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STATE OF HAWAII
DEPARTMENT OF EDUCATION

P.O. BOX 2360
HONOLULU, HAWAII 96804

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
Letter No. PMS-382.12

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

February 15, 2012

TO: Mr. Gary Hooser, Director
Office of Environmental Quality Control
Department of Health

FROM: Duane Y. Kashiwai, Public Works Administrator *Dm*
Facilities Development Branch

SUBJECT: **Kailua High School**
Natural Science Building - Parking
Job No. Q93001-10
TMP: 4-02-03: 22

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

We have enclosed a completed OEQC Publication Form, one copy of the document in pdf format on a CD, and one hard copy of the DEA. Please call Mr. Gary K. Kawakami of Architecture Plus Inc. at 945-2311 should you have any questions.

DK:DO:lh

Attachment

c: Gary Kawakami, Architecture Plus, Inc.
FDB/Project Management Section (DO)

Project Name:

**Publication Form
The Environmental Notice
Office of Environmental Quality Control**

Project Title: Kailua High School - Natural Science Building DOE Project No Q93001-10

Applicable Law: Use of State Funds

Type of Document: Draft EA

Island: O'ahu

District: Ko'olaupoko

TMK: 4-02-03:22

Permits Required: Building, Elevator, Zoning Waiver, Grading

**Applicant or
Proposing/Determination**

Agency: State of Hawai'i, DOE

Address P.O Box 2360, Honolulu, HI 96804

Contact & Phone Dennis Olmstead (808)586-0532

Consultant: Architecture Plus Inc.

Address 400 Hobron Lane, Ste 303, Honolulu, HI 96815

Contact & Phone Gary K. Kawakami (808) 945-2311

Project Summary: The State of Hawai'i, Department of Education (DOE) is proposing to demolish existing Building L on the Kailua High School campus and construct a new 2-story classroom building designated for the study of natural sciences.

The demolition of the existing Building L and construction of a new classroom building has been determined to be the best alternative based on input from the school and community through preliminary planning/design studies. The proposed new classroom facility will provide the necessary specialized science and computer technology space and features needed for a specialized aquaculture program developed over the years that the existing school facilities cannot.

The proposed new classroom building will be constructed of concrete, masonry, steel, metal decking and roofing, and interior finishes of various types. It will provide approximately 18,000 + sf.

The proposed new classroom building will house a general classroom, 2 microbiology science classrooms, 3 computer resource rooms and supporting spaces including technical equipment rooms, storage rooms, offices, restrooms, etc.

No significant socio-economic, health, safety, vehicular, cultural, historic or environmental impacts are anticipated by proceeding with the new classroom building. In addition to the various mitigation measures outlined in the following, DOE has directed consultants to design the new facility with the goal of meeting an equivalent of LEED (Leadership in Energy and Environmental Design) Silver Certification.

DRAFT ENVIRONMENTAL ASSESSMENT

FOR

**KAILUA HIGH SCHOOL
NATURAL SCIENCE BUILDING
JOB NO: Q93001-10
TAX MAP KEY: 4 - 02 - 03: 22
KAILUA, OAHU, HAWAII**

FOR THE

**DEPARTMENT OF EDUCATION
STATE OF HAWAII**

BY

ARCHITECTURE PLUS INC.

February 10, 2012

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

KAILUA HIGH SCHOOL – CLASSROOM BUILDING
DAGS JOB NO. Q93001-10
LOCATED AT KAILUA, OAHU, HAWAII

DRAFT ENVIRONMENTAL ASSESSMENT

I. GENERAL INFORMATION

A. Condition which triggered EIS Law:

Use of State Land and Funds

B. Applicant:

State of Hawaii

Department of Education (DOE)

1151 Punchbowl St. Room 431

Honolulu, Hawaii 96813

Contact: Dennis Olmstead, Project Coordinator

TEL: (808) 586-0458 FAX: (808) 586-0532

EMAIL: Dennis_Olmstead/FacilDev/HIDOE@notes.k12.hi.us

MAILING ADDRESS:

State of Hawaii

Department of Education

Facilities Development Branch

P.O. Box 2360

Honolulu, HI 96804

C. Recorded Fee Owner:

State of Hawaii

Department of Education

1151 Punchbowl St. Room 501

Honolulu, Hawaii 96813

Contact: Duane Kashiwai, Branch Director

TEL: (808) 586-0430 FAX: (808) 586-8223

EMAIL: Duane_Kashiwai@notes.k12.hi.us

D. Agent:

Architecture Plus Inc.

400 Hobron Lane #303

Honolulu, Hawaii 96815

Contact: Gary K. Kawakami

TEL: (808) 945-2311 FAX: (808) 955-6830

EMAIL: architectureplus@hawaiiantel.net

- E. Tax Map Key: Zone, Section, Plat, and Parcel(s).
4 - 02 - 03: 22
- F. Lot Area: Acreage or square footage.
33.104 Acres
- G. Approving Agency:
State of Hawaii
Department of Education
1151 Punchbowl St. Room 501
Honolulu, Hawaii 96813
Contact: Duane Kashiwai, Branch Director
TEL: (808) 586-0430 FAX: (808) 586-8223
EMAIL: Duane_Kashiwai@notes.k12.hi.us
- H. Anticipated Determination:
Finding of No Significant Impact (FONSI)
- I. Agencies Consulted in Making Assessment: Indicate Federal, State, and County
State of Hawaii:
Hawaii State Department of Education (DOE)
Department of Land and Natural Resources (DLNR)
DLNR, Historic Preservation Division
Department of Health
DOH, Office of Environmental Quality Control
Office of Hawaiian Affairs
Office of State Planning
- City and County of Honolulu:
Department of Planning and Permitting (DPP)
Department of Parks and Recreation (DPR)
Department of Transportation Services (DTS)
Department of Design and Construction (DDC)
Department of Facility Maintenance
Honolulu Police Department
Honolulu Fire Department (HFD)
Board of Water Supply (BWS)

Kailua Neighborhood Board No. 31

United States Federal Government:

US Fish and Wildlife

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

(1) Brief narrative description of proposed project:

The State of Hawaii Department of Education (DOE) is proposing to construct a new 2-story classroom building designated for the study of natural sciences. Kailua High School and the DOE, along with the Kailua Community and its State Legislators, desire the addition of a new natural science building to provide the school and community with needed classroom space that meets current Department of Education specifications and standards. This proposed classroom space will also provide for microbiology studies as well as an ongoing unique aquaculture program that has been developed by Kailua High School.

The existing facility, Building L, was built in the early 1960s and does not fully accommodate the current program as it was designed and built for an agronomy science program. With the trend of moving away from agricultural industries in Hawaii and to better prepare students for future job opportunities, Kailua High School sees the replacement of Building L as critical to its contribution to Hawaii's economic future through development of technology skills, including the continued success of the aquaculture program.

The demolition of the existing Building L and construction of a new classroom building has been determined to be the best alternative based on input from the school and community through preliminary planning/design studies. The proposed new classroom facility will provide the necessary specialized science and computer technology space and features needed that the existing school facilities cannot.

Demolition of the existing Building L will be managed to have the least impact on Oahu's landfill and waste disposal facilities. Demolished materials will be recycled where at all possible.

The proposed new classroom building will be constructed of concrete, masonry, steel, metal decking and roofing, and interior finishes of various types. It will provide approximately 18,000 + sf. The structure will be designed to conform with 2006 IBC requirements, as amended by the City and County of Honolulu.

The proposed new classroom building will house a general classroom, 2 microbiology science classrooms, 3 computer resource rooms and supporting spaces including technical equipment rooms, storage rooms, offices, restrooms, etc.. The proposed structure will be approximately 37 feet high at the main roof structure with skylights and clerestories to allow for enhanced natural daylighting. Please refer to Attachment A for plans and photos which describe the location, orientation, dimensions, architectural features and character of the proposed new natural science building.

No significant socio-economic, health, safety, vehicular, cultural, historic or environmental impacts are anticipated by proceeding with the new classroom building. In addition to the

various mitigative measures outlined in the following, DOE has directed consultants to design the new facility with the goal of meeting an equivalent of LEED (Leadership in Energy and Environmental Design) Silver Certification.

Various community groups and government agencies were solicited for comments and participation and there is strong support for this action. Addition of this building was requested some time ago to address the campus' aging facilities and to keep students current with advancing technology.

(2) Location map:

See attached (Attachment A).

B. Technical Characteristics:

(1) Use characteristics:

Use will remain consistent with existing which is as a public facility, educational use.

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

See attached (Attachment A).

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

See attached (Attachment A) for description of demolition of existing Building L, parking lot modifications, proposed structure, modifications to existing parking and sidewalk construction and extent of grading and filling.

The proposed structure will be a maximum height of 33 to 34 feet to the highest point of the roof, 8 to 9 feet in excess of the Land Use Ordinance, R-5 Residential District development standard height limit of 25 feet. A Zoning Waiver will be applied for and is anticipated to be granted by the City and County, DPP - Zoning Regulations and Permits Branch.

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

Existing public utilities are available on-site and will include use of county water system, electricity and telephone and/or cable services.

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

Connections to the City wastewater system will be provided, similar to facilities installed for other buildings on the property.

(6) Solid waste disposal (includes refuse):

Existing solid waste disposal service will remain as existing, utilizing a public contract. The existing school collection area will service solid waste generated by the new classroom building.

(7) Access to site:

Access will remain through existing public roadways (Ulumanu and Ulupii Streets)

(8) Parking:

Existing parking spaces are to remain. Although no new additional parking is proposed, a net increase in classroom and office floor area would require addition of new parking stalls under the Land Use Ordinance. A Zoning Waiver will be applied for to allow the project to proceed without adding new parking spaces as the proposed building will not cause an increase in the number of occupants (students or staff) on the site. Occupants of the proposed building will be same students formerly housed the overcrowded demolished building and existing overcrowded classrooms elsewhere on campus.

There are 324 existing marked parking stalls in designated parking lots which offer adequate, if not surplus, parking presently on the campus for school facilities. A letter of support will be provided from DOE/KHS regarding adequate existing parking facilities – to be included as Attachment C. Kailua HS notes that Parking Lot 02 remains empty on average school days. In addition to permanent parking facilities consisting of asphalt concrete paving and marked stalls, there is a significant amount of overflow parking space that can be provided on short notice by utilizing adjacent open grassed and field areas.

(9) Fire Protection:

There are no existing fire hydrants within 150 feet of the proposed ten classroom building but there are adjacent access roads/fire lanes leading from adjacent public roadways or paved roads within the campus. The proposed project includes providing new fire hydrants if required by the City and County of Honolulu Fire Department. The proposed classroom facility will not be fire sprinkled.

(10) Other pertinent information: None

C. Economic and Social Characteristics:

(1) Estimated cost and time phasing of construction:

Estimated cost: \$ 5,500,000

Time Phasing: Start construction September 2012, complete construction November 2013.

