion hazard to the site.
- (4) Federal FIRM Zone, LUO Flood Hazard District, other geological hazards:  

FIRM Zone D; No other special districts, areas or geological hazards.

**III. AFFECTED ENVIRONMENT**

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

State Land Use Plan: Urban  
 General Plan: (No longer in use, superseded by Development Plan)  
 Development Plan: Public  
 Zoning: R-5 Residential

The school is surrounded by neighborhoods consisting of single-family and multi-family housing, with large and small-scale commercial development. School is a State-owned parcel of land. Subject site and surrounding sites are designated for Urban use. The site has been developed as a high school approximately since 1972. There are no known unique features at the site or in the adjacent surrounding areas.

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

Site is approximately 1 mile West from nearby Upper Kipapa Military Reservation/Kipapa Stream and approximately 1 mile East of Wheeler Air Force Base, in an urbanized and developed neighborhood environment. No impact to beaches, recreation areas, endangered species and/or habitats, wildlife and wildlife preserves, wetlands, lagoons, tidal lands and submerged lands, fisheries and fishing grounds, or other coastal/natural resources is anticipated.

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

MHS has no previous history of or indication that there are any significant historic, cultural or archeological sites present. The school was constructed in approximately 1972, shortly after the Mililani Town community was developed. No impact is anticipated.

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

No impact is anticipated.

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

Not applicable.

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

See attached (Attachment A).

#### **IV. PROJECT IMPACTS:**

Identify impacts of the project:

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

1. The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resource. **The general location of this action is contained**

completely within an area that has already been developed for use as a public high school facility for 35 years. While a portion of the improvements will require an existing school agricultural program (planting field) to be relocated, the majority of the proposed site is part of the school grounds and a relatively flat, open, grassed yard that was graded during the initial construction of the school 35 years ago. There are two larger trees that will be removed but new indigenous landscaping will be provided to enhance the natural environment.

Mililani High School was consulted regarding any possible current cultural use of the proposed site of this facility (see Attachment D). As the entity which manages the day to day use of the property, they have indicated that there is no present use of the site for cultural purposes (see attached email communication of 8/14/06). The Mililani Neighborhood Board No. 25 and Mililani Town Community Association were consulted via letter of request for comment and no comments were received.

2. The proposed action will not curtail the range of beneficial uses of the environment. The site of the proposed action is not on or near any significant natural feature utilized normally by the general public for recreation, worship or commercial activity. The proposed site is a grassed lawn that is part of the school grounds. During the construction phase, there will be temporary occupation of this existing lawn area for equipment and material storage but this open space will be restored and landscape repaired.

3. The proposed action will not conflict with the long-term environmental policies of the State. In recognition of the state policy to conserve natural resources and enhance the quality of life, mitigating measures as described in Part V following will be implemented.

4. The proposed action will not substantially adversely affect the economic or social welfare of the community or State. The DOE has budgeted for this facility and requested that the Legislature secure funds. A majority of construction funds for the project has been secured with the balance anticipated to follow in the next session. Aside from the initial cost of obtaining the facility and future maintenance, any adverse economic impact is anticipated to be minimal and outweighed by positive impacts. This action will not only provide construction jobs Statewide but also within Mililani and area businesses will benefit from this construction activity. The positive economic and social impact to the State and Mililani community will be in providing a facility that enhances Mililani High School's ability to provide the community with increased educational opportunities, and in turn helping the school provide a better prepared workforce. The action will also provide a meeting facility that will allow increased community interaction and greater positive social and cultural opportunities.

5. The proposed action will not involve substantial secondary impacts, such as population changes or effects on public facilities, other than the school. The DOE's intent for the proposed action is not to accommodate an increase in enrollment of Mililani High School but to accommodate the existing campus population. The school will benefit

from having new permanent classroom space to relieve some of the overcrowding occurring in existing portable classrooms. The portable buildings are not adequate for the needs of the school and the campus is presently experiencing a shortage of multi-use and specialty classroom space such as meeting/assembly space and science/media classrooms.

**6. The proposed action will not adversely impact public health. By providing the additional space and specialty classrooms, overcrowding conditions will be alleviated. Students and the community at large will benefit overall through a positive learning environment which is shown to improve general health and welfare. Building materials, methods and process will be according to all County, State and Federal regulations meant to control and prevent adverse impact on public health.**

**7. The proposed action will not involve a substantial degradation of environmental quality. The mass of the proposed facility will be consistent in scale and treated in a visual and spatial manner to integrate with existing adjacent buildings. Building materials, methods and process will be according to all County, State and Federal regulations meant to control and prevent adverse impact on environmental quality.**

8. The proposed building is sited in accordance with DOE's approved site development plan. Historic sites or buildings are not present on campus or in the immediate vicinity so none will be affected by this project.

9. The proposed action will not substantially affect any rare, threatened, or endangered species of animal or plant, or habitat. **The proposed site is within a highly developed suburban area and the immediate vicinity has been developed as a public high school facility for 35 years. It is not adjacent to the shoreline and neither is it within nor near any wetlands, forested area or sensitive habitat. The existing flora includes non-invasive, non-native, decorative grass, weed and canopy trees.**

10. The proposed action will not detrimentally affect air or water quality or ambient noise levels. Temporary construction noise and dust **is anticipated due to necessary construction procedures.**

11. This project will not have a major impact on public access or rights of ways. There will be intermittent interruptions in traffic flow along Meheula Parkway throughout a typical workday for the delivery of materials and heavy equipment.

**12. The proposed action will not likely suffer damage beyond that of any other structure or similar facility within the Mililani area as it is not located in or near a flood plain, tsunami zone, beach, erosion prone or geologically unstable area. The proposed action is not likely to cause harm beyond that of any other structure or similar facility within the Mililani area as it is not located within an environmentally sensitive area, such as an estuary, fresh or coastal water resource.**

**13. The proposed action will not affect any scenic vistas and viewplanes identified by the State or County. The proposed site is not within any special zoning district or land use district that may require such vistas or viewplanes. Side and front yard setbacks are maintained according to County zoning regulations. In addition, the height and scale of the proposed facility is consistent with existing adjacent buildings on campus.**

**14. The proposed action will require substantial energy consumption relative to the standard classroom building constructed over the last 50 years in Hawaii, primarily because the facility will utilize an air conditioning system. DOE is making an effort to provide an optimum classroom facility that balances cost, type of facility (ie. science lab, media lab, etc.), available land area, and student/instructor comfort level, which translates directly to the level of education and student response. Although effort has been made to design this building in a sustainable and environmentally responsible manner, DOE had not directed consultants to implement a LEED program for design of this facility at the time this project was initiated.**

**V. MITIGATION MEASURES:**

Indicate proposed mitigation measures, if any:

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

1. Temporary construction noise and dust shall be controlled with barriers and walls. **Excessive noise and offensive odors generated by necessary construction procedures will be monitored to meet State and Federal regulations according to standard DOE procedures specified in the contract documents.**
2. New landscaping (conforming to State regulations for public projects to maintain use of native or endemic species) will be provided to enhance the natural environment. The area of the new facility is presently a lawn and no other significant landscaping except for monkeypod trees around the site perimeter. Two trees will be removed for the new facility (about 20' and 30' in height with 18" diameter trunks).
3. The new building is set back from property lines with open space buffers to minimize scale and visual impact. The facility also utilizes masses that step back away from the adjacent residential area on Hookelewaa Street, and upon completion will generally be in harmony with the existing character of the neighborhood.
4. Fire protection elements will be included with site improvements to comply with current City and County Fire Department fire protection requirements. Two new fire hydrants and access lanes will be added as per discussion with Honolulu Fire Department. Fire hydrant flow will be based on 2,000 gpm at 20 psi. In addition, an automatic fire sprinkler system shall be provided throughout the building. (See Attachment B)

5. Existing site surface drainage will be maintained and a new surface on-site retention/detention basing will be provided to contain storm water run-off increases for a 10 year storm for a period of 1 hour. (See Attachment B) A temporary erosion control plan has been developed and currently under review by the City and County of Honolulu, Department of Planning and Permitting, Civil Engineering Branch.

6. Construction of this new classroom space is not meant to accommodate an increase in student enrollment and therefore should not impact traffic flow or street parking in the surrounding neighborhood. The new facility is meant to partially relieve campus overcrowding and allow MHS to rely less on the 30 existing portable classroom buildings which offer a less than ideal educational environment. According to MHS, the school's parking needs are well met by existing 450 marked parking stalls on campus (see attached letter of June 28, 2006 from DOE). Additionally, open grassed lawn areas adjacent to paved parking areas are available for emergency or overflow parking purposes.

DOE/MHS does plan to incorporate an additional accessible drop-off, turn-around and parking area immediately adjacent to the new ten classroom building in another future project. Initial project construction cost estimates indicate that this additional work would take up a significant portion of the designated construction budget. Given the current booming construction industry and bidding climate, bids are anticipated to be in excess of the allocated budget if this work was to be incorporated and the overall project would likely be jeopardized. **Accessible loading areas are presently provided elsewhere on the campus and a new accessible route will connect the new building to the rest of the facilities on campus.**

7. Interruptions to traffic flow will be minimized as much as possible by requiring that the contractor strictly adhere to a schedule that is coordinated with known periods of heavy traffic. Delivery and movement of heavy equipment on public roads, campus entrances and parking areas will be prohibited during peak traffic hours. Known peak hours will be identified as 7:15 am to 8:15 am and 2:00 pm to 3:00 pm to coincide with start and end of the school day. The requirement shall also apply to any other periods of increased traffic due to a school activity not foreseen at this time but as yet to be scheduled.

**8. Excavation work shall conform to the Hawaii Revised Statutes and Hawaii Administrative Rules regarding discovery of significant cultural deposits or human skeletal remains.**

## **VI. ALTERNATIVES CONSIDERED:**

Discuss alternatives considered:

1. At this time, student enrollment is anticipated to at least remain, if not grow, at the same level of approximately 2,250 students within the next decade. Addition of another high school facility for the area is not foreseeable in the immediate future nor is it feasible due to budgetary constraints experienced by the State.

2. Retaining and prolonging the life of the existing portable classroom buildings is not an economically prudent option as they are of wood construction with increased maintenance needs and are susceptible to vandalism. The portable buildings are also insufficient for providing the types of special classrooms and facilities (ie. science) that DOE desires to provide for the school.
3. DOE has attempted to implement a rotating school calendar at other facilities with limited success and has preferred that more physical space be provided for MHS.

**VII. FINDINGS:**

Discuss findings and reasons supporting the agency anticipated determination:

1. There is presently a severe need for more permanent classroom space on the MHS campus and this will be compounded by the continued growth of the surrounding Mililani Town community.
2. There are no significant socio-economic, cultural or environmental impacts anticipated to the community.
3. The Mililani Town community supports this action.

**VIII. PERMITS REQUIRED:**

List all required permits and approvals (State, County, Federal):

1. Federal: None
2. State: Disability and Communication Access Board (Accessibility); Dept of Health, Noise and Radiation Branch (AC & V); Dept. of Labor and Industrial Relations, Occupational Safety & Health Division, Elevator Section
3. County: Dept. of Planning and Permitting (Building, Wastewater, Electrical, Mechanical, Land Use); DPP, Engineering (Grading) Fire Dept.; Board of Water Supply

**IX. WRITTEN COMMENTS & RESPONSES:**

List all written comments and responses to the comments under the early consultation provisions of sections 11 200 9(a) (1), 11 200 9(b) (1), or 11 200 15.

- 1 See attached letters of request for comments.
- 2 See attached letters of response to request for comments.

While comments were solicited via letters sent to all parties as indicated by copy of “request for comment” letters included for record, not all parties responded. We assume

that a non-response from these parties indicates there is no comment at this time. Record of responses attached.

*The items in **bold type** are revisions made in response to Office of Environmental Quality Control comments submitted August 9, 2006.*

LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186  
E-mail: [oeqc@health.state.hi.us](mailto:oeqc@health.state.hi.us)

August 9, 2006

Duane Kashiwai, Acting Director  
Facilities Development Branch  
Department of Education  
PO Box 2360  
Honolulu, Hawaii 96804

Attn: George Coates

Dear Mr. Kashiwai:

Subject: **Draft environmental assessment (EA),  
Milliani High School Ten-Classroom Building**

We have the following comments to offer:

**Document format:** To avoid accidental loss of attachments, please prepare the final EA as a single, bound document. Also, print on both sides of the pages to reduce bulk and save on paper. HRS 342G-44 requires double-sided copying in all state and county agencies, offices and facilities.

**Cultural impacts assessment:** Act 50 was passed by the legislature in April 2000. This mandates an assessment of impacts to current cultural practices by the proposed project. In the final EA include such an assessment. For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*, which you may find at <http://www.state.hi.us/health/oeqc/guidance/cultural.htm>. You will also find the text of Act 50 linked to this section of our homepage.

**Sustainable building techniques:** Please consider applying sustainable building techniques presented in the "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement. Go to our website at <http://www.state.hi.us/health/oeqc/guidance/sustainable.htm> or contact our office for a paper copy of the guidelines.

**Significance criteria:**

An analysis according to the significance criteria listed in HAR 11-200-12 is required. The analysis found in the draft EA is incomplete. A simple reiteration of some of the criteria in

Duane Kashiwai  
August 9, 2006  
Page 2

the negative, as you have done, will not suffice. Each of the following criteria needs to be re-evaluated with, at a minimum, a brief discussion:

- #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;
- #4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;
- #5. Substantially affects public health;
- #7. Involves a substantial degradation of environmental quality;
- #8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;
- #9. Substantially affects a rare, threatened, or endangered species, or its habitat;
- #11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;
- #12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies;
- #13. Requires substantial energy consumption.

