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MAY 23 2015

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

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

April 30, 2015

Ms. Jessica E. Wooley, Director  
Office of Environmental Quality Control  
Department of Health, State of Hawaii  
235 S. Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Re: Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) DOE Job No. Q26000-14

Dear Ms. Wooley:

With this letter, the Department of Education (DOE) hereby transmits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the Niu Valley Middle School Four Classrooms for World Languages Building situated at TMK 3-7-003:067 and 010 (portion), in the east Honolulu district on the island of O'ahu for publication in the next available edition of the Environmental Notice, May 23, 2015.

Enclosed is a completed OEQC Publication Form, two copies of the FEA-FONSI, and an Adobe Acrobat PDF file (CD) of the same. Simultaneous with this letter, we have submitted the completed OEQC Publication Form in a text file by electronic mail to your office.

If there are any questions, please contact Ron Hagino at (808) 586-0434.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory K. Tanaka".

Gregory K. Tanaka  
Acting Public Works Manager

GKT:dw

Enclosures

c: Ron Hagino, Facilities Development Branch, Project Management Section

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

15 MAY -4 11:19

RECEIVED

**AGENCY ACTIONS  
SECTION 343-5(B), HRS  
PUBLICATION FORM (FEBRUARY 2013 REVISION)**

**Project Name:** Niu Valley Middle School Four Classrooms for World Languages Building  
**Island:** O'ahu  
**District:** East Honolulu  
**TMK:** 3-7-003:067 and 010 (portion)  
**Permits:** ADA Accessibility; Sewer Connection Permits; Department of Health Wastewater Permit; Grubbing, Grading and Stockpiling Permit; Building Permits (including electrical, plumbing, and civil)

**Proposing/Determination Agency:**

State of Hawai'i  
Department of Education  
P.O. Box 2360  
Honolulu, HI 96804  
Contact: Mitch Tamayori; Phone: (808) 586-0876; Fax (808) 586-8223

**Accepting Authority:**  
*(for EIS submittals only)*

**Consultant:**

PBR Hawaii & Associates, Inc., 1001 Bishop Street, Suite 650, Honolulu, HI 96813  
Contact: Vincent Shigekuni; Phone: (808) 521-5631; Fax (808) 523-1402

**Status (check one only):**

- DEA-AFNSI** Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov)); a 30-day comment period ensues upon publication in the periodic bulletin.
- FEA-FONSI** Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov)); no comment period ensues upon publication in the periodic bulletin.
- FEA-EISPN** Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov)); a 30-day consultation period ensues upon publication in the periodic bulletin.
- Act 172-12 EISPN** Submit the proposing agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov)). NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.
- DEIS** The proposing agency simultaneously transmits to both the OEQC and the accepting authority, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov)); a 45-day comment period ensues upon publication in the periodic bulletin.
- FEIS** The proposing agency simultaneously transmits to both the OEQC and the accepting authority, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov)); no comment period ensues upon publication in the periodic bulletin.
- Section 11-200-23 Determination** The accepting authority simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the proposing agency. No comment period ensues upon publication in the periodic bulletin.
- Section 11-200-27**

Determination

The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

\_\_\_Withdrawal (explain)

**Summary** (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

The Department of Education is proposing to construct a new Four Classrooms for World Languages Building on the Niu Valley Middle School (NVMS) Campus. The proposed building would be located on City and County of Honolulu lands, immediately makai of the existing campus structures and parking lot, on open land.

NVMS, along with Kaiser High School offer the complex area an International Baccalaureate (IB) World Schools program. NVMS offers the Middle Years Program component of the IB program requiring the school to include World Languages in its curriculum. Currently, the world languages classes are held in two regular classrooms and a portion of an industrial arts classroom. The three classrooms used are not outfitted to support 21st century modes of education critical to effectively support learning. In order for the program to support current enrollments' progression into high school, additional classroom facilities are needed. The objective of this project is to address the current shortfall in classroom facilities to meet the requirements of the IB program. NVMS will be adding 4 classrooms and a faculty center to its campus without plans to increase enrollment.

The DOE anticipates construction will commence during July of 2016 at the earliest, if sufficient funds are appropriated to allow the project to go to bid. The first phase of the two-phase project is estimated to be completed in 10 months. The total estimated cost for the design and construction of the first phase will be approximately 7.35 million dollars.

# **Niu Valley Middle School Four Classrooms for World Languages Building**

*Final Environmental Assessment –  
Finding of No Significant Impacts  
(HRS 343)*

Prepared for:  
State of Hawai'i, Department of Education

Prepared by:



May 2015

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## SUMMARY

<b>Project Name:</b>	Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building
<b>Location:</b>	Niu Valley, O‘ahu
<b>Judicial District:</b>	Honolulu
<b>Tax Map Key (TMK):</b>	(1) 3-7-003:067 and 010 por.
<b>Land Area Affected:</b>	Approximately 40,000 square feet
<b>Proposing Agency:</b>	State of Hawai‘i Department of Education
<b>Accepting Authority:</b>	State of Hawai‘i Department of Education
<b>Landowner:</b>	City and County of Honolulu
<b>Existing Use:</b>	Public Middle School
<b>Project:</b>	The Project will utilize County lands and State funds to construct the proposed Four Classrooms for World Languages Building on the site of the existing NVMS.
<b>Current Land Use Designations:</b>	<i>State Land Use:</i> Urban <i>Development Plan Area:</i> East Honolulu <i>Zoning:</i> R-7.5 (Residential) <i>Special Management Area:</i> Outside of SMA boundaries
<b>Alternatives Considered:</b>	No Action Two Alternative Sites within the Existing Campus
<b>Potential Impacts and Mitigation Measures:</b>	The Project will improve the existing facilities at NVMS and will have beneficial impacts on the student population by creating safer conditions, facilities capable of supporting 21 <sup>st</sup> century technologies, and recreational facilities that can be utilized regardless of the weather conditions.

**Potential Impacts and Mitigation Measures**  
(continued)

The potential adverse impacts, while minimal can be mitigated:

- Short-term construction impacts to air quality, noise, solid waste generation, hazardous material disturbance, storm water quality/quantity are anticipated. The Project will address these impacts through compliance with County, State and Federal rules, regulations, permit, and variance requirements regarding fugitive dust, community noise control, hazardous materials, and non-point source discharges. In addition, best management practices that include structural and non-structural controls designed to inhibit run-off, erosion, fugitive dust will be implemented. In addition, an increase in traffic may occur within Niu Valley during construction that will be mitigated through coordination with contractors and the creation of a plan designed to allow access while minimizing the inconvenience to motorists and lane closures.
- Long Term impacts to storm water quality/quantity and emergency access are anticipated if not addressed within the project design. To reduce such impacts the project will include low impact development measures to ensure storm water quality/quantity is not increased or degraded. The Project is not anticipated to impact listed species or their habitat, wetlands or any know archaeological or cultural resources. The site is not located within agricultural lands or within flood or tsunami zones.

**Determination:**

Finding of No Significant Impact

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*Final Environmental Assessment - Finding of No Significant Impact*

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## **LIST OF ACRONYMS AND ABBREVIATIONS**

The following is a list of terms, abbreviations, and acronyms used in this document.

ACOE	U.S. Army Corps of Engineers
AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawai‘i
AMSL	Above mean sea level
BMPs	Best Management Practices
CAB	State of Hawai‘i, Department of Health, Clean Air Branch
CZM	Coastal Zone Management
dba	A-weighted decibels
DBEDT	State of Hawai‘i, Department of Business, Economic Development, and Tourism
DoD	Department of Defense
DOE	State of Hawai‘i, Department of Education
DOH	State of Hawai‘i, Department of Health
DPP	City and County of Honolulu, Department of Planning and Permitting
EA	Environmental Assessment
EHSCP	East Honolulu Sustainable Communities Plan
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
HAR	Hawai‘i Administrative Rules
HI-CHPS	Hawai‘i Collaborative for High Performance Schools
HRS	Hawai‘i Revised Statutes
IB	International Baccalaureate
LID	Low Impact Development
LSB	Land Study Bureau
LUC	State of Hawai‘i, Land Use Commission
LUO	Land Use Ordinance
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NPDES	National Pollution Discharge Elimination System
NRCS	Natural Resources Conservation Service
NVMS	Niu Valley Middle School
SF	square feet
SHPD	State of Hawai‘i, Department of Land and Natural Resources State Historic Preservation Division
SMA	Special Management Area
SO <sub>2</sub>	Sulfur Dioxide
TMDL	Total Maximum Daily Load
TMK	Tax Map Key
TPD	Tons Per Day
USFWS	U.S. Fish and Wildlife Service

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## **Section 1: Introduction**

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## 1 INTRODUCTION

This Environmental Assessment (EA) is prepared in accordance with Chapter 343, Hawai'i Revised Statutes (HRS) for the proposed NVMS Four Classrooms for World Languages Building (Project) in Niu Valley, Island of O'ahu, State of Hawai'i.

### 1.1 LANDOWNER

The City and County of Honolulu is the landowner.

**Contact:** City and County of Honolulu  
Department of Design and Construction  
ATTN: Robert J. Kroning, P.E., Director  
650 South King Street, 11th Floor  
Honolulu, Hawaii 96813  
Phone: (808) 768-8480  
Fax: (808) 768-4567

### 1.2 PROPOSING AGENCY AND ACCEPTING AUTHORITY

The State of Hawai'i Department of Education is the proposing agency and designated accepting authority.

**Contact:** State of Hawai'i Department of Education  
Office of School Facilities and Support Services  
ATTN: Mitch Tamayori  
P.O. Box 2360  
Honolulu, HI 96804  
Phone: (808) 586-0876  
Fax: (808) 586-8223

### 1.3 ENVIRONMENTAL CONSULTANT

The environmental planning consultant is PBR HAWAII & Associates, Inc.

**Contact:** Vincent Shigekuni  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813  
Telephone: (808) 521-5631  
Fax: (808) 523-1402

### 1.4 COMPLIANCE WITH STATE OF HAWAII ENVIRONMENTAL LAWS

Preparation of this document is in accordance with the provisions of Chapter 343, HRS and Title 11, Chapter 200, Hawai'i Administrative Rules (HAR) pertaining to Environmental Impact Statements. Section 343-5, HRS established nine types of actions that "trigger" compliance. The use of State or County lands or funds is one of these "triggers." Because the State of Hawai'i

Department of Education will use both State funds and County lands for the proposed NVMS Four Classrooms for World Languages Building, compliance with HRS and HAR is required.

### **1.5 STUDIES CONTRIBUTING TO THIS ENVIRONMENTAL ASSESSMENT**

The information contained in this report has been developed from site visits, generally available information regarding the characteristics of the Site and surrounding areas, and technical studies. Technical studies are provided as appendices to this EA. These studies include:

- Archaeological Field Inspection as Documented by the End-of-Field Work Letter
- Traffic Management Plan

## **Section 2: Project Description**

---



## **2 PROJECT DESCRIPTION**

### **2.1 BACKGROUND INFORMATION**

#### **2.1.1 Location and Property Description**

The Niu Valley Middle School Four Classrooms for World Languages Building is proposed to be located in Niu Valley, Niu *ahupua 'a*, Kona District, City and County of Honolulu, O'ahu (Figure 1). The approximately 40,000 square feet are of work is identified as TMK (1) 3-7-003:067 and 010 portion (Figure 2). The entire parcel is 17.248 acres and is the location of the existing NVMS, with a portion of the property (2.064 acres) used for the Niu Valley Neighborhood Park. The proposed project will be located makai of the existing campus structures and mauka of the play field, and it is west of Halekamani Street. While the NVMS is comprised of 15.184 acres, less than one acre will be developed for the new classroom building.

The property is bound to the east by Anolani Street, Halemaumau Street, and residences; to the south by Kanau Street and residences; residences to the north; and abuts the Hawai'i Loa Ridge preservation land to the west.

The campus is a landscaped school with open lawns and mostly non-native trees and shrubs (see site photographs in Figure 4).

Current access to the property is from Halemaumau Street.

#### **2.1.2 Existing Land Use Designations**

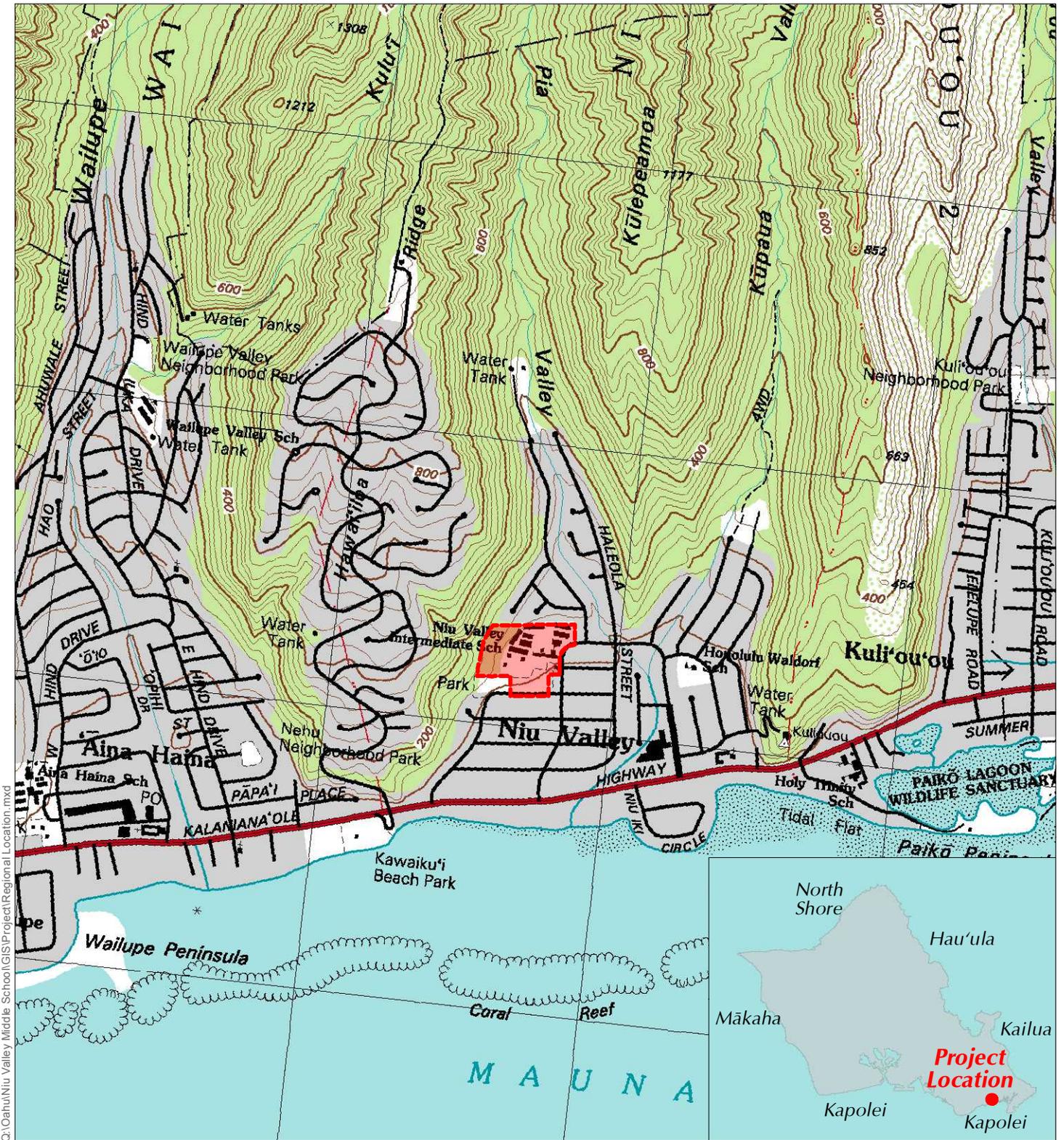
Current land use designations for the Site are:

- *State Land Use*: Urban (Figure 5)
- *Zoning*: R-7.5 (Residential) (Figure 6)
- *East Honolulu Sustainable Communities Plan*: Residential and Low Density Apartment (Figure 7)
- *Special Management Area*: Not within SMA (Figure 8)

#### **2.1.3 Surrounding Land Uses**

NVMS is surrounded on three sides (north, east and south) by either single-family residences or residential streets. The southwestern portion of TMK (1) 3-7-003: 010 is utilized as the Niu Valley Neighborhood Park. The western boundary of the parcel abuts the eastern slope of Hawai'i Loa Ridge.

