



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

Letter No. PMS-275.6

OFFICE OF BUSINESS SERVICES

November 16, 2006

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

Dear Ms. Salmonson,

**Subject: Final Environmental Assessment (FEA) for  
Sunset Beach Elementary School Administration Building  
DOE Job No. 12-16-474, TMK: (1) 5-9-005: 018  
Sunset Beach, Oahu, Hawaii**

The State Department of Education (DOE) has reviewed the comments received during the 30-day public comment period for the Draft Environmental Assessment for the subject project which began on October 8, 2006. The DOE has determined that this project will not have significant environmental impacts and is issuing a Finding of No Significant Impact (FONSI). Please publish this notice in the next available Environmental Notice.

We have enclosed a completed Office of Environmental Quality Control (OEQC) Publication Form and four (4) copies of the FEA.

Should there be any questions please contact Dail Rhee of our Project Management Section at 586-0467, or our consultant, Brian Takeda, at R.M. Towill Corporation at 842-1133.

Very truly yours,

DUANE KASHIWAI  
Acting Director, Facilities Development Branch

DK:DR:lh

Enclosures

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

**2006-12-23-0A-FEA-SUNSET BEACH EL  
SCHOOL ADMINISTRATION BLDG.**

DEC 23 2006

FINAL ENVIRONMENTAL ASSESSMENT  
*Prepared in Accordance with Chapter 343, Hawaii Revised Statutes*

***Sunset Beach Elementary School  
Administration Building  
DOE Job No. 12-16-4740***  
Tax Map Key (TMK): (1) 5-9-005:018  
Sunset Beach, Oahu, Hawaii

December 2006

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

06 DEC -6 P2:16

RECEIVED

*Prepared For:*  
Department of Education  
State of Hawaii  
1390 Miller Street  
Honolulu, Hawaii 96813



**R. M. TOWILL CORPORATION**  
SINCE 1930  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817

1-20577-00P

*FINAL ENVIRONMENTAL ASSESSMENT*  
***Sunset Beach Elementary School***  
***Administration Building***  
***DOE Job No. 12-16-4740***  
Sunset Beach, Oahu, Hawaii  
Tax Map Key (TMK): (1) 5-9-005:018

December 2006

Prepared Pursuant to  
Chapter 343, Hawaii Revised Statutes

*Prepared for:*  
Department of Education  
State of Hawaii  
1390 Miller Street  
Honolulu, Hawaii 96813

*Prepared by:*  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
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## PROJECT SUMMARY

<b>Project:</b>	Sunset Beach Elementary School Administration Building DOE Job No. 12-16-4740
<b>Landowner/Applicant:</b>	State of Hawai'i, Department of Education
<b>Accepting Agency:</b>	C&C of Honolulu, Department of Planning and Permitting
<b>Agent:</b>	R.M. Towill Corporation
<b>Location:</b>	59-360 Kamehameha Hwy, Haleiwa, Hawai'i 96712
<b>Tax Map Key:</b>	(1) 5-9-005:018
<b>Proposed Action:</b>	Construction of new school administration building including relocation of two portable buildings, transplanting a Monkeypod tree within the existing school campus, and grassing.
<b>Land Area:</b>	266,718 square feet/ 6.12 acres
<b>Present Use:</b>	School Administration Building serving the Sunset Beach Elementary School
<b>State Land Use District:</b>	Urban
<b>North Shore Sustainable Development Plan Land Use Designation:</b>	Rural
<b>Present Zoning:</b>	Ag-2, Agricultural General
<b>Special Management Area:</b>	Yes
<b>Permits Required:</b>	Special Management Area Permit, Building Permit, and Grading Permit
<b>Determination:</b>	Finding of No Significant Impact (FONSI)

## SECTION 1 INTRODUCTION

### 1.1 INTRODUCTION

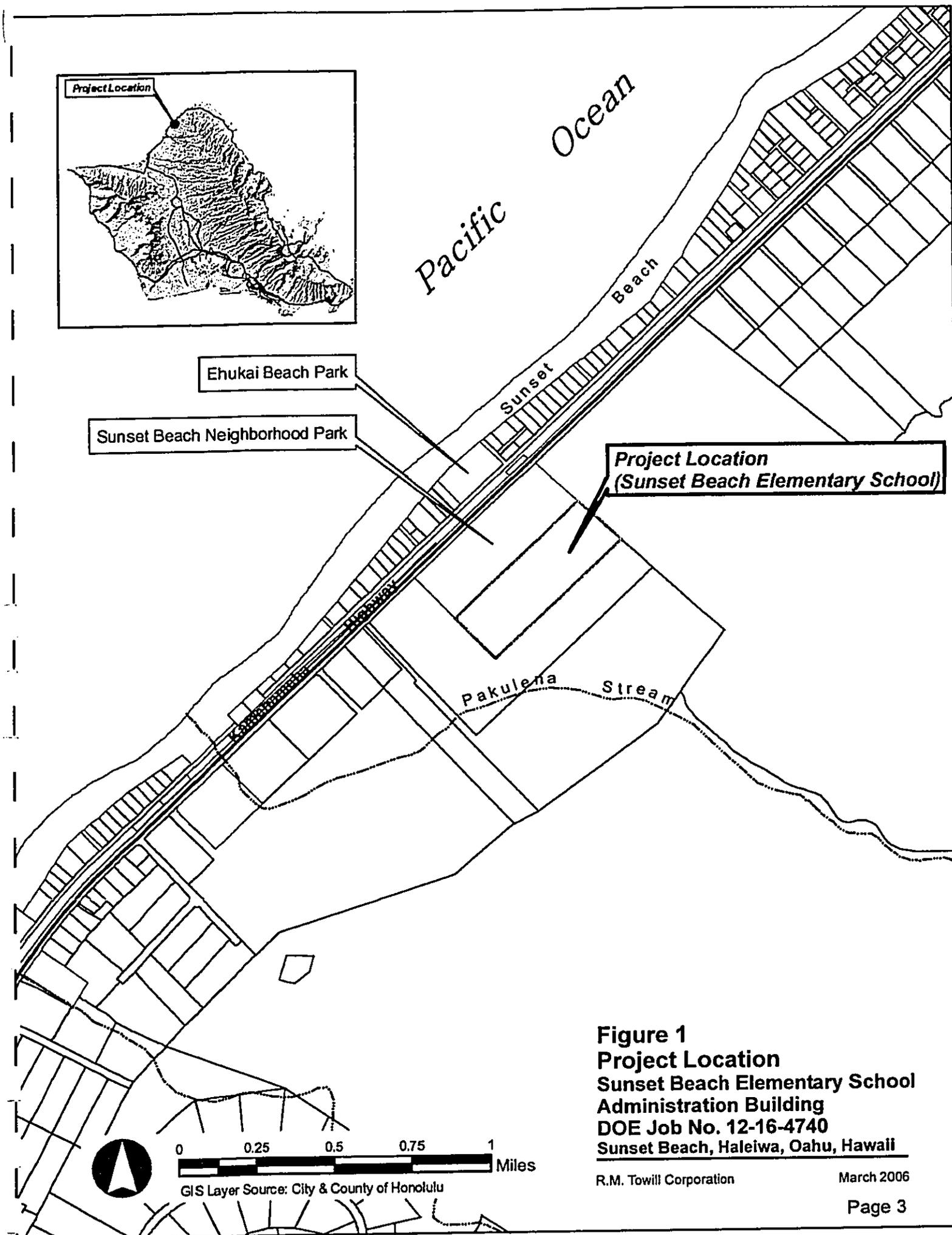
The Department of Education (DOE) proposes the construction of a new administration building at the Sunset Beach Elementary School campus located on the north shore of O‘ahu. See **Figure 1, Project Location**.

The purpose of the new administration building is to provide Sunset Beach Elementary School with sufficient administrative office facilities as defined by the DOE Education Specifications (EDSPECS) and the revised Facilities Assessment and Development Schedule (FADS). The new facility will also conform to the occupant load requirement of the Uniform Building Code (UBC). The administration office is currently housed in a 948-square foot (sf) portable building. Construction of the proposed project will replace an aging, temporary facility and provide space for administrative and student support services.

The proposed project will require the relocation of two existing portable buildings to make room for the new administration building. The project will include transplanting an existing Monkeypod tree, grassing, and new landscaping. See **Figure 2, Site Plan**.

The project will be undertaken by priorities to make best use of available funding and are as follows:

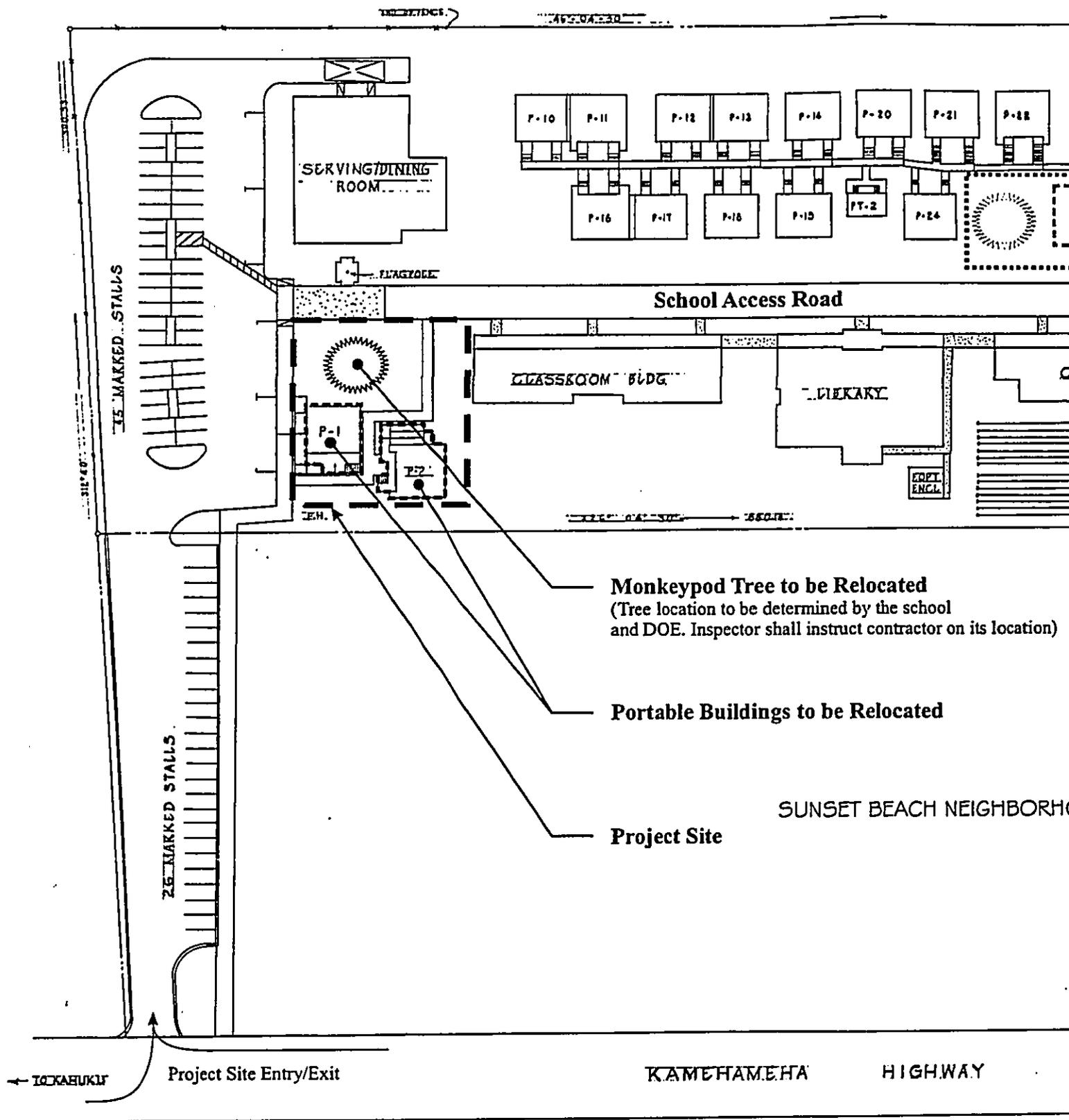
1. Relocation of two existing portable buildings and its functions; related grassing around the relocated portable buildings; relocation of an existing Monkeypod tree; and, site and utility preparation for a new administration building.
2. Construction of the new administration building shell.
3. Interior improvements to house administration functions currently in portable building P-1.
4. Interior improvements to house the health room function.
5. Interior improvements to house the counselors' function.



**Figure 1**  
**Project Location**  
**Sunset Beach Elementary School**  
**Administration Building**  
**DOE Job No. 12-16-4740**  
**Sunset Beach, Haleiwa, Oahu, Hawaii**

R.M. Towill Corporation

March 2006



**Monkeypod Tree to be Relocated**  
 (Tree location to be determined by the school and DOE. Inspector shall instruct contractor on its location)

**Portable Buildings to be Relocated**

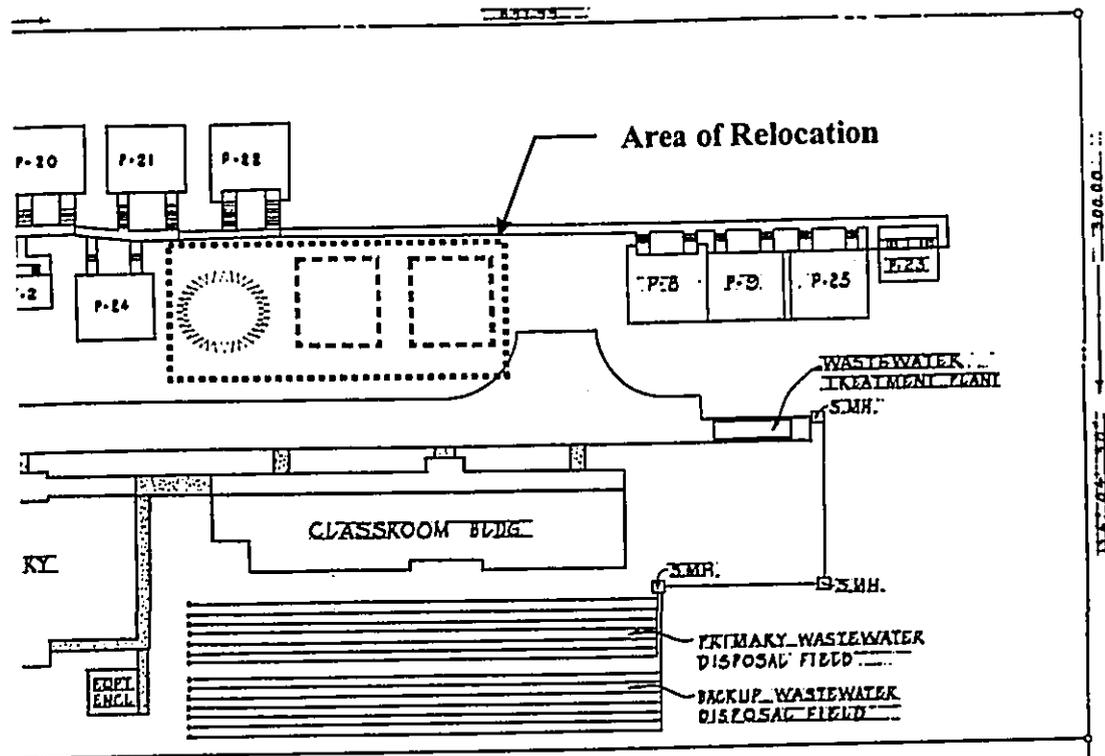
**Project Site**

SUNSET BEACH NEIGHBORHOOD

KAMEHAMEHA HIGHWAY

Project Site Entry/Exit

← KAMEHAMEHA

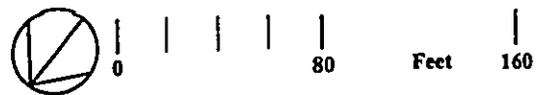


located  
by the school  
(contractor on its location)

relocated

BEACH NEIGHBORHOOD PARK

**FIGURE 2**  
**SITE PLAN**  
**Sunset Beach Elementary School**  
**Administration Building**  
**DOE Job No. 12-16-4740**  
**Sunset Beach, Haleiwa, Oahu, Hawaii**



R. M. TOWILL CORPORATION

April 2006

HIGHWAY

TO HALEIWA →

Next level priorities that may require additional funding include:

1. Completion of the interior building improvements including student support, PCNC and staff lounge functions.
2. Landscaping. This improvement may be considered for a project to be undertaken by the school and community.

