

Final Environmental Assessment

**Ke Kula ‘O Samuel M. Kamakau
Laboratory Public Charter School Relocation**

TMK: 4-6-14: 1 and 18 and 4: 6-15: 14
Ha‘ikū Valley, Kāne‘ohe, O‘ahu, Hawai‘i

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Prepared for: Ke Kula ‘O Samuel M. Kamakau
Laboratory Public Charter School

Prepared by: Helber Hastert & Fee, Planners

For submittal to: Department of Hawaiian Home Lands, State of Hawai‘i

Prepared pursuant to Chapter 343, Hawai‘i Revised Statutes



Helber Hastert & Fee
Planners, Inc.

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ACRONYMS AND ABBREVIATIONS

| | |
|-------|--|
| BMP | best management practice |
| BWS | Board of Water Supply |
| DHHL | Department of Hawaiian Home Lands |
| DLNR | Department of Land and Natural Resources |
| DOH | Department of Health |
| EA | Environmental Assessment |
| EIS | environmental impact statement |
| FONSI | Finding of No Significant Impact |
| gpd | gallons per day |
| gpm | gallons per minute |
| HDOT | Hawai'i Department of Transportation |
| HEER | Hazard Evaluation and Emergency Response () |
| HLIDP | Hālawā-Luluku Interpretive Development Plan |
| HRS | Hawai'i Revised Statutes |
| LOS | Level of Service |
| mgd | million gallons per day |
| NPDES | National Pollutant Discharge Elimination System (permit) |
| OHA | Office of Hawaiian Affairs |
| USCG | United States Coast Guard |
| USDA | United States Department of Agriculture |
| USFWS | United States Fish and Wildlife Service |

Chapter 1: INTRODUCTION

1.1 Background

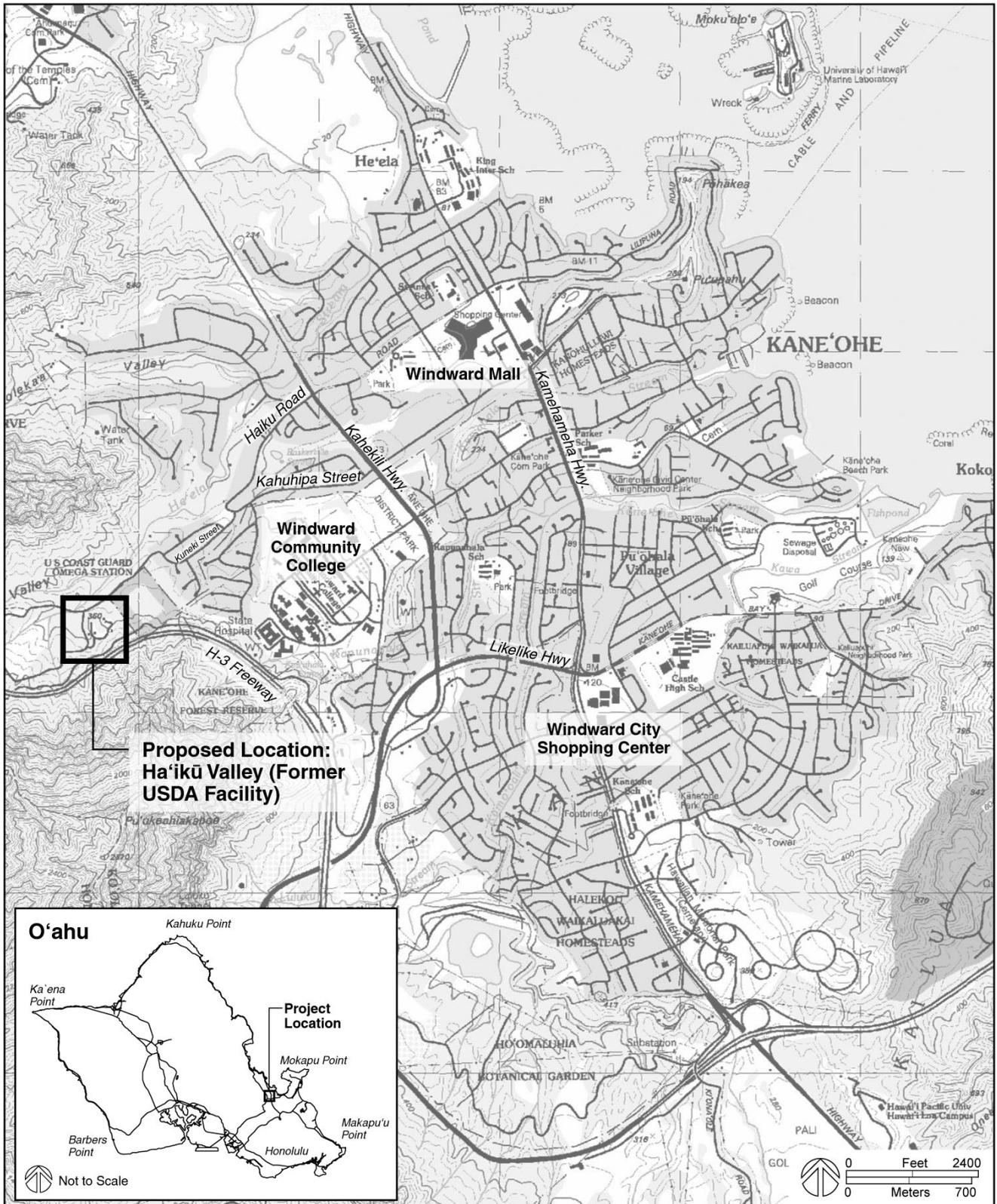
The Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School is a Hawaiian language immersion school providing quality Hawaiian language education with a focus on culturally healthy learning. The school was initially established under the Hawaiian Language College of the University of Hawai'i, Hilo, in 1999. It is also a New Century Public Charter School supported by the State of Hawai'i's Board of Education. The school currently rents space from the Kokokahi YWCA (45-037 Kāne'ōhe Bay Drive) and has an enrollment of 110 students from pre-kindergarten through grade 12.

The School has been asked to vacate its present site no later than June 2009. It has secured a long-term license for approximately 10 acres of land from the State of Hawai'i's Department of Hawaiian Home Lands (DHHL) to establish a campus on lands it owns in Ha'ikū Valley (Figures 1 and 2). DHHL received title to 138 acres of the former 700-acre US Coast Guard (USCG) Omega Station as part of base closure action (Figure 3, TMK 4-6-15:14). There are seven buildings on the proposed campus which were used up until 1997 by the U.S. Department of Agriculture (USDA) for an animal quarantine facility, but are now vacant.

1.2 Applicant and Action

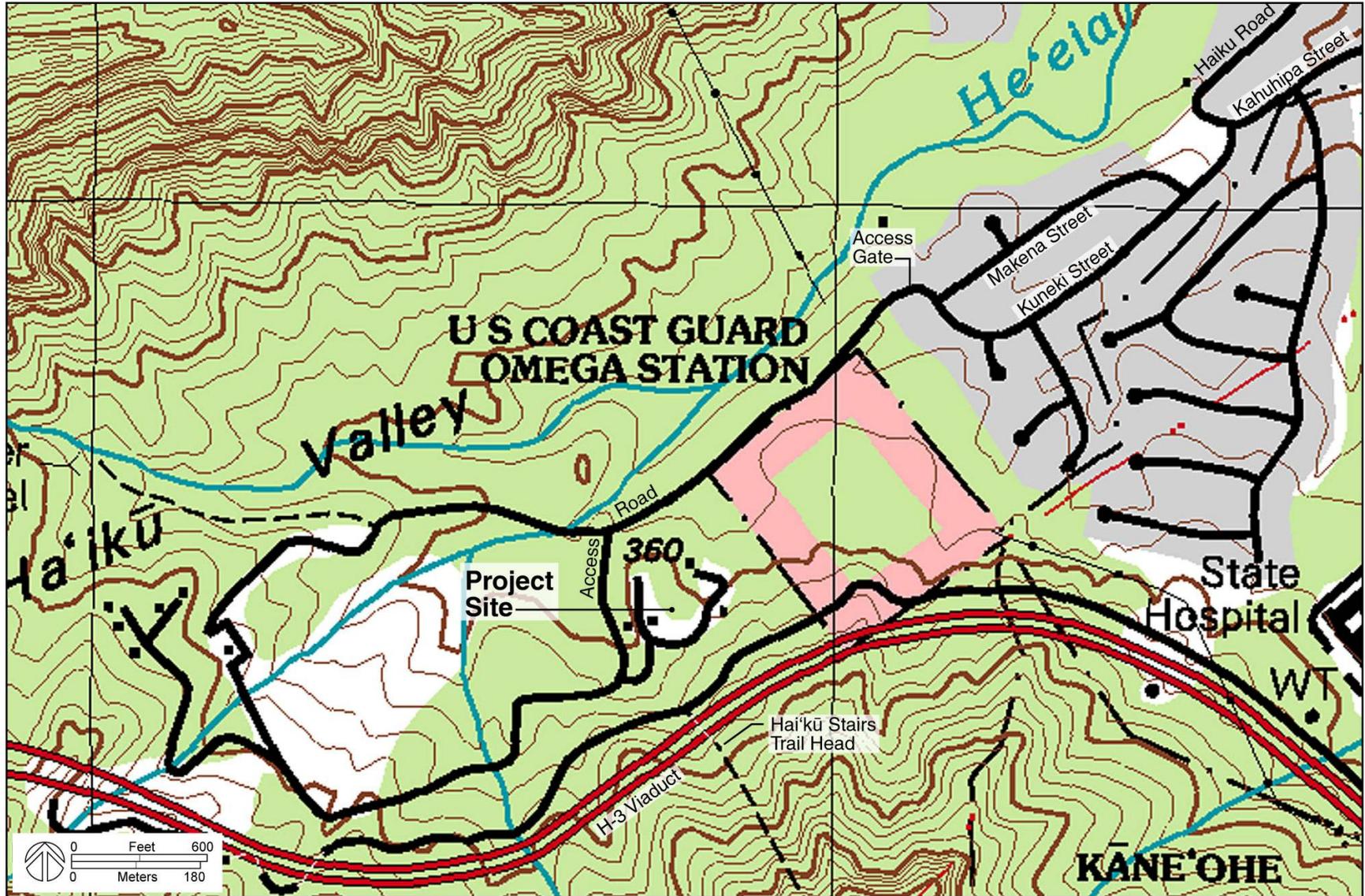
The Charter School (applicant) proposes to rehabilitate existing buildings at the site, add several new buildings, and generally improve the site for school uses with the intent of being operational by July 2009. A residence for a caretaker will be accommodated for on-site.

This environmental assessment (EA) was prepared in compliance with Chapter 343, Hawai'i Revised Statutes (HRS), as amended, and the environmental impact statement (EIS) regulations promulgated by Chapter 200 of Title 11, Department of Health (DOH). Since the proposed action involves the use of public lands, it is subject to the State's environmental review process. The purposes of this document are to determine whether the proposed action may have a significant impact on the environment that would trigger an environmental impact statement or whether a finding of no significant impact (FONSI) is warranted. Based on the analysis of potential effects provided herein, the proposed action will result in a FONSI.



**Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Project Location**
Final Environmental Assessment
Helber Hastert & Fee, Planners

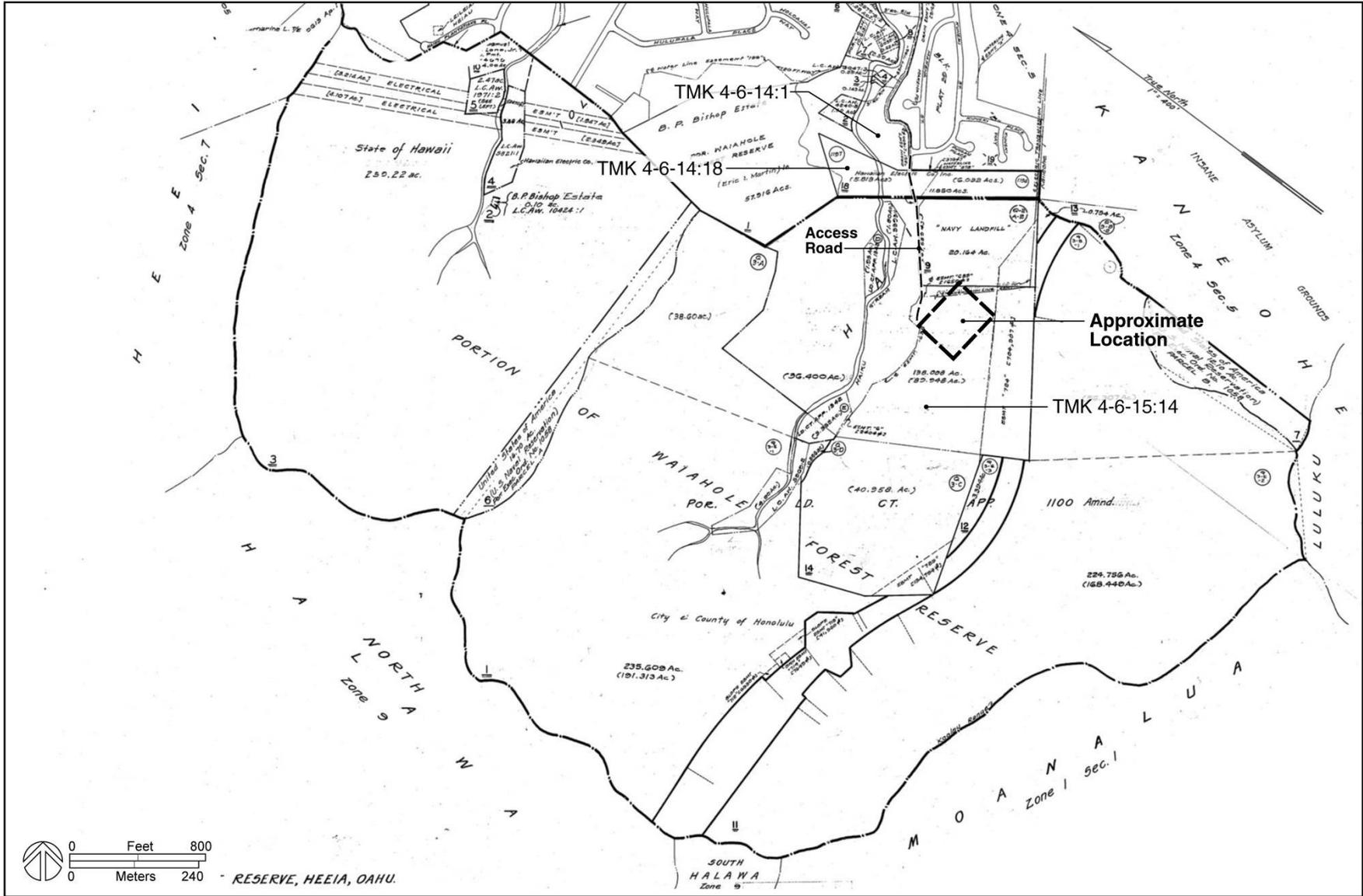
Figure 1



Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Ha'ikū Valley Vicinity Map
Final Environmental Assessment
Helber Hastert & Fee, Planners

Figure 2

3



4

Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Tax Map
Final Environmental Assessment
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Figure 3

1.3 Project Summary

Project Name: Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation

Applicant: Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School

EA Preparer: Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813
Phone: (808) 545-2055 Fax: (808) 545-2050
Tom Fee/Norren Kato

Approving Agency: Department of Hawaiian Home Lands

Proposed Action: Rehabilitate former USDA quarantine facility for use as a pre-school through grade 12 public charter school campus.

Chapter 343, Hawai'i Revised Statutes "Trigger:" Use of State land
Use of land within the Conservation District

Project Location: Ha'ikū Valley, Kāne'ōhe, O'ahu, Hawai'i

Tax Map Key: 4-6-15:14 (former USDA site)
4-6-14:1 and 18 (access easement)

Landowner: Department of Hawaiian Home Lands, Land Management Division

Existing Land Uses: Former USDA quarantine station, vacant since 1997. Seven pre-existing structures are oriented around an internal, paved roadway network.

State Land Use District: Conservation (General Subzone)

County Zoning: Preservation-1, Restricted Preservation District

1.4 Permits and Approvals

| Agency | Permit |
|---------------------------------------|----------------------------------|
| <u>State of Hawai'i</u> | |
| Department of Hawaiian Home Lands | Finding of No Significant Impact |
| <u>City and County of Honolulu</u> | |
| Department of Planning and Permitting | Grading and Building Permits |

1.5 Determination

Based on the information gathered during preparation of this EA, the direct, indirect, and cumulative effects of the proposed action would not have a significant adverse effect on the environment. Consequently, an EIS will not be required and a Finding of No Significant Impact (FONSI) will be issued by the approving agency.

Chapter 2: PROPOSED ACTION

2.1 Project Location

The proposed action is located on approximately 10 acres of land in Ha'ikū Valley, Kāne'ōhe, Ko'olau Poko District, O'ahu within TMK 4-6-15:14 (Figure 3). The project access road also crosses TMK 4-6-14:1 and 18. Ha'ikū Valley is an amphitheater-shaped valley in the southern Ko'olau Mountain Range. The valley is ringed on the north, west, and south by vertical pali. The Interstate H-3 Viaduct cuts through the valley several hundred feet south of the site (Figure 2).

The property is relatively isolated, with approximately 7 deteriorated buildings on the site (Figure 7, Existing Conditions). The nearest residential subdivision is located approximately one third of a mile northeast of the site. The Hawai'i State Hospital and Windward Community College are located approximately one-half mile east of the site.

There are two major structures present at the former Omega Station, including a two-story concrete building and a large wooden warehouse located about one third of a mile west of the property. Located adjacent to the site are the former antenna access stairs, also known as the Ha'ikū Stairs, which are technically closed to public access. The City and County Board of Water Supply operates a well system near the site. A water-bottling operation is located approximately one third of a mile northwest of the site, and includes a small shed housing a water pump.

2.1.1 Site History

The site is located on land that was used by the U.S. Navy for communication purposes during World War II. The land was converted to the USCG Omega Station in the 1970's and most of it became USCG property. The USDA Animal and Plant Health Service leased 9.1 acres of land in 1969 to operate the Hawai'i Animal Import Center (also referred to as the "Quarantine Station"). This facility was closed in 1997 and is the site of the proposed school campus. In the early 1990's the USCG explored the possibility of using the eastern portion of the Omega Station for USCG housing, including the project site. A series of environmental investigations were conducted to determine whether hazardous materials were present in the portion of the property where the housing was to be located and the site was determined to be suitable for housing.

The H-3 Interstate Viaduct was constructed through Ha'ikū Valley between 1988 and 1993. In 1987 the Federal Highways Administration, State Historic Preservation Division of the State of Hawai'i, and the Advisory Council on Historic Preservation, in concurrence with the Office of Hawaiian Affairs (OHA) and the State of Hawai'i Department of Transportation (HDOT), executed a Memorandum of Agreement to mitigate adverse impacts resulting from the construction of the H-3 Highway. As part of the Federal Hawaiian Home Lands Recovery Act of 1995 (Public Law 104-42, 109 Stat. 357), DHHL received 138 acres of land in the Valley, largely comprised of the valley floor and including the project site.

In 1999, an H-3 Cooperative Agreement was signed between HDOT and OHA to undertake a project that would preserve and interpret cultural resources located from North Hālawā Valley to the 'ili of Luluku in Kāne'ōhe and beyond to Mōkapu. The Hālawā-Luluku Interpretive Development (HLID) project began in 2000. One of the project goals was to develop educational programs that interpret the historic and cultural resources of Ha'ikū Valley.

2.2 Purpose of and Need for Action

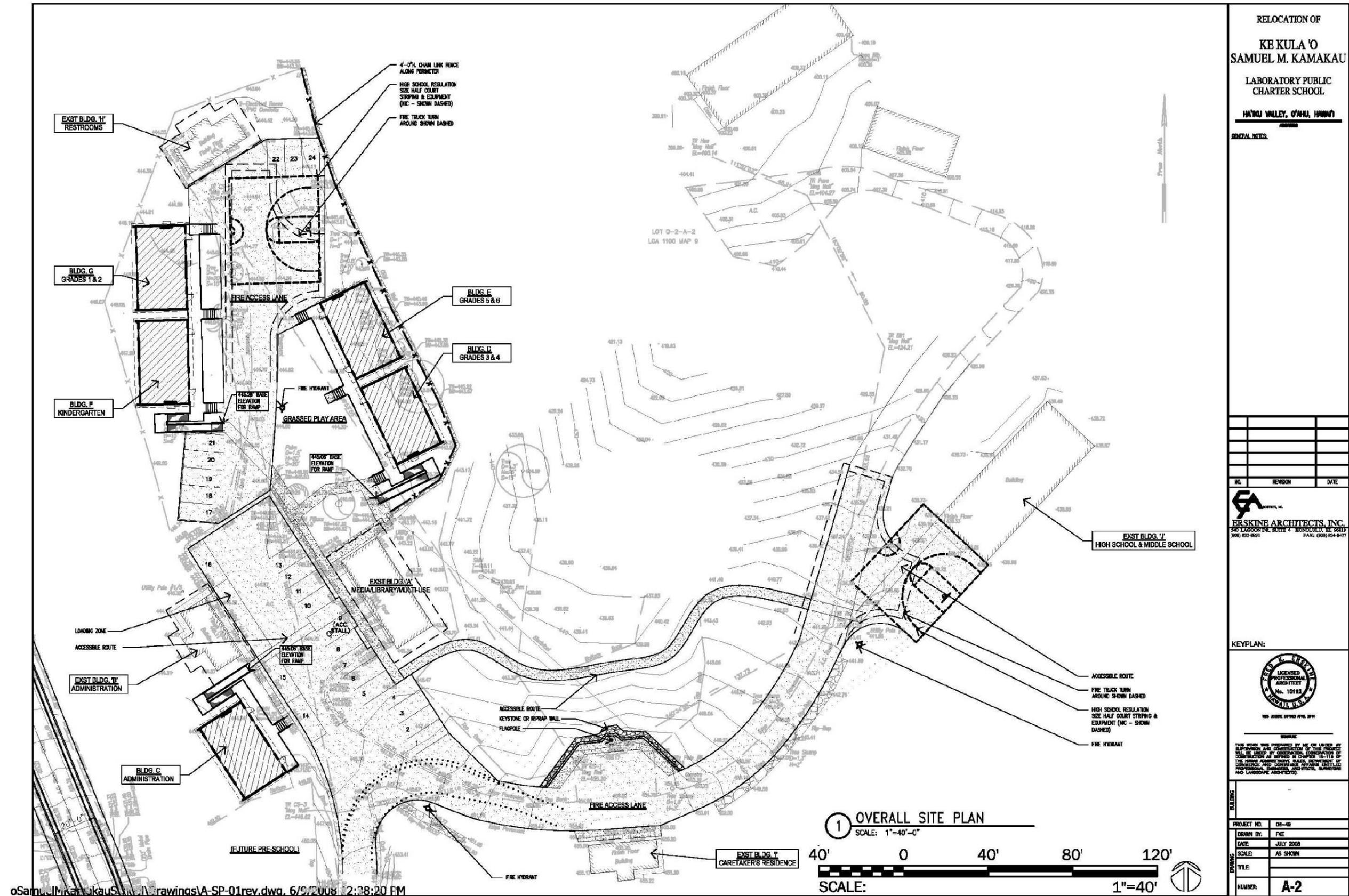
The purpose of the action is to relocate and establish a school campus that will provide a long-term base of operations for the Charter School and thus improve the quality of education the school can provide its students. The school is a public charter school with a focus on Hawaiian culture and language. Students go into the community for service learning and use the community as partners in learning.

The action is needed because the School has been asked to vacate its current facility at the Kokokahi YWCA within a short timeframe and must relocate its campus facilities in a way that would minimize the disruption to its students and cultural programs. As part of the relocation effort, the School has secured a long term license on the Ha'ikū Valley site from DHHL to establish a new campus.

2.3 Project Description

The proposed action includes construction of a new school campus at the former USDA quarantine facility. The conceptual site plan is presented as Figure 4. The elementary and middle school classrooms will be located on the north end of the campus using new portable buildings for classrooms, the high school is located in one of the existing buildings near the east end, and the planned pre-school is located near the entrance driveway and the planned administration building. Onsite roadways will be widened and improved, onsite parking for 24 stalls is identified, as are fire truck turn-arounds at each end of the campus. A grassed field will be established in the elementary/middle school area and play courts will be striped in the fire truck turn around areas. Accessible routes will be provided. A site for future loi and mala is located near the center of the campus. One of the existing buildings will be refurbished for an onsite caretakers residence. Other existing buildings will be refurbished for restrooms and a multi use center. The half mile access road extending from the end of Kuneki Street to the site will be widened in several areas and several existing culvert crossings will be reinforced to support emergency vehicle access.

The school needs to be operational by July 2009 (midpoint of the 2009-2010 School Year (SY)). It expects to open with an initial enrollment of 128 students (111 K-12 students and 17 preschool students), supported by a staff of 31 (total onsite population of 159 persons). Enrollment is expected to gradually increase over the next six years, stabilizing at about 176 students (141 K-12 students, 24 preschool students, 11 infant/toddlers), supported by a staff of 44 (total onsite population of 220 persons). The infant/toddler program is projected to start in SY 10-11.



Proposed Site Plan

Figure 4

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Chapter 3: AFFECTED ENVIRONMENT

3.1 Physical Environment

3.1.1 Topography and Soils

Ha'ikū Valley is an amphitheater-shaped valley in the southern Ko'olau Mountain Range. The valley is ringed on the north, west, and south by vertical pali with the relative flat valley at the base. The main area of the site (kindergarten, elementary school and administration) are located in a level area of the site with an approximate elevation of 440 feet above sea level. The project site generally slopes from south to north with the developed portion of the site flat to gently sloping. The east portion of site consists of slopes of about 10 to 15% ranging in elevations from 455 feet to 435 feet. The northwest portion of the site is relatively flat at elevation 444'. The existing internal roadway follows a gentle incline (~3% slope) in a westerly direction to a high point of about 455 feet and then descends to the high school site at about 438 feet elevation (~7% slope). The general topography of the area is represented in the USGS topographic map shown in Figure 2, with more detailed site elevations provided in Figure 4.