You may access this entire section at [http://www.state.hi.us/health/about/rules/11-200.html#sec\\_12](http://www.state.hi.us/health/about/rules/11-200.html#sec_12) or contact our office for a paper copy.

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

Sincerely,

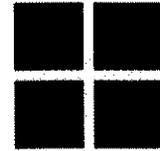


GENEVIEVE SALMONSON  
Director

c: Gary Kawakami, Architecture Plus

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial Design



August 14, 2006

State of Hawaii  
Department of Health  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

No. 05014.01

Attn: Genevieve Salmonson

From: Gary K. Kawakami  
Principal  
Architecture Plus Inc. (API)

Subject: Mililani High School – 10 Classroom Building  
DOE Job No.12-16-4736  
Draft Environmental Assessment Comment Response

The following is in response to the comments submitted to our office by Nancy Heinrich of your office on August 9, 2006.

Document Format: Will comply

Cultural Impacts Assessment: See Pg. 6, Part IV –Project Impacts, Item 1.

Sustainable Building Techniques: See Pg. 9, Part IV –Project Impacts, Item 14.

#### Significance Criteria:

- #3 - See Pg. 7, Part IV –Project Impacts, Item 3.
- #4 - See Pg. 7, Part IV –Project Impacts, Item 4.
- #5 - See Pg. 8, Part IV –Project Impacts, Item 6.
- #7 - See Pg. 8, Part IV –Project Impacts, Item 7.
- #8 - See Pg. 7-, Part IV –Project Impacts, Item 5.
- #9 - See Pg. 8, Part IV –Project Impacts, Item 9.
- #11 - See Pg. 8, Part IV –Project Impacts, Item 12.
- #12 - See Pg. 8, Part IV –Project Impacts, Item 13.
- #13 - See Pg. 9, Part IV –Project Impacts, Item 14.

We submit a revised draft EA which includes further clarification and response to the items above in bold type.

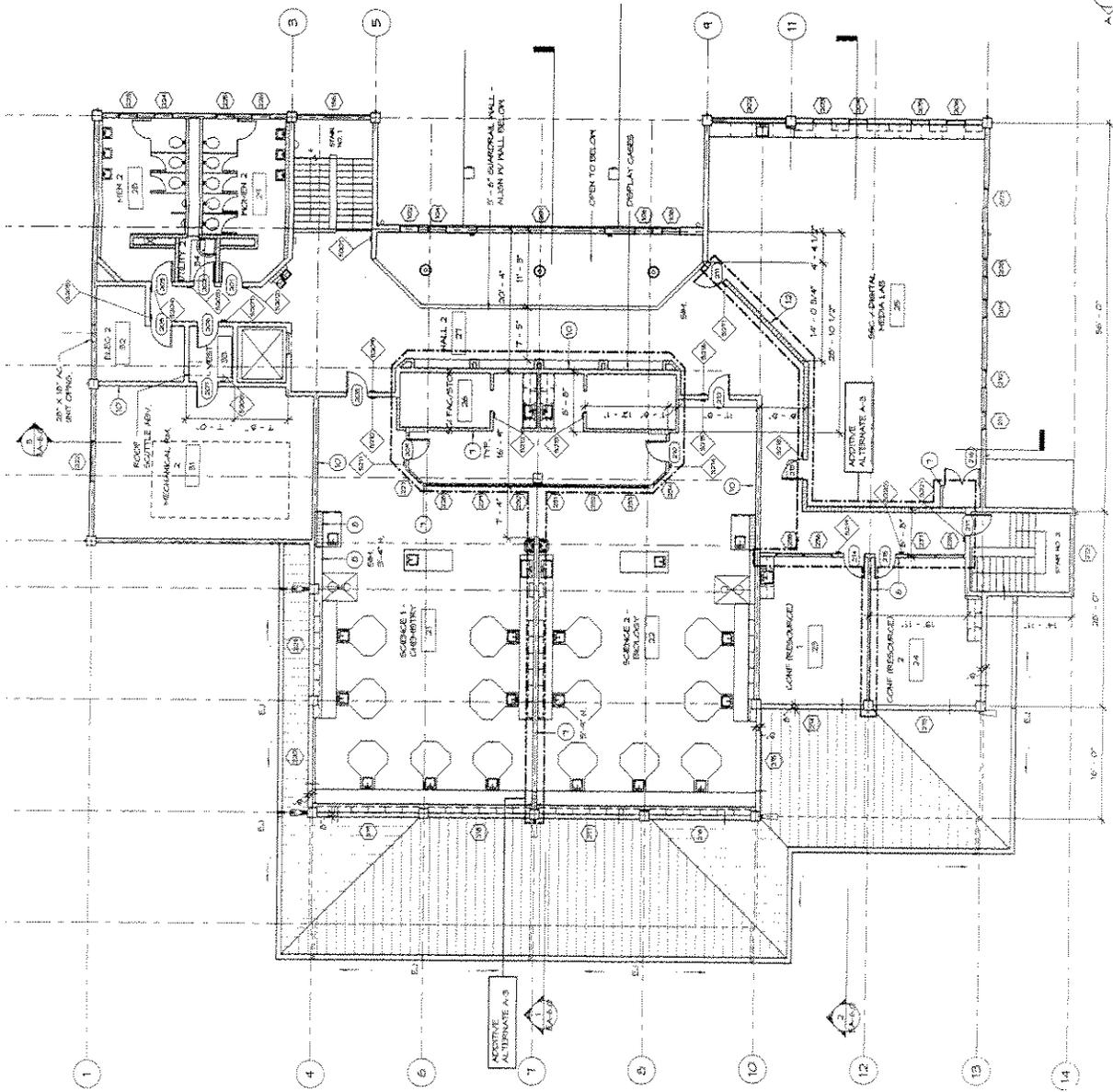


cc: refer to revised Draft EA.  
GKK:bff  
060814 MHS-10CR









1 2ND FLOOR PLAN  
1:20 = 1:1.07



DATE	BY	CHK	APP'D

DEPT. OF EDUCATION  
MILLANT HIGH SCHOOL  
TEN CLASSROOM BUILDING

DESIGNED BY: DWIGHT HAWARD  
SECURITY FLOOR PLAN

PROJECT NUMBER	EA-4
DATE	12-18-4736
DATE	MAY 2006

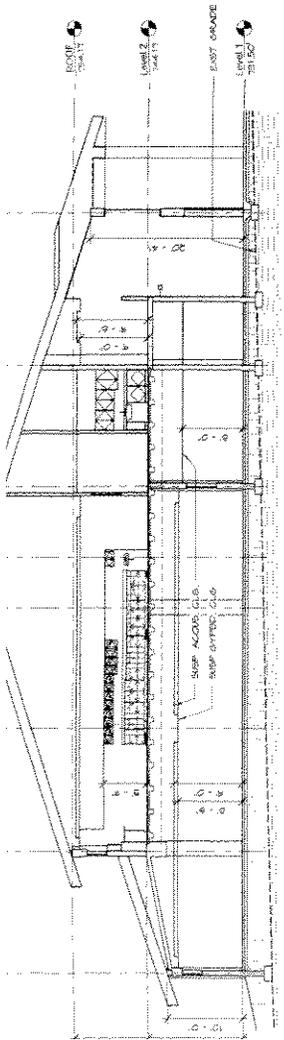
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OPERATION: 422086