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Q:\Oahu\Niu Valley Middle School\GIS\Project\Regional\Location.mxd

DATE: 3/6/2015

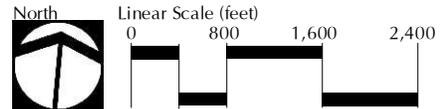
**LEGEND**

Niu Valley Middle School

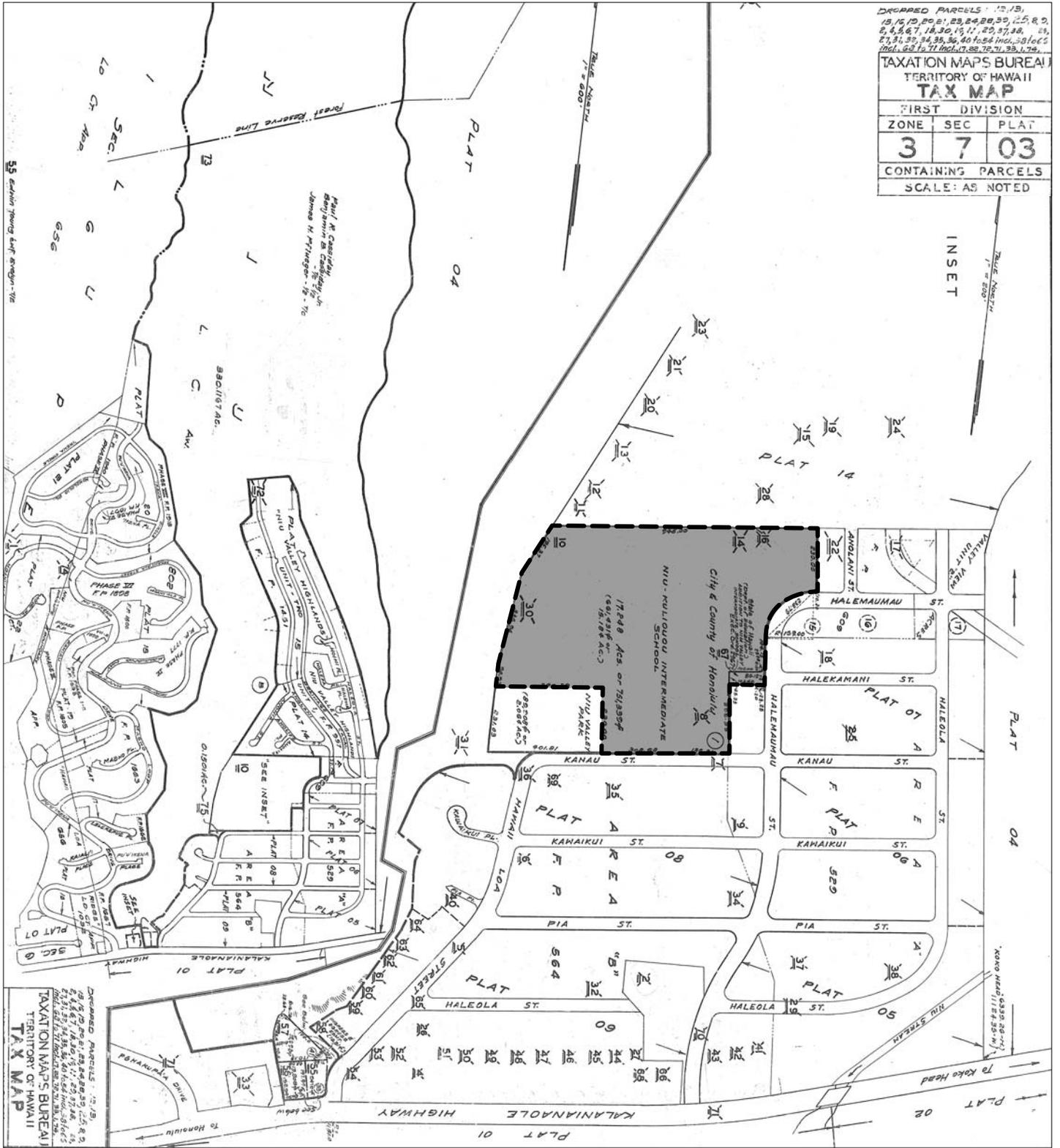
FIGURE 1:  
Regional Location

**Niu Valley Middle School**

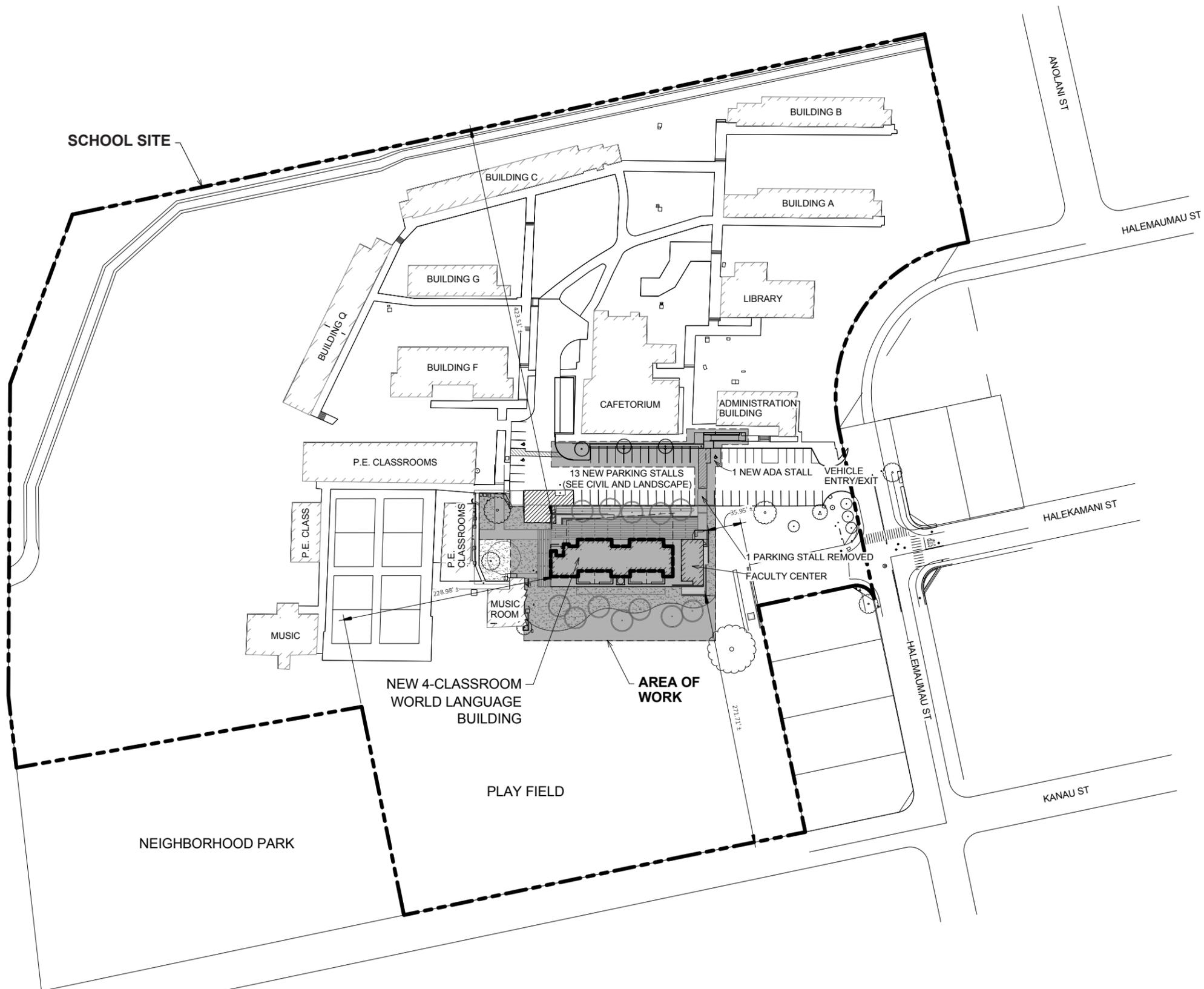
State of Hawai'i, Department of Education      Island of O'ahu



Source: C&C Honolulu (2014); U.S. Geological Survey (1983).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 3/06/2015



<b>Site Information</b>	
TMK:	3-7-003:010
Address:	Niu Valley Middle School 310 Halemaumau St Honolulu, HI 96821
Area (SF):	751,322
Area (Acres):	17.248
Area of Work (SF):	~40,000
<b>Proposed Improvements:</b>	
	World Language Resource Classrooms 3,920 SF Classroom Area 980 SF Office Area
<b>Parking Requirements</b>	
Existing:	45 Parking Spaces 2 Accessible Spaces
Proposed:	11 Parking Spaces 1 Accessible Space (12.25 = 4,900 SF/400)
Total:	56 Parking Spaces 3 Accessible Spaces



1 OVERALL SITE PLAN

DATE: 3/09/2015

FIGURE 3:  
Site Plan

**Niu Valley Middle School**  
 State of Hawai'i, Department of Education      Island of O'ahu  
 North      Linear Scale (feet)      0      60      120      180

Source: Sakamoto-Newman Architects Joint Venture (2015).  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



1. Halemaumau Street near school entrance



2. School entrance



3. Parking area



4. Administration building



5. Cafetorium



6. Proposed classroom building site (west → east)



7. Proposed classroom building site (south → north)



8. Proposed classroom building site (east → west)

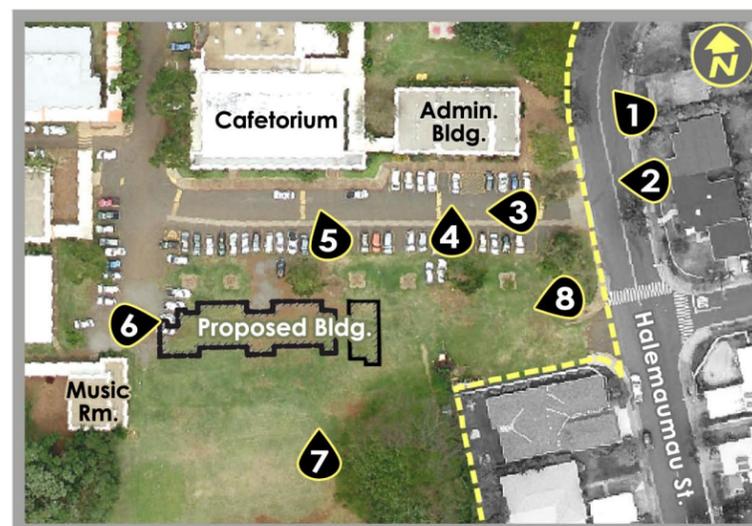


FIGURE 4:  
Site Photographs

## Niu Valley Middle School

State of Hawai'i, Department of Education Island of O'ahu

Not to Scale



#### **2.1.4 Regional Land Use History**

According to the book *The Builders of Hawaii* (<http://files.usgwarchives.net/hi/statewide/bios/adams2bs.txt>):

*Intimate friend and confidential advisor of Kamehameha the Great, who entrusted to him the command of the king's fleet, Capt. Alexander Adams, the first regular pilot for the port of Honolulu....*

*For some thirty years Capt. Adams and his family were close to the reigning house and in recognition of his services to the crown he and his heirs were granted a perpetual land holding by King Kamehameha I and his queen, Kaahumanu, of more than 2,000 acres, extending from the mountains to the sea, and embracing that portion of Oahu known as Niu, near Honolulu. Much of this land was valuable, and with it were granted fully and freely fish and water rights, all other rights, and the country home of the king and queen. The land grant was still held intact in 1925 by Mrs. Charles Lucas, a granddaughter of Capt. Adams.*

According to the NVMS website (<http://www.niuvalleymiddle.org/about>):

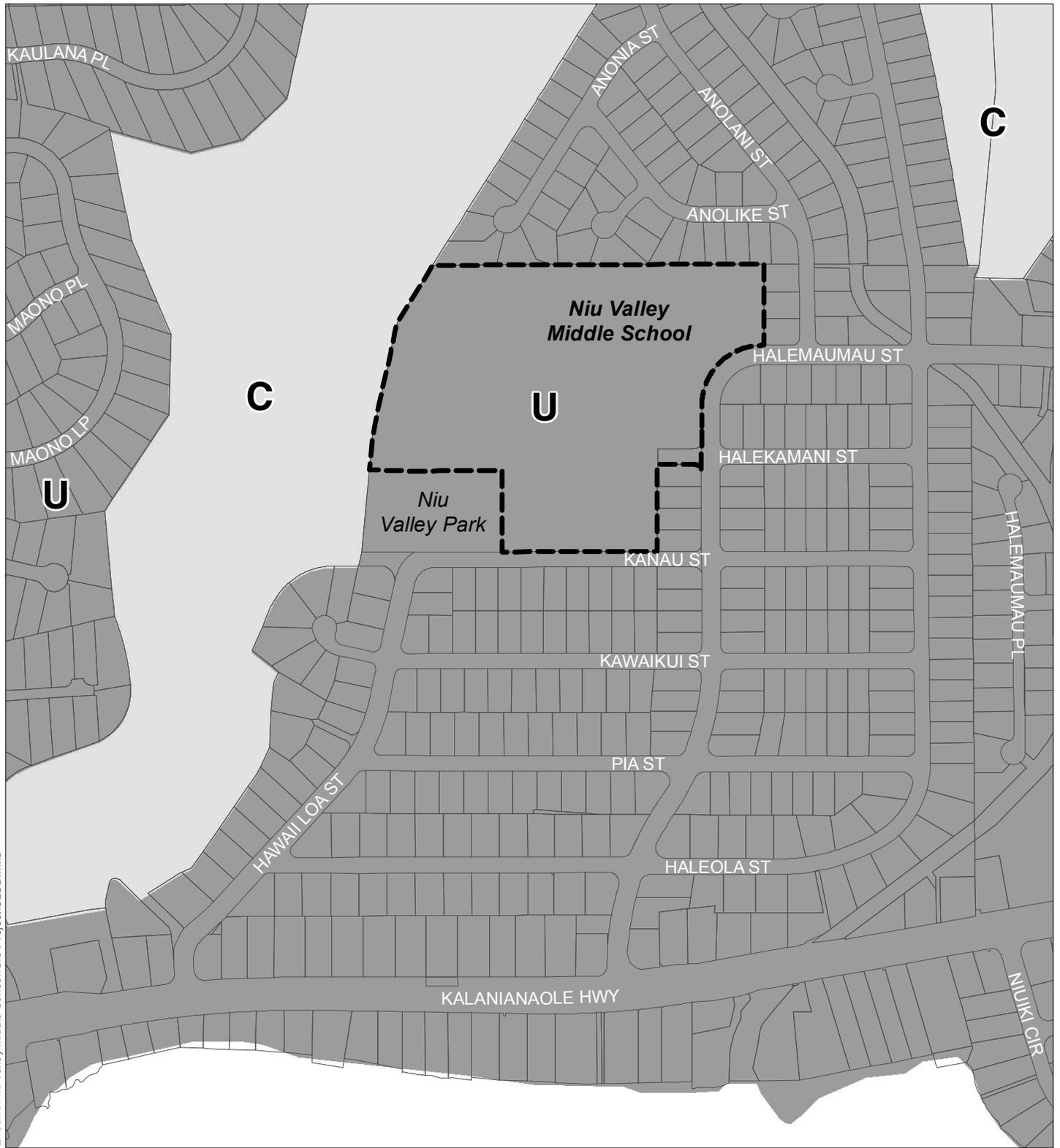
*Built on farm land, Niu Valley "Intermediate" School was opened in 1955, when Hawaii was a U.S. Territory, and the public schools were under the purview of the City and County of Honolulu. Due to construction delays, the first class of students (Grade 7) was housed at Aina Haina Elementary and Koko Head Elementary Schools. Initial construction was completed in May, 1956 and welcomed the students. The first class, consisting of Grade 7 only, began on the present site in the Fall of 1956. Dedication ceremonies were held on February 16, 1958.*

*Hawai'i became a state of the United States of America on August 21, 1959. One of the first acts of the new Hawaii Legislature was to place public school education as a state responsibility. This was done in 1960.*

*Niu Valley "Intermediate" first full year at the present site served only Grade 7 (1956-57) to accommodate construction progress, then grades 7-9 thereafter until 1974. In 1974, Kaiser High opened to include grade 9. Niu Valley serviced grades 7-8, then included an optional grade 6 in 1989. It was then that our school first explored the middle school philosophy and concept. Grade 6 was included if there was sufficient enrollment of one to two classes.*

*The Honolulu District renamed all "Intermediate" schools as "Middle School" in December 1997, to support the Carnegie Council Report on reforming middle grade education - Adolescent Development's Task Force on Education of Young Adolescents. However, in 1989, Niu Valley was the second school in the State of Hawaii, public or private, to operate as a middle school.*

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DATE: 3/6/2015

**LEGEND**

- Niu Valley Middle School
- TMK Boundary
- C - Conservation
- U - Urban

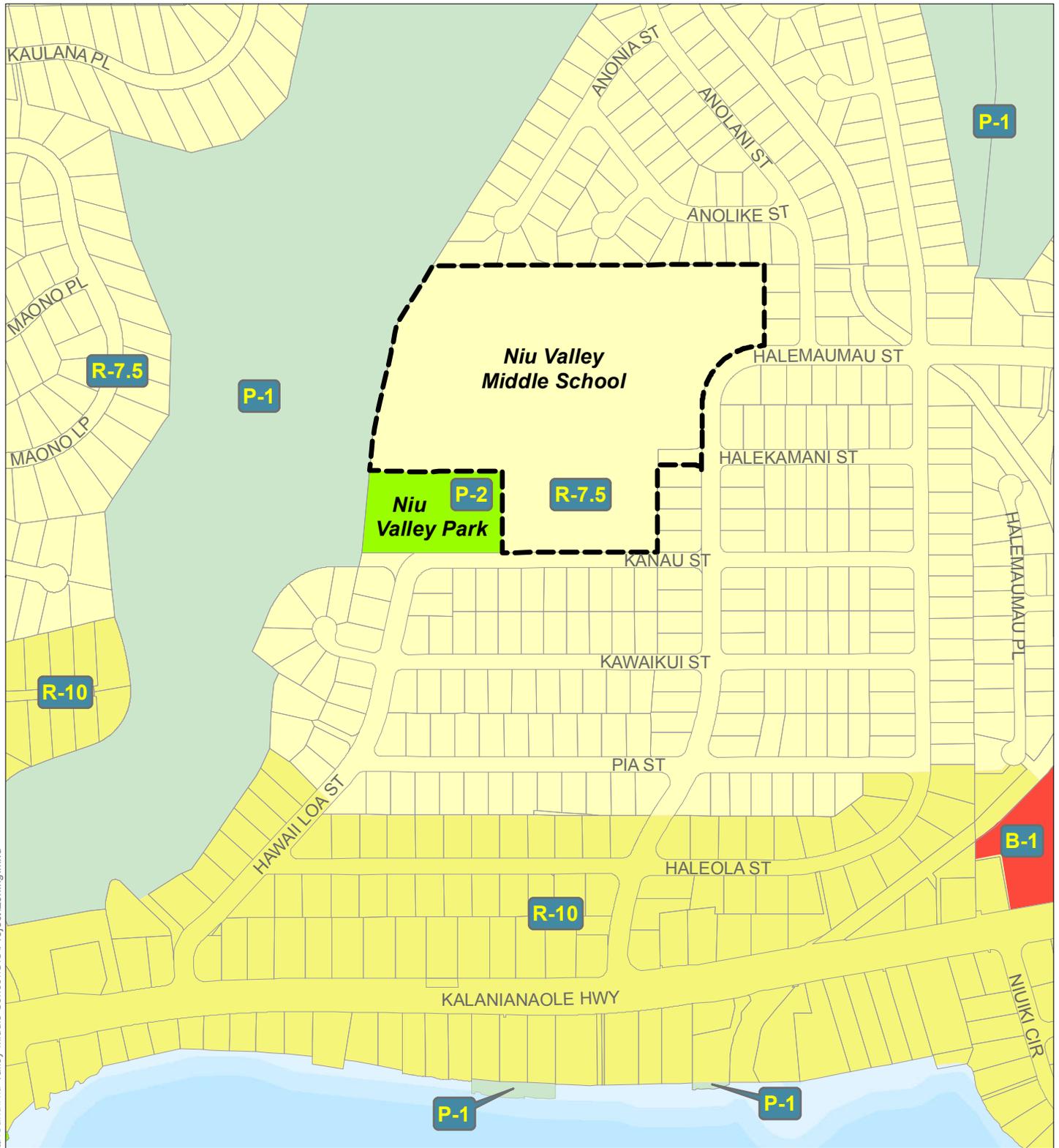
**FIGURE 5:**  
State Land Use District

**Niu Valley Middle School**

State of Hawai'i, Department of Education Island of O'ahu

North Linear Scale (feet)