- (2) Social Characteristics: Providing the additional classroom space and facilities incorporating current technology will allow KHS to provide a higher quality of public education. The Kailua community views this new facility as a way to offer better conditions and opportunities for the education of the community's youth.
- (3) Other pertinent information: KHS is an older school where facilities have not had significant improvement or new buildings added since the 1970s.

D. Environmental Characteristics:

(1) Soils:

- a. A preliminary soils analysis done by Hirata & Associates on December 16, 2011 (Attachment B) indicated that the proposed site's near surface soil consists of clayey silt with moderate to high expansion potential and that no groundwater or seepage was found.

(2) Topography (indicate relationship to major topographic features such as mountains, headlands, valleys, streams, channels, springs, marshes, etc.):

The site is in a moderately urbanized location, surrounded by single family home subdivision. There is a slight slope and elevation change of approximately 2' - 0" down in a south-westerly direction. Significant topographic features are denoted in the Topographic Survey Map, Kailua High School – Natural Science Building, DOE Job No. Q93001-10 provided by Controlpoint Surveying, Inc.

(3) Surface runoff, drainage, and erosion hazard:

Existing site surface drainage is collected into a culvert leading to a 5 ft. diameter subsurface pipe, exiting at the north-west property line into another natural drainage culvert. There is no history of erosion problems related to the site and it is not anticipated that the new facility will introduce any erosion hazard to the site or its surroundings. Surface water generated by the new facility will be collected, stored and dissipated on site or removed through existing drainage patterns.

(4) Federal FIRM Zone, LUO Flood Hazard District, other geological hazards:

FIRM Zone X - Beyond 500 Year Flood Plain (confirmed by State of Hawaii, DLNR Land Division via early consultation response letter of 2/2/12); No other special districts, areas or geological hazards.

(5) Hazardous Materials:

As the existing Building L structure was built in the early 1960s, survey, testing and abatement of hazardous building materials is anticipated.

III. AFFECTED ENVIRONMENT

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

| | |
|--|--|
| State Land Use Plan: | Urban District |
| Oahu General Plan: | Urban-Fringe |
| Koolaupoko Sustainable Communities Plan: | Low Density Residential/High School |
| City & County of Honolulu Zoning: | R-5 Residential |
| Zoning of Adjacent Properties: | R-5 & R-7.5 Residential AG-2 Agriculture Country |

The parcel is not within a Special Management Area.

The Kailua High School is surrounded by single-family housing, low density Country parcels and undeveloped agricultural and residential zoned land. The proposed classroom building is to be situated on a State-owned parcel of former agricultural land that was developed as a public school facility in 1958. As a State facility and located on State land, it is considered a “public use and structure” and permitted in the R-5 zoning district, in accordance with the City and County Land Use Ordinance.

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

The nearest public park is Pohakupu Park, owned by the City and County of Honolulu at 0.5 miles, and Ulupo Heiau State Monument at 0.25 miles away, across Pali Highway. The proposed location of the new classroom building is approximately 0.25 miles from Kawainui Marsh and 0.40 miles from Hamakua Marsh. The shoreline is located approximately 1.37 miles to the north. No impacts to publicly owned beaches or recreation areas, endangered species and/or habitats, wildlife and wildlife preserves, wetlands, lagoons, tidal lands and submerged lands, fisheries and fishing grounds, or other coastal/natural resources are anticipated.

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

Kailua High School has no previous history of or indication that there are any significant historic, cultural or archeological sites present. The nearest known archeological site is Ulupo Heiau at 0.25 miles away and across Pali Highway. The school was constructed in 1958 on land already in use for agricultural purposes that included ranching. Shortly thereafter, the surrounding community was developed for commercial, residential and agricultural uses. Previous construction projects at the school have not involved discovery or disturbance of any known archeological sites. The proposed building site has been continuously tilled and planted over the years for the previous agriculture program and there have been no known discoveries of archeological sites or artifacts. No impact is anticipated.

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

The proposed site is located approximately 1.37 miles inland from the shoreline on relatively flat terrain. Properties surrounding Kailua High School host mature trees and landscaping. In addition, the campus also sits adjacent to two moderate hillsides. Therefore, there is no coastal view nor do any of the existing facilities or this proposed facility obstruct any coastal view. No impact is anticipated.

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

Excavation for foundation of the proposed classroom facility is anticipated to be limited in depth in general and not expected to impact groundwater resources. The proposed finish floor elevation is expected to be close to and slightly above the existing finish grade elevation. There are no existing or proposed well locations in the vicinity nor is the new classroom facility within a watershed area or expected to affect the groundwater recharge cycle. No other impacts are anticipated.

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

See attached (Attachment A).

IV. PROJECT IMPACTS:

- A. *Identify impacts of the project:*

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

- (1) *The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resource.*

The general location of this action is contained completely within an area that has already been developed for use as a public high school for 54 years. There are no existing significant trees or landmarks on the proposed project site.

The school was consulted regarding any possible current cultural use of the proposed site of this facility. As the entity which manages the day to day use of the property, they have indicated that there is no present use of the proposed site for cultural purposes outside of educational purposes. However, anticipated community activities within and use of the new facility may at times constitute contemporary cultural use. Therefore the new facility will enhance cultural use.

- (2) *The proposed action will not curtail the range of beneficial uses of the environment.*

The site of the proposed action is not on or near any significant natural feature utilized normally by the general public for recreation, worship or commercial activity. The proposed site is the present site of an existing facility used Kailua High School.

- (3) *The proposed action will not conflict with the long-term environmental policies of the State.*

In recognition of the state policy to conserve natural resources and enhance the quality of life, mitigating measures as described in Part V following this will be implemented. In addition, the DOE has committed to achieving the equivalent of a LEED Silver Certification for the proposed facility.

- (4) *The proposed action will not substantially adversely affect the economic or social welfare of the community or State.*

The DOE has budgeted for this facility and has reserved construction funds for the project. Aside from the initial cost of obtaining the facility and future maintenance, any adverse economic impact is anticipated to be minimal and outweighed by positive impacts that an improved classroom facility will bring to the community. This action will not only provide construction jobs Statewide but also within Kailua as area businesses will benefit from this construction activity. The positive economic and social impact to the State and the Kailua community will be in providing a facility that enhances Kailua High School's ability to provide the community with an increased level of school support services and educational opportunities. The action will also provide a facility that will allow increased community interaction and greater positive social and cultural opportunities for the Kailua community.

- (5) *The proposed action will not involve substantial secondary impacts, such as population changes or effects on public facilities.*

The DOE's intent for the proposed action is not to accommodate an increase in the number of students but to accommodate the existing number that are presently overcrowding the existing facilities or using inadequately equipped facilities, and to increase the level of instruction opportunities. The school will benefit overall from an increase in specialty instructional and school support space.

During the construction phase, alternate instruction space will be offered at alternate locations throughout the campus. The school will experience for a limited time the loss of a small portion of their parking area to construction needs (see Attachment A).

By constructing the proposed classroom building in the proposed location, this project will help the City and County of Honolulu meet goals and objectives of its Oahu General Plan and Koolaupoko Sustainable Communities Plan, pertaining to

population, energy, physical development and urban design, health / education, and culture / recreation. This project will allow Kailua High School to continue serving an existing and well established community, encourage full development of the aforementioned plans and promote and enhance the social and physical character of the community.

- (6) *The proposed action will not adversely impact public health.*

The proposed facility will provide the DOE an opportunity to increase the level of fire protection, not only for the new facility site but also the existing cafeteria, by including upgrades to fire access lanes and water supply for fire fighting purposes.

By providing the additional space, overcrowded classroom conditions will be alleviated. The community will benefit overall through a positive learning and social environment which is shown to improve general health and welfare. In addition to LEED building practices, building materials, methods and processes will be according to all County, State and Federal regulations meant to control and prevent adverse impacts on public health.

- (7) *The proposed action will not involve a substantial degradation of environmental quality.*

The mass of the proposed facility will be treated as best possible to be consistent in scale with the surrounding campus. The design of the building will be treated visually and spatially to integrate with existing adjacent buildings. Building materials, methods and processes will be according to LEED building practices and all County, State and Federal regulations meant to control and prevent adverse impacts on environmental quality.

- (8) *The proposed action will not substantially affect any historic sites or buildings.*

Historic sites or buildings are not present on campus or in the immediate vicinity so none will be affected by this project.

- (9) *The proposed action will not substantially affect any rare, threatened, or endangered species of animal or plant, or habitat.*

The proposed site is within a significantly developed suburban area and the site has been developed as a public school for 54 years. It is not adjacent to the shoreline or within or near any wetlands, forested area, or sensitive habitat. The existing campus flora includes non-invasive, non-native decorative grass, weeds and canopy trees. While certain protected species which live in Kawainui and Hamakua Marshes may occasionally visit the Kailua High School campus, their use of the area is incidental.

- (10) *The proposed action will not detrimentally affect air or water quality or ambient noise levels.*

Temporary construction noise and dust is anticipated due to necessary construction procedures. Dust and noise barriers will be provided as required to minimize disturbances to adjacent properties as much as possible. Construction specifications shall require contractor to comply with State of Hawaii, DOH standards and to address and resolve noise and dust complaints. Permits and processes required by the State of Hawaii, DOH Clean Water Branch and the City and County of Honolulu shall be applied for should dewatering, hydrostatic testing or other release of water into storm drain system be required. The proposed building site is in a relatively isolated location on the campus.

- (11) *This project will not have a major impact on public access or rights of ways.*

During the initial demolition, excavation and structural work, there will be intermittent interruptions in traffic flow throughout campus on a typical workday for the delivery and removal of materials and heavy equipment. Project specifications shall provide requirements and restrictions for moving heavy equipment and deliveries so as not to coincide with peak traffic hours (i.e. - beginning and end of school hours, etc.).

- (12) *The proposed action will not likely suffer damage beyond that of any other structure or similar facility within the Kailua area.*

The proposed building site is not located in or near a flood plain, tsunami zone, beach, or erosion prone area.

- (13) *The proposed action will not affect any scenic vistas and viewplanes identified by the State or County.*

The proposed site is not within any special zoning district or land use district that require such vistas or viewplanes. Side and front yard setbacks will be maintained according to County zoning regulations or a waiver will be applied for with anticipated approval. In addition, the height and scale of the proposed facility is consistent with existing adjacent buildings.

- (14) *The proposed action will not require a substantial increase in energy consumption.*

The building mechanical system will operate much more efficiently relative to the standard classroom building constructed over the last 25 years in Hawaii, despite that the facility will also utilize an air conditioning system.

DOE is making an effort to provide an optimum classroom facility that balances cost, available land area, and staff/student comfort level, which translates directly to the level of education and quality of experience. All reasonable efforts will be made to provide this building with a sustainable and environmentally responsible design which achieves an equivalent LEED Silver Certification.