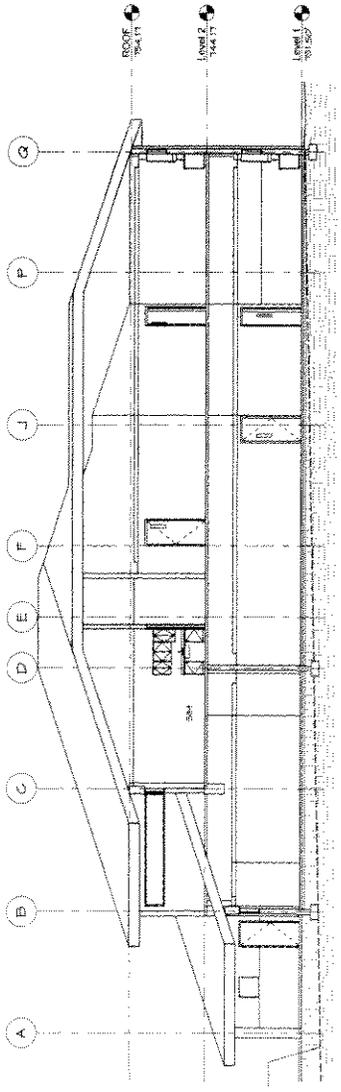


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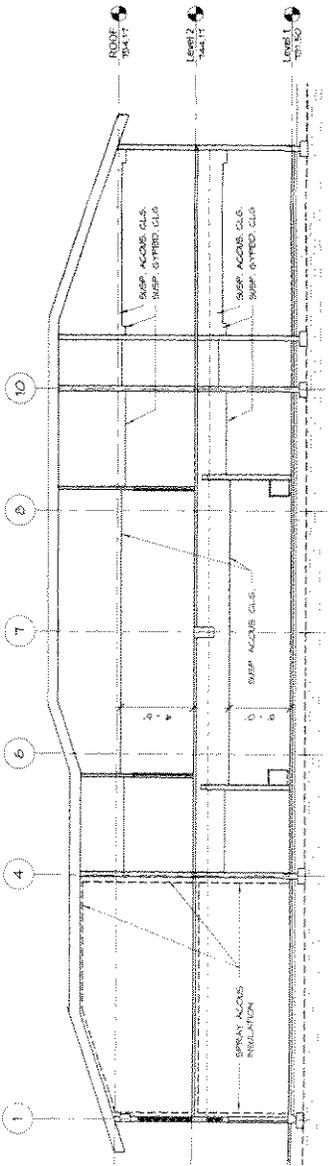




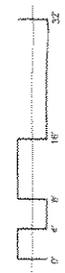
1 SECTION A  
1/8" = 1'-0"



2 SECTION B  
1/8" = 1'-0"



3 SECTION C  
1/8" = 1'-0"



DATE	BY	CHECKED	APPROVED

DEPT. OF EDUCATION  
MILLIARI HIGH SCHOOL  
TEN CLASSROOM BUILDING  
MILLIARI, OAHU, HAWAII  
FOR DRG. SECTIONS

PROJECT NO. 12-16-4736  
DATE 12-16-4736  
SCALE EA-6.0

DESIGNED BY: GSK  
CHECKED BY: GSK  
DATE: 12-16-4736

U.S. DEPARTMENT OF EDUCATION  
OFFICE OF ASSISTANT SECRETARY FOR PLANNING AND IMPROVEMENT





MILILANI HIGH SCHOOL  
TEN CLASSROOM BUILDING  
DAGS JOB NO 12-16-4736

## **CIVIL BASIS OF DESIGN**

### **CODES AND REFERENCES**

1. Topographic Survey prepared by Control Point Surveying and Engineering.
2. Geotechnical Investigations prepared by Ernest K. Hirata & Associates, Inc.
3. Rules Relating to Storm Drainage Standards, City and County of Honolulu-  
January 2004
4. Water System Standards, Board of Water Supply, City and County of Honolulu,  
State of Hawaii, 2002
5. Design Standards of the Department of Wastewater Management Volume I, City  
and County of Honolulu, July 1993
6. Honolulu Fire Department-Roads and Hydrants for Private Developments.

### **SITE GRADING AND DRAINAGE**

There is no existing underground drainage system within the proposed limits of work. The site slopes from south to north, from existing Building N and the Cafeteria, towards Meheula Parkway and the Agricultural garden area. Elevations range from approximately 731.0 feet to 727.0 feet. In order to provide positive drainage away from the Building, the new Finish floor elevation will be set at elevation 731.5. There will be approximately 3 to 4 feet of fill under the Building.

Grading and foundation recommendations will be in accordance with the Geotechnical Engineer's report. Recommendations are to provide 4-inches of clean gravel with vapor barrier and minimum 8-inches of structural fill below the interior Building slab. Direction from DOE is to use soil treatment for Termite Control in lieu of a Basaltic Termite barrier system.

The City and County of Honolulu will not allow any increase of storm water runoff to enter a City and County Roadway drainage system. Grassed swales will be constructed around the Building and divert storm water run off to an on-site retention/detention basin. The retention/detention basin will be constructed to contain the estimated increase in storm water runoff for a 10-year storm for a period of 1 hour.

The project's graded area will not exceed one acre, thus an NPDES permit for storm water discharge from construction areas exceeding one acre from the State Department of Health will not be required. During construction "Best Management Practices" or BMP's will be undertaken to prevent storm laden runoff from leaving the site, by installing temporary silt fences around the project site. A temporary construction access pad of gravel will also be installed to trap mud from construction vehicles prior to leaving the site.

Attachment B

## **SITE IMPROVEMENT WORK**

Requirements for additional parking is not in the project scope. A new concrete walkway will connect to the existing concrete walkway by Building N and will extend to the new Building and to the sidewalk at Meheula Parkway. Proposed sidewalk will consist of 4-inches of concrete pavement over 4-inches of aggregate Base Course. New fire lane will be a combination of reinforced concrete pavement and asphaltic concrete pavement. Asphalt fire lane will consist of 3-inches of asphalt over 6-inches of aggregate base course and 6-inches of sub base course. New concrete fire lane will consist of 6-inches of reinforced concrete pavement over 6-inches of aggregate base course.