Source: C&C Honolulu (2014); State Land Use Commission (2014).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Q:\Oahu\Niu Valley Middle School\GIS\Project\Zoning.mxd

DATE: 3/6/2015

**LEGEND**

Niu Valley Middle School TMK Boundary

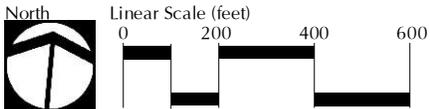
**Zoning District**

B-1: Business Neighborhood    R-7.5: Residential  
 P-1: Restricted Preservation    R-10: Residential  
 P-2: General Preservation

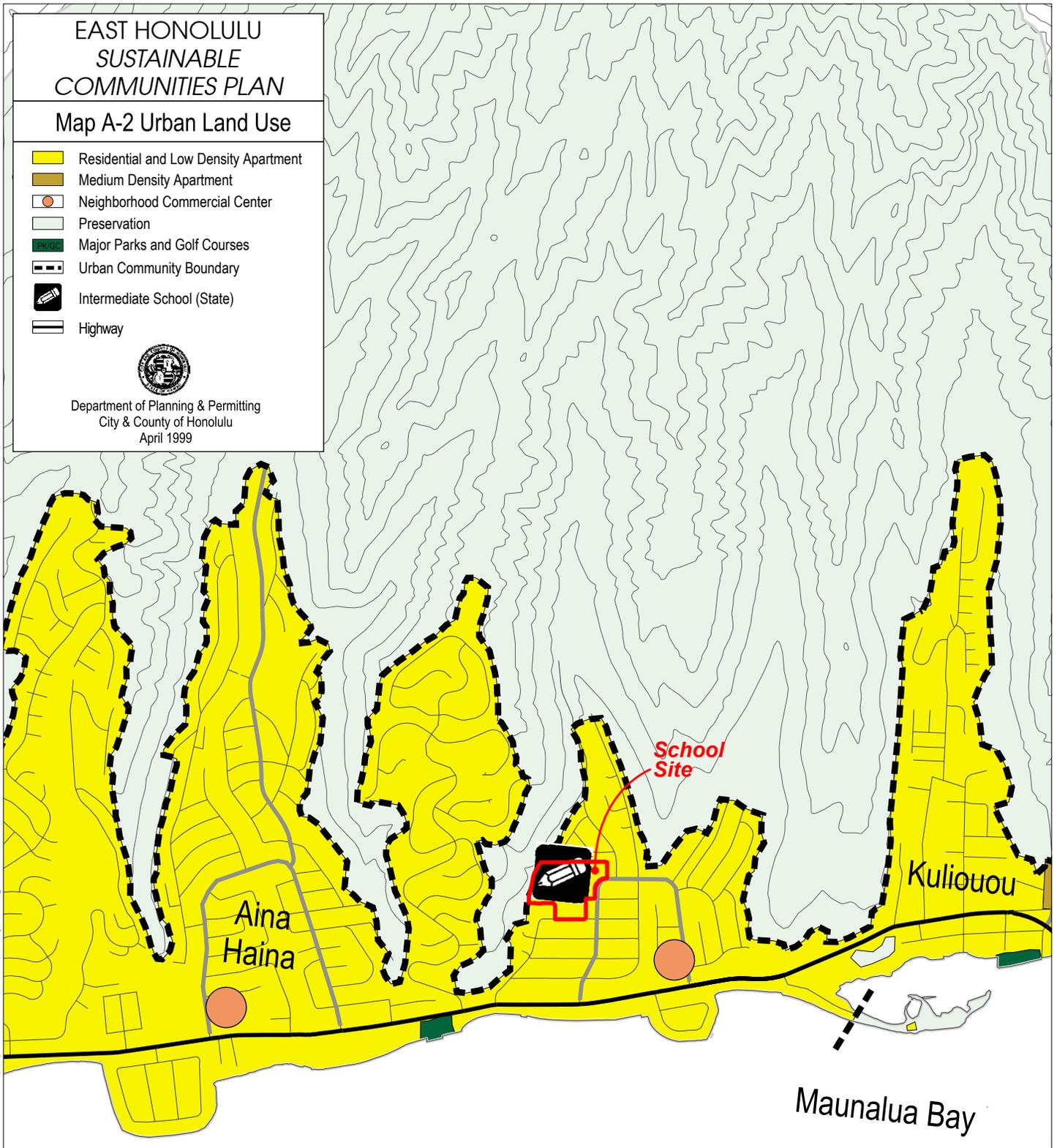
FIGURE 6:  
City & County of Honolulu Zoning

**Niu Valley Middle School**

State of Hawai'i, Department of Education    Island of O'ahu



Source: C&C Honolulu (2014).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Q:\Oahu\Niu Valley Middle School\GIS\Project\Regional Location.mxd

DATE: 2/18/2015

**LEGEND**

Niu Valley Middle School

FIGURE 7:  
East Honolulu Sustainable  
Communities Plan (1999)

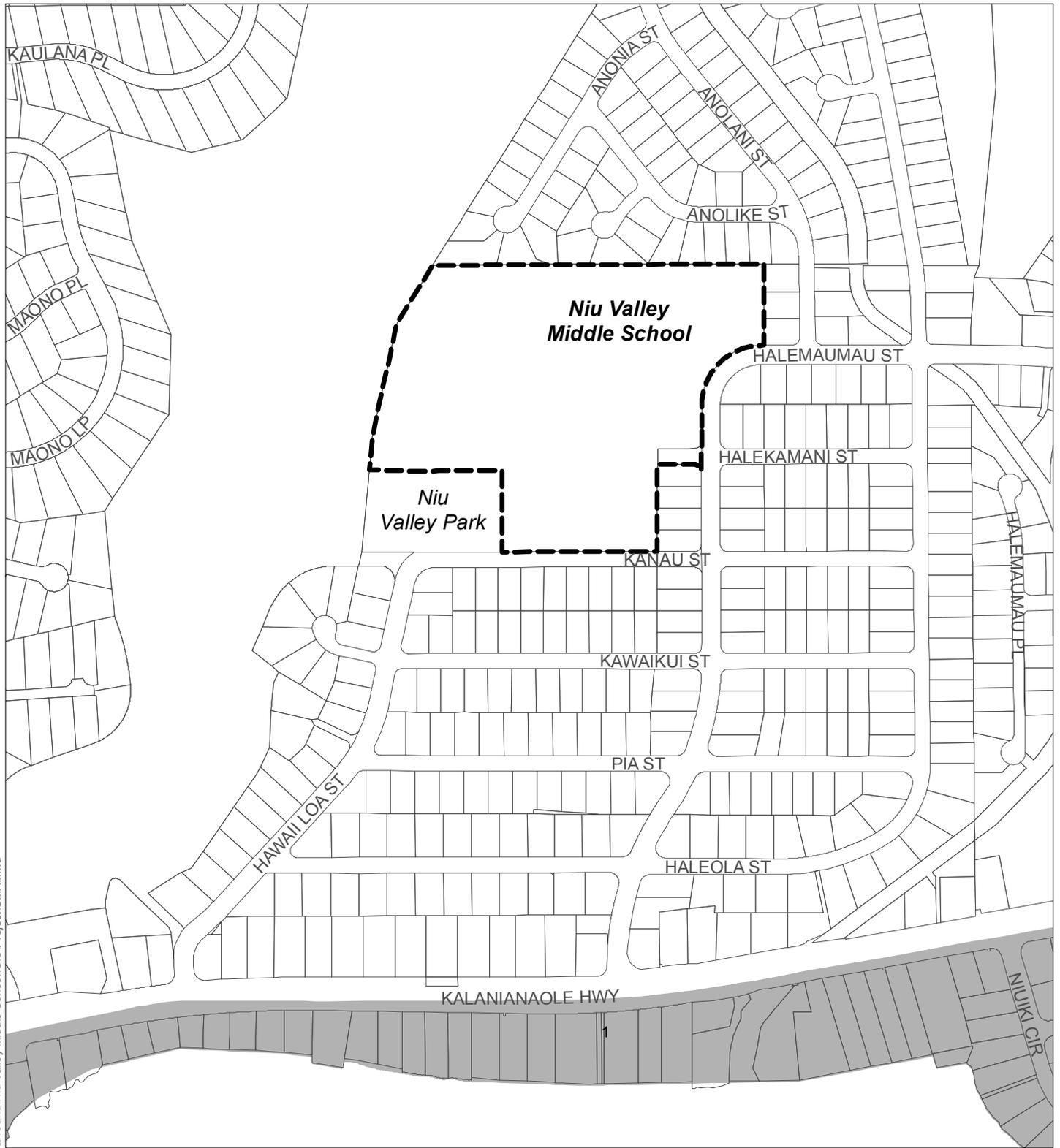
**Niu Valley Middle School**

State of Hawai'i, Department of Education Island of O'ahu

North Linear Scale (feet)

0 1,000 2,000 3,000

Source: C&C Honolulu, East Honolulu Sustainable Communities Plan, Map A-2 Urban Land Use (adopted April 1999).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 3/6/2015

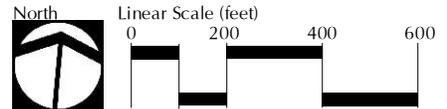
**LEGEND**

- Niu Valley Middle School
- TMK Boundary
- Within Special Management Area (SMA)

**FIGURE 8:**  
Special Management Area

**Niu Valley Middle School**

State of Hawai'i, Department of Education      Island of O'ahu



Source: C&C Honolulu (2014); Office of Planning (2013).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

## **2.2 OBJECTIVES OF THE PROJECT**

As stated on the NVMS website (<http://www.niuvalleymiddle.org/about>):

*...We implement with fidelity, the National Middle School philosophy, the Hawaii Content and Performance Standards, Common Core Standards, and the International Baccalaureate Middle Years Programme with students in Grades 6 through 8. The Western Association of Schools and Colleges issued a six-year accreditation, with a mid-term visit, to June 30, 2019. On February 23, 2010, the International Baccalaureate Organization fully authorized us to offer the Middle Years Programme (MYP), Years 1-3. The current authorization is through 2014, and an Evaluation Visit is scheduled for December 2013.*

NVMS, along with Kaiser High School offer its complex area an International Baccalaureate (IB) World Schools program. NVMS offers the Middle Years Program component of the IB program requiring the school to include World Languages in its curriculum. Currently, the world languages classes are held in two regular classrooms and a portion of an industrial arts classroom. The three classrooms used are not outfitted to support 21st century modes of education critical to effectively support learning.

The objective of this project is to address the current shortfall in classroom facilities to meet the requirements of the IB program. In order for the program to support current enrollments' progression into high school, an additional classroom is needed. NVMS will be adding 4 classrooms and a faculty center to its campus without plans to increase enrollment.

## **2.3 NIU VALLEY MIDDLE SCHOOL FOUR LANGUAGES CLASSROOM BUILDING**

NVMS will be adding 4 classrooms and a faculty center to its campus without plans to increase enrollment. NVMS along with Kaiser High School offer its complex area an International Baccalaureate (IB) World Schools program.

NVMS offers the Middle Years Program component of the IB program requiring the school to include World Languages in its curriculum. Currently, the world languages classes are held in two regular classrooms and a portion of an industrial arts classroom. The three classrooms used are not outfitted to support 21st century modes of education critical to effectively support learning. In order for the program to support current enrollments' progression into high school, an additional classroom is needed.

The school was developed under superseded zoning regulations. Additional parking is required for the added classroom and office floor area. The program areas are 3,920 square feet (SF) of classroom space and 980 SF of faculty space. At an off-street parking factor of 1 parking space per 400 square feet, the total additional parking required is 12 parking spaces.

All existing parking is accessed by a single driveway from Halemaumau Street. The existing parking area consists of 47 marked parking spaces and with the additional 12 parking spaces, a total of 59 parking spaces will be served by this driveway. Service and delivery vehicles also use the existing driveway.

Niu Valley Middle School Four Classrooms for World Languages Building  
*Final Environmental Assessment - Finding of No Significant Impact*

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Overflow parking, when needed, occurs at the upper campus near Anolani Street accessed through an existing concrete driveway apron and paved service road. Additional overflow parking occurs in the existing grassed area where the new building is proposed and in the Niu Valley Neighborhood Park's grassed area at the bottom of the bank. Access to the Niu Valley Neighborhood Park is through a chained extension of Halemakani Street that is only opened when overflow parking is needed.

Student loading and unloading currently occurs off-campus along West Halemaumau and Kanau Streets.

## **2.4 SUSTAINABLE PLANNING AND DESIGN**

The DOE and consultant architect have designed the new school to a level that will meet the Hawai'i Collaborative for High Performance Schools (HI-CHPS) Criteria for New Construction and Major Modernizations.

The HI-CHPS Criteria is a system developed by a committee of K-12 school stakeholders under the guidance of the Hawai'i State DOE and the National CHPS nonprofit organization. The criteria are used to design and construct healthy, high performance, and green schools. Hawai'i is the 13<sup>th</sup> state to adopt a CHPS high performance school criteria.

## **2.5 DESIGN PROCESS**

The project architect, Sakamoto-Newman Architects Joint Venture, a Limited Liability Company, and the DOE held two workshops over four sessions with key stakeholders including the school principal and staff, parent and student representatives, DOE facility planners, and some community members that are planning to improve Niu Valley Neighborhood Park.

General input to date has been solicited through the following:

- DOE Workshops
- Pre-consultation letters for this EA were mailed to Federal, State, and City agencies to notify them of the Project and invite any comments to be addressed in the Draft EA. Comment and response letters are reproduced in Appendix A.
- Summary in the March 23<sup>rd</sup>, 2015 edition of *The Environmental Notice*
- Draft EA Public Review comments. Comment and response letters are reproduced in Appendix D.

On September 8, 2014, the first planning and design workshop session was held to engage the users and stakeholders in the development of the proposed Four Classrooms for World Languages Building, including classroom and physical education facilities as well as administrative/library/media/computer tech centers. Subsequent sessions were held for Workshop 1 on September 11, and Workshop 2 on October 15, and October 16, 2014. A variety of activities were utilized to incorporate user and stakeholder insights. The first activity was a site analysis based on three group discussions. This activity resulted in the development of pro and con lists for the three potential sites, and ultimately helped determine the final project site location. In another activity the users and stakeholders utilized cut-outs representing room components to develop

schematic spatial relationships. Results from the workshops as well as solicited input were utilized by the architects and DOE throughout the design process.

## **2.6 PROJECT COST AND SCHEDULE**

The DOE anticipates construction will commence July 2016 at the earliest, if sufficient funds are appropriated to allow the project to go to bid. The first phase of the two-phase project is estimated to be completed in 10 months. The total estimated cost for the design and construction of the first phase will be approximately 7.35 million dollars. The Project will be funded through the State Capital Improvement Projects (CIP) budget.

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**Section 3:  
Description of the Natural Environment, Potential  
Impacts, and Mitigation Measures**

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### **3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES**

This section describes existing conditions of the natural environment, potential impacts of the Project, and mitigation measures to minimize impacts.

#### **3.1 CLIMATE**

The climate of the region, similar to other parts of Hawai‘i, can be characterized as mild, subtropical. The climate of Niu Valley is consistent with Windward portions of O‘ahu. According to the U.S. Climate Data website (<http://www.usclimatedata.com/climate/honolulu/hawaii/united-states/ushi0026/2014/1>) average annual temperatures in Honolulu range from 66-89 degrees Fahrenheit (NOAA, 2014).

According to the U.S. Climate Data website (<http://www.usclimatedata.com/climate/honolulu/hawaii/united-states/ushi0026/2014/1>), Honolulu receives an average annual rainfall of approximately 17.13 inches with the month of June being the driest (Giambelluca, et al., 2011).