V. MITIGATION MEASURES:

A. *Indicate proposed mitigation measures, if any:*

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

- (1) Temporary construction noise and dust shall be controlled with dust barriers and walls. Excessive noise and offensive odors generated by necessary construction procedures will be monitored to meet State and Federal regulations according to standard DOE procedures specified in the contract documents.
- (2) The new building is set back from property lines as much as possible, given the program area required by DOE, with open space and landscape buffers to minimize scale and visual impact. A variance application will be submitted requesting to allow the building height to exceed the zoning code maximum height requirement of 25' by 12' for an overall height of 37'. Approval is anticipated as other existing adjacent buildings (i.e. - cafeteria at 34') are similar in height. Design character of the building will generally be in harmony with the existing character of the rest of the campus. Landscaping (i.e. - palms or other plants with vertical emphasis) will be used to soften the impact of the proposed classroom building's increased height and mass.
- (3) Fire protection elements will be included with site improvements to comply with current Honolulu City and County Fire Department fire protection requirements. Access road widening, provision of additional waterlines and a new fire hydrant are proposed to meet these requirements.
- (4) Stormwater will be collected from the proposed building's roof system and stored for re-use as part of the school's aquaculture program resources. The remaining surface runoff generated by the facility will be stored through the use of on-site drywells as part of the design concept to reduce demand on the existing surface drainage system. Compliance with the Honolulu City and County stormwater requirements will further minimize offsite surface runoff and impact on the City and County stormdrainage system.

A National Pollutant Discharge Elimination System (NPDES) permit is not required because the area of work is less than 1 acre. However, as part of the Erosion Control Plan required by the City and County of Honolulu grading permit approval, certain Best Management Practices (BMPs) will be included. Pending the actual configuration and design, these measures may include installing fabric silt barriers along the construction area perimeter and at adjacent drain inlets, installation of a construction access pad, regular inspection and cleaning of construction equipment and accessways, establishing temporary groundcover and permanent landscaping as soon as possible, providing retention/silt ponds or drainage control features (temporary or permanent) and installing them as soon as possible, and requiring that contractor designate an individual responsible for erosion and sediment control.

- (5) Although the City and County of Honolulu, Department of Transportation Services, has commented that a traffic impact analysis report (TIAR) should be done, the scale of this project and the anticipated low impact of the proposed facility does not warrant a TIAR for the following reasons, including item (6). Construction of the proposed classroom building will not create an increase in the number of staff or students and therefore should not impact traffic flow or street parking in the surrounding neighborhood. The proposed facility is intended to relieve overcrowding of existing classroom spaces which offer a less than ideal educational environment. Peak traffic hours are isolated and minimal throughout the day.
- (6) Construction activity will be confined to the school campus. Although interruptions to traffic flow along Pali Highway or Kalanianaʻole Highway may occur during transit of heavy equipment or materials, they will be infrequent and minimized as much as possible by requiring that the contractor strictly adhere to a schedule that is coordinated with known periods of heavy traffic. Delivery and movement of heavy equipment on public roads, entrances and parking areas will be restricted during peak traffic hours. Known school day peak hours are 7:15 to 8:15 am and 1:45 to 2:45 pm – generally 30 minutes before and after the day’s release time. Restrictions shall also apply to any other periods of increased traffic due to a school function or other activity affecting traffic in the immediate area (i.e. - morning rush hour traffic along Pali Highway, etc.).
- (7) Excavation work shall conform to Section 6E-46.6, Hawaii Revised Statutes (HRS) and Chapter 13-300 Hawaii Administrative Rules (HAR) regarding discovery of significant cultural deposits or human skeletal remains. None are expected but should any discovery of such items occur, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD) shall be contacted.
- (8) As part of the incorporation of concepts with the goal of achieving an equivalent to LEED Silver Certification, a broad range of measures shall be implemented from the various LEED strategies available. A few of which may include:
 - a. Demolition and new construction waste management with the intention of diverting a minimum of 50% of the project’s waste material that would normally go to landfill by monitoring, specifying demolition procedures and specifying new materials that are re-used, rapidly renewable, of recycled content; and of certified manufacturers.
 - b. Minimizing stormwater runoff and maximizing retention of storm water.
 - c. Reducing the heat island effect of roof and non roof components by selecting reflective or low-heat gain materials
 - d. Reducing light pollution by providing shields and reflectors on exterior light fixtures.
 - e. Utilizing native and/or water efficient landscaping.

- f. Optimizing energy performance through design of AC and lighting systems.
 - g. Improving indoor environmental quality by providing a construction management plan, specifying low emitting materials, providing daylight for 75 % of spaces and views for 75% of spaces, etc..
 - h. Use of recyclable building materials or materials of recycled content.
- (9) The proposed structure will be designed to meet seismic design requirements as specified in the International Building Code, 2006 Edition.
 - (10) Prior to demolition of the existing Building L, a hazardous material survey and necessary tests will be performed to assure that all hazardous building materials are abated and disposed of in accordance with City, State and Federal regulations.
 - (11) Prior to demolition of Building L, students using the affected classroom space will be displaced for the short period and require relocation. Displaced students are expected to be temporarily accomodated elsewhere on campus.

VI. ALTERNATIVES CONSIDERED:

A. *Discuss alternatives considered:*

- (1) Renovation of existing Building L and classroom space elsewhere on campus to provide the intended specialty classrooms and support spaces would not provide adequate facilities.
- (2) Alternate locations within the campus were considered but due to the inadequacy of Building L, issues related to student traffic, parking, fire access, and need to preserve open space, etc., the proposed site appeared to be the best alternative.

VII. FINDINGS:

A. *Discuss findings and reasons supporting the agency anticipated determination:*

- (1) There is presently a significant need for more specialized classroom space (i.e. - science and technology rooms) tailored to the aquaculture program to allow the program to reach it's maximum potential. In general, science facilities and support facilities to keep students up with current technology and achieve educational goals of the school/State of Hawaii are needed on the campus.
- (2) There are no significant adverse socio-economic, cultural or environmental impacts anticipated on the community as indicated in previous sections of this document.
- (3) Kailua High School and the Kailua community strongly support this action and are looking forward to a new educational facility which will better serve their community needs. Kailua High School and the DOE held a public meeting on

November 17, 2011 for the KHS community, Kailua community members, alumni and other interested parties to review the proposed building plans. There was widespread support with no objections.

VIII. PERMITS REQUIRED:

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

(1) Federal: None

(2) State of Hawaii:

a. Letter of Document Review: Disability and Communication Access Board

b. Form 1, AC & V Permit: Dept. of Health, Noise and Radiation Branch, Environmental Health Services Division

c. Review of Plans and Specifications (Elevator): Dept. of Labor and Industrial Relations, Hawaii Occupational Health and Safety Division, Boiler and Elevator Inspection Branch

d. Construction Dewatering and/or Hydrostatic Testing (as necessary according to needs posed by existing conditions)

e. Approvals: DOE Facilities Development Branch Administrator

(3) City and County of Honolulu:

a. Building Permit: Department of Planning and Permitting, Building Division

b. Zoning Waiver: Department of Planning and Permitting, Land Use Permits Division, Zoning Regulations and Permits Branch

c. Erosion Control Plan Approval, Grading and Grubbing Permits: Department of Planning and Permitting, Civil Engineering Branch

d. Sewer Connection and Sewer Capacity Reservation (Site Development Division Master Application) - Department of Planning and Permitting, Wastewater Branch

e. Review of Plans for Conformance, Cross Connection Control and Backflow Prevention review/approval: Board of Water Supply

IX. WRITTEN COMMENTS & RESPONSES:

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

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

While comments were solicited via letters sent to all parties as indicated by copy of “request for comment” letters included for record, not all parties responded. We assume that a non-response from these parties indicates there is no comment at this time. Record of responses will be attached.

Comments will be incorporated into the Final Environmental Assessment. Where they were not incorporated or it was necessary to further clarify for the commenting party, responses are provided.

End of Draft Environmental Assessment

SITE PHOTOS



1. South-East side of proposed classroom building site with existing Parking Lot 03 on left and Bldg. L and Cafeteria far right.



2. West side of proposed classroom building site from existing Parking Lot 02.

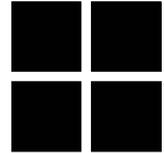


3. North side of proposed classroom building site with existing Cafeteria on left and Bldg L on right.

EARLY/AGENCY CONSULTATION

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

State of Hawaii
Department of Education
Kailua-Kalaheo Complex
4967 Kilauea Av
Honolulu, HI 96816

Attention: Ms. Suzanne Mulcahy
Superintendent
Kailua-Kalaheo Complex

Dear Ms. Mulcahy:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

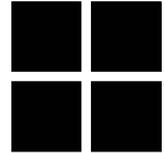
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

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Interiors
Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

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

Attention: Mr. William Aila
Chairperson

Dear Mr. Aila,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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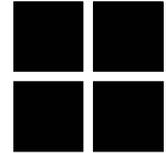
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

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Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

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

Attention: Mr. Richard Pezzulo
Interim CEO

Gentlemen:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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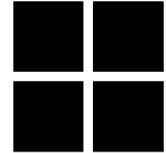
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

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Interiors
Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

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

Attention: Mr. David K. Tanoue
Director

Dear Mr. Tanoue,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
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Industrial



AP Project No. 11014.01

January 2, 2012

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

Attention: Mr. Gary B. Cabato
Director

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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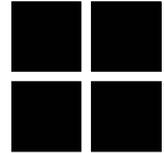
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

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Industrial



AP Project No. 11014.01

January 2, 2012

City and County of Honolulu
Fire Department
636 South Street
Honolulu, Hawaii 96813-5007

Attention: Mr. Kenneth G. Silva
Fire Chief

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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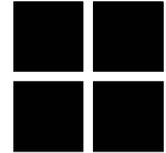
Sincerely,

Gary K. Kawakami
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Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

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Industrial



AP Project No. 11014.01

January 2, 2012

City and County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96813-2404

Attention: Mr. Dean A. Nakano
Acting Manager

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

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Industrial



AP Project No. 11014.01

January 2, 2012

State of Hawaii
Department of Health,
1250 Punchbowl Street
Honolulu, HI 96813

Attention: Ms. Loretta J. Fuddy
Director of Health

Dear Ms. Fuddy,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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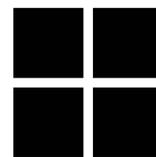
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Architecture Plus Inc.

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AP Project No. 11014.01

January 2, 2012

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

Attention: Ms. Pua Aiu, PhD
Administrator

Dear Ms. Aiu,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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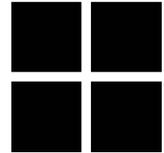
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

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

Attention: Mr. Gary Hooser
Director

Dear Mr. Hooser,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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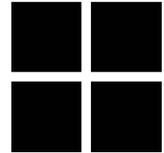
Sincerely,

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GKK:bff
Attachments
120102

Architecture Plus Inc.