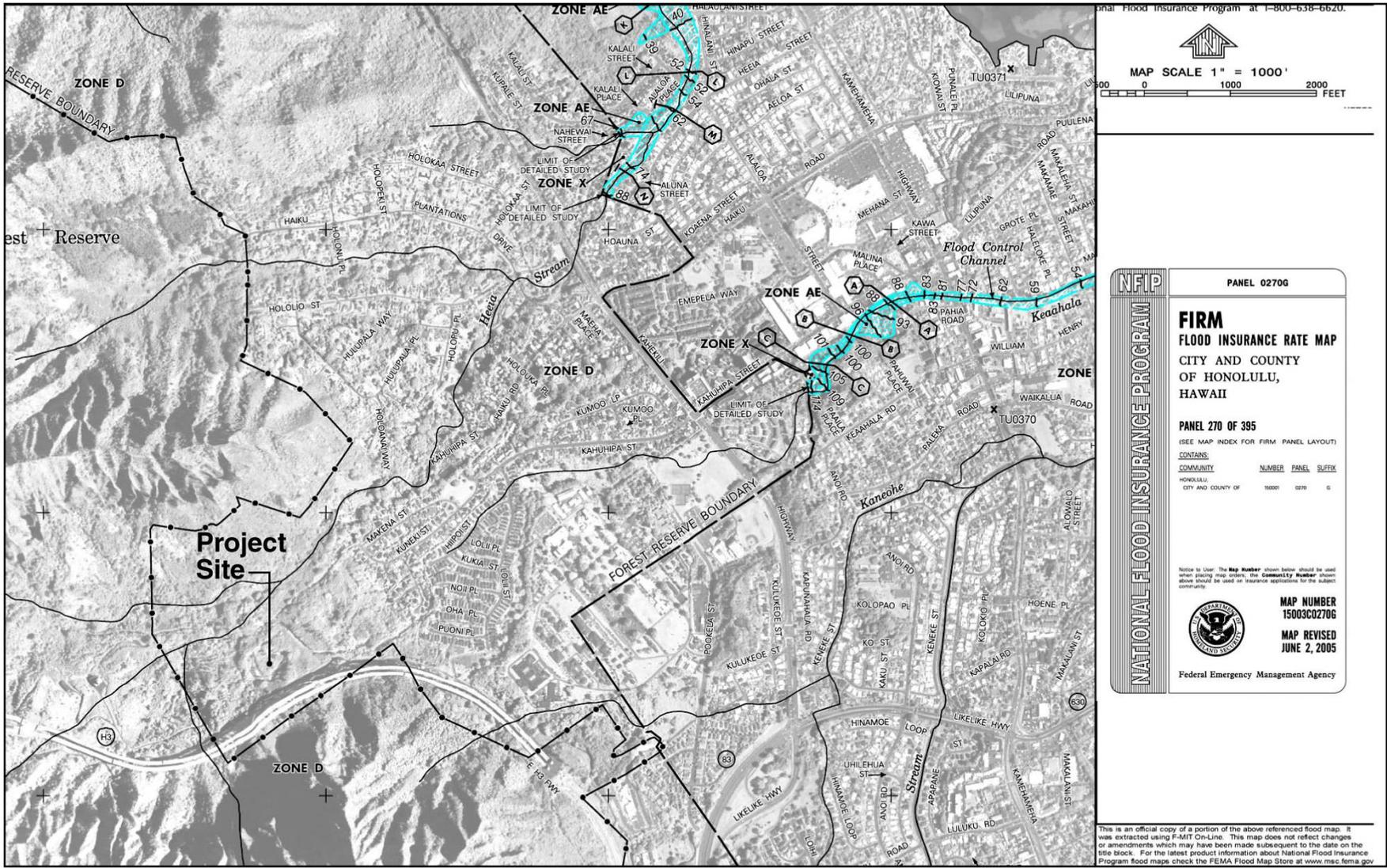
Generally, the top geologic layer of the valley consists of 30 feet of recent colluviums and alluvium which were produced by stream erosion. (Weston Solutions 2006). Underlying these recent deposits are 50 feet of Honolulu Series pyroclastics, composed of weathered cinder and ash material (HDOH 1993). Honolulu series nephelinite lava is the major geologic layer over the next 40 feet below ground surface. This layer overlies older alluvium and colluvium which extends to the Ko'olau Basalt layer approximately 200 feet below the surface (ibid.). Soil at the site consists of the Lolekaa Series, Class B (LoD) which is characterized by well drained, silty clay within the top 42 inches of soil, and loam to 65 inches below ground surface (USDA 1972). No Prime or Important Farmlands exist or will be impacted at this site (NRCS April 2008 Appendix A).

3.1.2 Surface and Ground Water

The site has been previously developed for urban uses and includes a network of concrete gutters which are in poor condition. These gutters direct surface water flow off-site into a few small tributaries which empty into He'eia Stream, located approximately 600 feet north of the site. He'eia Stream drains the entire valley into He'eia Fishpond and eventually Kāne'ohe Bay which is located almost two miles north and west of the site. Kāne'ohe Bay opens into the Pacific Ocean.

Ha'ikū Stream is located on the south side of Ha'ikū Road and is generated by the Baskerville Springs upland of the site (USCG 1991). It flows into Kea'ahala Stream to the south-east. He'eia Stream is the ground-water fed perennial stream that flows through the valley.

Groundwater in the valley is approximately 250 feet below ground in the Ko'olau Aquifer, a major source of drinking water of the eastern side of the Island of O'ahu (HDOH 1993). Groundwater generally follows the topography, flowing north, northeast. There are eight groundwater wells within a one mile radius of the site. The State Department of Land and



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Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Flood Insurance Rate Map
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Figure 5

National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'
0 1000 2000 FEET

NFIP PANEL 0270G

FIRM
FLOOD INSURANCE RATE MAP
CITY AND COUNTY OF HONOLULU,
HAWAII

PANEL 270 OF 395
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
HONOLULU CITY AND COUNTY OF 15003 0270 G

Notice to User: The Map Number shown below should be used when filing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 15003CO270G
MAP REVISED JUNE 2, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Natural Resources (DLNR) owns one well which is currently unused. The Honolulu BWS operates a public well within a half mile of the site. Six other wells are located at higher elevations and are primarily used for municipal water supply and irrigation.

3.1.3 Natural Hazards

According to the Flood Insurance Rate Map, the area is designated Zone D (Figure 5), an area of undetermined but possible flood hazard (Federal Emergency Management Agency 2005).

3.1.4 Climate and Air Quality

Characteristic of Hawai'i's climate, Ha'ikū Valley experiences mild and uniform temperatures year round, moderate humidity and a relatively consistent northeasterly trade wind. Local terrain conditions of the valley are largely responsible for variations in climate. Average temperatures range from lows in the 60s to highs in the 80s (degrees Fahrenheit). Rainfall averages 100 inches per year.

Air quality in Hawai'i, including the project area, is considered good and continues to be one of the best in the nation. Levels of pollutants monitored by the State of Hawai'i Department of Health remain well below state and federal ambient air quality standards (State of Hawai'i Department of Health 2006).

3.1.5 Noise

Ambient noise levels at the project site are very low. Noise is generated by vehicular traffic on the nearby H-3 viaduct, and from occasional aircraft over flight. The nearest residential areas are located about one third of a mile away. Native and introduced birds, and wind rustling in the dense foliage contribute to background sound levels.

3.2 Biological Resources

The proposed campus site has been heavily manipulated over the past 60 years. It was initially developed by the Navy in the '40s and 50's and then redeveloped for the USDA facility in the 70's and 80's. Historic site development included grading and construction of onsite roadways, buildings and landscaped yards. Vegetation currently on the site is predominantly exotic, in keeping with areas that have been disturbed by human activity over the years. The canopy along the access road consists of Koa Haole (*Leucaena leucocephala*). The site is mostly a mixture of grasses, including California grass (*Brachiaria mutica*), and Molassas grass (*Melinis minutifolia*). A thicket of Hau (*Hibiscus tiliaceus*) grows in an un-cleared area adjacent to the site. Other large vegetation at or near the site include: plum (*Eugenia cumini*), Christmasberry (*Schinus terebinthifolius*), guava (*Psidium guajava*), and bamboo (*Phyllostachys sp.*). A botanical survey prepared by Char and Associates (1997 cited in USCG 1997), indicates that the plants found on the valley floor can be found on adjacent lands, and throughout the Hawaiian Islands in similar environmental habitats.

Fauna likely to inhabit the site include those common to cleared areas, such as pigs, mongoose, rats, dogs and cats. Several species of birds inhabit the site, including the Zebra dove (*Geopelia striata*), Common myna (*Acridotheres tristis*), Northern cardinal (*Cardinalis cardinalis*), Japanese white-eye (*Zosterops japonicas*), and the Red-vented bulbul (*Pycnonotus cafer*). With the exception of the 'Elepaio (*Chasiempis sandwichensis*), other species known to inhabit the area are introduced. It is possible that the Hawaiian Owl or Pueo (*Asio Flammeus sandwichensis*), which inhabits both dry and rain forests, uses the open area of the site to hunt. The Pueo is listed as endangered on the Island of O'ahu by DLNR's Department of Forestry and Wildlife (USCG 1991). Previous surveys (USCG 1997), detected the presence of the Pacific Golden Plover (*Pluvialis Fulva*), a migratory bird which prefers open areas for foraging. The plover arrive in Hawai'i in early August and depart to their arctic breeding grounds during the last week of April. Plover are extremely site-faithful to their wintering grounds and most establish foraging territories which they defend.

The Blackline Hawaiian Damselfly (*Megalagrion nigrohamatum nigrolineatum*) is a candidate insect species for endangered species status. It is endemic to O'ahu and found in pockets in the Ko'olau Mountain Range. The Hawaiian Skimmer Dragonfly (*Nesogonia blackburni*) is considered uncommon and becoming rare on all islands (Ha'ikū Valley Nature and Cultural Preserve, April 2004). Neither of these insects have been identified on the project site.

The U.S. Fish and Wildlife Service (USFWS) determined in 1993 that, to the best of their knowledge, there were no listed or proposed endangered or threatened species of animals within their jurisdiction expected to be found in the area (USCG 1997).

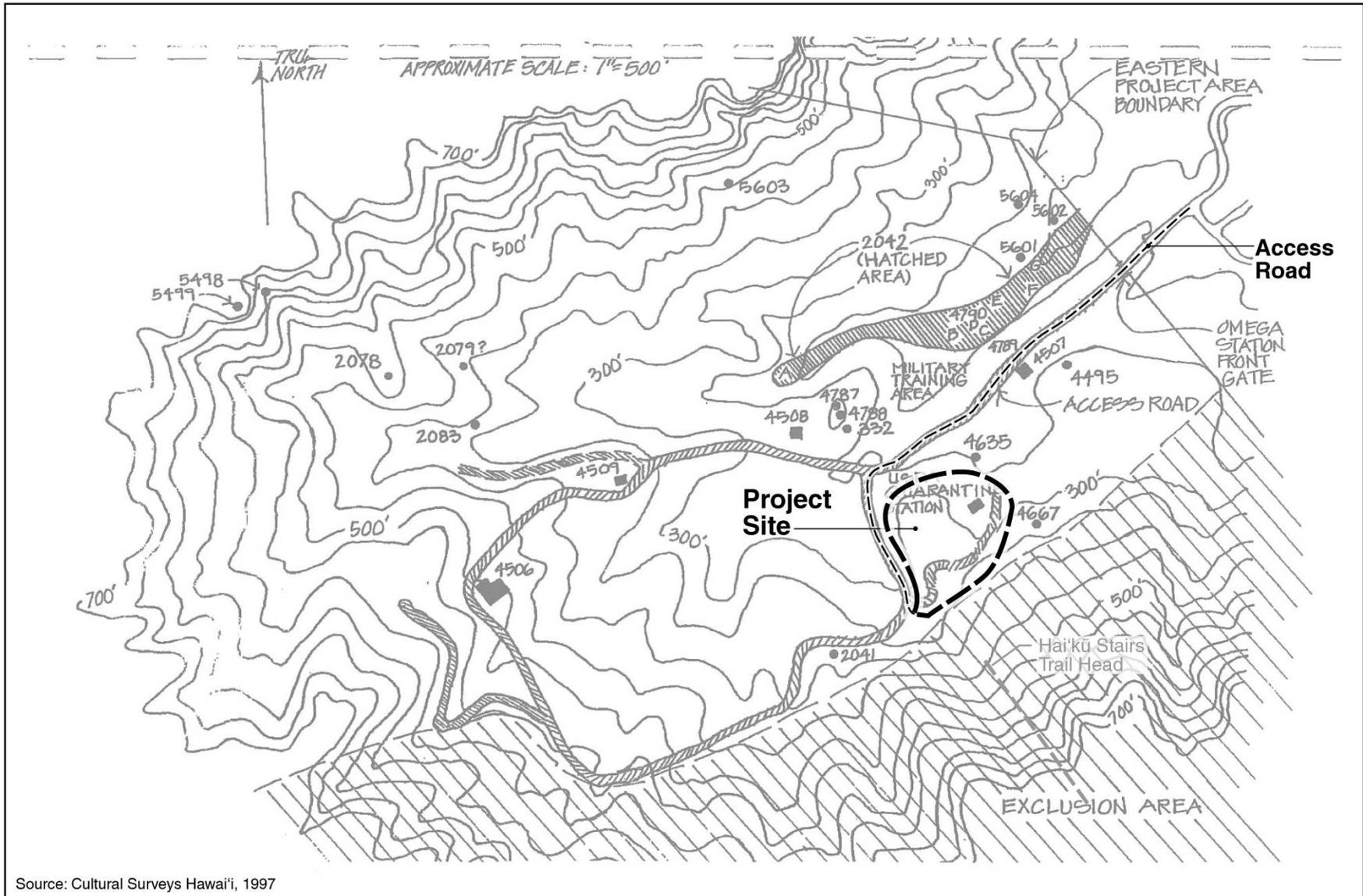
3.3 Cultural Resources

3.3.1 Archaeological Sites

Previous archaeological studies have recorded a total of 28 archaeological and historical sites within Ha'ikū Valley (Cultural Surveys Hawai'i 1997). These sites include the traditional locations of two heiau (Kahekili (332¹) and Kane Ane Kanaloa Heiau (333)), a named cave with legendary associations and possibly containing burials (Kaualehu Cave - 331), three house sites, and one large lo'i complex (irrigated terrace for growing taro) (2042). Smaller agricultural sites and several isolated cooking features exist along Ha'ikū Stream (USCG 1997). Sites 331 and 333 are located at higher elevations, outside of the former Omega Station Property (Cultural Surveys Hawai'i 1977) and are thus not identified in Figure 6.

The two archaeological sites nearest the proposed school site are indicated in Figure 6. Both sites are located near the northeast quadrant project boundary. Site 4635 is a possible imu, or earth oven, located approximately 100-200 feet north of the project site and is recommended for preservation unless mitigation becomes necessary. However, William and Nees (1997) believe this site is all that remains of a traditional habitation. The site is significant because it has the potential to yield important information regarding prehistory or history (NHPA Criterion D). Site 4667 is located approximately 100-200 feet east of the project site and consists of a "natural accumulation of large, weathered boulders" (Cultural Surveys Hawai'i November 1997). These

¹ State site number preceded by "50-80-10-"



Source: Cultural Surveys Hawai'i, 1997

Figure 6

boulders are considered natural features with no apparent cultural value. According to Williams and Nees (cited in Cultural Surveys Hawai'i November 1997), this site may be significant under NHPA Criterion E, however, as yet, no traditional significance has been assigned to this site. Although this location has a site number, there is as yet no reason to consider this a significant site. The Kahekili heiau (332) is located on a knoll approximately 600 feet northwest of the project site, on the opposite side of the installation access road and Hai'kū Stream. According to Cultural Surveys Hawai'i, the heiau was considered a remnant site in 1930 when McAllister and his informant came through Hai'kū Valley (McAllister reported that nothing remains of the site "except a very large stone tumbled halfway down the hill which has been peculiarly weathered (McAllister in Cultural Surveys Hawai'i 1997)). Cultural Surveys Hawai'i reported that the knoll is covered by hau and guava today but the remains of military modifications to the knoll are clearly visible (ibid). The site is significant because it has the potential to yield important information regarding prehistory or history (NHPA Criterion D). It is also important as a traditional cultural place associated with native Hawaiian religion (NHPA Criterion E).

According to DLNR State Historic Preservation Division (SHPD), records show no indication of the presence of historical, cultural, or archaeological resources on the former USDA site (M&E Pacific 1991).

3.3.2 Historic Properties

A survey and assessment of extant structures was conducted in 1997 (Ogden Environmental and Energy Services Co., Inc. [Ogden] 1997) to determine whether the USCG Omega Station could qualify as a Historic District. Significant structures included the Transmitter Building (4506), the Helix Building (Building #6) (4508), the Commercial Power Building (Building #9) (4507), the mess hall concrete retaining wall (4509) and the Ha'ikū Stairs (see Figure 6 for locations of these structures). None of these structures are located within the subject property. The Ha'ikū Stairs are the nearest of the identified properties to the project site, with the trail head lying approximately 400 feet to the south. The Ogden report determined the Stairs to represent "the most distinctive remaining structural representation of the Ha'ikū Valley Naval Radio Station... that maintains a high level of integrity." The stairs were reported to have "substantial significance in itself as a vital link between the transmitter building on the floor of the valley and the anchors high along the ridge." Other properties in the vicinity include the Commercial Power Building (Building #9) (4507) located about 500 feet to the north east adjacent to the access road and the Helix Building (Building #6) (4508) located about 500 feet to the northwest.

According to the Ogden report, the 700-acre former communications station, including the project site, is eligible for listing on the National Register of Historic Places as a Historic District due to its significance under Criterion A, historical association with World War II events as a vital part of the Pacific offensive, and Criterion C, the embodiment of the innovative design and engineering of a very low frequency radio station based on the use of topography. The 1942-43 construction of the radio station was experimental and built within an unusual and difficult terrain. The individual structures qualify for listing because of the significant visible indication of the resourceful technology and design that the military used in Hawai'i (ibid). Neither the former communication station District nor any of the historic properties are currently listed in either the National or State Historic Registers.

3.3.3 Cultural Practices

Research for this section was conducted by reviewing published materials, information provided through the early consultation comments, and an informant interview.

Article XII, Section 7 of the Constitution of the State of Hawai'i addresses traditional and customary rights, and states: "The State reaffirms and shall protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778, subject to the right of the State to regulate such rights." HRS Chapter 343 requires disclosure of the effects of a proposed action on the cultural practices of the community and State. This section summarizes the historical context of the project area and identifies any known cultural practices occurring at the project site.

Settlement Patterns and Historical Context

The following summary of the early history of He'eia is excerpted from Cultural Surveys Hawai'i 1997.

"Clues to the significance of He'eia *ahupua'a* in the consciousness of native Hawaiians are furnished in the numerous traditions associated with the *ahupua'a*. He'eia is identified with the afterworld: "In ancient times, souls were judged here and divided into two groups: the white, who went to He'eia-kea, and the black, who went to He'eia-uli" (Pukui 1974 *et al*:44). Another tradition related that He'eia was given its name by the goddess Haumea, then residing at Kualoa, who also gave the name to her foster son. Further confirmation of He'eia as a site of mythic prominence is presented by Handy and Handy:

He'eia was named for the "washing away" of the primordial ancestor Wakea, his wife Haumea, and all their followers, in a tidal wave which overwhelmed their encampment in this place, during the epic wars with Kane-kumu-honua already referred to. It was near the small islet of Kapapa, in the bay, that the *kahuna* who had foretold this cataclysm taught Wakea to make a "*heiau*" of his clasped hands and offering therein of a "pig" - a *humuhumu* fish caught in the waters beside him. In this district also lived at one time Ma'e-li-'eli, known as the Dragon Woman of He'eia ... (Handy and Handy 1972:454-455)

The pioneer 19th-century Hawaiian historian Samuel Kamakau [namesake of the School] specifically places He'eia and its marine exploitation resources under the rule of a god: "The ahupua'a of He'eia and its sources of food such as the seapond of He'eia, the large mullet of Kalimulua and Kealohi, the reef of Malauka'a where octopus were found, the travelling uhu and ohua fishes, and the wooden bowls of Mokapu, belonged to Maui-kiikii [son of Maui and Hina]" (in Sterling and Summers 978:198). The traditions, in sum, suggest that, for the Hawaiians, the place name He'eia resonated tellingly in their mytho-poetic consciousness.

That the *ahupua'a* and events occurring there also figured in the Hawaiian historical consciousness is suggested by Kamakau. In 1783, forces of the Maui chief Kahekili gained

control of O'ahu by defeating the island's *mo'i* Kahahana. According to Kamakau, the victorious Maui chiefs chose to reside on the windward side of O'ahu: "Ka-hekili was living at Kailua with most of the chiefs: Manono, Ka-ua-kapeku-lani, Ka'i-ana, Na-makeha', Nahi-olea, Ka-lani-ulu-moku, and others were at Kāne'ohē and He'eia ..."

From the available radiocarbon dates, it is fairly certain that land use in the Ha'ikū Valley was widespread by the fifteenth century. During the Mahele (land division of 1848), the Land Commission awarded numerous land awards in He'eia, most of which were taro fields (Williams, 1993).

Little is known about the use of the valley between 1800 and 1940. Princess Bernice Pauahi Bishop and Bishop Estate owned most of Ha'ikū Valley from the 1850's to World War II, and portions of the lower valley were leased for growing sugar cane during the 19th century (Williams, 1993).

Ethnographic and historic studies report that the prehistoric population of Windward O'ahu was great. Well watered Ha'ikū was part of this agriculturally productive, populated region. It is reasonable to conclude that the entire range of prehistoric Hawaiian land use was carried out, resulting in a rich archaeological record, consisting of habitations, agricultural sites, burials, religious sites, and other remnants of traditional practices (USCG 1997).

The extensive modern modifications and construction have undoubtedly removed a substantial amount (perhaps most) of the archaeological resources that were once in Ha'ikū Valley. Historic sources such as Woodbury (1946) comment on the archaeology that was destroyed in the valley by the military during World War II. The central portion of the valley was cleared to construct the Naval Radio Station. It is this central portion of the valley that would have been most suitable for Hawaiian habitation and agriculture (and in which the project site is located). Woodbury (1946) relates that the initial Navy land clearance leveled a number of terraces in the central portion of the valley.

The importance of Ha'ikū Valley from a cultural perspective is captured in OHA's HLIDP vision for Ha'ikū Valley, excerpted below:

"Ha'ikū Valley serves current and future generations by preserving the history and heritage of native Hawaiians through its collection of literature, artifacts, and cultural practices. The former OMEGA station has been transformed into a gathering place for knowledge, learning, and conservation (of artifacts, etc.); and a place where there is an opportunity to teach culture. Practitioners, students and visitors are immersed into an environment that has been transformed over the years into an example of an impact zone that is trying to heal itself through the efforts of volunteers working on restoration projects that will transform the ecology and preserve links to the past. Ha'ikū serves as a place for renewal of the spirit and re-connection with the 'āina. Conservation projects to preserve former agricultural features and places of honor and worship continue through the efforts of volunteers under the guidance of knowledgeable kupuna and professionals." (R.M. Towill 2005).

In its comments on the pre-assessment consultation, the Ko‘olau Poko Hawaiian Civic Club indicated support of the renovation project, and has no immediate concerns regarding cultural or environmental impacts upon the lands of Ha‘ikū Valley (Appendix A).

Ms. Sarsona, Director of the School, approached knowledgeable individuals for their willingness to be interviewed regarding cultural practices in the Valley. A short list of potential interviewees was selected and one interview was conducted on May 27, 2008. The interviewee was raised in Ha‘ikū Valley and is a fluent Hawaiian language speaker. The informant indicated that from a Hawaiian cultural perspective, the highest points of the islands are the most sacred, in general. The fact that the proposed school site is in a higher elevation than most of Ko‘olau Poko, puts it in a place of higher significance in terms of its relation to the land. Ha‘ikū is recognized as a significant place to native Hawaiians and the stories of ‘Iole, Ka‘a and Kiahi aka Hoe, He‘eia Kea, He‘eia Huli and others contribute to this conclusion. Having a school up there would only perpetuate that. The interviewee indicated that there are many significant sites in the valley that practitioners (such as the students of Sam Lono) might be willing to share knowledge of. The interviewee expressed the hope that the presence of the Charter School would be beneficial to those sacred sites by recognizing and caring for them. The informant considered the cultural impact of the proposed school to be positive and would foster the “sense of Hawaiian-ness.” The informant was particularly pleased to learn of the School’s plans to incorporate the teaching of native Hawaiian farming techniques, such as mala and loi, into its curriculum.

3.4 Infrastructure and Public Services

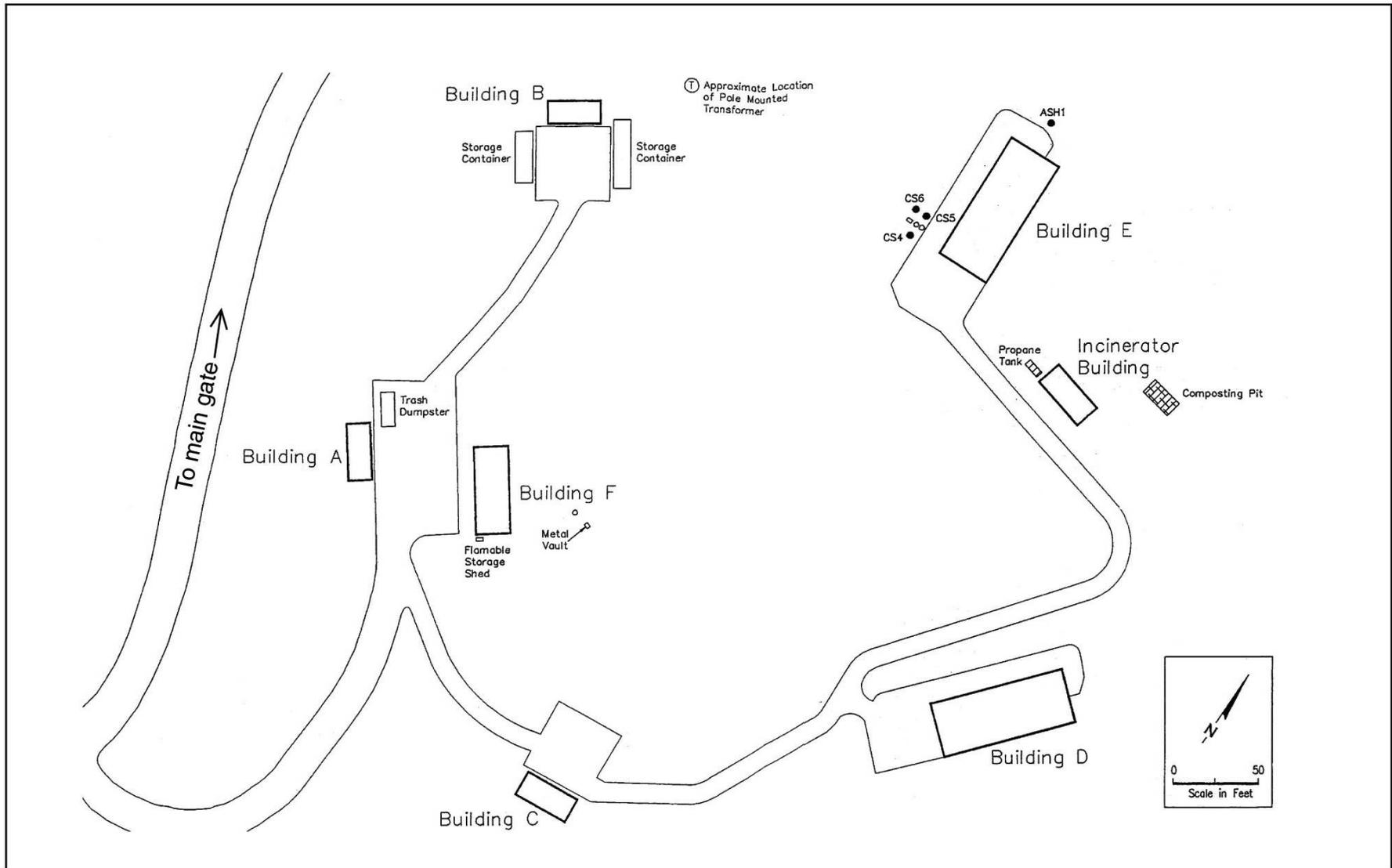
3.4.1 Traffic and Roadways

Major public roadways surrounding the site include:

- Kahekili Highway (Route 83), a major thoroughfare providing the principal linkage between Likelike Highway (Route 63) and Kāne‘ohe Bay
- Kahuhipa Street, a two lane urban collector
- Kuneki Street, a two lane sub collector
- Makena Street, also a two lane sub collector
- Interstate H-3, which passes over the vicinity at an elevation of several hundred feet above ground. It is inaccessible from the site itself

Access to the site is via the former communications station roadway system which connects with Kuneki Street (Figure 2) at a locked gate. The access roadway is approximately one half mile long and approximately 16 feet wide. In some areas, the roadway shoulders have deteriorated resulting in a narrower travel way. The 10-acre site includes an internal, paved roadway network with paved parking areas (Figure 7).

School traffic will arrive from Kahekili Highway via Ha‘ikū Road or Kahuhipa Street, which intersect each other near the intersection of Kahuhipa Street and Kuneki Street. Kuneki Street serves single-family homes. Makena Street parallels a portion of Kuneki Street, intersecting on



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Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Existing Conditions
Final Environmental Assessment
Helber Hastert & Fee, Planners

Figure 7

both ends and providing an alternative route through part of the residential area. Both Kuneki and Makena Streets are standard City streets constructed under the old (pre-2001) subdivision standard, within a 44-foot right-of-way with a horizontal distance of 28 feet between curb faces, and a planter strip and 4-foot wide concrete sidewalks on each side. Parallel parking is allowed on both sides of the street.