## **WATER SYSTEM**

Mililani High School has a combined fire protection and domestic water system which connects to an existing 16-inch waterline in Kipapa Drive. An 8-inch FM meter is located within the school site between Buildings J and G. Under the 2<sup>nd</sup> Increment project, a 12-inch water line was extended to Building O and reduced to an 8-inch line to the end of Building R. An 8-inch Tee and plug was provided near Building R. It is proposed to connect a new 8-inch waterline to this location to provide connection for an new on site hydrant, fire sprinkler connection and domestic water connection to the New Building. Near the north end of Building N, a new connection for a second fire hydrant will also be provided. Fire hydrant flow will be based on 2000 gpm at 20 psi.

On-site fire hydrant needs to be provided when any portion of the Building is in excess of 150 feet from a water supply or fire apparatus road as measured by an approved route around the exterior of the Building, per 1997 Uniform Fire code, section 903.2 as amended. Access road must have an unobstructed width of not less than 20 feet and paved for all weather use. The existing access driveway from Hookelewaa Street will be extended at the corner of Building N. A new fire lane will also extend from the service driveway to the Cafeteria from Meheula Parkway. The fire lane will also provide access to the Mechanical Yard.

Based on requirements from the Mechanical Engineer, a new 3-inch domestic water line will be connected to the Building. A new 3-inch reduced pressure principle backflow preventer will be provided.

DAGS will need to request from DLNR for a water system source allocation. Domestic water demand is based on 300 students plus 10 staff or 310 people x 60 gallons per person per day for an estimated 18,600 gallons per day. This will need to be provided to the Board of Water Supply at the time of Building Permit. Water facility charges will be determined at the time of the Building Permit.

Civil Basis of Design-continued

### **SANITARY SEWER SYSTEM**

Mililani High School has an existing sanitary sewer connection to the existing City and County Sewer system near Kipapa Drive in the vicinity of the Industrial Arts Building J and G. The existing sewer crosses behind Building G, Building O and Building N. Connection will be made to an existing sewer manhole near Bldg N. (The surveyors had located another sewer line crossing between the proposed Building site and Meheula Parkway, which appears to run through the Agricultural garden area to Hookelewaa Street. However we were unable to verify as-built plans for this sewer.)

Sanitary Sewer capacity is based on 310 people x 25 gallon per person per day for an estimated 7,750 gallons per day. A sewer connection application will need to be submitted to the City and County and a sewer assessment charge will be assessed at the time of Building Permit.

*Attachment B*



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
CENTRAL OAHU DISTRICT

MILILANI TECHNOLOGY PARK - 300 KAHELU AVENUE, SUITE 50

MILILANI, HAWAII 96789

June 28, 2006

Mr. Harry Eng, Director  
City & County of Honolulu  
Department of Planning & Permitting  
Land Use  
650 South King Street  
Honolulu, HI 96813

Dear Mr. Eng:

Subject: Mililani High School  
Ten Classroom Building  
Parking  
D.A.G.S. Job No. 12-16-4736  
TMK 9-5-01: 54 & 55

The current level of parking provided at Mililani High School is adequate to meet the needs of student, staff and visitor parking needs. Furthermore, there is ample open grass lawn area on campus that can serve as overflow parking in the unlikely event any is ever needed. We do not feel that additional parking facilities are needed with the addition of the proposed ten classroom building and, therefore, request that your office waive parking requirements as specified in the Land Use Ordinance.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Ann Park".

Patricia Ann Park  
Complex Area Superintendent

cc: Dr. John Brummel, Principal  
Facilities Development Branch

From: Jim\_Petersen/MILILANH/HIDOE@notes.k12.hi.us  
Date: 08/14/2006 10:48  
To: "architectureplus@hawaiiantel.net"<architectureplus@hawaiiantel.net>  
Cc:  
Subject: Re: MHS 10 CR Bldg. - present use of site

The proposed site is not used for anything at this time. 4 yrs. ago a baseball league was using it illegally for practice. They were instructed to desist. The only thing that it has been used for since was temporary overflow parking for district-wide meetings and as the base-yard site for the renovation project. There are no cultural or commercial activities presently on that site.

James Petersen, Vice-Principal  
Mililani High School

Attachment D

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

State of Hawaii  
Department of Education  
Leilehua-Mililani-Waiialua-Complex  
300 Kahelu Av, Suite 50  
Mililani, HI 96789

Attention: Ms. Patricia Park  
Superintendent  
Leilehua-Mililani-Waiialua-Complex

Dear Ms. Park:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the July 8, 2006 edition of the *OEQC Bulletin*. Should you have any comments at this time, we would appreciate hearing from you by June 25, 2006 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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

Sincerely,

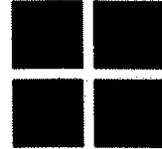
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Architecture Plus Inc.

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Industrial



AP Project No. 05014.01

May 26, 2006

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

Attention: Mr. Peter Young  
Director

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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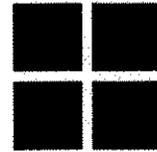
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
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AP Project No. 05014.01

May 26, 2006

State of Hawaii  
Office of Hawaiian Affairs  
711 Kapi`olani Blvd., Ste. 500  
Honolulu, HI 96813

Attention: Mr. Clyde Namuo  
Director

Gentlemen:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

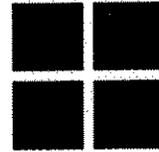
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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AP Project No. 05014.01

May 26, 2006

State of Hawaii  
State Office of Planning  
235 South Beretania Street, 6<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Attention: Ms. Laura Theilen  
Director

Dear Ms. Theilen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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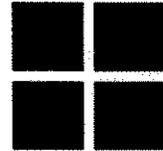
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

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AP Project No. 05014.01

May 26, 2006

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

Attention: Mr. Henry Eng  
Director

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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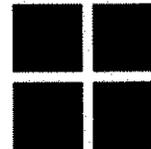
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

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Graphics  
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AP Project No. 05014.01

May 26, 2006

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

Attention: Mr. Wayne M. Hashiro, PE  
Director

Gentlemen,

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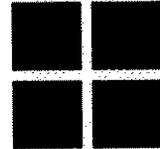
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

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

Attention: Ms. Barbara Moon  
Director

Dear Ms. Moon,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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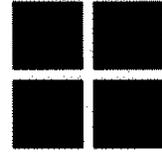
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Interiors  
Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

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

Attention: Mr. Melvin N. Kaku  
Director

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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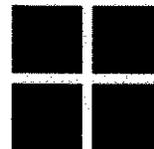
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Industrial



AP Project No. 05014.01

May 26, 2006

City and County of Honolulu  
Department of Parks and Recreation  
1000 Uluohia Street, Suite 309  
Kapolei, Hawaii 96707

