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DEPARTMENT OF EDUCATION  
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HONOLULU, HAWAII 96804

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OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

January 4, 2011

TO: Ms. Katherine Puana Kealoha, Director  
Office of Environmental Quality Control  
Department of Health

FROM: Duane Y. Kashiwai, Public Works Administrator *DYK*  
Facilities Development Branch  
Department of Education

Subject: Draft Environmental Assessment (DEA) for Moanalua High School  
Performing Arts Center, Tax Map Key (1) 1-1-063:11  
Moanalua, Oahu, Hawaii

The Department of Education, State of Hawaii has reviewed the Draft Environmental Assessment for the subject project and anticipates a Finding of No Significant Impact (FONSI) determination. Please publish this determination in the next Environmental Notice.

Two printed copies of the Draft Environmental Assessment and a CD with the document in .pdf format are attached. The Environmental Notice publication form and a project summary will be e-mailed to OEQC.

If you have any questions, please call Brenda Lowrey of the Facilities Development Branch at 377-8312.

DYK:jmb

Enclosures

*Draft Environmental Assessment*

**Moanalua**  
*performing* highschool  
*Performing Arts Center*

*Moanalua, Oahu, Hawaii*

*Prepared for:  
Department of Education  
State of Hawaii*

*Prepared by:  
Wilson Okamoto Corporation*

*January 2011*

**DRAFT  
ENVIRONMENTAL ASSESSMENT**

**MOANALUA HIGH SCHOOL  
PERFORMING ARTS CENTER**

Moanalua, Oahu, Hawaii

Proposing Agency:  
State of Hawaii  
Department of Education

Prepared by:  
Wilson Okamoto Corporation  
Engineers and Planners

January 2011



## TABLE OF CONTENTS

	<u>Page</u>
<b>1.0 SETTING AND PROJECT DESCRIPTION.....</b>	<b>1-1</b>
1.1 Project Location .....	1-1
1.2 Background on Moanalua High School.....	1-1
1.3 Existing Facilities .....	1-2
1.4 Surrounding Uses .....	1-2
1.5 Purpose and Project Need.....	1-2
1.6 Project Description.....	1-10
1.7 Project Schedule and Cost .....	1-10
<b>2.0 DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES .....</b>	<b>2-1</b>
2.1 Climate.....	2-1
2.2 Geology, Topography, and Soils.....	2-1
2.3 Hydrology.....	2-4
2.3.1 Ground Water .....	2-4
2.3.2 Surface Water .....	2-5
2.3.3 Coastal Waters .....	2-6
2.4 Flood Hazard .....	2-7
2.5 Flora and Fauna .....	2-7
2.6 Air Quality .....	2-7
2.7 Noise.....	2-11
2.8 Archaeological and Historical Resources.....	2-12
2.9 Traffic.....	2-13
2.10 Socio-Economic Characteristics .....	2-15
2.11 Public Services .....	2-15
2.12 Infrastructure.....	2-18
<b>3.0 RELATIONSHIP TO LAND USE, POLICIES AND CONTROLS .....</b>	<b>3-1</b>
3.1 State of Hawaii.....	3-1
3.1.1 Hawaii State Plan.....	3-1
3.1.2 State Functional Plans .....	3-1
3.1.3 State Land Use District .....	3-2
3.2 City and County of Honolulu .....	3-2
3.2.1 General Plan .....	3-2
3.2.2 Development and Sustainable Communities Plan .....	3-4
3.2.2.1 Primary Urban Center Development Plan .....	3-4
3.2.3 Land Use Ordinance and Zoning.....	3-5
3.2.4 Special Management Area .....	3-5

**TABLE OF CONTENTS (continued)**

	<u>Page</u>
<b>4.0 ALTERNATIVES CONSIDERED .....</b>	<b>4-1</b>
4.1 No Action Alternative .....	4-1
4.2 Alternative Site.....	4-1
<b>5.0 ANTICIPATED DETERMINATION OF FINDING OF NO SIGNIFICANT IMPACT.....</b>	<b>5-1</b>
<b>6.0 LIST OF PERMIT APPROVALS.....</b>	<b>6-1</b>
<b>7.0 CONSULTATION.....</b>	<b>7-1</b>
7.1 Pre-Assessment Consultation.....	7-1
7.2 Parties to be Consulted During the Draft EA.....	7-2
<b>8.0 REFERENCES.....</b>	<b>8-1</b>

**List of Figures**

Figure 1-1	Location Map .....	1-3
Figure 1-2	Tax Map Key.....	1-4
Figure 1-3	Project Site Photos .....	1-5
Figure 1-4	Existing Facilities Map .....	1-6
Figure 1-5	Photos of Existing Band Room .....	1-7
Figure 1-6	Photos of Existing Band Room .....	1-8
Figure 1-7	Proposed Site Plan .....	1-11
Figure 1-8	Southeast Elevation.....	1-12
Figure 1-9	Southwest Elevation .....	1-13
Figure 1-10	Northeast Elevation .....	1-14
Figure 1-11	Northwest Elevation.....	1-15
Figure 2-1	Soils Map.....	2-3
Figure 2-2	Flood Zone Map.....	2-8
Figure 3-1	State Land Use Map .....	3-3
Figure 3-2	City & County of Honolulu Zoning Map.....	3-6

**List of Tables**

Table 1-1	Moanalua High School Projected Enrollment.....	1-1
Table 2-1	State and Federal Ambient Air Quality Standards .....	2-9
Table 2-2	Demographic Characteristics: 2000 .....	2-17

**Appendices**

Appendix A Pre-Assessment Consultation Letters

## SUMMARY

<b>PROPOSING AGENCY:</b>	State of Hawaii Department of Education P.O. Box 2360 Honolulu, Hawaii 96804
<b>APPROVING AGENCY:</b>	State of Hawaii Department of Education P.O. Box 2360 Honolulu, Hawaii 96804
<b>AUTHORIZED AGENT:</b>	Wilson Okamoto Corporation 1907 S. Beretania Street, Suite 400 Honolulu, Hawaii 96826 Contact: Ms. Tracy Fukuda Phone: 808-946-2277
<b>PROJECT LOCATION:</b>	Moanalua, Oahu, Hawaii
<b>TAX MAP KEY:</b>	(1) 1-01-063: 011
<b>AREA:</b>	Approximately 30 acres
<b>EXISTING USE:</b>	Moanalua High School
<b>STATE LAND USE DESIGNATION:</b>	Urban District
<b>ZONING DESIGNATION:</b>	Residential (R-7.5) and Apartment (A-2)
<b>PRIMARY URBAN CENTER DEVELOPMENT PLAN DESIGNATION:</b>	Institutional
<b>PROPOSED ACTION:</b>	The State of Hawaii Department of Education is proposing to construct a new Performing Arts Center on the campus of Moanalua High School. The Performing Arts Center will be constructed in two phases: 1) a Rehearsal Hall; and, 2) 1,000-seat auditorium.
<b>IMPACTS:</b>	Short-term construction-related impacts will be created by the generation of noise, dust, and increased construction-related traffic. In the long-term

the proposed projects is not anticipated to have significant impacts. All applicable government rules and regulations will be complied with during construction to minimize construction-related impacts.

**ANTICIPATED  
DETERMINATION:**

Finding of No Significant Impact (FONSI)

**PARTIES CONSULTED DURING  
PRE-ASSESSMENT  
CONSULTATION:**

Federal

U.S. Army Corps of Engineers  
U.S. Fish and Wildlife Service

State

Department of Accounting & General Services  
DOH, Environmental Planning Office  
DOH, Environmental Management Division  
Department of Land & Natural Resources (DLNR)  
DLNR, Historic Preservation Division  
Department of Transportation

City

Board of Water Supply  
Department of Planning & Permitting  
Department of Transportation Services  
Fire Department  
Police Department

Elected Officials

Councilmember Romy M. Cachola, District 7  
Representative Glenn Wakai, 31<sup>st</sup> District  
Senator Donna Kim Mercado, 14<sup>th</sup> District  
Senator Norman Sakamoto, 15<sup>th</sup> District

Other

Salt Lake/Aliamanu Neighborhood Board  
Moanalua Valley Association  
Moanalua Gardens Community Association  
Vista Del Mar  
Dynasty Tower  
Hale Koe Apartments  
1047 Ala Napunani

## PREFACE

This Draft Environmental Assessment was prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS) and Title 11, Chapter 200, Department of Health Administrative Rules. The State of Hawaii Department of Education is proposing to construct a new Performing Arts Center on the campus of Moanalua High School on the Island of Oahu. The Performing Arts Center is planned to accommodate a 1,000 - seat auditorium, rehearsal and instructional spaces, backstage facilities, storage rooms, and other supporting facilities. Due to current funding limitations, the Performing Arts Center will be constructed in two (2) phases. Phase 1 will include a Rehearsal Hall and Phase 2 will include the 1,000-seat auditorium.

The proposed use of State lands and funds triggers the environmental review requirements of Chapter 343, HRS. Based on this environmental assessment, a Finding of No Significant Impact (FONSI) is anticipated.

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## 1.0 SETTING AND PROJECT DESCRIPTION

### 1.1 Project Location

Moanalua High School is located in Moanalua, Honolulu District of Oahu, Hawaii (see Figure 1-1). Moanalua High School currently encompasses approximately 30 acres and is further identified as Tax Map Key (TMK) 1-01-063: 011 (see Figure 1-2). Situated about 100 feet above sea level, Moanalua High School is located on the gradually sloping rise of Aliapaakai Crater. The main vehicular access to this campus is from Ala Napunani Street via Ala Ilima Street.

The proposed project site is located on the southwest corner of the campus between the student parking lot and the baseball field (see Figures 1-3 and 1-4). Existing uses at the site include twelve (12) bus bays and two (2) portable classrooms on the west end of the project site. The remainder of the site is undeveloped or landscaped (see Figures 1-3 and 1-4).

### 1.2 Background on Moanalua High School

Moanalua High School is a component of the Aiea-Moanalua-Radford complex area within the State DOE's Central District. Under this organizational structure, there are several smaller elementary schools serving children from Kindergarten to 6th grade which then transfer students to a larger middle school serving the 7th and 8th grades. Students from this middle school then transfer to the complex's high school (9<sup>th</sup> to 12<sup>th</sup> grades) where they remain until graduation.

Moanalua High School is within the Moanalua complex organizational structure. The various schools feeding into Moanalua High School are Moanalua Middle School and four (4) elementary schools. Based upon the 2000 U.S. census data, the population of the community served by this Moanalua complex is about 37,313 persons with about 19 percent of the population between the ages of 5 to 19 (DOE, November 2010).

Moanalua High School was established in 1972, and provides public education to students from 9<sup>th</sup> to 12<sup>th</sup> grades. During the 2009 – 2010 academic year the student enrollment was approximately 1,974 students. The enrollment has varied from about 1,821 to 1,923 students between 2007 and 2008 academic years, respectively (DOE, November 2010). Hawaii DOE projects the school's enrollment will be fairly level over the next several years through 2015 and should not significantly change current operating conditions at this school based upon those projections (see Table 1-1).

2010	2011	2012	2013	2014	2015
2,050	2,051	2,053	2,052	2,050	2,051

*Hawaii DOE, December 2010*

### **1.3 Existing Facilities**

Moanalua High School has a comprehensive curriculum, with college preparatory, advance placement (AP), career-technical education, English Language Learner (ELL), and special education. The school has two learning centers (Media Communications & Technology, and World Languages), outstanding Music Program, and the state's largest Air Force Junior Reserve Officer Training Corps (AFJROTC) Program.

Moanalua High School campus is comprised of approximately 80 classrooms within 20 buildings/facilities (as shown in Figure 1-3). Since its establishment in 1972, several buildings have been demolished and newer buildings have been added. Other existing buildings include an administration building, student center, gymnasium, and multi-purpose dining room. There is also a football stadium/track and baseball field. Numerous portables are located throughout the campus, and are used for either additional classroom or office spaces.

The existing band room, which will be replaced by the proposed project, occupies half of the ground floor of Building F and is approximately 3,300 square feet in floor area (see Figures 1-5 and 1-6).

### **1.4 Surrounding Uses**

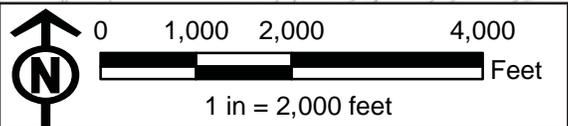
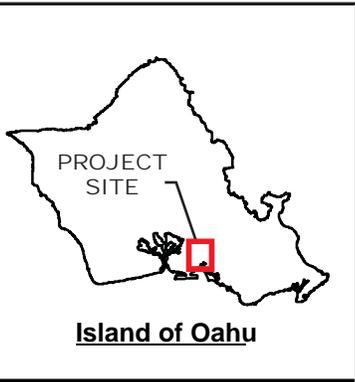
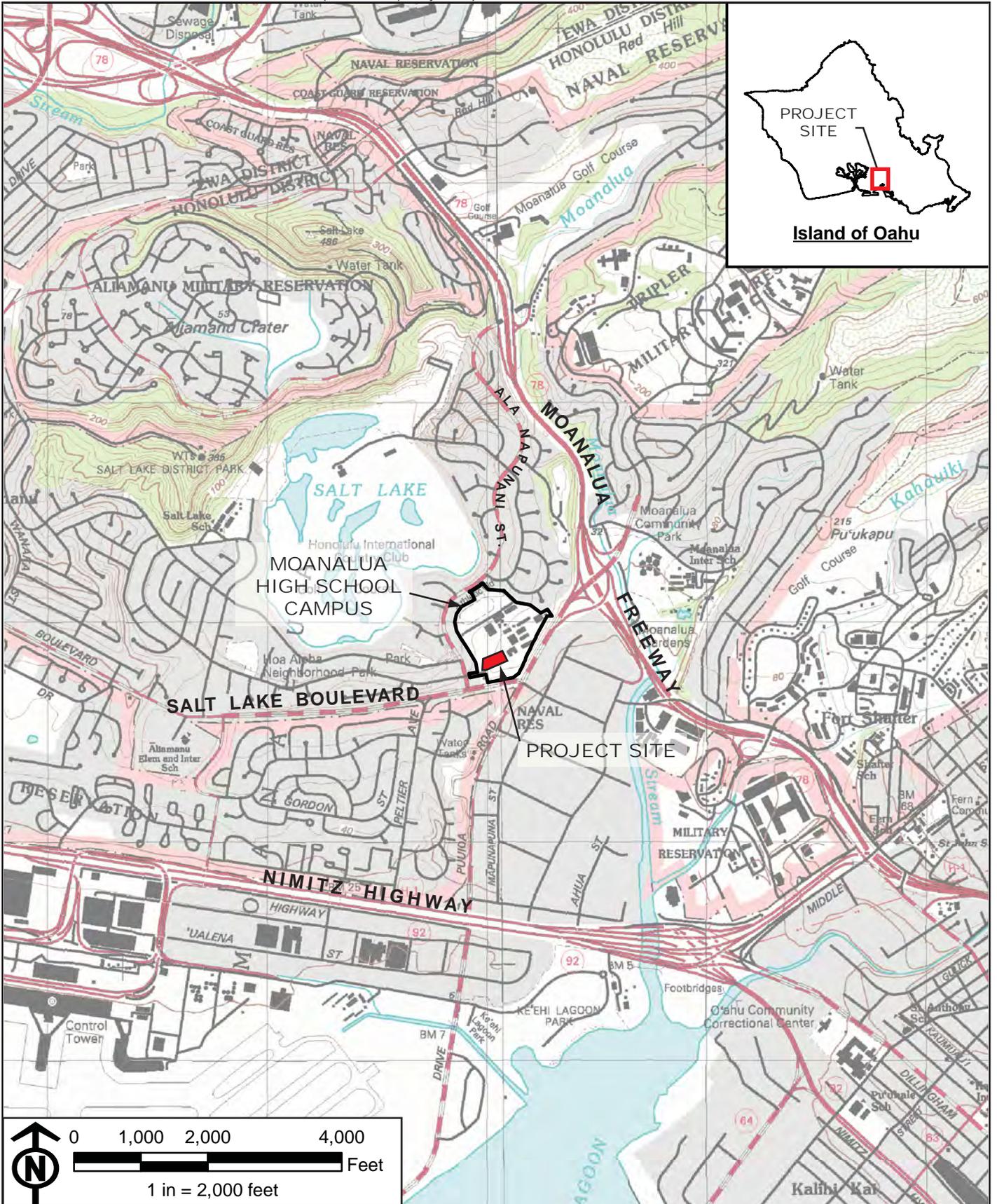
Salt Lake, also known as Aliapaakai Crater, encompasses 77 acres of land to the northwest of Moanalua High School. Formerly a shallow lake, is now occupied by the Honolulu Country Club and Golf Course. The general character of the surrounding area to the north and west of the campus is that of a residential neighborhood.

The area to the north of the school is predominantly characterized as single-family residential, while the area to the west is primarily multi-family and high-rise residential. Mapunapuna Industrial area to the east is comprised of industrial and retail businesses, including the Mapunapuna Plaza.

Salt Lake Fire Station is located at the southern boundary of the school at the end of Ala Ilima Street.