At the end of Kuneki Street is the main gate to the site, where the access road to the site is perpendicular to Kuneki Street and is approximately 16 feet wide.

Current traffic conditions in the immediate neighborhood are light and consist primarily of residential traffic. A 72-student pre school is planned for an approximately two-acre site adjacent to the intersection of Ha'ikū Road and Kahuhipa Street, and also bounded by Kuneki Street and Makena Street. The traffic assessment conducted for that project (The Traffic Management Consultant, January 2006) indicated that the AM peak hour of traffic occurred from 7:15 AM to 8:15 AM and provided the following assessment of existing conditions:

The intersection of Kahekili Highway and Ha'ikū Road operated at an overall Level of Service² (LOS) "D", with a volume-capacity (v/c) ratio of 0.93 during the existing AM peak hour of traffic. The left turn movements on northbound and southbound Kahekili Highway at Ha'ikū Road operated at LOS "F". The northbound left-turn demand on Kahekili Highway was low at 29 vph. The left turn movement on mauka bound Ha'ikū Road operated at LOS "E". Long queues were observed on southbound Kahekili Highway and on mauka bound Ha'ikū Road.

During the existing AM peak hour of traffic, the intersection of Kahekili Highway and Kahuhipa Street operated at an overall LOC "C", with a v/c ratio of 0.91. The relatively low volume left turn movements on northbound and southbound Kahekili Highway at Kahuhipa Street operated at LOS "F" and "E", respectively. The shared left-turn/through movement on mauka bound Kahuhipa Street at Kahekili Highway operated at LOS "E". Long queues were observed on mauka bound Kahuhipa Street at Kahekili Highway.

The intersection of Kahuhipa Street and Kuneki Street operated at LOS "A", during the existing AM peak hour of traffic."

The pre-school traffic assessment determined that the pre-school is not expected to impact the traffic operations of peak hour traffic. It found that:

The intersection of Kahuhipa Street and Kuneki Street is expected to continue operating at LOS "A" during the AM peak hour of traffic after the preschool is operational.

² Six levels of service, ranging from "A" to "F" are recognized; Level of Service A describes free flow with no congestion or delay while Level of Service F describes congested conditions and excessive delays. Level of Service B describes a condition that is not free flow, but delays or restrictions to maneuvering are minimal. Some restriction to flow and reasonable delays at intersections are described by Level of Service C. Level of Service D describes conditions in which long delays occur at intersections and travel on roadway segments appear congested, but flow is stable. Level of Service E describes near-capacity conditions, with very long delays at intersections and flow on roadways are heavy and approach instability.

and concluded that:

The AM peak hour of preschool traffic is expected to occur after the commuter AM peak hour on Kahekili Highway. The PM peak hour of preschool traffic is expected to occur during the mid-afternoon, long before the PM peak hour of Kahekili Highway traffic.

3.4.2 Parking and Access

The proposed school site contains partially paved areas and an access drive that were used to support the former USDA facility. Driveway access to the site is from the south and branches off to the east and west heading north. Parking stalls were not designated but the paved areas appear to accommodate approximately 20 stalls.

Access to the compound is via the approximately half-mile long, 16-foot wide, former Omega Station access road owned by DHHL which connects to Kuneki Street, owned by the City and County of Honolulu.

3.4.3 Water Supply

There are eight groundwater wells within a one mile radius of the site. The State DLNR owns one well which is currently unused. The Honolulu BWS operates a public water system within a half mile of the site. The six other wells are located at higher elevations and are primarily used for municipal water supply and irrigation.

The City and County of Honolulu BWS does not have any record of the property having a connection to the public water supply (Weston 2006). A follow up conversation with the BWS revealed that a connection and a meter are indicated on their maps but no connection or meter was found in the indicated location. There is a 16-inch main located on Ha'ikū Road that would have to be accessed in order to tie into the public system. It is unclear how the property received potable water as there are no drinking wells on site. The quarantine facility probably received potable water from the USCG Omega Station, as the Omega Station had a water tunnel and one groundwater well.

3.4.4 Wastewater

Wastewater from the former USDA facilities on the subject property was discharged to on-site cavitettes (an aerated septic-type system in which oxygen is injected into sewage, providing agitation and oxygen, allowing bacteria to reduce organic waste to carbon dioxide and water). The cavitettes are a closed system in which the water that has been treated by the bacteria filters through gravel, is chlorinated, and empties the tank via a discharge weir (Weston 2006).

The project site is located in the Critical Wastewater Disposal Area where no new cesspools will be allowed. It is also in the No Pass Zone where subdivisions are not approved unless connection to the County sewer system is possible (excerpted from DOH letter dated August 4, 2008 attached in Appendix B).

The City and County of Honolulu Department of Environmental Services, Wastewater Management maintains the existing sanitary sewer system for the Island of O‘ahu. The nearest city sewer line is located approximately 300 feet from the entrance to the former Omega Station at Kuneki Street. The Honolulu Department of Planning and Permitting has advised that the municipal sewer system has inadequate sewer lines downstream of the project site.

3.4.5 Storm Drainage

Ha‘ikū Valley is one of the wettest valleys on the windward side of O‘ahu, with an average rainfall of 100 inches per year. Rainfall averages rise to 150 inches per year in the upper elevations of the Koolau Range (USCG 1997). Because of the surrounding steep gradients, He‘eia Stream responds quickly to heavy rainfall and flash floods can occur.

Much of the stream system above Kahekili Highway has been graded and realigned for the Hokulele subdivision (M&E Pacific 1991). The stream bed is contained in underground culverts leading from the USGS Omega Station and is dry except during heavy rainfall.

3.4.6 Electrical Infrastructure

Based on a cursory field visit the various existing buildings at the site was fed from existing pole mounted transformer(s) and overhead electrical and telephone wiring via existing utility poles. Most of the existing overhead wiring and utility poles have been removed.

3.4.7 Solid Waste

The site is currently vacant and does not generate solid waste.

3.4.8 Hazardous Materials and Waste

The project site lies within a former military installation. Two areas of concern have been identified by the DOH Hazard Evaluation and Emergency Response (HEER) Office: a former defoliation area about 1/2 mile west of the project site and former debris piles located approximately 1/8 mile east of the project site. The soil from the defoliation area was found to be contaminated with PCBs, dioxins, furans and pesticides above background levels. The debris piles were Navy dumpsites found to have PCBs, pesticides and lead in the soil. No areas of concern have been reported within the project site.

An Asbestos, Lead Paint and Hazardous Materials Survey was conducted for the USDA Animal Quarantine Facility by Dames and Moore in July 1996. The survey included the seven existing buildings and two conex storage containers. No asbestos was identified in 27 samples collected from suspect materials at the site. Lead paint was identified above the federal Department of Housing and Urban Development guidelines of 0.5 percent in two out of fifty samples. Both samples were collected from metal corrals. The polychlorinated biphenyls (PCB’s) survey included assessment of one electrical transformer and several light fixture ballasts. None of these items contained PCB’s. Fluorescent light tubes, some broken, were observed in many of the buildings at the subject property. Fluorescent light tubes contain mercury.

The former quarantine facility generally housed healthy animal and bird species. Occasionally animal contracted untreatable diseases and were either exported or destroyed. The buildings and other materials that came in contact with these animals underwent extensive cleaning. It is possible that residual diseases and/or disinfectants are present in the buildings and drains that housed animals.

An environmental site assessment for the proposed school use was completed by DOH HEER (Weston Solutions, Inc. 2006). The assessment indicates that the site is suitable for school use providing the following actions are undertaken:

- Ballast associated with florescent light fixtures still present may contain PCBs. It is recommended that these ballasts be assessed for PCB content and those found to contain PCBs need to be properly disposed of.
- Fluorescent light tubes (intact and broken) are still present in the existing structures on the property. These tubes contain mercury. It is recommended that intact and broken light tubes be properly disposed of.
- Foreign disease agents may still be present in the existing structures that were formerly used as animal quarantine facilities. It is recommended that the existing structures formerly used as animal quarantine facilities be thoroughly cleaned and disinfected prior to human occupation.

3.4.9 Police and Fire Protection

The Honolulu Fire Department provides fire protection to the nearby residential community from its Kāneʻohe Fire Station (Station 17) at 45-910 Kamehameha Highway. The Honolulu Police Department provides police protection to the area from its Kāneʻohe Police Station located at 45-270 Waikalua Road. The site is within the department's District 4, which includes Kāneʻohe, Kailua and Kahuku.

3.5 Socio-Economic Factors

Haʻikū Valley falls within the State's Koʻolau Poko Sustainable Community Plan area stretching from Makapuʻu Point to Kaōʻio Point. This area includes rural communities of Kahaluʻu, Waiāhole-Waikāne, Kualoa and Waimānalo, as well as the more urbanized towns of Kailua and Kāneʻohe. According to the U.S. Census, residential population within the SCP area remained stable between the 1990 and 2000 census (117,694 residents in 1990 vs. 117,999 residents in 2000) (Table 1). During this same period, population levels for the Kāneʻohe Neighborhood Board area (in which the project site is located) declined about 9 percent. Median age in the Neighborhood Board area is higher than in the SCP area and County, as are household sizes and homeownership rates.

The project site lies within the State Department of Education (DOE) Castle Complex, one of two school complexes in the SCP area. A complex is made up of the high school and the elementary and intermediate schools that feed into it. Within the Castle Complex, there are 8 elementary schools and one intermediate school that feed into the James B. Castle High School. Like the overall population, school enrollment has gradually decreased over the last several

Table 1: Selected Demographic Characteristics

| Year | Oahu | | | | Koolaupoko Development Plan | | | | Neighborhood Board 30 - Kaneohe | | | |
|---|---------|---------|---------|---------|-----------------------------|---------|---------|---------|---------------------------------|---------|--------|---------|
| | 1990 | | 2000 | | 1990 | | 2000 | | 1990 | | 2000 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| Population (Total) | 836,231 | | 876,156 | | 177,694 | | 117,999 | | 40,622 | | 36,736 | |
| Race | | | | | | | | | | | | |
| White | 264,372 | 31.6 | 186,484 | 21.3 | 51,396 | 43.7 | 38,965 | 33 | 12,818 | 31.6 | 7,402 | 20.1 |
| Black/African American | 25,875 | 3.1 | 20,619 | 2.4 | 3,250 | 2.8 | 2,187 | 1.9 | 443 | 1.1 | 292 | 0.8 |
| American Indian/Alaskan Native | 3,532 | 0.4 | 2,178 | 0.2 | 611 | 0.5 | 364 | 0.3 | 168 | 0.4 | 74 | 0.2 |
| Asian | 413,349 | 49.4 | 403,371 | 46 | 38,604 | 32.8 | 31,459 | 26.7 | 19,151 | 47.1 | 14,135 | 38.5 |
| Native Hawaiian/Pacific Islander | 113,110 | 13.5 | 77,680 | 8.9 | 21,386 | 18.2 | 13,131 | 11.1 | 7,433 | 18.3 | 4,240 | 11.5 |
| Other | 15,993 | 1.9 | 11,200 | 1.3 | 2,447 | 2.1 | 1,745 | 1.5 | 609 | 1.5 | 270 | 0.7 |
| Two or more races | n/a | n/a | 174,624 | 19.9 | n/a | n/a | 30,148 | 25.5 | n/a | n/a | 10,323 | 28.1 |
| Sex | | | | | | | | | | | | |
| Male | 425,994 | 50.9 | 440,518 | 50.3 | 60,931 | 51.8 | 60,327 | 51.1 | 20,209 | 49.7 | 18,059 | 49.2 |
| Female | 410,237 | 49.1 | 435,638 | 49.7 | 56,763 | 48.2 | 57,672 | 48.9 | 20,413 | 50.3 | 18,677 | 50.8 |
| Age | | | | | | | | | | | | |
| Median Age | 32.2 | n/a | 35.7 | n/a | 31.3 | n/a | 35.3 | n/a | 33.5 | n/a | 38.1 | n/a |
| Median age of householder | 45.2 | n/a | 48.7 | n/a | 45.8 | n/a | 49.9 | n/a | 47.8 | n/a | 51.7 | n/a |
| Median age of owner | 53 | n/a | 54.6 | n/a | 51.3 | n/a | 54.7 | n/a | 51.2 | n/a | 56.1 | n/a |
| Median age of renter | 38.3 | n/a | 40.9 | n/a | 36.2 | n/a | 39.4 | n/a | 38.5 | n/a | 41.3 | n/a |
| Total Households | | | | | | | | | | | | |
| Households with individuals under 18 years | 106,377 | 40.1 | 108,247 | 37.8 | 16,030 | 47.3 | 15,217 | 42.9 | 5,337 | 43.8 | 4,644 | 40.9 |
| Householdes with individuals 65 years and older | 64,384 | 24.3 | 80,464 | 28.1 | 7,343 | 21.7 | 9,703 | 27.4 | 2,813 | 23.1 | 3,561 | 31.4 |
| Average persons per households | 3.02 | n/a | 2.95 | n/a | 3.32 | n/a | 3.17 | n/a | 3.27 | n/a | 3.18 | n/a |
| Average persons per family | 3.5 | n/a | 3.59 | n/a | 3.55 | n/a | 3.59 | n/a | 3.52 | n/a | 3.6 | n/a |
| Total housing units | | | | | | | | | | | | |
| Occupied units | 265,304 | 94.2 | 286,450 | 90.7 | 33,886 | 97.4 | 35,442 | 95.9 | 12,186 | 97.9 | 11,348 | 96 |
| By owner | 137,910 | 49 | 156,290 | 49.5 | 22,619 | 65 | 23,398 | 63.3 | 8,841 | 71 | 8,051 | 68.1 |
| By renter | 127,394 | 45.2 | 130,160 | 41.2 | 11,267 | 32.4 | 12,044 | 32.6 | 3,345 | 26.9 | 3,297 | 27.9 |
| Home ownership rate | n/a | 52 | n/a | 54.6 | n/a | 66.8 | n/a | 66 | n/a | 72.6 | n/a | 70.9 |

Source: DPP Planning Division 2002 and 2003

years. He'eia Elementary School is the closest elementary school to the site. He'eia Elementary feeds into Samuel Wilder King Intermediate School, which feeds into Castle High School.

3.6 Visual Resources

Ha'ikū Valley's visual resources have undergone significant changes in the past two decades. Both the visual impact of urban development encroaching into the valley and the physical presence of H-3 have altered the valley's visual setting. The mountain ridges enclosing Ha'ikū Valley on three sides are one of the most significant visual resources. The mountain setting is both a dramatic and unique visual backdrop, despite the placement of H-3. The freeway's elevated structure has significantly altered the valley's visual setting. The H-3 has divided the south side of the valley into two zones. These are: the upper mountain ridges and visual zone behind and to the south and west of the freeway; and the valley floor visual zone north and east of the freeway.

The mountain ridge views behind the freeway remain dramatic and beautiful. The valley floor is now a more urban zone and seems visually more connected to the adjacent urban residential areas (USCG 1997).

Figure 8 presents photos of the site including the access gate at the top of Kuneki Street, the access road (note H-3 viaduct overhead), the driveway entrance to the proposed school compound, and photos of two of the seven existing buildings on the site

3.7 Recreational Resources

There are no public parks within the vicinity of the project site. The nearest public park is the Kāne'ohe District Park located about one mile east of the project site. The School currently utilizes gymnasium and pool facilities owned by the YWCA and limited open space at its Kokokahi campus for small scale recreational activities. It maintains two 15-passenger vans to shuttle its students to local parks such as Kailua Beach Park for various sports activities. High School students participate in O'ahu Interscholastic Association activities but transportation to and from these activities is not provided by the school.

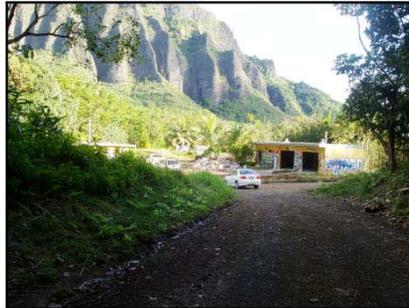
The trailhead of the "Hai'kū Stairs" is located approximately 400 feet south of the project site. Hai'kū Stairs is a 3,922 step structure rising from the valley floor at approximately 460-foot elevation to a spectacular overlook, 2,800 feet above the valley. Access to the stairs is currently prohibited to the general public. The stairs were initially constructed in the 1940's as part of the Navy's Communication Station to erect and service communications equipment. Between 1975 and 1987, the general public was permitted to climb the stairs after signing waivers. In 1987, the USCG closed the stairs due to concern about vandalism and liability and the stairs have remained closed since that time (Friends of Hai'kū Stairs (FHS) website accessed May 2008). Strong public reaction ensued with the closure of the stairs and the non-profit "Friends of Hai'kū Stairs" was formed in 1987 to support the re-opening of the stairs. The City and County of Honolulu proposed the establishment of Ha'ikū Valley Cultural and Nature Preserve in its *Ko'olau Poko Sustainable Community Plan* (August 2000), with consideration to establishing a visitor center at the former USDA site that would also provide amenities to support the nearby Hai'kū Stairs



Kuneki Street Entry Gate



Access Road



Driveway Entrance



Buildings A (left) and F (right)

Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Site Photographs
Final Environmental Assessment
Helber Hastert & Fee, Planners

Figure 8

(parking, gift shop, etc.). The City refurbished the stairs and began negotiations with the new landowner (DHHL) to acquire the valley floor in the 2000-2003 timeframe. Once the stairs had been refurbished, but prior to the City negotiating access rights, hikers began to use the stairs in unprecedented numbers: "...illegal hiking increased to more than a hundred a day on weekends and residents of the nearby subdivisions became increasingly frustrated with inconsiderate hikers and trespassers" (FHS website accessed May 2008). According the website, "the City is still undertaking negotiations with DHHL to bring about an exchange of land that would allow the City to access the stairs from the old quarantine station. The Kāneʻohe Neighborhood Board is considering recommendations for access via the Windward Community College parking lot (weekends only), past the Hawaiʻi State Hospital. (Weekday access would begin at the Kāneʻohe District Park). The neighborhood complainants continue to resist public access of the Stairs or the proposed Park Preserve through public streets and through the original Coast Guard Gate."

Presently, FHS conducts quarterly maintenance trips to the stairs where it repairs damage left by illegal hikers and generally keeps the Stairs in serviceable order. The maintenance trips are staged from the Windward Community College Campus via an access point through the Hawaiʻi State Hospital to the H-3 service road which runs adjacent to the trailhead. .

Chapter 4: ENVIRONMENTAL CONSEQUENCES

4.1 Physical Environment

4.1.1 Soils and Topography

The proposed action is not expected to affect geological conditions in the vicinity of the project area. Because finish floor elevation of the new temporary structures are likely to be above existing grades, site grading for the proposed building and parking lot should be minimal. The construction contractor will develop and implement a site-specific best management practices (BMP) plan that will identify practices to minimize soil erosion.

4.1.2 Surface and Ground Water

Since there are no streams on the site, the proposed action is not expected to adversely affect surface or ground water resources. The general existing drainage pattern will be kept following the site improvements.

The construction contractor will develop and implement a site-specific BMP plan to minimize impacts to ground and surface water sources, which will include preventing pollutants, such as sediments, from reaching marine waters. A grading permit from the City and County of Honolulu will be required and obtained by the construction contractor.

4.1.3 Natural Hazards

The proposed action is not expected to increase risks to human health or safety due to natural hazards such as tsunami or flooding. The project area is not in a recognized floodplain and is outside the tsunami evacuation areas identified by the County. Because there will be minimal grading and buildings will not require permanent foundations, no elevated risk of subsidence or erosion that could pose a hazard to life and/or property is expected to occur.

4.1.4 Climate and Air Quality

The proposed action will not significantly impact climate or air quality. No new permanent air pollution sources will be created. There are no air monitoring sites in the Kāneʻohe area, however, air quality data from the nearest State monitoring station and overall ambient air quality data for the State suggest that the project area is well within Federal and State standards. There will be short-term, temporary air quality effects during the construction period resulting from diesel-powered construction equipment and earth-moving activities. Best management practices for dust control would be implemented. All construction activities will comply with State DOH standards for fugitive dust.

4.1.5 Noise

School operations are not expected to significantly impact ambient noise levels. Construction-period noise impacts will be generated during project construction by equipment and vehicles. Due to their distance from the project area, single family residences are unlikely to be adversely affected by construction noise. Project construction activities will comply with Chapter 11-46 HAR "Community Noise Control" as administered by the State DOH. Construction vehicles and school related traffic will increase noise levels along residential streets leading to the site.

4.2 Biological Resources

The proposed action will not significantly impact biological resources, which are predominantly exotic. There are no known rare, threatened, or endangered plant species within the site. Site development will require the removal of much of the existing vegetation which has taken over the site since the USDA facility was closed. The school intends to introduce native Hawaiian or Polynesian-introduced landscaping, in keeping with the theme of the school.

Feral animals that pass through the area will disperse as on site activity increases. Bird species that use the project area for foraging, particularly the Pacific Golden Plover, may be inclined to leave the site while it is being improved. This species is, however, known to adapt well to suburban land uses. The Pueo is not known to nest in the area, but prefers open areas to hunt. Because owls feed at night, it is unlikely that site improvement or occupation will affect owls behavior significantly.

4.3 Cultural Resources

4.3.1 Archaeological Sites

An action is considered to have a significant impact if it may adversely affect districts, sites, structures, or objects listed in or eligible for listing in national or state registers of historic places, or may cause loss or destruction of significant scientific, cultural, or historical resources.

No effects on archaeological resources are anticipated from the proposed action. No archaeological sites have been identified within the proposed site and previous archaeological surveys suggest that there is a low potential for encountering cultural properties during site preparation activities. Archaeological sites in the vicinity of the project will not be effected by the proposed reuse of the former USDA Quarantine Station contemplated under the proposed action.

In accordance with Chapter 6E HRS, if any significant cultural deposits or human skeletal remains are encountered, DLNR SHPD will be contacted and procedures outlined in the statute will be followed. The Office of Hawaiian Affairs will also be notified if any native Hawaiian burials are encountered. SHPD has recommended precautionary archaeological monitoring, including the submission of an acceptable archaeological monitoring plan to SHPD prior to the commencement of any ground altering activities. The applicant has agreed to this recommendation.

4.3.2 Historic Properties

There are no historic properties located within the project area. The existing buildings comprising the former USDA quarantine station were constructed in the '70s and '80's and are not considered historic.

4.3.3 Cultural Practices

Ha'ikū Valley is recognized for its significance for native Hawaiian cultural practices, although none of these practices are known to occur within the limits of the 10-acre school site. The proposed relocation of Kamakau School to the valley will not have an adverse effect on cultural practices. The proposed school relocation could have a beneficial effect on native Hawaiian cultural practices if it is effective in fulfilling its mission to foster success for all members of its learning community by providing a culturally healthy and responsive learning environment.

4.4 Infrastructure and Public Services

4.4.1 Traffic and Roadways

School hours of operation are projected to be Monday, Tuesday, Thursday and Friday: 8:00 AM to 2:15 PM and Wednesday: 8:00 AM to 1:00 PM. Students and staff are expected to arrive at school between 7:00 AM and 8:00 AM and depart within one hour of the ending times.

Trip Generation

Trip generation rates from the Institute of Traffic Engineers (*Trip Generation 7th Edition*, 2003) were used. The greatest traffic impact would be during the morning peak hour, with lesser impacts occurring in the afternoon. A comparison of the generation rates based on the number of students and the number of employees found that trip generation based on the number of employees was higher. Using the number of employees was also considered more appropriate because of the lower teacher student ratios associated with Charter Schools. Estimated trip generation based on employees is presented in Table 2 below:

Table 2: AM Peak Hour Trip Generation Characteristics

| | Peak hour: employees | Trip rates * | | | | Traffic generated (vph) | | | |
|--|-------------------------|------------------------------|---------|-----------|---------|-------------------------|-----------|-----------|------------|
| | | AM | | PM ** | | AM | | PM | |
| | | trip rate | % enter | trip rate | % enter | enter | exit | enter | exit |
| Preschool (day care center) | 12 | 4.91 | 53% | 5.19 | 47% | 31 | 28 | 29 | 33 |
| Elementary school | 12 | 5.19 | 54% | 3.45 | 45% | 34 | 29 | 19 | 23 |
| Middle school | 10 | n.a. – use high school rates | | | | 33 | 13 | 10 | 22 |
| High school | 10 | 4.63 | 71% | 3.21 | 31% | 33 | 13 | 10 | 22 |
| Total for K-12 | 32 | | | | | 100 | 55 | 39 | 67 |
| Compare: Private school (K-12) | 32 | 5.31 | 61% | 3.82 | 39% | 104 | 66 | 48 | 75 |
| Total site | 44 | | | | | 135 | 94 | 77 | 108 |
| * Source: Institute of Transportation Engineers, <i>Trip Generation, 7th Edition</i> ** PM Peak Hour of generator used; in all cases, rates for PM Peak Hour of traffic on adjacent street are lower | | | | | | | | | |

Source: Julian Ng, Inc. 2008

The total site traffic, which includes traffic generated by the preschool and the K-12 school, would be approximately 135 vehicles entering the school and 94 vehicles leaving the school during the AM Peak Hour. This would result in a noticeable traffic impact (increase) on the residential streets, although congestion at the intersections is not expected to occur.

AM Peak Hour Traffic Impact Analysis

Based on the estimated trip generation, the project impact would be to increase traffic volume during the AM Peak Hour on Kuneki Street between Makena Street and Kahuhipa Street by more than fourfold (4.05 factor), on Kahuhipa Street by 38%, and on Ha'ikū Road by 18%. These increases, while noticeable, are not expected to significantly affect conditions at three intersections: Kuneki Street (stop sign) at Kahuhipa Street, and the signalized intersections of Kahekili Highway with Ha'ikū Road and with Kahuhipa Street.

Level-of-service calculations without and with the Charter School (both include the planned Kamehameha Schools pre-school traffic) are provided in Table 3 below.

Table 3: Traffic Impact Analysis Summary

| Intersection | baseline (no Kamakau CS | + Kamakau CS |
|---|-------------------------|--------------|
| Kuneki Street - stop sign at Kahuhipa Street | | |
| v/c ratio | 0.08 | 0.22 |
| control delay (sec.) | 9.6 | 11.0 |
| Level of Service | A | B |
| Left turn to Kuneki Street from Kahuhipa Street | | |
| v/c ratio | 0.01 | 0.07 |
| control delay (sec.) | 7.5 | 7.8 |
| Level of Service | A | A |
| Haiku Road & Kahekili Hwy - overall signalized intersection | | |
| v/c ratio | 0.86 | 0.88 |
| control delay (sec.) | 49.8 | 51.4 |
| Level of Service | D | D |
| Kahuhipa St & Kahekili Hwy - overall signalized intersection | | |
| v/c ratio | 0.81 | 0.85 |
| control delay (sec.) | 40.8 | 43.1 |
| Level of Service | D | D |

Source: Julian Ng, Inc. 2008

As shown, the LOS drops from “A” to “B” at the Kuneki Street stop sign at Kahuhipa Street. LOS at other intersections remains unchanged. LOS D or better is considered acceptable.

Mitigation Measures

A typical mitigation measure to reduce traffic volumes at a school would be to provide school bus service. However, the Charter School would not be able to afford the expense of chartering school buses. Staggering of start times would spread out the number of Peak Hour trips, but staggered start times would not be possible given the Charter School’s tradition of starting each day with an all school assembly.