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Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

Neighborhood Commission Office
Kailua Neighborhood Board No. 31
530 South King Street, Room 400
Honolulu, Hawaii 96813

Attention: Mr. Chuck Prentiss
Chairperson

Dear Mr. Prentiss,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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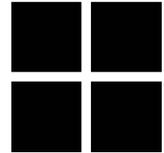
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120102

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Industrial



AP Project No. 11014.01

January 2, 2012

State of Hawaii
Department of Education
Kailua High School
451 Ulumanu Drive
Kailua, HI 96734

Attention: Ms. Francine Honda
Principal

Dear Ms. Honda:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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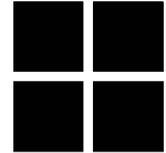
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Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

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Industrial



AP Project No. 11014.01

January 2, 2012

City and County of Honolulu
Department of Environmental Services
1000 Uluohia Street, Suite 308
Kapolei, HI 96707

Attention: Mr. Tim Steinberger
Director

Dear Mr. Steinberger:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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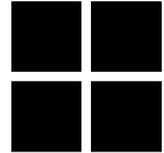
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

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

Attention: Mr. Wayne Y. Yoshioka
Director

Dear Mr. Yoshioka:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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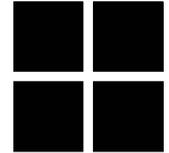
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Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

Architecture
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Industrial



AP Project No. 11014.01

January 2, 2012

US Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

Attention: Ms. Patrice Ashfield

Dear Ms. Ashfield:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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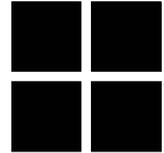
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Gary K. Kawakami
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Architecture Plus Inc.

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120102

Architecture Plus Inc.

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AP Project No. 11014.01

January 2, 2012

State of Hawaii
Office of Planning
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, HI 96804-2359

Attention: Mr. Jesse K. Souki
Director

Gentlemen:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the February 23, 2012 edition of the *OEQC Bulletin*. **Should you have any comments at this time, please send them to our office no later than February 2, 2012** to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiintel.net). Thank you for your assistance.

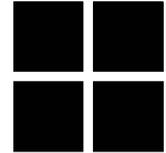
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

State of Hawaii
Office of Planning
State Office Tower
235 South Beretania Street, Room 600
Honolulu, HI 96813

Attention: Ms. Abbey Seth Mayer

Dear Ms. Mayer:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

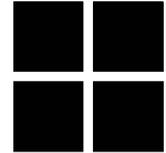
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You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102



January 2, 2012

City and County of Honolulu
Honolulu Police Department
801 South Beretania Street
Honolulu, HI 96813

Attention: Mr. Louis M. Kealoha
Chief

Dear Chief Kealoha:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the February 23, 2012 edition of the *OEQC Bulletin*. **Should you have any comments at this time, please send them to our office no later than February 2, 2012** to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

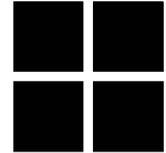
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

City and County of Honolulu
Department of Design and Construction
650 S. King Street
Honolulu, HI 96813

Attention: Mr. Collins D. Lam, P.E.
Director

Dear Mr. Lam:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the February 23, 2012 edition of the *OEQC Bulletin*. **Should you have any comments at this time, please send them to our office no later than February 2, 2012** to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

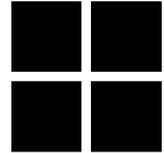
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

January 2, 2012

City and County of Honolulu
Department of Facility Maintenance
1000 Uluohia Street, Suite 215
Kapolei, HI 96707

Attention: Mr. Westley K.C. Chun, Ph.D., P.E., BCEE
Director & Chief Engineer

Dear Dr. Chun:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Kailua High School – Natural Science Building, Department of Education Job No. Q93001-01, TAX MAP KEY 4 - 02 - 03: 22. Based on initial planning, design and consultation with Kailua High School and the Department of Education, a Finding of No Significant Impact (FONSI) or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the February 23, 2012 edition of the *OEQC Bulletin*. **Should you have any comments at this time, please send them to our office no later than February 2, 2012** to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120102

EARLY CONSULTATION COMMENTS

BOARD OF WATER SUPPLY

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



January 20, 2012

PETER B. CARLISLE, MAYOR

RANDALL Y. S. CHUNG, Chairman
DENISE M. C. DE COSTA, Vice Chair
THERESA C. McMURDO
DUANE R. MIYASHIRO
ADAM C. WONG

WESTLEY K.C. CHUN, Ex-Officio
GLENN M. OKIMOTO, Ex-Officio

DEAN A. NAKANO
Acting Manager

Mr. Gary K. Kawakami, Principal
Architecture Plus, Incorporated
400 Hobron Lane, #303
Honolulu, Hawaii 96815

Dear Mr. Kawakami:

Subject: Your Letter Dated January 2, 2012 Requesting Comments on the Proposed Natural Science Building at Kailua High School, TMK: 4-2-3: 22

Thank you for your letter on the proposed school building.

The existing water system is adequate to accommodate the proposed school building. 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 application.

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

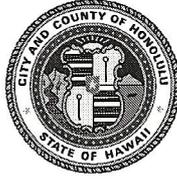
Very truly yours,


SUSAN UYESUGI
Program Administrator
Customer Care Division

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

PETER B. CARLISLE
MAYOR



KENNETH G. SILVA
FIRE CHIEF

EMMIT A. KANE
DEPUTY FIRE CHIEF

January 26, 2012

Mr. Gary Kawakami, Principal
Architecture Plus Inc.
400 Hobron Lane, Unit 303
Honolulu, Hawaii 96815

Dear Mr. Kawakami:

Subject: Draft Environmental Assessment
Kailua High School - Natural Science Building
Department of Education Job No. Q93001-01
Tax Map Key: 4-2-003: 022

In response to your letter of January 2, 2012, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC]TM, 2006 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; UFCTM, 2006 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a

Mr. Gary Kawakami, Principal
Page 2
January 26, 2012

water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; UFCTM, 2006 Edition, Section 18.3.1, as amended.)

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

Should you have any questions, please contact Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151 or sbratakos@honolulu.gov.

Sincerely,



KENNETH G. SILVA
Fire Chief

KGS/SY:bh

POLICE DEPARTMENT

CITY AND COUNTY OF HONOLULU

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



PETER B. CARLISLE
MAYOR

LOUIS M. KEALOHA
CHIEF

DAVE M. KAJIHIRO
MARIE A. McCAULEY
DEPUTY CHIEFS

OUR REFERENCE JT-LS

January 23, 2012

Mr. Gary K. Kawakami, Principal
Architecture Plus Inc.
400 Hobron Lane, 303
Honolulu, Hawaii 96815

Dear Mr. Kawakami:

This is in response your letter dated January 2, 2012, requesting comments on the Draft Environmental Assessment for the Kailua High School - Natural Science Building project.

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

If there are any questions, please call Captain Dagan Tsuchida of District 4 (Kaneohe) at 247-2166.

Sincerely,

LOUIS M. KEALOHA
Chief of Police

By 

BART S. HUBER
Assistant Chief
Support Services Bureau



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

In reply, please refer to:
File:

January 25, 2012

Mr. Gary K. Kawakami
Architecture Plus, Inc.
400 Hobron Lane, #303
Honolulu, HI 96815

Dear Mr. Kawakami:

Thank you for your submittal requesting comments to the Draft Environmental Assessment for the Kailua High School – Natural Science Building Project (Tax Map Key: 4-02-03: 22), Kailua, Oahu.

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

- Chapter 11-39 Air Conditioning & Ventilating
- Chapter 11-46 Community Noise Control
- Chapter 11-501 Asbestos Requirements
- Chapter 11-503 Fees for Asbestos Removal & Certification
- Chapter 11-504 Asbestos Abatement Certification Program

Should you have any questions, please contact me at (808) 586-4701.

Sincerely,

Jeffrey M. Eckerd
Program Manager
Indoor and Radiological Health Branch

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

PETER B. CARLISLE
MAYOR



WAYNE Y. YOSHIOKA
DIRECTOR

KAI NANI KRAUT, P.E.
DEPUTY DIRECTOR

TP1/12-448879R

February 1, 2012

Mr. Gary K. Kawakami, Principal
Architecture Plus, Inc.
400 Hobron Lane, Suite 303
Honolulu, Hawaii 96815

Dear Mr. Kawakami:

Subject: Pre-Assessment Consultation for a Draft Environmental Assessment
(DEA) Kailua High School – Natural Science Building

This responds to your letter of January 2, 2012, requesting our comments concerning this proposed project.

The Traffic Engineering Division (TED) has the following comment. Your DEA should discuss a traffic management plan that should include a traffic impact analysis report (TIAR). The TIAR should discuss traffic impacts along surrounding City roadways, as a result of the project, including short-term impacts during construction. It should also include proposed short-term and long-term mitigative measures to minimize the traffic impacts.

We reserve further comment pending submission of the DEA.

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wayne Y. Yoshioka", is written over the typed name.

WAYNE Y. YOSHIOKA
Director



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

In reply, please refer to:
EMD/CWB

02006PDCL.12

February 3, 2012

Mr. Gary K. Kawakami
Principal
Architecture Plus Inc.
400 Hobron Lane #303
Honolulu, Hawaii 96815

Dear Mr. Kawakami:

**SUBJECT: Comments on Draft Environmental Assessment (DEA) for the
Kailua High School – Natural Science Building
Kailua, Island of Oahu, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated January 2, 2012, requesting comments on the subject project. We have reviewed your letter and offer these comments on your project. Please note that our review is based solely on the information provided in your letter 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 the discharge of wastewater, including storm water runoff, into State surface

waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:

- a. Storm water associated with construction activities, including clearing, grading, excavation, demolition, stockpiling, and staging 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 waters.

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 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 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.

Mr. Gary K. Kawakami
February 3, 2012
Page 2

02006PDCL.12

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 (808) 586-4309.

Sincerely,

A handwritten signature in blue ink that reads "Alec Wong". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

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

DCL:ml

c: DOH-EPO # 12-007
Mr. Gary K. Kawakami, Architecture Plus Inc.,
[via email architectureplus@hawaiiantel.net]

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.honolulu.gov • CITY WEB SITE: www.honolulu.gov



PETER B. CARLISLE
MAYOR

DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2012/ELOG-64(ET)

February 2, 2012

Mr. Gary K. Kawakami, Principal
Architecture Plus, Inc.
400 Hobron Lane, #303
Honolulu, Hawaii 96815

RECEIVED
FEB 6 2012

ARCHITECTURE PLUS, INC.

Dear Mr. Kawakami:

Subject: Kailua High School – Natural Science Building
Pre-Draft Environmental Assessment Consultation

This is in response to your January 2, 2012 request for comments on the above subject. We have reviewed the information provided and offer the following comments:

1. The document should be renamed to "Draft Environmental Assessment Preparation Notice".
2. Sections VIII(A)(3)(b) and VIII(A)(3)(d) of the document incorrectly references the "Department of Public Works" and "The Engineering Department". The Draft Environmental Assessment (DEA) should correct these references.
3. Submittal and approval of a Site Development Division Master Application for sewer connection and sewer capacity reservation would be required prior to the commencement of construction.
4. Reference to a Zoning Variance on page 16 is incorrect. The proposed project will require a zoning waiver if:
 - a) The new building exceeds the R-5 Residential District development standards, e.g., height, lot coverage, etc. or
 - b) There is a net increase in classroom space, with the demolition of Building L and construction of the new building, that triggers a requirement for additional parking spaces and none is proposed.