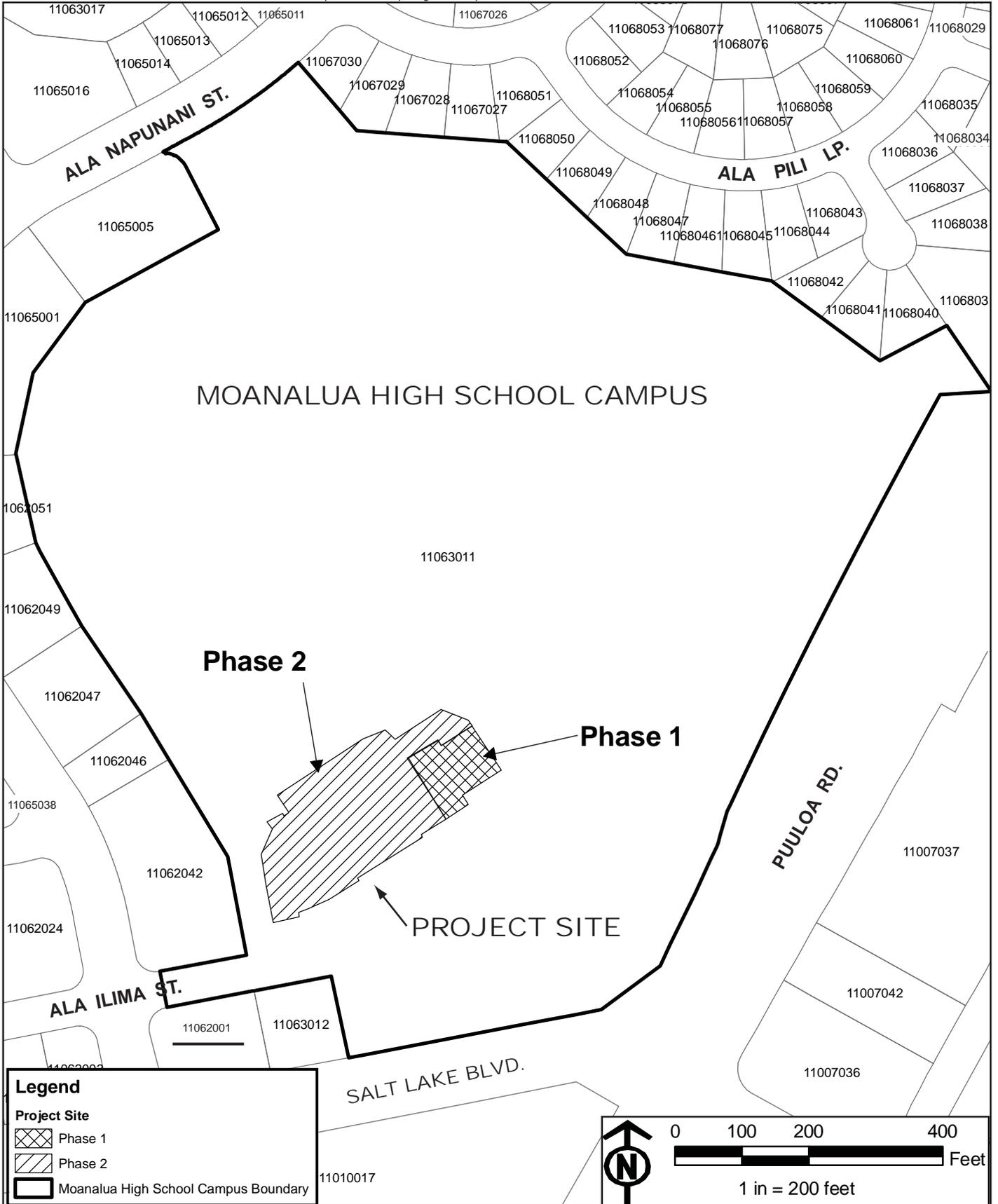
### **1.5 Purpose and Project Need**

The purpose of the proposed project is to provide additional facility space to better accommodate the effective implementation of the school's music and performing arts programs and activities serving students. The existing band room serving the school does not provide adequate space, as shown in Figures 1-5 and 1-6). The new facility would create additional space allowing the school to better accommodate existing student enrollment. The existing band room would be converted to additional classroom space needed to serve both faculty and students.



MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER  
**PROJECT LOCATION MAP**

FIGURE  
1-1



**Legend**

**Project Site**

Phase 1

Phase 2

Moanalua High School Campus Boundary

**MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER**



**TAX MAP KEY**

FIGURE

1-2



Photo of project site looking northwest. Proposed location for Phase 1, rehearsal/band room.



Existing bus bays along the parking lot. Photo of project site looking west towards Ala Napunani Street.



Photo of project site looking northwest, with the baseball field in the background.



Photo of the mauka side of the project site. Baseball field located to the left.



Photo of the project site looking southeast. Proposed location for Phase 2.



Entry to existing fire access lane and existing portables. Photo taken near the parking lot exit facing mauka.

**MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER**

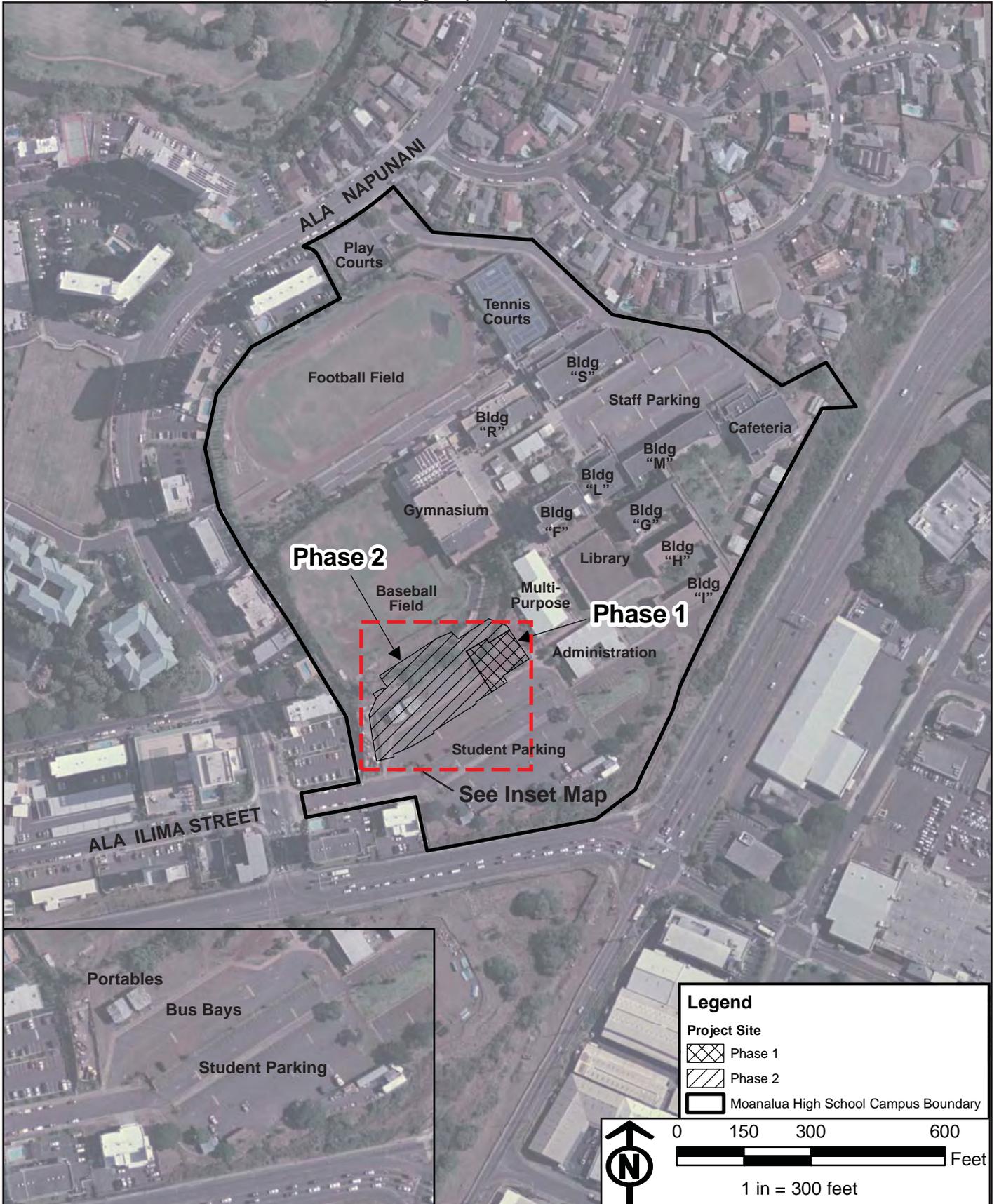
**PROJECT SITE PHOTOS**

**FIGURE**

**1-3**



**WILSON OKAMOTO  
CONSTRUCTION**



MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER

EXISTING FACILITIES MAP

FIGURE

1-4



MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER

**PHOTOS OF EXISTING BAND ROOM**

**FIGURE  
1-5**



MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER

**PHOTOS OF EXISTING BAND ROOM**

**FIGURE**

**1-6**

This School Status and Improvement Report (SSIR) provides standardized information used to analyze Hawaii's schools' performance and progress, as required by §302A-1004, Hawaii Revised Statutes (HRS). Each report includes a description of the school and setting, provides a summary of school improvement progress, and evaluates on the availability of school resources and identifies pertinent vital signs. The SSIR for Moanalua High School determined that it lacks adequate space for cafeteria/auditorium and classrooms, rating these as 75 percent and 88 percent of State standards, respectively (DOE, November 2010). School facilities are considered "inadequate" if they are rated below 70 percent; "marginal" if rated between 70 and 99 percent; and "in excess of State standard" if rated above 100 percent. School population was used as a basis for the formulas used to determine the State standards for space.

The existing band room is located on the ground level of Building F and occupies approximately 3,300 square feet in floor area. It is currently inadequate in floor area to accommodate the amount of students enrolled in the school's music program. A portion of the proposed Performing Arts Center will provide a larger facility that will accommodate the school's present music program and projected future enrollment. The proposed project will satisfy functional space and address current space inefficiencies in the existing band room. The band room is utilized everyday, including weekends, as well as school breaks during the school year.

Approximately 350 – 400 students attend music classes on a daily basis during the school year. According to staff at Moanalua High School, the current class size varies between 80 to 130 students. At any given time, the largest number of students in the rehearsal room is approximately 200 to 250 students during marching band season. Rehearsals occur 3 to 4 times a week, 2 to 3 hours per session.

Moanalua High School offers ten music programs including marching band, symphonic wind ensemble, symphonic band, concert band, symphony orchestra, concert orchestra, jazz ensemble, chorus/choir, piano, and music theory. The orchestras and marching band, comprise approximately 600 – 700 members of the 2,000 students enrolled at the school. Since, the school does not have an auditorium, performances are held off-site at the Mamiya Theatre in Kaimuki and Pearl City Cultural Center located approximately 8 to 9 miles away, respectively from the campus. Students have to pack their equipment, go by bus, set up, practice, perform, breakdown, return to school, and store equipment after each performance. An auditorium would provide the students and community a venue for music and theatre. It would also reduce the expenditures for renting venues and traveling to performances.

At the completion of the project, the existing band room in Building F will be available for the school to use for other instructional purposes. The proposed project will thereby also help to address needed functional classroom space serving faculty and students.

## 1.6 Project Description

The DOE proposes to construct a new Performing Arts Center on the Moanalua High School Campus (see Figure 1-7). The Performing Arts Center is planned to accommodate a 1,000-seat auditorium, rehearsal and instructional spaces, backstage facilities, storage rooms, and other supporting facilities. Due to current funding limitations, the Performing Arts Center will be constructed in two phases. Phase 1 will be the Rehearsal Hall and Phase 2 will be the auditorium.

Phase 1 includes a large rehearsal hall, restrooms, and supporting facilities located on the ground level and a partial second floor for storage and utility rooms. Phase 1 will provide approximately 9,600 - square feet of floor area. Five of the twelve existing bus bays will be removed to accommodate the proposed facility. No parking stalls will be removed.

Phase 2 will consist of a 1,000-seat auditorium, lobby, box office, scene shop, costume shop, sets/props room, dance studio, choral room, restrooms, terrace, and supporting facilities. Phase 2 will be three stories high and will provide approximately 76,120 square feet of floor area. Its highest point (fly tower) will be approximately 80 feet high (see Figures 1-8 to 1-11). Prior to construction of Phase 2, a height waiver by the City's Department of Planning and Permitting will be required. Thirty-nine of the 259 existing student parking stalls in the student parking lot will be removed and relocated to a new parking area west of the Performing Arts Center and to open areas at the perimeter of the existing parking lot. Of the seven remaining bus bays, one more bus bay will be removed and relocated. At the end of Phase 2 there will be six bus bays.

Currently, there are two portable classrooms on the west end of the project site. These will be removed in Phase 2 and their functions relocated to other areas on campus.

To promote environmental sustainability, the project goal at the completion of Phase 2 is to achieve a minimum silver level certification in the Leadership in Energy and Environmental Design (LEED) for Schools, based on the U.S. Green Building Council criteria.

## 1.7 Project Schedule and Cost

Due to current funding limitations, the Performing Arts Center will be constructed in two phases. Phase 1 will be the Rehearsal Hall and Phase 2 will be the auditorium.

The estimated project construction cost is approximately \$2.9 million. Construction for Phase 1 is estimated to begin in late Spring 2011 and be completed in early 2012.

Phase 2 will be constructed upon receiving additional funding. The estimated construction cost for Phase 2 is approximately \$30 million.



NOT TO SCALE

MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER

FIGURE

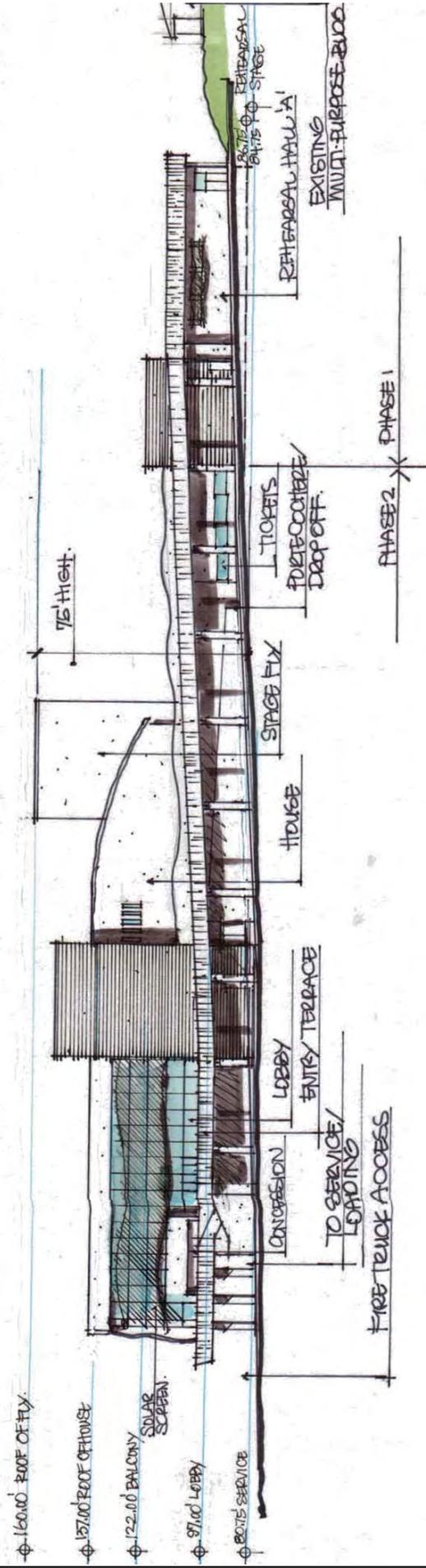
1-7

PROPOSED SITE PLAN

**Legend**  
▬ Phase 1  
▬ Phase 2

Source: Architects Hawaii, March 8, 2010





NOT TO SCALE

Source: Architects Hawaii, May, 2010

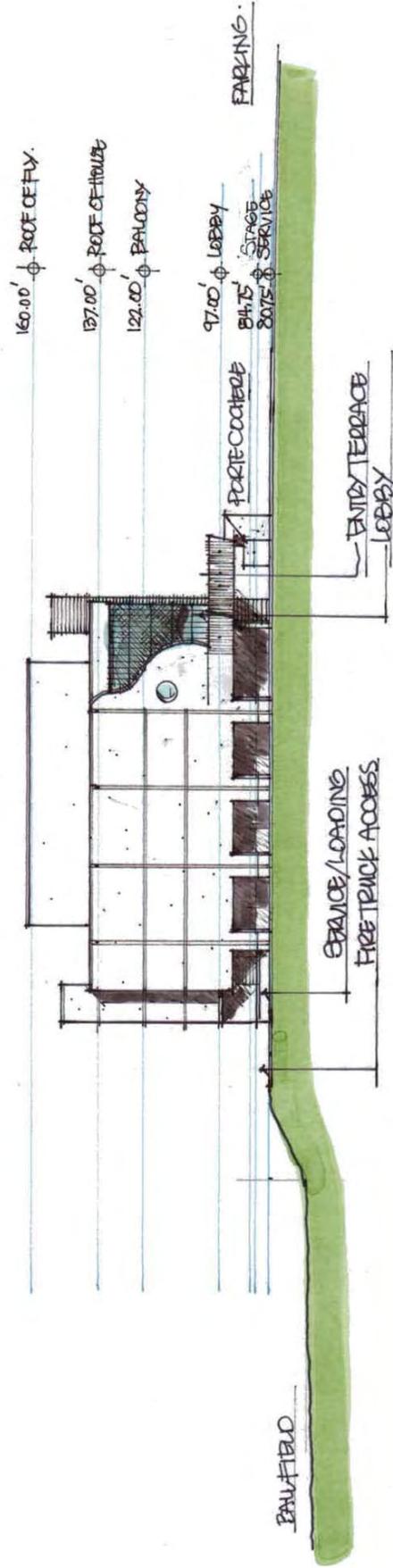
MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER

**SOUTHEAST ELEVATION**

FIGURE

1-8





NOT TO SCALE

Source: Architects Hawaii, May, 2010

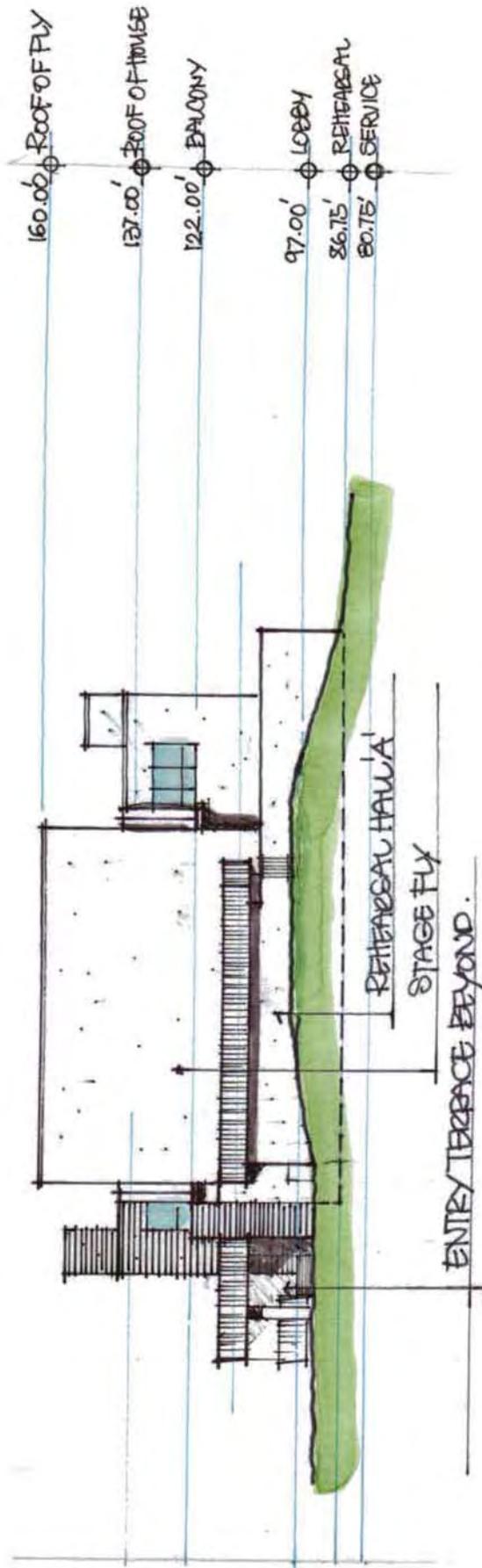
MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER

# SOUTHWEST ELEVATION

FIGURE

1-9





NOT TO SCALE

Source: Architects Hawaii, May, 2010

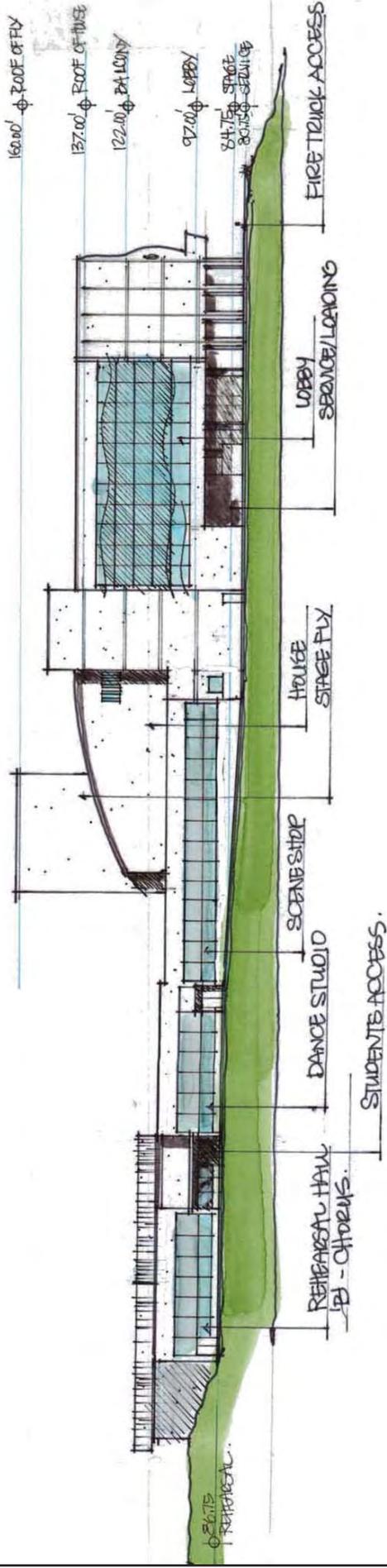
MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER

# NORTHEAST ELEVATION

FIGURE

1-10





Source: Architects Hawaii, May, 2010.