Possible mitigation measures would include the encouragement of carpools on the part of parents and staff. Another mitigation measure to reduce traffic delay would be to balance out traffic flows by advising school personnel and parents that all entering school traffic should turn right onto Makena Street, and all exiting school traffic remain on Kuneki Street (would also apply for afternoon). Table 4 below summarizes how this would affect traffic flow in terms of the chance of encountering an oncoming vehicle during the AM peak traffic hour. Under existing conditions, the chance is low on both Makena and Kuneki Streets (2-5% range). Assuming most school traffic would follow Kuneki Street up to the main gate, the chance of a departing resident encountering inbound school traffic would increase to 23%. By imposing a “directional flow” on inbound traffic, both Makena Street and Kuneki Street would experience a 13% chance of encountering an oncoming vehicle during the AM peak traffic hour.

Table 4: Chance of encountering an oncoming vehicle during the AM peak traffic hour

| | Existing | With school, no mitigation | With school & recommended pattern |
|---------------|----------|----------------------------|-----------------------------------|
| Makena Street | 2% | 2% | 13% |
| Kuneki Street | 5% | 23% | 13% |

Source: Julian Ng, Inc. 2008

As noted above, Kuneki Street between Makena Street and Kahuhipa Street will experience a noticeable increase in traffic. Consideration should be given to placing a parking restriction on the mauka side of Kuneki Street between Kahuhipa Street and Makena Street between 6:30 AM and 8:30 PM (except Saturdays, Sundays, Holidays), if traffic gets backed up in this area.

The State Department of Transportation recommended in its comments on the Draft EA that a traffic consultant be retained to monitor traffic at the intersections of Kahekili Highway with Kahuhipa Street and Hai'kū Road (before and after opening of the charter school). The monitoring would verify the effects generated by the project and recommend mitigation measures if a problem is observed. The applicant has agreed to this recommendation.

4.4.2 Parking and Access

Twenty four parking stalls, including one van accessible stall, will be provided. Parking stalls will be scattered on the west portion of the site near the administration/ library buildings and elementary school. A loading zone will also be provided. Existing pavement will be utilized where possible with additional pavement added where required.

The entrance to the school site will remain from the south and the east and west access road branches will also remain. Onsite roadways will be widened to accommodate fire apparatus vehicles. Turn-arounds meeting Fire Department requirements will be provided at the ends of both the east and west branches. Accessible walkways will be provided between all classrooms, the administration/ library buildings, and the accessible parking stall.

Some improvements to the former Omega Station access road are planned to support emergency vehicle access. In several areas, existing shoulders will be improved to allow for a continuous

16-foot wide travel way. Two 115-foot long segments will be widened to 20-feet to provide a by-pass area and four existing culvert crossings will be strengthened to accommodate emergency vehicle.

4.4.3 Water Supply

The water system will connect to an existing 16" main that runs along the off-site access road. A meter (possibly 8" x 2") will connect at below the 400' elevation. Elevations along the 16" main are below the 400' elevation near the school site.

Domestic water demand (excluding irrigation) for the project will be based on the maximum 220 population (including staff and students). Proposed water distribution system improvements on the campus will be sized to accommodate the demand.

Fire protection water system will meet both the BWS and Fire Department requirements. Fire hydrants will be located within 150' from buildings and spaced at a maximum of 250' apart.

4.4.4 Wastewater

According to the DOH, the project will be required to connect to a public sewer system if it is determined to be available, and the use of individual wastewater systems for such a large project is highly discouraged. All wastewater plans must meet DOH Rules (HAR 11-62, "Wastewater Systems") (Excerpted from DOH letter dated August 4, 2008 in Appendix B)

As noted in Section 3.4.4, DPP has advised that the municipal sewer system has inadequate sewer lines downstream of the project site (July 30, 2008 letter attached in Appendix B). DHHL has approved the installation of a septic tank and leach field system for use by the charter school (DHHL letter to DPP dated September 4, 2008 attached in Appendix C). The wastewater system will be designed to meet DOH Rules by licensed professionals in the State of Hawaii, and will be installed by licensed contractors.

4.4.5 Storm Drainage

The existing drainage pattern will be generally kept the same. Storm water will flow from the south to the north. Vegetation will retard runoff as it flows through the site. The proposed action is not expected to significantly impact existing storm drainage facilities serving the area. The Honolulu Department of Planning and Permitting has indicated that the City may require a drainage report at the time of grading permit submittal (DPP comment #10). The disturbed area is less than one acre so a National Pollutant Discharge Elimination System (NPDES) permit for storm water associated with construction activities is not anticipated.

4.4.6 Electrical Infrastructure

Electrical – A request will be made to HECO install a pad mounted HECO transformer(s) to feed new service equipment at the site. The service equipment will be utilized to feed an underground distribution system which will provide power to proposed new modular buildings. Conduit stubs

will be provided to proposed future buildings. The service request to HECO will take into account proposed new modular buildings and proposed future buildings.

Telephone – A request will be made to Hawaiian Telcom to provide new service to the site. A central service point will be provided and underground distribution system will be installed to provide telephone service to proposed new modular buildings. Conduit stubs will be provided to proposed future buildings.

Data – An underground distribution system will be installed in consultation with the School Administration to provide data to proposed new modular buildings. Conduit stubs will be provided to proposed future buildings.

Fire Alarm System - A complete fire alarm system will be provided including fire alarm control panel(s), fire alarm audible devices, fire alarm flashing lights and fire alarm pull stations. Conduit stubs will be provided to proposed future buildings.

Site Lighting - Pole mounted, high pressure sodium lights on concrete bases will be provided to provide general site lighting. Lighting will be controlled with time clocks.

4.4.7 Solid Waste

No significant changes or impacts to the solid waste disposal system are anticipated from the project. Solid waste collected at the school site will be collected by a private refuse disposal service along with other waste generated at the school. Construction waste will be kept to a minimum due to the intent to reuse and recycle existing facilities. The new school will include an area for the collection of recyclable items.

4.4.8 Hazardous Materials and Waste

Fluorescent light fixtures are still present in the existing structures on the property. Ballasts associated with these light fixtures may contain PCB's and need to be assessed for PCB content. Those found to contain PCB's will be properly disposed of. The fluorescent light tubes, both whole and broken, will be disposed of in accordance with federal, state and county guidelines.

Existing buildings A, B, C, D, and E will be disinfected and thoroughly cleaned prior to human occupation and improvement in accordance with recommendations made by DOH HEER (Weston Solutions, Inc. 2006).

4.4.9 Police and Fire Protection

The proposed action is not expected to adversely impact police or fire protection services on campus or throughout the community.

4.5 Socio-Economic Factors

The proposed action is not expected to increase the County's resident or visitor populations. The project will contribute to short-term, temporary design and construction-related jobs, but is not expected to result in an increase in permanent employment (the school will grow, resulting on the hiring additional staff, but this growth is attributable to natural growth in the County and would presumably occur whether or not the school were to be constructed). The project will improve educational services and opportunities for the people of O'ahu by providing a culturally and environmentally sensitive learning environment.

A presentation on the proposed relocation plan was made to the Kāne'ōhe Neighborhood Board at its July 17, 2008 regular meeting (a summary of the presentation, as recorded in the Board's meeting minutes, is provided in Appendix D). Board members asked several questions and there were no negative comments or concerns raised about the proposed action.

4.6 Visual Resources

The proposed action will not have a significant adverse effect on visual resources in Ha'ikū Valley. The valley has seen many significant changes over the years with the construction of the Omega Station and the H-3 viaduct. The site improvements proposed by the school will improve the visual resources of the parcel.

4.7 Recreational Resources

The School would continue to shuttle its students to public parks for field sports, and to the Kokokahi site, as the project site is too small and hilly to support an active play field. On site play courts will be designed into the parking and turn-around areas and small lawn areas would accommodate small-scale recreational uses, similar to what was available at the Kokokahi site.

The development of the former USDA quarantine site for the Charter School would preclude the City from developing it as a visitor center for the proposed Ha'ikū Valley Cultural and Nature Preserve, which could potentially impact the proposed re-opening of the refurbished Ha'ikū Stairs (e.g., the site would not be available for hiker parking, interpretation services, restroom access and gift shop services). This is a potential impact as the City has been unsuccessful in negotiating a land exchange agreement with the landowner so it could implement Ha'ikū Valley Cultural and Nature project, absent an agreement with the landowner, it's at least arguable that the School would have no effect at all. Direct access to the Stairs (which is currently prohibited by area landowners) is via the former installation access road and the H-3 Freeway service road, and the development of the proposed action would not affect that access. The School would secure its perimeter and would require any visitors to check in at the main office immediately upon entering the campus, as is typical of any school campus. Hikers accessing the stairs would not be permitted to access the school campus except under emergency circumstances. The landowner (DHHL) would continue to control access to the Stairs trail head, completely independent of the School.

Indirectly, the presence of the School would reduce the amount of vandalism and trespassing in the Valley which would result in reducing the anthropomorphic impact on the Valley's natural and cultural heritage, including potential vandalism and illegal use of the Stairs.

4.8 Cumulative Impacts

Cumulative impacts on environmental resources result from the incremental effects of development and other actions when evaluated in conjunction with government and private, past, present and reasonably foreseeable future actions. The reasonably foreseeable actions that were considered in the analysis of cumulative impacts included the 72-student Kamehameha Schools pre-school planned for an approximately two-acre grassed site adjacent to the intersections of Ha'ikū Road, Kahuhipa Street, Kuneki Street and Makena Street. The site will ultimately include a parking lot, playground, classroom buildings offices and a storage building. Traffic associated with the planned pre-school has been added into the project traffic assessment to account for potential cumulative effects.

The proposed action involves the relocation of a school that is currently serving the Kāne'ōhe community, so from a regional perspective, impacts are limited to the planned growth of the school (enrollment increase from 110 students to an ultimate student population of 176 -- including a new pre-school and infant/toddler program), an increase of 80 students. Relocation from the Kokokahi YWCA will essentially shift infrastructure and public service demands and vehicle trips from one area of Kāne'ōhe to another. From a local perspective, the proposed action, along with the planned pre-school mentioned above, will have a noticeable cumulative effect on the existing residential areas adjacent to Kuneki and Makena Streets, largely due to the increased number of vehicle trips associated with school traffic. Recommendations to minimize the effect of increased traffic are provided in the traffic impact section.

The proposed action is generally consistent with HLID plans for the valley (see discussion in Section 5.1.3) and would not have a significant cumulative impact on Ha'ikū Valley. The proposed action takes place on a previously developed site and is expected to have minor incremental effects on topography, soils, surface and ground water, natural hazards, air quality, noise, biological resources, potable water, wastewater, storm drainage, electrical power, and police and fire protection. The proposed action will likely have beneficial effects on cultural and natural resources indirectly by reducing the amount of vandalism and trespassing in the Valley and directly by implementing natural and cultural resource management elements of the School's curriculum.

Chapter 5: CONFORMITY OF PROPOSED ACTION WITH EXISTING STATE AND COUNTY PLANS, POLICIES AND CONTROLS

This chapter describes the proposed action's conformity with various relevant State and County plans, policies and land use controls. Relevant objectives and policies are excerpted and presented below, along with a discussion of the project's conformance.

5.1 State of Hawai'i

5.1.1 Chapter 205, Hawai'i Revised Statutes (State Land Use Law)

The State Land Use Commission, under the authority of Chapter 205, HRS, classifies all land into four major land use districts: Urban, Rural, Agricultural, and Conservation. The project area is classified as part of the Conservation District. The purpose of the Conservation District is to conserve and protect the State's special and unique cultural and natural resources (Section 205-2(e) of Chapter 205, HRS).

The State DLNR established subzones within the Conservation Districts and fixed boundaries for the subzones. The property lies within the "General" subzone.

According to Section 206 of the Hawaiian Homes Commission Act, the powers and duties of the Board of Land and Natural Resources do not extend to Hawaiian Home Lands and therefore the DLNR has no land use regulatory jurisdiction in this project (see DLNR response to early consultation in Appendix A).

Discussion: The proposed action is not subject to Conservation District rules.

5.1.2 State Environmental Policy

Chapter 344, HRS, the State Environmental Policy, encourages productive and enjoyable harmony between people and their environment. The policy promotes efforts which will prevent or eliminate damage to the environment and biosphere, stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources to Hawai'i's people. The Environmental Policy seeks to conserve natural resources and enhance the quality of life for residents of Hawai'i. Expanding citizen participation in the decision making process is one of the guidelines specified in Chapter 344, HRS.

Discussion: The proposed facility will promote the understanding of the physical environment, including ecological systems and natural resources, by the addition of school facilities available to the people of O'ahu. The entitlement process includes multiple opportunities for public input in the EA process. Requests for input during the EA's pre-assessment consultation process were sent to federal, state, and county agencies; public utilities; elected officials; and other potentially interested organizations (correspondence presented in Appendix A).

A presentation on the proposed relocation plan was made to the Kāneʻohe Neighborhood Board at its July 17, 2008 regular meeting (a summary of the presentation, as recorded in the Board's meeting minutes, is provided in Appendix D). Board members asked several questions and there were no negative comments or concerns raised about the proposed action.

5.1.3 Hālawā-Luluku Interpretive Development Plan (HLIDP)

The Hālawā-Luluku Interpretive Development Plan (R.M. Towill Corporation 2005 and 2008) process was established by the State of Hawai'i Office of Hawaiian Affairs (OHA) in 2000 to help mitigate the adverse impacts caused by the construction of the Interstate H-3 Freeway, which opened to traffic in 1997. A significant component in the formulation of this Plan included the participation of the community on three levels – a working group of stakeholders, the interested public, and government agencies. The consultation process further focused the working group's attention around four areas: North Hālawā Valley, Ha'ikū Valley, Luluku Agricultural Terraces, and Kukui 'o Kāne Heiau. The vision, goals and objectives for these areas were developed by the working group and are part of the implementing proposals described in the Plan. The goal was to provide OHA with a recommended interpretive development plan that preserves and interprets the cultural and historical resources within the cultural landscape of these areas. The mission of the HLIDP is to establish an interpretive development plan for areas affected by the construction of H-3 that will preserve and interpret the history, culture and traditions of the affected lands in perpetuity.

The HLIDP identifies a development theme for Ha'ikū Valley centered around a "Hawaiian Cultural Preserve." "...The former OMEGA station has been transformed into a gathering place for knowledge, learning and conservation; and a place where there is an opportunity to teach culture..." (p. 27). HLIDP objectives include establishing education and cultural programs, materials and facilities, including the development of a charter school (ibid). Unresolved issues reported in the plan include coordination and partnership with DHHL for access to the valley, coordination and partnership with the City regarding its ongoing negotiations to acquire access to the Ha'ikū Stairs, and improving access to the valley by reopening the closed segment of Ha'ikū Road. Mitigation program elements reported in the HLIDP indicate a range of uses for the former USDA site including potential office use, visitor parking and classrooms.

The establishment of an environmentally-focused Hawaiian immersion school in Ha'ikū Valley is consistent with the development theme and objectives of the HLIDP.

5.2 City and County of Honolulu

5.2.1 City and County of Honolulu General Plan

The City and County of Honolulu General Plan was adopted in 1977 and has been subsequently amended, most recently in 2003. The Plan is a comprehensive statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. Included in the General Plan are broad policy statements that facilitate the

attainment of the Plan's objectives. The growth policy presented in the Plan calls for management of the physical growth and development in the urban fringe and rural areas to sustain their low densities. The proposed action is consistent with the following Plan objectives and policies:

Cultural and Recreation

Objective A - To foster the multiethnic culture of Hawaii.

Policy : Encourage the preservation and enhancement of Hawaii's diverse cultures.

Objective B - To protect O'ahu's cultural, historic, architectural, and archaeological resources.

Policy 4: Promote the interpretive and educational use of cultural, historic, architectural and archaeological sites, buildings, and artifacts.

Policy 6: Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.

Discussion: The school will promote interpretation of Hawaiian culture through education that is based on Hawaiian culture and working with the land.

Natural Environment

Objective A - To protect and preserve the natural environment.

Discussion: The proposed action will not impact sensitive habitats or resources such as wetlands, endangered and protected species or their habitats, natural features, or scenic vistas. The new facility—constructed on the site of the former USDA quarantine station—is planning to promote the use of native plant species, while attempting to eliminate some introduced invasive species.

Physical Development and Urban Design

Objective D - To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.

Policy 4: Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.

Discussion: The new facility is being designed as a hands-on Hawaiian immersion school that focuses on working with the land. It is a small, low-density facility, appropriate to the rural setting of Ha'ikū Valley.

Health and Education

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

Policy 2: Encourage the provision of informal educational programs for people of all age groups.

Policy 4: Encourage the construction of school facilities that are designed for flexibility and high levels of use.

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

Discussion: The development of the school site would provide an alternative educational venue for the residents of O‘ahu. The school’s location within Ha‘ikū Valley is appropriate for the environmentally based theme of the school.

5.2.2 Ko‘olau Poko Sustainable Communities Plan

The Ko‘olau Poko Sustainable Communities Plan (SCP), adopted in 1999, seeks to preserve Ko‘olau Poko's natural, scenic, cultural, historical and agricultural resources. The SCP calls for adaptation of the traditional "ahupua‘a" concept as a basis for land use and natural resources management. The SCP region, which extends from Makapu‘u Point to Ka‘ō‘io Point, is expected to remain relatively stable over the next 20 years.

The SCP Land Use Map designation of Ha‘ikū Valley is “Major Parks, Golf Courses and Cemeteries and Nature Preserves.” The SCP calls for the valley to be developed into a City park referred to as the Ha‘ikū Valley Cultural and Nature Preserve. The proposed school site is located outside the SCP’s Urban Community Boundary. The City and community groups have been trying to acquire access rights to provide public parking for the Ha‘ikū Stairs trail and staircase. SCP provides the following description of the proposed park:

Haiku Valley Cultural and Nature Preserve. *The City has proposed to acquire the former Omega Station site from the U.S. Coast Guard and combine it with the adjoining Board of Water Supply parcel to create a nature and cultural preserve. The site includes Ha‘ikū Stairs and potential access to the Ko‘olau Poko Trail Complex. In addition to its recreational and educational purposes, this park will help protect the Heeia watershed, which includes a high-quality perennial stream, a significant wetland habitat for native endangered Hawaiian waterbirds and migratory waterfowl and shorebirds, and an ancient Hawaiian fishpond in relatively good condition.*

Discussion: Subsequent to the publication of the SCP, the USCG disposed of its property interests in Ha‘ikū Valley. The proposed action has been approved under license by the current owner, DHHL. The proposed action is consistent with the general management plans for the rural areas of Ko‘olau Poko. The views of Ha‘ikū Valley will not be adversely affected by the establishment of a small campus on the site of the former USDA quarantine facility. No historic or archaeological features are located on the site. The urban community boundary was established to contain residential and commercial growth. An institutional use such as a charter school, particularly one focused on the environment and culturally appropriate learning, should be considered consistent with the Ha‘ikū Valley setting.

Consultation with the Departments of Parks and Recreation (DPR) and Design and Construction (DDC) is recommended by the Department of Planning and Permitting to coordinate with the City's plans for establishing Ha'ikū Valley Cultural and Nature Preserve. DDC indicated the proposed action "will possibly preclude the City's pursuit of future public access to Ha'ikū Stairs and development of amenities such as parking, restrooms, visitor center, etc. at the former quarantine station site. This site is ideal for potential development of support facilities if the City were to consider opening the stairs for public access". DDC recommended consultation with the Friends of Ha'ikū Stairs (Agency comment are attached in Appendix A). DPR indicated by email that that the proposed action could significantly impact the City's future options regarding the Hai'kū Stairs and that the Friends of Ha'ikū Stairs should be consulted. The Friends of Ha'ikū Stairs organization was consulted and will participate in the review of the draft EA. DPR indicated in its response to the early consultation request that it "...considers the subject site as ideal for a future public access, parking, restrooms and visitor center if the City were to consider opening the Haiku Stairs for public access. Development of the site could significantly impact the City's future options."

The proposed action would not in itself restrict access the Stairs via the exiting access points: the H-3 service road and the former installation access road. As discussed in Section 4.7, development of the site for a school use would preclude the City from constructing a visitor center at the former quarantine station; although this potential impact is moot because the landowner and the City have not reached an agreement on the broader issue of a land exchange required to establish a public park.

5.2.3 County Zoning

The project area is located in the Preservation-1, Restricted Preservation District. This zoning district is essentially reserved for lands within the State Conservation District. Within the P-1 district, all uses, structures and development standards are governed by the appropriate state agencies (LUO Sec. 21-3.40-1 (a)), i.e., the Counties do not have regulatory authority over land uses in the P-1 District.

5.2.4 Special Management Area

The project site is not within the County's Special Management Area.

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Chapter 6: ALTERNATIVES CONSIDERED

There were two alternatives to the proposed action considered: (1) no action and (2) developing a school site at an alternate location. They are discussed below.

No Action

Under the “no action” alternative, the existing vacant condition on the property would continue—i.e., an abandoned site with deteriorating buildings. It is likely the buildings would continue to deteriorate and may need to be removed to prevent illegal trespassers from accidental injury, in other words, the buildings may ultimately constitute an attractive nuisance. The school would need to find a new location as it has been asked to vacate its current site at the Kokokahi YWCA, and perhaps forced to interrupt its service to its students and their families. For these reasons, the “no action” alternative was determined unacceptable.

Alternate Location

After an extensive search, the proposed Ha‘ikū Valley site was the only acceptable site the school was able to find. There are no alternative sites within its service areas that would be acceptable.

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Chapter 7: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Resources that are committed irreversibly or irretrievably are those that cannot be recovered if the proposed project is implemented. The proposed action would involve two types of resources: (1) general industrial resources including capital, labor, fuels, energy, and construction equipment; and (2) project-specific resources such as natural resources and land use at the affected site. Improvement and construction of the school buildings and ancillary facilities (e.g., play grounds, parking area) will utilize fiscal resources, labor, construction equipment and materials. The proposed action involves the adaptive reuse of a former quarantine facility. Facility reuse is considered more sustainable and less resource intensive than new construction.

Implementation of the proposed action would preclude the City from establishing a visitor center at the former quarantine station site. It would also allow the Kokokahi YWCA the opportunity to re-tenant the school's former campus or consider other uses for its facility.

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Chapter 8: DETERMINATION AND SUPPORTING RATIONALE

In determining whether an action may have a significant impact on the environment (requiring an environmental impact statement) or whether a Finding of No Significant Impact (FONSI) is warranted, the agency must consider all phases of the project, its expected primary and secondary consequences, its cumulative impact with other projects, and its short and long-term effects. The determination is based on review and analysis of the significance criteria specified in Section 11-200-12, HAR and summarized below. An action shall be determined to have a significant effect on the environment if it meets any of the following criteria cited below. Based on the analysis of the proposed action's impact on those criteria, the proposed action does not meet any of the criteria and a FONSI is warranted.

1. *Involves an irrevocable commitment or loss of or destruction of natural or cultural resources;*

The project site has been heavily modified over the past 60 years and does not support any known federal or state-protected natural or cultural resources; the proposed action will not irrevocably commit or destroy such resources during project construction or operation. An archaeological inventory survey conducted in 1997 that included the project site did not reveal any archaeological sites or historic properties concluded that there is low potential for encountering archaeological sites during construction. No effects on natural or cultural resources are anticipated from the proposed action.

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

The proposed action is to reuse the former USDA Quarantine Station by rehabilitate existing buildings and adding new buildings and site improvements. The current has not been accessible to the public since the USGC restricted access in 1987 so planned development would not curtail any existing uses. The improvements will provide a school campus that will benefit the community at large by increasing culturally sensitive educational programs for students. Development and operation of the new facilities would be performed in accordance with federal, state and county regulations, thereby minimizing potential impacts to the air and water quality and ambient noise levels.

As discussed in Section 4.7, development of the site for school use would preclude the City from constructing a visitor center at the site to support City's planned Hai'kū culture and nature park. This potential impact is moot because the landowner and the City have not reached an agreement on the broader issue of a land exchange required to establish a public park. Access to the Hai'kū Stairs would not be impacted by the proposed action as discussed in Section 4.7.

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

The proposed action is consistent with the State's long-term environmental policies, and the policies and guidelines specified in Chapter 344, HRS, as demonstrated by the discussion in Section 5.1.2.

4. *Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;*

The proposed school would have direct and indirect cultural benefits to the State and County through the addition of native Hawaiian language education. The proposed action will provide hands-on education of traditional Hawaiian agricultural activities, thereby promoting native Hawaiian cultural practices and beliefs. Traditional Hawaiian rights related to gathering, access, or other customary activities within the project area or its vicinity will not be adversely affected, and no cultural practices or beliefs will be adversely affected.

5. *Substantially affects public health;*

The proposed action would not substantially affect public health. There would be some typical short-term construction-related impacts (e.g., noise and air quality) in the area, but these would be temporary and comply with state and county regulations. Standard construction best management practices would be used to minimize temporary impacts. Though none are known, if project area soils are found to contain hazardous or regulated materials, the necessary abatement would be conducted prior to construction. Abatement would be conducted in accordance with applicable federal and state regulations to minimize potential impacts to human health and the environment.

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

The school presently provides services from its Kokokahi YWCA location, so from a regional perspective, project impacts are limited to the planned doubling of student enrollment (from a current enrollment of 110 students to an ultimate enrollment of 176 students). The proposed school relocation and increase in enrollment would have no effect on population levels in general. The proposed action is small-scale and therefore secondary impacts will be minimal. Students and employees traveling to and from the site will add vehicular traffic to surrounding roadways in the morning and afternoon. The increased level of project-related traffic, while noticeable, is not expected to significantly impact intersection level-of-service.

Infrastructure will be developed to support the proposed action and no significant impacts to public facilities or services are expected. As noted under Criterion 2 above, the proposed action has the potential to adversely effect the creation of a visitor for the City's planned Ha'ikū Valley culture and nature park, although it would not impact public access to the Ha'ikū Stairs.

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

The proposed action would not degrade environmental quality. The school intends to plant native plants which is likely to improve the environmental quality of the area. Long-term impacts to air and water quality, noise levels, and natural resources would be minimal to non-existent. The use of standard construction and erosion control best management practices would minimize the anticipated construction-related short-term impacts.

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

The proposed action, collectively with known future private and government actions planned in the vicinity, would not have a significant cumulative impact. The proposed action would occur in a rural setting, involves the adaptive reuse of an existing facility, and is expected to have little incremental effect on topography, soils, surface and ground water, natural hazards, climate and air quality, noise, biological resources, archaeological and cultural resources, potable water, wastewater, storm drainage, electrical power, solid and hazardous waste, police and fire protection, socio-economic factors, traffic, parking, and visual resources, when considered collectively with the known foreseeable actions.

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

No threatened, endangered or candidate listed bird, mammal, or plant species protected by federal and state regulations would be negatively impacted by the proposed action. There are no significant biological resources, including habitat for protected species, in the project vicinity.

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

The proposed action would not substantially affect air or water quality or ambient noise levels. The use of best management practices would minimize construction-related impacts, and the project would comply with applicable federal, state and county regulations and standards. Surface water quality and air quality would not be significantly impacted. Increases in ambient noise resulting from increased vehicular traffic is not expected to significantly impact nearby homes.

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

The proposed site is in an upland location that has been heavily modified over the past 60 years and has been previously developed to support US Navy and USDA quarantine facilities. Hai'kū Valley has also been heavily modified over the same period supporting US Navy and USCG activities and as a corridor for the H-3 Freeway. The proposed action has the potential to help restore natural and cultural resources in the valley that have been heavily modified in the historic period.

12. *Substantially affects scenic vistas and viewplanes identified in County or State plans or studies;*

The proposed action would not obstruct or affect scenic vistas and viewplanes identified in county or state plans or studies.

13. *Requires substantial energy consumption.*

Increased energy use associated with the proposed action would be mitigated by . the planned reuse and recycling of the former USDA campus, economy of scale factors associated with increasing enrollment (vs. starting from scratch), and the effect of moving from outmoded energy appliances and fixtures at the Kokokahi YWCA site to modern, more energy efficient fixtures at the new campus. Alternative energy forms will be used when possible. From a regional perspective, since population growth in Ko‘olau Poko is expected to remain stable over the foreseeable future, the proposed action would have a negligible effect on energy consumption.