DOE proposes to commence construction in late 2006/early 2007 with construction lasting approximately 12 to 24 months. State of Hawai'i funds available for this project are approximately \$2.0 million to be used for the major project priorities (See Section 2). The next level priorities that may require additional funding are planned to be initiated through community and volunteer support until such time that DOE funds become available.

## 1.2 PROJECT LOCATION

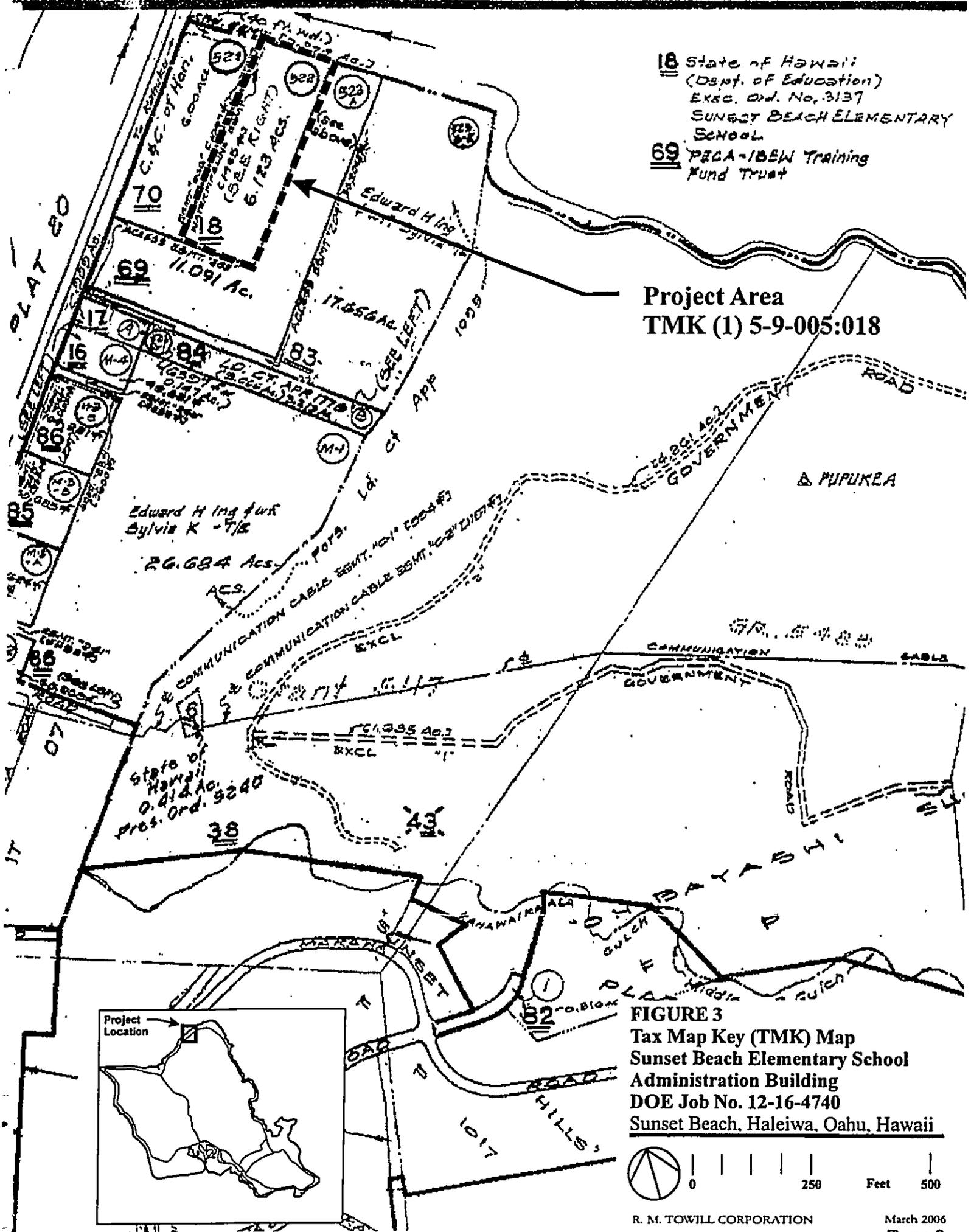
The proposed project is located on the north shore of the Island of O'ahu. The street address is 59-360 Kamehameha Highway and located directly across the Ehukai Beach Park.

The project site is identified as Tax Map Key (TMK): (1) 5-9-005: Parcel 018 (266, 718 sf), and is owned by the State of Hawai'i, DOE. The project site is bordered to the northwest by the Sunset Beach Neighborhood Park. The project property is bordered to the south, east and north by agricultural and residential lots. See **Figure 3, TMK Map**.

The project site is entirely within the Special Management Area (SMA) as defined in Chapter 205A, Hawai'i Revised Statutes (HRS) and Chapter 25 of the Revised Ordinances of Honolulu (ROH). See **Figure 4, SMA Boundary Map**.

## 1.3 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT

A Draft Environmental Assessment (DEA) has been previously published to inform interested parties of the proposed project, disclose the potential for environmental impacts and the proposed measures to sufficiently mitigate or ameliorate such impacts, and seek public comment on subject areas that should be addressed prior to the acceptance of the subject Final Environmental Assessment (FEA). This FEA describes existing conditions at the site and addresses the potential for adverse environmental impacts as a result of the proposed action.



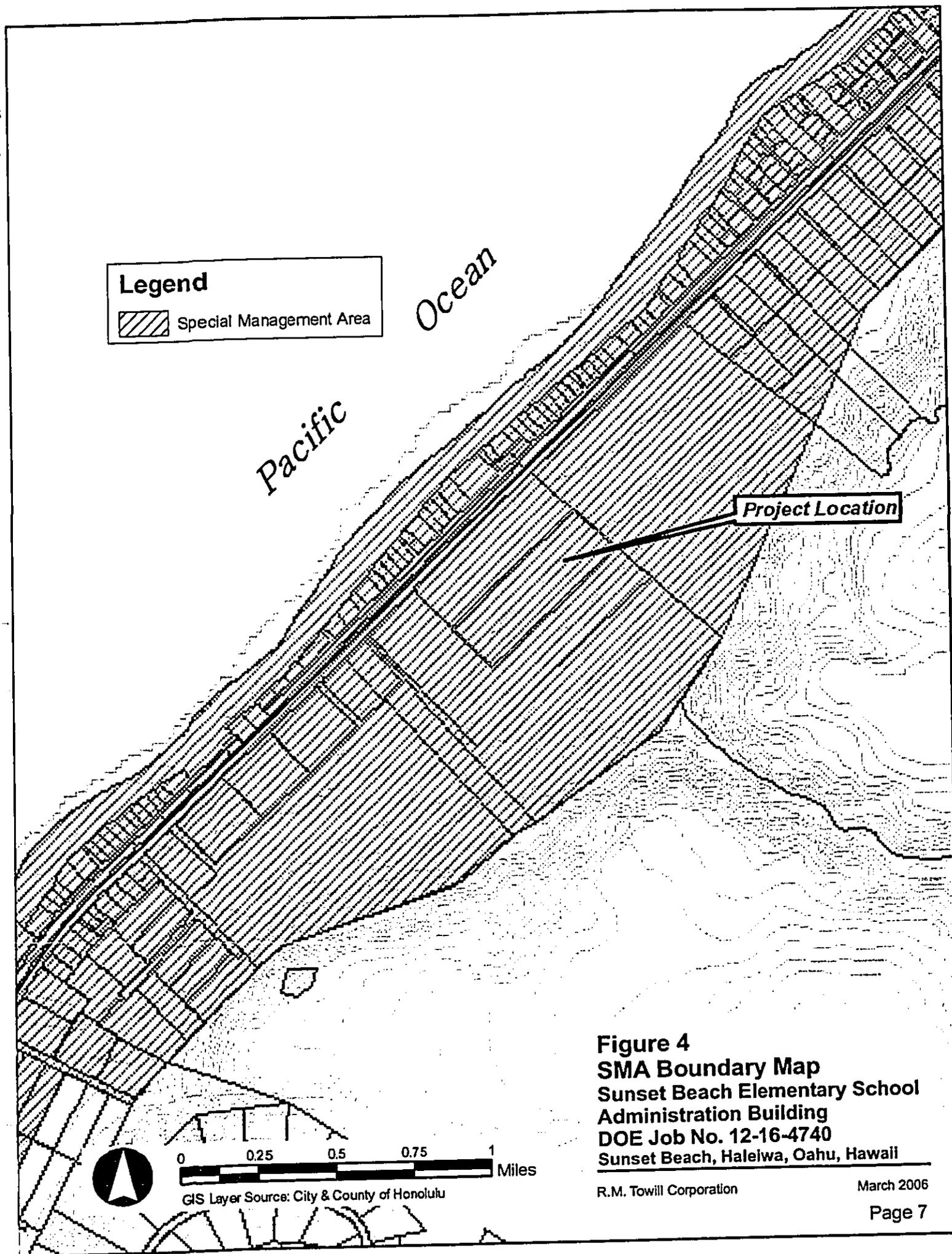
18 State of Hawaii  
 (Dept. of Education)  
 EXSC. Ord. No. 3137  
 SUNSET BEACH ELEMENTARY  
 SCHOOL

69 PECA-IBEW Training  
 Fund Trust

**Project Area  
 TMK (1) 5-9-005:018**

**FIGURE 3**  
 Tax Map Key (TMK) Map  
 Sunset Beach Elementary School  
 Administration Building  
 DOE Job No. 12-16-4740  
 Sunset Beach, Haleiwa, Oahu, Hawaii

0 250 500 Feet



**Legend**  
Special Management Area

Ocean

Pacific

Project Location

**Figure 4**  
**SMA Boundary Map**  
**Sunset Beach Elementary School**  
**Administration Building**  
**DOE Job No. 12-16-4740**  
**Sunset Beach, Haleiwa, Oahu, Hawaii**



0 0.25 0.5 0.75 1 Miles

GIS Layer Source: City & County of Honolulu

R.M. Towill Corporation

March 2006

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This Environmental Assessment complies with Chapter 343, Section 343-5-1, HRS, which states that an environmental assessment shall be required for actions which,

“[P]ropose the use of state or county lands or the use of state or county funds, other than funds to be used for feasibility or planning studies for possible future programs or projects which the agency has not approved, adopted, or funded, or funds to be used for the acquisition of unimproved real property; provided that the agency shall consider environmental factors and available alternatives in its feasibility or planning studies.”

This Environmental Assessment is also prepared pursuant to and in compliance with Chapter 25, Special Management Area (SMA), Revised Ordinances of Honolulu (ROH), which provides for the regulation of land uses in the SMA. The proposed area of use is located within the SMA and will require the approval of an SMA Use - Major Permit application.

The ownership of the subject property by the DOE, the use of State funds, and the location of the subject site within the SMA, provides the basis for the preparation of this document.

## SECTION 2 PROJECT DESCRIPTION

The DOE proposes the construction of a new administration building at the Sunset Beach Elementary School campus located on the north shore of O'ahu. The site address is 59-360 Kamehameha Highway, Haleiwa, Hawai'i 96712. See **Figure 1, Project Location**.

The proposed project will be constructed according to priorities for the best use of available funding as follows (See **Figure 2, Site Plan**):

### **Major Priorities**

1. Relocation of two existing portable buildings and its functions; related grassing around the relocated portable buildings; relocation of an existing Monkeypod tree; and, site and utility preparation for a new administration building.
2. Construction of the administration building shell.
3. Interior improvements to house the administration functions currently in portable building P-1.
4. Interior improvements to house the health room function.
5. Interior improvements to house the counselors' function.

The two existing portable buildings are currently used for an administrative office and health room (P-1), and Parent-Community Networking Center (PCNC)/Storage (P-2). The existing portable buildings will be relocated approximately 450 feet to the western end of the campus and grassing will be placed in the spaces surrounding the relocated portable buildings (See **Figure 2, Site Plan**). The planned relocation will allow the portable buildings to continue to be used to support the educational functions of the school in a more efficient location.

The relocation site for the Monkeypod tree will be to a new on-campus location that will be determined by the school administration. Site and utility preparation for the new administration building will include connections for power, water, wastewater, and communications. Utility connections for the relocated portable buildings will also be made at this time.

The administration building shell will provide a 4,836 sf, single-storey office building (see **Figure 5, Floor Plan, Figure 6, Elevation and Photos 1 - 3**). The interior improvements for the administration functions will include installation of interior partitions, finishes, cabinetry, plumbing, ceiling fans, lighting and fire alarm. The school administration's priorities for interior spaces from highest to lowest priority are:

1. Communication and Electrical Rooms
2. Central Office Area and Lobby
3. Health Room
4. Principal's Office
5. Counselor's Office No. 1
6. SSC/EA (Student Services Coordinator/Educational Assistant) Office
7. Counselor's Office No. 2
8. PCNC Room
9. Storage/Mechanical Room
10. FMS Room
11. Vice Principal's Office

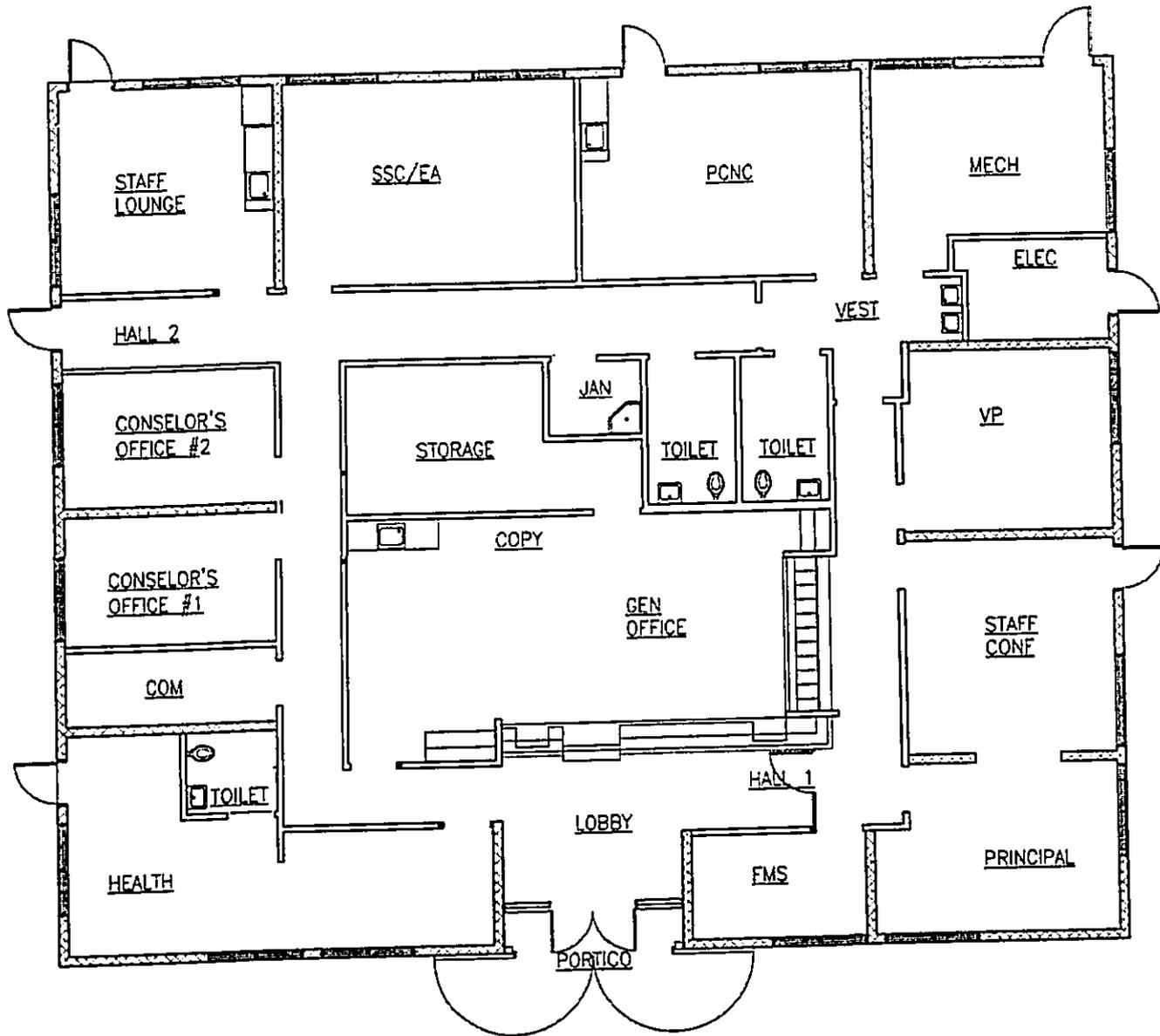
Once complete, the space available for administration of the school will increase from the current 948 sf to 4,836 sf.