NOT TO SCALE



WILSON OKAMOTO  
ARCHITECTS  
INCORPORATED

MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER

# NORTHWEST ELEVATION

FIGURE

1-11

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## **2.0 DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES**

The following is a description of the existing environment, assessment of potential impacts and proposed measures to mitigate potential adverse impacts resulting from the proposed project.

### **2.1 Climate**

The climate of the Honolulu area is characterized by abundant sunshine, persistent tradewinds, relatively uniform temperatures, moderate humidity, and infrequent storms throughout the year.

Northerly trade winds prevail throughout the year although their frequency varies from more than 50 percent during the summer months to 90 percent in January. The average annual wind velocity is approximately 10 miles per hour. The mean temperature measured at Honolulu International Airport ranges from 70 degrees Fahrenheit (°F) in the winter to 84 °F in the summer. The average annual rainfall in the vicinity of the project site is approximately 40 inches, with most of the rainfall occurring between November and April. Relative humidity ranges between 70 to 80 percent.

#### **Impacts and Mitigation Measures**

The proposed facilities will not affect regional climate; however, replacing the partially undeveloped project site with a building, walkways, and landscaped areas will alter the microclimate of the site.

### **2.2 Geology, Topography, and Soils**

The island of Oahu was formed by two shield volcanoes which are now the Koolau Range on the east and the Waianae Range on the west. Lava from the younger Koolau Volcano banked against the already eroded flank of the Waianae Volcano to form the central area of Oahu. Due to erosion, both ranges have lost most of their original shield shape and now appear as long narrow ridges (Stearns, 1985).

Moanalua High School is located on land characterized by a cluster of overlapping tuff cones consisting of the Aliamanu, Makalapa, and Salt Lake craters. The tuff from Salt Lake is air laden and contains in its base many molds of trees buried in a standing position. The tuffs extend below present sea level and presumed to have been deposited during a lower stand of the sea; most likely during the Waipio stand. The tuff is overlain by limestone of the Waimanalo stand (Macdonald and Abbott, 1977).

Moanalua High School sits on the southeastern rim of Salt Lake crater at an elevation of campus site generally slopes from an approximate elevation of 100 feet on the east corner to 40 feet on the west

According to the U.S. Natural Resources Conservation Service (1972), the soils in the project site belong to the Lualualei-Fill land-Ewa association, "*Deep, nearly level to*

*moderately sloping, well drained soils that have a fine textured or moderately fine textured subsoil or underlying material, and areas of fill land; on coastal plains.”*

The following soil types are found in the project area (see Figure 2-1):

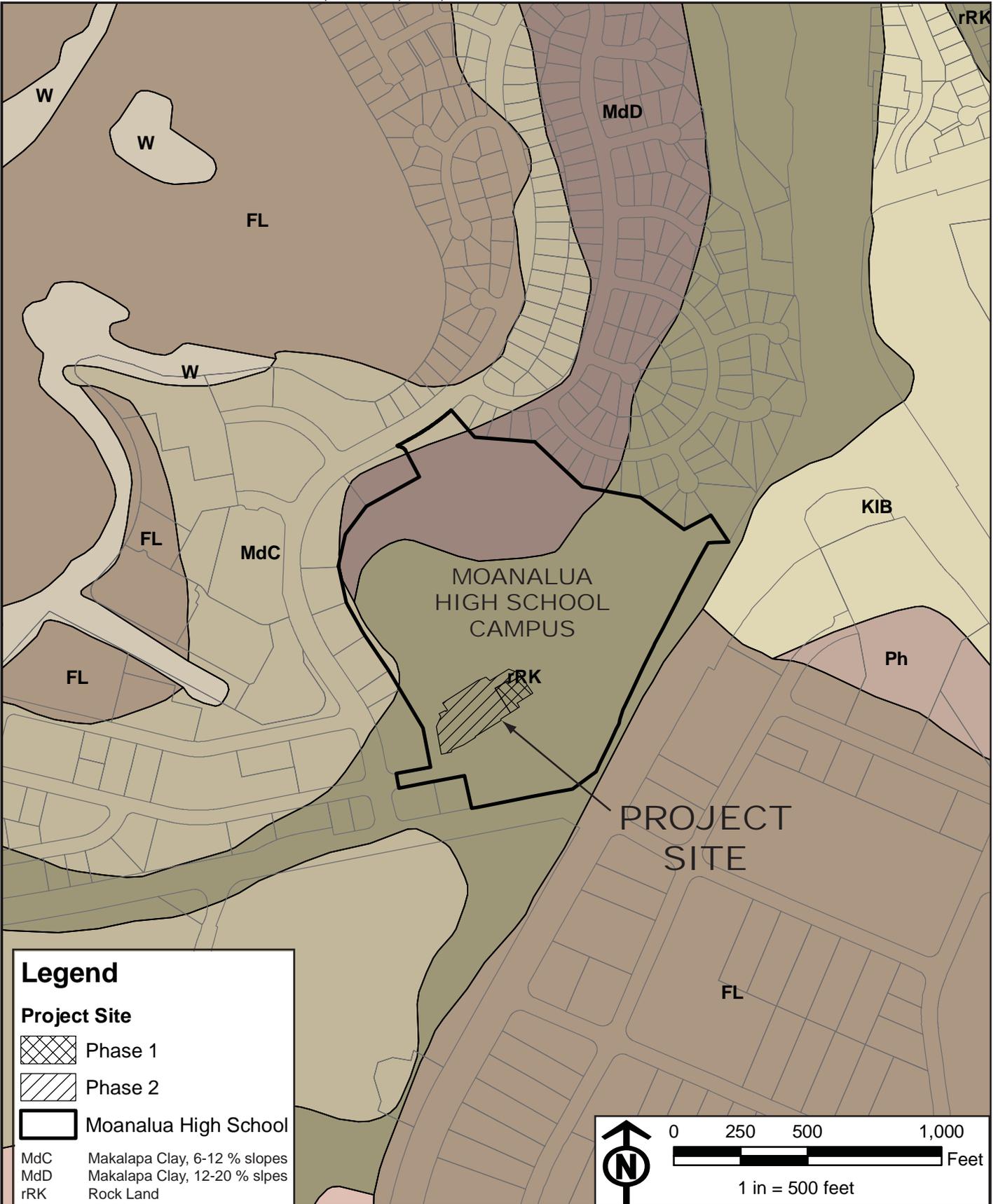
- Makalapa clay, 6 to 12 percent slopes (MdC) – This soil is similar to Makalapa clay, 2 to 6 percent slopes, except that it occurs on fans. Runoff is slow to medium except that it occurs on fans. Runoff is slow to medium, and the erosion hazard is slight to moderate. This soil is used for urban development and pasture.
- Makalapa clay, 12 to 20 percent slopes (MdD) – On this soil, runoff is medium and the erosion hazard is moderate. This soil is used for urban development and pasture.
- Rock land (rRk) – Rock land is comprised of areas where exposed rock covers 25 to 90 percent of the surface. The rock outcrops and very shallow soils. Rock outcrops are mainly basalt and andesite. This land type is nearly level to very steep with elevations ranging from nearly sea level to more that 6,000 feet.

### **Impacts and Mitigation Measures**

No significant impact on the geology, overall topography, or soils of the project site is anticipated during the construction of the proposed facilities. Construction of the proposed facilities will require grading activities and excavation for building foundations, and utilities. Graded and excavated areas will be built-over, paved-over, or backfilled and landscaped. To achieve required slope for proper drainage, grading within the project site may slightly alter the existing topography.

Excavation and grading activities associated with construction will be require compliance with by the City and County of Honolulu grading ordinance and the National Pollutant Discharge Elimination System (NPDES) permit program administered by the State Department of Health (DOH).

A NPDES Notice of Intent (NOI) for Storm Water Associated with Construction Activities will be required for construction of the proposed project area as the area of soil disturbance from activities such as clearing and grubbing, grading and stockpiling will be in excess of one acre. The permit requires site-specific Best Management Practices (BMP) Plan which, in turn requires compliance with City ordinances pertaining to grading, grubbing, stockpiling, soil erosion and sedimentation. Site-specific erosion and sediment control measures of the BMP plan may include construction of berms to detain run-off and installation of silt fences to filter silt from run-off.



MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER



SOILS MAP

FIGURE

2-1

To minimize potential short-term erosion impacts during construction activities, various erosion control measures are available for implementation. Erosion control measures considered to minimize effects during construction may include: use of temporary sprinklers in non-active construction areas; stationing water trucks on the site during construction to provide immediate sprinkling in active construction areas; use of temporary silt fencing, sand bags, or screens; thorough watering of graded areas after construction activity has ceased for the day; or sodding or planting of affected areas immediately after site work has been completed.

No significant long-term impacts on soils are anticipated as a result of the proposed project and its accessory improvements. Areas disturbed during construction will be built-over, paved, or landscaped to minimize erosion and sedimentation.

## **2.3 Hydrology**

### **2.3.1 Ground Water**

The Island of Oahu is divided into five groundwater sectors consisting of the North Sector, Windward Sector, Honolulu Sector, Pearl Harbor Sector, and the Central Sector. The Sectors are divided into aquifer systems which are areas defined by hydrological continuity, particularly hydraulic connections among units.

The project site is located within the Honolulu Sector. Six aquifer systems make up the Honolulu Sector: Waialae-East, Waialae West, Palolo, Nuuanu, Moanalua, and Kalihi. The project site overlies the groundwater of the Moanalua aquifer system (30104). Two aquifer types overlap in the project area. The first (30104116) is identified as a basal, unconfined, sedimentary aquifer and the other (30104121) is identified as a basal, confined, flank aquifer. The total sustainable yield of the Moanalua aquifer is 16 million gallon per day (mgd).

According to the State Commission on Water Resource Management, there is a ground water monitoring well (# 2153-06) within a half-mile northeast of the Moanalua High School campus that is owned by the Damon Estate.

### **Impacts and Mitigation Measures**

No significant impacts to groundwater underlying the project site are anticipated during construction of the proposed facilities. Construction activities are not likely to introduce, nor release from the soil any materials which could adversely affect groundwater, including groundwater sources for domestic use.

Storm runoff from the project site during site preparation will be controlled in compliance with the City and County of Honolulu, *Rules Relating to Storm Drainage Standards*. Typical mitigation measures include: appropriately stockpiling materials on-site to prevent runoff; building over, or establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

To minimize potential short-term erosion impacts during construction activities, various erosion control measures are available for implementation. Erosion control measures considered to minimize effects during construction may include: use of temporary sprinklers in non-active construction areas; stationing water trucks on the site during construction to provide immediate sprinkling in active construction areas; use of temporary silt fencing, sand bags, or screens; thorough watering of graded areas after construction activity has ceased for the day; or sodding or planting of affected areas immediately after site work has been completed.

Construction material wastes will be appropriately disposed of and prevented from leaching into receiving bodies of water. Dewatering is not anticipated for this project.

The proposed project would not cause any increases in school personnel or enrollment, since the facility is intended to service existing staff and students. As a result, the operation of the proposed Performing Arts Center should not result in substantial increases for potable water demand at the school that may significantly impact ground water resources.

### **2.3.2 Surface Water**

Surface waters in the vicinity of the project site are comprised of wetlands associated with the features of the nearby Honolulu Country Club Golf Course. There are 3 types of wetlands present. The northernmost water feature of the golf course is a non-tidal, seasonal, persistent emergent wetland that is part of a palustrine system. The largest water feature at the golf course is an excavated, permanent, non-tidal open water wetland with an unknown bottom composition that is part of a lacustrine, limnetic system. Finally, the water features in the middle of the golf course are excavated, permanent, non-tidal open water wetlands with unknown bottom compositions that are part of a palustrine system.

According to the Department of the Army there are no jurisdictional waters in the project area, therefore a Section 10 and Section 404 Department of Army permits are not required for the proposed project (see Appendix A).

### **Impacts and Mitigation Measures**

No significant impacts to surface waters are anticipated as a result of the proposed project since those waters are located rather far from the project site. Storm runoff from the project site during site preparation will be controlled in compliance with the City and County of Honolulu, *Rules Relating to Storm Drainage Standards*. Excavation and grading activities associated with construction of the proposed project will be regulated by the City's grading and ordinance. Typical mitigation measures may include: appropriately stockpiling materials on-site to prevent runoff; building over, or establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

The area of soil disturbance within the project site will exceed one acre, therefore, pursuant to HAR Chapter 11-55, a NPDES NOI for Storm Water Associated with Construction Activities will be required from the State DOH. A site-specific BMP Plan will be prepared in conjunction with the NPDES permit application. Hydrotesting will be required for the fire protection and water lines. The hydrotest water will be discharged to and returned to the exposed trench. No hydrotest water will be discharged to State waters. Dewatering is not anticipated for the proposed project.

The proposed project will not result in the discharge (placement) of dredged and/or fill material into waters of the U.S. The project will comply with HAR, Chapters 11-54 and 11-55.

### **2.3.3 Coastal Waters**

The proposed project site is approximately 1.3 miles mauka of Keehi Lagoon. Coastal waters within Keehi Lagoon are classified as “A” marine waters by State Department of Health Administrative Rules, Title 11, Chapter 54 “Water Quality Standards. Class A marine waters are recognized by DOH with the objective that “their use for recreation purposes and aesthetic enjoyment be protected. Any other use shall be permitted as long as it is compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation in and on these waters. These waters shall not act as receiving waters for discharge which has not received the best degree of treatment or control compatible with the criteria established for this class.”

According to the Department of the Army there are no jurisdictional waters in the project area, therefore a Section 10 and Section 404 Department of Army permits are not required for the proposed project (see Appendix A).

### **Impacts and Mitigation Measures**

No significant impacts on coastal waters are anticipated as a result of the proposed project. During construction, storm runoff has the potential to carry increased amounts of sediment into storm drain systems and streams due to erosion of exposed soils. Storm runoff from the project site will be controlled in compliance with the City and County of Honolulu, *Rules Relating to Storm Drainage Standards*. Excavation and grading activities associated with construction of the proposed project will be regulated by the City’s grading and ordinance. Typical mitigation measures may include: appropriately stockpiling materials on-site to prevent runoff; building over, or establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

The area of soil disturbance within the project site will exceed one acre, therefore, pursuant to HAR Chapter 11-55, a NPDESNOI for Storm Water Associated with Construction Activities will be required from the State DOH. A site-specific BMP Plan will be prepared in conjunction with the NPDES permit application. Hydrotesting will be required for the fire protection and water lines. The hydrotest water will be discharged

to and returned to the exposed trench. No hydrotest water will be discharged to State waters. Dewatering is not anticipated for the proposed project.

The proposed project will not result in the discharge (placement) of dredged and/or fill material into waters of the U.S. Construction impacts will comply with HAR, Chapters 11-54 and 11-55.

## **2.4 Flood Hazard**

Based on the Flood Insurance Rate Map ("FIRM"), Community Panel Number 15003C0335 F and 15003C0351 F (revised September 30, 2004) the project site is located within Zone D: Areas in which flood hazards are undetermined, but possible (see Figure 2-2).

### **Impacts and Mitigation Measures**

No impacts related to flooding are anticipated. The proposed project will increase the impervious surface area, which will marginally increase storm runoff. Proposed drainage improvements, however, will be designed to accommodate on-site runoff.

## **2.5 Flora and Fauna**

The area encompassing and surrounding the project site consists of a highly disturbed environment and non-native species. There are no known threatened or endangered species within these areas.