Attention: Mr. Lester Chang  
Director

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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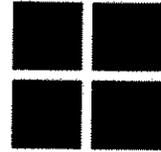
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

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

Attention: Mr. Kenneth Silva  
Fire Chief

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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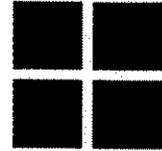
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

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

Attention: Mr. Clifford S. Jamile  
Manager and Chief Engineer

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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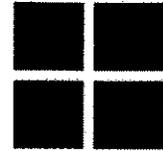
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

060527

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

State of Hawaii  
Department of Health,  
Environmental Planning Office  
919 Ala Moana Blvd., Room 312  
Honolulu, HI 96814

Attention: Mr. Lawrence Lau  
Deputy Director

Gentlemen,

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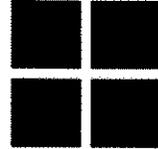
Gary K. Kawakami  
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Attachments

060527

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

State of Hawaii  
Department of Land and Natural Resources  
State Historic Preservation Division  
Kakuhikewa Building, 601 Kamokila Blvd., Suite 555  
Kapolei, Hawai'i, 96707

Attention: Ms. Melanie Chinen  
Administrator

Dear Ms. Chinen

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

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

Sincerely,

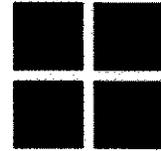
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

060527

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

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

Attention: Ms. Genevieve Salmonson  
Director

Dear Ms. Salmonson,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the July 8, 2006 edition of the *OEQC Bulletin*. Should you have any comments at this time, we would appreciate hearing from you by June 25, 2006 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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

Sincerely,

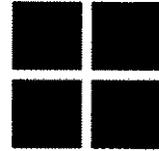
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

060527

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

Neighborhood Commission Office  
Mililani Neighborhood Board No. 25  
530 South King Street, Room 400  
Honolulu, Hawaii 96813

Attention: Mr. Richard Poirier  
Chairman

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the July 8, 2006 edition of the *OEQC Bulletin*. Should you have any comments at this time, we would appreciate hearing from you by June 25, 2006 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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

Sincerely,

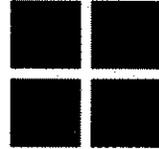
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

060527

Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

May 26, 2006

Mililani Town Community Association  
95-303 Kaloapau Street  
Mililani, Hawaii 96789

Attention: Mr. Eric Matsumoto  
President of the Board of Directors

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Mililani High School Ten Classroom Building. Based on initial planning, design and consultation with Department of Education - Facilities Planning Branch, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the July 8, 2006 edition of the *OEQC Bulletin*. Should you have any comments at this time, we would appreciate hearing from you by June 25, 2006 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

060527



**STATE OF HAWAII**  
**OFFICE OF HAWAIIAN AFFAIRS**  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

HRD06/2459

July 30, 2006

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

**RE: Pre- Draft Environmental Assessment Consultation for the Mililani High School  
Ten Classroom Building, TMK 9-5-01: 54 & 55.**

Dear Mr. Kawakami,

The Office of Hawaiian Affairs (OHA) is in receipt of your May 26, 2006 request for comment on the above listed proposed project. We apologize for the delay in our response. OHA offers the following comments.

First, we request that in accordance with state policy, any landscaping be done with native plants.

Second, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted.

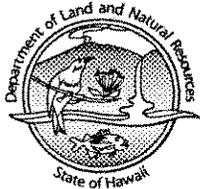
Thank you for the opportunity to comment. If you have further questions or concerns, please contact Dr. Jonathan Likeke Scheuer, at (808) 594-0239 or [jonathans@oha.org](mailto:jonathans@oha.org).

'O wau iho nō;

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".

Clyde W. Nāmu'o  
Administrator

LINDA LINGLE  
GOVERNOR OF HAWAII



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**

STATE HISTORIC PRESERVATION DIVISION  
601 KAMOKILA BOULEVARD, ROOM 555  
KAPOLEI, HAWAII 96707

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

ROBERT K. MASUDA  
DEPUTY DIRECTOR - LAND

DEAN NAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

July 3, 2006

Mr. Gary K. Kawakami, Principal  
Architecture Plus Inc.  
1188 Bishop Street, Suite 2311  
Honolulu, Hawai'i 96813

LOG NO: 2006.2017  
DOC NO: 0606KK05  
Architecture

Dear Mr. Kawakami:

**SUBJECT: Section 6E-8 (HRS) Review for Mililani High School Ten Classroom Building  
Department of Education Central School District  
Mililani Ahupuaa, Ewa District, Oahu Island  
TMK: (1) 9-5-001:054 and 055**

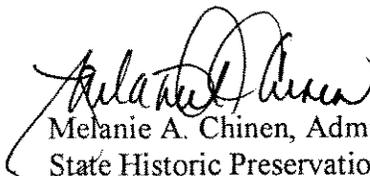
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Thank you for your submittal which we received on May 30, 2006 informing us of the proposed project for the construction of a new ten classroom building on the campus of Mililani High School.

Before we can make a determination as to the effect this new construction will have on existing historic structures, we will need more information on the existing structures on the site. What are the dates of construction for the existing buildings on the site? If there are any historic structures on the site, how far away are they from the new construction? Once we receive this additional information on the site we will be able to make a determination as to the effect of your project on any historic properties in the area.

Should you have any questions regarding architectural concerns please call Katie Kastner at our Oahu office at (808) 692-8023.

Aloha,

  
Melanie A. Chinen, Administrator  
State Historic Preservation Division

KK:jen

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

650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 523-4529 • Fax: (808) 523-4730 • Internet: www.honolulu.gov

MUFI HANNEMANN  
MAYOR



MELVIN N. KAKU  
DIRECTOR

TP5/06-156852R

July 3, 2006

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

Dear Mr. Kawakami:

Subject: Mililani High School Ten-Classroom Building

Thank you for your May 26, 2006 letter, requesting our pre-assessment comments on the subject project. We have the following comments for your consideration as you prepare the draft environmental assessment (EA):

1. The draft EA should discuss traffic impacts, including short-term impacts during construction, and proposed mitigation measures.
2. Access to the proposed building from Meheula Parkway should be TheHandi-Van accessible and should allow the vehicles to drop-off/pick-up passengers without having to perform a backing maneuver.

We look forward to reviewing the draft EA. Should you have any questions regarding these comments, please contact Ms. Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

  
MELVIN N. KAKU  
Director



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
CENTRAL OAHU DISTRICT

MILILANI TECHNOLOGY PARK - 300 KAHELU AVENUE, SUITE 50

MILILANI, HAWAII 96789

June 28, 2006

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

Dear Mr. Kawakami:

Subject: Mililani High School –  
Ten Classroom Building  
Environmental Assessment, Comment  
D.A.G.S. Job No. 12-16-4736  
TMK 9-5-01: 54 & 55

Mililani High School and the Department of Education, with the help and support of the Mililani Town Community and State Legislators, have requested the addition of a new ten-classroom building to provide the school and community with needed classroom space that meets current Department of Education specifications and standards.