Mr. Gary K. Kawakami, Principal
Architecture Plus, Inc.
February 2, 2012
Page 2

We look forward to reviewing and commenting on the DEA. Should you have any questions, please contact Eugene Takahashi of our staff at 768-8035.

Very truly yours,



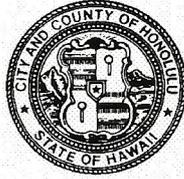
 David K. Tanoue, Director
Department of Planning and Permitting

DKT:js

EA-EIS\2012\2012elog64

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

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



PETER B. CARLISLE
MAYOR

LORI M.K. KAHIKINA, P.E.
DIRECTOR

CHRIS TAKASHIGE, P.E.
DEPUTY DIRECTOR

January 31, 2012

Mr. Gary Kawakami
Architecture Plus Inc.
400 Hobron Lane #303
Honolulu, Hawaii 96815

RECEIVED
FEB 6 2012

ARCHITECTURE PLUS, INC.

Dear Mr. Kawakami:

Environmental Assessment for the Kailua High School Natural Science Building
Department of Education Job No.Q93001-01

The Department of Design and Construction has no comments on this project.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me at 768-8480.

Sincerely,


Lori M. K. Kahikina, P.E.
Director

LMKK:pg(448753)

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
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

February 2, 2012

Architecture Plus Inc.
Attention: Mr. Gary K. Kawakami
400 Hobron Lane #303
Honolulu, Hawaii 96815

via email: architectureplus@hawaiiantel.net

Dear Mr. Kawakami

SUBJECT: Draft Environmental Assessment – Kailua High School Natural Science Building – Job No. Q93001-01 - located at Kailua, Island of Oahu; TMK: (1) 4-2-003:022

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

At this time, enclosed are comments from (a) Engineering Division; (b) Division of State Parks; and (c) Land Division – Oahu District on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosures



12 JAN 19 AM 11:21 ENGINEERING



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 17, 2012

MEMORANDUM

RECEIVED
LAND DIVISION
2012 JAN 24 A 10:09
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

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
- Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Draft Environmental Assessment – Kailua High School Natural Science Building – Job No. Q93001-01

LOCATION: Kailua, Island of Oahu; TMK: (1) 4-2-003:022

APPLICANT: Architecture Plus Inc. 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 February 1, 2012.

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

Attachments

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

Signed: _____
Date: 1/20/12

cc: Central Files

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

LD/Russell Y. Tsuji

**REF: DEA for Kailua High School – Natural Science Bldg. – Job No. Q93001-01
Oahu.001**

COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The National Flood Insurance Program (NFIP) does not regulate developments within Zone X.**
- () Please take note that the project site according to the Flood Insurance Rate Map (FIRM), is located in Zone ____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () 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.

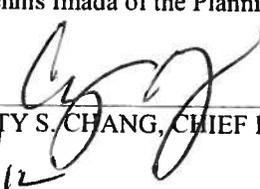
Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable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

- () Mr. Mario Siu Li at (808) 523-4247 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.
- () Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the 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, CHIEF ENGINEER

Date: 1/28/12

55097

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



RECEIVED
STATE PARKS
WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

'12 JAN 19 AIO :35

DEPT OF LAND &
NATURAL RESOURCES



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 17, 2012

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
 Historic Preservation

RECEIVED
LAND DIVISION
2012 JAN 24 A 10:09
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment – Kailua High School Natural Science Building – Job No. Q93001-01
LOCATION: Kailua, Island of Oahu; TMK: (1) 4-2-003:022
APPLICANT: Architecture Plus Inc. 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 February 1, 2012.

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

Attachments

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

Signed: *Russell Y. Tsuji*
Date: 1/23/12

cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 17, 2012

MEMORANDUM

FROM: DO:

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
- Historic Preservation

TO:

FROM: Russell Y. Tsuji, Land Administrator
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 LOCATION: Kailua, Island of Oahu; TMK: (1) 4-2-003:022
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Attachments

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

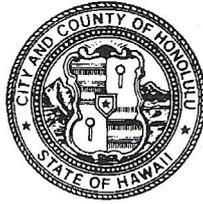
Signed: T. C. [Signature]
Date: 1/20/2012

cc: Central Files

DEPARTMENT OF PARKS & RECREATION
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707
Phone: (808) 768-3003 • Fax: (808) 768-3053
Website: www.honolulu.gov

PETER B. CARLISLE
MAYOR



GARY B. CABATO
DIRECTOR

ALBERT TUFONO
DEPUTY DIRECTOR

February 2, 2012

RECEIVED
FEB 6 2012

Mr. Gary K. Kawakami, Principal
Architecture Plus Inc.
400 Hobron Lane Suite 303
Honolulu, Hawaii 96815

ARCHITECTURE PLUS, INC.

Dear Mr. Kawakami:

Subject: Draft Environmental Assessment
Kailua High School Natural Science Building

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed Kailua High School Natural Science Building.

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

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

Sincerely,

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

For GARY B. CABATO
Director

GBC:jr
(448741)

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
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

February 2, 2012

Architecture Plus Inc.
Attention: Mr. Gary K. Kawakami
400 Hobron Lane #303
Honolulu, Hawaii 96815

via email: architectureplus@hawaiiantel.net

Dear Mr. Kawakami

SUBJECT: Draft Environmental Assessment – Kailua High School Natural Science Building – Job No. Q93001-01 - located at Kailua, Island of Oahu; TMK: (1) 4-2-003:022

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you on February 2, 2012, enclosed are comments from the Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 17, 2012

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
- Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Draft Environmental Assessment – Kailua High School Natural Science Building – Job No. Q93001-01

LOCATION:

Kailua, Island of Oahu; TMK: (1) 4-2-003:022

APPLICANT:

Architecture Plus Inc. 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 February 1, 2012.

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

Attachments

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

Signed:

Paul J. Conroy

Date:

1/19/12

cc: Central Files

BERENCO

COMMENT RESPONSE

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

February 8, 2012

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

Attention: Mr. William Aila
Chairperson

Dear Mr. Aila,

Thank you for your letters of January 17, 2012 from Engineering and Land Divisions, Division of State Parks and Forestry & Wildlife which includes your comments in regards to the Draft Environmental Assessment for the Kailua High School - Natural Science Building, Department of Education Job No. Q93001-10 TAX MAP KEY 4 - 02 - 03: 22. The draft was submitted for publication and it should be published in the February 23, 2012 issue of the *OEQC Bulletin* for public comment. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120208

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

February 8, 2012

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

Attention: Mr. David K. Tanoue
Director

Dear Mr. Tanoue,

Thank you for your letters of February 2, 2012 which includes your comments in regards to the Draft Environmental Assessment for the Kailua High School - Natural Science Building, Department of Education Job No. Q93001-10 TAX MAP KEY 4 - 02 - 03: 22. The draft was submitted for publication and it should be published in the February 23, 2012 issue of the *OEQC Bulletin* for public comment. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120208

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

February 8, 2012

City and County of Honolulu
Fire Department
636 South Street
Honolulu, Hawaii 96813-5007

Attention: Mr. Kenneth G. Silva
Fire Chief

Gentlemen,

Thank you for your letters of January 26, 2012 which includes your comments in regards to the Draft Environmental Assessment for the Kailua High School - Natural Science Building, Department of Education Job No. Q93001-10 TAX MAP KEY 4 - 02 - 03: 22. The draft was submitted for publication and it should be published in the February 23, 2012 issue of the *OEQC Bulletin* for public comment. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120208

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

February 8, 2012

City and County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96813-2404

Attention: Mr. Dean A. Nakano
Acting Manager

Gentlemen,

Thank you for your letters of January 20, 2012 which includes your comments in regards to the Draft Environmental Assessment for the Kailua High School - Natural Science Building, Department of Education Job No. Q93001-10 TAX MAP KEY 4 - 02 - 03: 22. The draft was submitted for publication and it should be published in the February 23, 2012 issue of the *OEQC Bulletin* for public comment. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120208

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

February 8, 2012

State of Hawaii
Department of Health,
1250 Punchbowl Street
Honolulu, HI 96813

Attention: Ms. Loretta J. Fuddy
Director of Health

Dear Ms. Fuddy,

Thank you for your letters of February 2, 2012 which includes your comments from the Indoor Radiological Branch of 1/25/12 and Clean Water Branch 2/3/12 in regards to the Draft Environmental Assessment for the Kailua High School - Natural Science Building, Department of Education Job No. Q93001-10 TAX MAP KEY 4 - 02 - 03: 22. The draft was submitted for publication and it should be published in the February 23, 2012 issue of the *OEQC Bulletin* for public comment. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

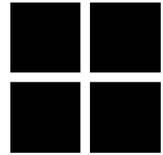
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120208

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 11014.01

February 8, 2012

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

Attention: Mr. Wayne Y. Yoshioka
Director

Dear Mr. Yoshioka:

Thank you for your letters of February 2, 2012 which includes your comments in regards to the Draft Environmental Assessment for the Kailua High School - Natural Science Building, Department of Education Job No. Q93001-10 TAX MAP KEY 4 - 02 - 03: 22. The draft was submitted for publication and it should be published in the February 23, 2012 issue of the *OEQC Bulletin* for public comment. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