Chapter 9: REFERENCES

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Chapter 10: PARTIES CONSULTED DURING PREPARATION OF THE DEA

An informational letter was sent on January 18, 2008 to 32 agencies and organizations (listed below) to solicit comments on the proposed action (attached). Substantive comments received are addressed in the DEA. A total of 16 agencies and organizations responded in writing (identified by an asterisk (*) below), and their letters and corresponding responses are included in Appendix A.

Approving Agency

Department of Hawaiian Home Lands

Federal Agencies

*U.S. Army Engineer District, Honolulu

U.S. Coast Guard

*U.S. Department of Agriculture, Natural Resources Conservation Service

U.S. Federal Highways Administration, Hawai'i Division

U.S. Navy, Naval Facilities Engineering Command Real Estate Department

State of Hawai'i Agencies

*Department of Accounting and General Services

Department of Business, Economic Development, Tourism, Office of Planning

Department of Health Environmental Planning Office

Department of Land and Natural Resources (DLNR)

*Land Division

State Historic Preservation Division

*Engineering Division

*Division of Forestry and Wildlife

*Commission on Water Resources Management

*Office of Conservation and Coastal Lands

*Department of Transportation

Office of Environmental Quality Control

*Office of Hawaiian Affairs

UH-Environmental Center

County Agencies

*Board of Water Supply

*Department of Design and Construction

Department of Environmental Services

*Department of Parks and Recreation

*Department of Planning and Permitting

Department of Transportation Services

Emergency Management Department

*Fire Department

*Police Department

Utility Companies

Hawaiian Electric Company
Hawaiian Telcom
Oceanic Time Warner Cable

Citizens Groups / Organizations / Other

Hakipu'u Learning Center
Hope Chapel Kāne'ōhe Bay
Kāne'ōhe Neighborhood Board
*Ko'olau Poko Hawaiian Civic Club
University of Hawai'i at Hilo, Kahuawaiola Teacher Education Program
Friends of Ha'ikū Stairs

Elected Officials

State Senators Jill Tokuda and Clayton Hee
State Representative Ken Ito
City Councilperson Barbara Marshall

Helber Hastert & Fee
Planners, Inc.

April 14, 2008

To: See Distribution List



**Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation - Draft Environmental Assessment
Ha'iku Valley, Island of O'ahu, Hawai'i
TMK (1) 4-6-15:14 and 4-6-14:18**

Dear Sir or Madam,

The Kamakau Charter School proposes to develop a new, approximately ten-acre campus on land leased from the Department of Hawaiian Home Lands. The site is part of the former U.S. Coast Guard's Ha'iku Valley Omega Station that was turned over to the present owner in 1999. The proposed campus was most recently developed and operated as a bird quarantine station by the U.S. Department of Agriculture, which ceased operations in 1997. School enrollment for the 2009-2010 school year (first year at the Ha'iku site) is projected at about 130 students (Pre-Kindergarten through Grade 12). The School's mission is to foster success for all members of our learning community by providing a culturally healthy and responsive learning environment.

Our firm has been contracted by the School to prepare an environmental assessment (EA) for the proposed improvements in compliance with Chapter 343, Hawai'i Revised Statutes.

This pre-assessment consultation is intended to ensure that interested parties are notified of the forthcoming Draft EA, and given the opportunity to identify relevant issues and concerns that should be addressed in the EA. A project summary and location map are enclosed for your information. Should you have any written comments, please submit them by April 28, 2008 to:

Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813
Attn: Tom Fee

Thank you for your interest in this project.

Sincerely,

Thomas A. Fee, AICP
Principal

Attachments: Distribution List
Project Summary
Location Map

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Helber Hastert & Fee
Planners, Inc.

Distribution:

Approving Agency
Department of Hawaiian Home Lands

Federal Agencies
U.S. Department of Agriculture, Natural Resources Conservation Service
U.S. Army Engineer District, Honolulu
U.S. Federal Highways Administration, Hawaii Division
U.S. Navy, Naval Facilities Engineering Command Real Estate Department

State of Hawai'i Agencies
Department of Accounting and General Services
Department of Land and Natural Resources (DLNR)
State Historic Preservation Division
Office of Conservation and Coastal Lands
Department of Business, Economic Development, Tourism, Office of Planning
Department of Health Environmental Planning Office
Department of Transportation
Office of Environmental Quality Control
Office of Hawaiian Affairs
UH-Environmental Center

County Agencies
Fire Department
Police Department
Parks and Recreation Department
Planning and Permitting Department
Design and Construction Department
Emergency Management Department
Environmental Services Department
Transportation Services Department
Board of Water Supply

Utility Companies
Hawaiian Telcom
Hawaiian Electric Company
Oceanic Time Warner Cable

Citizens Groups / Organizations / Other
Kaneohe Neighborhood Board
Ko'olaupoko Hawaiian Civic Club
Hope Chapel Kaneohe Bay
Hakipu'u Learning Center
University of Hawai'i at Hilo, Kahuawaiola Teacher Education Program

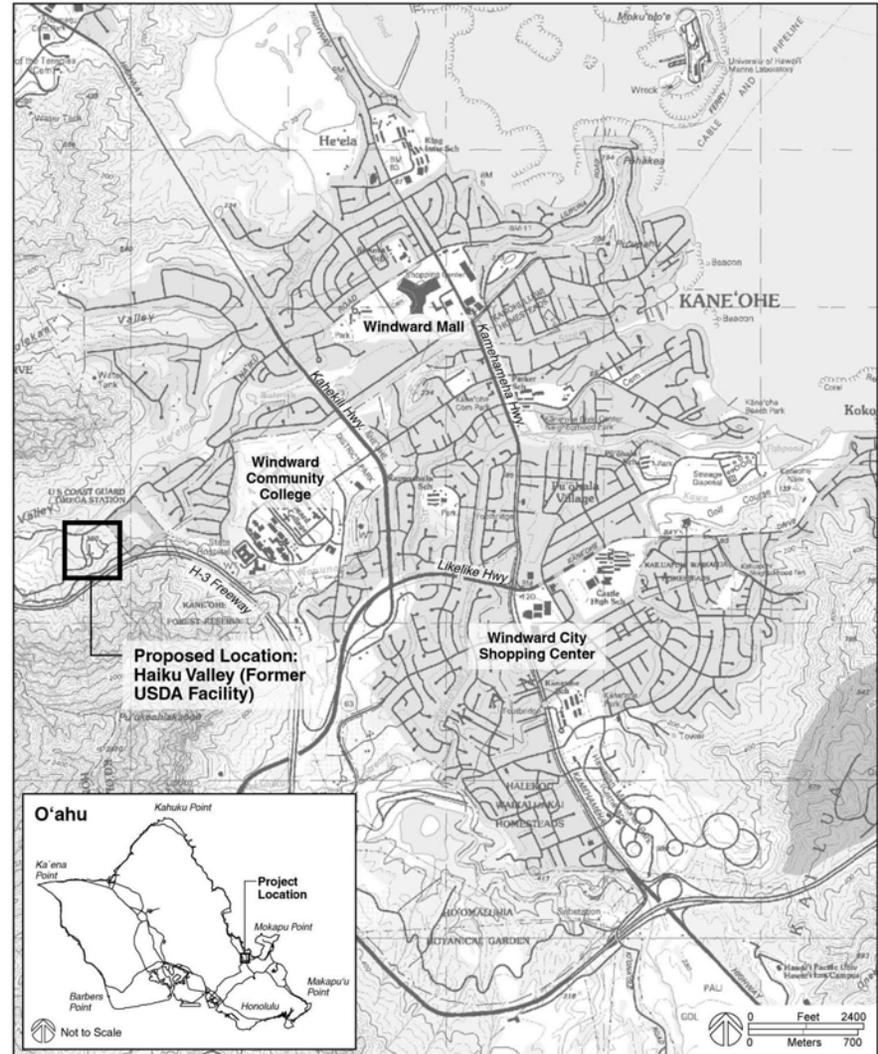
Elected Officials
State Senators Jill Tokuda and Clayton Hee
State Representative Ken Ito
City Councilperson Barbara Marshall

Ke Kula 'o Samuel M. Kamakau Public Charter School EA

April 2008

PROJECT SUMMARY

| | |
|--|---|
| Project Name: | Ke Kula 'o Samuel M. Kamakau Public Charter School |
| Applicant: | Ke Kula 'o Samuel M. Kamakau Public Charter School |
| EA Preparer: | Helber Hastert & Fee, Planners 733 Bishop Street, Suite 2590 Honolulu, HI 96813 Phone: (808) 545-2055 Fax: (808) 545-2050 Tom Fee/Norren Kato |
| Approving Agency: | Department of Hawaiian Home Lands |
| Proposed Action: | Rehabilitate former USDA facility for use as a pre-school through grade 12 public charter school campus. |
| Chapter 343, Hawai'i Revised Statutes "Trigger:" | Use of State lands |
| Project Location: | Ha'iku Valley, Oahu |
| Tax Map Key: | 4-6-15:14 (USDA site) 4-6-14:18 (access easement) |
| Landowner: | Department of Hawaiian Home Lands, Land Management Division |
| Existing Land Uses: | Vacant since 1997. Seven pre-existing structures are located on the site, oriented around an internal, paved roadway network. |
| State Land Use District: | Conservation (General Subzone) |
| County Zoning: | Preservation-1, Restricted Preservation District |



Ke Kula 'o Samuel M. Kamakou Charter School
Project Location
Draft Environmental Assessment

Helber Hastert & Fee, Planners

Chapter 11: COMMENTS AND RESPONSES TO THE DEA

A copy of the Draft EA was sent to 42 agencies and organizations (listed below) on June 19, 2008 to solicit comments on the proposed action and potential impacts. Substantive comments received were addressed in the Final EA. A total of 18 agencies (including 5 divisions within DLNR) and organizations responded in writing (identified by an asterisk (*) below), and their letters and corresponding responses are included in Appendix B.

A presentation on the proposed relocation plan was made to the Kāne'ōhe Neighborhood Board at its July 17, 2008 regular meeting (a summary of the presentation, as recorded in the Board's meeting minutes, is provided in Appendix D). Board members asked several questions and there were no negative comments or concerns raised about the proposed action.

Approving Agency

Department of Hawaiian Home Lands

Federal Agencies

*U.S. Army Engineer District, Honolulu

U.S. Coast Guard

U.S. Department of Agriculture, Natural Resources Conservation Service

U.S. Federal Highways Administration, Hawai'i Division

State of Hawai'i Agencies

*Department of Accounting and General Services

Department of Business, Economic Development, Tourism, Office of Planning

*Department of Health Environmental Planning Office

Department of Land and Natural Resources (DLNR)

*Land Division

*State Historic Preservation Division

*Engineering Division

*Division of Forestry and Wildlife

*Division of State Parks

Commission on Water Resources Management

Office of Conservation and Coastal Lands

*Department of Transportation

Office of Environmental Quality Control

*Office of Hawaiian Affairs

UH-Environmental Center

County Agencies

*Board of Water Supply

Department of Design and Construction

Department of Environmental Services

*Department of Parks and Recreation

*Department of Planning and Permitting

Department of Transportation Services

- *Emergency Management Department
- *Fire Department
- *Police Department
- *Department of Facilities Maintenance

Utility Companies

- Hawaiian Electric Company
- Hawaiian Telcom
- *Oceanic Time Warner Cable

Citizens Groups / Organizations / Other

- Hakipu'u Learning Center
- Hope Chapel Kāne'ōhe Bay
- Kāne'ōhe Neighborhood Board
- Ko'olau Poko Hawaiian Civic Club
- University of Hawai'i at Hilo, Kahuawaiola Teacher Education Program
- Friends of Ha'ikū Stairs

Elected Officials

- State Senators Jill Tokuda and Clayton Hee
- State Representative Ken Ito
- City Councilperson Barbara Marshall

APPENDIX A
Pre-Assessment Consultation Correspondence



REPLY TO
ATTENTION OF:

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

May 23, 2008

Regulatory Branch

File Number POH-2008-118

Mr. Thomas A. Fee
Helber, Hastert and Fee Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813



Dear Mr. Fee:

We have received your April 14, 2008, Pre-Assessment Consultation for Kamakau Charter School's proposed development of a new, approximately ten-acre campus. The site is located within TMK (1) 4-6-15:14 and 4-6-14:18, at Latitude 21.405° N. and Longitude 157.824° W., in Haiku Valley, Oahu. The file has been assigned file number POA-2008-118, which should be referred to in all future correspondence with us.

We recommend the draft EA address whether any potential waters of the U.S., as represented by the presence of perennial, intermittent or ephemeral streams or wetlands, are in, adjacent to or flow through, the land parcel subject to development. The EA should also disclose whether any streams or other aquatic resources that may occur within the land parcel have an existing direct or indirect surface water connection to the Pacific Ocean.

Section 404 of the Clean Water Act requires that a Department of the Army (DA) permit be obtained for the discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide extending shoreward to the mean high water mark.

We appreciate the opportunity to provide comments on the proposed development project and associated EA. Should you have any questions, please contact Mr. Benjamin Soiseth of my staff at (808) 438-2039 or at Benjamin.N.Soiseth@usace.army.mil. For additional information about our Regulatory Program, visit our web site at <http://www.poh.usace.army.mil/EC-R/EC-R.htm>.

Sincerely,

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

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. George P. Young, P.E.
Chief, Regulatory Branch
U.S. Army Engineer District, Honolulu
Department of the Army
Fort Shafter, Hawaii 96858-5540



Dear Mr. Young,

File Number: POH-2008-118
Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18

Thank you for your letter dated May 23, 2008. The EA will address whether any potential waters of the U.S. are in, adjacent to or flow through the subject parcel. The EA will also disclose whether any streams or other aquatic resources that may occur on the parcel have an existing direct or indirect surface water connection to the Pacific Ocean. Soils on the site are Lolekaa Series, Class B (LoD) characterized as a well drained, silty clay soil (i.e., not considered a hydric soil).

We appreciate your input and participation in the EA review process. You will receive a copy of the Draft EA. If you have any questions, please contact Norren Kato or me.

Sincerely,

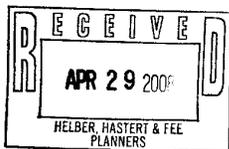
Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

United States Department of Agriculture



Natural Resources Conservation Service
P.O. Box 50004 Rm. 4-118
Honolulu, HI 96850
808-541-2600



April 28, 2008

Thomas A. Fee, AICP
Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Dear Mr. Fee,

Thank you for providing the USDA-Natural Resources Conservation Service (USDA-NRCS) the opportunity to review the Draft Environmental Assessment (EA) for the Kamakau Charter School. Please find enclosed an NRCS Soil Survey Map and associated soil reports. In review of the project site location it was found that no Prime or Important Farmlands exist or will be impacted at this site. However hydric soils are located in the project area. The Hydric Soils report indicates that soil map unit HnB contains 15 percent hydric soils. The location and extent of soil map unit HnB can be found on the enclosed soil map. Hydric soils identify potential areas of wetlands. If wetlands are identified on the property, any proposed impacts to these wetlands would need to demonstrate compliance with the "Clean Water Act", and may need an Army Corp of Engineers 404 permit.

The soil reports provide selected soil properties, and interpretations, i.e. flooding hazard, limitations for roads and dwellings, soil layers with USDA textures, and engineering classifications for soil map units found in the project area. The limitations for the selected uses, i.e. Local Roads and Streets, and Dwellings w/o Basements are very limited or severe. These ratings do not preclude the intended land use, however they do identify limitations for the use, which may require corrective measures, increase costs, and require continued maintenance.

The NRCS Soil Survey is a general planning tool and does not eliminate the need for an onsite investigation.

If you have any questions concerning the soils for this project please contact, Tony Rolfes, Assistant State Soil Scientist, by phone (808) 541-2600 x129 or email, Tony.Rolfes@hi.usda.gov.

Sincerely,

LAWRENCE T. YAMAMOTO
Director
Pacific Islands Area

cc: Michael Robotham, Assistant Director for Soil Science and Natural Resource Assessments,
USDA-NRCS, Honolulu, HI

Enclosures: (1)

Helping People Help the Land
An Equal Opportunity Provider and Employer

SOILS MAP Kamakau Charter School



Hydric Soils

Island of Oahu, Hawaii

| Map symbol and map unit name | Component | Percent of map unit | Landform | Hydric rating | Hydric criteria |
|------------------------------|-----------|---------------------|----------|---------------|-----------------|
|------------------------------|-----------|---------------------|----------|---------------|-----------------|

HnB:
 Hanalei silty clay, 2 to 6 percent slopes Inclusion 15 Alluvial flats Yes 2B3, 3

Explanation of hydric criteria codes:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. are somewhat poorly drained and have a water table at the surface (0.0 feet) during the growing season, or
 - B. are poorly drained or very poorly drained and have either:
 - 1.) a water table at the surface (0.0 feet) during the growing season if textures are coarse sand, sand, or fine sand in all layers within a depth of 20 inches, or
 - 2.) a water table at a depth of 0.5 foot or less during the growing season if permeability is equal to or greater than 6.0 in/hr in all layers within a depth of 20 inches, or
 - 3.) a water table at a depth of 1.0 foot or less during the growing season if permeability is less than 6.0 in/hr in any layer within a depth of 20 inches.
3. Soils that are frequently ponded for long or very long duration during the growing season.
4. Soils that are frequently flooded for long or very long duration during the growing season.

Selected Soil Interpretations

Island of Oahu, Hawaii

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

*This soil interpretation was designed as a "limitation" as opposed to a "suitability". The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation.

| Map symbol and soil name | Pct. of map unit | ENG - Dwellings W/O Basements (HI) * | |
|--------------------------|------------------|--------------------------------------|-------|
| | | Rating class and limiting features | Value |
| HnB: | | | |
| Hanalei | 85 | Severe | |
| | | Ponded (any duration) | 1.00 |
| | | Flash flooding > Rare | 1.00 |
| | | OL, OH, PT in 10-40" | 1.00 |
| LoD: | | | |
| Lolekaa | 100 | Severe | |
| | | Slopes > 15% | 1.00 |
| LoF: | | | |
| Lolekaa | 100 | Severe | |
| | | Slopes > 15% | 1.00 |

Selected Soil Interpretations

Island of Oahu, Hawaii

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

*This soil interpretation was designed as a "limitation" as opposed to a "suitability". The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation.

| Map symbol and soil name | Pct. of map unit | ENG - Local Roads and Streets | |
|--------------------------|------------------|------------------------------------|-------|
| | | Rating class and limiting features | Value |
| HnB: | | | |
| Hanalei | 85 | Very limited | |
| | | Ponding | 1.00 |
| | | Flooding | 1.00 |
| | | Low strength | 1.00 |
| | | Shrink-swell | 0.50 |
| LoD: | | | |
| Lolekaa | 100 | Very limited | |
| | | Slope | 1.00 |
| | | Low strength | 1.00 |
| LoF: | | | |
| Lolekaa | 100 | Very limited | |
| | | Slope | 1.00 |
| | | Low strength | 1.00 |

Water Features

Island of Oahu, Hawaii

| Map symbol and soil name | Hydrologic group | Surface runoff | Month | Water table | | Ponding | | Flooding | | | | | | | | |
|--------------------------|------------------|----------------|---------|-------------|-------------|---------------|------------|------------|----------|-----------|---------|------|---------|------------|------------|------------|
| | | | | Upper limit | Lower limit | Surface depth | Duration | Frequency | Duration | Frequency | | | | | | |
| HnB: Hanalei | C | Negligible | January | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Frequent | | | | | | | |
| | | | | | | | | | | February | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Frequent |
| | | | | | | | | | | March | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Frequent |
| | | | | | | | | | | April | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Frequent |
| | | | | | | | | | | May | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Occasional |
| | | | | | | | | | | June | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Occasional |
| | | | | | | | | | | July | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Occasional |
| | | | | | | | | | | August | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Occasional |
| | | | | | | | | | | September | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Occasional |
| | | | | | | | | | | October | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Occasional |
| | | | | | | | | | | November | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Frequent |
| | | | | | | | | | | December | 2.0-5.0 | >6.0 | 0.2-1.6 | Very brief | Very brief | Frequent |
| LoD: | | | | | | | | | | | | | | | | |
| Lolekaa | B | Medium | Jan-Dec | | | --- | --- | --- | None | | | | | | | |
| LoF: | | | | | | | | | | | | | | | | |
| Lolekaa | B | High | Jan-Dec | | | --- | --- | --- | None | | | | | | | |

Engineering Properties

Island of Oahu, Hawaii

| Map symbol and soil name | Depth <i>In</i> | USDA texture | Classification | | Fragments | | Percent passing sieve number-- | | | | Liquid limit | Plasticity index | |
|--------------------------|--------------------|-------------------------------|---|---------|---------------|----------------|--------------------------------|--------|--------|--------|--------------|------------------|-------|
| | | | Unified | AAASHTO | >10 Inches | 3-10 Inches | 4 | 10 | 40 | 200 | | | |
| | | | | | <i>Pct</i> | | | | | | <i>Pct</i> | | |
| HqB: Hanalei | 0-13 | Silty clay | MH-O (propose d), OH | A-7 | 0 | 0 | 0 | 95-100 | 95-100 | 90-100 | 85-100 | 65-75 | 20-30 |
| | 13-26 | Silty clay loam | MH-O (propose d), OH | A-7 | 0 | 0 | 0 | 95-100 | 95-100 | 90-100 | 85-100 | 65-75 | 20-30 |
| | 26-36 | Silty clay | MH-O (propose d), OH | A-7 | 0 | 0 | 0 | 95-100 | 95-100 | 90-100 | 75-100 | 65-75 | 20-30 |
| LoD: Lolekaa | 0-10 | Silty clay | MH-K (propose d) | A-7 | 0 | 0 | 0 | 95-100 | 95-100 | 95-100 | 90-100 | 60-70 | 20-30 |
| | 10-42 | Silty clay | MH-K (propose d) | A-7 | 0 | 0 | 0-5 | 95-100 | 95-100 | 95-100 | 90-100 | 60-70 | 20-30 |
| | 42-65 | Paragravelly loam, Silty clay | MH-K (propose d), ML-K (propose d) | A-7 | 0 | 5-20 | 80-95 | 80-95 | 80-95 | 80-90 | 75-90 | 40-60 | 10-20 |

5

Engineering Properties

Island of Oahu, Hawaii

| Map symbol and soil name | Depth <i>In</i> | USDA texture | Classification | | Fragments | | Percent passing sieve number-- | | | | Liquid limit | Plasticity index | |
|--------------------------|--------------------|-------------------------------|---|---------|---------------|----------------|--------------------------------|--------|--------|--------|--------------|------------------|-------|
| | | | Unified | AAASHTO | >10 Inches | 3-10 Inches | 4 | 10 | 40 | 200 | | | |
| | | | | | <i>Pct</i> | | | | | | <i>Pct</i> | | |
| LoF: Lolekaa | 0-10 | Silty clay | MH-K (propose d) | A-7 | 0 | 0 | 0 | 95-100 | 95-100 | 95-100 | 90-100 | 60-70 | 20-30 |
| | 10-42 | Silty clay | MH-K (propose d) | A-7 | 0 | 0 | 0-5 | 95-100 | 95-100 | 95-100 | 90-100 | 60-70 | 20-30 |
| | 42-65 | Paragravelly loam, Silty clay | MH-K (propose d), ML-K (propose d) | A-7 | 0 | 5-20 | 80-95 | 80-95 | 80-95 | 80-90 | 75-90 | 40-60 | 10-20 |

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Lawrence T. Yamamoto, Director
Pacific Islands Area
Natural Resources Conservation Service
United States Department of Agriculture
P.O. Box 50004, Rm. 4-118
Honolulu, Hawaii 96850



Dear Mr. Yamamoto,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 28, 2008 regarding the subject project and the accompanying soil reports. We have reviewed the soil maps and have determined the project site is located within the Lolekaa Series (well drained soils on fans or terraces). The Hanalei silty clay soils mentioned in your letter are associated with He'eia Stream, the centerline of which is located approximately 350 feet north of the site at an elevation approximately 40-80 feet below the site.

The site has been heavily modified and has been occupied by the US Navy and more recently the USDA, for the past 60 years. The site has been graded, an internal paved roadway with parking areas and storm drainage system is in place, and a number of CMU buildings associated with the USDA's quarantine facility remain on the property. There are no surface waters or areas that would constitute wetlands on the site.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Fee', written over a light blue horizontal line.

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

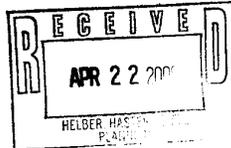
LINDA LINGLE
GOVERNOR



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

RUSS K. SAITO
COMPTROLLER
BARBARA A. ANNIS
DEPUTY COMPTROLLER
(P)1097.8

APR 21 2008



Mr. Thomas Fee
Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation - Draft Environmental Assessment
Haiku Valley, Island of Oahu, Hawaii
TMK: (1) 4-6-15:14 and 4-6-14:18

Thank you for the opportunity to provide comments on the pre-assessment consultation for the draft environmental assessment for the subject project. The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, please have your staff call Mr. Clarence Kubo of the Planning Branch at 586-0488.

Sincerely,

ERNEST Y. W. LAU
Public Works Administrator

CKK:mo

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Ernest Y.W. Lau, Public Work Administrator
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Lau,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 21, 2008 regarding the subject project. The letter indicates that you have determined that the proposed project does not impact any DAGS projects or existing facilities, and that you have no comments to offer at this time.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School



LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 29, 2008



Helber Hastert & Fee Planners, Inc.
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Attention: Mr. Thomas A. Fee, AICP
Principal

Dear Mr. Fee:

SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation – Draft Environmental Assessment – TMK's: (1) 4-6-15:14 and 4-6-14:18; Ha'iku Valley, O'ahu, Hawaii

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (a) Engineering Division, (b) Division of Forestry & Wildlife, (c) Commission on Water Resource Management, and (d) Office of Conservation & Coastal Lands on the subject matter. Should you have any questions, please feel free to call my office at 587-0433. Thank you.

Sincerely,

Morris M. Atta
Morris M. Atta
Acting Administrator

Enclosures

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 23, 2008

MEMORANDUM

TO: DLNR Agencies:
___ Div. of Aquatic Resources
___ Div. of Boating & Ocean Recreation
x Engineering Division
x Div. of Forestry & Wildlife
x Div. of State Parks
x Div. of Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division – Oahu District

FROM: *Morris M. Atta*
SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation – Draft Environmental Assessment
LOCATION: Ha'iku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Morris M. Atta*
Date: 4/28/08

cc: Central Files

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
RUSSELL Y. TSUIJ
DEPT. CHIEF
KEN C. KAWAHARA
DEPT. CHIEF
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES REPORTMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAWAII ISLAND RESERVE COMMISSION
LAND
STATE PARKS

RECEIVED
LAND DIVISION
2008 APR 28 2:22
MORRIS M. ATTA

08 APR 24 PM 07:35 ENGINEERING

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/MorrisAtta
Ref.: DEAKaKulaSamuelLabPublicCharterSchool
Oahu.611

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone D. The Flood Insurance Program does not have any regulations for developments within Flood Zone D.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

- (X) The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- (X) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

() Additional Comments: _____

() Other: _____

Should you have any questions, please call Ms. Suzie Agraan of the Planning Branch at 587-0258.