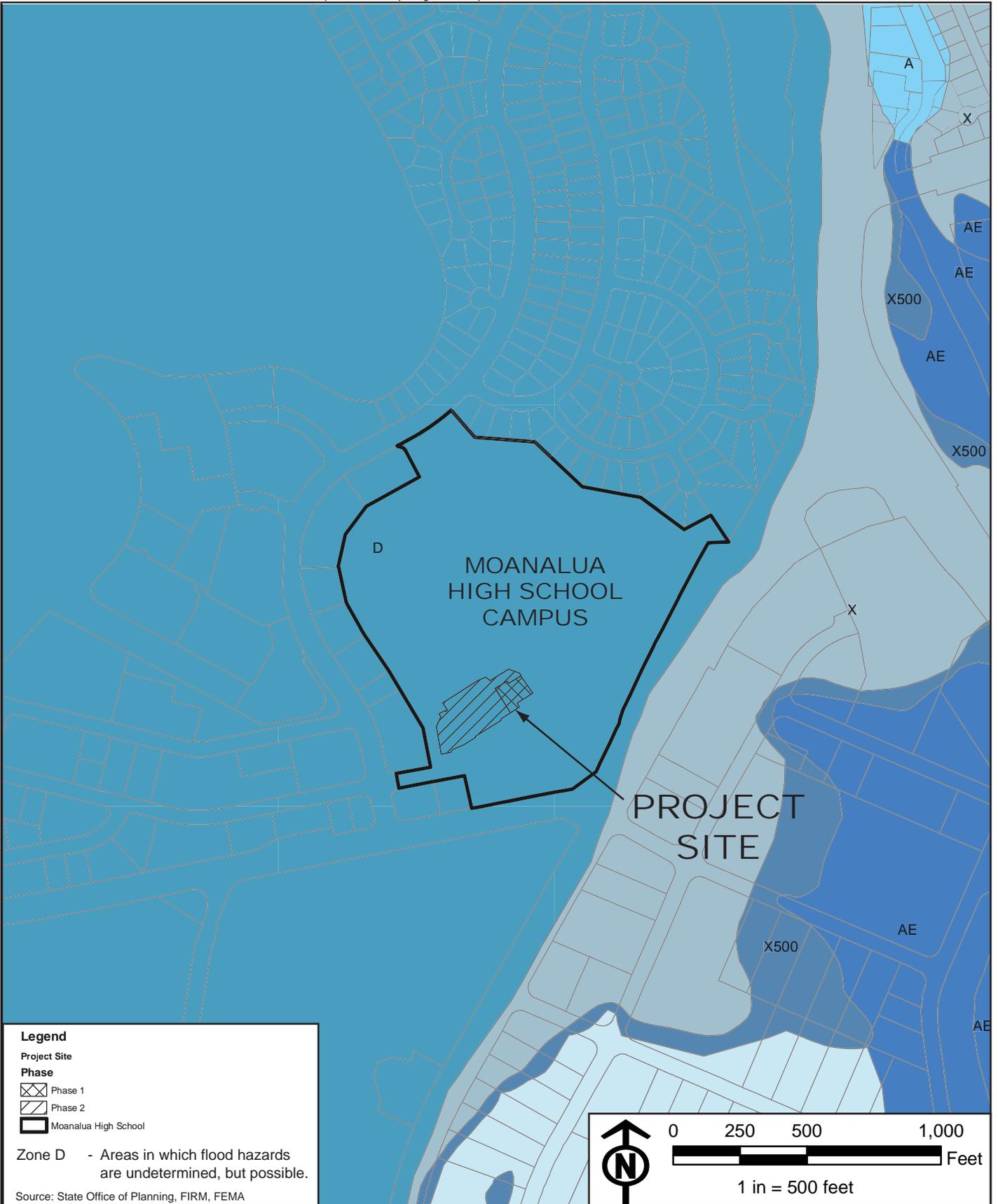
### **Impacts and Mitigation Measures**

Since the project site does not provide a unique habitat in the area, no significant impacts on flora and fauna species are anticipated. No candidate, proposed, or listed threatened or endangered species will be disturbed.

## **2.6 Air Quality**

The DOH has six monitoring stations throughout the island of Oahu. Each monitoring station typically does not monitor the full complement of air quality parameters. For selected criteria pollutants, the State of Hawaii has established its State ambient air quality standards which are somewhat more stringent than the federal standards under Hawaii Administrative Rules, Title 11, Chapter 59. Hawaii AAQS are more restrictive than federal standards for carbon monoxide (CO), nitrogen oxide (NO<sub>2</sub>), and ozone (O<sub>3</sub>). In addition, Hawaii regulates emissions of hydrogen sulfide (H<sub>2</sub>S), for which there are no federal standards. Hawaii has adopted the NAAQS for particle matter less than 10 micrometers (PM<sub>10</sub>), sulfur dioxide (SO<sub>2</sub>), and lead (Pb). A summary of the federal and Hawaii ambient air quality standards that apply to the proposed project area is presented in Table 2-1.

The closest air monitoring station to the project site is located at Sand Island, Honolulu. This station monitors both O<sub>3</sub> and particulate matter less than 2.5 micrometers (PM<sub>2.5</sub>). The second closest is the Honolulu monitoring station which monitors SO<sub>2</sub>, CO, PM<sub>10</sub>,



MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER



FLOOD ZONE MAP

FIGURE  
2-2

and PM<sub>2.5</sub>. There are no point sources of airborne emissions in the immediate vicinity of the project site. The air quality in this area is considered good with the primary non-point source of emissions from vehicles travelling along Puuloa Road, Salt Lake Boulevard, and Ala Napunani Street. The air quality from both monitoring stations is in compliance with state and federal standards. Both the PM<sub>10</sub> and PM<sub>2.5</sub> levels have been well below the federal and state standards.

According to the State DOH's 2009 Annual Summary Hawai'i Air Quality Data (September 2010), the state's air quality "continues to be one of the best in the nation, and criteria pollutant levels remain well below state and federal ambient air quality standards." The report contains five-year trends based on annual averages for particulates, sulfur dioxide and nitrogen dioxide, annual averages of daily maximum 1- and 8-hour values recorded for carbon monoxide, and annual averages of daily maximum 8-hour values recorded for ozone concentrations from 2005 to 2009. During this period, the averages were well below both the federal and, the, more stringent, State standards for carbon monoxide and nitrogen dioxide.

Air Pollutant	Averaging Time	Hawaii AAQS	Federal (NAAQS)	
			Primary	Secondary
Carbon Monoxide (CO)	1-hour	9 ppm	35 ppm	--
	8-hour	4 ppm	9 ppm	--
Lead (Pb)	Quarterly	1.5 µg/m <sup>3</sup>	1.5 µg/m <sup>3</sup>	1.5 µg/m <sup>3</sup>
Nitrogen Dioxide (NO <sub>2</sub> )	Annual	0.04 ppm	0.05 ppm	0.05 ppm
Ozone (O <sub>3</sub> )	1-hour	--	0.12 ppm	0.12 ppm
	8-hour	0.08 ppm	0.075 ppm	0.075 ppm
Particulate Matter ≤10 micrometers in diameter (PM <sub>10</sub> )	Annual	50 µg/m <sup>3</sup>	50 µg/m <sup>3</sup>	50 µg/m <sup>3</sup>
	24-hour	150 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>
Particulate Matter ≤2.5 micrometers in diameter (PM <sub>2.5</sub> )	Annual	--	15 µg/m <sup>3</sup>	15 µg/m <sup>3</sup>
	24-hour	--	35 µg/m <sup>3</sup>	35 µg/m <sup>3</sup>
Hydrogen Sulfide (H <sub>2</sub> S)	1-hour	0.025 ppm	--	--
Sulfur Oxides (SO <sub>2</sub> )	Annual	0.03 ppm	0.03 ppm	--
	24-hour	0.14 ppm	0.14 ppm	--
	3-hour	0.50 ppm	--	0.50 ppm (1,300 µg/m <sup>3</sup> )

Source: State Department of Health, 2008

### **Impacts and Mitigation Measures**

The proposed project will have short-term construction-related impacts on air quality, including the generation of dust and emissions from construction vehicles, equipment and commuting construction workers. During construction, activities such as clearing, grubbing, grading, and excavation at the project site will generate dust while vehicles and equipment will produce exhaust emissions. Dust control measures stipulated by

Department of Health Administrative Rules, Title 11, Chapter 60, “Air Pollution Control” regulations will be employed, as appropriate, during construction and may include:

- Planning the different phases of construction, focusing on minimizing the amount of dust generating materials and activities, centralizing on-site vehicular traffic routes, and locate potentially dusty equipment in areas of least impact;
- Providing an adequate water source at the site prior to start-up of construction activities;
- Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- Controlling of dust from shoulders, and access roads;
- Providing adequate dust control measure during weekends, after hours, and prior to start-up of construction activities; and,
- Controlling of dust from debris being hauled away from project site.
- Limiting the areas that are disturbed at any given time;
- Applying chemical soil stabilizers, mulching, or using wind screens;
- Establishing a road cleaning or tire washing program to reduce fugitive dust emissions from trucks using paved roadways in or around the project site; and
- Establishing landscaping early in the construction schedule to control dust.

The properties which are anticipated to be most affected by air quality impacts during construction are residences located along the southwest-west border of the Moanalua High School campus.

Emissions from construction equipment, trucks and commuting construction workers are not anticipated to significantly impact ambient air quality. No air pollutants that may be generated at the project site are anticipated to exceed federal or State ambient air quality standards in the vicinity. Slow-moving construction vehicles, however, can disrupt peak hour traffic, increasing congestion and resulting in vehicular emissions. Traffic congestion and resulting emissions will be mitigated by transporting slower construction equipment during off-peak traffic hours.

Odor, if any, would be a temporary, negligible disturbance to those near the project site.

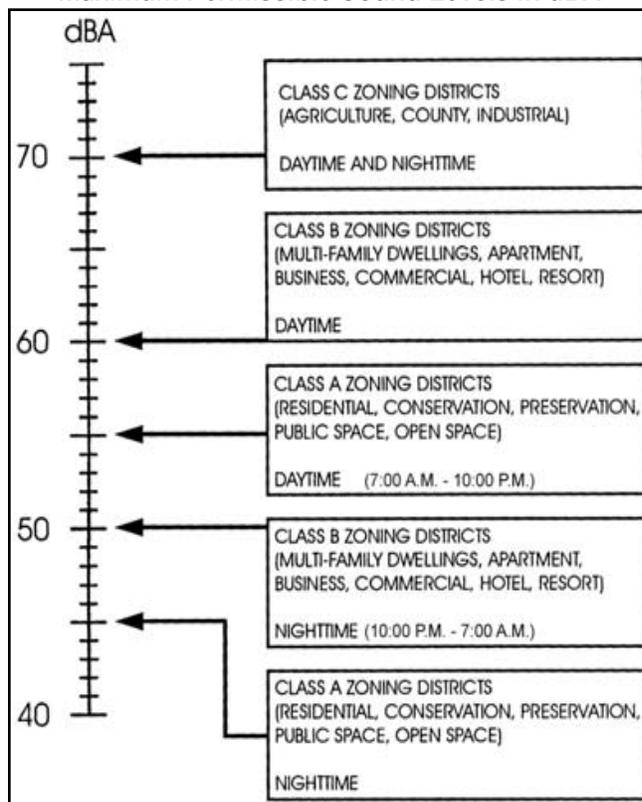
In the long-term, operation of the proposed Performing Arts Center will have no significant impact on air quality in the vicinity of the project site because there are no activities or other point sources associated with the proposed Performing Arts Center that would be emitting air pollutants. The proposed project will not generate significant additional traffic, as discussed in Section 4.11. Hence, any increase in traffic-related emissions will also not be significant.

## 2.7 Noise

The State Department of Health (Title 11, Chapter 46, Department of Health Administrative Rules) defines three classes of zoning districts and specifies corresponding maximum permissible sound levels due to stationary noise sources such as air-conditioning units, exhaust systems, generators, compressors, pumps, etc., and equipment related to agricultural, construction, and industrial activities (see Figure 2-3). These levels are enforced for any location at or beyond the property line and shall not be exceeded for more than 10 percent of the time during any 20-minute period.

Ambient noise at the project area is generated by vehicular traffic on Ala Napunani Street and nearby Salt Lake Boulevard and Puuloa Road.

Figure 2-3  
Maximum Permissible Sound Levels in dBA



### Impacts and Mitigation Measures

In the short-term, noise from construction will be unavoidable during the construction period. Development of the new Performing Arts Center involves excavation, grading, and construction of a new building. The various construction phases of the project may generate significant amounts of noise, which will impact nearby residences and the faculty and students on campus. Since Moanalua High School is located in a residential area and bordered by existing homes, there will be some temporary noise impacts on these surrounding residents. The majority of noise impacts will affect the residential homes nearest to the construction site which are located along the southwest and west border of the campus, adjacent to the area of construction impact. Students and faculty at Moanalua High School will be impacted since construction activities will occur during the school year and during regular school hours. However, this would be a temporary impact, as construction will only last until completion of the project.

Construction noise impacts will be mitigated by compliance with provisions of the State DOH Administrative Rules, Title 11, Chapter 46, "Community Noise Control". State DOH rules limits construction activities to the hours between 7:00 am and 6:00 pm on weekdays, except holidays, and 9:00 am to 6:00 pm on Saturday. Heavy vehicles required for construction must comply with Title 11, Chapter 42 and "Vehicular Noise Control for Oahu". It shall be the contractor's responsibility to minimize noise by

properly maintaining noise mufflers and other noise-attenuating equipment, and to maintain noise levels within regulated limits. If noise levels from construction activities are expected to exceed the allowable limits set forth in Chapter 46, a noise permit may be required.

In the long term, ambient noise levels in the immediate vicinity of the project site may marginally increase due to the presence of people and associated traffic during special events.

## **2.8 Archaeological and Historical Resources**

Due to the development of the high school campus, addition of various facilities, and utility improvements conducted over the years, there are no known historic sites situated on the proposed project site. Moanalua High School has been in existence since the 1972 and many improvements have been made on the school property over those years.

Research of the State Historic Preservation Division's (SHPD) website determined that there were no prior available archaeological studies conducted for the project site, or the immediate area. Further, the web site provided no indication that there were any historic sites recorded on the school property. This included review of a listing of National and State Register of Historic Places, dated June 2009, published by SHPD.

Although no known archaeological or cultural resources exist on the project site or immediate area of this school campus, subsurface historic sites such as cultural layers or human burials may be discovered during construction. However, the probability of encountering such subsurface sites appears to be low based on prior disturbance of the area.

### **Impacts and Mitigation Measures**

The proposed project is not expected to have a significant impact on historic or archaeological resources. This assessment was confirmed by SHPD's response letter dated April 27, 2010 (see Appendix A). No impacts to archaeological, historical, or cultural resources or practices are expected to result from construction of the proposed project. In the event subsurface human remains are encountered during construction activities, all work would stop immediately and the SHPD notified. The treatment of any human remains encountered would be determined, and conducted in accordance with the applicable requirements of Chapter 6E, HRS, and Chapter 13-300 HAR.

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

## 2.9 Traffic

The main entrance to Moanalua High School is off Ala Ilima Street east of Ala Napunani Street. In the vicinity of the high school, Ala Ilima Street is a two-lane, two-way City and County of Honolulu roadway generally oriented in the east-west direction that provides access between the school and Ala Napunani Street.

Ala Napunani Street is a predominantly four-lane, two-way City and County of Honolulu roadway generally oriented in the north-south direction that provides access to the regional roadways in the vicinity. The northern terminus of Ala Napunani Street connects directly to the Interstate H-1 Freeway frontage roadways while the southern terminus connects to Salt Lake Boulevard. Salt Lake Boulevard is a predominantly four-lane, two-way roadway with varying jurisdiction generally oriented in the east-west direction. This roadway runs parallel to Nimitz Highway and the Interstate H-1 Freeway providing an alternate route between Salt Lake and Aiea.

Vehicular traffic occurring within the immediate vicinity of Moanalua High School campus is generally associated with school related traffic and area residents.

As mentioned earlier, approximately 2,000 students are enrolled at Moanalua High School. Less than 250 students drive to school on a daily basis and 185 people are staffed at the school. Moanalua High School currently has 419 parking stalls and twelve bus bays on campus.

Transit: Public bus service is provided into the project area by the City's TheBus via Routes 3 and 32. Route 3 runs along Salt Lake Boulevard connecting Kaimuki and Salt Lake. Route 32 runs along Ala Napunani Street connecting Pearl Ridge and the Kalihi Transit Center.

### **Impacts and Mitigation Measures**

As discussed in Section 1.2, Hawaii DOE projects the school's enrollment will be fairly level over the next several years and should not significantly change current operating conditions.

Construction of Phase 1 Rehearsal Hall will serve the existing student population and is not expected to increase future enrollment nor generate additional trips to the school. During Phase 1, five of the twelve existing bus bays will be removed to accommodate the proposed facility. No parking stalls will be removed during this phase.

Construction of Phase 2 is also not expected to increase future enrollment. However, additional traffic associated with performances and special events would occur on the weekends or after school. Moanalua High School currently implements traffic management strategies such as designating parking areas and police and staff directing traffic during special events. A Traffic Management Plan (TMP) will be prepared to address traffic during special events such as craft fairs, graduation, and special performances.

During Phase 2, thirty-nine of the 259 existing student parking stalls in the upper parking lot will be removed and relocated to a new parking area west of the proposed Performing Arts Center and to open areas at the perimeter of the existing parking lot. Of the seven remaining bus bays, one more bus bay will be removed and relocated. At the end of Phase 2 there will be six bus bays.

The school is currently short 91 parking stalls of the required 510. Phase 1 will require additional parking, therefore an Off-Street Parking Waiver will need to be approved by the City.

Construction Related Impacts: In the short-term, local traffic patterns may be impacted by the arrival and departure of slow-moving heavy construction vehicles and equipment on-site. To reduce the impacts to neighborhood motor and pedestrian traffic, there will be a staging area to minimize off-site travel by construction vehicles and heavy equipment. The contractor will work with Moanalua High School administration to determine the area to be used for staging. The contractor may implement necessary measures such as temporary chainlink fences to protect materials and construction-related equipment areas would be clearly marked and temporary fences used to keep unauthorized persons out.

Additional traffic would occur from construction workers traveling to and from the job site. During construction, construction vehicles will park within the project site and, thus will not affect traffic flow along adjoining roadways except while traveling to and from the site. Construction contractor(s) will be required to mitigate potential vehicular and pedestrian traffic impacts through appropriate traffic control measures and safety devices. Examples of such measures that may be implemented include:

- Publishing newspaper notices to alert the public of construction projects;
- Providing signage and other warnings to alert approaching motorists and pedestrians to construction activities ahead;
- Providing barriers, cones, signage, lighting, non-skid covering over trenches, adequate and safe sidewalk widths, adequate intersection visibility and other provisions to promote safe passage of vehicles and pedestrians through construction zones;
- Restricting transport of construction vehicles during school and commuter peak traffic hours. To the extent possible, require construction vehicles to use available main routes/roads as alternate routes to the project site rather than local streets, to minimize impacts to area residents;
- Providing flaggers and/or police officers, when necessary, to control traffic and pedestrian flow;
- Notifying providers of emergency services (fire, ambulance, police) prior to implementation of any required detours or street closures;
- Coordinating with the City Department of Transportation Services (DTS) and Oahu Transit Services of any detours or street closures; and,

- Providing appropriate barriers as necessary to deter the public from unauthorized entry into restricted or hazardous construction zones during working and non-working hours.

Within the school campus, provisions will be implemented for the safe passage of students and faculty around the project site during construction activities.