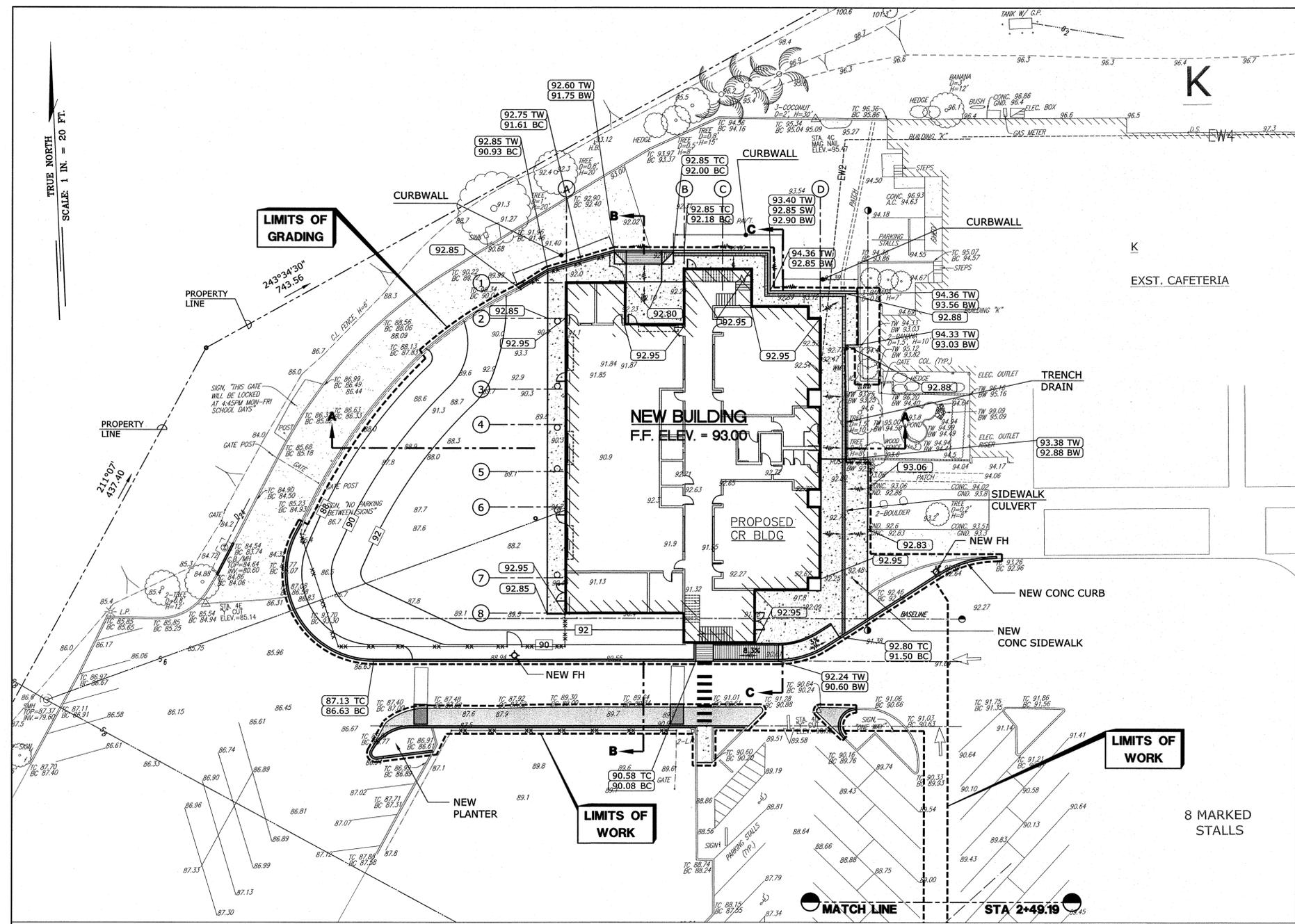
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments
120208

DRAWINGS

TRUE NORTH
SCALE: 1 IN. = 20 FT.



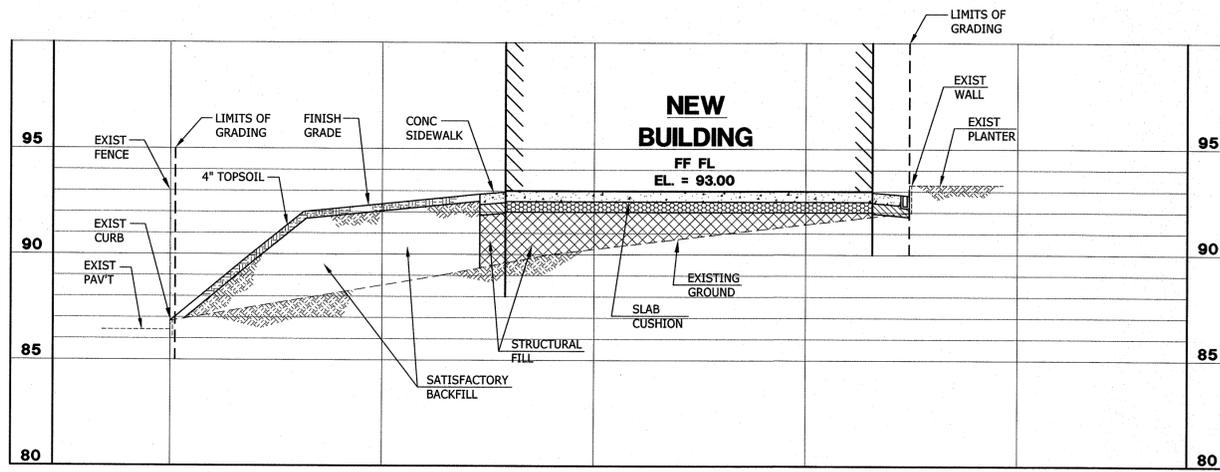
GRADING PLAN
SCALE: 1" = 20'

| LEGEND | | |
|---------------|--|-----------------|
| EXISTING | DESCRIPTION | NEW |
| --- | CONTOURS | 90 |
| 93.54 / 92.48 | SPOT GRADE | 92.00 |
| --- | SILT FENCE | --- |
| --- | CONSTRUCTION FENCE | --- |
| --- | COORDINATE WITH SCHOOL TO ARRANGE TIMES FOR WORKING IN THIS AREA | --- |
| --- | PROPERTY LINE | --- |
| --- | DRAINAGE FLOW | --- |
| --- | WATERLINE | W ₈ |
| --- | SEWER LINE | S ₆ |
| --- | DRAIN LINE | D ₁₂ |

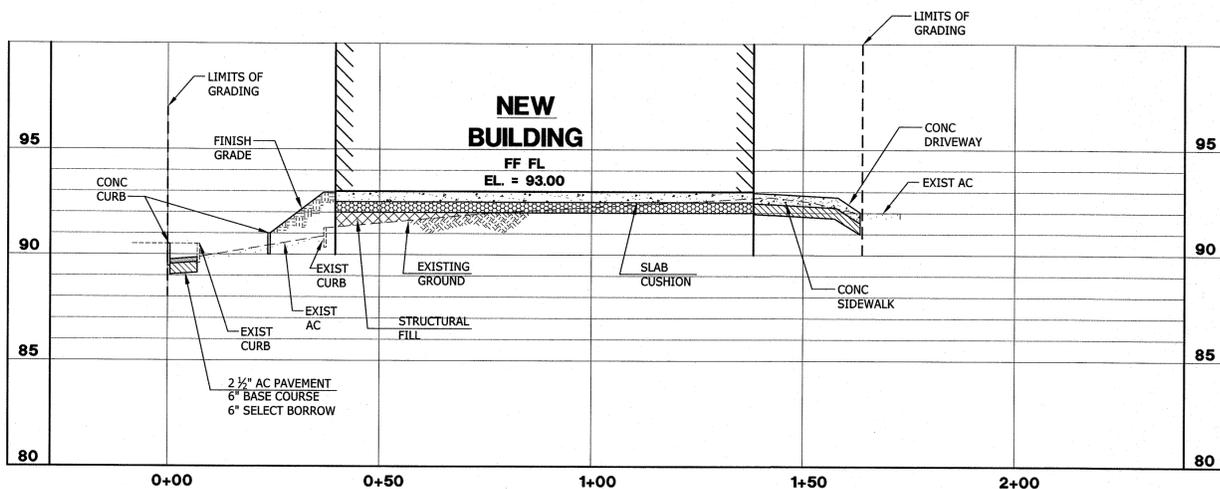
| EARTH WORK QUANTITIES (ESTIMATED FOR PERMIT PURPOSES ONLY) | |
|---|------|
| AREA TO BE GRADED | 0 AC |
| AREA UNDER STRUCTURE | 0 AC |
| TOTAL AREA TO BE DISTURBED | 0 AC |
| EXCAVATION | 0 CY |
| EMBANKMENT | 0 CY |

2504 C-2,3,4 Demo Grading, Site Utility Plan/HIDA, OKAMOTO & ASSOCIATES, INC.

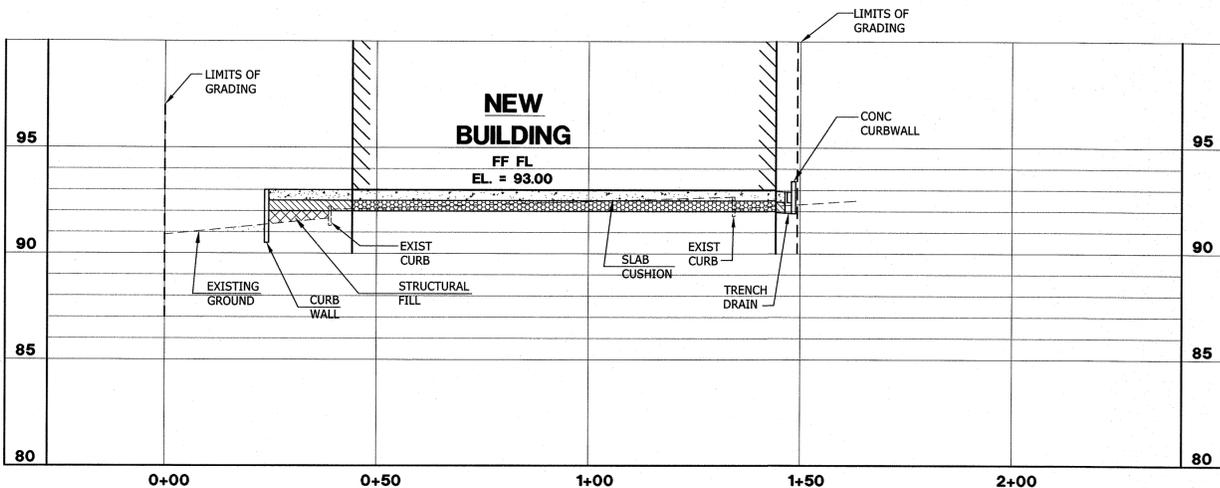
| REVISION NO. | SYM. | DESCRIPTION | SHT. OF | DATE | APPROVED: |
|---|------|---------------------|---------|---------------------------|-----------|
| | | | | | |
| DEPT. OF EDUCATION STATE OF HAWAII KAILUA HIGH SCHOOL (KHS) NATURAL SCIENCE BUILDING KAILUA, OAHU, HAWAII GRADING PLAN | | | | | |
| DESIGNED BY: ATO | | CHECKED BY: HKH | | JOB NO. Q93001-10 | |
| DRAWN BY: QJP | | APPROVED BY: HKH | | DATE JAN. 2012 | |
| SCALE: AS SHOWN | | | | DRAWING NO. C-3 | |
| FILE | | | | SHEET OF | |



SECTION A-A
 SCALE: HORIZ 1" = 20'
 VERT 1" = 4'