Construction activities requiring grading and excavation will include the excavation of approximately 20 cubic yards and the embankment of approximately 420 cubic yards. The area to be graded will be approximately 0.25 acres to accommodate the administration building foundation footings and utility services including water, power, and sewer lines.

#### **Next Level Priorities**

Next level priorities that may require additional funding include:

1. Completion of the interior building improvements including student support, PCNC and staff lounge.
2. Landscaping. This improvement may be considered for a project to be undertaken by the school and community.



**FIGURE 5**  
**FLOOR PLAN**  
 Sunset Beach Elementary School  
 Administration Building  
 DOE Job No. 12-16-4740  
 Sunset Beach, Haleiwa, Oahu, Hawaii



**NOT TO SCALE**

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April 2006  
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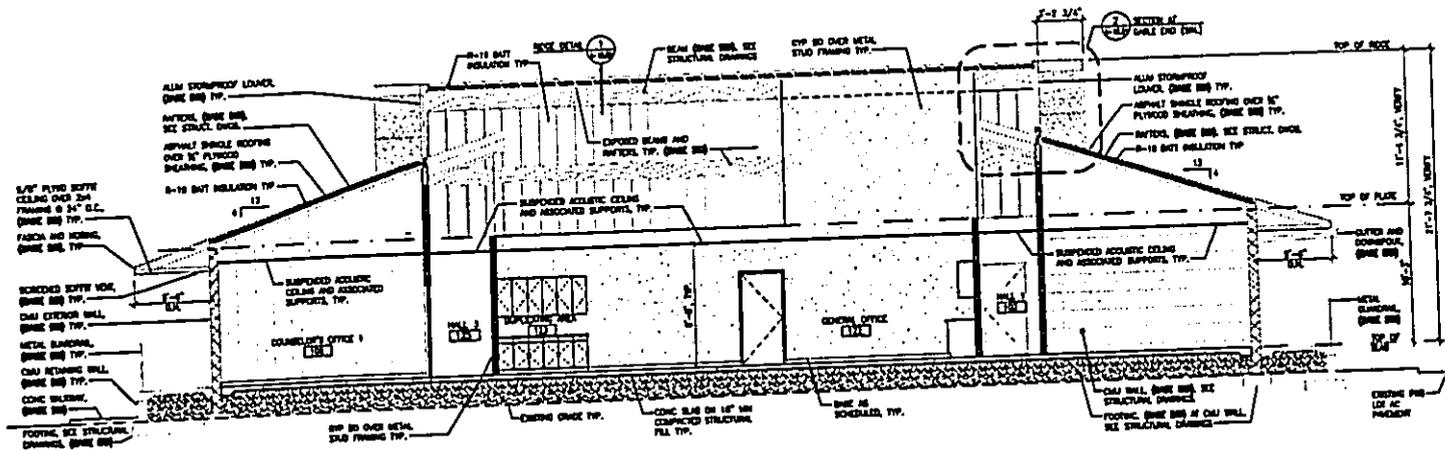
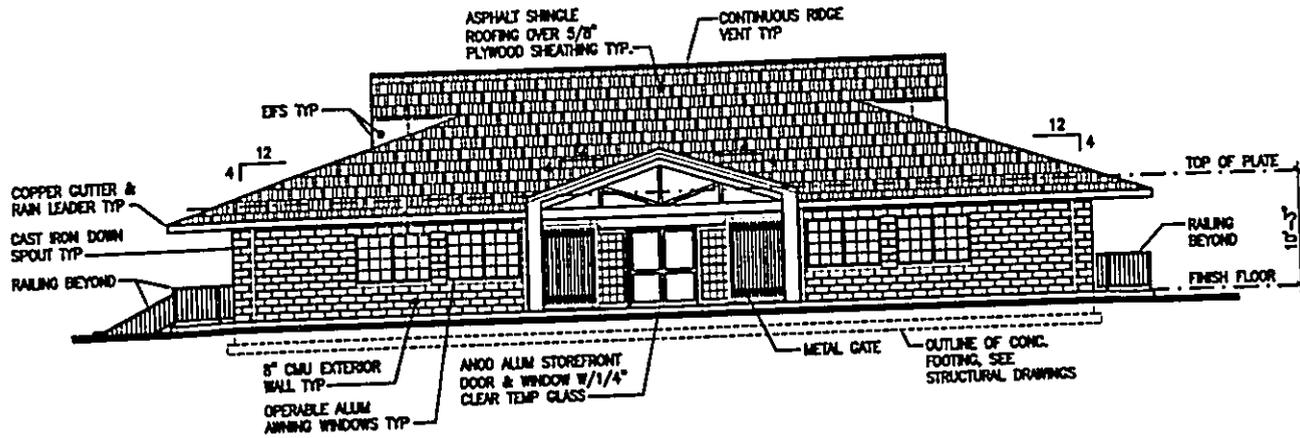


FIGURE 6  
 ELEVATION  
 Sunset Beach Elementary School  
 Administration Building  
 DOE Job No. 12-16-4740  
 Sunset Beach, Haleiwa, Oahu, Hawaii

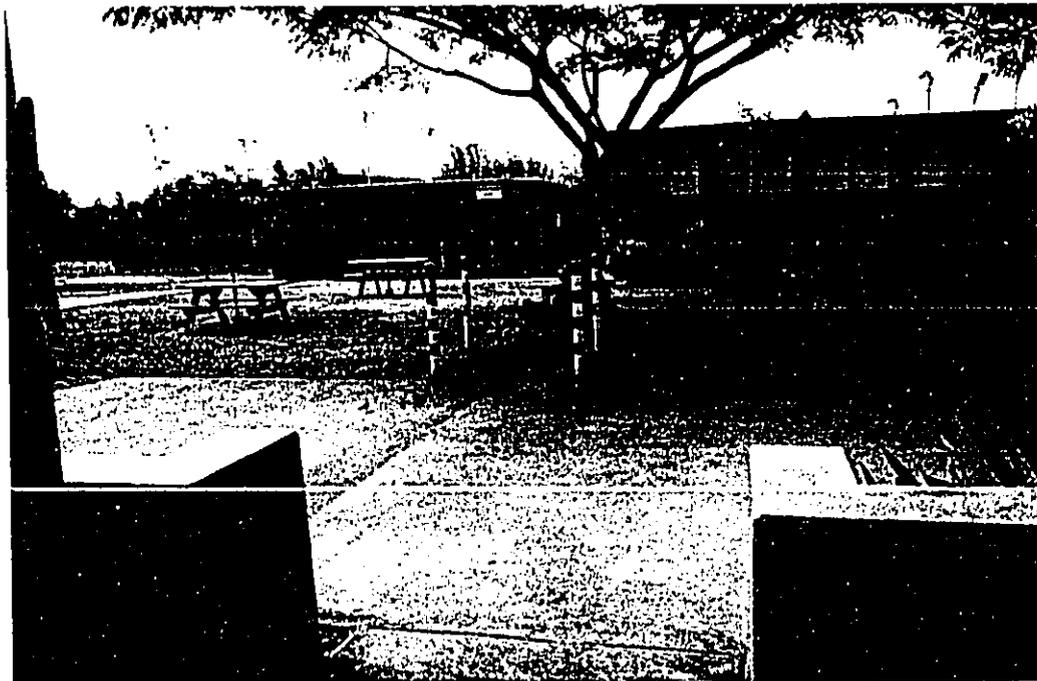
NOT TO SCALE

R. M. TOWILL CORPORATION

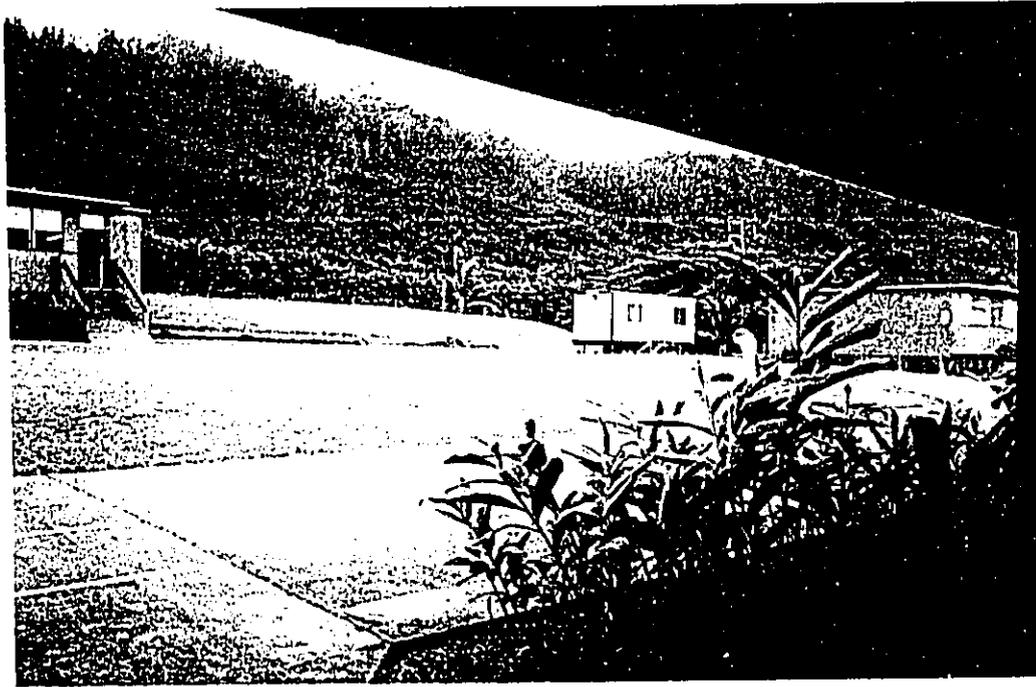
April 2006  
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**Photo 1: View of Existing Portable Buildings from Parking Lot**



**Photo 2: View of Existing Portable Buildings From Cafeteria**



**Photo 3: South View of the Proposed Site for Relocated Portable Buildings**

The interior building improvements will include installation of interior partitions, finishes, cabinetry, plumbing, lighting, and a fire alarm. Landscaping will include planting of Ti (red variety) and Red Ginger.

The next level priorities will be constructed from existing funds, if the construction bids that are received for the project are favorable and below the funded amount, or according to the availability of funding from the DOE.

Sunset Beach Elementary School originally opened as an annex of Kahuku High and Elementary School in 1973. Permanent facilities, including 8 classrooms and a library, were completed in the summer of 1990. The school cafeteria was completed in August 1995. Other existing facilities include 16 portable structures that are used for the following:

- Administration and counselor offices
- Instructional classrooms

- The Project Headstart Program, a program for child development
- A music room
- The A+ Program
- The Parent-Community Networking Center coordination program
- A Special Education Preschool
- The Primary School Adjustment Project (PSAP), a program designed to supplement the educational experience and personal development of young school children. The goal is to help children adjust to the school environment, to changes in their lives and a variety of life situations.
- Volunteers In Service To America (VISTA), a federally sponsored program that places individuals with community-based agencies to help find long-term solutions to the problems caused by urban and rural poverty.
- A Speech Therapist room

## SECTION 3 ALTERNATIVES

### 3.1 ALTERNATIVES TO THE PROPOSED ACTION

Alternatives to the proposed project that were considered include: (1) the No Action Alternative; (2) the Delayed Action Alternative; (3) the Full Build-Out Alternative, and (4) the Preferred Alternative. A description and assessment of each of these alternatives is provided below.

### 3.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, the existing project site and existing buildings would remain unchanged. The administration office and health services would continue to operate and be housed within the existing buildings (see Photo 1). Although the No Action Alternative would preclude the potential for environmental impacts given no new construction, it would fail to accomplish the stated purpose of the proposed action to provide the administrative services of Sunset Beach Elementary School with a new building to address the standards of the DOE Educational Specification and the revised Facilities Assessment and Development Schedule.

The No Action Alternative would also result in potential noncompliance with the provisions of the Uniform Building Code (UBC). According to the UBC the occupant load factor for offices is specified at 100 square feet per person (the occupant load factor is the ratio of the floor area to the average area that will be occupied by each person). An important consideration in establishing the occupant load factor includes fire safety so that there is sufficient space to enable safe and orderly exit from the building.

The portable building currently used to house the administrative staff for the school is 948 square feet. Based on an occupant load factor of 100, and the area of the building, the portable structure should house not more than approximately 9.5 persons. However, current occupancy of the portable building includes: 4 school employees; occasional occupancy by 4-6 visitors; and 5-7 school aged children in the Health Room. Therefore, the total number of persons occupying the structure at any one time may potentially be 13 to 17 persons. Under this level of occupancy, the

existing structure may not comply with the intent of the UBC occupant load factor.

The No Action Alternative would also fail to accomplish the stated purpose for the proposed action to provide the administrative services of Sunset Beach Elementary School with a new building to address the standards of the DOE Education Specifications and the revised Facilities Assessment and Development Schedule.

Because the No Action Alternative does not address the need to provide Sunset Beach Elementary School with a new administration building and does not address the requirements of the DOE and UBC occupant load factor, it is rejected from further consideration.

### 3.3 DELAYED ALTERNATIVE

Under this alternative, the existing administrative functions will continue to be housed in the portable building for an extended period until such time that the proposed project is constructed. The portable administration building during this period of delay will continue to be in noncompliance with the standards of the DOE Education Specifications, the revised Facilities Assessment and Development Schedule, and the UBC occupant load factor.

Construction expenditures for the proposed project would be averted in the short-term but would eventually be required at a future date when the project is undertaken. Project costs at this future period in time are expected to be higher due to inflation and price escalation of labor and materials. The potential for environmental impacts associated with delay of the project are expected to be similar to the preferred alternative and would involve no significant adverse impacts. However, like the No Action Alternative, further delay would fail to address the needs of the Sunset Beach Elementary School and the requirements of the DOE and UBC occupant load factor. For these reasons, the Delayed Alternative is also rejected from further consideration.

### 3.4 FULL BUILD-OUT ALTERNATIVE

This alternative involves construction of the project including features that will exceed the approximately \$2 million that is available for the project. These features include: the relocation of two portable buildings and a Monkeypod tree to a new location; construction of the administration building shell with limited interior work; installation of a full air conditioning system; and landscaping.

Construction of this alternative is not considered feasible given the existing level of funding that is available for the project.