Signed: Eric T. Hirano
ERIC T. HIRANO, CHIEF ENGINEER
Date: 4/28/08

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

Laura H. Thullen
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
Russell Y. Tseji
FIRST DEPUTY
Ken C. Kawahara
DEPUTY DIRECTOR - WATER
Aquatic Resources
Boating and Ocean Recreation
BUREAU OF CONSERVANCY
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORY PRESERVATION
KAPOLANE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

April 23, 2008

MEMORANDUM

TO: DLNR Agencies:
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Div. of Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division – Oahu District

FROM: Morris M. Atta *Charlene*
 SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation – Draft Environmental Assessment
 LOCATION: Ha'iku Valley, Oahu
 APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: Paul J. Conry
Date: 4/24/08

PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE

APR. 24 2008

cc: Central Files

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 23, 2008

MEMORANDUM

TO: **DLNR Agencies:**
___ Div. of Aquatic Resources
___ Div. of Boating & Ocean Recreation
 x Engineering Division
 x Div. of Forestry & Wildlife
 x Div. of State Parks
 x Div. of Water Resource Management
 x Office of Conservation & Coastal Lands
 x Land Division – Oahu District

FROM: Morris M. Atta *Charles*
SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation – Draft Environmental Assessment
LOCATION: Ha'iku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- () We have no objections.
- () We have no comments.
- () Comments are attached.

Signed: _____
Date: _____

cc: Central Files

Laura H. Thelen
Chairperson
Board of Land and Natural Resources
Commission on Water Resource Management
Russell C. Tsuiji
First Deputy
Ken C. Kawahara
Deputy Director - Water
Aquatic Resources
Boating and Ocean Recreation
Bureau of Conservation
Commission on Water Resource Management
Conservation and Coastal Lands
Conservation and Resources Enforcement
Engineering
Forestry and Wildlife
Historic Preservation
Koolaweke Island Reserve Commission
Land
State Parks

LINDA LINGLE
GOVERNOR OF HAWAII



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

April 24, 2008

REF: Ke Kula o Samuel M. Kamakau Pre-Assessment DEA.dr

TO: Morris Atta, Acting Administrator
Land Division
FROM: Ken C. Kawahara, P.E., Deputy Director
Commission on Water Resource Management *Ken C. Kawahara*
SUBJECT: Ke Kula o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation - Draft Environmental Assessment
FILE NO.: NA

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrm>.

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM: Additional information and forms are available at www.hawaii.gov/dlnr/cwrm/forms.htm.

- 4. The proposed water supply source for the project is located in a designated ground-water management area, and a Water Use Permit is required prior to use of ground water.
- 5. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.
- 6. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

Morris Atta, Acting Administrator
Page 2
April 24, 2008

- 7. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- 8. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 9. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.
- 10. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
- 11. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 12. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- 13. We recommend that the report identify feasible alternative non-potable water resources, including reclaimed wastewater.
- OTHER:

Please provide additional information such as a site plan and construction details for the proposed project. A Stream Channel Alteration Permit may be required for any work in Heeiea Stream.

If there are any questions, please contact Robert Chong at 587-0266.

LINDA LINGLE
GOVERNOR OF HAWAII



RECEIVED
DIVISION

APR 25 P 1:46

DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

Laura H. Thieleen
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
RUSSELL V. TSUIJ
DEPUTY DIRECTOR - WATER

2008 APR 23 P 4:46

DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE OF HAWAII

April 23, 2008

MEMORANDUM

TO: **DLNR Agencies:**
___ Div. of Aquatic Resources
___ Div. of Boating & Ocean Recreation
x Engineering Division
x Div. of Forestry & Wildlife
x Div. of State Parks
x Div. of Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division - Oahu District

FROM: Morris M. Atta *Chalene*
SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation - Draft Environmental Assessment
LOCATION: Ha'iku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

SEE ATTACHMENTS.

- () We have no objections.
- () We have no comments.
- (x) Comments are attached.

Signed: *[Signature]*
Date: *4-28-08*

cc: Central Files

PK

LINDA LINGLE
CLERK
STATE OF HAWAII



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

September 4, 2003

Mr. Eric Crispin, Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Crispin:

Subject: Exemption of Hawaiian Home Lands from Conservation
District Use Restrictions - Pertaining to Tax Map
No. (1)8-6-01:(portion of)01; Waianae, Oahu

Enclosed are copies of prior correspondence dated September 10,
1990 and November 15, 1991, in which Mr. William W. Paty, then
Chairperson of the Board of Land and Natural Resources, and Ms.
Hoaliku Drake, then Chairman of the Hawaiian Homes Commission,
determined that lands having the status of Hawaiian home lands were
not subject to Conservation District Use (CDU) restrictions and an
application seeking a permit for non-conforming use was unnecessary.

In our opinion, the same determination applies to the use of the
parcel identified by Tax map Key No. (1)8-6-01:01, due to the fact
that the parcel is Hawaiian home lands. This letter therefore is our
declaration that the subject parcel is exempt from CDU restrictions.
By copy of this letter, the Honorable Peter Young, current Chairperson
of the Board of Land and Natural Resources will be informed that we
are exempting the subject parcel from CDU restrictions.

If you or your staff have questions or need further
clarification, you may contact Mr. Mike McElroy, Land Management
Division Administrator, at 587-6434.

Aloha and mahalo,

Micah A. Kane, Chairman
Hawaiian Homes Commission

cc: The Honorable Peter Young, Chairperson, Board of Land and Natural
Resources (w/ enc.)

44163

RECEIVED

03 SEP -5 18:30

MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION
BEN HENDERSON
DEPUTY TO THE CHAIRMAN
KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
& NATURAL RESOURCES

RECEIVED
LAND DIVISION
2003 SEP -8 10:21
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

JOHN WAIHEE
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

November 5, 1991



bcc: ADM/LDD READING FILES
LDD STAFF: Linda Chinn
LME Subject File LA-285
LME Reading File
Rodney Asada
(WHDO)
All HHC Commissioners (8)

MEMORANDUM

TO: The Honorable William W. Paty, Chairperson
Board of Land and Natural Resources

FROM: Hoaliku L. Drake, Chairman
Hawaiian Homes Commission *Hoaliku Drake*

SUBJECT: Withdrawal of Conservation District Use Application for
Proposed Radio Signal Relay Site, Humuula, Island of
Hawaii

Visionary Related Entertainment, Inc., the proposed
licensee for a radio signal relay antenna to be placed on
Hawaiian home lands at Humuula, island of Hawaii, has filed for
a Conservation District Use Permit with the Office of
Conservation and Environmental Affairs on October 8, 1991.

It was discovered that pursuant to Section 206 of the
Hawaiian Homes Commission Act, and confirmed by your office per
your letter of September 10, 1990 to the Department of Parks and
Recreation of the City and County of Honolulu (enclosed for your
information), the Board of Land and Natural Resources has no
jurisdiction over Hawaiian home lands, therefore, the CDUA
submitted was not necessary.

The Department of Hawaiian Home Lands hereby requests to
withdraw the application as landowner of the property. Please
accept our apologies for any inconvenience this may have caused
your department.

Should you have any question, please call Linda Chinn,
Hawaii Island Land Agent at 548-5410.

HLD:lc

Enclosure

cc: Mr. John Detz, President
Visionary Related Entertainment, Inc.



WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

SEP 11 11 15 PM '90

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 521
HONOLULU, HAWAII 96809

MICROFILMED
MAR 2 1997
DEPT. OF HAWAIIAN FORESTRY AND WILDLIFE
PROGRAM - LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REF:OCEA:JN

File No.: OA-2394
Doc. No.: 9148E

SEP 10 1990

The Honorable Walter M. Ozawa, Director
Department of Parks and Recreation
City and County of Honolulu
650 So. King Street
Honolulu, Hawaii 96813

Dear Mr. Ozawa:

Subject: Conservation District Use Application for Proposed
Makapuu Beach Park Improvements

During further review of the subject Conservation District Use Application, it was discovered that the Board of Land and Natural Resources has no jurisdiction over Hawaiian home lands. This is stated in Section 206 of the Hawaiian Homes Commission Act. The CDUA submitted to us for improvements at Makapuu Beach Park is, therefore, unnecessary. I regret our not having realized this earlier and apologize for any inconvenience this may have caused your Department. A refund of the CDUA application fee will be forthcoming.

Very truly yours,

William W. Paty
William W. Paty

cc: DHHL

Sec. 204.5 HAWAIIAN HOMES COMMISSION ACT

pursuant to the provisions of that part, except these revenue bonds shall be issued in the name of the department, and not in the name of the State.

As applied to the department, the term "undertaking" as used in part III of chapter 39 shall include a residential development or a development of homestead, commercial, or multipurpose projects under this Act. The term "revenue" as used in part III of chapter 39, shall include all or any portion of the rentals derived from the leasing of Hawaiian home lands or available lands, whether or not the property is a part of the development being financed. [L 1989, c 283, pt of §2]

§205. [Sale or lease, limitations on.] Available lands shall be sold or leased only (1) in the manner and for the purposes set out in this title, or (2) as may be necessary to complete any valid agreement of sale or lease in effect at the time of the passage of this Act; except that such limitations shall not apply to the unselected portions of lands from which the department has made a selection and given notice thereof, or failed so to select and give notice within the time limit, as provided in paragraph (3) of section 204 of this title.*

§206. [Other officers not to control Hawaiian home lands; exception.] The powers and duties of the governor and the board of land and natural resources, in respect to lands of the State, shall not extend to lands having the status of Hawaiian home lands, except as specifically provided in this title. [Am L 1963, c 207, §5(a), (b)]

Note

The Act of July 10, 1937, c 484, 50 Stat 508, provides in part: "That the legislature of the Territory of Hawaii may create a public corporate authority to engage in slum clearance, or housing undertakings, or both, within such Territory.... The legislature.... may, without regard to any federal acts restricting the disposition of public lands of the Territory, authorize the commissioner of public lands, the Hawaiian homes commissioner, and any other officers of the Territory having power to manage and dispose of its public lands, to grant, convey, or lease to such authority parts of the public domain, and may provide that any of the public domain or other property acquired by such authority may be mortgaged by it as security for its bonds...."

Attorney General Opinions

Governor's power to set aside public lands by executive order does not extend to Hawaiian home lands. Att. Gen. Op. 75-3.

Law Journals and Reviews

Native Hawaiians, Self-Determination, and the Inadequacy of the State Land Trusts. 14 UH L. Rev. 519.

§207. Leases to Hawaiians, licenses. (a) The department is authorized to lease to native Hawaiians the right to the use and occupancy of a tract or tracts of Hawaiian home lands within the following acreage limits per each lessee: (1) not more than forty acres of agriculture lands or lands used for aquaculture purposes; or (2) not more than one hundred acres of irrigated pastoral lands and not more than one thousand acres of other pastoral lands; or (3) not more than one acre of any class of land to be used as a residence lot; provided that in the case of any existing lease of a farm lot in the Kalaniana'ole Settlement on Molokai, a residence lot may exceed one acre but shall not exceed four acres in area, the location of such area to be selected by

*The reference was to paragraph (3) of section 204 as originally enacted, which fixed a period of eight years after the first meeting of the commission [department]. The first meeting was held September 20, 1921. [Am L 1963, c 207, §2]

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 6, 2008

Laura H. Thiele
Chairperson
Board of Land and Natural Resources
Commission on Water Resource Management



Helber Hastert & Fee Planners, Inc.
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Attention: Mr. Thomas A. Fee, AICP
Principal

Dear Mr. Fee:

SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation – Draft Environmental Assessment –
TMK's: (1) 4-6-15:14 and 4-6-14:18; Ha'iku Valley, O'ahu, Hawaii

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time we have further additional comments from the Division of State Parks on the subject matter. Should you have any questions, please feel free to call my office at 587-0433. Thank you.

Sincerely,

Morris M. Atta
Morris M. Atta
Acting Administrator

Enclosures

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 23, 2008

MEMORANDUM

TO: DLNR Agencies:
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Div. of Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division – Oahu District

FROM: Morris M. Atta *M. Atta*
SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation – Draft Environmental Assessment
LOCATION: Ha'iku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- () We have no objections.
- (/) We have no comments.
- () Comments are attached.

Signed: *Morris M. Atta*
Date: 5/14/08

cc: Central Files

51582

Laura H. Thiele
Chairperson
Board of Land and Natural Resources
Commission on Water Resource Management

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONSERVATION
COMMISSION ON WATER RESOURCE MANAGEMENT
OFFICE OF CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORICAL PRESERVATION
KAOIOLAINE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

RECEIVED
STATE PARKS

'08 APR 24 A9:33

DEPT OF LAND &
NATURAL RESOURCES

RECEIVED
LAND DIVISION
2008 MAY - 5 P 3:30

LINDA LINGLE
GOVERNOR OF HAWAII



Laura H. Thiele
Chairperson
Board of Land and Natural Resources
Commission on Water Resource Management

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 1, 2008



Helber Hastert & Fee Planners, Inc.
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Attention: Mr. Thomas A. Fee, AICP
Principal

Dear Mr. Fee:

SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation – Draft Environmental Assessment –
TMK's: (1) 4-6-15:14 and 4-6-14:18; Ha'iku Valley, O'ahu, Hawaii

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

Other than the comments from (a) Engineering Division, (b) Division of Forestry & Wildlife, (c) Commission on Water Resource Management, and (d) Office of Conservation & Coastal Lands previously sent you, enclosed are comments from the Oahu District Land Office on the subject matter. Should you have any questions, please feel free to call my office at 587-0433. Thank you.

Sincerely,

Morris M. Atta
Morris M. Atta
Acting Administrator

Enclosures

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 23, 2008

MEMORANDUM

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Div. of Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District

From: ~~TO:~~
To:

FROM: *for* Morris M. Atta *Chaulene*
SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation – Draft Environmental Assessment
LOCATION: Ha'iku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*
Date: 4/29/08 *fil*

cc: Central Files

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Morris M. Atta, Acting Administrator
Land Division
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, Hawai'i 96809



Dear Mr. Atta,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letters dated April 29, 2008 and May 1, 2008 transmitting comments from the various DLNR divisions. Each of the comments is summarized below followed by our response.

Land Division: No comments.

Engineering Division:

- Project site is located in Flood Zone D. *Noted.*
- Projects within State lands requiring water service from BWS will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage. *Noted.*
- Water demands and required infrastructure should be submitted for review (including water demand calculations). *To be submitted.*

Division of Forestry and Wildlife: No comments.

Commission on Water Resource Management:

- Recommends coordination with the county Planning Department and/or Board of Water Supply. *Ongoing.*
- Recommends coordination with DLNR Engineering Division. *Ongoing.*
- Stream Channel Alternation Permit(s) required before any alternation can be made to the bed and/or banks of a stream channel. *No surface streams are within the project site.*

Helber Hastert & Fee
Planners, Inc.

Mr. Morris M. Atta
June 10, 2008
Page 2

Office of Conservation and Coastal Lands:

- Comments consisted of copies of previous correspondence relating to Section 206 of the Hawaiian Home Commission Act ("The powers and duties of the governor and the board of land and natural resources ... shall not extend to land having the status of Hawaiian home lands..."). *Noted.*

Division of State Parks: No comments.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

LAURA H. THELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
RUSSELL V. TSUJI
DIRECTOR
KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF COASTAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF:OCCL:MC

Thomas A. Fee
Helber Hastert & Fee
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Dear Mr. Fee,

SUBJECT: Ke Kula 'O Samuel Kamakau Laboratory Public Charter School
Pre-Assessment Consultation, Draft Environmental Assessment
Ha'iku, Ko'olaupoko, O'ahu
TMK: (1) 4-6-15:14 and 14:18

The Office of Conservation and Coastal Lands (OCCL) has reviewed the information you submitted regarding a proposed charter school on the former US Coast Guard's Ha'iku Valley Omega Station.

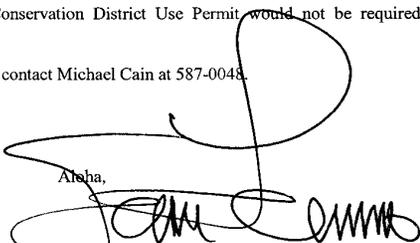
The subject parcel is in the General Subzone of the State Land Use Conservation District, and is owned by the Department of Hawaiian Home Lands.

Pursuant to the federal Hawaiian Homes Commission Act of 1920, as amended in 1997, §206, *The powers and duties of the governor and the board of land and natural resources, in respect to lands and of the State, shall not extend to lands having the status of Hawaiian home lands, except as specifically provided in this title.*

OCCL concludes from this that a Conservation District Use Permit ~~would~~ not be required for the proposed project.

Should you have any questions, please contact Michael Cain at 587-0048.

Aloha,


Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

Corr OA-08-224

MAY 28 2008



Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Samuel J. Lemmo
Administrator
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Lemmo,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated May 28, 2008. Your finding that a Conservation District Use Permit would not be required for the proposed project is noted.

We appreciate your input and participation in the EA review process. You will receive a copy of the Draft EA. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

c: Chair

LINDA LINGLE
GOVERNOR



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

May 2, 2008

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:
STP 8.2857



Mr. Thomas A. Fee, AICP
Principal
Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Ke Kulao Samuel M. Kamakau Laboratory Public Charter School
Early Consultation for Proposed New 10-Acre Campus

Thank you for requesting the Department of Transportation's (DOT) review of the subject project. This letter is provided as a follow up to earlier verbal comments provided by DOT staff. Our comments are as follows:

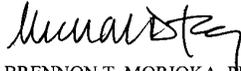
1. The project may impact traffic on Kahekili Highway by its contribution of vehicular activity onto the local streets. This traffic will merge with other traffic funneling from adjoining areas to collectively access the highways at certain intersections or points.
2. To ascertain the degree of impact a traffic assessment or traffic impact analysis report (TIAR) covering the project's initial enrollment to full enrollment at complete project build out, should be prepared by the developer/landowner and submitted as part of the project's environmental assessment. The traffic report should cover both project impacts and mitigation measures attributable to the project, if any.
3. Request four (4) copies of the environmental assessment report (with the TIAR) be provided to DOT Highways Division, Attn: Planning Branch, to enable simultaneous review by the appropriate Highways Division staff.

Mr. Thomas A. Fee
May 2, 2008
Page 2

STP 8.2857

We appreciate the opportunity to provide comments.

Very truly yours,


for BRENNON T. MORIOKA, P.H.D., P.E.
Director of Transportation

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Brennon T. Morioka, PH.D., P.E.
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097



Dear Dr. Morioka,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated May 2, 2008 regarding the subject project. The EA will include a traffic assessment that covers both project impacts and mitigation measures attributable to the project. Four copies of the EA, including the traffic assessment, will be forwarded to your planning branch as requested.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Fee'.

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

PHONE (808) 594-1888



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

FAX (808) 594-1865



HRD08/3647

May 20, 2008

Thomas Fee, Principal
Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

RE: Request for comments on the proposed Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, pre-assesment cosulation for a Draft Environmental Asestment (DEA), Ha'iku Valley, O'ahu, TMKs: 4-6-15:14 and 4-6-14:18.

Aloha e Thomas Fee,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated April 14, 2008. OHA has reviewed the project and offers the following comments.

OHA does note that the approving agency and the landowner are one and the same for this proposed project and we inquire as to whether or not any measures will be taken to avoid even the appearance of impropriety that is inherent in this situation.

Thank you for the opportunity to comment and we look forward to reviewing the DEA. If you have further questions, please contact Grant Arnold (808) 594-0263 or e-mail him at granta@oha.org.

'O wau iho nō me ka 'oia 'i'o,

Clyde W. Nāmu'o
Administrator

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Clyde W. Nāmu'o
Administrator
State of Hawaii
Office of Hawaiian Affairs
711 Kapi'olani Blvd., Suite 500
Honolulu, Hawaii 96813



Dear Mr. Nāmu'o,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated May 20, 2008. Your observation that the approving agency and the landowner are one and the same is noted. This is not an uncommon for public agencies in Hawaii. The EA is being prepared by an independent professional planning firm. The EA will be reviewed by a broad range of agencies and stakeholders. DHHL's professional staff will ultimately review the EA and determine if it warrants a FONSI or whether an EIS must be prepared. This recommendation would be presented to the Hawaiian Homes Commission for its final decision. There are a number of checks and balances in place to ensure the final decisionmaker that a careful and balanced assessment has been conducted.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

BOARD OF WATER SUPPLY

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



April 25, 2008

MUFI HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HATA
ALLY J. PARK
ROBERT K. CUNDIFF
MARC C. TILKER
CRAIG I. NISHIMURA, Ex-Officio
BRENNON T. MORIOKA, Ex-Officio
CLIFFORD P. LUM
Manager and Chief Engineer
DEAN A. NAKANO
Deputy Manager and Chief Engineer



Mr. Thomas A. Fee, AICP, Principal
Helber Hastert & Fee
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Your Letter Dated April 14, 2008 on the Pre-Assessment Consultation – Draft Environmental Assessment for Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, TMK: 4-6-15:14, 4-6-14:18

Thank you for your letter on the proposed Kamakau Charter School.

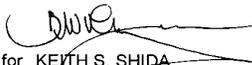
The existing water system cannot provide adequate fire protection for the proposed school. Our Water System Standards require a fire hydrant to be located within 125 linear feet of schools. Therefore, the developer will be required to install a fire hydrant in the vicinity of the school. The construction drawings should be submitted for approval. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The water meter for the proposed school should be located below the 400-foot elevation.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

for KEITH S. SHIDA
Program Administrator
Customer Care Division

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Keith S. Shida, Program Administrator
Customer Care Division
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843



Dear Mr. Shida,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 25, 2008 regarding the subject project. Our response is provided below.

1. Water system. The project civil engineer is in the process of consulting with pertinent agencies and designing the system.
2. Fire hydrant location. The project will be designed to meet BWS's Water System Standards.
3. On-site fire protection. The design team is working closely with the Honolulu Fire Department's Fire Prevention Bureau.
4. Water meter location will be submitted to BWS for review.
5. Construction drawings will be submitted for approval.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,


Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 523-4567
Web site: www.honolulu.gov

MUFI HANNEMANN
MAYOR



April 29, 2008

EUGENE C. LEE, P.E.
DIRECTOR

RUSSELL H. TAKARA, P.E.
DEPUTY DIRECTOR



Mr. Thomas A. Fee, AICP
Helber, Hastert and Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Ke Kula o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation – Draft Environmental Assessment
Haiku Valley, Island of Oahu, Hawaii
TMK: (1) 4-6-15:14 and 4-6-14:18

Thank you for giving us the opportunity to comment on the above Pre-Assessment Consultation – Draft Environmental Assessment.

The Department of Design and Construction has the following comments:

- The Department of Planning and Permitting should be contacted on the adequacy of sewers in the area.
- The proposed development of the charter school on this site will possibly preclude the City's pursuit of a future public access for the Ha'iku Stairs and the development of amenities such as parking, restrooms, visitor center, etc., at the former quarantine station site. This site is ideal for potential development of support facilities if the City were to consider opening the Stairs for public access.
- We recommend that Helber Hastert & Fee also contact for comments an officer of the non-profit organization, Friends of Ha'iku Stairs, Mr. John Flanigan, whose mailing address is 45-546 Kapalai Road, Kaneohe HI 96744.

Very truly yours,


Eugene C. Lee, P.E.
Director

ECL:lt (257273)

c: DDC Wastewater Division
DDC Facilities Division
Mr. John Flanigan, Friends of Haiku Stairs

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Eugene C. Lee, P.E., Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813



Dear Mr. Lee,

Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18

Thank you for your letter dated April 29, 2008 regarding the subject project. Our responses are provided below.

1. Sewers. The project will be serviced by an individual wastewater system designed in accordance with DOH standards. The project will not connect to the City's wastewater system.
2. Ha'iku Stairs. The effect of the proposed action on the City's planned Ha'iku Valley Cultural and Nature Preserve and Ha'iku Stairs is discussed in the EA. The construction of a school campus on the former USDA quarantine site would preclude the City from constructing a visitor center at that site, although the City would need to negotiate a land exchange with the landowner before that action could realistically be contemplated. Access to the Ha'iku Stairs would not be affected by the proposed action; access would continue to be from Windward Community College and the H-3 service road or via the former Omega Station access road, although access to those roads continue to be restricted by area landowners.
3. Friends of Ha'iku Stairs. Thank you for the referral to Mr. Flanagan. We have initiated consultation with him and his organization will participate in the EA review process.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

KAPOLEI HALE • 1000 ULUOHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3003 • FAX: (808) 768-7053 • INTERNET: www.honolulu.gov

MUFI HANNEMANN
MAYOR



May 30, 2008

LESTER K. C. CHANG
DIRECTOR

GAIL Y. HARAGUCHI
DEPUTY DIRECTOR



Mr. Thomas A. Fee, AICP
Helber, Hastert and Fee, Planners, Inc.
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

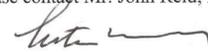
Dear Mr. Fee:

Subject: Ke Kula o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation-Draft Environmental Assessment
Haiku Valley, Island of Oahu, Hawaii
TMK: (1) 4-6-15: 14 and 4-6-14:18

Thank you for the opportunity to review and comment at the Pre-Assessment Consultation stage of the Draft Environmental Assessment for the Ke Kula o Samuel M. Kamakau Laboratory Public Charter School.

The Department of Parks and Recreation considers the subject site as ideal for a future public access, parking, restrooms and visitor center if the City were to consider opening the Haiku Stairs for public access. Development of the subject site could significantly impact the City's future options.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.


LESTER K. C. CHANG
Director

LKCC:jr
(257309)

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Lester K. C. Chang, Director
Department of Parks and Recreation
City and County of Honolulu
Kapolei Hale
1000 Uluohia Street, Suite 309
Kapolei, Hawai'i 96707

Dear Mr. Chang,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated May 30, 2008 regarding the subject project. Your response has been incorporated into the document and will be included in its entirety in the Draft EA Appendix.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulu.gov

MUFI HANNEMANN
MAYOR



April 30, 2008

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANIGUE
DEPUTY DIRECTOR

2008/ELOG-917 (mw)



Mr. Thomas A. Fee, AICP
Helber Hastert & Fee Planners, Inc.
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Environmental Assessment Pre-Consultation for a
Public Charter School in Haiku Valley, Oahu

As you requested in your April 14, 2008 letter, we have reviewed the subject project. We have two (2) comments regarding the reuse of the former U.S. Coast Guard Omega Station.

First, the designation on the Koolaaupoko Sustainable Communities Plan (SCP) Land Use Map is "Major Parks, Golf Courses, and Cemeteries, and Nature Preserves." This is because the SCP calls for the site to be developed into a City park, the "Haiku Valley Cultural and Nature Preserve." The site is also outside the Urban Community Boundary. Compliance with the SCP should be discussed in the EA.

Second the EA should discuss City efforts to acquire access rights and to provide public parking so that the popular Haiku Stairs trail and staircase could be reopened, and that there is still public interest in this. We recommend consultation with the Departments of Parks and Recreation and Design and Construction and discussion of City plans related to this site.

Should you have any questions regarding the above comments, please contact Mike Watkins of the Policy Planning Branch at 768-8044.

Very truly yours,

Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:js

cc: Office of Environmental Quality Control
Department of Parks and Recreation
Department of Design and Construction

p:\DivFunction\EA-EIS\2008\Haiku Valley-Pre.doc

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

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

Dear Mr. Eng,

Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18

Thank you for your letter dated April 30, 2008 regarding the subject project. Our responses are provided below.

1. Consistency with the Ko'olau Poko SCP. The EA will include a discussion of the proposed action's consistency with plans and policies and controls, including the SCP.
2. Ha'ikū Stairs. The EA will discuss the City's efforts to acquire access rights and public parking for the stairs. DPR and DDC are also being consulted as part of this EA, as are the Friends of Ha'ikū Stairs.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

MUFU HANNEMANN
MAYOR



April 24, 2008

KENNETH G. SILVA
FIRE CHIEF

ALVIN K. TOMITA
DEPUTY FIRE CHIEF



Mr. Thomas A. Fee, AICP, Principal
Helber Hastert & Fee Planners, Inc.
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Preassessment Consultation
Draft Environmental Assessment
Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School
Tax Map Keys: 4-6-015: 014 and 4-6-014: 018

In response to your letter dated April 14, 2008, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material you provided and requires that the following be complied with:

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

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire

Mr. Thomas A. Fee, AICP, Principal
Page 2
April 24, 2008

apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

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

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

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SK:bh

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Kenneth G. Silva, Fire Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, Hawaii 96813-5007



Dear Chief Silva,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 24, 2008 regarding the subject project. The project engineers are presently working with your staff to ensure that the requirements noted in your letter are addressed to the Department's satisfaction. A full discussion of the items will be provided in the EA. Civil drawings will be submitted to HFD for review and approval.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Fee'.