## **2.10 Socio-Economic Characteristics**

Population and Housing: The project falls within the Salt Lake – East Census Tract (CT). According to the 2000 Census, the CT had a population of 5,642 in comparison to the overall population of Oahu of 905,601. Relative to Oahu as a whole, the Salt Lake - East population is slightly older; has a racial mix with slightly more Asians and less Whites and Native Hawaiian or Pacific Islanders; a fewer number of family households; higher homeownership rates; and, lower vacancy rates (See Table 2-2).

Economy: According to the 2000 Census data, the 1999 median household income for Salt Lake – East CT was \$59,980, which is significantly higher than the median household income of \$45,100 for Honolulu and \$49,800 for the state of Hawaii (U.S. Census, 2000).

### **Impacts and Mitigation Measures**

Population and Housing: No significant impacts to population or housing in the vicinity of the project site are anticipated as a result of the construction and operation of the proposed project. The proposed new Performing Arts Center is not expected to change the existing resident population in the community. No new residential units and no in-migration of resident is anticipated as a result of the new Performing Arts Center. The project essentially adds another needed facility to the campus to alleviate existing space shortages for the existing band room. Thus, the project would improve the existing campus facilities intended to serve students and faculty.

Economy: No significant impact to the economy within the vicinity of the project site are anticipated as a result of the construction and operation of the proposed facilities. In the short-term, the proposed project will confer some positive benefits to the local economy. Direct economic benefits will result from construction expenditures both through the purchase of materials from local suppliers and through the employment of local labor, thereby stimulating that sector of the economy. During construction, retail businesses in the vicinity of the project site may benefit from the increased presence of workers.

## **2.11 Public Services**

Police: Police protection is provided by the City and County of Honolulu, through the Kalihi Police Station, located at 1865 Kamehameha IV Road, approximately two miles from the project site.

**Fire:** Fire protection is provided by the City and County of Honolulu. The nearest station is the Moanalua Fire Station, located at 2835 Ala Ilima Street, immediately adjacent to Moanalua High School.

**Medical:** Health and medical care services in closest proximity to the Salt Lake/Moanalua area are available at Moanalua Medical Center and Clinic (Kaiser Hospital) in Moanalua and Kapiolani Hospital at Pali Momi located near Pearlridge Center in Aiea. Kaiser Hospital is located approximately 1.7 miles from Moanalua High School and provides clinical specialty services (cardiology, endocrinology, orthopedics, etc.), hospital clinical services (critical care, diagnostic imaging, neonatal intensive care, etc.), and 24-hour emergency care

Pali Momi is located approximately 5 miles northwest of Moanalua High School. Pali Momi's health services include an angiography department, bariatric surgery department, bone health program, breast health department, diabetes management program, retina center, women's center and 24-hour emergency room. For those residents associated with the military, Tripler Army Medical Center located approximately 1.7 miles also provides health and medical care services.

**Educational Services:** Moanalua High School is part of the Aiea-Moanalua-Radford Complex Area. Educational services for the Salt Lake/Moanalua area are provided by six public schools. These schools are: Moanalua Elementary School (K-6), Red Hill Elementary School (K-6), Salt Lake Elementary School (K-6), Shafter Elementary School (K-6), Moanalua Middle School (7-8), and Moanalua High School (9-12).

The public library serving the Salt Lake/Moanalua area is the Salt Lake – Moanalua Public Library which is part of the State of Hawaii Library System.

**Parks and Facilities:** The Salt Lake/Moanalua area offers a host of public recreational facilities including Moanalua Community Park, Likini Street Mini Park, Hoa Aloha Neighborhood Park, Salt Lake District Park, and Ala Puumalu Community Park.

### **Impacts and Mitigation Measures**

In the short-term, construction activities at the project site may increase potential demand for police services due to construction-related traffic, security of the construction site and the presence of more people associated with construction. The potential need for fire protection services would increase due to the presence of construction materials and equipment on the project site. The presence of construction workers and others at the project site would also increase the potential demand for emergency care services. These impacts, however, would be relatively insignificant within the overall context of the areas served by the respective public services.

On-site fire protection will be provided and coordinated with the Honolulu Fire Department (HFD). A fire apparatus access road, approximately 18 feet wide, will be

Subject	CT 68.05 Salt Lake-East		O'ahu	
	Number	Percent	Number	Percent
<b>Total population</b>	<b>5,642</b>	<b>100.0</b>	<b>876,156</b>	<b>100.0</b>
<b>AGE</b>				
Under 5 Years	269	4.8	56,849	6.5
5 – 17 years	690	12.2	151,909	17.3
18 – 64 years	3,945	69.9	549,661	62.7
65 years and over	738	13.1	117,737	13.4
Median age (years)	39.8	--	35.7	--
<b>RACE</b> (alone or in combination with other races)				
White	659	11.7	308,838	35.2
Black or African American	97	1.7	29,764	3.4
American Indian and Alaska Native	5	0.1	15,921	1.8
Asian	3,861	68.4	539,384	61.6
Native Hawaiian and other Pacific Islander	206	3.7	189,292	21.6
Two or more races	767	13.6		
Other	47	0.8	32,003	3.7
<b>HOUSEHOLD (BY TYPE)</b>				
<b>Total Households</b>	<b>2,182</b>	<b>100</b>	<b>286,450</b>	<b>100.0</b>
Family households (families)			205,672	71.8
With own children under 18 years	1,506	69.0	91,022	31.8
Married-couple family	1,181	54.0	156,195	54.5
With own children under 18 years	423	19.4	70,442	24.6
Female householder, no husband present	234	10.7	35,138	12.3
With own children under 18 years	99	4.5	15,235	5.3
Non – families	676	31.0	80,778	28.2
Living with non-relatives	193	8.8	18,815	6.6
Living alone and 65 years and over	75	3.4	20,021	7.0
Average persons per household	2.5	--	2.95	--
<b>HOUSING OCCUPANCY AND TENURE</b>				
<b>Total Housing Units</b>	<b>2,323</b>	<b>100</b>	<b>315,988</b>	<b>100.0</b>
Occupied units	2,182	94.0	286,450	90.7
By owner	1,493	64.3	156,290	49.5
By renter	689	29.7	130,160	41.2
Vacant units	141	6.1	29,538	9.3

*Source: U.S. Census, 2000*

provided to the west of Phase 1. Upon completion of Phase 2, the fire apparatus road will be relocated to the north of Phase 2. Design drawings will be submitted to the HFD for review and approval.

In the long - term, operation of the proposed facilities will have negligible community impact on police, fire, and emergency services. Notably, the demand for these services may decrease since the project involves building a new, modern facility designed to current building and fire codes.

## **2.12 Infrastructure**

Water: The campus is serviced by the City & County of Honolulu's water system, consisting of 6- and 12-inch waterlines. According to the Board of Water Supply the existing water system is presently adequate to accommodate the proposed project (see Appendix A).

Wastewater: The campus is serviced by the City & County of Honolulu's wastewater system, consisting of 8- and 10-inch sewerlines. Wastewater collected by these lines is conveyed to the Sand Island Wastewater Treatment Plant.

On April 8, 2010, the Department of Planning and Permitting approved a sewer connection for Phase 1 (2010/SCA-0243).

Solid Waste: Municipal solid waste collection and disposal services are provided by the Refuse Collection and Disposal Division of the City and County of Honolulu Department of Environmental Services.

Electrical: Hawaiian Electric Company (HECO) provides electrical services in the project area through a network of underground and aerial power lines.

Hawaiian Telcom provides telephone and communication services. Existing underground and aerial service lines are located throughout the project area, servicing residential, and commercial subscribers.

### **Impacts and Mitigation Measures**

Water: No significant impacts on the municipal water system are anticipated during construction of the proposed project. New 4- and 6-inch waterlines will connect to the existing water system. The proposed project will be required to pay Water System Facilities Charges for resource development, transmission, and daily storage. In addition, the proposed project will comply with cross connection control and backflow prevention requirements. Low flow, water efficient fixtures will also be utilized.

Wastewater: No significant impacts on the municipal wastewater system are anticipated during construction of the proposed project. New 4-inch sewerlines will be connected to the existing municipal wastewater system.

Solid Waste: No significant impacts on the municipal solid waste collection and disposal system are anticipated during construction of the proposed project. Construction of the proposed project will require grading and excavation activities, which may result in excess soil. It will be the responsibility of the contractor to properly dispose of excess soil and other construction wastes at a Department of Health permitted solid waste facility.

Electrical: No significant impacts on the electrical system are anticipated during construction of the proposed project. Additional energy requirements associated with the project will be accommodated via the existing power systems. Energy efficient lighting and mechanical systems will also be utilized.

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### 3.0 RELATIONSHIP TO LAND USE, POLICIES AND CONTROLS

The plans and policies relating to the proposed project range from broad program guidance to land use controls governing the project site. Construction of the proposed project is in consonance with the various plans, policies, and regulatory controls, as discussed below.

#### 3.1 State of Hawaii

##### 3.1.1 Hawaii State Plan

The Hawaii State Plan (Chapter 226, Hawaii Revised Statutes, as amended) provides the overall theme, goals, objectives, policies and priority guidelines for statewide planning. The Hawaii State Plan also directs the appropriate State agencies to prepare functional plans for their respective program areas. The proposed project supports and is consistent with the following State Plan objectives:

##### Socio-cultural advancement – Education

- (b)(1): *Support education programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.*
- (b)(2): *Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.*
- (b)(2): *Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.*
- (b)(7): *Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.*

Comment: The proposed project will create a new Performing Arts Center that will aid in the continuation of quality educational programs that contribute to the overall academic excellence at Moanalua High School. The proposed project will achieve this objective of providing educational opportunities and programs to enhance personal development, recreation, and cultural pursuits, both at the educational and community-wide level.

##### 3.1.2 State Functional Plans

State Functional Plans serve as the primary implementing vehicle for the goals, objectives and policies of the Hawaii State Plan. The functional plans guide implementation of State and County actions in the following areas: agriculture, transportation, conservation lands, education, tourism, water resources, energy, recreation, historic and preservation, health, housing, higher education, employment, and human services. The following are related objectives and policies applicable to the proposed project:

### State Education Functional Plan:

#### *Objective A(4): Services and Facilities*

*Policy: Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.*

#### *Objective B(4): Personal Development*

*Policy: Support education programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.*

Comment: The proposed project would comply with these policies and objectives. The proposed project will create a new Performing Arts Center that will aid in the continuation of quality educational programs that contribute to the overall academic excellence at Moanalua High School. The proposed project will achieve this objective of providing educational opportunities and programs to enhance personal development, recreation, and cultural pursuits, both at the educational and community-wide level.

### **3.1.3 State Land Use District**

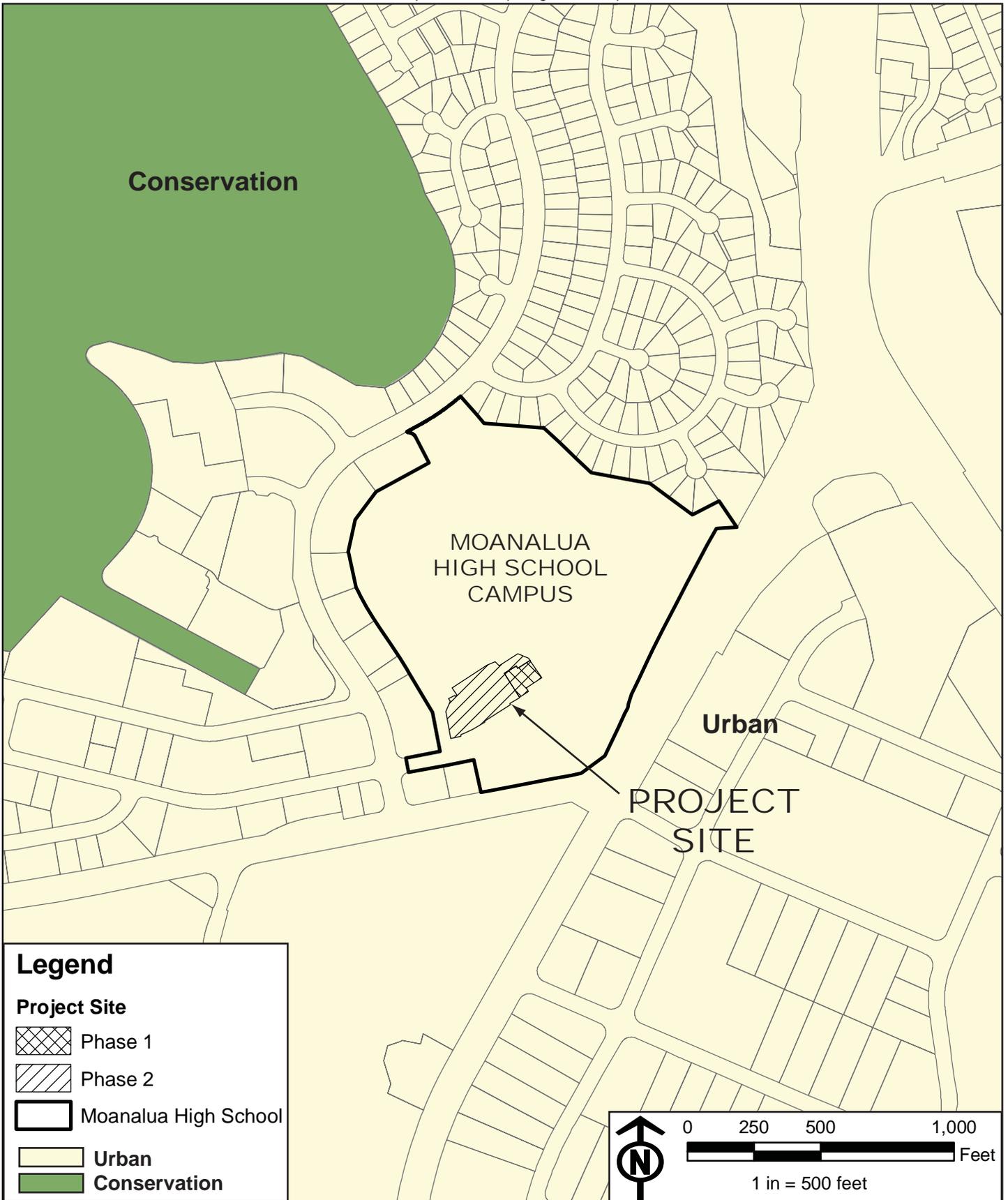
The State Land Use Law is intended to preserve, protect, and encourage the development of lands in the State for uses which are best suited to the public health and welfare of Hawaii's people. The Hawaii Land Use Law in Chapter 205, Hawaii Revised Statutes (HRS), classifies all land in the State into four land use districts: Urban, Agricultural, Conservation, and Rural. The project site lies within the Urban District, which includes "lands characterized by city-like concentrations of people, structures, streets, urban level of services and other related uses." (see Figure 3-1). The proposed project is consistent with the Urban classification.

## **3.2 City and County of Honolulu**

### **3.2.1 General Plan**

The General Plan for the City and County of Honolulu is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of Oahu. The Plan is also a statement of broad policies that facilitate the attainment of the objectives of the Plan. Eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and functions of government. These areas include population; economic activity; the natural environment; housing; transportation and utilities; energy; physical development and urban design; public safety; health and education; culture and recreation; and government operations and fiscal management.

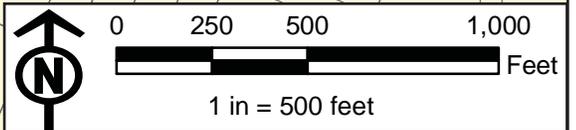
As presented in Chapters 1 and assessed in Chapter 2 of this environmental assessment, the proposed action is in consonance with the following objectives and policies of the General Plan:



**Legend**

**Project Site**

-  Phase 1
-  Phase 2
-  Moanalua High School
-  Urban
-  Conservation



MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER



**STATE LAND USE MAP**

FIGURE

3-1

## IX. Health and Education

*Objective B: To provide a wide range of educational opportunities for the people of Oahu.*

- Policy 1: Support education programs that encourage the development of employable skills.*
- Policy 2: Encourage the provision of informal education programs for people of all age groups.*
- Policy 3: Encourage the after-hours use of school buildings, grounds, and facilities.*
- 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.*

Comment: The proposed project will create a new Performing Arts Center that will aid in the continuation of quality educational programs that contribute to the overall academic excellence at Moanalua High School. The proposed project will achieve this objective of providing educational opportunities and programs to enhance personal development, recreation, and cultural pursuits, both at the educational and community-wide level.

### **3.2.2 Development and Sustainable Communities Plan**

The City and County of Honolulu's Development/Sustainable Communities Plan program provides a relatively detailed framework for implementing the objectives and policies of the General Plan on an area wide basis. Eight community-oriented plans have been adopted covering the entire island. Each of the plans is intended to help guide public policy, investment, and decision making within their representative region.

#### **3.2.2.1 Primary Urban Center Development Plan**

The project site is located within the Primary Urban Center (PUC) Development Plan (DP) area, which extends from downtown Honolulu to Pearl City in the west to Waialae-Kahala in the east. The PUC is home to almost half of Oahu's population and three quarters of all jobs. The *Primary Urban Center Development Plan* (June 2004) provides a vision for the PUC in the areas of land use, transportation, infrastructure, and public facilities. It also provides policies and guidelines for achieving that vision. The City's Land Use Map indicates Moanalua High School is located on lands designated for Institutional uses. The proposed project is consistent with the following guidelines, policies and principles contained in the PUC Development Plan:

## 4.7 School and Library Facilities

### 4.7.2 Policies:

- *Support the development of a high quality educational system of schools and post-secondary institutions that increase the attractiveness of the Primary Urban Center as a place to live and work.*
- *Work with the Department of Education to develop innovative shared-use facilities, particularly on City-owned properties.*

Comment: The proposed project will create a new Performing Arts Center that will aid in the continuation of quality educational programs that contribute to the overall academic excellence at Moanalua High School. The proposed project will achieve this objective of providing educational opportunities and programs to enhance personal development, recreation, and cultural pursuits, both at the educational and community-wide level.

To promote environmental sustainability, the project goal is to achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification, based on the U.S. Green Building Council (USGBC) criteria.