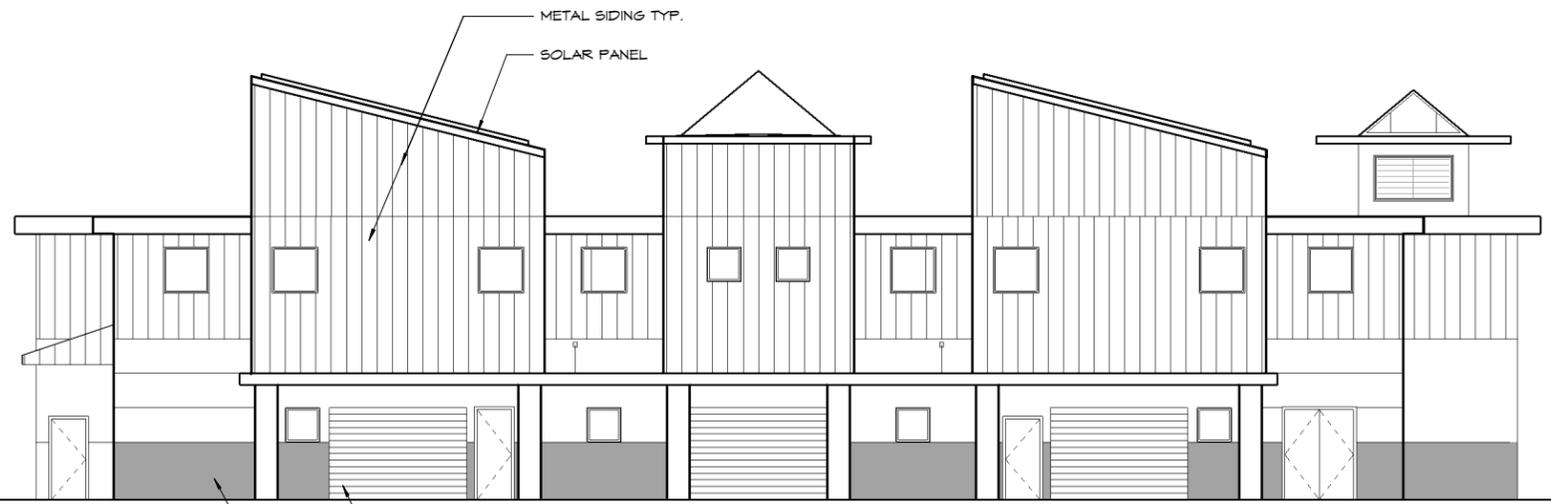
SECTION B-B
 SCALE: HORIZ 1" = 20'
 VERT 1" = 4'



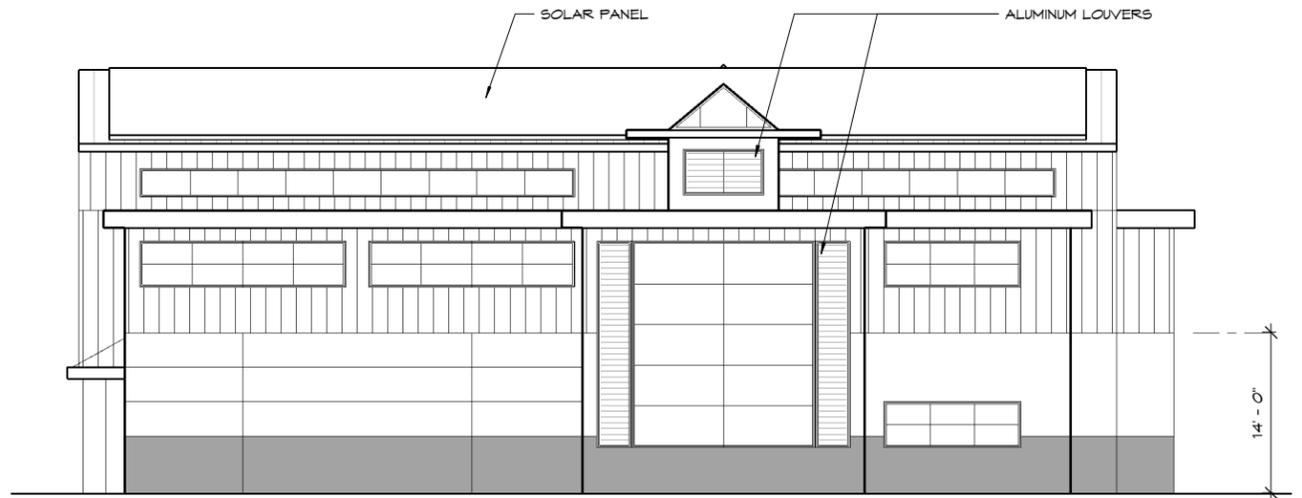
SECTION C-C
 SCALE: HORIZ 1" = 20'
 VERT 1" = 4'

2504 C-5 Sections, Profiles.dwg/HIDA, OKAMOTO & ASSOCIATES, INC.

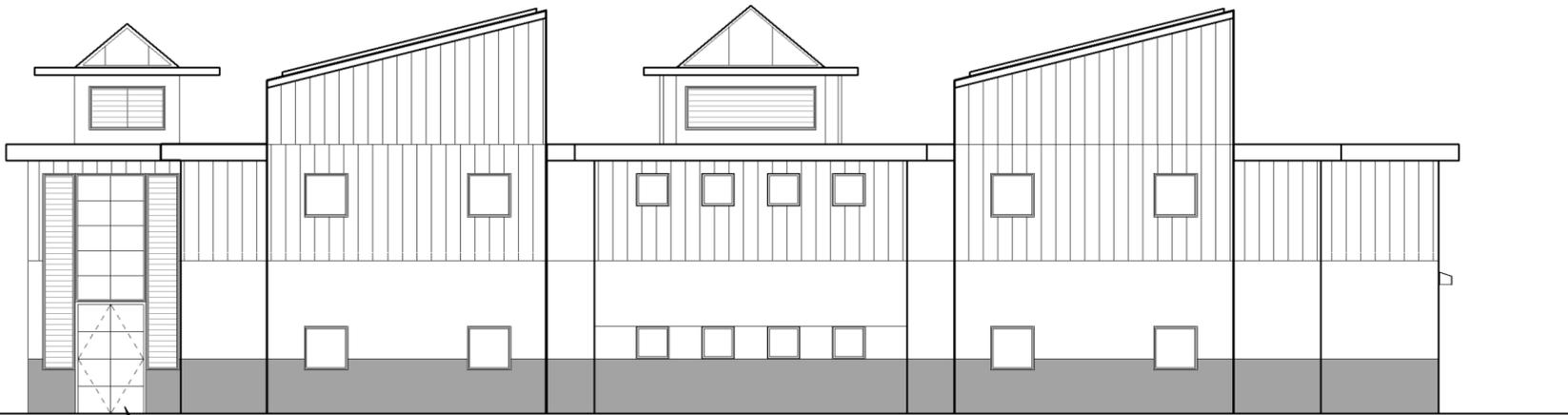
| REVISION NO. | SYM. | DESCRIPTION | SHT. OF | DATE | APPROVED: |
|---|------|----------------------------|---------|--|-----------|
|  | | | | | |
| DEPT. OF EDUCATION <small>STATE OF HAWAII</small> KAILUA HIGH SCHOOL (KHS) NATURAL SCIENCE BUILDING KAILUA, OAHU, HAWAII SECTIONS | | | | | |
| DESIGNED BY: ATO | | CHECKED BY: HKH | | JOB NO. Q93001-10 | |
| DRAWN BY: OJP | | APPROVED BY: HKH | | DATE JAN. 2012 | |
| THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. | | | | | |
| SIGNATURE: _____ <small>4-30-12</small> <small>EXPIRATION DATE OF LICENSE</small> | | | | | |
| SCALE: AS SHOWN | | | | DRAWING NO. C-5 SHEET OF SHTS. | |
| FILE | | DRAWER | | FOLDER | |



1 A EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 A EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3 A EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



4 A EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

| ROOM SCHEDULE | | | | |
|-----------------|----------------|------------|----------|----------|
| RM NO. | ROOM NAME | PROGRAMMED | AREA | COMMENTS |
| 102 | OFFICE 1 | | 0 SF | |
| Not Placed: 1 | | | 0 SF | |
| 101 | OFFICE | | 124 SF | |
| 102 | STORAGE | | 124 SF | |
| 103 | LAB | | 2452 SF | |
| 104 | INT. STOR. | | 151 SF | |
| 105 | EXT. STOR. | | 364 SF | |
| 106 | ELECTRICAL | | 46 SF | |
| 107 | EL MACH | | 60 SF | |
| 108 | ELEV | | 56 SF | |
| 109 | DATA RM | | 111 SF | |
| 110 | LOBBY | | 2001 SF | |
| 111 | CRG/AC1 | | 1313 SF | |
| 112 | STAFF 1 | | 68 SF | |
| 113 | GEN UTIL 1 | | 68 SF | |
| 114 | BOYS 1 | | 163 SF | |
| 115 | GIRLS 1 | | 163 SF | |
| 116 | CR2 | | 1313 SF | |
| Level 1: 16 | | | 9079 SF | |
| 201 | SCIENCE CR 1 | | 1925 SF | |
| 202 | OFFICE 2 | | 189 SF | |
| 203 | SCIENCE CR 2 | | 1925 SF | |
| 204 | PREP/INCUBATOR | | 342 SF | |
| 205 | CLOS 1 | | 23 SF | |
| 206 | CLOS 2 | | 23 SF | |
| 207 | HALL | | 1482 SF | |
| 208 | CRG / AC 3 | | 1313 SF | |
| 209 | STAFF 2 | | 68 SF | |
| 210 | GEN UTIL 2 | | 68 SF | |
| 211 | BOYS 2 | | 163 SF | |
| 212 | GIRLS 2 | | 163 SF | |
| 213 | CRG / AC 2 | | 1313 SF | |
| Level 2: 13 | | | 8997 SF | |
| Grand total: 30 | | | 18075 SF | |

| REVISION NO. | SYM | DESCRIPTION | SFT. SF | DATE | APPROVED: |
|--------------|-----|-------------|---------|------|-----------|
| | | | | | |

Expiration 4/30/12

DEPT. OF EDUCATION
STATE OF HAWAII

**KAILUA HIGH SCHOOL -
NATURAL SCIENCE BUILDING**

KAILUA, OAHU, HAWAII

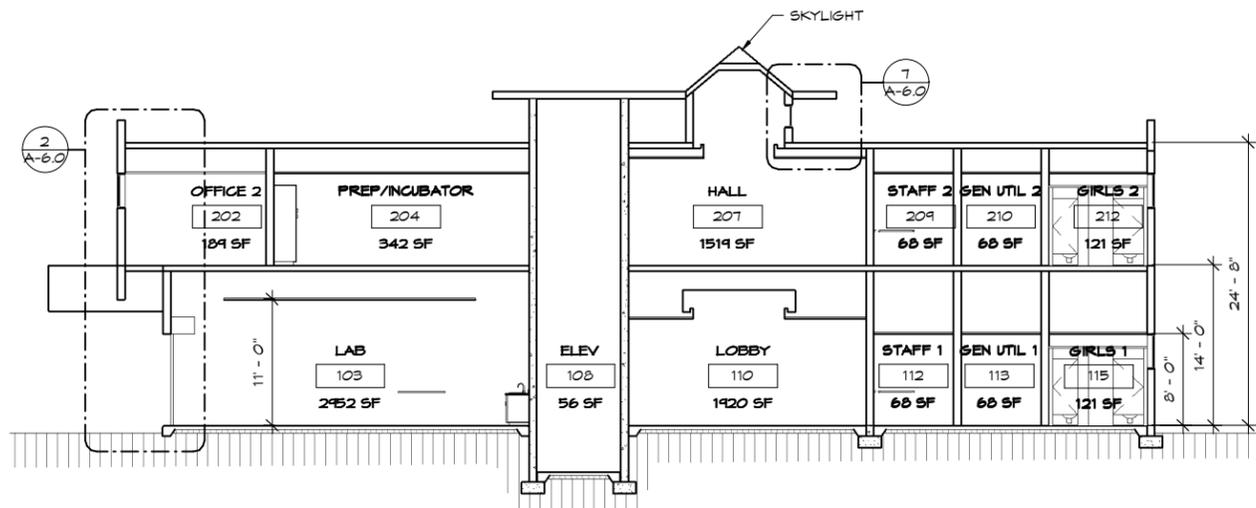
EXTERIOR ELEVATIONS - OPTION A

ARCHITECTURE PLUS INC. JOB NO. DRAWING NO.