The existing campus presently includes 30 portable classrooms totaling approximately 27,000 sq. ft. These portable classrooms provide less than ideal learning and working conditions for both students and staff. The proposed ten-classroom building will replace a portion of the existing portable classroom space and also provide special classroom facilities (such as science labs) that the existing portables cannot.

We maintain our support and request for this ten-classroom facility for Mililani High School. The Department of Education does not have any further comment at this time.

Sincerely,

A handwritten signature in black ink that reads "Patricia Ann Park".

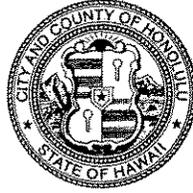
Patricia Ann Park  
Complex Area Superintendent

cc: Dr. John Brummel, Principal  
Facilities Development Branch

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

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743  
DEPT. INTERNET: www.honoluludpp.org • INTERNET: www.honolulu.gov

MUFI HANNEMANN  
MAYOR



HENRY ENG, FAICP  
DIRECTOR

DAVID K. TANOUE  
DEPUTY DIRECTOR

2006/ELOG-1262(DT)

June 21, 2006

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

Dear Mr. Kawakami:

Re: Preliminary Assessment (EA)  
Mililani High School Ten-Classroom Building  
Tax Map Key: 9-5-1: 55

This is in response to your letter dated May 26, 2006, requesting comments on the preliminary plans for a new classroom building. We have the following comments:

Zoning Regulations and Permits Branch

1. The site is zoned R-5 Residential District. The front yard setback is 30 feet with 15 feet side and rear yard setbacks. The maximum height is 25 feet. A Zoning Waiver is required since the building will exceed the maximum height limit (based on the elevation drawings). Additional waivers will be required if the project does not meet other development standards for the R-5 District for parking. Please identify the waivers that will be required for the project.

Please contact Ms. Dana Teramoto of our staff at 523-4648 if you have any questions regarding the above comment.

Wastewater Branch (WWB)

1. The municipal sewer system is available and adequate.
2. The applicant is required to submit a Site Development Master Application form for sewer connection for review and approval by the WWB.
3. The applicant is also required to submit an Industrial Wastewater Discharge permit for the two (2) science laboratory classrooms.
4. This project may be liable for payment of a Wastewater System Facility Charge.

Mr. Gary K. Kawakami  
June 21, 2006  
Page 2

If you have any questions, please contact Tessa Ching of the Wastewater Branch at 523-4956.

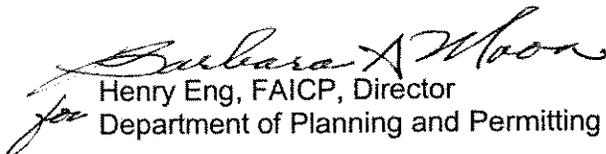
Civil Engineering Branch (CEB)

1. The grading plans are currently being reviewed by Site Development Division (Subdivision Branch and Civil Engineering Branch, Ref. No. 2006/CP-109).

Please contact Don Fujii at 527-7320, should you have any questions regarding the CEB's comment.

Thank you for the opportunity to review the plans for this project.

Very truly yours,

  
Henry Eng, FAICP, Director  
Department of Planning and Permitting

HE:fm

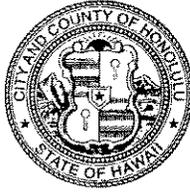
cc: Wastewater Branch (Tessa Ching)  
Civil Engineering Branch (Don Fujii)

G:\LandUse\PosseWorkingDirectory\Dana\EA Comments\2006elog1262.doc

HONOLULU FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

636 SOUTH STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 723-7139 • FAX: (808) 723-7111 • INTERNET: [www.honolulufire.org](http://www.honolulufire.org)

MUFI HANNEMANN  
MAYOR



KENNETH G. SILVA  
FIRE CHIEF

ALVIN K. TOMITA  
DEPUTY FIRE CHIEF

June 20, 2006

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

Dear Mr. Kawakami:

Subject: Draft Environmental Assessment  
Mililani High School - Ten-Classroom Building

In response to your letter of May 26, 2006, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material you provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of the 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

3. Submit civil and construction drawings to the HFD for review and approval.



DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11<sup>TH</sup> FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 523-4564 • Fax: (808) 523-4567  
Web site: [www.honolulu.gov](http://www.honolulu.gov)

MUFI HANNEMANN  
MAYOR



DIRECTOR  
EUGENE C. LEE, P.E.  
DEPUTY DIRECTOR

June 16, 2006

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

RECEIVED  
JUN 19

Dear Mr. Kawakami:

ARCHITECTURE PLUS, INC.

Subject: Draft Environmental Assessment  
Project Summary and Plans  
Mililani High School Ten Classroom Building

Thank you for giving us the opportunity to comment on the above Draft Environmental Assessment, Project Summary and Plans.

The Department of Design and Construction has no comments to offer at this time.

Very truly yours,

Eugene C. Lee, P.E.  
Deputy Director

ECL:lt (156822)

**BOARD OF WATER SUPPLY**

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



June 9, 2006

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman  
HERBERT S. K. KAOPIA, SR.  
SAMUEL T. HATA  
ALLY J. PARK

RODNEY K. HARAGA, Ex-Officio  
LAVERNE T. HIGA, Ex-Officio

CLIFFORD P. LUM  
Manager and Chief Engineer

DONNA FAY K. KIYOSAKI  
Deputy Manager and Chief Engineer

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

Dear Mr. Kawakami:

Subject: Draft Environmental Assessment for Mililani High School Ten Classroom Building  
TMK: 9-5-001:054 & 055

Thank you for the opportunity to comment on the proposed project.

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit. The final decision on the availability of water will be confirmed when the building permit or construction plans are submitted for approval.

A water allocation is required from Castle and Cooke Homes Hawaii, Incorporated.

The proposed development is subject to Board of Water Supply cross-connection control and backflow prevention requirements prior to the issuance of the building permit application.

If you have any questions, please contact Robert Chun at 748-5440.

Very truly yours,

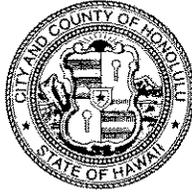
for KEITH S. SHIDA  
Principal Executive  
Customer Care Division

**RECEIVED**  
JUN 13

ARCHITECTURE PLUS, INC.