### **3.2.3 Land Use Ordinance and Zoning**

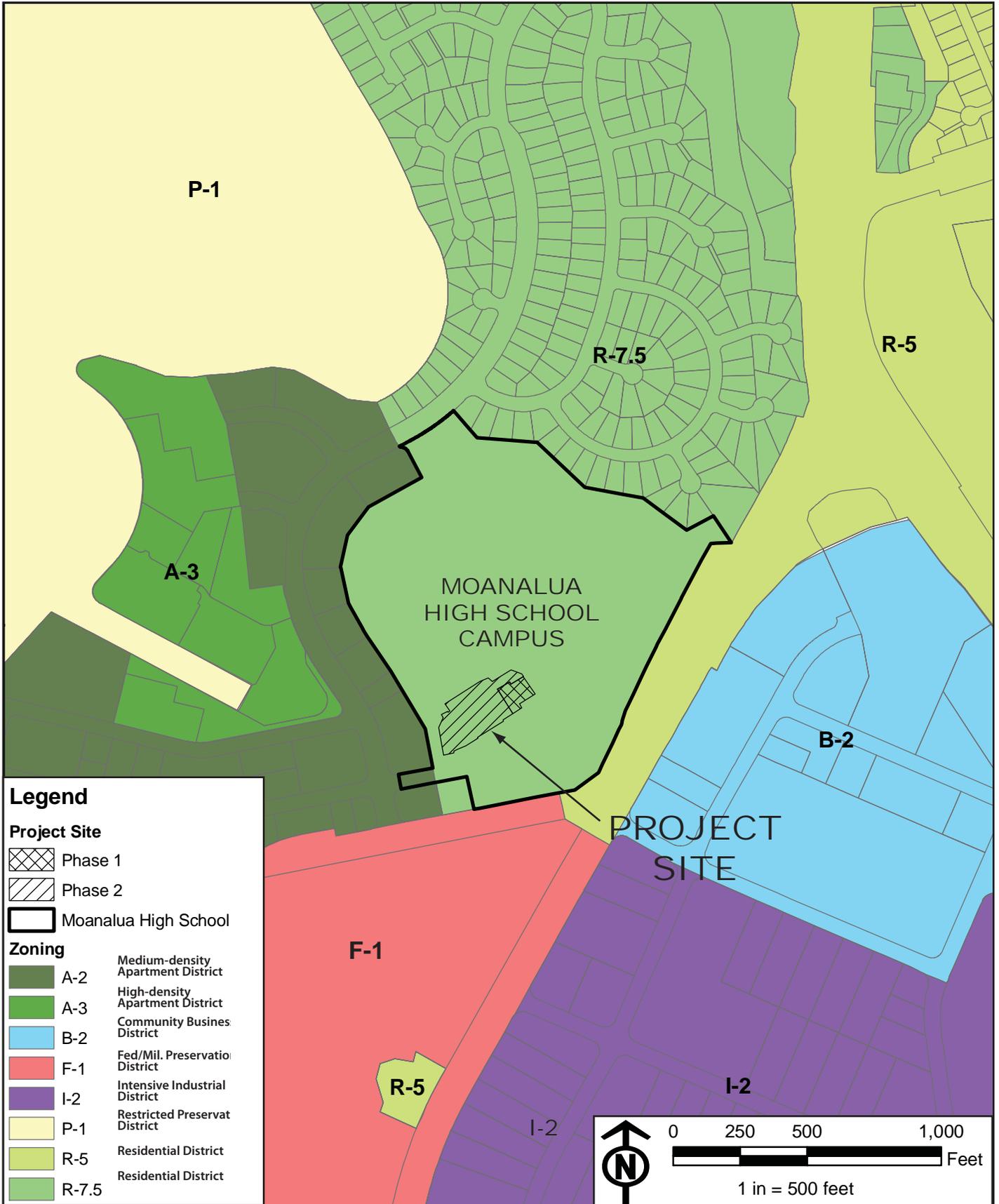
The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, including the General Plan and DPs. The provisions are also referred to as the zoning ordinance. The school campus is zoned Residential (R-7.5) and Apartment (A-2) (see Figure 3-2). The project site is within the R-7.5 zoning.

The maximum height for R-7.5 is 30 feet. Phase 1 is designed to be less than 30 feet and is consistent with the development standards for R-7.5. A fly tower, approximately 75 feet will be constructed as part of the auditorium in Phase 2 (see Figures 1-6 to 1-9). Therefore, a height waiver will need to be approved by City prior to Phase 2 construction.

The school is currently short 91 parking stalls of the required 510. Phase 1 will require additional parking, therefore an Off-Street Parking Waiver will need to be approved by the City.

### **3.2.4 Special Management Area**

Coastal Zone Management objectives and policies (Section 205A-2, HRS) and the Special Management Area (SMA) guidelines (Section 25-3.2 ROH) have been developed to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawaii. The proposed project is outside of the SMA.



MOANALUA HIGH SCHOOL PERFORMING ARTS CENTER



CITY AND COUNTY OF HONOLULU ZONING MAP

FIGURE  
3-2

## **4.0 ALTERNATIVES CONSIDERED**

### **4.1 No Action Alternative**

Under the No Action Alternative, Moanalua High School would maintain their existing facilities and would not build a performing arts center. The No Action Alternative would require that the school's staff and students continue to operate under existing conditions. These deficiencies would continue to impair the school's ability to effectively provide for a productive environment for students. It would also restrict the school's ability to provide a performing arts center for its students and community.

### **4.2 Alternative Site**

A second alternative site was proposed makai of the Administration Building (Parking Lot Site), along the southern boundary of the high school campus. This site was not selected due to fire access issues, removal of many student parking stalls, and safety issues.

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## 5.0 ANTICIPATED DETERMINATION OF FINDING OF NO SIGNIFICANT IMPACT

This Draft EA was prepared in accordance with the consultation process of Chapter 343, HRS. Based on the analysis of the anticipated impacts, a Finding of No Significant Impact (FONS) is anticipated. The significance criteria to make this determination are set forth below and in Hawaii Administrative Rules Title 11, State of Hawaii Department of Health, Chapter 200, Environmental Impact Statement Rules. The proposed project's relationship to each of the significance criteria is discussed below.

*(1) Involve an irrevocable commitment to loss or destruction of any natural or cultural resource;*

The proposed project will not involve the loss or destruction of any natural or cultural resource. The area encompassing and surrounding the project site consists of a highly disturbed environment and non-native species. There are no known threatened or endangered species with these areas. Since the project site does not provide a unique habitat in the area, no significant impacts on flora and faunal species are anticipated. No candidate, proposed, or listed threatened or endangered species will be disturbed.

Research of the State Historic Preservation Division's (SHPD) website determined that there were no prior available archaeological studies conducted for the project site, or the immediate area. Further, the web site provided no indication that there were any historic sites recorded on the school property. This included review of a listing of National and State Register of Historic Places, dated June 2009, published by SHPD.

The proposed project is not expected to have a significant impact on historic or archaeological resources. This assessment was confirmed by SHPD's response letter dated April 27, 2010 (see Appendix A).

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

*(2) Curtail the range of beneficial uses of the environment;*

The proposed project will not curtail the beneficial uses of the environment. The proposed project involves the redevelopment of a site already developed. The proposed project is being designed to meet DOE sustainability requirements and at a minimum will meet the LEED Silver requirements.

*(3) Conflict with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 343, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;*

The proposed project will not conflict with the State's long-term environmental policies, goals and/or guidelines. As presented in this EA, the project's potential temporary adverse impacts are associated with short-term construction-related activities and can be mitigated through adherence to standard construction mitigation practices.

*(4) Substantially affect the economic or social welfare of the community or state;*

The proposed project will not adversely impact the economic or social welfare of the community. The proposed project would provide short-term economic benefits in the form of construction jobs. In the long-term, the proposed project is not anticipated to change the existing resident population in the community nor increase student enrollment.

*(5) Substantially affect public health;*

The proposed project will not adversely impact public health. Short-term impacts are related to construction-related activities such as air and noise. The appropriate mitigation measures will be implemented to minimize the impact to the students and staff of Moanalua High School, as well as the surrounding neighbors.

*(6) Involve substantial secondary impacts, such as population changes or effects on public facilities;*

The proposed project would not generate any new in-migrant residents to the island of Oahu due to additional permanent jobs since none are expected. The new building would be operated by the existing school's staff. Thus, there would be no significant effect on State and City operational expenditures for public services performed by staff. The new facility will contribute increased operating costs for the overall school associated with increased electrical use. However, this increase is not expected to be significant and would be appropriately incorporated in the School's operating budget and expenses. The proposed project is also being designed to meet DOE sustainability requirements and at a minimum will meet LEED Silver requirements.

*(7) Involve a substantial degradation of environmental quality;*

The proposed project is not anticipated to have a negative impact upon the environment. Construction activities associated with the proposed project are anticipated to result in short-term impacts to noise, air quality, water quality and traffic in the immediate vicinity. With the incorporation of mitigation measures during the construction period, the project will not result in long-term degradation to the environmental quality.

*(8) Individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

The proposed project will not create a commitment for any larger actions, nor will it contribute to cumulative negative effect upon the environment. The proposed project involves the redevelopment of a site already developed and consistent with land use plans and designations.

*(9) Substantially affect a rare, threatened or endangered species, or its habitat;*

There are no known rare, threatened or endangered species of flora or fauna or associated habitat on the project site that could be adversely affected by the proposed action. Necessary control measures and best management practices would be implemented to minimize runoff and other potential short-term impacts associated with construction activity.

*(10) Detrimentially affect air or water quality or ambient noise levels;*

Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site. The proposed redevelopment will have no significant long-term impact on air or water quality or ambient noise levels in the vicinity.

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

The project site is located within Zone "D", areas in which flood hazards are undetermined. No significant impacts to flood hazards are anticipated as a result of the proposed action.

*(12) Substantially affect scenic vistas and viewplanes identified in county or state plans or studies; or*

There proposed facility would not affect scenic vistas or viewplanes. There are not significant scenic and open space viewing points for the public on the Moanalua High School campus. The school property is already developed as a public high school. Construction of this project is expected to have minimal or no effect on visual resources or public viewing points. The building will not interrupt existing viewing areas or scenic points in the Salt Lake region.

*(13) Require substantial energy consumption.*

Construction and operation of the project will not require substantial energy consumption. The proposed buildings and improvements are intended to improve operational efficiencies. The proposed project is being designed to meet DOE sustainability requirements and at a minimum will meet the LEED Silver requirements.

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## 6.0 LIST OF PERMIT APPROVALS

The following is a list of permits, approvals and reviews, which may be required prior to construction of the proposed project:

### State of Hawaii

#### Department of Health

- Noise Variance Permit
- Permit for Air Emissions
- National Pollutant Discharge Elimination System (NPDES) Permit for Hydrotesting

#### Disabilities Communication and Access Board (DCAB)

- Review pursuant to the Americans with Disabilities Act Accessibility Guidelines (ADAAG)

### City & County of Honolulu

#### Department of Planning and Permitting

- Building Permit
- Grading Permit
- Height Waiver (Phase 2 only)
- Parking Waiver

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## 7.0 CONSULTATION

### 7.1 Pre-Assessment Consultation

The following agencies and organizations were contacted during the preparation of the Draft EA. Of those who formally replied during the pre-assessment period, some had no comments while others provided substantive comments as indicated by the ✓ and ✓✓, respectively. All written comments are reproduced herein (Appendix A).

#### Federal

U.S. Army Corps of Engineers ✓✓  
U.S. Fish & Wildlife Service

#### State

Department of Accounting & General Services ✓  
Department of Health (DOH)  
    Environmental Management Division  
        Clean Water Branch ✓✓  
    Environmental Planning Office  
Department of Land & Natural Resources (DLNR)  
    Engineering Division ✓✓  
    Land Division ✓  
    State Historic Preservation Division ✓✓  
Department of Transportation ✓✓

#### City

Department of Planning & Permitting ✓✓  
Department of Transportation Services ✓✓  
Fire Department ✓✓  
Police Department ✓  
Board of Water Supply ✓✓

#### Elected Officials

Councilmember Romy M. Cachola, District 7  
Representative Glenn Wakai, 31<sup>st</sup> District  
Senator Donna Kim Mercado, 14<sup>th</sup> District  
Senator Norman Sakamoto, 15<sup>th</sup> District ✓✓

#### Other

Salt Lake/Aliamanu Neighborhood Board  
Moanalua Valley Association

Moanalua Gardens Community Association  
Vista Del Mar  
Dynasty Tower  
Hale Koe Apartments  
1047 Ala Napunani

## **7.2 Parties to be Consulted During the Draft EA**

The following agencies and organizations will be consulted and comments solicited for the Draft EA.

### Federal

U.S. Fish & Wildlife Service

### State

Department of Accounting & General Services  
Department of Business, Economic Development, & Tourism  
Department of Hawaiian Home Lands  
Department of Health (DOH)  
Department of Land & Natural Resources (DLNR)  
State Historic Preservation Division, DLNR  
Department of Transportation  
Office of Hawaiian Affairs

### City

Department of Design & Construction  
Department of Environmental Services  
Department of Planning & Permitting  
Department of Transportation Services  
Fire Department  
Police Department  
Board of Water Supply

### Elected Officials

Councilmember Romy M. Cachola, District 7  
Representative Linda Ichiyama, 31<sup>st</sup> District  
Senator Donna Kim Mercado, 14<sup>th</sup> District  
Senator Glenn Wakai, 15<sup>th</sup> District

Other

Salt Lake/Aliamanu Neighborhood Board

Moanalua Valley Association

Moanalua Gardens Community Association

Vista Del Mar

Dynasty Tower

Hale Koe Apartments

1047 Ala Napunani

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## 8.0 REFERENCES

1. City & County of Honolulu, Department of Land Utilization. *Coastal View Study*. 1987.
2. City and County of Honolulu, Department of Planning and Permitting. *General Plan Objectives and Policies*. 1992.
3. City and County of Honolulu, Department of Planning and Permitting. *Primary Urban Center Development Plan*. August June 2004.
4. George A.L. Yuen & Associates. *State Water Resources Protection Plan*. State of Hawaii, Review Draft March 1992.
5. Giambelluca, T.W., Nullet, M.A. and Schroeder, T.A. *Hawaiian Rainfall Atlas Report R76*, Hawaii Division of Water and Land Development, DLNR. 1986.
6. Hawaii State Department of Business, Economic Development and Tourism. *Hawaii Census 2000*.
7. Hawaii State Department of Health. *Annual Summary of Hawaii Air Quality Data*. 2009. September 2010.
8. Macdonald, Gordon A., A.T. Abbott and Frank L. Peterson. *Volcanoes in the Sea, The Geology of Hawaii*. Second Edition 1986.
9. State of Hawaii Department of Education, *School Status and Improvement Report School Year 2008 – 2009 for Moanalua High School*. November 2010. Website: <http://arch.k12.hi.us/school/ssir/2009/central.html>. Accessed December 27, 2010.
10. State of Hawaii Department of Education, Communication with Ms. Brenda Lowrey, May 2010.
11. State of Hawaii. *Hawaii State Plan - Education*. 1989.
12. United States Department of Agriculture Soil Conservation Service. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, August 1972.
13. University of Hawaii, Department of Geography. *Atlas of Hawaii*. The University Press of Hawaii, Honolulu, Third Edition 1998.

14. U.S. Fish and Wildlife Service National Wetlands Inventory Website. <http://www.fws.gov/wetlands/Data/MapIntro.html> Accessed December 9, 2008.
15. Wilson Okamoto & Associates, Inc. for the City and County of Honolulu Department of Planning. *Oahu Water Management Plan Technical Reference Document*. March 1990.

*Appendix A*

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*Pre-Assessment Consultation Letters*



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

TF

REPLY TO  
ATTENTION OF:

May 6, 2010

Regulatory Branch

POH-2010-00098

Tracy Fukuda  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawai'i 96826

RECEIVED  
MAY 11 2010  
WILSON OKAMOTO CORPORATION

Dear Mr. Fukuda:

We have received your letter dated April 13, 2010 on behalf of the State of Hawaii, Department of Education, regarding construction of a proposed Performing Arts Center at Moanalua High School, Salt Lake, Oahu. Your letter requests comments for the preparation of a State Environmental Assessment (EA) for the proposed action involving State funds and lands.

We have reviewed the proposed project pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). Using in-office resources, we have determined that there are no jurisdictional waters; therefore, a Department of Army (DA) permit is not required for any proposed or future work. Section 10 requires that a DA permit be obtained for certain structures or work in or affecting navigable waters of the U.S., prior to conducting the work (33 U.S.C. 403). Section 404 requires that a DA permit be obtained for the discharge of dredged and/or fill material into waters of the U.S., including wetlands and navigable waters of the U.S., prior to conducting the work (33 U.S.C. 1344). Because the worksite is not located near a navigable water, a Section 10 DA permit is not required. We have also determined that there are no waters of the U.S. in the area of the proposed work. As such, work that would occur within this area does not require DA authorization under Section 404 of the Clean Water Act. Other state and local regulations may still apply.

We recommend Best Management Practices be incorporated into the project design to minimize and contain any runoff from the proposed worksite which could eventually make its way to any stormwater drainage system tributary to Moanalua Stream and the Pacific Ocean, This office does not wish to receive a copy of the final EA when it is completed.

This letter contains an approved JD for the property in question and is valid for a period of 5 years from the date of this letter unless new information warrants revisions of the determination. If you object to this determination, you, or your client, Department of Education, may request an Administrative Appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. We have enclosed an *Administrative Appeal Process Flowchart* and the *Notification of Administrative Appeal Options and Process and Request for Appeal (NAP/RFA)* form. If your client, Department of Education, wishes to appeal this determination

you must submit a completed RFA form, as detailed in the attached NAP/RFA form, to the Corps' Pacific Ocean Division office at the following address:

Thom Lichte, Appeals Review Officer  
U.S. Army Corps of Engineers  
Pacific Ocean Division, ATTN: CEPOD-PDC  
Building 525  
Fort Shafter, HI 96858-5440

In order for an NAP/RFA to be accepted by the Corps, the Corps must determine that the RFA is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division office within 60 days of the date of the NAP/RFA sheet. If you decide to submit an NAP/RFA form, it must be received at the above address by July 6, 2010. It is **not** necessary to submit an NAP/RFA form to the Division office if you do not object to the determination in this letter. You may contact Mr. Lichte at (808) 438-0397.

Thank you for giving us the opportunity to review this proposal and for your cooperation with our regulatory program. Please be advised you can provide comments on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey form at <http://per2.nwp.usace.army.mil/survey.html>.

Should you have any questions, please contact Farley Watanabe of my staff at (808) 438-7701, or by Email at [Farley.K.Watanabe@usace.army.mil](mailto:Farley.K.Watanabe@usace.army.mil) and refer to File No. POH-2010-0098 in all future communications with this office regarding this project location.