### 3.5 PREFERRED ALTERNATIVE

The Preferred Alternative is to proceed with the proposed project including the relocation of two portable buildings and a Monkeypod tree to a new location to allow the construction of the new administration building shell with limited interior work, and installation of ceiling fans to increase natural ventilation and cooling. Although landscaping will not be specifically funded, community support and volunteers are proposed to assist with helping to improve and plant the area surrounding the new administration building.

This alternative is the only feasible alternative that meets the purpose of upgrading the administration facility to meet current standards and comply with the Facilities Assessment and Development Schedule, and requirements of the UBC. This alternative also addresses the availability of funding for this project which is limited to approximately \$2 million.

**SECTION 4**  
**DESCRIPTION OF THE AFFECTED ENVIRONMENT,**  
**IMPACTS AND MITIGATION**

**4.1 PHYSICAL ENVIRONMENT**

**4.1.1 CLIMATE**

The north shore of O'ahu has a mild subtropical climate which is characterized by abundant sunshine, persistent northeast tradewinds, relatively constant temperatures and moderate humidity. Mean monthly temperatures range from high-80° Fahrenheit (F) in the summer months, to high-70° F during the winter. The average annual rainfall for O'ahu is approximately 24 inches while the average annual rainfall for the Sunset Beach area is nearly 30 inches, with most of the rainfall occurring between the months of October and March.

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

**4.1.2 TOPOGRAPHY AND SOILS**

The project site is located on the north shore of O'ahu, mauka (landward) of the Sunset Beach Neighborhood Park. The site is located across Kamehameha Highway, from the Ehukai Beach Park and mauka of the Sunset Beach Neighborhood Park. The site is relatively flat and the elevation is between 32 and 43 feet above Mean Sea Level (msl). See **Figure 1, Project Location**.

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

The proposed project is expected to have no significant impact on the topography and soil conditions of the project site. The topography of the project area is relatively flat and soil disturbance will be limited to construction associated grading, preparation of the site for establishment of the building foundations, and grassing of the areas immediately surrounding the project site. Construction plans and project activities will be subject to review and approval by the City DPP. This will include the preparation of an Erosion Control Plan (ECP) as part of the construction plans for the project. Erosion controls will be in accordance with the Rules Relating to Soil Erosion Standards and Guidelines, DPP, April 1999.

Construction activities requiring grading and excavation are as follows:

Excavation: 20 cubic yards

Embankment: 420 cubic yards

Graded Area: 0.25 acres

The grading and excavation will accommodate the building foundation footings and utility services including water, power, and sewer lines.

Protection from construction storm water runoff will be addressed through the filing of a National Pollutant Discharge Elimination System, Notice of Intent Form C (NPDES NOI Form C) Construction Stormwater permit application administered by the State Department of Health (DOH). The NPDES permit application will include a Best Management Practices (BMPs) Plan to govern all work to ensure proper treatment of storm water runoff to waters of the State. This will include use of vegetative, structural, and management practices, as required, to prevent untreated construction storm water runoff from entering state waters. BMP measures typically applied to a project site include the following:

**Before Construction**

Erosion and sediment control measures will be in place and functional before earthwork may begin, and will be maintained throughout the construction period. Temporary measures may be removed at the beginning of the work day, but shall be replaced at the end of the work day.

#### During Construction

1. Clearing shall be held to the minimum necessary for grading, equipment operation, and site work.
2. Construction shall be sequenced to minimize the exposure time of cleared surface areas. Areas of one phase shall be stabilized before another phase can be initiated. Stabilization shall be accomplished by protecting areas of disturbed soils from rainfall and runoff by use of structural controls such as berms or sediment basins, or vegetative controls such as grass seeding or hydromulching.
3. Temporary soil stabilization with appropriate vegetation shall be applied on areas that remain unfinished. Permanent soil stabilization using vegetative controls shall be applied as soon as practicable after final grading.
4. All control measures shall be checked and repaired as necessary.
5. Maintenance and fueling of construction equipment and vehicles shall be performed only in designated areas. Sorbent and cleanup materials shall be placed in a conspicuous location to facilitate cleanup in the event of inadvertent leaks or spills. Refueling and maintenance of vehicles and equipment shall not be permitted outside of designated refueling areas.
6. All liquid materials including petroleum, oils, and lubricants (POLs), solvents, and cleaners, shall be stored in sealable containers. No open containers for the storage of such materials will be permitted.

#### After Construction

Following construction, all equipment no longer necessary to the site will be removed. Construction debris and refuse will be disposed of at an approved facility that accepts construction and demolition debris waste by the contractor.

The preparation of the construction stormwater BMPs plan will be prepared by the DOE and filed with the DOH prior to the start of construction in accordance with DOH regulations governing the protection of state waters in Chapter 11-54, Water Quality Standards, and Chapter 11-55, Water Pollution Control, Hawai'i Administrative Rules (HAR).

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

#### 4.1.3 SURFACE WATER

Surface water bodies at the project site include the Pakulena Stream located approximately 200 feet south of the project property. See Figure 1, Project Location. At this closest point to the path of the stream, the elevation is approximately 50 feet. The project site is also approximately 700 feet inland from the shoreline. The Sunset Beach Elementary School is separated from the ocean by the Sunset Beach Neighborhood Park, Kamehameha Highway and several residential properties (see Figure 3, TMK Map).

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

#### 4.1.4 FLORA/FAUNA

The project site is within an existing public elementary school campus that has been in use for several decades. No threatened or endangered flora or fauna are known to inhabit the site.

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

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

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

Other mammal species present at the project site may include domestic cats, dogs, rats, and mice. Potential presence of these species are monitored by DOE and controlled to ensure against adverse effect to the operation of the school.

Plants at the project site are limited to common landscape plants and shade trees. Several existing croton plants will be removed. A 40-foot Monkeypod tree standing at the site of the new administration building will be transplanted to a new location. See Photos 1, 2 and Figure 2.

Grassing and future landscaping with plant species such as the Ti plant (red variety) and Red Ginger will be undertaken with the relocation of the portable buildings and construction of the new administration building.

Aside from transplantation of the Monkeypod tree, perimeter grassing, and planting of the Ti and Red Ginger, no other mitigation with regards to flora and/or fauna are anticipated to be required.

#### 4.1.5 SCENIC AND VISUAL RESOURCES

The project area is located in an area zoned for agricultural and residential uses. The proposed site improvements will be consistent with the surrounding use of the land for the Sunset Beach Elementary School.

The proposed construction will not affect significant views as identified in the 1987 Coastal View Study. Significant ocean views near the project location are along Kamehameha Highway. However, the project site is located mauka of the highway and does not affect any existing viewplanes.

The proposed project is anticipated to have no visual impacts due to its location and the current educational use of the subject property. No further mitigation measures are anticipated or proposed.

#### 4.1.6 HISTORIC/ARCHAEOLOGICAL RESOURCES

The proposed construction is within a heavily disturbed area and on land that contains existing buildings. It is highly unlikely that significant historic or archaeological resources are present at the project site. However, should any unidentified deposits be uncovered during construction, work will cease in the immediate area and the State Historic Preservation Office (SHPO) will be contacted.

#### 4.1.7 BEACH EROSION AND SAND TRANSPORT

The project site is located approximately 700 feet from the shoreline. Residences, Kamehameha Highway, and the Sunset Beach Neighborhood Park separate the project site from the beach.

The proposed project is located entirely within the project boundary. No activities will directly affect shoreline properties. The project is not expected to impact any beach processes or influence sand transport. No mitigation is required.

#### 4.1.8 NOISE

The project site is located in an area comprised of residential and agricultural lots. The closest residence is across Kamehameha Highway, approximately 400 feet away. Although the project will involve the generation of construction associated noise, it is expected to be temporary and short-term in duration.

Construction equipment is expected to include, but not be limited to, excavators, loaders, flatbed trucks, concrete mixers, concrete delivery trucks, cranes, welders and powered hand tools. All internal combustion equipment will be muffled in accordance with standard engine operating practices.

Because the project is taking place at a public elementary school campus, construction may be limited to after school hours, on weekends, or during school holidays. No further mitigation measures beyond the use of properly muffled engine equipment and limiting the hours of work are anticipated to be required.

#### 4.1.9 AIR QUALITY

No information was collected on air quality. Because of the regular presence of trade winds and the rural setting of the site along the north shore of O'ahu, there is minimal air pollution. Construction activities are expected to have little to no potential for air quality impacts since the project will be of limited duration and where engine exhausts may be a source of potential air pollution, all internal combustion equipment will be governed in accordance with applicable state and county regulations.

During construction, fugitive dust could be generated that may become a nuisance source of air pollution. The control of fugitive dust is regulated under Hawaii Administrative Rules, Chapter 11-60.1-33. According to the regulations,

§11-60.1-33 Fugitive dust. (a) No person shall cause or permit visible fugitive dust to become airborne without taking reasonable precautions. Examples of reasonable precautions are:

- (1) Use of water or suitable chemicals for control of fugitive dust in the demolition of existing buildings or structures, construction operations, the grading of roads, or the clearing of land;
- (2) Application of asphalt, water, or suitable chemicals on roads, material stockpiles, and other surfaces which may result in fugitive dust;
- (3) Installation and use of hoods, fans, and fabric filters to enclose and vent the handling of dusty materials. Reasonable containment methods shall be employed during sandblasting or other similar operations;
- (4) Covering all moving, open-bodied trucks transporting materials which may result in fugitive dust;
- (5) Conducting agricultural operations, such as tilling of land and the application of fertilizers, in such manner as to reasonably minimize fugitive dust;
- (6) Maintenance of roadways in a clean manner; and

(7) Prompt removal of earth or other materials from paved streets which have been transported there by trucking, earth-moving equipment, erosion, or other means.

(b) Except for persons engaged in agricultural operations or persons who can demonstrate to the director that the best practical operation or treatment is being implemented, no person shall cause or permit the discharge of visible fugitive dust beyond the property lot line on which the fugitive dust originates.

[Eff 11/26/93; comp 10/26/98; comp 9/15/01; comp 11/14/03] (Auth: HRS §§342B-3, 342B-12; 42 U.S.C. §§7407, 7416) (Imp: HRS §§342B-3, 342B-12; 42 U.S.C. §§7407, 7416). Historical note: §11-60.1-33 is based substantially upon §11-60-5. [Eff 11/29/82; am, ren §11-60-5 and comp 4/14/86; am and comp 6/29/92; R 11/26/93]

The construction contractor will adhere to the requirements of state law to reduce the generation of fugitive dust and will consider the following mitigation measures for implementation:

- Planning the different phases of project construction to minimize the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating dust-generating equipment in areas that will have the least impact whenever possible.
- Ensuring there is sufficient water at the site for wetting of disturbed areas to control the generation and migration of dust prior to project start-up.
- Implementing landscaping and covering of bare areas of the soil susceptible to loss of dust borne material.
- Providing adequate dust control measures, including the use of dust fencing, on weekends, holidays, and after hours.
- Ensuring that vehicles entering and leaving the project site are properly covered, cleaned, or otherwise treated, to reduce the incidence of dust entering the air column.

#### 4.1.10 WATER QUALITY

Water resources that may be potentially impacted by the project during construction activities are limited to the nearby shore and coastline from storm water runoff and erosion.

Work activities will involve earthwork to prepare the ground for the construction of the replacement building, relocation of two portable buildings, and related grassing. During this period unprotected open ground and locations used for the stockpiling of excavated soils may be subject to erosion from storm water runoff. This could result in short term increases in turbidity and siltation of coastal waters downgradient of the site.

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

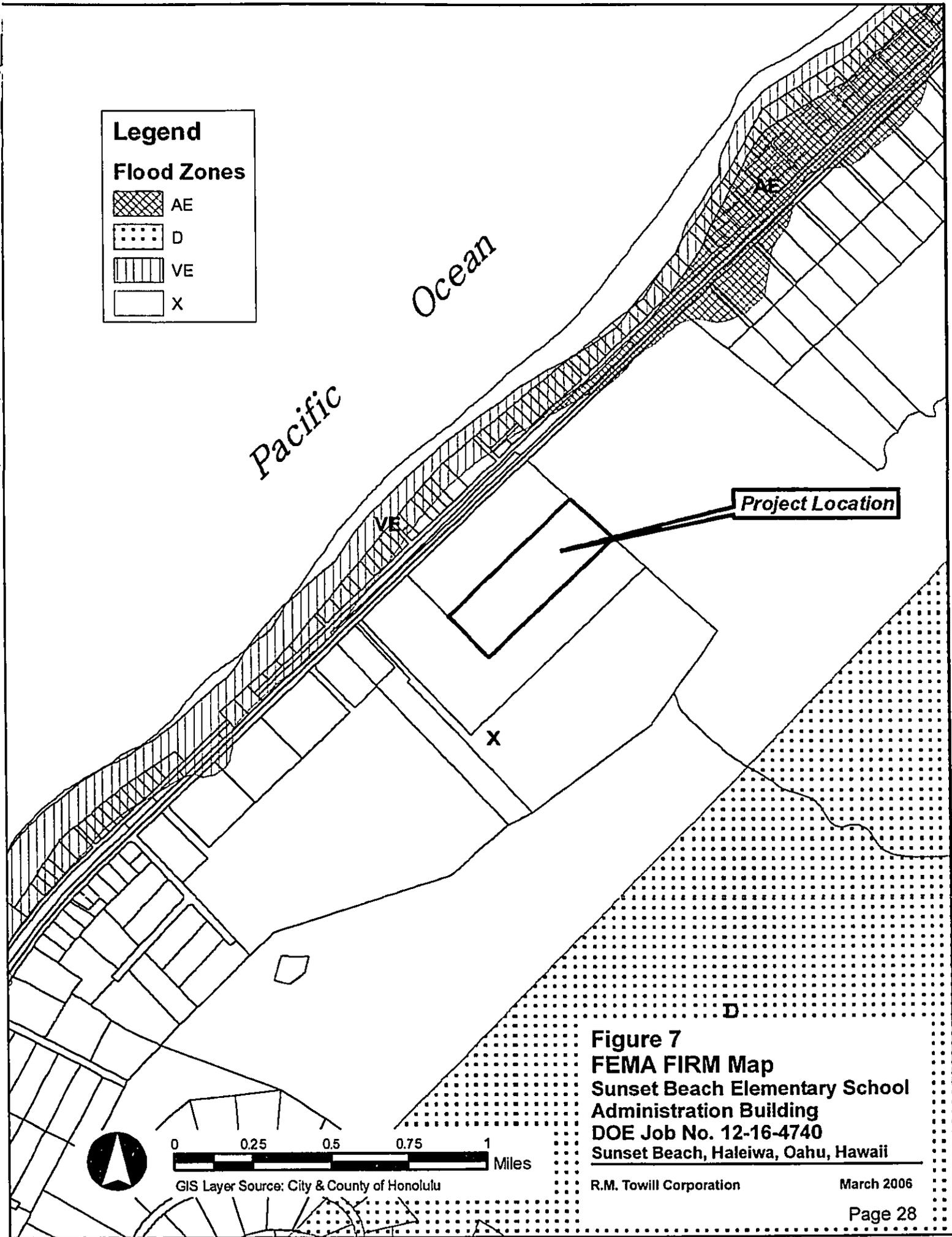
Protection from construction storm water runoff will be addressed through the filing of a NPDES NOI Form C Construction Stormwater permit application administered by the DOH in accordance with Chapter 11-54, Water Quality Standards, and Chapter 11-55, Water Pollution Control, HAR.

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

#### 4.1.11 FLOOD HAZARD

The subject property is located mauka of the Ehukai Beach Park and is approximately 700 feet from the shoreline. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 15003C0020 E, dated November 20, 2000, the project site is in an area designated as Zone X (see **Figure 7, Flood Map**). The Zone X designation is used for areas located outside the 1-percent annual probability floodplain.