According to *The Rainfall Atlas of Hawai‘i*, the property receives an average annual rainfall of approximately 33 inches.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

The proposed NVMS Four Classrooms for World Languages Building is not anticipated to have any negative impacts on regional climate. Micro-climatic effects at the site and vicinity, such as temperature and wind changes, however, may occur. No mitigation measures are proposed.

#### **3.2 GEOLOGY AND TOPOGRAPHY**

The Island of O‘ahu was formed by two volcanoes; Ko‘olau to the east and the older Wai‘anae, to the west. The volcanoes are believed to have formed during the late tertiary to early Pleistocene periods (MacDonald, Abbott, & Peterson, 1983). The area around Niu Valley is identified as being located on the Nu‘uanu Pali portion of the Ko‘olau Mountain Range. The Niu Valley neighborhood involves the development of the base of Kulepiamo Ridge, and is enclosed in the ewa (west) direction by Hawai‘i Loa Ridge and in the Koko Head (east) direction by Kuliouou Ridge. Hawai‘i Loa Ridge and Kulepiamo Ridge form Pia Valley, while Kulepiamo Ridge and Kuliouou Ridge form Kupaua Valley. The NVMS Campus is located at the mouth of Pia Valley on land identified as “Qa” or “Alluvium (Holocene)/Sand and gravel.” The urbanized sections of the streams of both Pia Valley and Kupaua Valley are channelized, and join up in one channel makai of the mauka portion of Halemaumau Street. The consolidated, concrete-lined channel crosses under Kalanianalole Highway and discharges into the ocean (Figure 9).

The campus slopes in two general directions, in the Koko Head (eastward) direction from Hawai‘i Loa Ridge, from about the 110 foot elevation above mean sea level (AMSL) to about the 35 foot elevation AMSL, and mauka to makai (north to south), from about elevation 45 feet to 10 feet AMSL. The area of work though is relatively flat, (approximately 10 feet to 15 feet AMSL). Figure 10 is a topographic map.

### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

Although the site is mostly flat, the Project will involve grading most of its 40,000± SF area of work. Prior to grading, necessary grading permits will be acquired. Grading activities will follow Best Management Practices (BMPs) as described in the grading permit.

Clearing and grubbing activities will temporarily disturb the soil retention values of the existing vegetation and expose soils to erosional forces. BMPs that include both structural and non-structural controls will be incorporated into temporary construction practices and permanent site design to minimize impacts. BMPs utilized during construction may include the following:

- Minimizing the time of construction including coordinated phasing for site control;
- Retaining existing ground cover as long as possible;
- Constructing drainage and erosion control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;
- Providing a water truck on-site during the construction period to provide for immediate sprinkling, as needed;
- Using temporary, ground-cover, berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt fences, sediment traps, and diversion swales, where appropriate.
- Contractor training

After construction, establishment of permanent landscaping will provide long-term erosion control. Construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control.

No significant impact to drainage is anticipated. However, in the long-term, the Project will result in an increase in impervious surface area and therefore more potential storm runoff. To mitigate this concern, the City and County of Honolulu, Department of Planning and Permitting's Rules Relating to Storm Drainage Standards, June 2013, will be incorporated in drainage design to ensure the Project does not impact the existing storm water quality or volume of runoff. To satisfy Honolulu's standards for the protection of water quality, Low Impact Development (LID) features will be integrated into the school design to essentially maintain or improve the existing storm peak flows and storm water quality exiting the site of the Project. Filtration/infiltration through vegetation will capture the majority of the increased runoff resulting from the Project and allowing it to seep into the ground rather than leaving the Site. Overflow from the LID features will primarily be conveyed to grassed areas.



DATE: 2/27/2015

**LEGEND**

Niu Valley Middle School

**Formation Name / Rock Type**

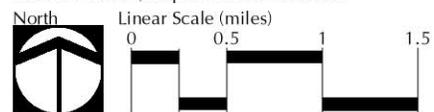
- Qa - Alluvium (Holocene) / Sand and gravel
- QTKI - Koolau Basalt / Lava flows
- Qcrs - Lagoon and reef deposits / Limestone and mudstone
- Dike

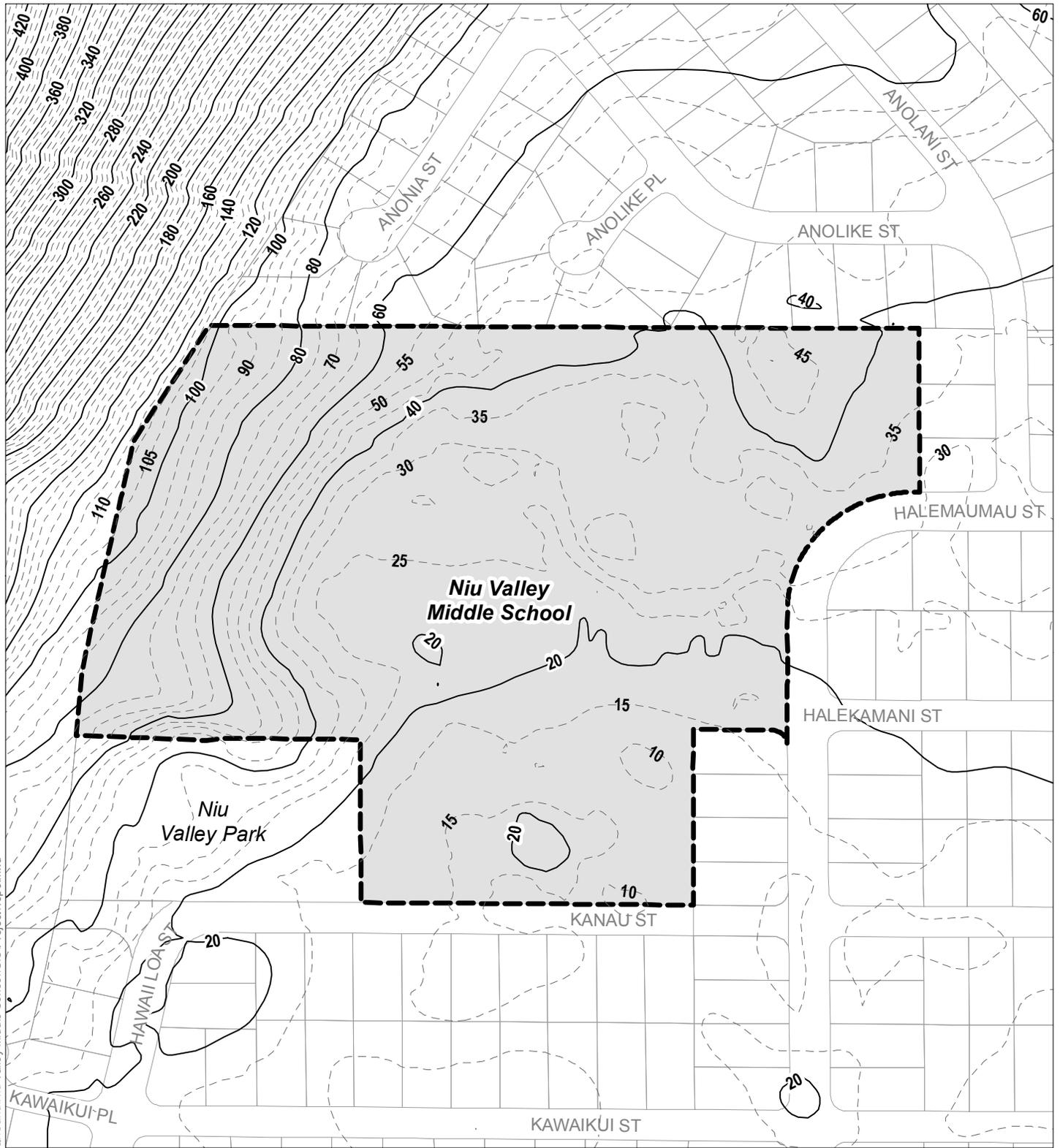
Source: C&C Honolulu (2014); U.S. Geological Survey (2007, GIS).  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

FIGURE 9:  
Geologic Map

**Niu Valley Middle School**

State of Hawai'i, Department of Education      Island of O'ahu





Q:\Oahu\Niu Valley Middle School\GIS\Project\Topo.mxd

DATE: 3/6/2015

**LEGEND**

 Niu Valley Middle School

 TMK Boundary

**Topography**

 20-ft Contours

 5-ft Contours

FIGURE 10:  
Topography

**Niu Valley Middle School**

State of Hawai'i, Department of Education

Island of O'ahu



Linear Scale (feet)



Source: C&C Honolulu (2014); National Oceanic and Atmospheric Administration (2005).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

### 3.3 SOILS

There are three soil suitability studies prepared for lands in Hawai‘i whose principal focus has been to describe the physical attributes of land and the relative productivity of different land types for agricultural production; these are: 1) the U.S. Department of Agriculture Natural Resource Conservation Services (NRCS) Soil Survey; 2) the University of Hawai‘i Land Study Bureau (LSB) Detailed Land Classification; and 3) the State Department of Agriculture’s Agricultural Lands of Importance to the State of Hawai‘i (ALISH) system.

#### 3.3.1 Natural Resource Conservation Service Soil Survey

The NRCS Soil Survey for the Island of O‘ahu, classifies the soils of the campus as: Waialua silty clay (WkA), Kawaihapai stony clay loam (KlaA), Lualualei extremely stony clay (LPE), and Rock land (rRK). (Figure 11).

**Waialua silty clay, 0 to 3 percent slopes (WkA).** This soil occurs on smooth coastal plains. Permeability is moderate, runoff is slow, and the erosion hazard is no more than slight (Foote, Hill, Nakamura, & Stephens, 1972).

**Kawaihapai stony clay loam, 0 to 2 percent slopes (KlaA).** This soil is similar to Kawaihapai clay loam, 0 to 2 percent slopes, except that there are enough stones to hinder, but not, prevent, cultivation. Permeability is moderate, runoff is slow, and the erosion hazard is no more than slight (Foote, Hill, Nakamura, & Stephens, 1972).

**Lualualei extremely stony clay, 3 to 35 percent slopes (LPE).** This soils occurs on talus slopes on Oahu. The slope range is 3 to 35 percent, but in most places the soil is moderately sloping to steep. Runoff is medium to rapid, and the erosion hazard is moderate to severe (Foote, Hill, Nakamura, & Stephens, 1972).

**Rock land (rRK).** This classification covers areas where exposed rock covers 25 to 90 percent of the surface. The rock outcrops and very shallow soils are the main characteristics. The rock outcrops are mainly basalt and andesite (Foote, Hill, Nakamura, & Stephens, 1972).

#### 3.3.2 LSB Detailed Land Classification

The University of Hawai‘i LSB document, Detailed Land Classification, Island of O‘ahu classifies soils based on a productivity rating. Letters indicate class of productivity with A representing the highest class and E the lowest. The Site is not classified under the University of Hawai‘i LSB Detailed Land Classification system. This means that soils at the site are not considered to be suitable land for agriculture, or it was already designated within the State Land Use Urban District during the study (Figure 12).

#### 3.3.3 ALISH

The ALISH classification system is based primarily, but not exclusively, on the soil characteristics, the establishment of criteria for classification of lands, and the inventory of prime farm lands that meet the criteria or similar criteria for the respective classes in the national NRCS classification system. The ALISH system identifies and maps three broad classes of agricultural land – Prime,

Unique, and Other Important Agricultural Land, as well as Unclassified Land. The Site is not classified under the ALISH classification system (Figure 13).

### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

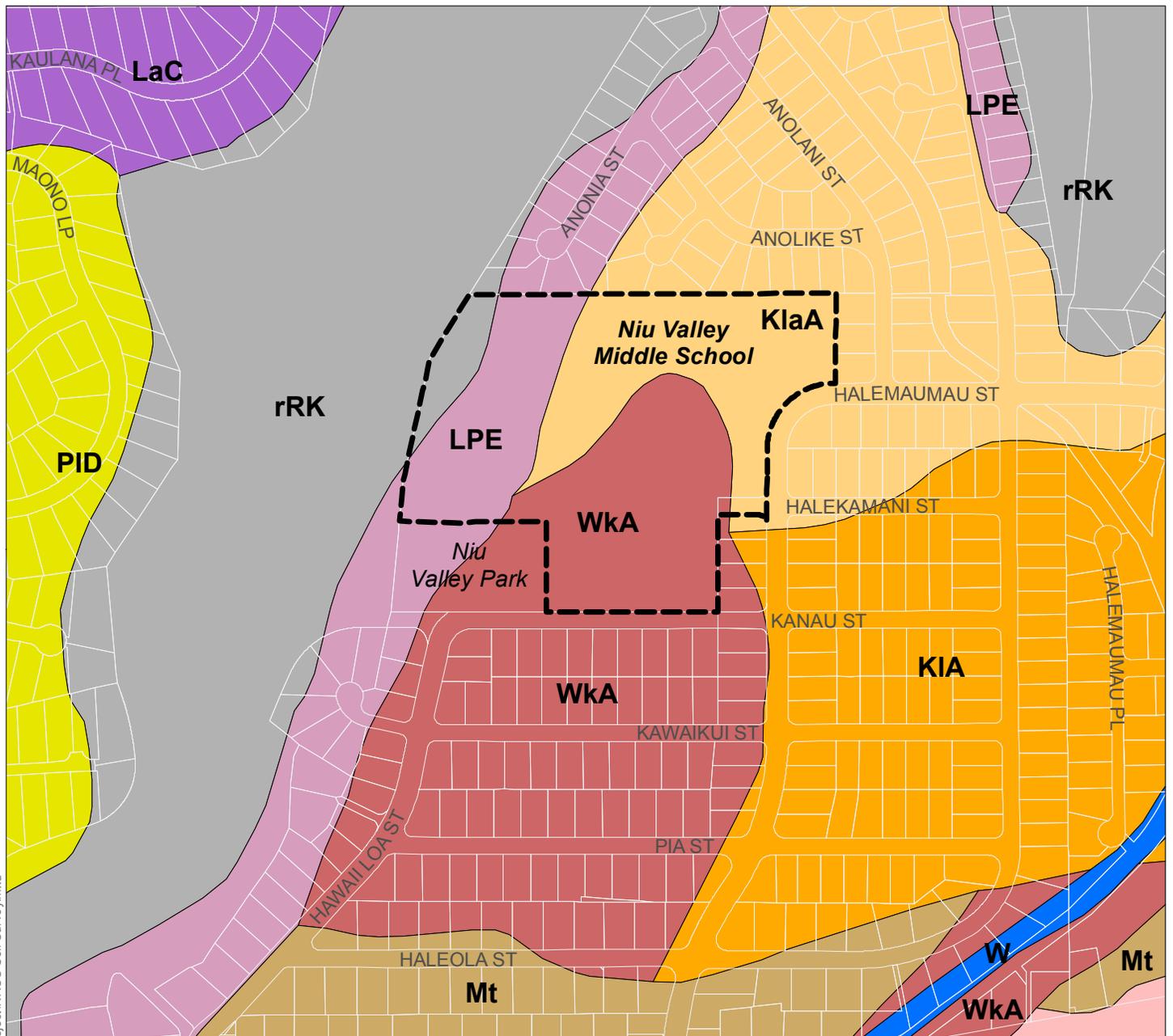
The Project will not reduce the inventory of agriculturally significant land. The Site has a NRCS capability classification of IIIc, meaning it has severe agricultural limitations if irrigation water is not provided and that the climate is too cold or dry. In addition, the Site is not classified under the LSB and ALISH classification system.

Impacts to the soils of the Site include the potential for soil erosion and the generation of dust during grading and construction. Clearing and grubbing activities will temporarily disturb the soil retention values of the existing vegetation and expose soils to erosional forces. Some wind erosion of soils could occur without a proper watering and re-grassing program. Heavy rainfall could also cause erosion of soils within disturbed areas of land. BMPs that include both structural and non-structural controls will be incorporated into temporary construction practices and permanent site design to minimize impacts. BMPs utilized during construction may include the following:

- Minimizing the time of construction including coordinated phasing for site control;
- Retaining existing ground cover as long as possible;
- Constructing drainage and erosion control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;
- Providing a water truck on-site during the construction period to provide for immediate sprinkling, as needed;
- Using temporary, ground-cover, berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt fences, sediment traps, and diversion swales, where appropriate.
- Contractor training

After construction, establishment of permanent landscaping will provide long-term erosion control.

Construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control. Grading activities will follow BMPs as described in the grading permit.