Sincerely,



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

Enclosures

**APPROVED JURISDICTIONAL DETERMINATION FORM  
U.S. Army Corps of Engineers**

**SECTION I: BACKGROUND INFORMATION**

**A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD):** 06-May-2010

**B. DISTRICT OFFICE, FILE NAME, AND NUMBER:** Honolulu District, POH-2010-00098-JD1

**C. PROJECT LOCATION AND BACKGROUND INFORMATION:**

**State :** HI - Hawaii  
**County/parish/borough:** Honolulu  
**City:**  
**Lat:** 21.34613  
**Long:** -157.90049  
**Universal Transverse Mercator**  
Folder UTM List  
*UTM list determined by folder location*

- NAD83 / UTM zone 4N

Waters UTM List  
*UTM list determined by waters location*

- NAD83 / UTM zone 4N

**Name of nearest waterbody:**

**Name of nearest Traditional Navigable Water (TNW):**

**Name of watershed or Hydrologic Unit Code (HUC):**

- Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
- Check if other sites (e.g., offsite mitigation sites, disposal sites, etc.) are associated with the action and are recorded on a different JD form.

**D. REVIEW PERFORMED FOR SITE EVALUATION:**

- Office Determination Date: 06-May-2010
- Field Determination Date(s):

**SECTION II: SUMMARY OF FINDINGS**

**A. RHA SECTION 10 DETERMINATION OF JURISDICTION**

There  "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

- Waters subject to the ebb and flow of the tide.
- Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.

**Explain:**

**B. CWA SECTION 404 DETERMINATION OF JURISDICTION.**

There  "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area:<sup>1</sup>

Water Name	Water Type(s) Present
POH-2010-00098 UPLANDS	Uplands

b. Identify (estimate) size of waters of the U.S. in the review area:

Area: 121410 (m<sup>2</sup>)

Linear: (m)

c. Limits (boundaries) of jurisdiction:

based on: Not Applicable.

OHWM Elevation: (if known)

2. Non-regulated waters/wetlands:<sup>3</sup>

Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:  
AREA IS ALL UPLANDS

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

1. TNW

Not Applicable.

2. Wetland Adjacent to TNW

Not Applicable.

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size: []

Drainage area: []

Average annual rainfall: inches

Average annual snowfall: inches

(ii) Physical Characteristics

(a) Relationship with TNW:

Tributary flows directly into TNW.

Tributary flows through [] tributaries before entering TNW.

:Number of tributaries

Project waters are [] river miles from TNW.

Project waters are [] river miles from RPW.

Project Waters are [] aerial (straight) miles from TNW.

Project waters are [] aerial(straight) miles from RPW.

Project waters cross or serve as state boundaries.

**Explain:**

**Identify flow route to TNW:**<sup>5</sup>

**Tributary Stream Order, if known:**

Not Applicable.

**(b) General Tributary Characteristics:**

**Tributary is:**

Not Applicable.

**Tributary properties with respect to top of bank (estimate):**

Not Applicable.

**Primary tributary substrate composition:**

Not Applicable.

**Tributary (conditions, stability, presence, geometry, gradient):**

Not Applicable.

**(c) Flow:**

Not Applicable.

**Surface Flow is:**

Not Applicable.

**Subsurface Flow:**

Not Applicable.

**Tributary has:**

Not Applicable.

**If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction:**

**High Tide Line indicated by:**

Not Applicable.

**Mean High Water Mark indicated by:**

Not Applicable.

**(iii) Chemical Characteristics:**

**Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).**

Not Applicable.

**(iv) Biological Characteristics. Channel supports:**

Not Applicable.

**2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW**

**(i) Physical Characteristics:**

**(a) General Wetland Characteristics:**

**Properties:**

Not Applicable.

**(b) General Flow Relationship with Non-TNW:**

**Flow is:**  
Not Applicable.

**Surface flow is:**

Not Applicable.

**Subsurface flow:**

Not Applicable.

**(c) Wetland Adjacency Determination with Non-TNW:**

Not Applicable.

**(d) Proximity (Relationship) to TNW:**

Not Applicable.

**(ii) Chemical Characteristics:**

**Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).**  
Not Applicable.

**(iii) Biological Characteristics. Wetland supports:**

Not Applicable.

**3. Characteristics of all wetlands adjacent to the tributary (if any):**

**All wetlands being considered in the cumulative analysis:**  
Not Applicable.

**Summarize overall biological, chemical and physical functions being performed:**

Not Applicable.

**C. SIGNIFICANT NEXUS DETERMINATION**

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Significant Nexus: Not Applicable

**D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE:**

**1. TNWs and Adjacent Wetlands:**

Not Applicable.

**2. RPWs that flow directly or indirectly into TNWs:**

Not Applicable.

**Provide estimates for jurisdictional waters in the review area:**

Not Applicable.

**3. Non-RPWs that flow directly or indirectly into TNWs:<sup>8</sup>**

Not Applicable.

**Provide estimates for jurisdictional waters in the review area:**

Not Applicable.

**4. Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**

Not Applicable.

**Provide acreage estimates for jurisdictional wetlands in the review area:**

Not Applicable.

**5. Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs:**

Not Applicable.

**Provide acreage estimates for jurisdictional wetlands in the review area:**

Not Applicable.

**6. Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs:**

Not Applicable.

**Provide estimates for jurisdictional wetlands in the review area:**

Not Applicable.

**7. Impoundments of jurisdictional waters:<sup>9</sup>**

Not Applicable.

**E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS:<sup>10</sup>**

Not Applicable.

**Identify water body and summarize rationale supporting determination:**

Not Applicable.

**Provide estimates for jurisdictional waters in the review area:**

Not Applicable.

**F. NON-JURISDICTIONAL WATERS. INCLUDING WETLANDS**

- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements:
- Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce:
- Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR):
- Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (Explain):
  
- Other (Explain):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (ie., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment:

Not Applicable.

Provide acreage estimates for non-jurisdictional waters in the review area, that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction.

Not Applicable.

**SECTION IV: DATA SOURCES.**

**A. SUPPORTING DATA. Data reviewed for JD**

(listed items shall be included in case file and, where checked and requested, appropriately reference below):

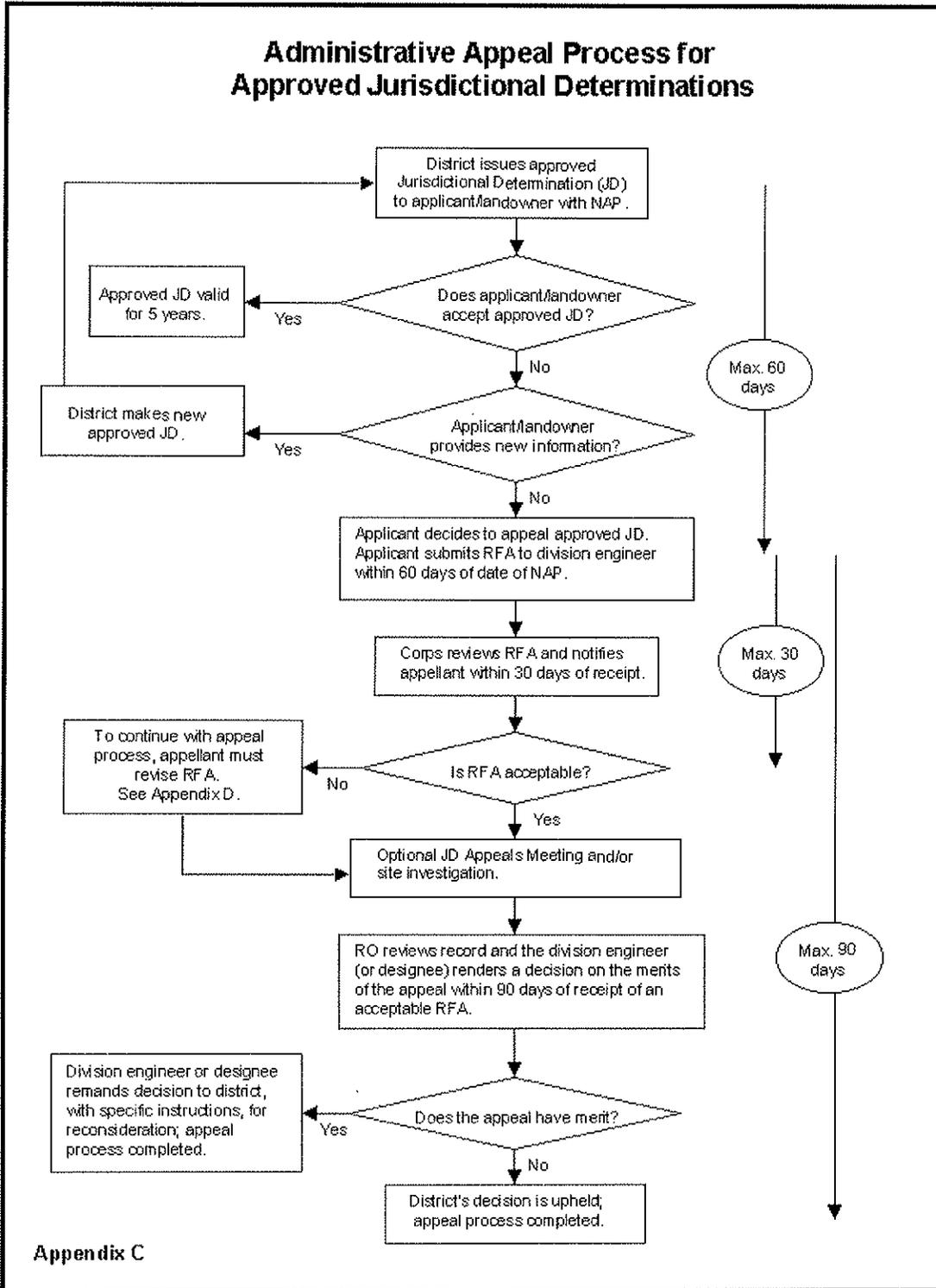
Data Reviewed	Source Label	Source Description
--Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant	-	-
--Corps navigable waters study	-	-
--U.S. Geological Survey map(s).	-	-
--Photographs	-	-
----Aerial	-	-

**B. ADDITIONAL COMMENTS TO SUPPORT JD:**

Not Applicable.

- 1-Boxes checked below shall be supported by completing the appropriate sections in Section III below.
- 2-For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
- 3-Supporting documentation is presented in Section III.F.
- 4-Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.
- 5-Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.
- 6-A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
- 7-Ibid.
- 8-See Footnote #3.
- 9 -To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
- 10-Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

### Administrative Appeal Process for Approved Jurisdictional Determinations



Appendix C

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL**

Applicant: State of Hawaii, Department of Education,		File Number: POH-2010-00098	Date: May 6, 2010
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
XX	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

**SECTION I** - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:

Robert D. Deroche  
U.S. Army Corps of Engineers  
Honolulu District, ATTN: CEPOH-EC-R  
Building 230  
Fort Shafter, Hawaii 96858-5440

Tel. (808) 438-2039

If you only have questions regarding the appeal process you may also contact:

Mr. Thom Lichte, Appeal Review Officer  
Pacific Ocean Division  
ATTN: CEPOD-PDC  
Building 525  
Fort Shafter, HI 96858-5440

Tel. (808) 438-0397

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

<p>_____ Signature of appellant or agent.</p>	<p>Date:</p>	<p>Telephone number:</p>
---	--------------	--------------------------



7983-01  
January 7, 2011

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

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

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Mr. Young:

Thank you for your letter dated May 6, 2010 (POH-2010-00098) on the Draft EA Pre-Assessment Consultation. We acknowledge your determination that there are no jurisdictional waters, therefore a Section 10 and Section 404 Department of Army (DA) permits are not required for the proposed project.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

LINDA LINGLE  
GOVERNOR



RUSS K. SAITO  
COMPTROLLER

SANDRA L. YAHIRO  
DEPUTY COMPTROLLER

STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)1111.0

MAY 11 2010

TF

Ms. Tracy Fukuda, Project Manager  
Wilson Okamoto  
1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii 96826

RECEIVED  
MAY 12 2010  
WILSON OKAMOTO CORPORATION

Dear Ms. Fukuda:

Subject: Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School – Performing Arts Center  
Moanalua, Oahu, Hawaii  
TMK: (1) 1-10-063: 011

Thank you for the opportunity to provide comments for the subject EA. 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 call me at 586-0400 or have your staff call Ms. Gayle Takasaki of the Public Works Division at 586-0584.

Sincerely,

Handwritten signature of Russ K. Saito in cursive.  
RUSS K. SAITO  
State Comptroller



7983-01  
January 7, 2011

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Mr. Bruce A. Coppa, State Comptroller  
Department of Accounting & General Services  
State of Hawaii  
P.O. Box 119  
Honolulu, Hawaii 96810-0119

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Mr. Coppa:

Thank you for your letter dated May 11, 2010 ((P)1111.0) on the Draft EA Pre-Assessment Consultation. We acknowledge the proposed project does not impact any of your Department's projects or facilities, and you have no comments to offer at this time.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

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

TF

May 3, 2010

RECEIVED  
MAY 05 2010  
WILSON OKAMOTO CORPORATION

Wilson Okamoto Corporation  
1907 South Beretania Street Suite 400  
Honolulu, Hawaii 96826

Attention: Ms. Tracy Fukuda, Project Manager

Ladies and Gentlemen:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment for  
Moanalua High School-Performing Arts Center

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 Land Division-Oahu District, Engineering Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Historic Preservation will be submitting comments through a separate letter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Charlene Unoki".

Charlene Unoki  
Assistant Administrator

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 16, 2010

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

DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

2010 APR 21 A 9:57

RECEIVED  
LAND DIVISION

10 APR 16 PM 02:43 ENGINEERING

FROM: Charlene Unoki, Assistant Administrator  
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Moanalua High School-Performing Arts Center  
LOCATION: Island of Oahu  
APPLICANT: Wilson Okamoto Corporation on behalf of Department of Education

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by May 2, 2010.

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: 4/20/10

**DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION**

LD/CU

REF: Pre-Assessment Consultation For DEA for Moanalua High School-Performing Arts Center  
Oahu.013

**COMMENTS**

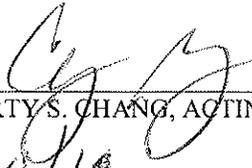
- ( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone \_\_\_\_.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone D, an area where flood hazards are undetermined.**
- ( ) Please 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. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- ( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- ( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- ( ) Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- (X) **The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.**
- ( ) 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 Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed:   
CARTY S. CHANG, ACTING CHIEF ENGINEER  
Date: 4/20/10



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

April 16, 2010

MEMORANDUM

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

FROM: Charlene Unoki, Assistant Administrator  
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Moanalua High School-Performing Arts Center  
LOCATION: Island of Oahu  
APPLICANT: Wilson Okamoto Corporation on behalf of Department of Education

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by May 2, 2010.

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: 4-19-2010



7983-01  
January 7, 2011

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Ms. Charlene Unoki, Assistant Administrator  
Land Division  
Department of Land & Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Ms. Unoki:

Thank you for your letter dated May 3, 2010 on the Draft EA Pre-Assessment Consultation. We offer the following responses in the respective order of each Division's comments:

Engineering Division

1. We acknowledge that the proposed project is located in Zone D, an area where flood hazards are undetermined.
2. The applicant will provide water demands and calculations to the Engineering Division. We acknowledge that water allocation credits must be obtained before receiving the building permit and/or water meter.

Land Division, Oahu District

1. We acknowledge the division has no objections to the proposed project.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

LINDA LINGLE  
GOVERNOR OF HAWAII



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

KEN C. KAWAHARA  
DEPUTY DIRECTOR - WATER

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

RECEIVED  
MAY 04 2010

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

WILSON OKAMOTO CORPORATION

DATE: April 27, 2010

LOG: 2010.1924

DOC: 1004RS51

TO: Wilson, Okamoto Corporation  
1907 South Beretania Street, Unit 400  
Honolulu, HI 96826  
Attn: Ms. Tracy Fukuda, Project Manager

SUBJECT: **Chapter 6E-8 / Environmental Assessment Pre-Assessment Consultation**  
**Permit # (None)**  
**Building Owner:** Department of Education, State of Hawaii  
**Location:** 2825 Ala Ilima, Salt Lake  
**Tax Map Key:** (1) 1-10-063:011

This letter is in response to your communication of April 13, 2010, received by our office April 14, re a proposed Performing Arts Center for Moanalua High School. You are seeking pre-assessment consultation on this two phased project: Phase 1 would be a single story structure containing a large rehearsal/instructional room, restrooms, and supporting facilities; Phase 2 would be three stories in height, containing a 1,000 seat auditorium, lobby, box office, scene shop, costume shop, sets/props room, dance studio, choral room, restrooms, terrace, and supporting facilities. The complex will require a waiver to the City's height limit and relocation of 45 student parking stalls and seven bus bays to areas presently used as open space. The area of potential effect would be within the campus.

Moanalua High School dates from the 1972. The campus sits on a hillside sculpted by urban development. We have no records of any historic sites on this property.

On this basis we have no objection to the project as presently proposed. We look forward to working with you further as the project moves forward. Any questions should be addressed to Ross W. Stephenson, SHPD Historian, at (808) 692-8028 or ross.w.stephenson@hawaii.gov.

Mahalo for the opportunity to comment.

Handwritten signature of Pua Aiu in black ink.

Pua Aiu, Administrator, Hawaii Historic Preservation Division (SHPD)

4/28/10

Date

In the event that historic resources, including human skeletal remains, lava tubes, and lava blisters/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find, the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-8015.



7983-01  
January 7, 2010

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Ms. Pua Aiu, Administrator  
State Historic Preservation Division  
State of Hawaii  
Department of Land and Natural Resources  
601 Kamokila Boulevard, Room 555  
Kapolei, Hawaii 96707

Attention: Mr. Ross W. Stephenson, SHPD Historian

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Ms. Aiu:

Thank you for your letter dated April 27, 2010 (LOG: 2010.1924/DOC: 1004RS51) on the Draft EA Pre-Assessment Consultation. We acknowledge you have no records of historic properties on campus and you have no objections to the project as presently proposed. The Draft EA will state that Moanalua High School was established in 1972.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

TF

LINDA LINGLE  
GOVERNOR OF HAWAII



RECEIVED  
APR 22 2010  
WILSON OKAMOTO CORPORATION

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

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

In reply, please refer to  
EMD / CWB

04044PJF.10

April 20, 2010

Ms. Tracy Fukuda  
Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Ms. Fukuda:

**SUBJECT: Draft Environmental Assessment Pre-Assessment Consultation  
Moanalua High School – Performing Arts Center  
TMK: (2) 1-10-063:011  
Moanalua, Island of Oahu, Hawaii**

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 the 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 are 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 an NPDES general permit coverage by submitting a Notice of Intent (NOI) form:
  - a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the start of the construction activities.
  - b. Hydrotesting water.
  - c. Construction dewatering effluent.

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>.

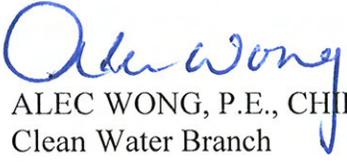
3. For types of wastewater not listed in Item No. 2 above or wastewater discharging into Class 1 or Class AA waters, you may need an NPDES individual permit. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES 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>.
4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage is required, must comply with the State's Water Quality Standards. 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.