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



#### 4.1.12 OTHER HAZARDS

##### Seismic Hazard

The Uniform Building Code (UBC) provides minimum design criteria to address potential for structural damage due to seismic disturbances. The UBC scale is rated from Seismic Zone 0 through 4, with 0 being the lowest level of potential seismic induced ground movement. The island of O'ahu has been designated within Seismic Zone 2A (United States Geological Survey, 1997). To mitigate the potential hazard from earthquakes, structural elements in this project will be built, at a minimum, in compliance with standards for UBC Seismic Zone 2A.

##### Hurricane Hazard

The Hawaiian Islands are seasonally affected by Pacific hurricanes from the late summer to early winter months. The project area is infrequently subjected to severe storm events. It is difficult to predict these natural occurrences, but it is reasonable to assume that future events will occur.

The severe wind speeds and rising tides associated with a hurricane are expected to pose a potential life and property hazard at the site. Should a hurricane warning be issued during school hours personnel and students at the facility will be evacuated. The Oahu Civil Defense Agency has identified two locations along the North Shore region from Kaena Point to Kahuku that will serve as public emergency shelters:

Kahuku High and Intermediate School

56-490 Kamehameha Highway

Kahuku, Hawaii 96731

Distance by road from Sunset Beach Elementary School: 8 miles

Waialua High and Intermediate School

67-160 Farrington Highway

Waialua, Hawaii 96791

Distance by road from Sunset Beach Elementary School: 10 miles

Residents of low lying coastal areas and users of the Sunset Beach Elementary School will be advised by appropriate authorities when it is safe to return to the school facility.

# **CORRECTION**

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

#### 4.1.12 OTHER HAZARDS

##### Seismic Hazard

The Uniform Building Code (UBC) provides minimum design criteria to address potential for structural damage due to seismic disturbances. The UBC scale is rated from Seismic Zone 0 through 4, with 0 being the lowest level of potential seismic induced ground movement. The island of O'ahu has been designated within Seismic Zone 2A (United States Geological Survey, 1997). To mitigate the potential hazard from earthquakes, structural elements in this project will be built, at a minimum, in compliance with standards for UBC Seismic Zone 2A.

##### Hurricane Hazard

The Hawaiian Islands are seasonally affected by Pacific hurricanes from the late summer to early winter months. The project area is infrequently subjected to severe storm events. It is difficult to predict these natural occurrences, but it is reasonable to assume that future events will occur.

The severe wind speeds and rising tides associated with a hurricane are expected to pose a potential life and property hazard at the site. Should a hurricane warning be issued during school hours personnel and students at the facility will be evacuated. The Oahu Civil Defense Agency has identified two locations along the North Shore region from Kaena Point to Kahuku that will serve as public emergency shelters:

**Kahuku High and Intermediate School**

**56-490 Kamehameha Highway**

**Kahuku, Hawaii 96731**

**Distance by road from Sunset Beach Elementary School: 8 miles**

**Waiialua High and Intermediate School**

**67-160 Farrington Highway**

**Waiialua, Hawaii 96791**

**Distance by road from Sunset Beach Elementary School: 10 miles**

Residents of low lying coastal areas and users of the Sunset Beach Elementary School will be advised by appropriate authorities when it is safe to return to the school facility.

### Tsunami Hazard

A tsunami is a wave produced by any brief, large-scale disturbance of the ocean floor, principally by a shallow earthquake or earth movement, subsidence, or volcanic eruption. It is characterized by great speeds (up to 950 kilometers/hour), long wavelengths (up to 200 kilometers), long periods (generally 10-60 minutes), and low observable amplitude on the open sea, although it may rise to heights of 30 meters or more and cause much damage on an exposed coast (Geology Glossary, <http://csd.unl.edu/general/glossary-letter.asp?Definition=T>).

The proposed project is not expected to be adversely impacted as a result of a tsunami induced event. According to the Hawaii Civil Defense Agency, Tsunami Evaluation Oahu Map 12: Sunset Beach to Waialua Bay, the Sunset Beach Elementary School is a designated evacuation shelter for the area, and is one of four public evacuation shelters serving the North Shore of Oahu. The other three facilities are: Kahuku High and Intermediate School; Kahuku Elementary School; and Waialua High and Intermediate School.

## 4.2 PUBLIC FACILITIES

### 4.2.1 ACCESS

Vehicular access to the subject property is provided by an entry roadway off of Kamehameha Highway. The entry roadway provides access to both the school and the Sunset Beach Neighborhood Park (see Figure 2, Site Plan). The school parking lot contains 45 marked stalls and is not expected to be affected by the project. Portions of the school property that will be affected include the area of the project site, the school interior access road (to accommodate movement of construction equipment and during relocation of the portable buildings), and the proposed area for relocation of the portable buildings. A Monkeypod tree next to the existing portable buildings will also be replanted within the existing school campus to a location to be determined.

During construction there will be temporary periods when access to these areas will be restricted to maintain public safety. Access to other areas of the school that are not subject to the use or movement of construction equipment or the portable buildings and Monkeypod tree, will remain unaffected by project activities. The locations that will be restricted from access will be

supervised by construction personnel, will be temporarily fenced, or will be cordoned off with warning tape to maintain public safety. It is expected that this period of restricted access will be limited to periods when the school is not in session.

Access to shoreline resources will not be affected by the project. Because the proposed work will be within the school property and during periods when the school is not in session, the potential for adverse impacts to public access will be limited to none. No further mitigation measures are anticipated or proposed.

#### 4.2.2 TRAFFIC AND ROADWAYS

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

The purpose of the proposed project is to provide Sunset Beach Elementary School with a replacement administration building that addresses DOE requirements. The project therefore, is not expected to result in major new personnel requirements or the additional use of school facilities beyond current uses that would create increased demands on the use of Kamehameha Highway.

As required, construction personnel will use flags or other appropriate signaling devices along Kamehameha Highway to maintain safety when construction vehicles must enter and leave the project site. No further mitigation measures to address traffic are anticipated or proposed.

**SECTION 5**  
**RELATIONSHIP TO STATE AND COUNTY LAND USE**  
**PLANS AND POLICIES**

**5.1 STATE LAND USE DISTRICT**

The project site and the surrounding area are within the State Urban District. No change in the state land use district is required to accommodate the proposed project.

**5.2 NORTH SHORE SUSTAINABLE COMMUNITIES PLAN**

The project site is designated for rural use in the North Shore Sustainable Communities Plan (April 2000). The proposed project corresponds to this designation and will maintain the existing educational land use of the site.

**5.3 GENERAL PLAN**

The proposed facility improvement is consistent with the following objectives and policies of the City and County of Honolulu's General Plan:

**Health and Education**

Objectives and policies for education as stated in the General Plan call for a "wide range of educational opportunities, development of employable skills, efficient use of facilities, appropriate location, and the promotion of Honolulu as a center for higher education in the Pacific."

Objective B: To provide a wide range of educational opportunities for the people of O'ahu.

Policy 5: Facilitate the appropriate location of learning institutions from the preschool through the university levels.

The proposed project will upgrade an existing administration building at the Sunset Beach Elementary School on the North Shore of O'ahu. The administrative functions of the school are

currently housed in a 948-square foot portable building which does not meet the Department of Education's Education Specifications and the occupant load requirement of the UBC.

#### 5.4 CITY AND COUNTY OF HONOLULU - ZONING

The project site is designated Ag-2 (General Agricultural District). See **Figure 8, Zoning**. The purpose of the agricultural district is to maintain a strong agricultural economic base, to prevent unnecessary conflicts among incompatible uses, to minimize the cost of providing public improvements and services and to manage the rate and location of physical development consistent with the adopted land use policies of the City and County of Honolulu. To promote the viability and economic feasibility of an existing agricultural operation, accessory agribusiness activities may be permitted on the same site as an adjunct to agricultural uses. These accessory activities must be compatible with the on-site agricultural operation and surrounding land uses (Chapter 21, Sec. 21-3.50, (a), Revised Ordinances of Honolulu (ROH)).

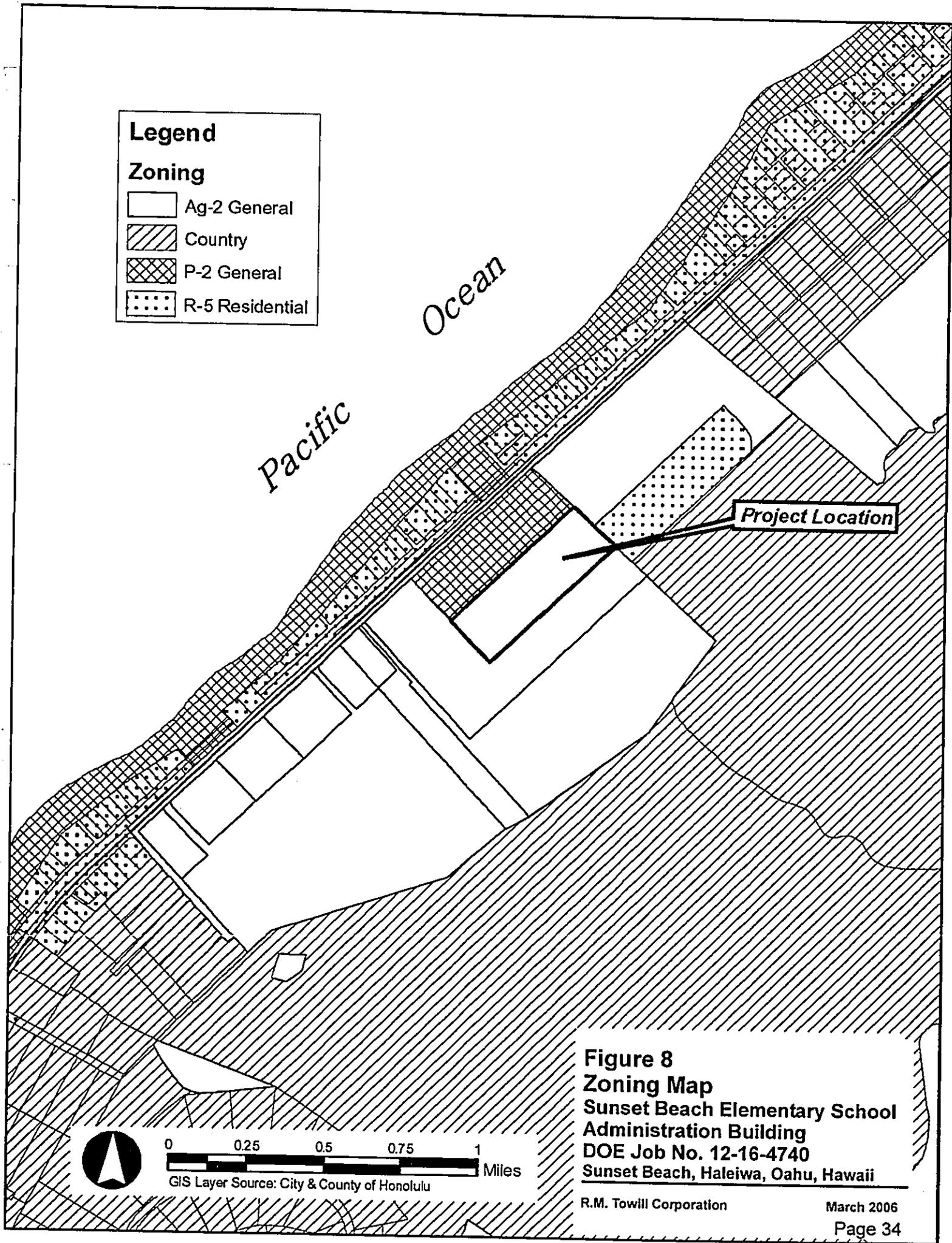
The intent of the Ag-2 District is to conserve and protect agricultural activities on smaller parcels of land. (Chapter 21, Sec. 21-3.50, (d), ROH).

The existing educational facility use of the site is a permissible use within the designated AG-2 zoning district.

#### 5.5 SPECIAL MANAGEMENT AREA

The City and County of Honolulu has designated the shoreline and certain inland areas of O'ahu as being within the Special Management Area (SMA). SMA areas are designated sensitive environments that should be protected in accordance with the State's Coastal Zone Management policies, as set forth in Chapter 25, ROH, Shoreline Management, and in Section 205A, HRS, Coastal Zone Management.

As shown in **Figure 4**, the entirety of the project site is within the SMA.



### 5.5.1 SPECIAL MANAGEMENT AREA, SECTION 25, ROH

The potential effects of the proposed project were evaluated based on the review guidelines in Section 25, ROH. The following is a discussion of the applicability of the guidelines to the proposed improvements to the project:

(a) All development in the Special Management Area shall be subject to reasonable terms and conditions set by the Council to ensure that:

(a.1) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles;

The proposed project involves construction of a new administration building within an existing educational facility adjoining the Kamehameha Highway in Sunset Beach on the north shore of O'ahu. The proposed improvements will be entirely within the subject property. The project site is mauka of the Sunset Beach Neighborhood Park and both the project site and the Park are separated from the shoreline by Kamehameha Highway (see **Figure 1, Project Location**).

The subject project will not affect access to publicly owned or used beaches, recreational areas or nature reserves.

(a.2) Adequate and properly located public recreation areas and wildlife preserves are reserved;

The Sunset Beach Elementary School is located adjacent to the Sunset Beach Neighborhood Park. The Park supports recreational activities for the school and the public. The proposed project site is currently occupied by two portable buildings and therefore is not used as a public recreational area or a wildlife preserve. The portable buildings will be relocated to another location of the campus which is currently vacant (see **Photo 3**).

All work will be entirely within the Sunset Beach Elementary School property. Given that the project site has been in use for educational activities for many decades, no critical plant or animal habitat in the area are anticipated or expected to be affected by the proposed

improvements.

(a.3) Provisions are made for solid and liquid waste treatment disposition and management which will minimize adverse effects upon Special Management Area resources;

*Solid Waste.* Solid waste will be disposed of at an approved City and County of Honolulu refuse facility. Materials to be disposed include construction-related debris and expended building materials.

The impact to solid waste collection services will be primarily from demolition debris. Disposal of construction and demolition debris will be at a County-approved facility. No further mitigation measures are anticipated to be required.

*Liquid Waste.* Minimal liquid waste is expected to be generated. During construction, liquid waste will be limited to concrete wash out effluent and hydrotesting water. These construction-related liquid wastes will be handled in accordance with City and County of Honolulu and State Department of Health regulations. Construction activities may result in the temporary increase of wastewater generated by work crews. Portable sanitary toilets will be used, as required, during construction and maintenance will be handled off-site in compliance with State and County regulations.

Wastewater treatment for the school is provided by a septic treatment system in accordance with Department of Health requirements. The proposed project will not add or significantly increase the student or school administration population, and no net increase in the generation of liquid waste is anticipated.

(a.4) Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of an earthquake.

The project lies on relatively flat and level terrain that is between 32 and 43 feet above msl. The proposed improvements will involve alteration of existing land forms through minor grading, the

relocation of two portable buildings and a Monkeypod tree to another location on the campus, and the construction of a new administration building. Required permit approvals will be obtained prior to construction. Modifications to existing land forms that will result from this project will not create conditions that would adversely affect water resources, scenic resources, or recreational amenities.

The area surrounding the project site is zoned for general agriculture and residential purposes. Further, the proposed administration building will have an elevation of approximately 22 feet which is comparable to the height of other Sunset Beach Elementary School buildings. Therefore, the proposed project is not anticipated to significantly detract from existing scenic resources either within or surrounding the project site.

No adverse impacts to water resources are anticipated from construction of the project. In the short-term, runoff from construction areas will be handled through construction adherence to a construction Best Management Practices (BMPs) Plan to reduce soil loss and sediment discharges from work sites. Project activities will comply with DOH regulations as set forth in Chapter 11-54, Water Quality Standards, and Chapter 55, Water Pollution Control, HAR.