Q:\Oahu\Niu Valley Middle School\GIS\Project\NRCS Soil Survey.mxd

**Natural Resources Conservation Service (NRCS) Soil Classification**

- |  |   |
|--|---|
|  FL - Fill land, mixed  |  Mt - Mokuleia clay loam                         |
|  JaC - Jaucas sand, 0 to 15 percent slopes                    |  PID - Pamoas silty clay, 5 to 20 percent slopes |
|  KIA - Kawaihapai clay loam, 0 to 2 percent slopes            |  W - Water > 40 acres                            |
|  KlaA - Kawaihapai stony clay loam, 0 to 2 percent slopes     |  WkA - Waialua silty clay, 0 to 3 percent slopes |
|  LPE - Lualualei extremely stony clay, 3 to 35 percent slopes |  rRK - Rock land                                 |
|  LaC - Lahaina silty clay, 7 to 15 percent slopes             |   |

DATE: 3/6/2015

**LEGEND**

-  Niu Valley Middle School
-  TMK Boundary

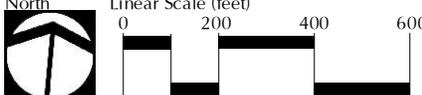
FIGURE 11:  
NRCS Soil Survey

**Niu Valley Middle School**

State of Hawai'i, Department of Education      Island of O'ahu

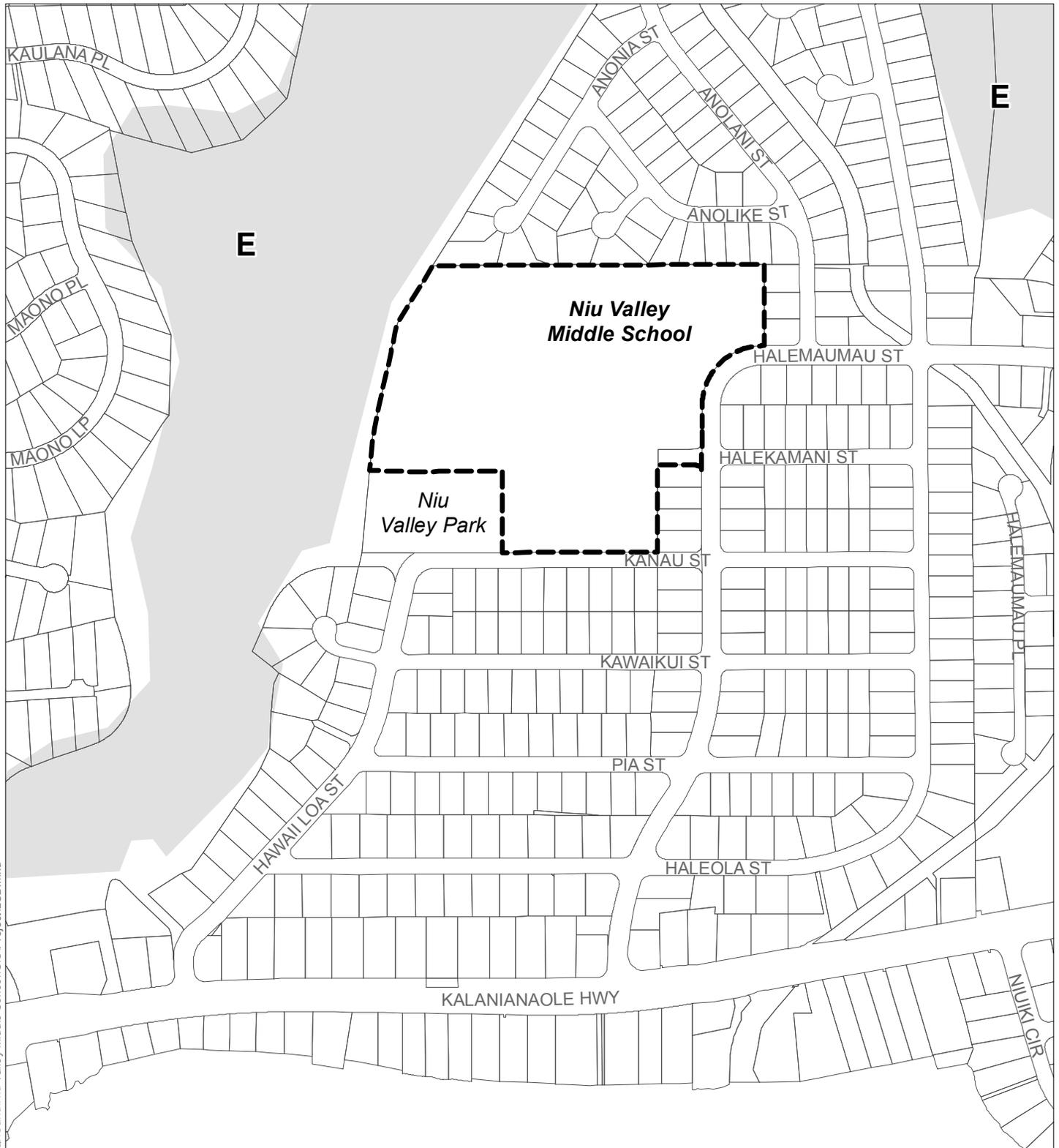
North      Linear Scale (feet)

0      200      400      600




Source: C&C Honolulu (2014); U.S. Department of Agriculture, Natural Resources Conservation Science (1972).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Q:\Oahu\Niu Valley Middle School\GIS\Project\LSB.mxd

DATE: 3/6/2015

**LEGEND**

 Niu Valley Middle School

 TMK Boundary

**Agricultural Productivity Rating**

 E - Very Poor

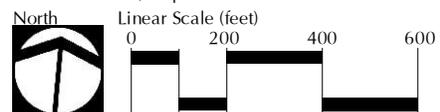
 U - Unclassified

FIGURE 12:  
Land Study Bureau

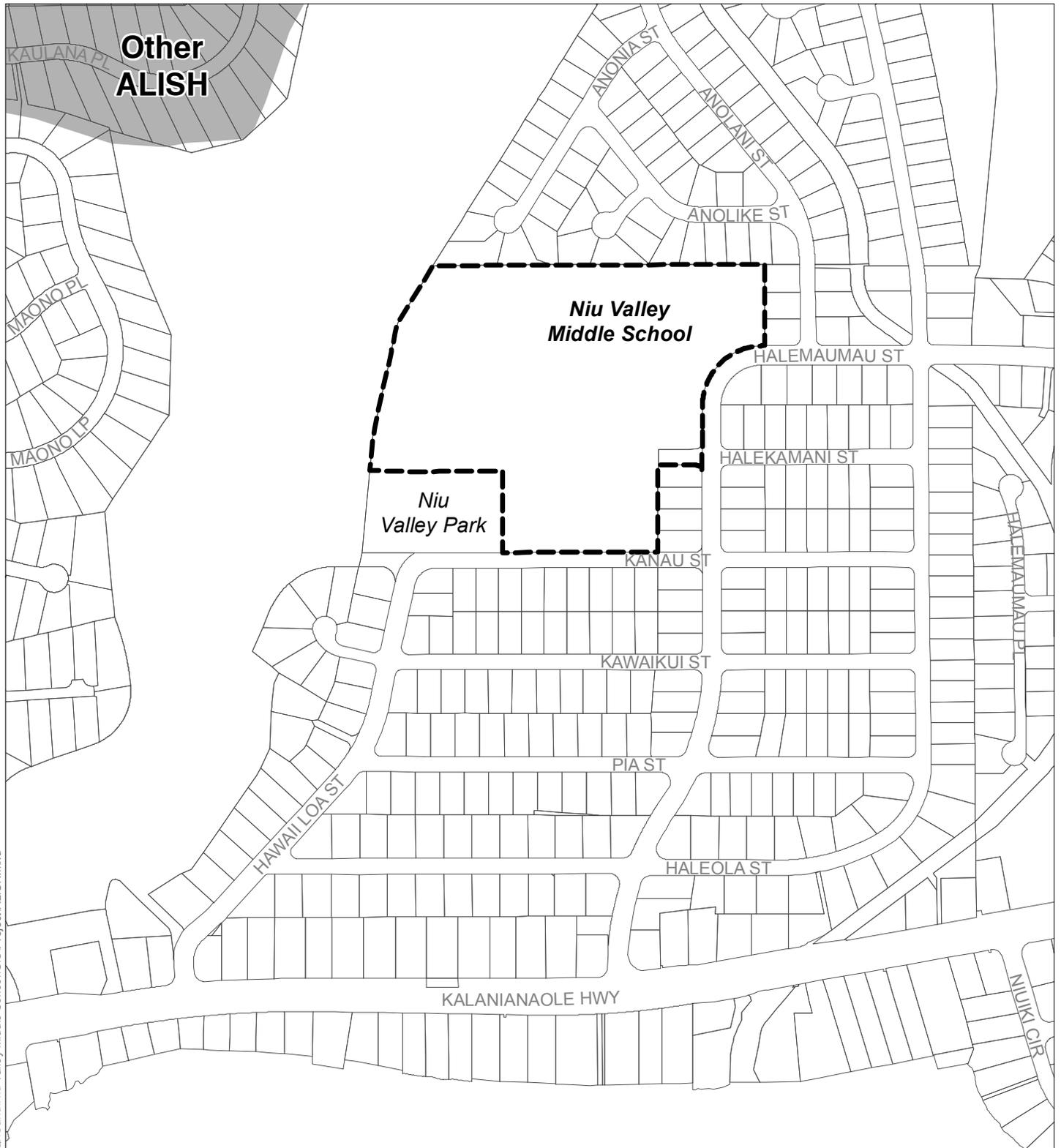
**Niu Valley Middle School**

State of Hawai'i, Department of Education

Island of O'ahu



Source: C&C Honolulu (2014); University of Hawai'i Land Study Bureau (2011, GIS).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Q:\Oahu\Niu Valley Middle School\GIS\Project\ALISH.mxd

DATE: 3/6/2015

**LEGEND**

Niu Valley Middle School

TMK Boundary

**ALISH Classification**

Other ALISH

Unclassified

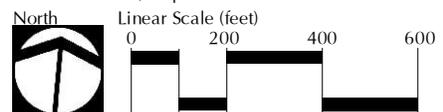
FIGURE 13:

Agricultural Lands of Importance to the State of Hawai'i

**Niu Valley Middle School**

State of Hawai'i, Department of Education

Island of O'ahu



Source: C&C Honolulu (2014); State Department of Agriculture (1977).  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

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### **3.4 HYDROLOGY**

As previously noted, Hawai'i Loa Ridge and Kulepiamoa Ridge form Pia Valley, while Kulepiamoa Ridge and Kuliouou Ridge form Kupaua Valley. The streams of both Pia Valley and Kupaua Valley are channelized, and join up in one channel makai of the mauka portion of Halemaumau Street. The consolidated, concrete-lined channel crosses under Kalanialole Highway and discharges into the ocean (Figure 9).

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

The Project is not anticipated to have any significant adverse impact on groundwater or surface water resources. No long-term uses that could contaminate ground water are expected to develop as part of the Project. The City and County of Honolulu Board of Water Supply provides water service to NVMS.

The proposed project will result in an increase in impervious surface area and therefore more potential storm runoff. However, the City and County of Honolulu, Department of Planning and Permitting's Rules Relating to Storm Drainage Standards, June 2013, will be incorporated into drainage design to ensure the Project does not impact the existing storm water quality or volume of runoff. To satisfy Honolulu's standards for the protection of water quality, LID features will be integrated into the school design to maintain or improve the existing storm peak flows and storm water quality exiting the site of the Project. Drainage on the site will be HI-CHPS verified. Filtration/infiltration through vegetation will capture the majority of the increased runoff resulting from the Project and allowing it to seep into the ground rather than leaving the Site. Overflow from the LID features will primarily be conveyed to grassed areas.

During construction, the grading will follow BMPs as described in the grading permit and Hawai'i Administrative Rules on Fugitive Dust, Section 11-60.133, Anti-degradation policy, Section 11-54-1.1. By utilizing BMPs, the Project will minimize sediment coming off the Site, reducing the potential of the Project contributing to the turbidity of area waterways. The contractor will submit a site specific construction BMP Plan to the State DOH before grading commences.

Once NVMS is fully operational, the school administration will be responsible for implementing and administrating programs to ensure that any hazardous materials utilized are properly stored, used, and disposed and that such materials do not enter into the on-site LID storm water features or the storm drain.

### **3.5 NATURAL HAZARDS**

O'ahu is susceptible to potential natural hazards, such as flooding, tsunami inundation, hurricanes, earthquakes, and wildfires. This section provides an analysis of the Site's vulnerability to such hazards.

The State of Hawai'i Department of Defense, Office of Civil Defense operates a system of civil defense sirens throughout the State to alert the public of emergencies and natural hazards, particularly tsunamis and hurricanes.

The closest existing siren is OA106A, Wailupe Valley Neighborhood Park siren, which is located approximately 1 mile (northwest) from the closet corner of the NVMS parcel.

It should be noted that NVMS is designated as a Public Emergency Shelter (<http://www.scd.hawaii.gov/documents/2011%20Public%20Emergency%20Shelters.pdf>) and will continue to be so even with the development of the proposed Four Classrooms for World Languages Building (Figure 15).

### **3.5.1 Flood**

Based on information provided by the State Department of Land and Natural Resources Engineering Division, according to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, the Project Site is located in Zone D, an area where flood hazards are undetermined (Figure 14). This information was confirmed by the Department of Land and Natural Resources Engineering Division's comments on the Draft EA.

### **3.5.2 Tsunami**

Since the early 1800's, approximately 50 tsunamis have inundated the State of Hawai'i's shores. Seven historical events have caused major damage. According to the FEMA FIRM, the Site is located well inland of areas which would be impacted by coastal flooding from a tsunami.

### **3.5.3 Hurricane**

Hurricanes are classified into one of five categories according to the Saffir-Simpson Hurricane Scale. This scale provides some indication of the potential damage and flooding a hurricane will cause upon landfall. Since 1980, two hurricanes have had a devastating effect on Hawai'i. They were Hurricane 'Iwa in 1982 (Category 1- sustained winds between 75–95 mph) and Hurricane 'Iniki in 1992 (Category 4- sustained winds between 131–155 mph). In both instances, much of the damage sustained on O'ahu occurred along the Wai'anae Coast as the hurricanes passed between the islands of Kaua'i and O'ahu. While it is difficult to predict such natural occurrences, it is reasonable to assume that future incidents are likely, given historical events.

### **3.5.4 Earthquake**

In Hawai'i, most earthquakes are linked to volcanic activity, unlike other areas where a shift in tectonic plates is the cause of an earthquake. Each year, thousands of earthquakes occur in Hawai'i, the vast majority of which are detectable only with highly sensitive instruments. However, moderate and disastrous earthquakes have occurred in the islands in the past. The largest earthquake in the state (magnitude 7.9) occurred in 1868 on the Hawai'i Island.

### **3.5.5 Wild-land Fires**

According to the City and County of Honolulu, the greatest danger of fire is where wild-land (trees and brush) borders urban areas. Although all the Hawaiian Islands are vulnerable to wild-land fires (especially during the summer months, prolonged drought and/or high winds), the great majority of wildfires are human-caused (intentionally caused or by negligence) and start along roadsides. Wildfires can and do also occur naturally. The location of the proposed classroom building well

within the NVMS campus (and away from Hawai'i Loa Ridge) reduces the likelihood that it will be impacted from potential wild-land fires on the slopes of Hawai'i Loa Ridge.

***POTENTIAL IMPACTS AND MITIGATION MEASURES***

The Project is not anticipated to increase the Site's exposure to any natural hazard. However, the Project is anticipated to increase the amount of impervious surfaces which may cause increased runoff and flooding, especially during a storm or heavy rain event. Storm water will be managed to ensure that there are negligible increases to the volume of flow leaving the site from current conditions. The City and County of Honolulu, Department of Planning and Permitting's Rules Relating to Storm Drainage Standards, June 2013, will be incorporated in drainage design to ensure the Project does not impact the existing storm water quality or volume of runoff. To satisfy Honolulu's standards for the protection of water quality, the project will include LID features will be integrated into the school design to essentially maintain or improve the existing storm peak flows and storm water quality exiting the Site. Drainage on the site will be HI-CHPS verified. Filtration/infiltration through vegetation will capture the majority of the increased runoff resulting from the Project and allowing it to seep into the ground rather than leaving the Site. Overflow from the LID features will primarily be conveyed to grassed areas.

During construction, BMPs will be implemented to reduce the potential for storm water pollution leaving the project area. Once the proposed Four Classrooms for World Languages Building is fully operational, the school administration will be responsible for implementing and administrating programs to ensure that any hazardous materials utilized are properly stored, used, and disposed and that such materials do not enter into the on-site LID stormwater features, the storm drain, or the nearby gulches.

With the exception of an increase in impervious surface area, construction of the Project will not exacerbate any natural hazard conditions. Should there be a hurricane or earthquake, the potential impact of destructive winds and torrential rainfall and earth movement will be mitigated through compliance with the International Building Code. The site is located outside the designated tsunami evacuation zone and is at an elevation that is very unlikely to be impacted by a tsunami. As previously noted, the NVMS is designated as a Public Emergency Shelter (<http://www.scd.hawaii.gov/documents/2011%20Public%20Emergency%20Shelters.pdf>) and will continue to be so even with the development of the proposed Four Classrooms for World Languages Building. The State Department of Defense had no comments during the Draft EA Pre-Consultation process relative to the project.

### **3.6 BOTANICAL RESOURCES**

The campus is a landscaped school with open lawns and mostly non-native trees and shrubs (see site photographs in Figure 4). No threatened or endangered plant species are known to exist on the school campus. The proposed NVMS Four Classrooms for World Languages Building will be located in an open lawn, with four small Shower trees and one Tecoma tree. The Site was compared to the U.S. Fish and Wildlife Service's (USFWS) surveys of Critical Habitats using the state GIS database and no critical habitats appeared in within the project site.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

The proposed NVMS Four Classrooms for World Languages Building will not impact any endangered plant species, as none are known to be present at the Site. However, construction of the proposed project will require the relocation of the existing four small Shower trees and one Tecoma tree elsewhere on the campus.