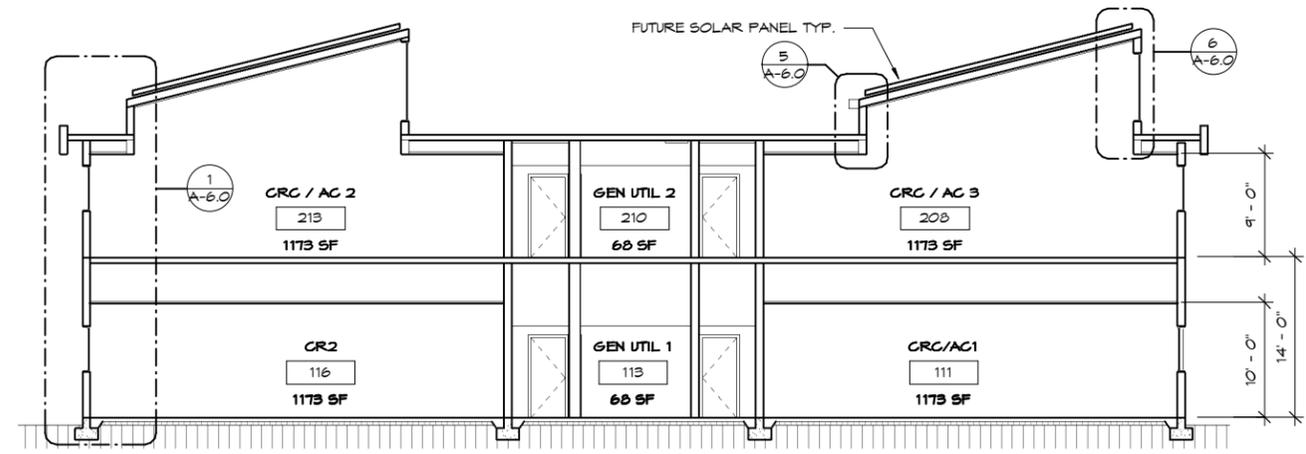
DESIGNED BY: GKK CHECKED BY: GKK Q93001-10 **A-4.0A**

DRAWN BY: BFF APPROVED BY: GKK DATE: 12/7/11 SHEET

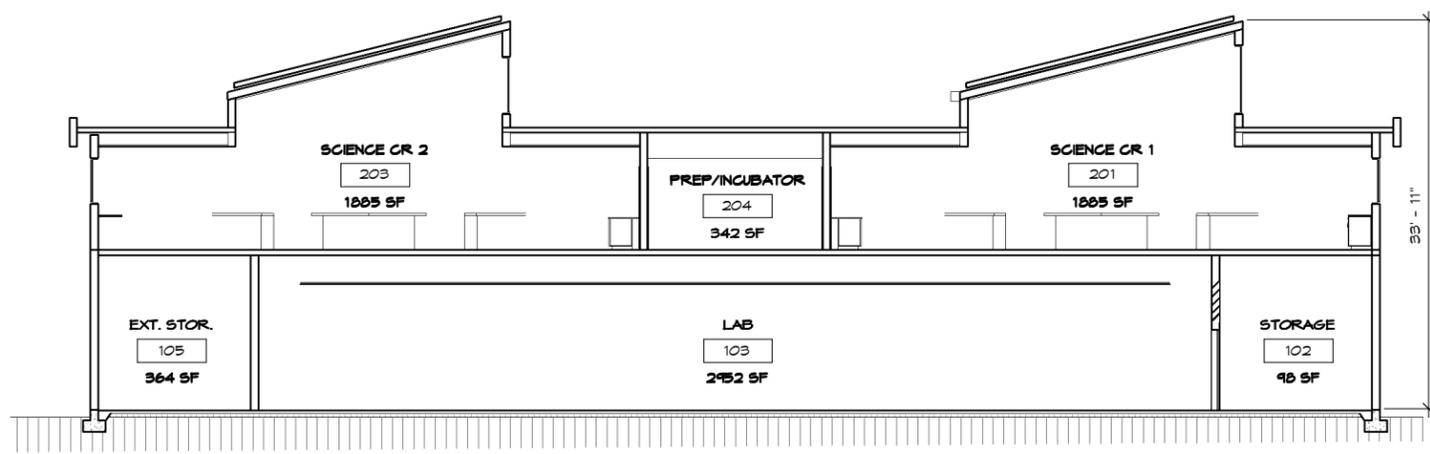
SCALE: 1/8" = 1'-0" OF SHEETS



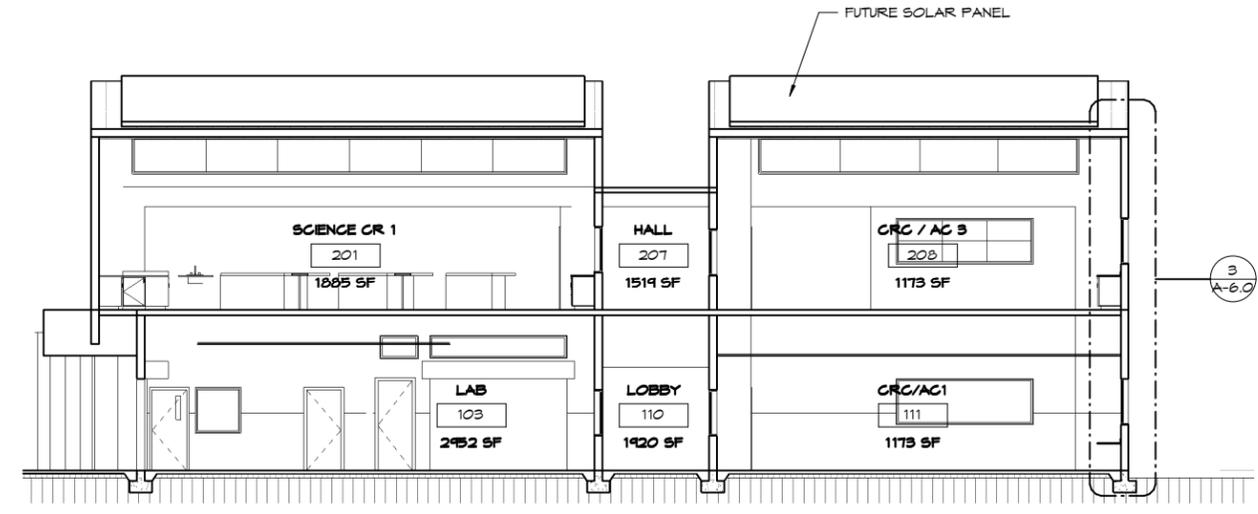
1 BUILDING SECTION A
1/8" = 1'-0"



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



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



6 BUILDING SECTION D
1/8" = 1'-0"



Hirata & Associates

Geotechnical
Engineering

Hirata & Associates, Inc.

99-1433 Koaha Pl
Aiea, HI 96701
tel 808.486.0787
fax 808.486.0870

MEMORANDUM

December 16, 2011
W.O. 11-5237

TO: Gary Kawakami
Architecture Plus, Inc.
Email: garyk395@hawaiiantel.net

FROM: Stephen Jo

RE: Preliminary Recommendations
Kailua High School
Natural Science Building
Kailua, Oahu, Hawaii

Our fieldwork for the subject project was completed on December 3, 2011, by drilling three test borings to depths ranging from about 10.5 to 17.5 feet. Laboratory testing is still in progress.

Soil Conditions

Our borings generally encountered mottled reddish brown clayey silt throughout the project site. The clayey silt was in a medium stiff to stiff condition extending to depths ranging from about 10 to 16 feet. Initial laboratory testing indicates that the clayey silt has a moderate to high expansion potential. This generally conforms to the Soil Survey, prepared by the U.S. Soil Conservation Service, which describes the near surface soil in the area as having a moderate to high expansion potential.

Underlying the clayey silt was highly to moderately weathered basalt. The weathered basalt was in a medium hard condition and extended to the maximum depths drilled.

Neither groundwater nor seepage water was encountered in the borings.

Preliminary Recommendations

Based on the preliminary site plan, the structure will be a new building in the area of the existing Building L (Horticulture Building). Conventional spread footings may be used to support the proposed structure. However, due to the moderate to high expansion potential of the onsite clayey silt, we recommend that all footings and slabs-on-grade be underlain by a minimum 36 inches of imported granular structural fill. The standard 4-inch gravel cushion placed beneath concrete slabs-on-grade may be considered part of the granular fill section. The remainder of the fill should consist of imported granular structural fill. The following parameters may be used in the design of foundations.

- Allowable bearing value = 3,000 psf
- Coefficient of friction = 0.4
- Passive pressure = 300 pcf

We hope that the above is sufficient for your work at this time. Please feel free to call if you have any questions or need any additional information.

\\5237.M01.wpd

Attachment B

(-----)

Mr. David Tanoue
Director
City & County of Honolulu
Department of Planning & Permitting
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Tanoue:

Subject: Kailua High School -
Natural Science Building
Parking
DOE Job No. Q93001-10
TMK 4 - 02 - 03: 22

The current amount of permanently marked parking stalls provided at Kailua High School exceeds the needs of student, staff and visitor parking needs. Furthermore, there is ample open grass lawn area on campus that can serve as overflow parking in the event any is ever needed. We also note that the proposed building is not anticipated to add to the overall parking demand of Kailua High School, as the new building will accommodate instruction currently provided in the existing science program and will primarily represent both faculty and students moving from current facilities that are aged and less than adequate, to the new building. We do not feel that additional parking facilities are needed with the addition of the proposed Natural Science Building and therefore request that your office waive parking requirements as specified in the Land Use Ordinance.

Very truly yours,

KATHRYN S. MATAYOSHI
Superintendent
Department of Education

API:GKK:bf