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**

KAPOLEI HALE • 1000 ULUOAHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707  
TELEPHONE: (808) 692-5561 • FAX: (808) 692-5131 • INTERNET: [www.honolulu.gov](http://www.honolulu.gov)



MUFI HANNEMANN  
MAYOR

LESTER K.C. CHANG  
DIRECTOR

DANA TAKAHARA-DIAS  
DEPUTY DIRECTOR

June 6, 2006

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

Dear Mr. Kawakami:

Subject: Draft Environmental Assessment  
Mililani High School Ten Classroom Building

Thank you for the opportunity to review and comment on the Project Summary and Plans you intend to include in the Draft Environmental Assessment for the Mililani High School Ten Classroom Building.

The Department of Parks and Recreation has no comment and as the proposed improvements will have no impact on the programs or facilities of the department, you are invited to remove us as consulted party to the balance of the EIS process.

Should you have any questions please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

A handwritten signature in black ink, appearing to read "Lester K. C. Chang", written over a large, stylized flourish.

LESTER K. C. CHANG  
Director

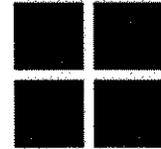
LKCC:mk  
(156831)

RECEIVED  
JUN 07

ARCHITECTURE PLUS, INC.

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

September 18, 2006

State of Hawaii  
Office of Hawaiian Affairs  
711 Kapi`olani Blvd., Ste. 500  
Honolulu, HI 96813

Attention: Mr. Clyde Namuo  
Director

RE: Draft Environmental Assessment Consultation for Mililani High School Ten Classroom Building, TMK 9-5-01: 54 & 55

Gentlemen:

Thank you for your response of July 30, 2006. We have addressed your comments and concerns in a revised Draft Environmental Assessment submitted to the Office of Environmental Quality Control and briefly summarize here.

Landscaping will be done with native plants according to DOE and State policy.

Excavation work shall conform to the Hawaii Revised Statutes and Hawaii Administrative Rules regarding discovery of significant cultural deposits or human skeletal remains.

Thank you for your assistance.

Sincerely,



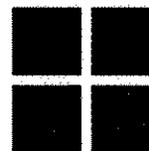
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff

060918

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

September 18, 2006

State of Hawaii  
Department of Land and Natural Resources  
State Historic Preservation Division  
601 Kamokila Boulevard, Rm 555  
Honolulu, Hawaii 96707

Attention: Ms. Melanie A. Chinen  
Administrator

RE: Draft Environmental Assessment Consultation for Mililani High School Ten Classroom Building, TMK 9-5-01: 54 & 55

Gentlemen:

Thank you for your response of July 3, 2006. We have addressed your comments and concerns in a revised Draft Environmental Assessment submitted to the Office of Environmental Quality Control and briefly summarize here.

The general location of Mililani High School and the project site is contained completely within an area that has already been developed for use as a public high school facility and residential subdivision for 35 years. The proposed site is part of the school grounds and a relatively flat, open, grassed yard that was graded during the initial construction of the school 35 years ago.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary K. Kawakami".

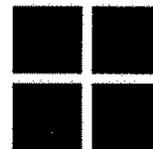
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff

060918

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

September 18, 2006

City and County of Honolulu  
Department of Transportation Services  
650 South King Street, 3<sup>rd</sup> Floor  
Honolulu, Hawaii 96813

Attention: Mr. Melvin N. Kaku  
Director

RE: Draft Environmental Assessment Consultation for Mililani High School Ten Classroom Building, TMK 9-5-01: 54 & 55

Gentlemen:

Thank you for your response of July 33, 2006. We have addressed your comments and concerns in a revised Draft Environmental Assessment submitted to the Office of Environmental Quality Control and briefly summarize here.

Traffic Impacts:

Short and long term traffic impacts and their mitigation measures are discussed.

Accessibility:

While this project will not provide accessible parking or accessible loading zones, these amenities are available at the main school parking lot/drop off area adjacent to the new building. The new building will be connected to the existing accessible route from the main school parking lot/drop off area which serves the entire campus.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary K. Kawakami".

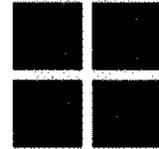
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
060918

1188 Bishop St. #2311 Honolulu, Hawaii 96813 Tel: (808) 521-2311 Fax: (808) 531-6830 [Architectureplus@hawaiiantel.net](mailto:Architectureplus@hawaiiantel.net)

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

September 18, 2006

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

Attention: Mr. Henry Eng  
FAICP, Director

RE: Draft Environmental Assessment Consultation for Mililani High School Ten Classroom Building, TMK 9-5-01: 54 & 55

Gentlemen:

Thank you for your response of June 21, 2006. We have addressed your comments and concerns in a revised Draft Environmental Assessment submitted to the Office of Environmental Quality Control and briefly summarize here.

Zoning Regulations and Permits Branch:

A waiver application has been submitted for parking and height requirements and approval is anticipated.

Wastewater Branch (WWB):

A Site Development Master Application form and Industrial Wastewater Discharge permit forms have been submitted for review and approval and approval is anticipated.

Civil Engineering Branch:

Grading plans are currently being reviewed and approval is anticipated.

Thank you for your assistance.

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

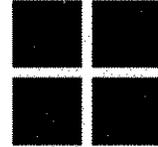
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060918

1188 Bishop St. #2311 Honolulu, Hawaii 96813 Tel: (808) 521-2311 Fax: (808) 531-6830 [Architectureplus@hawaiiantel.net](mailto:Architectureplus@hawaiiantel.net)

Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

September 18, 2006

City and County of Honolulu  
Honolulu Fire Department  
636 South Street  
Honolulu, Hawaii 96813

Attention: Mr. Kenneth G. Silva  
Fire Chief

RE: Draft Environmental Assessment Consultation for Mililani High School Ten Classroom Building, TMK 9-5-01: 54 & 55

Gentlemen:

Thank you for your response of June 20, 2006. We have addressed your comments and concerns in a revised Draft Environmental Assessment submitted to the Office of Environmental Quality Control and briefly summarize here.

Access, Water Supply, Review:

The project civil engineering consultant has held pre-design consultation with your plan review branch and plans have been submitted for review to the Department with a building permit application. The design will comply with access and water supply requirements.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary K. Kawakami".

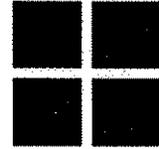
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff

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Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 05014.01

September 18, 2006

City and County of Honolulu  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii 96843

Attention: Mr. Keith S. Shida  
Principal Executive  
Customer Care Division

RE: Draft Environmental Assessment Consultation for Mililani High School Ten Classroom  
Building, TMK 9-5-01: 54 & 55

Gentlemen:

Thank you for your response of June 9, 2006. We have addressed your comments and concerns in a revised Draft Environmental Assessment submitted to the Office of Environmental Quality Control and briefly summarize here.

Water Supply, Review:

Plans have been submitted for review to the Board of Water Supply with a building permit application. The design will comply with water supply requirements.

Water Allocation:

DOE has confirmed that this project falls under a previous water allocation agreement with Castle and Cooke Homes Hawaii.

Thank you for your assistance.

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff

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