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu-pd.org

MUFU HANNEMANN
MAYOR

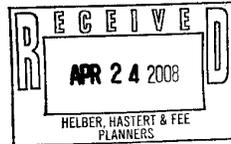


BOISSE P. CORREA
CHIEF

PAUL D. PUTZULU
KARL A. GODSEY
DEPUTY CHIEFS

OUR REFERENCE BS-KP

April 22, 2008



Mr. Thomas A. Fee
Helber Hastert & Fee Planners, Inc.
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

This is in response to your letter of April 14, 2008, requesting comments on the Pre-Assessment Consultation, Draft Environmental Assessment, for the Ke Kula`o Samuel M. Kamakau Laboratory Public Charter School 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 Kenneth Simmons of District 4 at 247-2166 or Mr. Brandon Stone of the Executive Office at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

By 
DEBORA A. TANDAL
Assistant Chief of Police
Support Services Bureau

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

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



Dear Chief Correa,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula `O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 22, 2008 regarding the subject project. We will include your finding – that the project should have no significant impact on the facilities or operations of HPD – in the EA.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

Serving and Protecting With Aloha



KO'OLAUPOKO HAWAIIAN CIVIC CLUB

April 23, 2008



Mr. Thomas A. Fee
Helbert, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Re: Ke Kula`o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation – DEA – Ha`iku Valley

Dear Mr. Fee:

We wish to offer our mana`o regarding the proposed plans for the Samuel M. Kamakau Charter School to renovate the old Quarantine Station buildings in Ha`iku Valley for use as classrooms.

We support this renovation project, and have no immediate concerns regarding cultural or environmental impacts upon the lands of Ha`iku Valley.

Please include us on any future consultations regarding this project.

Mahalo,

MAHEALANI CYPHER
President

P. O. Box 664
Kaneohe, HI 96744
Ph. (808) 235-8111
koolaupokohec.org

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mahealani Cypher, President
Ko'olau Poko Hawaiian Civic Club
P.O. Box 664
Kaneohe, Hawaii 96744



Dear Ms. Cypher,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 23, 2008 and for your support of the proposed action. Your comment that you have no immediate concerns regarding cultural or environmental impacts upon the lands of Ha`ikū Valley is welcomed.

We appreciate your input and participation in the EA review process. You will receive a copy of the Draft EA. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

APPENDIX B
Comments and Responses to the Draft EA



REPLY TO
ATTENTION OF:

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

October 3, 2008

Regulatory Branch

File Number POH-2008-118

Mr. Thomas Fee
Helber Hastert & Fee, Planners, Inc.
733 Bishop Street
Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

This responds to your July 19, 2008 request for comments for a draft Environment Assessment (EA) for the Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation located at tax map keys (TMKs) 146014018 and 146015014 in Ha'ikū Valley, Kāne'ohe, O'ahu Island, Hawai'i. We have reviewed the information you submitted with respect to the Corps' authority to issue Department of the Army (DA) permits pursuant to Section 10 of the Rivers and Harbors Act (RHA) of 1899 (33 CFR 403) and Section 404 of the Clean Water Act (33 USC 1344).

Based on the draft EA you submitted, available sources, an on-site visit conducted on July 29, 2008 by Ms. Jessie Pa'ahana and Ms. Joy Anamizu of my staff, and requested information you provided, we have determined the proposed project site, as depicted on in the attached figure (Figure 4. Overall Site Plan) from the draft EA, appears to be absent of waters of the U.S. (WOUS), including adjacent wetlands, subject to our jurisdiction. We anticipate all work related the relocation of the subject charter school within the proposed project site will not involve the discharge of dredged and/or fill material into WOUS; therefore, **a DA permit is NOT required for work proposed in Enclosure 1 - Sheet T0.05.**

During a discussion at the on-site visit with Ms. Sundae Fuani and Mr. Neal Fukumoto, we were informed that the proposed project would also include widening an unnamed access road from Haiku Road to the project site, and installation of an 8" diameter water main which would parallel the access road's alignment. These improvements were not originally included in the draft EA that was submitted for our review. Both improvements are located outside of the project's review area (the boundary limits of the proposed charter school site), and would cross, by way of culverts, four (4) unnamed tributaries which may be jurisdictional Waters of the United States, based on observed physical indicators of flow and their connection to the receiving Haiku Stream. The requested information (project plans) you subsequently provided on September 30, 2008 indicates all the proposed road and water line improvements would also not require work and/or discharges of dredged and/or fill material these potentially jurisdictional unnamed tributaries. Based on this understanding, **a DA permit is also NOT required for work proposed in Enclosure 2 - Sheet T0.04.**

- 2 -

If there are any changes to the proposed plan, you shall contact the Corps for permit evaluation of any modification to your project. Section 404 of the Clean Water Act requires that a DA permit be obtained prior to any discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Should you have any questions regarding this preliminary jurisdictional determination, please contact Ms. Joy Anamizu of my staff at (808) 438-7023 or by e-mail at joy.n.anamizu@usace.army.mil and refer to the file number POH-2008-118 in future correspondence. For additional information about our Regulatory Program, visit our web site at <http://www.poh.usace.army.mil/EC-R/EC-R.htm>.

Sincerely,

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

Enclosures

Helber Hastert & Fee
Planners, Inc.

October 5, 2008

Mr. George P. Young, P.E.
Chief, Regulatory Branch
U.S. Army Engineer District, Honolulu
U.S. Department of the Army
Fort Shafter, Hawai'i, 96858-5440



Dear Mr. Young,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14: 1 and 18

Thank you for your letter dated October 3, 2008 (File Number POH-2008-118) regarding the subject project. We appreciate the time your staff invested to learn about the project and provide their assessment.

1. The Final EA has been modified to include a clearer description of planned access road improvements as suggested in your letter.
2. We acknowledge your determination that Department of Army permits are not required for the proposed action.

Thank you for your input and participation in the EA review process. If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Fee', written over a white background.

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

LINDA LINGLE
GOVERNOR



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

RUSS K. SAITO
COMPTROLLER
BARBARA A. ANNIS
DEPUTY COMPTROLLER

(P)1181.8

JUN 26 2008



MEMORANDUM

TO: Ms. Linda L. Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands

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

SUBJECT: Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau
Laboratory Public Charter School Relocation
TMK 4-6-14:18 and 4-6-15:14
Ha'iku Valley, Kaneohe, Oahu, Hawaii

Thank you for the opportunity to provide comments on the Draft Environmental Assessment for the Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School relocation project.

The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer.

If you have any questions, please have your staff call Mr. Clarence Kubo of the Planning Branch at 586-0488.

CKK:mo

c: Ms. Katherine Kealoha, DOH OEQC
Mr. Thomas Fee, Helber Hastert & Fee, Planners

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Mr. Ernest Y.W. Lau,
Public Works Administrator
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810



Dear Mr. Lau,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated June 26, 2008 and your determination that the proposed project does not impact DAGS projects or existing facilities.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

LINDA LINGLE
GOVERNOR OF HAWAII

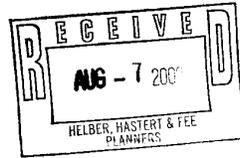


STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU HAWAII 96801-3378

August 4, 2008

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

In reply, please refer to:
EPO-08-100



Ms. Linda L. Chinn, Administrator
Department of Hawaiian Home Land
P. O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

SUBJECT: Draft Environmental Assessment for Ke Kula 'O Samuel M. Kamakau
Laboratory Public Charter School Relocation
Haiku Valley, Kaneohe, Oahu, Hawaii
TMK: (1) 4-6-014: 018
(1) 4-6-015: 014

Thank you for allowing us to review and comment on the subject application. The document was routed to the various branches of the Department of Health (DOH) Environmental Health Administration. We have the following, Wastewater Branch, Clean Water Branch and General comments.

Wastewater Branch

The document proposes to rehabilitate existing buildings at the site, add several new buildings, and generally improve the site for school uses with the intent of being operational by July 2009. A residence for a caretaker will be accommodated for on-site.

The project is located in the Critical Wastewater Disposal Area (CWDA) where no new cesspools will be allowed. It is also located in the No Pass Zone where subdivisions are not approved unless connection to the County sewer system is possible.

We have no objections to the proposal and offer our recommendation for approval as long as the domestic wastewater needs of the project will be handled via connection to the existing City & County Wastewater Treatment Plant. The subject project will be required to connect to a public sewer system if it is determined to be available. The use of individual wastewater systems for such a large project is highly discouraged.

Ms. Chinn
August 4, 2008

All wastewater plans must meet Department's Rules, HAR Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. If you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

Clean Water Branch

The Department of Health, Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. You may be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:
 - a. Storm water associated with construction activities, including excavation, grading, clearing, demolition, uprooting of vegetation, equipment staging, and storage areas that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the start of the construction activities.
 - b. Discharges of hydrotesting water.

Ms. Chinn
August 4, 2008

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

- For types of wastewater discharges not listed in Item No. 2 above or wastewater discharging into Class 1 or Class AA waters, you may need to obtain an NPDES individual permit. Class 1 waters include, but is not limited to, all State waters in natural reserves, preserves, sanctuaries, and refuges established by the Department of Land and Natural Resources (DLNR) under Hawaii Revised Statutes (HRS), Chapter 195, or similar reserves for the protection of aquatic life established under HRS, Chapter 195.

An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.

- You must also submit a copy of the NOI or NPDES permit application to the State DLNR, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the CWB that SHPD has or is in the process of evaluating your project. Please submit a copy of your request for review by SHPD or SHPD's determination letter for the project along with your NOI or NPDES permit application, as applicable.
- Page 23 of the Draft EA indicates that existing ballast associated with fluorescent light fixtures may contain polychlorinated biphenyls (PCBs); existing fluorescent light tubes may contain mercury; and foreign disease agents may still be present in the existing structures that were formerly used as animal quarantine facilities.

During the disposal, stockpiling, remediation, and/or cleaning of contaminated materials, Best Management Practices (BMPs) shall be utilized to prevent the discharge of pollutants (directly and/or indirectly through storm water runoff) into State waters.

- Page 28 of the Draft EA states: "Because finish floor elevation of the new temporary structures are likely to be above existing grades, site grading for the proposed building and parking lot should be." Please clarify this statement.
- Page 34 of the Draft EA indicates that wastewater at the proposed project site may be disposed via the existing wastewater system. Page 21 of the Draft EA indicates that the existing wastewater system is an aerated septic-type system that empties treated effluent via a discharge weir. Please clarify where the treated effluent flows after the discharge weir.

Ms. Chinn
August 4, 2008

- The Draft EA indicates that there are no surface waters or areas that would constitute wetlands on the project site, and the project site contains an existing network of concrete gutters that direct surface water flow off-site into a few small tributaries which empty into He'eia Stream. Sediment control and source control BMPs shall be utilized to prevent construction related sediment/debris from entering the He'eia Stream tributaries and any other State water. Post construction BMPs shall be utilized to prevent site erosion and non-point source runoff into State waters.
- Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 Water Quality Certification are required, must comply with the WQS. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

If you have any questions, please visit our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at 586-4309.

General

We strongly recommend that you review all of the Standard Comments on our website: www.hawaii.gov/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
WWB
CWB
Mr. Thomas A. Fee, Helber Hastert & Fee, Planners

September 30, 2008

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



Dear Mr. Sunada,

**Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18**

Thank you for your letter dated August 4, 2008 regarding the subject project. Our responses follow the general sequence of your comments.

Wastewater Branch

The project site is located in the Critical Wastewater Disposal Area where no new cesspools will be allowed. It is also located in the No Pass Zone where subdivisions are not approved unless connection to the County sewer system is possible. The subject project will be required to connect to a public sewer system if it is determined to be available.

The City and County of Honolulu Department of Planning and Permitting indicated that the municipal sewer system has inadequate sewer lines downstream of the project (July 30, 2008 DEA response letter addressed to DHHL). DHHL subsequently approved the use of an on-site septic tank and leach field system for wastewater disposal (see attached September 4, 2008 letter from DHHL to DPP to be included as Appendix C in the FEA). All wastewater plans will be designed to meet DOH Rules (HAR 11-62, "Wastewater Systems").

Clean Water Branch

1. Requirement to comply with State Water Quality Standards (HAR 11-54).

Noted.

Mr. Kelvin H. Sunada
September 30, 2008
Page 2

- 2 & 3. NPDES permit(s).

The project engineer has determined that the disturbed area is less than one acre so a NPDES permit for storm water associated with construction activities is not anticipated.

4. SHPD review/involvement in NPDES process.

This consultation is moot as an NPDES permit is not anticipated.

5. BMPs to prevent discharge of pollutants into State waters.

BMPs will be implemented to prevent the discharge of pollutants into State waters.

6. Missing words on page 28.

The missing word has been added. "Because finish floor elevation of the new temporary structures are likely to be above existing grades, site grading for the proposed building and parking lot should be minimal."

7. Clarification on proposed wastewater treatment system discharge.

The description in the EA is from an Enhanced Phase 1 ESA study Weston Solutions, Inc. prepared for the Department of Health (August 2006). No additional information was provided in the Weston report to clarify where the secondary treated effluent was discharged.

8. Requirement for sediment control and source control BMPs and post construction BMPs.

Noted.

9. Requirement to comply with HAR Chapter 11-54 and/or permitting requirements specified in HAR Chapter 11-55.

Noted.

10. Review of standard CWB conditions.

The project design team is familiar with CWB's standard comments.

Mr. Kelvin H. Sunada
September 30, 2008
Page 3

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

Attachment

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

MICHAEL KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION
KALANA H. PARK
DEPUTY TO THE CHAIRMAN
ROBERT J. HALL
EXECUTIVE ASSISTANT

September 4, 2008

The Honorable Henry Eng, Director
Department of Planning and Permitting
City and County of Honolulu
Honolulu, Hawaii 96813

Subject: Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter
School, TMK No. (1) 4-6-15:14 and 4-6-14:18, Ha'iku Valley,
Kaneohe, O'ahu

Dear Mr. Eng,

The Department of Hawaiian Home Lands (DHHL) recently executed a long term license to Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School to construct a new school campus in Ha'iku Valley (approximately 10 acres at TMK 4-6-15:14 & 4-6-14:18). The Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School is a Hawaiian Language immersion school that has been asked to vacate its current facility at Kokokahi YWCA and is currently in the process of completing an environmental assessment as part of a requirement to occupy this site.

The subject parcel is located within the State's Conservation District and is subsequently zoned P-1, which prohibits the installation of a septic tank and leach field wastewater elimination system. The subject parcel which was previously owned by the United States Department of Agriculture did utilize an on-site septic system while in operation until 1997. The school will abandon the existing system and construct a new septic tank and leach field system adjacent to the campus. The reason for writing this letter is to inform you of the DHHL's intention to allow the school to install an on-site septic tank and leach field wastewater system for waste disposal.

Pursuant to the Hawaiian Homes Commission Act, the subject site is not subject to Conservation District regulations. As a part of the permitting process, please note that the installation of the septic

The Honorable Henry Eng, Director
September 5, 2008
Page 2

tank and leach field system for use by the charter school is approved by DHHL.

Your assistance with this matter is greatly appreciated. Should you have any questions or concerns, please call Mr. Kaipo Duncan, Land Agent, at 620-9458.

Aloha and mahalo,

A handwritten signature in black ink, appearing to read "Ma", with a long horizontal stroke extending to the right.

Micah A. Kane, Chairman
Hawaiian Homes Commission

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 23, 2008



Department of Hawaiian Home Lands
Box 1879
Honolulu, Hawaii 96805

Attention: Ms. Linda Chinn

Gentlemen:

Subject: Draft Environmental Assessment for Ke Kula 'O Samuel M. Kamakau Laboratory
Public Charter School, Kaneohe, Oahu, Tax Map Key: (1) 4-6-15:14, 4-6-14:18

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Forestry & Wildlife, Engineering Division, Division of State Parks, Land Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Morris M. Atta
Administrator

Cc: OEQC
Helber Hastert & Fee

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 24, 2008

MEMORANDUM

FROM: [Handwritten arrow pointing to TO]

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District

TO: *for* Morris M. Atta, Administrator *Marlene*
 SUBJECT: Draft Environmental Assessment for Ke Kula 'O Samuel M. Kamakau Laboratory
 Public Charter School
 LOCATION: Haiku Valley, Kaneohe, Koolaupoko District, Island of Oahu, Hawaii
 TMK: (1) 4-6-015:014 and 4-6-014:018
 APPLICANT: Helber Hastert & Free Planners, Inc.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by July 18, 2008.

A copy of the document is available for your review in Land Division office, Room 220.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*
Date: *6/25/08*

cc: Central Files

10

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

RUSSELL Y. TSUIJI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCES MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Ms. Chinn
Page 3

initial Navy land clearance resulted in the leveling of a number of terraces in the central portion of the valley. Based on the identification of significant historic properties in the area, and the identified potential for subsurface features related to these sites, including but not limited to human burials, we recommend that all subsurface excavation that extends beyond previously disturbed soils undergo a program of precautionary archaeological monitoring.

We believe that any adverse effects to potential subsurface sites and/or features may be mitigated through precautionary monitoring. Therefore, we recommend the following conditions be attached to the proposed projects subject permits, should they be approved.

- 1) A qualified archaeological monitor shall be present during all ground-altering activities conducted in the project area in order to document any historic properties which may be encountered during the proposed undertaking and to provide mitigation measures as necessary. An acceptable archaeological monitoring plan will need to be submitted to the State Historic Preservation Division for review, prior to the commencement of any ground-altering activities. An archaeological monitoring plan must contain the following nine specifications: (1) The kinds of remains that are anticipated and where in the construction area the remains are likely to be found; (2) How the remains and deposits will be documented; (3) How the expected types of remains will be treated; (4) The archaeologist conducting the monitoring has the authority to halt the construction in the immediate area of the find in order to carry out the plan; (5) A coordination meeting between the archaeologist and construction crew is scheduled, so that the construction team is aware of the plan; (6) What laboratory work will be done on remains that are collected; (7) A schedule of report preparation; (8) Details concerning the archiving of any collections that are made; and (9) An acceptable report documenting the findings of the monitoring activities shall be submitted to the State Historic Preservation Division for review following the completion of the proposed undertaking.

Should initial excavation reveal that all of the new digging is in previously disturbed stratum; the monitoring program may be suspended through consultation with SHPD.

Additionally if the Scope of Work for the proposed project is extended at any time to include areas that include any of the historic properties determined eligible for a potential National Register of Historic Places 'Historic District' please consult with either the State Historic Preservation Divisions Architecture or Archaeology Branch. Furthermore SHPD encourages the nomination of the USCG Omega/Ha'ikū Valley Naval Station to the National Register of Historic Places (NRHP). Please contact our office should further information on that process be of interest.

Please contact Lauren Morawski (O'ahu Archaeologist) at (808) 692-8015 if you have any questions or concerns regarding this letter.

Aloha,


Nancy McMahon, Archaeology and Historic Preservation Manager
State Historic Preservation Division

LM

Cc: Office of Environmental Quality Control-235 S. Beretania St., Suite 702 Honolulu HI 96813
Norren Kato:Helber, Hastert & Fee-733 Bishop St., Suite 2590 Honolulu HI 96813
Thomas A. Fee-AICP: Helber, Hastert & Fee-733 Bishop St., Suite 2590 Honolulu HI 96813

August 1, 2008

Ms. Linda L. Chinn-Administrator
Land Management Division
Dept., of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawai'i 96805

Dear Ms. Chinn:

**SUBJECT: Chapter 6E-8 Historic Preservation Review –
Draft Environmental Assessment Ke Kula 'O Samuel M. Kamakau
Laboratory Public Charter School Relocation Ha'ikū Valley
He'eia Ahupua'a, Ko'olaupoko District, Island of O'ahu
TMK: (1) 4-6-015:14 & 4-6-014:18**

LOG NO: 2008.2411
DOC NO: 0808LM02
Archaeology

Thank you for the opportunity to comment on the aforementioned Draft Environmental Assessment, which we received on June 18, 2008. The project proposes to renovate 7 existing building, formerly used by the U.S. Department of Agriculture (USDA) for an animal quarantine station, add several new buildings, improve and widen onsite roadways, infrastructural improvements to service the existing and new buildings and landscaping to create a campus for the Ke Kula 'O Samuel M. Kamakau Charter School on 10 acres of land in Ha'ikū Valley.

The proposed project is located adjacent to 2 cultural/archaeological sites identified during an Archaeological Inventory Survey of Ha'ikū Valley (Cultural Surveys Hawai'i 1997). Site 4635, a possible 'imu located approximately 100-200 feet north of the project site and was recommended for preservation. According to Willams and Nees (1997) the site likely represents a feature of a habitation area. The site was assessed as significant under Criteria D, possesses the potential to yield valuable information relating to prehistory and history of Ha'ikū Valley settlement patterns, of National and State criteria for evaluation for properties eligible for the National and State Register of Historic Places. Site 4667 is, located 100-200 feet east of the project site and was described as a 'natural accumulation of large, weathered boulders'. Limited information exists as to the function and significance of this site.

We recommend that appropriate interim preservation measures be enacted in order to protect these sites, 4635 and 4667, from inadvertent damage during the development and construction of the school. These measures would include demarcating a buffer zone around the sites, with highly visible fencing, and informing all construction personnel as to the importance of avoidance of construction activity in the vicinity of the sites.

Although the project area has previously undergone grubbing and grading activities associated with the U.S. Navy land clearance the possibility that archaeological resources are still extant in the area exists. The central portion of the valley was cleared to construct the Naval Radio Station, this central portion of the valley was likely the most suitable area for the development of Hawaiian habitation and agricultural practices in the well watered upland of Ha'ikū Valley. Historic sources (Woodbury 1946) related that the

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER, WATER RESOURCES MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 24, 2008

MEMORANDUM

RECEIVED
LAND DIVISION
JUN JUL -2 A 9 16
NATIONAL FLOOD INSURANCE PROGRAM

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/MorrisAtta
Ref.: DEAKaKulaSamuelLabPublicCharterSchool
Oahu.624

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone ____.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone ____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is Zone D. The National Flood Insurance Program does not have any regulations for development within Zone D.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the projects requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

() Additional Comments: _____

(X) **Other: Our comments dated April 28, 2008 for the subject, which was incorporated and attached in the Draft Environmental Assessment document, still apply.**

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: Eric T. Hirano
ERIC T. HIRANO, CHIEF ENGINEER

Date: 7/2/08

- TO: **DLNR Agencies:**
- Div. of Aquatic Resources
 - Div. of Boating & Ocean Recreation
 - Engineering Division
 - Div. of Forestry & Wildlife
 - Div. of State Parks
 - Commission on Water Resource Management
 - Office of Conservation & Coastal Lands
 - Land Division - Oahu District

FROM: Morris M. Atta, Administrator

SUBJECT: Draft Environmental Assessment for Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School

LOCATION: Haiku Valley, Kaneohe, Koolaupoko District, Island of Oahu, Hawaii
TMK: (1) 4-6-015:014 and 4-6-014:018

APPLICANT: Helber Hastert & Free Planners, Inc.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by July 18, 2008.

A copy of the document is available for your review in Land Division office, Room 220.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: Eric T. Hirano
Date: 7/2/08

cc: Central Files

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER ON WATER RESOURCE MANAGEMENT

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LAND DIVISION

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STATE OF HAWAII
DEPARTMENT OF LAND & NATURAL RESOURCES
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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 24, 2008

MEMORANDUM



- TO: **DLNR Agencies:**
- Div. of Aquatic Resources
 - Div. of Boating & Ocean Recreation
 - Engineering Division
 - Div. of Forestry & Wildlife
 - Div. of State Parks
 - Commission on Water Resource Management
 - Office of Conservation & Coastal Lands
 - Land Division – Oahu District

FROM: *for* Morris M. Atta, Administrator *Charlene*
 SUBJECT: Draft Environmental Assessment for Ke Kula 'O Samuel M. Kamakau Laboratory
 Public Charter School
 LOCATION: Haiku Valley, Kaneohe, Koolaupoko District, Island of Oahu, Hawaii
 TMK: (1) 4-6-015:014 and 4-6-014:018
 APPLICANT: Helber Hastert & Free Planners, Inc.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by July 18, 2008.

A copy of the document is available for your review in Land Division office, Room 220.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Paul J. Conry*
Date: *7/1/08*

cc: Central Files

→ NA

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER ON WATER RESOURCE MANAGEMENT



LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 24, 2008

MEMORANDUM

- TO: **DLNR Agencies:**
- Div. of Aquatic Resources
 - Div. of Boating & Ocean Recreation
 - Engineering Division
 - Div. of Forestry & Wildlife
 - Div. of State Parks
 - Commission on Water Resource Management
 - Office of Conservation & Coastal Lands
 - Land Division – Oahu District

FROM: *for* Morris M. Atta, Administrator *Charlene*
 SUBJECT: Draft Environmental Assessment for Ke Kula 'O Samuel M. Kamakau Laboratory
 Public Charter School
 LOCATION: Haiku Valley, Kaneohe, Koolaupoko District, Island of Oahu, Hawaii
 TMK: (1) 4-6-015:014 and 4-6-014:018
 APPLICANT: Helber Hastert & Free Planners, Inc.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by July 18, 2008.

A copy of the document is available for your review in Land Division office, Room 220.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Paul J. Conry*
Date: *7/1/08*

cc: Central Files

RECEIVED
LAND DIVISION
JUN 26 P 3:33
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Mr. Morris M. Atta, Land Division Administrator
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, Hawai'i 96809



Dear Mr. Atta,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated July 23, 2008 transmitting comments from the various DLNR divisions. Each of the comments is summarized below followed by our response.

Land Division: No comments.

Engineering Division: Original comments from April 28, 2008 letter still apply (response provided by letter dated June 10, 2008 is excerpted below).

- Project site is located in Flood Zone D. *Noted.*
- Projects within State lands requiring water service from BWS will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage. *Noted.*
- Water demands and required infrastructure should be submitted for review (including water demand calculations). *To be submitted.*

Division of Forestry and Wildlife: No comments.

Division of State Parks: No comments.

Sincerely,


Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Ms. Nancy McMahon
Archaeology and Historic Preservation Manager
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Boulevard, Room 555
Kapolei, Hawaii 96707



Dear Ms. McMahon,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated August 11, 2008 regarding the subject project. The FEA will incorporate your recommendation for precautionary archaeological monitoring, including the submission of an acceptable archaeological monitoring plan to your office prior to the commencement of any ground altering activities.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

LINDA LINGLE
GOVERNOR



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

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

HWY-PS
2.8852

August 11, 2008



Ms. Linda L. Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

Subject: Draft Environmental Assessment (DEA)
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
Department of Hawaiian Home Lands
Oahu, Koolaupoko District, Kaneohe; TMK: 4-6-15:14 and 4-6-14:18

Thank you for consulting us on the subject project. We have the following comments:

1. We have reviewed the traffic assessment summary as well as additional traffic information received from the project traffic consultant. We found that the traffic calculation in deriving the overall traffic level of service (LOS) at the intersection of Kahekili Highway with Kahuhipa Street and Haiku Road is satisfactory.
2. This site for the proposed Kamakau Charter School has been considered by the City (Department of Parks and Recreation) as an ideal future public access with provision for parking, restrooms and visitor center for the possible future opening of the "HAIKU STAIRS". Is the City's proposal officially rejected or disapproved? If this project site will be approved, the traffic assessment report should discuss and evaluate the impacts generated by the "Haiku Stairs".
3. Due to other factors (community concerns, etc.) and the uncertainty of the opening date (year 2009 seems unrealistic) for this proposed Kamakau Charter School, the applicant shall retain a traffic consultant to monitor (before and after opening of the charter school) the

Ms. Linda L. Chinn, Administrator
Page 2

HWY-PS
2.8852

peak morning and afternoon traffic queues at the intersection of Kahekili Highway with Kahuhipa Street and Haiku Road. The purpose of this traffic monitoring is to verify the effects of the traffic generated by this project. If a traffic problem is observed at the intersections, the traffic consultant shall recommend and implement traffic mitigation measures.