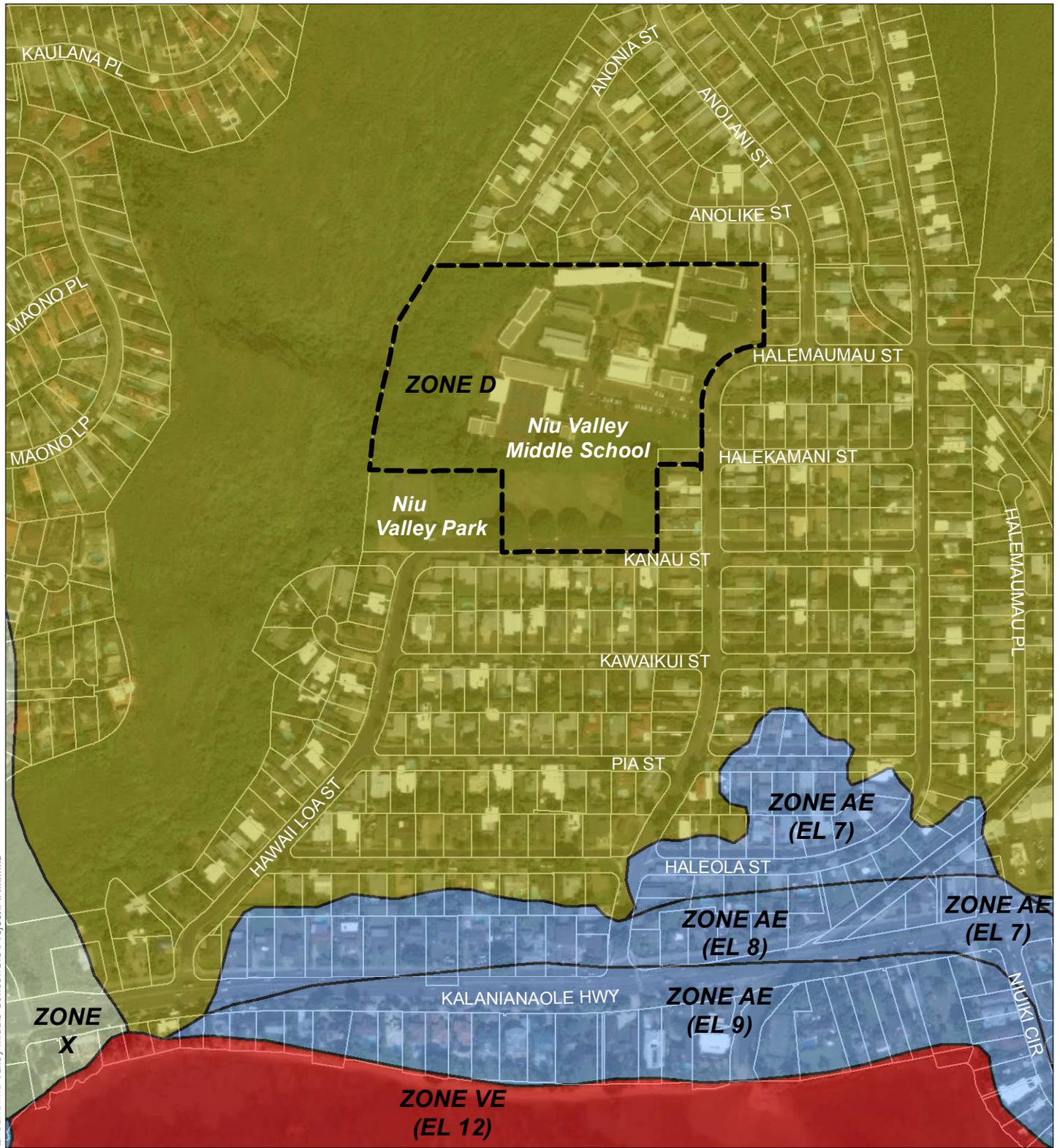
The landscape architectural design for the proposed NVMS Four Classrooms for World Languages building will incorporate native species and/or plants proven to be adaptable to the area.

### **3.7 WILDLIFE RESOURCES**

The Project site is located in a previously developed area and is likely, therefore, to only be home to non-native wildlife, such as birds. The Site was compared to the USFWS' surveys of Critical Habitats using the state GIS database and no critical habitats appeared in within the project site.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

The proposed NVMS Four Classrooms for World Languages Building is not anticipated to present negative impacts on native wildlife species.



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DATE: 3/6/2015

**LEGEND**

Niu Valley Middle School TMK Boundary

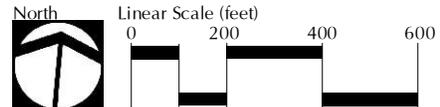
**Flood Zone**

AE X (Outside Flood Plain)  
 VE D (Undetermined Flood Hazard)

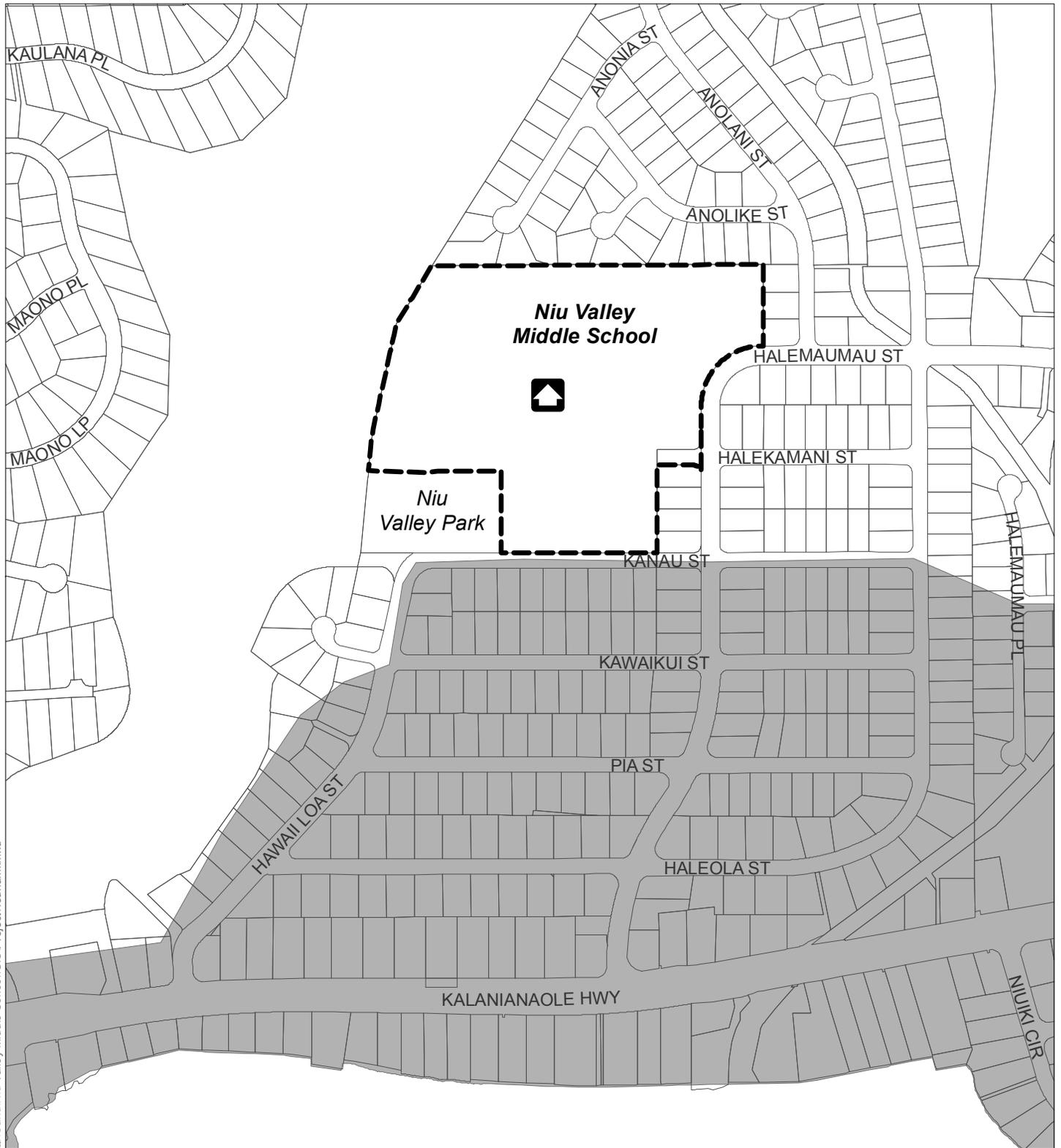
FIGURE 14:  
Flood Insurance Rate Map

**Niu Valley Middle School**

State of Hawai'i, Department of Education Island of O'ahu



Source: C&C Honolulu (2014); Federal Emergency Management Agency (2011).  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Q:\Oahu\Niu Valley Middle School\GIS\Project\Tsunami.mxd

DATE: 3/6/2015

**LEGEND**

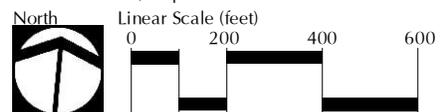
-  Niu Valley Middle School
-  TMK Boundary
-  Tsunami Evacuation Zones
-  Emergency Shelter

**FIGURE 15:**  
Tsunami Evacuation Zones and  
Emergency Shelters

**Niu Valley Middle School**

State of Hawai'i, Department of Education

Island of O'ahu



Source: C&C Honolulu (2014); Pacific Disaster Center (2005).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

**Section 4:**  
**Description of the Human Environment, Potential  
Impacts, and Mitigation Measures**

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## **4 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES**

This section describes the existing conditions of the human environment, potential impacts of the proposed NVMS Four Classrooms for World Languages Building, and preliminary mitigation measures to minimize any impacts.

### **4.1 ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES**

Scientific Consultant Services, Inc. conducted an Archaeological Field Inspection for the Site, as documented by the End-of-Field Work Letter included as Appendix B (Dahger & Speer, 2014a) (Dahger & Speer, 2014b). The Field Inspection was conducted in compliance with Hawai'i Revised Statutes (HRS) Section 6E Historic Preservation to determine the presence/absence of archaeological sites and included test pits evaluating the soil horizons. Findings of the Archaeological Field Inspection are included in Appendix B.

NVMS is located in the Niu ahupua'a, a traditional land division that customarily extended inland from the ocean and upland into the mountains.

**Pre-Contact (Pre-1778 A.D.).** Traditional and historical accounts portray the central plateau of O'ahu as being an important birthplace and population center for the Hawaiian chiefs (ali'i).

**Post-Contact Period (Post-1778 A.D.).** According to the book *The Builders of Hawaii* <http://files.usgarchives.net/hi/statewide/bios/adams2bs.txt>:

*Intimate friend and confidential advisor of Kamehameha the Great, who entrusted to him the command of the king's fleet, Capt. Alexander Adams, the first regular pilot for the port of Honolulu....*

*For some thirty years Capt. Adams and his family were close to the reigning house and in recognition of his services to the crown he and his heirs were granted a perpetual land holding by King Kamehameha I and his queen, Kaahumanu, of more than 2,000 acres, extending from the mountains to the sea, and embracing that portion of Oahu known as Niu, near Honolulu. Much of this land was valuable, and with it were granted fully and freely fish and water rights, all other rights, and the country home of the king and queen. The land grant was still held intact in 1925 by Mrs. Charles Lucas, a granddaughter of Capt. Adams.*

Findings of Archaeological Field Inspection:

The Archaeological Field Inspection of the NVMS campus project area led to the identification of no significant archaeological sites or historic property(ies). During the Draft EA public comment period, the State Historic Preservation Division (SHPD) requested that an archaeological inventory survey be prepared. As requested, a report of the findings of the archaeological inventory survey will be submitted to SHPD for review and approval prior to any ground-disturbing activities. The archaeological consultant will consult with SHPD regarding a proposed testing strategy prior to initiating the AIS.

#### **4.1.1 Potential Cultural Impacts**

Analysis of the potential effect of the proposed NVMS Four Classrooms for World Languages Building on cultural resources, practices or beliefs, its potential to isolate cultural resources, practices or beliefs from their setting, and the potential of the project to introduce elements which may alter the setting in which cultural practices take place is a suggested guideline of the OEQC (2012).

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

The Project is not anticipated to have a negative impact on the archaeological, cultural, or historical resources of the Site.

Two individuals were contacted for their possible knowledge of cultural practices in the area of NVMS, and one responded with the following information. Eric Ikawa is associated with NVMS as an administrative assistant and has been with the school for over five years. Mr. Ikawa noted that there is no food gathering or preparation, lei making, or other cultural practices occurring at NVMS. He did note that there is a small group of students (about 10) that practice hula on campus but they use an indoor classroom facility. There is also a Polynesian music class but that occurs in the music building. As far as other cultural practices that are kupuna-led, he said since they don't have lei making, Hawaiian language classes, etc. practitioners should not be impacted by the Proposed Project.

Based on historical research and the response from those organizations and individuals contacted, it is reasonable to conclude that Hawaiian rights related to gathering, access or other customary activities within the project area will not be affected and there will be no adverse effect upon cultural practices or beliefs. Because there were no cultural activities identified within the project area, there are no adverse effects.

The State of Hawai'i DOE and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. The construction documents will include provisions that, should inadvertent discoveries be made during the construction activities, work will cease immediately and the State Historic Preservation Division will be contacted to assess the significance of the find and recommend appropriate mitigation measures, as necessary.

## **4.2 TRANSPORTATION**

### **4.2.1 Roadways, Access, and Parking Facilities**

The residential neighborhood of Niu Valley actually consists of two small valleys: Pia Valley and Kupaua Valley. One loop road, Halemaumau Street provides two access points to Kalaniana'ole Highway and connects Pia Valley and Kupaua Valley. A smaller loop road, Hawaii Loa Street/Kanau Street, connects to the western portion of Halemaumau Street to Kalaniana'ole Highway. According to 2012 traffic data, Kalaniana'ole Highway experiences approximately 30,000 vehicles daily (2,936 in the AM peak hour, and 1,562 in the PM peak hour) in the westbound direction, and approximately 33,640 vehicles (1,668 in the AM peak hour, and 3,031 in the PM peak hour) in the eastbound direction each day.

Niu Valley Middle School Four Classrooms for World Languages Building  
*Final Environmental Assessment - Finding of No Significant Impact*

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Portions of the NVMS Campus abuts Halemaumau Street and Kanau Street/Hawaii Loa Street, but only Halemaumau Street contains three curb cuts to allow ingress/egress onto the campus. One is located near the northeastern corner of the NVMS campus. The second serves as the main entry and parking lot to the campus and is located just makai for the school's Administration Building. The third curb cut is opposite Halekamani Street, but leads to an open, grassed field.

Crosswalks are at the following intersections along Halemaumau Street: Kanau Street, Halekamani Street and Anolani Street. Observations provided by NVMS Administrative personnel indicated that the peak hours for school-related traffic are between 7:30 to 7:55 in the mornings, and between 2:20 to 2:45 in the afternoons. At NVMS, drop-off and pick-up operations before and after school occur along the Halemaumau Street between Anolani Street and the main entry to the campus. Drop-off and pick-up operations also occur along the Kanau Street frontage of NVMS. According to school administrators, most children are dropped off along the adjacent streets. The parents of Special Education (SPED) students occasionally walk their children to class and are allowed to enter the parking lot-area, park near Building G, and take their children to the appropriate classroom. See Figure 16 for the road system and crosswalk locations.

There are 48 stalls in the main parking area fronting the administration office, the cafetorium, and the girl's locker room.

Sidewalks are provided along the residential portion of Kanau Street frontage and the full length of the Halemaumau Street frontages of NVMS. One bicycle rack is provided behind the Administration Building on the school campus.

#### **4.2.2 Public Transportation**

TheBus is a public transportation service provided by the City and County of Honolulu. There are presently no bus routes within Niu Valley, but there are several bus routes along Kalaniana'ole Highway, including Bus Routes: 1, 22, 23, 80, and 82. The nearest bus stops are located at the intersection of Halemaumau Street and Kalaniana'ole Highway, which is approximately five blocks from NVMS.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

In the long-term, the Project will not generate any additional trips during school hours as no change in student population is expected. Therefore, there should no change to NVMS' contribution to the cumulative traffic impacts on State highways facilities in the area (Kalaniana'ole Highway). In general, the proposed Four Classrooms for World Languages Building is not anticipated to have a long-term impact on traffic and access at NVMS. In particular, the Project should improve the parking situation by adding a total of 14 paved parking stalls to the NVMS Campus. It is not anticipated that any of the public transportation routes or stops will be affected by the Project. As recommended by the City and County of Honolulu Department of Transportation Services (DTS) during their Pre-Consultation comments, a Traffic Management Plan is provided as Appendix C.

However, an increase of vehicular traffic associated with construction is anticipated during the 10 month construction period. Upon completion of construction, traffic is anticipated to return to the existing conditions. During the Pre-Consultation period, DTS wrote that:

Niu Valley Middle School Four Classrooms for World Languages Building  
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*“All access driveways to the project site should be designed for the safety of pedestrians and bicyclists to traverse. For safety and accessibility, drop driveways are recommended...*

*The construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.), but not during school dismissal for the safety of the students and to minimize any possible disruption to traffic on the local streets...*

*A street usage permit from the City’s Department of Transportation Services should be obtained for any construction-related work that may require the temporary closure of any traffic lane or sidewalk on a City street.”*

The Project will not require permanent rerouting or alteration of roadway traffic, but it may be required occasionally to accommodate construction equipment. A Traffic Control Plan will be developed for each phase of the Project. Traffic cones and other directional devices will be placed in the roadway to guide vehicles around work areas. The contractor will implement measures to provide access past work sites and to minimize the inconvenience to the community. These measures may include the following:

- Posting flagmen for traffic control around work sites.
- Backfilling/covering all trenches at the end of the work day.
- Posting safety devices and signs for the duration of construction.
- Scheduling construction and material deliveries during non-peak traffic hours.
- Scheduling construction activities that require lane closures to occur thirty minutes after school begins, ending thirty minutes prior to the end of the school day

During the Draft EA public comment period, DTS wrote that:

*“Provide access to the on-site overflow parking area during construction and post-construction when the building is completed to minimize school visitors from parking in the nearby neighborhoods...*

*Identify the location of the ingress/egress access to the construction site.”*

While construction may not occur immediately, it is likely that the location of the ingress/egress to the construction site will be via TMK 3-7-003:067 (opposite Halekamani Street).

Per comments received from the City and County of Honolulu Department of Facility Maintenance (during the Pre-Consultation and Draft EA public comment processes), any damages to Kanau Street and Halemaumau Street will be corrected to City Standards and accepted by the City.