The UBC provides minimum design criteria to address potential for structural damage due to seismic disturbances. The UBC scale is rated from Seismic Zone 0 through 4, with 0 being the lowest level of potential seismic induced ground movement. The island of O'ahu has been designated within Seismic Zone 2A. To mitigate the potential hazard from earthquakes, structural elements in this project will be built, at a minimum, in compliance with standards for UBC Seismic Zone 2A.

(b) No development shall be approved unless the Council has first found that:

(b.1) The development will not have any substantial, adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options;

The proposed project is not anticipated to involve a substantial degradation of environmental quality. The area has long been developed as an educational facility and is situated within an urban area zoned for agricultural and residential uses. The proposed project will substantially involve the same educational based uses and have minimal impact on environmental and ecological resources.

(b.2) The development is consistent with the objectives and policies set forth in Section 25-3.1 and area guidelines contained in HRS Section 205A-26;

The project is in compliance with the objectives and policies set forth in Chapter 205A-2 and Chapter 205A-26, HRS. This application is prepared to summarize the proposed Sunset Beach Elementary School improvements' potential for adverse impacts in relation to the Special Management Area guidelines in Chapter 205A-26, SMA, and Chapter 25, ROH. The project area is not within the Shoreline Setback Area.

Section 5.5.2 of this Environmental Assessment, entitled "Coastal Zone Management, Chapter 205(A), HRS," references the project's compliance with the State's objectives and policies for the Coastal Zone.

(b.3) The development is consistent with the County General Plan, Development Plans and Zoning.

The O'ahu General Plan was initially adopted in 1977 and updated in 1992. The General Plan is a comprehensive statement of objectives and policies for the future development of O'ahu. The proposed project at the Sunset Beach Elementary School is consistent with the Health and Education Objective B, which is to "provide a wide range of educational opportunities for the people of Oahu." The proposed project will provide the Sunset Beach Elementary School with a new building that meets the Department of Education's design standards and complies with the Facilities Assessment and Development Schedule. The North Shore Sustainable Communities Plan also indicates the need for a new administration building. The subject property is in an area zoned Ag-2, General Agriculture. The existing educational use of the property is a permitted use in the Ag-2 zoning designation.

(c) The Council shall seek to minimize where reasonable:

(c.1) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

The project will not involve dredging, filling or alteration of the configuration of the shoreline.

(c.2) Any development which would reduce the size of any beach or other area usable for public recreation;

No beaches along the coastal shoreline will be reduced in size or obstructed from use by the proposed project. The proposed improvements will take place within the subject property and will not affect the adjacent Sunset Beach Neighborhood Park.

(c.3) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the Special Management Area and the mean high tide line where there is no beach;

The project will not reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the Special Management Area. The proposed improvements are well above the mean high tide line, does not involve submerged lands, and will not block access along the shoreline. Public access to the shoreline will not be affected by the project. Pakulena Stream flows past the subject property approximately 200 feet to the south. The proposed project will take place entirely within the subject property and will also not affect Pakulena Stream.

(c.4) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast;

The Sunset Beach Elementary School is located mauka of Kamehameha Highway and the Sunset Beach Neighborhood Park. The project will not substantially interfere with or detract from any existing line of sight toward the ocean from Kamehameha Highway.

(c.5) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds,

wildlife habitats, or potential or existing agricultural uses of land.

Proposed improvements at the Sunset Beach Elementary School will not result in changes to the existing land use. No adverse effects are anticipated to water quality, open water, fisheries or fishing grounds, wildlife habitats, or potential or existing agricultural uses of the land. As described, no adverse effects to water quality are expected to result from construction activities, or use of the new facility following completion of the project.

#### 5.5.2 COASTAL ZONE MANAGEMENT, CHAPTER 205(A), HRS

The State of Hawai'i has designated the Coastal Zone Management Program (CZMP) to manage the intent, purpose and provisions of Chapter 205(A)-2, HRS, as amended, for the areas from the shoreline to the seaward limit of the State's jurisdiction, and any other area which a lead agency (State Planning Office, Department of Land and Natural Resources) may designate for the purpose of administering the CZMP.

The following is an assessment of the project with respect to the CZMP objectives and policies as set forth in Chapter 205(A)-2, HRS:

##### 1. Recreational resources

Objective: Provide coastal recreational opportunities accessible to the public.

##### Policies:

A) Improve coordination and funding of coastal recreational planning and management;

and

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

(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;

(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;

- (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
- (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
- (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
- (vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
- (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
- (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.

The proposed improvements will take place within the Sunset Beach Elementary School property and will not affect the adjacent Sunset Beach Neighborhood Park. Ehukai Beach Park, located across Kamehameha Highway from the Sunset Beach Neighborhood Park, is the closest shoreline recreational area. The beach park will not be affected by the proposed project. The project will not alter existing shoreline areas.

Water quality will be protected during construction through the application of construction BMPs.

## 2. Historic resources

Objective: Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

### Policies:

(A) Identify and analyze significant archaeological resources;

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

salvage operations; and

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

No adverse impacts to historic or archaeological resources are expected from activities associated with construction of the new administration building.

The proposed construction will take place within an elementary school campus on a site with two existing portable buildings. Construction and excavation activities to establish the existing school are therefore anticipated to have resulted in significant ground disturbance to the site. For this reason it is unlikely that significant historic or archaeological resources would remain present at the project site. However, because there is always the possibility of an inadvertent "find", should any unidentified human remains be uncovered during construction, work will cease in the immediate area and the State Historic Preservation Division (SHPD) will be contacted for appropriate instructions. As required, mitigative measures will be proposed and coordinated with SHPD.

No impacts to traditional or contemporary cultural practices are expected to result from the proposed improvements. The project site is dominated by common, introduced plant species that are not known to be identified with traditional gathering practices. Project activities will not diminish the availability of any plant type found at the project site for use in cultural practices and project activities do not have the potential to disrupt access to coastal areas.

### 3. Scenic and open space resources

Objective: Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.

#### Policies:

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

(B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;

(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and

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

The proposed improvements conform to the Coastal Zone Management Program, Objective 3, Scenic and Open Space Resources, which encourages the protection, preservation and, where desirable, restoration or improvement of the quality of coastal scenic and open space resources.

The proposed project will take place within an existing elementary school campus located approximately 700 feet inland of the shoreline. The height of the new administration building will be similar to the adjacent school buildings. The proposed facility improvements are also consistent with surrounding agricultural and residential land uses. Construction of the proposed building will not substantially interfere or detract from existing coastal and open space scenic resources.

#### 4. Coastal ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

##### Policies:

(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;

(B) Improve the technical basis for natural resource management;

(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

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

(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

The proposed project is not expected to have any adverse effects on marine resources. Project activities do not involve alterations to stream channels or other water bodies or water resources.

The project will not adversely affect marine and coastal resources.

During construction, BMPs will be employed to prevent potential pollutant (sediment) discharges into storm water runoff. Measures to prevent sediment discharges into storm water runoff during construction will be in place and functional before project activities begin and will be maintained throughout the construction period.

5. Economic uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

(A) Concentrate coastal dependent development in appropriate areas;

(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

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

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

(ii) Adverse environmental effects are minimized; and

(iii) The development is important to the State's economy.

The project is being developed on land presently used for educational purposes. The project has been assessed for social, visual, and environmental impacts in accordance with Chapter 25, ROH. With the implementation of the mitigation measures as outlined in this document, no adverse impacts are expected to result from this project.

6. Coastal hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;

(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;

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

(D) Prevent coastal flooding from inland projects.

The subject property is located in Sunset Beach on the north shore of O'ahu. According to the Federal Emergency Management Agency (FEMA), the project site is in an area designated as Zone X. The Zone X designation is used for areas outside the 1 percent annual probability floodplain. See **Figure 7 Flood Map**.

The development of the project will be in compliance with the requirements of the Federal Flood Insurance Program, the City and County of Honolulu Drainage, Grading and Development Standards for Flood Hazard Districts, and the City Land Use Ordinance, Section 21-9.10, Flood Hazard Districts.

Potential seismic hazards will be addressed by compliance with the Uniform Building Code for the construction of structures to the Seismic Zone 2A (Oahu) standard.

The project site is subject to potential loss of life and property during a severe hurricane. Should a hurricane warning be issued during school hours, personnel and students at the facility will be evacuated to one or both emergency public shelters located at Kahuku High and Intermediate School and the Waialua High and Intermediate School.

The project site is not anticipated to be adversely affected by a tsunami. The Sunset Beach Elementary School is a designated public evacuation shelter for the area by the Oahu Civil Defense Agency.

7. Managing development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and

(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

The project site is located in the State Urban Land Use District and is zoned AG-2, General Agricultural. The existing use of the property for an educational facility is a permitted use.

All improvement activities will be conducted in compliance with State and County environmental rules and regulations. This EA is prepared to identify and, where necessary, propose mitigation measures to address anticipated impacts from the construction and operation of the project. This document will be published for public review in compliance with procedures set forth in Chapter 25, ROH.

8. Public participation:

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

(A) Promote public involvement in coastal zone management processes;

(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and

(C) Organize workshops, policy dialogues, and site-specific mitigation to respond to coastal issues and conflicts.

Public involvement in the project will consist of public hearings before DPP and the City Council as part of the SMA permit review process. Public notification of the proposed action has been provided in the Office of Environmental Quality Control (OEQC) publication, the Environmental Notice. See Section 8, Agencies, Organizations, and Individuals Consulted, for a list of agencies, organizations and individuals consulted. All written public comments have been provided a written response. Mitigation measures have been developed where appropriate to address issues and concerns raised during the public review of the project.

9. Beach protection:

Objective: Protect beaches for public use and recreation.

Policies:

(A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;

(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and

(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

The Sunset Beach Elementary School property boundary is located approximately 700 feet from the shoreline. The proposed improvements will be constructed within the subject property that is located inland of the shoreline setback (normally approximately 40 feet from the State Certified Shoreline). The proposed improvements are not expected to interfere with existing recreational or ocean recreational activities, nor interfere with natural shoreline processes.

10. Marine resources

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

- (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
- (C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

The project does not involve research, education, or technological development related to the coastal and marine environments. No impacts to marine resources are anticipated.

**SECTION 6**  
**NECESSARY PERMITS AND APPROVALS**

**6.1 CITY AND COUNTY OF HONOLULU**

Department of Planning and Permitting

Special Management Area Permit Application

Building Permit Application

Grading Permit Application

**6.2 STATE OF HAWAII**

Department of Education, Facility & Support Services Branch

Plan Approval Application

Department of Health

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

## SECTION 7 CULTURAL IMPACT ASSESSMENT

The potential for adverse impacts to traditional/cultural resources or practices at Sunset Beach Elementary School are not anticipated. The proposed project involves construction activities at an existing site that has been in use for a public educational facility since 1973. During the school year access to the site is restricted to school staff, guests, and children of elementary school age. During hours when the school is not in session the site is used for parent-teacher and student functions, and community and public functions.

Construction and accessory use of the site for educational purposes over the past 30+ years is expected to have resulted in extensive ground disturbance and alteration of the existing landforms. Potential cultural uses and archaeological and cultural sites that may have once been present would have been discovered and recovered, or have been unfortunately destroyed. There are no known traditional or contemporary cultural sites or practices in use beyond those relating to the educational use of the present day school. There will be a temporary disruption of service during construction to enhance this use. However, school based activities and administrative functions will resume upon completion of the project.

There are no known plants on the property that are of significant importance for traditional or cultural uses. Plant species that will be directly affected will be limited to a Monkeypod tree that will be relocated to another location on-site, and use of decorative shrubs and grass for landscaping.

The project site is located approximately 700 feet from the shoreline. Public access to the shoreline is provided by the Kamehameha Highway located makai (seaward) of the project site. The project will not affect lateral shoreline access.

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

**SECTION 8**  
**AGENCIES AND ORGANIZATIONS AND**  
**INDIVIDUALS CONSULTED**

The following agencies, organizations, and individuals have been contacted during the Chapter 343, HRS, environmental review process to disclose the environmental conditions of the site, the proposed undertaking, and the potential impacts and mitigation measures that will be applied to ensure against adverse impacts.

**8.1 CITY AND COUNTY OF HONOLULU**

Department of Planning and Permitting  
Department of Parks and Recreation  
Honolulu Fire Department - Fire Prevention Bureau  
O'ahu Civil Defense Agency  
Honolulu Police Department

**8.2 STATE OF HAWAI'I**

Department of Education  
Department of Land and Natural Resources  
    State Historic Preservation Division  
Department of Transportation – Highways Division  
Department of Civil Defense

**8.3 FEDERAL GOVERNMENT**

U.S. Army Corps of Engineers

#### 8.4 ELECTED OFFICIALS, ORGANIZATIONS AND INDIVIDUALS

Honolulu City Council Chair, Donovan M. Dela Cruz

North Shore Neighborhood Board No. 27

State Representative Michael Y. Magaoay

State Senator Robert Bunda

**SECTION 9**  
**COMMENTS AND RESPONSES TO DRAFT EA COMMENTS**

This section contains copies of the written correspondence received during the Draft EA public comment period which occurred from October 8, 2006, to November 8, 2006. Copies of written responses to all public comments received during this period are also provided.

October 6, 2006

Mr. Duane Kashiwai  
State Department of Education  
1390 Miller Street  
Honolulu, Hawaii 96813

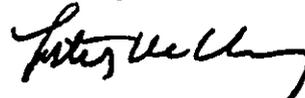
Dear Mr. Kashiwai:

Subject: Draft Environmental Assessment  
Sunset Beach Elementary School Administration Building

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Sunset Beach Elementary School Administration Building.

The Department of Parks and Recreation has no comment and as the proposed project will not impact any program or facility of this department, you are invited to remove us as a consulted party to the balance of the EIS process.

Sincerely,



LESTER K. C. CHANG  
Director

LKCC:mk  
(175852)

cc: Mr. Brian Takeda, R. M. Towill Corporation

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



**R. M. TOWILL CORPORATION**  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

October 30, 2006

Lester K.C. Chang, Director  
Department of Parks & Recreation  
City & County of Honolulu  
1000 Uluohia Street, Suite 309  
Kapolei, Hawaii 96707

Dear Mr. Chang:

**Draft Environmental Assessment (DEA)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education, thank you for your response letter dated October 6, 2006. We acknowledge your Department has no comment and that we are welcome to remove the Department of Parks & Recreation as a consulted party from the balance of the EIS process for this project.

We appreciated your review of the subject document.

Sincerely,

Brian Takeda  
Planning Project Coordinator

BT/

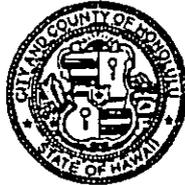
cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813

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

October 9, 2006

Mr. Duane Kashiwai, Public Works Manager  
Facilities Development Branch  
Department of Education  
State of Hawaii  
P.O. Box 2360  
Honolulu, Hawaii 96804

Dear Mr. Kashiwai:

Subject: Draft Environmental Assessment  
Sunset Beach Elementary School Administration Building  
Sunset Beach, Oahu, Hawaii  
Tax Map Key: 5-9-005: 018

In response to a letter dated September 27, 2006, from Brian Takeda of R.M. Towill Corporation regarding the above-mentioned subject, the Honolulu Fire Department reviewed the material provided and has no objections to the proposed project.

In addition, please note that our new address is:

Honolulu Fire Department  
636 South Street  
Honolulu, Hawaii 96813-5007

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 723-7151.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken G. Silva".

KENNETH G. SILVA  
Fire Chief

KGS/SY:jl

cc: Office of Environmental Quality Control  
Brian Takeda, R.M. Towill Corporation

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



R. M. TOWILL CORPORATION  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

October 30, 2006

Kenneth G. Silva  
Fire Chief  
Honolulu Fire Department  
City & County of Honolulu  
636 South Street  
Honolulu, Hawaii 96813

Dear Chief Silva:

**Draft Environmental Assessment (DEA)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education, thank you for your response letter dated October 9, 2006.  
We acknowledge your Department has no objections to the proposed project.