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

Very truly yours,

BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

c: The Office of Environmental Quality Control
Helber Hastert & Fee, Planners

15

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Mr. Brennon T. Morioka, Ph.d., P.E., Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813-5097



Dear Dr. Morioka,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated August 11, 2008 regarding the subject project. Our responses follow the order of your comments.

1. Thank you for finding that the Draft EA's estimated overall traffic level of service at the intersections of Kahekili Highway with Kahuhipa Street and Haiku Road is satisfactory.
2. DHHL's lease of the former Quarantine Station to the Charter School is a de facto rejection of the City's plan to establish a visitor center at the site. According to the City's *Ko'olau Poko Sustainable Community Plan (August 2000)*, the visitor center would also include amenities to support Hai'kū Stairs (parking, gift shop, etc.). Regarding the request for an analysis of traffic impacts associated with public use of the Stairs, we note that they have been closed for public access since the Coast Guard first closed them in 1987, and, as far as we are aware, there are no plans to reopen them. Accordingly, a traffic assessment would be moot, or at least premature.
3. As recommended, a traffic consultant will be retained to monitor traffic at the intersections of Kahekili Highway with Kahuhipa Street and Hai'kū Road (before and after opening of the charter school). The monitoring will verify the effects generated by the project and recommend mitigation measures if a problem is observed.

Mr. Brennon T. Morioka, Ph.d., P.E., Director
September 30, 2008
Page 2

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Fee'.

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

PHONE (808) 594-1888

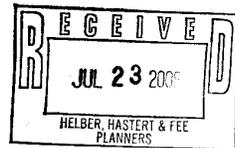


STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

FAX (808) 594-1865

Linda Chinn
July 15, 2008
Page 2

HRD08/3647B



July 15, 2008

Linda Chinn
Department of Hawaiian Homelands
PO Box 1879
Honolulu, Hawaii 96805

RE: Request for comments on the proposed Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Draft Environmental Assessment (DEA), Ha'iku Valley, O'ahu, TMKs: 4-6-15:14 and 4-6-14:18.

Aloha e Linda Chinn,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated April 14, 2008. OHA has reviewed the project and offers the following comments.

OHA noted in our previous comment letter on May 20, 2008 that the approving agency and the landowner are one and the same (the Department of Hawaiian Homelands [DHHL]) for this proposed project and we inquire as to whether or not any measures will be taken to avoid even the appearance of impropriety that is inherent in this situation. While OHA realizes there are a number of other steps and reviewers of this document, it is ultimately up to DHHL to determine whether or not to accept this proposal for a project on their land, which gives them more weight than they otherwise would have in this process.

Of particular note in this DEA on pages 42 and 38 is that county zoning controls do not apply to DHHL lands. OHA urges that because DHHL is exempt from county zoning, there may not be a reasonable exemption in practice from the principles that those zoning regulations are founded upon.

The subject property is zoned preservation-1 and in the Conservation District. As the DEA correctly acknowledges on page 38, "The purpose of the Conservation District is to conserve and protect the State's special and unique cultural natural resources." A school is not a permitted use in this district.

However, due to the unique circumstance of their already being buildings in the project area and the applicant's proposal to refurbish these buildings and otherwise use portable buildings, perhaps allowances can be made.

OHA does see the potential for this project to be a benefit to the larger area that this project sits in. OHA notes that there are propositions to recognize and care for sacred sites in the area, incorporate Native Hawaiian ideas of stewardship into the curriculum via care of the project area, and in general to foster a better sense of Hawaiian place in the area. As such, OHA applauds these efforts and suggests that the project area be landscaped with drought tolerant native or indigenous species that are common to the area. Any invasive species should also be removed. Doing so would not only serve as practical water-saving landscaping practices, but also serve to further the traditional Hawaiian concept of mālama 'āina and create a more Hawaiian sense of place. This would also help to reduce the amount of impervious surfaces in the project area, thereby reducing runoff as well. Tree and landscape planting to shade paved parking areas and provide shade and cooling to building elements and outdoor use areas.

In order to improve the character of this project, OHA would also like to point out that Hawai'i is re-inventing its energy portfolio. As such, the applicant should consider that by 2020, 20% of Hawai'i's electricity is to be from renewable sources.¹ Further, on January 28, 2008, Assistant Secretary of the Department of Energy and Governor Linda Lingle signed a groundbreaking Memorandum of Understanding (MOU) between the state government and the U.S. Department of Energy's Office of Energy Efficiency and Renewable Energy. The MOU estimates that Hawai'i can potentially meet between 60 and 70 percent of its future energy needs from clean, renewable energy sources.

As such, the legislature has recommended applicants consider the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.² LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

OHA would also like to recommend the use of photovoltaic and small wind harvesting electrical generation for peripheral uses such as parking lot lighting. Solar energy should also be incorporated into the building plans. During construction, OHA urges the use of recyclable materials: steel studs and structural members, and wood products from certified sustainable sources.

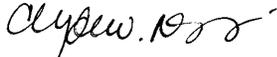
Thank you for the opportunity to comment and if you have further questions, please contact Grant Arnold (808) 594-0263 or e-mail him at granta@oha.org.

¹ See Act 95, Session Laws of Hawai'i which, in 2004 set that new original renewable portfolio standard goal.

² See Hawaii Revised Statutes §196-1 and 9.

Linda Chinn
July 15, 2008
Page 3

'O wau iho nō me ka 'oia'i'o,



Clyde W. Nāmu'o
Administrator

C: Office of Environmental Quality Control
235 S. Beretania St., Suite 702
Honolulu, Hawai'i 96813

C: / Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, Hawai'i 96813

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Mr. Clyde W. Nāmu'o, Administrator
Office of Hawaiian Affairs
State of Hawai'i
711 Kapi'olani Blvd., Suite 500
Honolulu, Hawai'i 96813



Dear Mr. Nāmu'o,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated July 15, 2008 regarding the subject project.

We note your concern regarding any appearance of impropriety as the approving agency and landowner are the same. This matter was raised in your May 20, 2008 comments and was addressed in our June 10, 2008 response. Regarding the county zoning exemption, we note that the site is fully developed, has been in active urban use for many years, and due to its developed state, is devoid of any significant natural or cultural features. As you point out, this unique condition provides the context for future use decisions.

We appreciate your conditional support for the project and recommendations for removal of invasive species and landscaping with natives and drought tolerant plants. Your recommendations for incorporating sustainable design principles will be considered and implemented, to the extent the very limited construction budget will allow.

Thank you for your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

BOARD OF WATER SUPPLY

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



July 2, 2008

MUFI HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HATA
ALLY J. PARK
ROBERT K. CUNDIFF
MARC C. TILKER
CRAIG I. NISHIMURA, Ex-Officio
BRENNON T. MORIOKA, Ex-Officio
CLIFFORD P. LUM
Manager and Chief Engineer
DEAN A. NAKANO
Deputy Manager and Chief Engineer

Ms. Linda L. Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

Subject: The Draft Environmental Assessment for Ke Kula 'O Samuel M. Kamakau
Laboratory Public Charter School, TMK: 4-6-15:14 and 4-6-14:18

Thank you for the opportunity to comment on the proposed charter school.

The comments in our letter dated April 25, 2008, which are included in the document,
are still applicable.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

KEITH S. SHIDA
Program Administrator
Customer Care Division

Cc: Office of Environmental Quality Control
Mr. Thomas Fee, Helber Hastart & Fee Planners, Inc.



Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Mr. Keith S. Shida, Program Administrator,
Customer Care Division
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Shida,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated July 2, 2008 regarding the subject project. Your letter stated that the comments from your letter dated April 25, 2008 were still valid. The project designers have been working closely with BWS staff to ensure the project water system is designed in accordance with BWS system standards. Construction drawings are currently being reviewed by BWS staff.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School



19

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

KAPOLEI HALE • 1000 ULUOHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3003 • FAX: (808) 768-7053 • INTERNET: www.honolulu.gov

MUFI HANNEMANN
MAYOR



July 3, 2008

LESTER K. C. CHANG
DIRECTOR

GAIL Y. HARAGUCHI
DEPUTY DIRECTOR



Ms. Linda L. Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

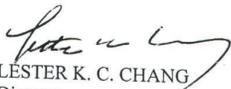
Dear Ms. Chinn:

Subject: Draft Environmental Assessment Notice
Ke Kula O' Samuel M. Kamakau Laboratory Public Charter School
Relocation

Thank you for the opportunity to review and comment on the Environmental Impact
Preparation Notice for the Ke Kula O' Samuel M. Kamakau Laboratory Public Charter School
Relocation.

The Department of Parks and Recreation has no comment in addition to those submitted
at the EIS Pre-Consultation stage.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.


LESTER K. C. CHANG
Director

LKCC:jr
(267114)

cc: Office of Environmental Quality Control
Helber Hastert & Fee, Planners

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

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

Dear Mr. Chang,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated July 3, 2008 indicating your department had no additional
comments other than those submitted during the pre-consultation stage (which were
reproduced in the Draft EA and responded to by letter dated June 10, 2008).

We appreciate your input and participation in the EA review process. If you have any
questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honoluludpp.org



July 30, 2008

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUÉ
DEPUTY DIRECTOR

2008/ELOG-1540 (mw)



MUFI HANNEMANN
MAYOR

Ms. Linda L. Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

Subject: Draft Environmental Assessment for a
Charter School in Haiku Valley, Oahu

We have reviewed the subject project as you requested in your June 19, 2008 letter, and have the following comments:

1. In Section 4.1.3, discuss whether rockfall hazards are present. If hazards exist, then describe the mitigation measures that will be implemented.
2. In Sections 3.4.4 and 4.4.4 on wastewater, it should be noted that the municipal sewer system has inadequate sewer lines downstream of the project site. To determine the locations, sizes, and adequacies of the sewer lines, submit a Site Development Division Master Application Form for sewer connection. If the option to utilize the existing private wastewater system is selected, approval by the State Department of Health will be required. Also, there is no longer a City Department of Public Works; its successor with regard to sewers is the City Department of Environmental Services.
3. Confirm with the Board of Water Supply how water would be supplied to the project site (Sections 3.4.3 and 4.4.3). Our information is that a City water line does run across the main parcel (TMK 4-6-15: 14) and past the west corner of the site, following "easement 638," which crosses house lot 4-6-29: 36 to reach Kuneki Street.
4. Section 4.4.2 should state the rationale for providing only 24 parking stalls, given that the initial staffing will be 31 and increase to 44 staff members, and the school may occasionally hold special events. How will parking for special events be handled?
5. Section 3.1.1 should describe the slope characteristics of the different areas of use on the project site, based on the basic slope information provided in Section 3.4.5.

Ms. Linda L. Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
July 30, 2008
Page 2

6. There are errors in Section 5.2.3. County zoning controls do not apply to the State Conservation District. County zoning controls apply to DHHL lands unless DHHL chooses to exempt certain DHHL land from county regulations. The State Department of Hawaiian Home Lands would be exempting the site from State land use district regulations, not from County zoning.
7. The fourth paragraph on page 45 – describing how the development of the project would preclude the City's plan to eventually develop a cultural park and visitor center on the site – should also be included in the discussions of this issue on pages 36 and 42.
8. Section 4.1.1 (page 28) has an incomplete second sentence.
9. In the list of required permits on page 6, grading and building permits are issued by our department, not by the Department of Design and Construction.
10. In Section 4.4.5, it should be mentioned that the City may require a drainage report at the time of grading permit submittal.
11. Access to the site needs to be clarified. First, it needs to be pointed out that the private portion of Haiku Road makai of the entrance gate is now permanently closed to traffic, and thus cannot be used to access the site. Second, we suggest adding a new map that shows how the access road runs from Kuneki Street to within the project site.

Should you have any questions regarding the above comments, please contact Mike Watkins of the Policy Planning Branch at 768-8044.

Very truly yours,

Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:js

cc: Office of Environmental Quality Control
Office of Planning (State DBEDT)
Helber Hastert & Fee, Planners

p:\DivFunction\EA-EIS\2008\Haiku Valley-DEA.doc

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

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



Dear Mr. Eng,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated July 30, 2008 regarding the subject project. Our responses are provided following each of your comments summarized below.

1. Rockfall hazard assessment.

DHHL and the Lessee (Kamakau) will discuss with DLNR (landowner of where the rocks would be originating from), to determine if any rockfall hazards exist, and if so, how the landowner, DLNR, will mitigate them.

2. Wastewater treatment and Department of Public Works reference.

The status of the municipal sewer system will be added to Section 3.4.4. The landowner has approved the installation of a septic tank and leach field for use by the charter school (DHHL letter to DPP dated September 4, 2008, copy attached). All wastewater plans will be designed to meet DOH Rules (HAR 11-62, "Wastewater Systems"). The Department of Public Works reference will be corrected in the FEA.

3. BWS coordination.

The applicant is presently seeking permit approvals from BWS. A new waterline will connect to the existing meter at the edge of the access roadway, just north of the project site.

4. Clarify rationale for providing only 24 stalls. How will parking for special events be handled?

Based on the Land Use Ordinance (LUO), the required parking standard is calculated as follows:

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

Mr. Henry Eng, FAICP
September 30, 2008
Page 2

- Schools: high, language, vocational, business, technical, and trade; business colleges is 1 stall for every 10 students and 1 additional stall for every 400 square feet of office space. The projected enrollment for high school is 38 which requires 4 stalls.
- Schools: elementary and intermediate is 1 stall for every 20 students and 1 additional stall for every 400 square feet of office space. The projected enrollment for elementary and intermediate is 106 which requires 5 stalls.
- Day-care facilities is 1 stall for each 10 care recipients of design capacity. The design capacity for the preschool/day care is 30 which requires 3 stalls.
- The total area for office is 960 square feet which would requires 3 stalls.

Based on the forgoing calculation, the total number of stalls required by the LUO is 15 stalls.

Parking for special events will be managed by the school to ensure overflow parking does not extend out onto public streets and nearby residential neighborhoods. The half mile access road and tributaries to that road provide ample on-site area for temporary, special event parking.

5. Slope characteristics.

Additional information will be provided in the FEA as requested.

6. Clarify land use regulatory authority.

Section 5.2.3 "County zoning controls" will be clarified to state that "Within the P-1 district, all uses structures and development standards are governed by the appropriate state agencies (LUO Sec. 21-3.40-1(a))."

7. The fourth paragraph on page 45 - describing how the development of the project would preclude the City's plan to eventually develop a cultural park and visitor center on the site - should also be included in the discussions of this issue on pages 36 and 42.

This statement is already included on the referenced pages (p. 36, 1st sentence, 3rd paragraph; p. 42, 2nd sentence, 2nd paragraph).

8. Section 4.1.1 (page 28) has an incomplete second sentence.

The missing word will be added. The complete sentence reads: "Because finish floor elevation of the new temporary structures are likely to be above existing grades, site grading for the proposed building and parking lot should be minimal."

9. In the list of required permits on page 6, grading and building permits are issued by our department, not by the Department of Design and Construction.

This correction will be made in the FEA.

Mr. Henry Eng, FAICP
September 30, 2008
Page 3

10. In Section 4.4.5, it should be mentioned that the City may require a drainage report at the time of grading permit submittal.

This information will be included in the FEA.

11. Access to the site needs to be clarified. First, it needs to be pointed out that the private portion of Ha'ikū Road makai of the entrance gate is now permanently closed to traffic, and thus cannot be used to access the site. Second, we suggest adding a new map that shows how the access road runs from Kuneki Street to within the project site.

Closure of the private portion of Ha'ikū Road is noted. Clarification on the half-mile access road and related improvements will be added to the FEA. The access road is clearly identified in Figure 2.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

Attachment

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

MICHAEL KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION
KALANA H. PARK
DEPUTY TO THE CHAIRMAN
ROBERT J. HALL
EXECUTIVE ASSISTANT

September 4, 2008

The Honorable Henry Eng, Director
Department of Planning and Permitting
City and County of Honolulu
Honolulu, Hawaii 96813

Subject: Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter
School, TMK No. (1) 4-6-15:14 and 4-6-14:18, Ha'iku Valley,
Kaneohe, O'ahu

Dear Mr. Eng,

The Department of Hawaiian Home Lands (DHHL) recently executed a long term license to Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School to construct a new school campus in Ha'iku Valley (approximately 10 acres at TMK 4-6-15:14 & 4-6-14:18). The Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School is a Hawaiian Language immersion school that has been asked to vacate its current facility at Kokokahi YWCA and is currently in the process of completing an environmental assessment as part of a requirement to occupy this site.

The subject parcel is located within the State's Conservation District and is subsequently zoned P-1, which prohibits the installation of a septic tank and leach field wastewater elimination system. The subject parcel which was previously owned by the United States Department of Agriculture did utilize an on-site septic system while in operation until 1997. The school will abandon the existing system and construct a new septic tank and leach field system adjacent to the campus. The reason for writing this letter is to inform you of the DHHL's intention to allow the school to install an on-site septic tank and leach field wastewater system for waste disposal.

Pursuant to the Hawaiian Homes Commission Act, the subject site is not subject to Conservation District regulations. As a part of the permitting process, please note that the installation of the septic

The Honorable Henry Eng, Director
September 5, 2008
Page 2

tank and leach field system for use by the charter school is approved by DHHL.

Your assistance with this matter is greatly appreciated. Should you have any questions or concerns, please call Mr. Kaipo Duncan, Land Agent, at 620-9458.

Aloha and mahalo,

A handwritten signature in black ink, appearing to read "Ma", with a long horizontal stroke extending to the right.

Micah A. Kane, Chairman
Hawaiian Homes Commission

DEPARTMENT OF EMERGENCY MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

Mufi Hannemann
MAYOR



Melvin N. Kaku
DIRECTOR



July 9, 2008

Ms. Linda L. Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Subject: Ke Kula "O Samuel M. Kamakau Laboratory Public Charter School

Thank you for the opportunity to review and comment on the above mentioned project. The Department of Emergency Management does not have any comments at this time.

Sincerely,


Melvin N. Kaku
Director

cc: The Office of Environmental Quality Control
Helber Hastert & Fee, Planners

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Mr. Melvin N. Kaku, Director
Department of Emergency Management
City and County of Honolulu
650 South King Street,
Honolulu, Hawaii 96813

Dear Mr. Kaku,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated July 9, 2008 indicating your agency had no comments at this time.

We appreciate your participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School



25

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

836 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

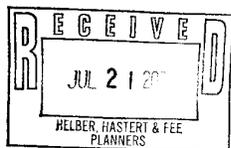
MUFI HANNEMANN
MAYOR



KENNETH G. SILVA
FIRE CHIEF

ALVIN K. TOMITA
DEPUTY FIRE CHIEF

July 16, 2008



Ms. Linda Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

Subject: Draft Environmental Assessment (DEA)
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
Koolaupoko District, Oahu, Hawaii
Tax Map Keys: 4-6-014: 018 and 4-6-015: 014

In response to a letter from Thomas Fee of Helber Hastert & Fee Planners, Inc. dated June 19, 2008, regarding the above-mentioned project, the Honolulu Fire Department reviewed the materials provided and has no additional comments. Please refer to our comments dated April 24, 2008, which is included in the DEA.

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

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SK:bh

cc: State of Hawaii, Office of Environmental Quality Control
Helber Hastert & Fee Planners, Inc. ✓

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Mr. Kenneth G. Silva, Fire Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, Hawaii 96813-5007

Dear Chief Silva,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated July 16, 2008 regarding the subject project. Your letter referred to your earlier comments provided by letter dated April 24, 2008. The project design team has been working closely with your staff over the past few months and has received the requisite HFD signatures for permit drawings.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School



POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu-pd.org

MUFU HANNEMANN
MAYOR



BOISSE P. CORREA
CHIEF

PAUL D. PUTZULU
KARL A. GODSEY
DEPUTY CHIEFS

OUR REFERENCE BS-KP

June 24, 2008



Ms. Linda L. Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

This is in response to a letter from Helber Hastert & Fee Planners, Inc., requesting comments on a Draft Environmental Assessment for the Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation 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 Kenneth Simmons of District 4 at 247-2166 or Mr. Brandon Stone of the Executive Office at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

By 
ACTIVE ASSISTANT CHIEF JOHN THOMPSON
FOR
DEBORA A. TANDAL
Assistant Chief of Police
Support Services Bureau

cc: OEQC
Mr. Thomas Fee, Helber
Hastert & Fee Planners, Inc.

Serving and Protecting With Aloha

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

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

Dear Chief Correa,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated June 24, 2008 regarding the subject project and your finding that this project should have no significant impact on the facilities or operations of the Honolulu Police Department.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School



DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

MUFI HANNEMANN
MAYOR



CRAIG I. NISHIMURA, P.E.
DIRECTOR AND CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 08 - 606

July 24, 2008

Ms. Linda L. Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805



Dear Ms. Chinn:

Subject: Draft Environmental Assessment (DEA)
Ke Kula 'O Samuel M. Kamakau
Laboratory Public Charter School
Koolaupoko District, Oahu, Hawaii

Thank you for the opportunity to review and comment on the DEA dated June 2008 for the subject Public Charter School project.

We have no comments to offer regarding the school project as the proposed improvements will be within State property and will have negligible impact on our facilities and operations.

We have one revision to make in the document text. The last paragraph on page 21 refers to the City and County of Honolulu, Department of Public Works Division of Wastewater Management, as the City agency that maintains the existing sanitary sewer system for the island of Oahu. The correct title for the City agency that performs this function is the Department of Environmental Services, Wastewater Management. There is no longer a City and County of Honolulu Department of Public Works.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

Craig I. Nishimura, P.E.
Director and Chief Engineer

cc: The Office of Environmental Quality Control
Helber Hastert & Fee, Planners

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Mr. Craig I. Nishimura, Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
1000 Uluohia Street, Suite 215
Kapolei, Hawaii 96707



Dear Mr. Nishimura,

Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18

Thank you for your letter dated July 24, 2008 regarding the subject project. We thank you for your correction regarding the proper name of the Department of Environmental Services, Wastewater Management and your point that the project would have negligible impact on DFM facilities and operations.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

200 Akamainui Street
Mililani, Hawaii 96789-3999
Tel 808-625-2100
Fax 808-625-5888



June 25, 2008

Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, HI 96805

Attention: Ms. Linda L. Chinn, Administrator, Land Management Division

Dear Ms. Chinn:

Re: Ke Kula 'O Samuel M. Kamakau
Laboratory Public Charter School

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (EA) for the subject project.

The proposed project does not impact any of the Oceanic Time Warner Cable Facilities, therefore, we have no comments at this time.

If you have any questions, please have your staff call myself at 625-8457. My e-mail is leona.porter@twcable.com and our fax number is 625-5888.

Thank you,

Leona Porter
Outside Plant Engineer

cc: The Office of Environmental Quality Control
Helber Hastert & Fee, Planners

Helber Hastert & Fee
Planners, Inc.

September 30, 2008

Ms. Leona Porter, Outside Plant Engineer
Oceanic Time Warner Cable
200 Akamainui Street
Mililani, Hawaii 96789-3999



Dear Ms. Porter,

**Draft Environmental Assessment Comments
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School Relocation
TMK (1) 4-6-15:14 and 4-6-14:1 and 18**

Thank you for your letter dated June 25, 2008 regarding the subject project and your finding that the proposed project does not impact any Oceanic Time Warner Cable Facilities.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

APPENDIX C

DHHL letter to DPP approving use of
Septic Tank and Leach Field System (September 4, 2008)

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



MICHAEL KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

KALANA H. PARK
DEPUTY TO THE CHAIRMAN

ROBERT J. HALL
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

September 4, 2008

The Honorable Henry Eng, Director
Department of Planning and Permitting
City and County of Honolulu
Honolulu, Hawaii 96813

Subject: Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter
School, TMK No. (1) 4-6-15:14 and 4-6-14:18, Ha'iku Valley,
Kaneohe, O'ahu

Dear Mr. Eng,

The Department of Hawaiian Home Lands (DHHL) recently executed a long term license to Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School to construct a new school campus in Ha'iku Valley (approximately 10 acres at TMK 4-6-15:14 & 4-6-14:18). The Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School is a Hawaiian Language immersion school that has been asked to vacate its current facility at Kokokahi YWCA and is currently in the process of completing an environmental assessment as part of a requirement to occupy this site.

The subject parcel is located within the State's Conservation District and is subsequently zoned P-1, which prohibits the installation of a septic tank and leach field wastewater elimination system. The subject parcel which was previously owned by the United States Department of Agriculture did utilize an on-site septic system while in operation until 1997. The school will abandon the existing system and construct a new septic tank and leach field system adjacent to the campus. The reason for writing this letter is to inform you of the DHHL's intention to allow the school to install an on-site septic tank and leach field wastewater system for waste disposal.

Pursuant to the Hawaiian Homes Commission Act, the subject site is not subject to Conservation District regulations. As a part of the permitting process, please note that the installation of the septic

The Honorable Henry Eng, Director
September 5, 2008
Page 2

tank and leach field system for use by the charter school is approved by DHHL.

Your assistance with this matter is greatly appreciated. Should you have any questions or concerns, please call Mr. Kaipo Duncan, Land Agent, at 620-9458.

Aloha and mahalo,

A handwritten signature in black ink, appearing to read 'Ma', with a long horizontal stroke extending to the right.

Micah A. Kane, Chairman
Hawaiian Homes Commission

APPENDIX D

Excerpt from

Kaneohe Neighborhood Board Draft Regular Meeting Minutes,
Thursday, July 17, 2008, Windward Community College

Printable version (copy and paste into browser):
 <http://www.honolulu.gov/nco/nb30/08/30200807Min.PDF>

Kaneohe Neighborhood Board

**DRAFT REGULAR MEETING MINUTES
THURSDAY, JULY 17, 2008
HALE AKOAKOA
WINDWARD COMMUNITY COLLEGE**

CALL TO ORDER – Chair Roy Yanagihara called the meeting to order at 7:05 p.m. with a quorum of nine (DeRego, Flanigan, Ida, Jefferies, Sager, Steele, Yamashiro-Hironaka, Yanagihara, Zdvoracek) of the total membership of seventeen present (including the vacant Sub-District 7 and 9 seats), with vote of nine members (absolute majority) required to take action.

MEMBERS PRESENT: Mark Beatty, Kris DeRego, John Flanigan, Marie Gavigan, Glenn Ida, Stephen Jefferies, William Sager, Christopher Steele, Patty Yamashiro-Hironaka, Roy Yanagihara, Larry Zdvoracek.

MEMBERS ABSENT: Warren B. Ditch Jr., Wendell Lum, L.C. Morris, Felipe San Nicolas.

* * *

NEW BUSINESS

Ke Kula 'o Samuel M. Kamakau Charter School – Marcia Sarsons was present to discuss plans for a laboratory public charter school to be re-located to the abandoned seven buildings in Ha'iku Valley from the current location at Kokokahi YWCA. She invited calls for information to 235-9174, and distributed brochures and made a PowerPoint presentation. She reported current population of 95 children from kindergarten to high school, representing 65 families, and plans to expand to a total 176 students, with currently twenty-four full and part-time staff members. She explained that family participation is encouraged, with free language and culture classes offered and families asked to volunteer at the school. The current building will be reconditioned in phases and concerns about traffic will be addressed with encouragement of staggered start times and car-pooling. The property is owned by the Department of Hawaiian Home Lands and the surrounding site will be developed to include gardens and plantings, and to participate in area fishpond use. Although there are twenty-seven charter schools, this is the only charter language-immersion school. Sager asked about funding sources, which was reported to be from private funds and from grants. Flannigan referred to the vandalism reported on the buildings, with Sarsons saying plans are proceeding for a caretaker. Chair Yanagihara asked about a timetable, with Sarsons saying the move-in would be July 2009. Chair Yanagihara thanked Sarsons and the group for the presentation and asked them to keep the Board updated.