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DATE: 3/6/2015

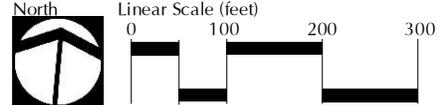
**LEGEND**

-  Niu Valley Middle School
-  TMK Boundary
-  Crosswalks

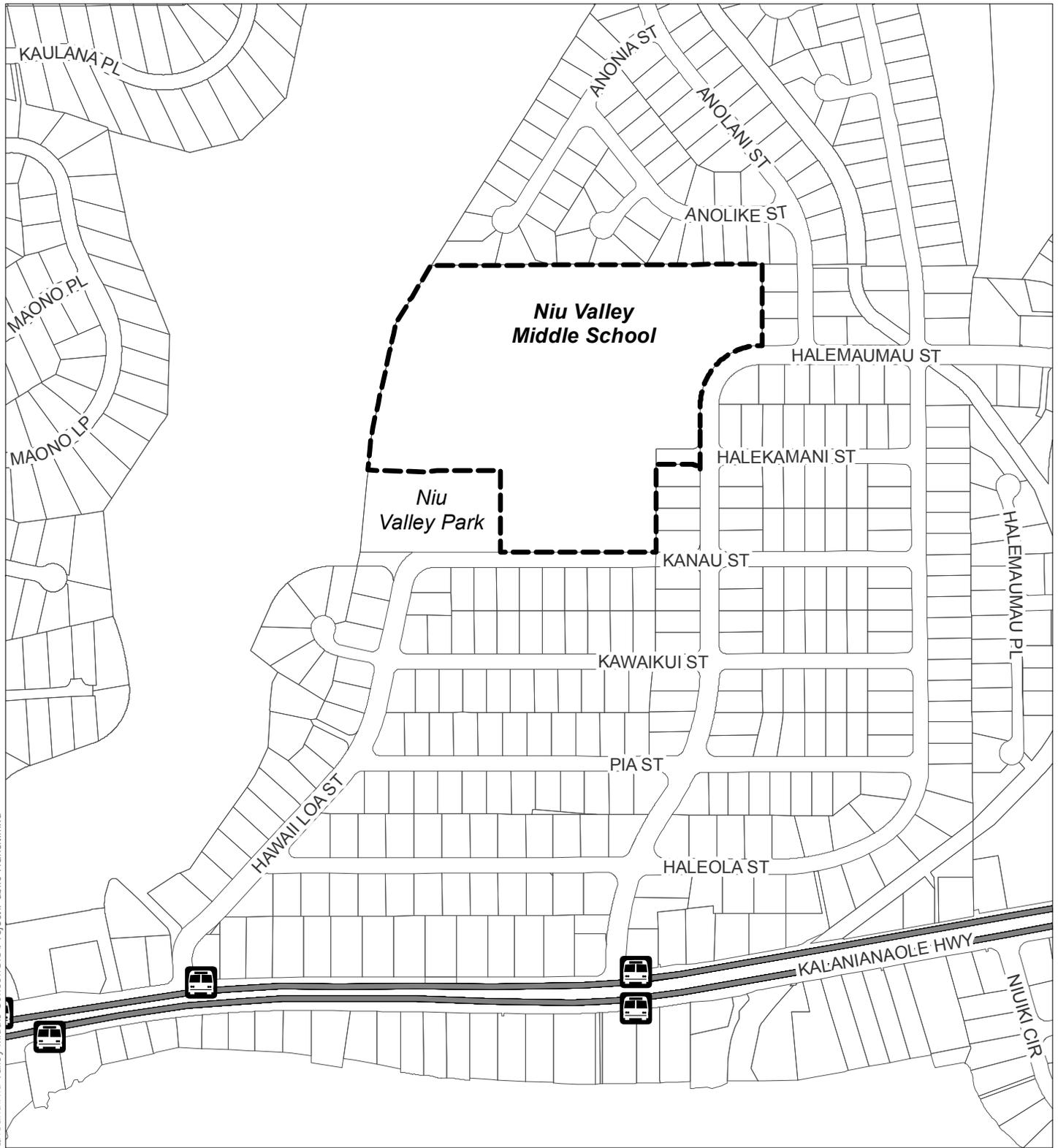
FIGURE 16:  
Road System and Crosswalk Location

**Niu Valley Middle School**

State of Hawai'i, Department of Education      Island of O'ahu



Source: C&C Honolulu (2014); Pictometry Online (2013).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 3/6/2015

**LEGEND**

-  Niu Valley Middle School
-  TMK Boundary
-  Bus Stops
-  Bus Routes: 1/1L, 22, 23, 80, 80A, 82, PH6

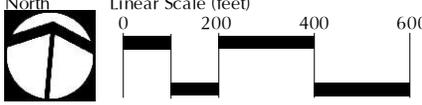
FIGURE 17:  
Public Transit Routes and Stops

**Niu Valley Middle School**

State of Hawai'i, Department of Education      Island of O'ahu

North      Linear Scale (feet)

0      200      400      600




Source: C&C Honolulu (2012, 2014)  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

### **4.3 NOISE**

Current sources of noise in the vicinity of the Project include noises associated with vehicular traffic, and typical residential and school noises.

Because the Project is taking place on a school campus, children, who are sensitive receptors, may be impacted.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

The Project is expected to produce short-term increased noise levels during construction that will include an increase in heavy equipment/vehicular traffic in the area. However, upon completion of the Project, noise levels will be reduced back to pre-construction levels. Because the proposed Four Classrooms for World Languages Building will occur within the boundaries of the public school campus, the DOE will work closely with school officials regarding construction activities to reduce noise impacts to students and staff.

Community Noise Control regulations (HAR Title 11, Chapter 46) establish maximum permissible sound levels for construction activities occurring within three “acoustical” zoning districts. The Site and surrounding areas are most closely classified in the Class B acoustical zoning district, which limits maximum permissible daytime noise (7AM-10PM) to 60 dB(A) and nighttime noise (10PM-7AM) to 50 dB(A).

In general, construction activities cannot exceed the permissible noise levels for more than ten percent of the time within any twenty minute period except by permit or variance. Any noise source that emits noise levels in excess of the maximum permissible sound levels cannot be operated without first obtaining a noise permit from the DOH. Although the permit does not attenuate noise, it regulates the hours during which excessive noise is allowed.

Exposure to noise is expected to vary by construction activity, and the type of equipment used during the different activities. Heavy machinery and pneumatic impact equipment will likely generate noise in the range of 82-96 decibels-weighted (dB(A)) within 50 feet of the source. The general contractor(s) is expected to be responsible for obtaining necessary permits and complying with all permit conditions. There is a need to balance work activities to meet permit conditions for "acoustical" zoning districts while minimizing traffic disruptions. Work is expected to be scheduled primarily for daytime hours, as described in HAR Title 11, Chapter 46 (7AM-10:00 PM), Monday through Friday. The contractor is also expected to ensure that all construction equipment with motors is properly equipped with mufflers in good operating condition. The contractor may employ other mitigation measures to minimize those temporary noise impacts.

To the extent possible, the noisiest construction will be scheduled during the summer months to minimize impact on students. Because the proposed Four Classrooms for World Languages Building will occur within the boundaries of the nearest public school campus, the DOE and Contractor(s) will work closely with NVMS officials regarding construction activities to reduce noise impacts to students and staff particularly during crucial standardized testing periods.

#### **4.4 AIR QUALITY**

Air quality in the vicinity of the Project Site is generally good. The State of Hawai‘i is in attainment with all National Ambient Air Quality Standards (NAAQS). The NAAQS have been established for man-made sources of pollution. At times air quality is reduced as a result of an increase in Sulfur Dioxide (SO<sub>2</sub>) emissions from a natural source of pollution, Kīlauea Volcano, located on the island of Hawai‘i. Occasionally wind patterns carry emissions from Kīlauea Volcano to the northwest, in the direction of the Site. Air flow from this direction carrying volcanic gasses or “vog” can result in an increase in pollution, a decrease in visibility and can impair the health of sensitive receptors.

Kīlauea Volcano is recognized as the largest point source of SO<sub>2</sub> gas in the United States. Gaseous emissions increased dramatically in 2008 when a new vent opened at the volcano’s summit. Emission estimates increased to 3,000 – 5,000 tons per day (TPD) of SO<sub>2</sub>, in contrast to previous average emission of 1,700 TPD.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

Long-term air quality impacts due to the Project are not expected. Actions associated with the Project are not expected exceed any State or Federal air quality standards.

Short-term, air quality impacts due to the Project may result from construction activities. However, emissions are unlikely to violate state or federal air quality standards based on the good air quality and moderate level of existing traffic volumes in the region. On a localized level during construction, air quality in the area may be impacted by exhaust generated from construction equipment and fugitive dust. The contractor will implement BMPs necessary to reduce any negative air quality impacts. BMPs for dust control may include but are not limited to:

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

A combination of these and other measures to mitigate potential air quality impacts will be implemented as appropriate. Exhaust emissions from construction equipment and increased vehicular traffic should not violate State or Federal air quality standards based on the moderate level of existing traffic volumes in the region.

#### **4.5 VISUAL RESOURCES**

Due to the flat topography of the site, existing two-story school buildings, and surrounding residential development, there are no significant view planes or view sheds on the Site. While, the school and residential homes to the east of the school currently have views of the Hawai'i Loa Ridge, the new facility is not likely to impact these views.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

NVMS is surrounded on three sides (north, east, and south) by either single-family residences or residential streets. The southwestern portion of TMK (1) 3-7-003: 010 is utilized as the Niu Valley Neighborhood Park. The western boundary of the parcel abuts the eastern slope of Hawai'i Loa Ridge.

Due to the location of the proposed building, the view plane towards Hawai'i Loa Ridge and the NVMS will not be impacted for the surrounding homes.

#### **4.6 INFRASTRUCTURE AND UTILITIES**

A team of technical consultants has been retained to address infrastructure requirements for the proposed improvements. Key findings are summarized in the following sections.

##### **4.6.1 Water System**

Water is supplied to NVMS by the Board of Water Supply via a water transmission line in Halemaumau Street.

The Project will include new domestic water lines, fire water lines, and a fire hydrant, as part of the site proposed Four Classrooms for World Languages Building. The new structure will be connected to the existing water system to support plumbing, and restrooms requirements.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

Subsequent to the submittal of the Draft EA for publication, the State Commission on Water Resource Management wrote that "The Environmental Assessment should discuss any changes in water demand resulting from the proposed improvements." The school population is not expected to change; therefore, an increase in the average daily demand for water is not anticipated. During the Draft EA public comment period, the Department of Land and Natural Resources Engineering Division wrote:

*"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."*

Niu Valley Middle School Four Classrooms for World Languages Building  
*Final Environmental Assessment - Finding of No Significant Impact*

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According to comments received from the Board of Water Supply on March 16, 2015,

*“The existing water system is adequate to accommodate the proposed development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the 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 proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.”*

Similar comments were received from the Board of Water Supply in a letter dated April 10, 2015 (during the public comment period of the Draft EA).

#### **4.6.2 Wastewater System**

Wastewater from NVMS is collected and treated at the Sand Island Wastewater Treatment Plant (SIWWTP) facility.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

Although there will be an increase in restroom facilities, the school population (students and staff) will not increase, therefore, a change in peak waste water flow is not expected. During the Draft EA public comment period, the City and County of Honolulu Department of Environmental Services wrote: “...should the project change and an increase in wastewater flow is expected, the Department of Planning and Permitting (DPP), Wastewater Branch has the lead role in issuing sewer connection permits.”

#### **4.6.3 Drainage System**

Niu Valley has an extensive municipal drainage system. Run-off throughout the built areas of Niu Valley is eventually captured by a combination of open and underground drainage features, natural gulches, and eventually makes its way to the ocean.

The Site is designated on the FIRM as Zone D as shown on Figure 14 and described in Section 3.5.1.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

In the long-term, the Project will result in an increase in impervious surface area and therefore more potential storm runoff. However, the City and County of Honolulu, Department of Planning and Permitting’s Rules Relating to Storm Drainage Standards, June 2013, will be incorporated in drainage design to ensure the Proposed Project does not impact the existing storm water quality or volume of runoff. To satisfy Honolulu’s standards for the protection of water quality, LID features will be integrated into the Project design to maintain or improve the existing storm peak flows and

Niu Valley Middle School Four Classrooms for World Languages Building  
*Final Environmental Assessment - Finding of No Significant Impact*

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storm water quality exiting the Proposed Project. Drainage on the site will be HI-CHPS verified. Filtration/infiltration through vegetation will capture the majority of the increased runoff resulting from the Proposed Project and allowing it to seep into the ground rather than leaving the Site. Overflow from the LID features will primarily be conveyed to grassed areas.

Construction will necessitate the use of materials of various toxicities. Adhesives, paints and fuel for equipment are the primary materials that have the potential to be accidentally spilled. During the Draft EA public comment period, the City and County of Honolulu, Department of Facility Maintenance wrote: “Once construction phase commence, install approved Best Management Practices fronting all drainage facilities (Catch Basin/Drainage inlets along Kanau Street and Halemaumau Street).” The contractor will incorporate sessions that include spill prevention and clean up into its jobsite training. In addition, access points to the storm water system will be monitored and controlled to limit construction waste and debris from entering it.

In addition, the Proposed Project is being designed to be HI-CHPS verified.

#### **4.6.4 Electrical and Communications System**

Electrical, telephone, data and television services are provided to NVMS directly by the service providers, Hawaiian Electric Company (electricity), Hawaiian Telcom (telephone) and Time Warner Cable/Oceanic provides data and cable television service.

Currently, NVMS has a relatively low energy demand. With the exception of the music, band and library none of the buildings are fully air conditioned. The main portion of the Administration Building is cooled through ceiling fans, and offices are serviced with window air conditioning units. While classrooms in Building Q have fans due to its location at the base of the mountain, most do not.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

During the Pre-Consultation process, the Hawaiian Electric Company (HECO) wrote that it had no objection to the project. HECO also wrote:

*“Should HECO have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed Niu Valley Middle School Project comes to fruition, please continue to keep us informed.”*

Subsequent to the submittal of the Draft EA for publication, Hawaiian Telcom wrote that it:

*“...has underground facilities within the campus that may be impacted by the proposed project. However, there are no specific issues that should be addressed in the Environmental Assessment. Please continue to include us during the design stages of the project.”*

The existing network of utilities may be impacted during construction. Coordination with the various service and utility providers will be performed during design of the Proposed Project. Coordination will continue during the construction phase to insure service interruptions are minimized during construction, and all necessary safety precautions are met.

Niu Valley Middle School Four Classrooms for World Languages Building  
*Final Environmental Assessment - Finding of No Significant Impact*

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In an effort to meet State energy conservation, and clean energy goals (HRS Chapters 344 and 226), measures for energy efficiency and cost effective energy conservation will be implemented into the Proposed Project to reduce the maximum electrical load and energy consumption. The roof of the proposed building will be designed at the optimal pitch and direction to accommodate future installation of a photovoltaic (PV) system with minimal modification to the facilities in an effort to help the State reach its clean energy goals, in particular, generating 40% of the energy from local renewable sources.

#### **4.6.5 Solid Waste**

The Proposed Project will include the construction of a new classroom building within the NVMS Campus. Trash collection and disposal is currently handled under a DOE contract. NVMS has 2-yard dumpsters that are emptied several times a week when school is in session. Collected trash is then disposed at the H-Power facility in Kalaleloa. H-Power is a waste to energy plant that produces approximately 7% of O‘ahu’s electricity as it processes approximately 600,000 tons of waste annually.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

Solid waste generated at the Site during the construction phase will increase over current conditions. Waste is expected to include materials from construction and grading activities. This Project is being designed for HI-CHPS verification. Therefore LID and construction practices are expected to be implemented in an effort to divert materials that can be reused/recycled away from the landfill as well as minimize the amount of waste generated. Every effort will be made to reduce the waste generated during the construction phase and when possible materials/structures will be re-used and or recycled.

In the long-term, solid waste generation is not expected to increase because there will be no substantive change in enrollment. During the Draft EA public comment period, the City and County of Honolulu Department of Environmental Services wrote:

*“We note that the disposal of solid waste at our H-Power facility provides beneficial energy production, and we foresee no significant impacts to our facilities and services. However, our department would encourage the school to further promote efforts to reduce, reuse, and recycle solid waste, which may result in improved sustainability and other long-term benefits.”*

#### **4.7 HAZARDOUS MATERIALS**

The Project will include the addition of facilities within the NVMS Campus. The Proposed Project will not alter existing structures, but may impact the existing asphalt parking lot.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

Construction will necessitate the use of materials of various toxicities. Adhesives, paints and fuel for equipment are the primary materials that have the potential to be accidentally spilled. The contractor will incorporate sessions that include spill prevention and clean up into its jobsite training. Certified contractors will address the abatement of these hazardous materials in a manner that meets the State of Hawai‘i’s DOH requirements and ensures that these materials are properly

contained and disposed. In addition, access points to the storm water system will be monitored and controlled to limit construction waste and debris from entering it.

In addition, the Proposed Project is being designed for HI-CHPS verification.

## **4.8 SOCIO-ECONOMIC CHARACTERISTICS**

### **4.8.1 Population**

The U.S. Census reported that the population of O‘ahu was 953,207 in 2010. The overall population increased by approximately 9% between 2000 and 2010 according to the U.S. Census 2010.

The Site is located within the U.S. Census Bureau’s East Honolulu Census Designated Place (CDP). In 2010, the population was 49,914 of which 10,530 were 19 years old or younger. The average household size was 2.81 people.

### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

The Proposed Project will not affect area population. The construction of the Project will improve the school’s facilities in an effort to better meet the needs of the existing school population.