We appreciated your review of the subject document. Should you have any further comments please do not hesitate to contact us.

Sincerely,

Brian Takeda  
Planning Project Coordinator

BT/

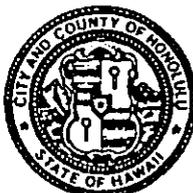
cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813

DEPARTMENT OF FACILITY MAINTENANCE  
**CITY AND COUNTY OF HONOLULU**

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707  
Phone: (808) 692-5054 • Fax: (808) 692-5857  
Website: www.honolulu.gov

MUFI HANNEMANN  
MAYOR



LAVERNE HIGA, P.E.  
DIRECTOR AND CHIEF ENGINEER  
GEORGE "KEOKI" MIYAMOTO

IN REPLY REFER TO:  
DRM 06-1024

October 10, 2006

Mr. Duane Kashiwai  
State Department of Education  
1390 Miller Street  
Honolulu, Hawaii 96813

Dear Mr. Kashiwai:

**Subject: Draft Environmental Assessment (DEA)  
Sunset Beach Elementary School**

Thank you for giving us the opportunity to comment on the subject DEA. We have no comments to offer at this time.

Should you have any questions, please call Larry Leopardi, Chief of the Division of Road Maintenance, at 484-7600.

Sincerely,

A handwritten signature in black ink that reads "Laverne Higa".

Laverne Higa, P.E.  
Director and Chief Engineer

c: Brian Takeda (R.M. Towill Corporation)

DRM 175879

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



R. M. TOWILL CORPORATION  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

September 27, 2006

Dear Participant:

On behalf of the State Department of Education, attached for your review is a Draft Environmental Assessment (DEA) which was prepared pursuant to the EIS law (Hawaii Revised Statutes, Chapter 343) and the EIS rules (Administrative Rules, Title 11, Chapter 200).

Title of Project: Sunset Beach Elementary School Administration Building

Sunset Beach, Oahu, Hawaii

Location: Island of Oahu

Tax Map Key: (1) 5-9-005:018

Agency Action: State Department of Education

Your comments must be received or postmarked by:

November 8, 2006

Please send original comments to the applicant:

Duane Kashiwai

State Department of Education

1390 Miller Street, Honolulu, Hawaii 96813

Copies of the comments should be sent to OEQC and the Consultant:

Brian Takeda

R.M. Towill Corporation

420 Waiakamilo Road, Suite 411, Honolulu, Hawaii 96817-4941

If you no longer need this DEA, please recycle it. Thank you for your participation in the EIS process.

2006 SEP 29 1:43  
STATE DEPARTMENT OF EDUCATION

420 Waiakamilo Road.  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



**R. M. TOWILL CORPORATION**  
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Environmental Services  
Photogrammetry  
Surveying  
Construction Management

October 30, 2006

Laverne Higa, P.E.  
Director and Chief Engineer  
Department of Facility Maintenance  
City & County of Honolulu  
1000 Uluohia Street, Suite 215  
Kapolei, Hawaii 96707

Dear Ms. Higa:

**Draft Environmental Assessment (DEA)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education, thank you for your response letter dated October 10, 2006. We acknowledge your Department has no comment concerning the subject project.

We appreciated your review of the subject document. Should you have any further comments please do not hesitate to contact us.

Sincerely,

Brian Takeda  
Planning Project Coordinator

BT/

cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813



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

STRATEGIC INDUSTRIES DIVISION  
235 South Beretania Street, Leiohala A Kamehameha Bldg., 5<sup>th</sup> Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-3807  
Fax: (808) 588-2536  
Web site: www.hawaii.gov/dbedt

LINDA LINGLE  
GOVERNOR  
THEODORE E. LIU  
DIRECTOR  
MARK K. ANDERSON  
DEPUTY DIRECTOR

October 19, 2006

Duane Kashiwai  
State Department of Education  
1390 Miller St.  
Honolulu, Hawaii 96813

Dear Mr. Kashiwai

Re: Draft Environmental Assessment (DEA)  
Sunset Beach Elementary School Administration Building  
Tax Map Key: (1) 5-9-005:018

In response to your September 26, 2006, notice, thank you for the opportunity to provide comments on the DEA for Sunset Beach Elementary School Administration Building. The project will include construction of a new school administration building, including relocation of two portable buildings, transplanting a Monkeypod tree within the existing school campus, and grassing. The DEA does not appear to include a discussion of the impacts of this project on public services such as water and wastewater system, drainage system, electrical and communications systems, and solid waste disposal.

We would like to call your attention to: (1) State energy conservation goals; and, (2) energy and resource efficiency and renewable energy and resource development.

1. **State energy conservation goals.** Project buildings, activities, and site grounds should be designed and/or retrofit 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 recommend that you consult the City and County of Honolulu Energy Code early on in your project. Hawaiian Electric Company, Inc., has

Duane Kashiwai  
October 13, 2006  
Page 2

demand-side management programs that offer rebates for installation of energy efficient technologies, as well as a program to provide photovoltaic power for schools. Reduction in power consumption at the school will have a positive environmental impact on the State's air quality.

- 2. Energy and resource efficiency and renewable energy and resource development.**  
We refer you to two important directives affecting state agencies. First is Administrative Directive No. 06-01, which is also reflected in Act 96, 2006 SLH, which encourages State agencies and programs to increase their leadership commitment to implement innovative and resource efficient operations and management and to design and construct buildings to meet and receive certification for U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), among others. Second is Act 160, 2006 SLH, relating to the State Budget, which requires that each executive department shall plan for or install energy reduction, energy savings, or energy producing efforts and technologies to lessen electrical consumption or to increase efficiencies in using electrical energy.

In the spirit of Act 96, which encourages energy efficiency and use of renewable energy resources, we urge you to consider measures that would lead to increased comfort and sustainability in Department of Education facilities.

We would like to call your attention to our website which provides detailed information on guidelines, directives and statutes, as well as studies and reports on aspects of energy efficiency (<http://www.hawaii.gov/dbedt/info/energy/efficiency/state>).

Sincerely,



Maurice H. Kaya  
Chief Technology Officer

c: OEQC  
R.M. Towill

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



**R. M. TOWILL CORPORATION**  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

October 30, 2006

Maurice H. Kaya, Chief Technology Officer  
Strategic Industries Division  
Department of Business, Economic Development & Tourism  
P.O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Kaya:

**Draft Environmental Assessment (DEA)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education (DOE), thank you for your letter dated October 19, 2006.  
We have prepared the following in response to your comments:

#### General Comments

The proposed project will utilize the existing water, wastewater, drainage system, electrical, communications, and solid waste systems that are employed for operations of the school. Because the proposed project will be limited to the replacement of an existing school administration building with a new facility and relocation of two other existing portable buildings, no major demands beyond the capacity of the existing utility services are anticipated.

#### State Energy Conservation Goals

We acknowledge the documents you cited including Chapter 344, State Environmental Policy, Hawaii Revised Statutes (HRS), and Chapter 226-18(c), Hawaii State Planning Act, HRS, to achieve Hawaii's energy conservation goals. It is the intention of the DOE to provide for the review of the project in relation to the City & County of Honolulu Energy Code. Guidance from the Hawaiian Electric Company will also be sought prior to construction.

#### Energy and Resource Efficiency and Renewable Energy and Resource Development

We acknowledge your references to (1) Administrative Directive No. 06-01 that encourages State agencies to increase leadership in the implementation of innovative and resource efficient operation, management, design, and construction of buildings to meet and receive "Leadership in Energy and Environmental Design" (LEED) certification; and (2) Act 160, 2006, Session Laws of Hawaii (SLH), which encourages energy efficiency and use of renewable resources.

The proposed project was designed in 2005 and funded prior to the enactment of the LEED directive. However, energy conservation measures that are consistent with the intent of Act 160, SLH, have been incorporated into the project design. Except for areas where maintaining privacy

Maurice H. Kaya  
October 30, 2006  
Page 2 of 2

is a criterion, the project will be constructed to be naturally ventilated with some mechanical assistance to encourage air movement. The DOE will also take into consideration the use of equipment or technologies that lessen electrical consumption.

We appreciated your review of the subject document and the time you have taken to comment. Should you have any further comments please do not hesitate to contact us.

Sincerely,



Brian Takeda  
Planning Project Coordinator

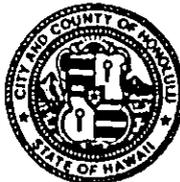
BT/

cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111  
<http://www.honolulu.gov>  
<http://www.honolulupd.org>  
[www.honolulu.gov](http://www.honolulu.gov)

MUFI HANNEMANN  
MAYOR



BOISSE P. CORREA  
CHIEF

GLEN R. KAJIYAMA  
PAUL D. PUTZULU  
DEPUTY CHIEFS

OUR REFERENCE **BS-DK**

October 3, 2006

Mr. Duane Kashiwai  
Department of Education  
State of Hawaii  
1390 Miller Street  
Honolulu, Hawaii 96813

Dear Mr. Kashiwai:

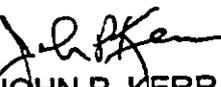
This is in response to the R. M. Towill Corporation's letter of September 27, 2006, regarding a Draft Environmental Assessment for the Sunset Beach Elementary School Administration Building project.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Michael Thomas of District 2 at 621-3725 or Mr. Brandon Stone of the Executive Office at 529-3644.

Sincerely,

BOISSE P. CORREA  
Chief of Police

By   
JOHN P. KERR  
Assistant Chief of Police  
Support Services Bureau

cc: OEQC  
✓ Mr. Brian Takeda, R. M. Towill  
Corporation

*Serving and Protecting with Aloha*

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



**R. M. TOWILL CORPORATION**  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

October 30, 2006

Boisse P. Correa  
Chief of Police  
Honolulu Police Department  
City & County of Honolulu  
801 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chief Correa:

**Draft Environmental Assessment (DEA)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education, thank you for your response letter dated October 3, 2006. We acknowledge your Department has no objections to the proposed project and that it should have no significant impact on the facilities or operations of the Honolulu Police Department.

We appreciated your review of the subject document. Should you have any further comments please do not hesitate to contact us.

Sincerely,

Brian Takeda  
Planning Project Coordinator

BT/

cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813

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

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 529-4432 • FAX: (808) 527-6743  
DEPT. INTERNET: www.honolulu.gov • INTERNET: www.honolulu.gov

an

MUFI HANNEMANN  
MAYOR



HENRY ENG, FAICP  
DIRECTOR

DAVID K. TANOUÉ  
DEPUTY DIRECTOR

2006/ELOG-2469(AM)

October 27, 2006

Mr. Duane Kashiwai  
State of Hawaii  
Department of Education  
1390 Miller Street  
Honolulu, Hawaii 96813

Dear Mr. Kashiwai:

Subject: Chapter 343, Hawaii Revised Statutes (HRS)  
Draft Environmental Assessment (EA)  
Project Name: Sunset Beach Elementary School Administration Building  
Location: 59-360 Kamehameha Highway - Haleiwa  
Tax Map Key: 5-9-5: 18

We have reviewed the Draft EA for the above project, received by the department on September 28, 2006, and offer the following comments:

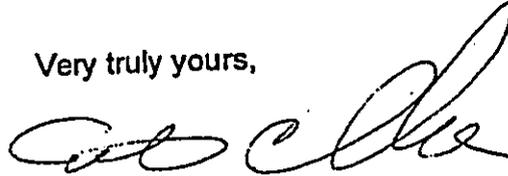
1. Section 1.1, Introduction, page 5: Please provide the estimated cost of construction for the entire scope of the project.
2. Section 1.3, Purpose of the Environmental Assessment, page 5: Also, note that the Environmental Assessment is being prepared pursuant to Chapter 25, Revised Ordinances of Honolulu, the "Special Management Area Ordinance," as the project is located within the Special Management Area (SMA) and requires approval of an SMA Use - Major Permit.
3. Section 2, Project Description, page 9: Are there any plans to use the portable buildings (P-1 and P-2) for another school function after construction of the new administration buildings is completed, or will these buildings eventually be removed from the school campus?
4. Section 4.1.2, Topography and Soils, page 20: Provide an estimate (in cubic yards) of the grading/excavation work that the project will require and for what purpose (i.e., footings, utility lines).

Mr. Duane Kashiwai  
October 27, 2006  
Page 2

5. Section 5.5.1, Special Management Area - Liquid Waste, page 35: Please clarify what kind of wastewater treatment system is currently being utilized (i.e., septic). We understand that no increase in capacity of liquid waste is anticipated for the project.
6. Section 8, Agencies and Organizations and Individuals Consulted, page 51: Please clarify whether the State Historic Preservation Division was consulted on the project. If they were not consulted, we recommend that a copy of the EA be distributed for their review.

Should you have any questions, please contact Ann Matsumura of our staff at 523-4077.

Very truly yours,



*FOR* Henry Eng, FAICP, Director  
Department of Planning and Permitting

HE:cs

cc: Brian Takeda, R.M. Towill Corporation

doc491442

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



R. M. TOWILL CORPORATION  
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Photogrammetry  
Surveying  
Construction Management

November 14, 2006

Henry Eng, FAICP, Director  
Department of Planning and Permitting  
City & County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Dear Mr. Eng:

**Draft Environmental Assessment (DEA)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education (DOE), thank you for your letter dated October 27, 2006. We have prepared the following in response to your comments (your comments have been *italicized* for convenience):

1. *Section 1.1, Introduction, page 5: Please provide the estimated cost of construction for entire scope of the project.*

The cost of construction for the project is approximately \$2 million and includes the relocation of the portable buildings and construction of the administration building shell with partial interior work. This is consistent with the approximate funds available for this project by the State of Hawaii. The landscaping work is an additional cost item that cannot be funded at this time. However, we are hopeful that with community support and volunteerism that much can be done to improve the setting for the new administration building.

2. *Section 1.3, Purpose of the Environmental Assessment, page 5: Also, note that the Environmental Assessment is being prepared pursuant to Chapter 25, Revised Ordinances of Honolulu, the "Special Management Area Ordinance." As the project is located within the Special Management Area (SMA) and requires approval of an SMA Use - Major Permit.*

Thank you for this point of clarification. A reference to Chapter 25, Revised Ordinances of Honolulu (ROH) will be provided in the FEA.

3. *Section 2, Project Description, page 9: Are there any plans to use the portable buildings (P-1 and P-2) for another school function after construction of the new administration buildings is completed, or will these buildings eventually be removed from the school campus?*

Portable buildings P-1 and P-2 will be reused to support the educational and administrative functions of the Sunset Beach Elementary School. They are being relocated to provide a more efficient location for their continued use.

Henry Eng, FAICP  
November 14, 2006  
Page 2 of 2

4. *Section 4.1.2, Topography and Soils, page 20: Provide an estimate (in cubic yards) of the grading/excavation work that the project will require and for what purpose (i.e., footings, utility lines).*

Construction activities requiring grading and excavation are as follows:

Excavation - 20 cubic yards  
Embankment - 420 cubic yards  
Area to be graded - 0.25 acres.

The grading and excavation will accommodate the building foundation footings and utility services including water, power, and sewer lines.

5. *Section 5.5.1, Special Management Area - Liquid Waste, page 35: Please clarify what kind of wastewater treatment system is currently being utilized (i.e., septic). We understand that no increase in capacity of liquid waste is anticipated for the project.*

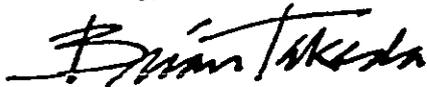
We confirm that wastewater treatment for the school is provided by a septic treatment system in accordance with Department of Health requirements. The proposed project will not add or significantly increase the student or school administration population, and no net increase in the generation of liquid waste is anticipated.

6. *Section 8, Agencies and Organizations and Individuals Consulted, page 51: Please clarify whether the State Historic Preservation Division was consulted on the project. If they were not consulted, we recommend that a copy of the EA be distributed for their review.*

We wish to confirm that the State Historic Preservation Division is a consulted party for this project and has been provided a copy of the subject DEA for review and comment.