Ms. Tracy Fukuda  
April 20, 2010  
Page 3

04044PJF.10

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.

Sincerely,

  
ALEC WONG, P.E., CHIEF  
Clean Water Branch

JF:np

LINDA LINGLE  
GOVERNOR OF HAWAII



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

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

In reply, please refer to:  
DOH/CWB

04064PKP.10

April 29, 2010

Ms. Tracy Fukuda  
Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

RECEIVED  
MAY 04 2010  
WILSON OKAMOTO CORPORATION

Dear Ms. Fukuda:

**SUBJECT: Environmental Assessment Pre-Assessment Consultation  
Moanalua High School – Performing Arts Center  
Honolulu, Island of Oahu, Hawaii**

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 the applicable 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.
- c. Discharges of construction dewatering effluent.

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 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>.

3. 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 Water Quality Standards. 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.

Sincerely,



ALEC WONG, P.E., CHIEF  
Clean Water Branch

KP:ml

c: DOH-EPO #I-3140 [via email only]

7983-01  
January 7, 2011



1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Mr. Alec Wong, P.E., Chief  
Clean Water Branch  
Department of Health  
State of Hawaii  
P.O. Box 3378  
Honolulu, Hawaii 96801

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Mr. Wong:

Thank you for your letters dated April 20, 2010 (04044PJF.10) and April 29, 2010 (04064PKP) on the Draft EA Pre-Assessment Consultation. The following are responses to your comments.

1. The proposed project will comply with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55, as applicable.
2. The proposed project will require an NPDES permit for Construction Storm Water Activities. Dewatering and hydrotesting is not anticipated at this time. If one is needed, separate NOI forms for each type of discharge will be submitted at least 30 calendar days prior to the start of discharge activity.
3. An Individual NPDES Permit is not anticipated.
4. 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 State's Water Quality Standards. 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.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

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  
JIRO A. SUMADA

IN REPLY REFER TO:

STP 8.0108

May 24, 2010

Ms. Tracy Fukuda  
Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii 96826

RECEIVED  
JUN 03 2010  
WILSON OKAMOTO CORPORATION

TF

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands that DOE proposes to construct a new PAC on the 30 acre Moanalua High School campus. Due to funding limitations, the PAC will be constructed in two (2) phases. Phase 1 will include 9,600 SF of floor space for the rehearsal/instructional facility and Phase 2 will include the 1,000-seat auditorium and 76,120 SF of floor area to accommodate rehearsal and instructional spaces, backstage facilities, storage rooms, and other supporting facilities. Access to the project site is from Ala Ilima Street, off of Ala Napunani Street which connects to Salt Lake Boulevard then to Puuloa Road.

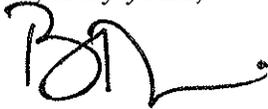
DOT comments are as follows:

1. The applicant shall provide a Traffic Impact Analysis Report (TIAR) for DOT's review and acceptance that addresses project impacts on DOT highway facilities, namely Puuloa Road and Moanalua Freeway. The report shall:
  - a. evaluate and identify measures to satisfactorily mitigate the traffic generated by the project on DOT facilities, especially at the intersection of Salt Lake Boulevard with Puuloa Road.
  - b. discuss/evaluate project-generated traffic during weekends, especially when concurrent athletic events/functions and activities are held at the high school campus.
2. The DEA should discuss and evaluate project impacts during construction:
  - a. inconvenience to the motoring public, bicyclists, pedestrians, students, etc.
  - b. dust/noise pollution

- c. construction vehicle and heavy equipment type that will be used in the job site. A permit is required from the DOT Highways Division to transport oversized/ overweight equipment and loads within the State highway facilities
- d. construction activity hours
- e. requirement for construction plan submittal for all work done within our State highway right-of-way
- f. interim traffic roadway plan in case of emergency within the school campus.

DOT appreciates the opportunity to provide comments and requests four copies of the DEA. If there are any questions, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 587-2356.

Very truly yours,



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



7983-01  
January 7, 2011

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Mr. Glenn Okimoto, Interim Director  
Department of Transportation  
State of Hawaii  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

Attention: Mr. David Shimokawa

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Mr. Okimoto:

Thank you for your letter dated May 24, 2010 (STP 8.0108) on the Draft EA Pre-Assessment Consultation. We offer the following responses in order of your comments:

1. The State Department of Education (DOE) projects the school's enrollment will be fairly level over the next several years and, hence, the proposed project should not significantly change current operating conditions at the school. Therefore, a traffic impact analysis is not warranted.

Construction of Phase 1 rehearsal hall/band room facility will serve the existing and projected student population and is not expected to increase future enrollment nor generate additional trips to the school.

Construction of Phase 2 is also not expected to increase future enrollment. However, additional traffic would occur during special events and performances on the weekends or after school. Moanalua High School currently implements traffic management strategies such as designating parking areas and police and staff directing traffic during special events. A Traffic Management Plan (TMP) will be prepared to address traffic during special events such as craft fairs, graduation, and special performances.

A traffic impact analysis will not be prepared for the proposed project.



7983-01  
Letter to Mr. Glenn Okimoto, Interim Director  
Page 2  
January 7, 2011

2. The Draft EA will discuss potential impacts and mitigation measures during construction, such as air quality, noise, and traffic.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

A handwritten signature in black ink, which appears to read "Tracy Fukuda".

Tracy Fukuda, Project Manager

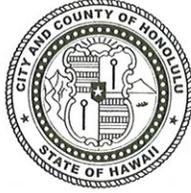
cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

TF

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) 768-6041  
DEPT. WEB SITE: www.honoluluapp.org • CITY WEB SITE: www.honolulu.gov

MUFI HANNEMANN  
MAYOR



DAVID K. TANOUE  
DIRECTOR  
ROBERT M. SUMITOMO  
DEPUTY DIRECTOR

April 30, 2010

2010/ELOG-764 (TH)

Ms. Tracy Fukuda  
Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii 96826

RECEIVED  
MAY 03 2010  
WILSON OKAMOTO CORPORATION

Dear Ms. Fukuda:

Subject: Environmental Assessment (EA) Pre-Assessment  
Consultation Moanalua High School Performing Arts Center,  
Tax Map Key: 1-1-063:011, Moanalua, Oahu, Hawaii

We have reviewed the subject project and offer the following comments.

1. The Tax Map Key needs to be corrected. The correct Tax Map Key should be cited as 1-1-063:011.
2. The Draft EA should include a campus site plan and discuss the Department of Education's facilities policy regarding the development of performing arts centers for high schools.
3. The Draft EA should also mention that in April 2010, the Department of Planning and Permitting approved a sewer connection application (2010/SCA-0243) for the project's rehearsal room, Phase 1.
4. The Draft EA should include a discussion of relevant government plans and policies including but not limited to: Chapter 205 and 343, Hawaii Revised Statutes, the City's General and Development Plans, and the Land Use Ordinance.

Thank you for the opportunity to comment on this matter. We look forward to reviewing the project's Draft EA. Should you have any questions, please contact Tim Hata of our staff at 768-8043.

Very truly yours,

David K. Tanoue, Director  
Department of Planning and Permitting

DKT:js  
2010/elog764



7983-01  
January 7, 2011

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Mr. David Tanoue, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 S. King Street, 7th Floor  
Honolulu, Hawaii 96813

Attention: Mr. Tim Hata

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Mr. Tanoue:

Thank you for your letter dated April 30, 2010 (2010/ELOG-764 (TH)) on the Draft EA Pre-Assessment Consultation. We offer the following responses in order of your comments:

1. The correct Tax Map Key is 1-1-063: 11.
2. The Draft EA will include a campus site plan and discuss the Department of Education's does not have any policies regarding development of performing arts center.
3. The Draft EA will state the Department of Planning and Permitting approved a sewer connection application (2010/SCA-0243) for Phase 1.
4. The Draft EA will include a discussion on relevant government plans and policies including but not limited to Chapter 205 and 343, HRS, the City's General and Development Plans, and the Land Use Ordinance.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

TF

MUFI HANNEMANN  
MAYOR



WAYNE Y. YOSHIOKA  
DIRECTOR

SHARON ANN THOM  
DEPUTY DIRECTOR

KENNETH TORU HAMAYASU  
DEPUTY DIRECTOR

TP4/10-362109R

May 13, 2010

Ms. Tracy Fukuda, Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

RECEIVED  
MAY 17 2010  
WILSON OKAMOTO CORPORATION

Dear Ms. Fukuda:

Subject: Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School – Performing Arts Center  
Tax Map Key: 1-10-063:011

This responds to your letter dated April 13, 2010, requesting a pre-consultation and comments in preparing the Draft Environmental Assessment (DEA) for the subject project.

The DEA should include the preparation of a Traffic Impact Study which would include short term impacts during construction and mitigation measures. According to the project summary, the project will be done in two phases due to funding limitations. We recommend an update to the DEA should Phase 2 experience significant delays.

Although the project is entirely internal, the construction traffic may have an impact on our bus service along Ala Napunani Street. Therefore, the DEA should include a description of Public Transit serving the general area of your project, the impact of your project on Public Transit during construction, and the impact of your project on Public Transit as a result of the completed project. In addition, construction notes shall include the following transit note:

“This project will affect bus routes, bus stops, and paratransit operations, therefore, the Contractor shall notify the Department of Transportation Services, Public Transit Division at 768-8396 and Oahu Transit Services, Inc. (bus operations: 848-4578 or 848-6016 and paratransit operations: 454-5041 or 454-5020) of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project at least two weeks prior to construction.”

Ms. Tracy Fukuda, Project Manager  
Page 2  
May 13, 2010

Prior to the start of the project, the affected Neighborhood Board, residents, and businesses should be informed about the scope and duration of the project.

Should you have any questions on the matter, you may contact Ms. Virginia Bisho of my staff at 768-5461.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wayne Y. Yoshioka". The signature is fluid and cursive, with a large initial "W" and "Y".

WAYNE Y. YOSHIOKA  
Director



7983-01  
January 7, 2011

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Mr. Wayne Yoshioka, Director  
Department of Transportation Services  
City & County of Honolulu  
650 S. King Street, 3<sup>rd</sup> Floor  
Honolulu, Hawaii 96813

Attention: Ms. Virginia Bisho

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Mr. Yoshioka:

Thank you for your letter dated May 13, 2010 (TP4/10-362109R) on the Draft EA Pre-Assessment Consultation. We offer the following responses in order of your comments:

1. The Draft EA will discuss potential traffic impacts and mitigation measures during construction. Should Phase 2 experience a significant delay, an update of the environmental assessment may be considered, if existing conditions in the vicinity of the project site have changed significantly.
2. The Draft EA will include a description of existing transit services in the project area. In addition, the construction notes shall include the following transit note:

*This project will affect bus routes, bus stops, and paratransit operations, therefore the Contractor shall notify the Department of Transportation Services, Public Transit Division at 768-8396 and Oahu Transit Services, Inc. (bus operations: 848-4578 or 848-6016 and paratransit operations: 454-5041 or 454-5020) of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project at least two weeks prior to construction."*



7983-01  
Letter to Mr. Wayne Yoshioka, Director  
Page 2  
January 7, 2011

3. The Aliamanu/Salt Lake/Foster Village Neighborhood Board No. 18 will be notified prior to the start of construction. The Draft EA will also be distributed to the Neighborhood Board.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

A handwritten signature in black ink, which appears to read "Tracy Fukuda".

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

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

TF

MUFI HANNEMANN  
MAYOR



KENNETH G. SILVA  
FIRE CHIEF

ROLLAND J. HARVEST  
DEPUTY FIRE CHIEF

April 22, 2010

Ms. Tracy Fukuda, Project Manager  
Wilson Okamoto Corporation  
Suite 400, Artesian Plaza  
1907 South Beretania Street  
Honolulu, Hawaii 96826

RECEIVED  
APR 26 2010  
WILSON OKAMOTO CORPORATION

Dear Ms. Fukuda:

Subject: Environmental Assessment Preassessment Consultation  
Moanalua High School - Performing Arts Center  
Tax Map Key: 1-10-063: 011

In response to your letter of April 13, 2010, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

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

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

Ms. Tracy Fukuda, Project Manager  
Page 2  
April 22, 2010

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/SY:jl



7983-01  
January 7, 2010

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

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

Attention: Battalion Chief Socartes Bratakos

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Mr. Silva:

Thank you for your letter dated April 22, 2010 on the Draft EA Pre-Assessment Consultation. We offer the following responses in order of you comments:

1. For Phase 1 (Rehearsal/Instructional Facility), a fire apparatus access road, approximately 18 feet wide will be provided immediately to the west of the new facility. When Phase 2 (Auditorium) is constructed, a new fire access lane to the west of the Auditorium and a new fire hydrant will be provided. Automatic fire sprinkler system will also be installed in the proposed facilities.
2. The proposed project will be supported by county approved water supply capable of supplying the required fire flow for the protection of all facilities and structures. A new fire hydrant will be located near the fire apparatus access road.
3. The civil design drawings will be submitted to the Fire Department for review and approval.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813  
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.org

MUFI HANNEMANN  
MAYOR



LOUIS M. KEALOHA  
CHIEF

DELBERT T. TATSUYAMA  
RANDAL K. MACADANGDANG  
DEPUTY CHIEFS

OUR REFERENCE DAT-DK

April 27, 2010

TF

Ms. Tracy Fukuda, Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

RECEIVED  
APR 29 2010  
WILSON OKAMOTO CORPORATION

Dear Ms. Fukuda:

This is in response to your letter of April 13, 2010, requesting comments on a Draft Environmental Assessment, Pre-Assessment Consultation, for the Moanalua High School Performing Arts Center project.

This project will have a minimal impact on calls for police services during its construction. Once completed, there may be an increase in traffic and noise complaints when performances are held.

If there are any questions, please call Major William Chur of District 5 (Kalihi) at 529-3156.

Sincerely,

LOUIS M. KEALOHA  
Chief of Police

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



7983-01  
January 7, 2010

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Chief Louis M. Kealoha  
Honolulu Police Department  
City and County of Honolulu  
801 S. Beretania Street  
Honolulu, HI 96813

Attention: Assistant Chief of Police Debora A Tindal, Support Services Bureau

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Chief Kealoha:

Thank you for your letter dated April 27, 2010 (DAT-DK) on the Draft EA Pre-Assessment Consultation. We acknowledge that the proposed project will have minimal impact on police service during its construction. The Draft EA will include mitigation measures for traffic and noise.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

# BOARD OF WATER SUPPLY

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



April 27, 2010

MUFI HANNEMANN, Mayor

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Manager and Chief Engineer

DEAN A. NAKANO  
Deputy Manager

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MAY 03 2010  
WILSON OKAMOTO CORPORATION

Ms. Tracy Fukuda  
Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Ms. Fukuda:

Subject: Your Letter Dated April 13, 2010 Requesting Comments on the Environmental Assessment Pre-Assessment Consultation for the Moanalua High School - Performing Arts Center, TMK: 1-1-63:11

Thank you for the opportunity to comment on the proposed performing arts center.

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit 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 on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

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

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

Very truly yours,

PAUL S. KIKUCHI  
Chief Financial Officer  
Customer Care Division



7983-01  
January 7, 2011

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Mr. Paul S. Kikuchi, Chief Financial Officer  
Customer Care Division  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, Hawaii 96813

Attention: Mr. Robert Chun

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Mr. Kikuchi:

Thank you for your letter dated April 27, 2010 on the Draft EA Pre-Assessment Consultation. We offer the following responses in order of you comments:

1. We acknowledge that the existing water system is presently adequate to accommodate the proposed project and the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit.
2. The proposed project will be connected to existing meters and would not be required to pay Water System Facilities Charges for resource development, transmission and daily storage.
3. On-site fire protection requirements will be coordinated with the Honolulu Fire Department.
4. We will comply with the cross-connection control and backflow prevention requirements in conjunction with the Building Permit Application.

We appreciate your participation in the Draft EA process. If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.

NORMAN SAKAMOTO  
SENATOR, 15TH DISTRICT

STATE CAPITOL, ROOM 230  
HONOLULU, HAWAII 96813

PHONE: (808) 586-8585  
FAX: (808) 586-8588

EMAIL: [sensakamoto@capitol.hawaii.gov](mailto:sensakamoto@capitol.hawaii.gov)



HAWAII STATE SENATE  
HONOLULU

CHAIR, COMMITTEE ON EDUCATION &  
MILITARY AFFAIRS

MAJORITY POLICY LEADER

COMMITTEE MEMBERSHIP:

COMMITTEE ON BUSINESS & ECONOMIC DEVELOPMENT  
COMMITTEE ON COMMERCE, CONSUMER PROTECTION &  
HOUSING  
COMMITTEE ON HIGHER EDUCATION  
COMMITTEE ON WAYS & MEANS

April 16, 2010

Tracy Fukuda, Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826

RECEIVED  
APR 21 2010  
WILSON OKAMOTO CORPORATION

TF

RE: Proposed Moanalua High School Performing Arts Center

Dear Ms. Fukuda:

In regards to the proposed Moanalua High School Performing Arts Center, I would like to express comments in support of the project.

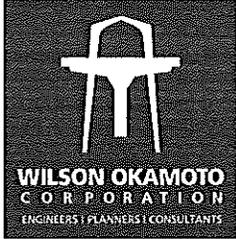
The new facility will accommodate increased student enrollment and enhance learning in the school's music program by providing for larger rehearsal and instructional spaces, backstage facilities, and storage rooms.

Its construction will also promote environmental sustainability through its silver level certification in the LEED for Schools rating system based on the U.S. Green Building Council criteria.

If you have any questions, please feel free to contact my office at 586-8585.

Sincerely,

Norman Sakamoto, Chair  
Committee on Education and Military Affairs  
Hawaii State Senate, 15<sup>th</sup> District



7983-01  
January 7, 2010

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Senator Glenn Wakai  
The State Senate, 15<sup>th</sup> District  
State Capitol, Room 203  
415 S. Beretania Street  
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment (EA) Pre-Assessment Consultation  
Moanalua High School Performing Arts Center  
TMK: 1-1-063: 011  
Moanalua, Island of Oahu, Hawaii

Dear Senator Wakai:

We are responding to former Senator Norman Sakamoto's letter dated April 16, 2010 (see attached) on the Draft EA Pre-Assessment Consultation. We acknowledge his support for the proposed project.

We will be mailing you a copy of the upcoming Draft EA for your review and comment.

If you have any questions, please call me at 946-2277.

Sincerely,

Tracy Fukuda, Project Manager

cc: Mr. Keith Tanaka, Department of Education, OSFSS, PMS  
Ms. Brenda Lowrey, State Department of Education, OSFSS, Planning Section  
Mr. Garrett Horimoto, Architects Hawaii, Ltd.



**WILSON OKAMOTO**  
**C O R P O R A T I O N**

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