We appreciated your review of the subject document. Should you have any further comments please do not hesitate to contact us.

Sincerely,



Brian Takeda  
Planning Project Coordinator

BT/

cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813



LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
225 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186  
Email: oeq@health.state.hi.us

October 24, 2006

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

Dear Mr. Kashiwai:

Subject: Draft environmental assessment (EA),  
Sunset Beach Elementary School Administration Building

We have the following comments to offer:

**Two-sided pages:** Please print on both sides of the pages in the final document to reduce bulk and save on paper. HRS 342G-44 requires double-sided copying in all state and county agencies, offices and facilities.

**Contacts:** In the final EA include copies of any correspondence received during the preconsultation phase.

**Landscaping:** Your landscaping plan may include invasive plant species. Before finalizing your plan consult the Division of Forestry & Wildlife of DLNR at 587-0166 or go to the Hawaii Ecosystems at risk (HEAR) website at [www.hear.org](http://www.hear.org) to eliminate those species that may pose a threat to the environment.

**Alternatives:** If you considered any alternatives in building design or location, describe them in the final EA.

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

Sincerely,

GENEVIEVE SALMONSON  
Director

c: Brian Takeda, RM Towill

DOCUMENT CAPTURED AS RECEIVED

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



R. M. TOWILL CORPORATION  
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Environmental Services  
Photogrammetry  
Surveying  
Construction Management

November 14, 2006

Genevieve Salmonson  
Executive Director  
Office of Environmental Quality Control  
235 South Beretania Street, Room 702  
Honolulu, Hawaii 96813-2437

Dear Ms. Salmonson:

**Draft Environmental Assessment (DEA)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education, thank you for your response letter dated October 24, 2006. We have prepared the following in response to your comments (your comments have been *italicized* for convenience):

1. *Two-sided pages: Please print on both sides of the pages in the final document to reduce bulk and save on paper. HRS 342G-44 requires double-sided copying in all state and county agencies, offices and facilities.*

We acknowledge your request. The subject Final Environmental Assessment (FEA) will be prepared on double-sided paper.

2. *Contacts: In the Final EA include copies of any correspondence received during the preconsultation phase.*

We have no direct letters that were generated during the design process. However, a project meeting between the Department of Education (DOE) and the project architect, Kober Hanssen Mitchell Architects, was held at the school during start up of the project in July 2005. The project meeting and subsequent meetings between the DOE and project architect resulted in the project represented in the subject DEA.

Some of the subjects discussed during the initial design consultation with DOE included:

- Two portable buildings would be relocated on-site at the school. The effort will be to minimize grade changes.
- A handicapped accessible ramp will be provided and shared by both portable buildings.
- Interior renovation of the portable buildings was removed from the scope of work due to funding limitations.
- If within budget, the new administration building will be air conditioned. The air conditioning, however, could be deleted and the administration building designed for natural ventilation to remain within budget. Locations where school buildings have been designed to use natural ventilation include Kaneohe, Kapolei, Laie, and Keonopoko (Big Island of Hawaii).

Genevieve Salmonson, Executive Director  
November 14, 2006  
Page 2 of 2

- An area to accommodate passenger loading from the administration building will be investigated.
  - The tsunami inundation zone is being redefined.
  - Construction may impact the location of two existing backflow preventers.
  - Sewer service is handled by an existing septic system that has main lines that run under the concrete fire lane. Storm drains also run under the fire lane.
  - A Special Management Area (SMA) use permit application will be required for the project because of the location of the project within the City's SMA boundary and the cost of the project exceeding the \$125,000 threshold. The process will involve public hearings and community presentations.
  - Topographical and geotechnical services will be required to address site work.
3. Landscaping: Your landscaping plan may include invasive plant species. Before finalizing your plan consult the Division of Forestry & Wildlife of DLNR at 587-0166 or go to the Hawaii Ecosystems at risk (HEAR) website at [www.hcar.org](http://www.hcar.org) to eliminate those species that may pose a threat to the environment.

We acknowledge your request to reduce the potential threat that may be posed from invasive plant species and will consult with the Division of Forestry & Wildlife, DLNR, accordingly.

4. Alternatives: If you considered any alternatives in building design or location, describe them in the final EA.

Construction alternatives to complete the proposed project have been considered. Further information concerning these alternatives will be provided in the FEA for this project.

We appreciated your review of the subject document. Should you have any further comments please do not hesitate to contact us.

Sincerely,



Brian Takeda  
Planning Project Coordinator

BT/

cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813

LINDA LINGLE  
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.  
DIRECTOR OF HEALTH

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

In reply, please refer to:  
EPO-06-169

November 2, 2006

Mr. Duane Kashiwai  
State Department of Education  
1390 Miller Street  
Honolulu, Hawaii 96813

Dear Mr. Kashiwai:

**SUBJECT:** Draft Environmental Assessment for Sunset Beach Elementary School  
Administrative Building at Sunset Beach, Oahu, Hawaii  
TMK: (1) 5-9-005: 018

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have the following Clean Air Branch comments.

Clean Air Branch

**Control of Fugitive Dust**

A significant potential for fugitive dust emissions exists during all phases of construction and operations. Proposed activities that occur in proximity to existing residences, businesses, public areas or thoroughfares, exacerbate potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. The plan, which does not require the Department of Health (DOH) approval, would help with recognizing and minimizing the dust problems from the proposed project.

Activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance problems.

The contractor should provide adequate measures to control the fugitive dust from the road areas and during the various phases of construction. Examples of measures that can be implemented to control dust include, but are not limited to, the following:

Mr. Kashiwai  
November 2, 2006  
Page 2

- a) Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Providing an adequate water resource at the site prior to start-up of construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing dust from shoulders and access roads;
- e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Controlling dust from debris being hauled away from the project site.

If you have any questions, please contact the Clean Air Branch at 586-4200

We strongly recommend that you review all of the Standard Comments on our website at: [www.state.hi.us/health/environmental/env-planning/landuse/landuse.html](http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.html). Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER  
Environmental Planning Office

c: EPO  
CAB  
Mr. Brian Takeda, R.M. Towill Corporation

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



R. M. TOWILL CORPORATION  
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Surveying  
Construction Management

November 20, 2006

Kelvin H. Sunada, Manager  
Environmental Planning Office  
Department of Health  
P.O. Box 3378  
Honolulu, Hawaii 96801-3378

Dear Mr. Sunada:

**Draft Environmental Assessment (DEA)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education (DOE), thank you for your letter dated November 2, 2006. We have prepared the following in response to your comment regarding fugitive dust:

It is the intention of the DOE to reduce through appropriate construction practices, the generation of dust and windblown debris associated with this project. We are attaching your standard comments from: <http://www.state.hi.us/health/environmental/env-planning/landuse/CAB-standardcomment.pdf>, for reference and to document our receipt of this information as part of the Environmental Assessment public review process. The list of practices will be reviewed for applicability to the subject project prior to the start of construction.

We appreciate the time you have taken to review the subject document and to share your concerns. Should you have any further comments please do not hesitate to contact us.

Sincerely,

Brian Takeda  
Planning Project Coordinator

BT/

cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813

## Clean Air Branch Standard Comments

### Construction/Demolition Involving Asbestos:

If the proposed project includes renovation/demolition activities which may involve asbestos, the applicant should contact the Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch at 586-5800.

### Control of Fugitive Dust:

A significant potential for fugitive dust emissions exists during all phases of construction and operations. Proposed activities that occur in proximity to existing residences, businesses, public areas or thoroughfares, exacerbate potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. The plan, which does *not* require DOH approval, would help with recognizing and minimizing the dust problems from the proposed project.

Activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance problems.

The contractor should provide adequate measures to control the fugitive dust from the road areas and during the various phases of construction. Examples of measures that can be implemented to control dust include, but are not limited to, the following:

- a) Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Providing an adequate water source at the site prior to start-up of construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing dust from shoulders and access roads;
- e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Controlling dust from debris being hauled away from the project site.

If you have any questions, please contact the Clean Air Branch at 586-4200.

(6/15/05)

PHONE (808) 594-1888

FAX (808) 594-1885



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

HRD06/2743

November 6, 2006

Duane Kashiwai  
State Department of Education  
1390 Miller Street  
Honolulu, HI 96813

**RE: Draft Environmental Assessment for the Proposed Sunset Beach Elementary School Administration Building, Sunset Beach, O'ahu, TMK (1) 5-9-005: 018.**

Dear Mr. Kashiwai,

The Office of Hawaiian Affairs (OHA) is in receipt of your September 27, 2006 submission and offers the following comments:

Our staff recommends that an Archaeological Monitoring Plan be drafted in support of the proposed project. This in keeping with precedent set by recent archaeological monitoring of Board of Water Supply excavations fronting Sunset Beach Elementary School along Kamehameha Highway. To this end, all excavation in Jaucus sands, or partial/mixed Jaucus sand sediments, should be observed by a qualified archaeological monitor.

OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and 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 Jesse Yorck, Native Rights Policy Advocate, at (808) 594-0239 or [jessey@oha.org](mailto:jessey@oha.org).

Aloha,

Handwritten signature of Clyde W. Nāmu'o in cursive.

Clyde W. Nāmu'o  
Administrator

C: ✓ Brian Takeda  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, HI 96817-4911

Genevieve Salmonson  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4950  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



**R. M. TOWILL CORPORATION**  
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Planning  
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Surveying  
Construction Management

November 15, 2006

Clyde W. Nāmu'o, Administrator  
Office of Hawaiian Affairs  
77 Kapi'olani Boulevard, Suite 500  
Honolulu, Hawai'i 96813

Dear Mr. Nāmu'o:

**Draft Environmental Assessment (DEA)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education, thank you for your response letter dated November 6, 2006. We acknowledge that your staff has recommended the preparation of an Archaeological Monitoring Plan for the proposed project. We will consult with the State Historic Preservation Division (SHPD), Department of Land and Natural Resources (DLNR), concerning this matter for additional guidance.

We wish to confirm that in accordance with applicable state laws that should significant cultural deposits or human skeletal remains be found at the project site, that work in the immediate vicinity will be halted and SHPD/DLNR contacted for further instructions.

We appreciated your review of the subject document. Should you have any further comments please do not hesitate to contact us.

Sincerely,

Brian Takeda  
Planning Project Coordinator

BT/

cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813

BA7

420 Waiakamilo Road  
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Honolulu Hawaii 96817-4950  
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eMail rmtowill@hawaii.rr.com



**R. M. TOWILL CORPORATION**  
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Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

November 15, 2006

Melanie Chinen, Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
601 Kamokila Boulevard, Suite 555  
Kakuhihewa Building  
Kapolei, Hawaii 96707

Dear Ms. Chinen:

**Archaeological Monitoring Plan (AMP)**  
**Sunset Beach Elementary School Administration Building**  
**Sunset Beach, Oahu, Hawaii**  
**TMK: (1) 5-9-005: Parcel 018**

On behalf of the State Department of Education (DOE), we request your guidance to determine if an archaeological monitoring plan will be required for the subject project. We have been advised concerning a recommendation for the preparation of this plan by the Office of Hawaiian Affairs (OHA) via the attached letter dated November 6, 2006.

Any guidance you may offer to the DOE, including your consideration for an on-call archaeologist to serve this monitoring function, will be most welcome. Thank you in advance for your assistance. We look forward to your reply.

Sincerely,

Brian Takeda  
Planning Project Coordinator

Attachment

BT/

cc: Duane Kashiwai, Facilities Development Branch  
State Department of Education  
P.O. Box 2350  
Honolulu, Hawaii 96804

John Toguchi, Kober Hanssen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawaii 96813

**SECTION 10**  
**SUMMARY OF IMPACTS AND SIGNIFICANCE DETERMINATION**

**10.1 SHORT TERM IMPACTS**

The construction contractor will enter and exit the project site from Kamehameha Highway. Potential for significant traffic impacts during construction are not expected based on the limited nature of work primarily involving construction of a 4,836 sf school administration building, relocation of two portable buildings, and the relocation and transplanting of a Monkeypod tree. As required, the contractor shall post signage and/or signal personnel to maintain safe traffic conditions at the entrance to the school. Upon completion of the project there will be no further potential for impacts to traffic.

Short term generation of noise is expected during construction activities and to a lesser extent from mobilization of vehicles and equipment. Construction equipment is expected to include, but not be limited to, an excavator, loader, flatbed trucks, concrete delivery trucks, cranes, welders and powered hand tools. All equipment will be muffled in accordance with practice and regulations governing the use of such equipment. The period of construction may be limited to after school hours, weekends, and/or during school holidays. Noise associated with construction will end upon completion of the project.

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

Construction activities will temporarily expose soils on the property. Potential for soil erosion will be mitigated through use of silt fences, berms and/or other applicable erosion control measures.

## 10.2 LONG TERM IMPACTS

Long term benefits derived from this project include an upgraded facility to house the administrative functions of the Sunset Beach Elementary School. The upgraded facility will ensure compliance with regulations as defined by the Department of Education's Education Specifications and the UBC. The facility upgrade will be consistent with the revised Facilities Assessment and Development Schedule.

No long term adverse impacts are anticipated. Upon completion of work, all equipment used on-site will be demobilized and all debris and waste materials disposed of at an approved County refuse facility.

## 10.3 SIGNIFICANCE CRITERIA

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

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

The proposed project will not result in the loss of natural or cultural resources. There are no threatened or endangered flora or fauna species or habitat that are known to be present at the project site.

Given the history and educational use of the subject property, historic or archaeological sites are not expected to be present.

2. Curtails the range of beneficial uses of the environment

Presently, the subject property is used as an elementary school. The proposed project is an upgrade to the existing administration building (portable) and will be contained entirely within the subject property. The proposed action does not curtail beneficial uses of the environment.

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

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

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

The proposed project will replace an existing administration building, presently housed in a 948-square foot portable building, with a new 4,836 square foot building. The project is expected to enhance the social environment of the Sunset Beach community by improving the administrative facilities of the school.

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

5. Substantially affects public health

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

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

The proposed project will replace an existing substandard building that houses the administrative functions of the Sunset Beach Elementary School with a new structure. The proposed action, based on the limited scale of work, is expected to have little to no substantial secondary or indirect impacts to the area population. The proposed project represents an improvement over the existing condition involving use of a school administration building in need of replacement.

7. Involves a substantial degradation of environmental quality

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

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

The proposed project is not expected to cause adverse cumulative impacts to the environment nor involve a commitment for larger actions. The project is limited to replacement of an existing structure in need of replacement, relocation of two portable structures, and relocating and transplanting a Monkeypod tree.

9. Substantially affects a rare, threatened or endangered species

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

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

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

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

The subject property is located approximately 700 feet from the shoreline. The project area is located within an area determined by the Federal Emergency Management Agency to be outside of the 1-percent annual chance floodplain. The proposed facility improvements will occur entirely within the existing project boundary and involves the construction and relocation of non-residential structures. The proposed action is not expected to be impacted by flood conditions.

The subject property is also outside the tsunami evacuation zone as determined by the O'ahu Civil Defense Agency.

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

The 1987 Coastal View Study identifies intermittent ocean views along Kamehameha Highway fronting the project site. However, the project site is mauka of the highway and therefore does not affect any existing views. The site improvements will not substantially affect any existing views from surrounding areas.

13. Requires substantial energy consumption

The proposed project will require the use of energy primarily in the form of petroleum-based fuels for construction vehicles and equipment. Electricity will also be required and may be provided by a generator or by direct connection to outlets provided on-site. Other uses of energy use will be in the form of labor to complete the project. Upon completion of the project there will be no further requirement for use of construction associated energy. Energy uses to support the new administration building will be provided by existing electrical supply lines provided by the Hawaiian Electric Company (HECO).

## **SECTION 11 FINDINGS**

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

## REFERENCES

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Other references are cited in this document as indicated.