### **4.8.2 Economy**

The local economy within the East Honolulu CDP is primarily based on accommodation and food services, followed by retail trade. Within the East Honolulu CDP, approximately 62% of the population is employed, 2% were unemployed and approximately 35% are not in the labor force<sup>1</sup>.

### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

In the long term, the Project will not affect the economy within the East Honolulu CDP. The construction of the Project will improve the school’s facilities in an effort to better meet the needs of the existing school population. In the short term this project will have a positive effect on the State’s economy by providing work during the planning, design and construction of the project.

## **4.9 PUBLIC SERVICES AND FACILITIES**

### **4.9.1 Schools**

NVMS is one of six public schools (four elementary, one middle, and one high school) within the DOE Kaiser Complex Area. There are no public charter schools in the Kaiser Complex Area. Table 4-1 presents current and projected public school enrollment information for the Kaiser Complex Area.

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<sup>1</sup> Based upon the employment status of the population 16 years or older

**Table 4-1: Enrollment for Public Schools in Kaiser Complex**

<b>School</b>	<b>Enrollment in 2014- 2015</b>
Aina Haina El	505
Hahaione El	555
Kamiloiki El	418
Koko Head El	333
Niu Valley Middle	887
Kaiser High	1156

Source: (State of Hawaii Department of Education, 2015)

Private schools in the area include Honolulu Waldorf School (Pre-K-12), Holy Nativity School (Pre-K-6) and Calvary by the Sea Lutheran Church & Montessori School (Pre-K-age 6).

### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

NVMS, along with Kaiser High School offer its complex area an International Baccalaureate (IB) World Schools program. NVMS offers the Middle Years Program component of the IB program requiring the school to include World Languages in its curriculum. Currently, the world languages classes are held in two regular classrooms and a portion of an industrial arts classroom. The three classrooms used are not outfitted to support 21st century modes of education critical to effectively support learning.

The objective of this project is to address the current shortfall in classroom facilities to meet the requirements of the IB program. In order for the program to support current enrollments' progression into high school, an additional classroom is needed. NVMS will be adding 4 classrooms and a faculty center to its campus without plans to increase enrollment.

#### **4.9.2 Police, Fire, and Medical**

##### **Police Protection**

The Proposed Project is located in Honolulu Police Department District 7. District 7 encompasses about 40 square miles in east Honolulu, from Punahou Street to Makapu'u Point. With the exclusion of Waikiki, the area includes Manoa, McCully, Mo'ili'ili, Kaimuki, Palolo, Diamond Head, Waialae, Kahala, Aina Haina, Niu Valley, Kuliouou, Hawai'i Kai, Kalama Valley, and Sandy Beach. East Honolulu has one Substation and a Burglary Theft Detail office located within the District.

A walk-in / storefront Substation is located in the Hawaii Kai Towne Center. The address is 6600 Kalaniana'ole Highway. The Substation is around the Ewa corner of the Hawaii Kai Satellite City Hall office. Hours of operation are between 9:00 a.m. to 9:00 p.m.

The District's Burglary Theft Detail is located in the Diamond Head area, within the National Guard compound. This building was opened in early 2007 and is home to the East Honolulu &

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Waikiki Burglary Theft Details. The Burglary Theft Detail handles property crime investigations that occur within the District. The building is located at 4087 Diamond Head Road; access is from the 22nd Avenue roadway.

**Fire Protection**

The Proposed Project is located between the following Honolulu Fire Department Stations: No. 23 Wailupe Station (located on Kalanianaʻole Highway near Kaai Street); and No. 34 Hawaii Kai Station (located near Lunalilo Home Road and Kapaia Street).

**Medical Services**

There are numerous hospitals and medical centers with emergency rooms near Downtown Honolulu, with the closest being Kapiolani Medical Center (approximately 7.1 miles from NVMS and approximately 15 minutes by automobile). The nearest emergency medical service is stationed at Wailupe Fire Station Center (approximately 1.6 miles from NVMS and approximately 5 minutes by automobile). There are also Urgent Care facilities located in Hawaii Kai and near Kahala Mall.

***POTENTIAL IMPACTS AND MITIGATION MEASURES***

The Project is not expected to create an increased demand on existing Police, Fire and Medical services. During the Pre-Consultation process, the Honolulu Police Department wrote that it had “no concerns regarding the project at this time.”

During the Pre-Consultation and Draft EA public comment processes, the Honolulu Fire Department wrote:

*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 from fire department access roads as measured by an approved route around the exterior of the building or facility...*

*A fire department access road shall extend to within 50 feet of at least one exterior door that can be opened from the outside and that provides access to the interior of the building...*

*A water supply approved by the county, capable of supplying the required fire flow for 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 from a 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 AHJ [Authority Having Jurisdiction] ...*

*The unobstructed width and unobstructed vertical clearance of fire apparatus access road shall meet county requirements...*

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

The design of the Proposed Project will address all of the above Fire Department comments.

### **4.9.3 Recreational Facilities**

The closest park to NVMS is Niu Valley Neighborhood Park, which includes two tennis courts, but is about to include playground new equipment. NVMS currently has four hard courts (basketball), and a large lawn.

#### ***POTENTIAL IMPACTS AND MITIGATION MEASURES***

Since the proposed project will not increase enrollment and the Proposed Project will be located  $\pm 230$  feet away, no impacts on Niu Valley Neighborhood Park, or the physical education facilities of NVMS are anticipated. During the Pre-Consultation process, the Department of Parks and Recreation wrote that it had no comments.

**Section 5:  
Land Use Conformance**

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## **5 LAND USE CONFORMANCE**

State of Hawai‘i and City and County of Honolulu land use plans, policies, and ordinances relevant to the proposed NVMS Four Classrooms for World Languages Building are described below.

### **5.1 STATE OF HAWAI‘I**

#### **5.1.1 State Land Use Law, Chapter 205, Hawai‘i Revised Statutes**

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and authorizes this body to designate all lands in the State into one of four Districts: Urban, Rural, Agricultural, or Conservation.

The Site is located within the State Land Use Urban District (Figure 5). Public schools are permitted use in the State Land Use Urban District.

#### **5.1.2 Coastal Zone Management Act, Chapter 205A, Hawai‘i Revised Statutes**

The U.S. Congress enacted the Coastal Zone Management (CZM) Act to assist States in better managing coastal and estuarine environments. The act provides grants to States that develop and implement Federally-approved CZM plans. The State of Hawai‘i’s CZM Act Program was enacted pursuant to Chapter 205A, HRS. The program outlines management objectives centered around ten (10) areas: 1) Recreational Resources; 2) Historic Resources; 3) Scenic and Open Space Resources; 4) Coastal Ecosystems; 5) Economic Uses; 6) Coastal Hazards; 7) Managing Development; 8) Public Participation in Coastal Management; 9) Beach Protection; and 10) Marine Resources. All lands within the State of Hawai‘i fall within the CZM area, including the project Site.

The proposed project Site is located outside of the SMA (Figure 8). The objectives and policies of the Hawai‘i Coastal Zone Management (CZM) Program, along with a detailed discussion of how NVMS project conforms to these objectives and policies, are discussed below.

### **Recreational Resources**

*Objective: Provide coastal recreational opportunities accessible to the public.*

*Policy A: Improve coordination and funding of coastal recreational planning and management; and*

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

- (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
- (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable*

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- monetary compensation to the State for recreation when replacement is not feasible or desirable;*
- (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
  - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
  - (v) Ensuring public recreational uses of County, State, and Federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;*
  - (vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;*
  - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*
  - (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and County authorities; and crediting such dedication against the requirements of section 46-6.*

**Discussion:** The Site is located in East Honolulu. It is not a coastal development, is not located on the coastline, and is not in the SMA; therefore, policies regarding shoreline recreation resources are not applicable. However, to protect marine water quality the Project will be designed and built in compliance with all applicable Federal, State, and City regulations pertaining to storm water management including the City & County of Honolulu's grading ordinance. BMPs will be integrated into the construction project. LID features will be integrated into the Project design to essentially maintain or improve the existing storm peak flows and storm water quality exiting the site of the Proposed Project. Drainage on the site will be HI-CHPS verified. Filtration/infiltration through vegetation will capture the majority of the increased runoff resulting from the Proposed Project and allowing it to seep into the ground rather than leaving the Site. Overflow from the LID features will primarily be conveyed to grassed area.

### **Historic Resources**

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

*Policy A: Identify and analyze significant archaeological resources;*

*Policy B: Maximize information retention through preservation of remains and artifacts or salvage operations; and*

*Policy C: Support State goals for protection, restoration, interpretation, and display of historic resources.*

**Discussion:** The Cultural Impact Assessment concluded that based upon information pertaining to traditional cultural practices or access rights received from contacted individuals, and organizations, via the legal notices and archival research the Project is not anticipated to produce

adverse effects to any Native Hawaiian rights or ethnic groups related to gathering, access or other customary activities.

Scientific Consultant Services, Inc. conducted an Archaeological Field Inspection for the Site, as documented by the End-of-Field Work Letter included as Appendix B (Dahger & Spear, 2014a) (Dahger & Spear, 2014b). The Archaeological Field Inspection was conducted in compliance with Hawai'i Revised Statutes (HRS) Section 6E Historic Preservation to determine the presence/absence of archaeological sites and included test pits evaluating the soil horizons. The Archaeological End-of-Field Work Letter is included as Appendix B. The Archeological Field Inspection of the NVMS campus project area led to the identification of no significant archaeological sites or historic property(ies).

### **Scenic and Open Space Resources**

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

*Policy A: Identify valued scenic resources in the coastal zone management area;*

*Policy B: Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*

*Policy C: Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*

*Policy D: Encourage those developments which are not coastal dependent to locate in inland areas.*

**Discussion:** The proposed project is not coastal dependent and will be located inland, away from the shoreline; therefore, it is anticipated that there will be no effect on the quality of the coastal scenic and open space resources. In addition, the proposed Four Classrooms for World Languages Building is located within the boundaries of an existing elementary school. The Proposed Project will be constructed in close proximity to the existing structures allowing the large open spaces within the campus to be retained.

### **Coastal Ecosystems**

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

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

*Policy B: Improve the technical basis for natural resource management;*

*Policy C: Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*

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

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

**Discussion:** The Proposed Project is not a coastal development, is not located on the coastline, nor within the SMA. To protect marine water quality the Project will be designed and built in compliance with all applicable federal, state, and county regulations pertaining to storm water management including the City & County of Honolulu's grading. In particular, the City and County of Honolulu, Department of Planning and Permitting's Rules Relating to Storm Drainage Standards, June 2013, will be incorporated in drainage design to ensure the Proposed Project does not impact the existing storm water quality or volume of runoff. To satisfy Honolulu's standards for the protection of water quality, LID features will be integrated into the Project design to essentially maintain or improve the existing storm peak flows and storm water quality exiting the site of the Proposed Project. Drainage on the site will be HI-CHPS verified. Filtration/infiltration through vegetation will capture the majority of the increased runoff resulting from the Proposed Project and allowing it to seep into the ground rather than leaving the Site. Overflow from the LID features will primarily be conveyed to grassed areas. BMPs will be employed during construction to reduce erosion of soils and fugitive dust during construction. These measures will also protect down-gradient resources and prevent secondary and cumulative impacts of storm water.

### **Economic Uses**

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

*Policy A: Concentrate coastal dependent development in appropriate areas;*

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

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

- (i) Use of presently designated locations is not feasible;*
- (ii) Adverse environmental effects are minimized; and*
- (iii) The development is important to the State's economy.*

**Discussion:** The proposed NVMS Four Classrooms for World Languages Building does not directly impact the State's coastal-dependent economy; however, during construction, the Project

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will generate short-term employment (and accompanying State income and excise tax revenue). This Project will improve the facilities that will be utilized by the DOE to create a foundation for NVMS students' educational success.

### **Coastal Hazards**

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

*Policy A: Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;*

*Policy B: Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point source pollution hazards;*

*Policy C: Ensure that developments comply with requirements of the Federal Flood Insurance Program; and*

*Policy D: Prevent coastal flooding from inland projects.*

**Discussion:** The project located well outside the tsunami inundation zone. In addition, decentralized LID drainage measures will be incorporated into the Project to reduce flooding hazards. There will be no increases in runoff from the Site.

### **Managing Development**

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

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

*Policy B: Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and*

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

**Discussion:** The Project is not a coastal development, is not located on the coastline, and is not in the SMA. Stakeholders were engaged in workshops early in the design phase of the Project, and the Proposed Project was presented at the April 2<sup>nd</sup>, 2015 meeting of the Kuliouou – Kalani Iki Neighborhood Board. Pre-consultation comments were obtained and are reproduced in Appendix A. In addition, this EA discusses potential impacts and mitigation measures of the Project and provides an opportunity for input.

### **Public Participation**

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

*Policy A: Promote public involvement in coastal zone management processes;*

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

*Policy C: Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.*

**Discussion:** The Project is not a coastal development, is not located on the coastline, and is not in the SMA. Stakeholders were engaged in workshops early in the design phase of the Project, and the Proposed Project was presented at the April 2<sup>nd</sup>, 2015 meeting of the Kuliouou – Kalani Iki Neighborhood Board. Pre-consultation comments were obtained and are reproduced in Appendix A. In addition, this EA discusses potential impacts and mitigation measures of the Project and provides an opportunity for input.

### **Beach Protection**

*Objective: Protect beaches for public use and recreation.*

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

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

*Policy C: Minimize the construction of public erosion-protection structures seaward of the shoreline.*

**Discussion:** The Project is not a coastal development, is not located on the coastline, and is not in the SMA; therefore, this objective and these policies are not applicable.

### **Marine Resources**

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

*Policy A: Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*

*Policy B: Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*

*Policy C: Assert and articulate the interests of the State as a partner with Federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*

*Policy D: Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and*

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*Policy E: Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

**Discussion:** The Proposed Project is not a coastal development, is not located on the coastline, and is not in the SMA; therefore, policies regarding shoreline recreation resources are not applicable. However, to protect marine water quality the Project will be designed and built in compliance with all applicable federal, state, and county regulations pertaining to storm water management including the City & County of Honolulu’s grading ordinance and the DOH fugitive dust. In particular, the City and County of Honolulu, Department of Planning and Permitting’s Rules Relating to Storm Drainage Standards, June 2013, will be incorporated in drainage design to ensure the Proposed Project does not impact the existing storm water quality or volume of runoff. To satisfy Honolulu’s standards for the protection of water quality, LID features will be integrated into the school design to essentially maintain or improve the existing storm peak flows and storm water quality exiting the site of the Proposed Project. Drainage on the site will be HI-CHPS verified. Filtration/infiltration through vegetation will capture the majority of the increased runoff resulting from the Proposed Project and allowing it to seep into the ground rather than leaving the Site. Overflow from the LID features will primarily be conveyed to grassed areas. BMPs will be employed during construction to reduce erosion of soils and fugitive dust during construction. These measures will also protect down-gradient resources and prevent secondary and cumulative impacts of storm water.

### **5.1.3 Hawai‘i State Plan**

The Hawai‘i State Plan (Chapter 226, HRS), establishes a set of goals, objectives and policies that serve as long-range guidelines for the growth and development of the State. Objectives and policies pertinent to the proposed project are as follows:

#### **§ 226-21: Objectives and policies for socio-cultural advancement – education.**

*Objective: Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.*

**Policies:**

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

**Discussion:** NVMS, along with Kaiser High School offer its complex area an International Baccalaureate (IB) World Schools program. NVMS offers the Middle Years Program component of the IB program requiring the school to include World Languages in its curriculum. Currently,

the world languages classes are held in two regular classrooms and a portion of an industrial arts classroom. The three classrooms used are not outfitted to support 21st century modes of education critical to effectively support learning.

The objective of this project is to address the current shortfall in classroom facilities to meet the requirements of the IB program. In order for the program to support current enrollments' progression into high school, an additional classroom is needed. NVMS will be adding 4 classrooms and a faculty center to its campus without plans to increase enrollment.

## **5.2 CITY AND COUNTY OF HONOLULU**

County-specific land use plans and ordinances pertaining to the Project include the O'ahu General Plan, East Honolulu Sustainable Community Plan and Land Use Ordinance.

### **5.2.1 County of Hawai'i General Plan**

The O'ahu General Plan is the policy document for the long-range development of the Island of O'ahu. The O'ahu General Plan is a statement of general conditions to be sought in the 20-year planning horizon and policies to help direct attainment of the plan's objectives. Specific General Plan goals and policies applicable to the Project follow.

#### *Section IX- Health and Education*

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

#### *Policies:*

- (1) Support education programs that encourage the development of employable skills.*
- (4) Encourage the construction of school facilities that are designed for flexibility and high levels of use.*
- (5) Facilitate the appropriate location of learning institutions from the preschool through the university levels.*

**Discussion:** The proposed Project is consistent with the City and County of Honolulu General Plan Section IX, Objective B. NVMS, along with Kaiser High School offer its complex area an International Baccalaureate (IB) World Schools program. NVMS offers the Middle Years Program component of the IB program requiring the school to include World Languages in its curriculum. Currently, the world languages classes are held in two regular classrooms and a portion of an industrial arts classroom. The three classrooms used are not outfitted to support 21st century modes of education critical to effectively support learning.

The objective of this project is to address the current shortfall in classroom facilities to meet the requirements of the IB program. In order for the program to support current enrollments' progression into high school, an additional classroom is needed. NVMS will be adding 4 classrooms and a faculty center to its campus without plans to increase enrollment.

### 5.2.2 East Honolulu Sustainable Community Plan

The City and County of Honolulu has adopted the East Honolulu Sustainable Community Plan (EHSCP) as one of eight community-oriented plans to guide public policy, investment and decision making through the 2020 planning horizon. The EHSCP was developed by the Department of Planning and Permitting (DPP) and its consulting team in partnership with the community. The document contains policies specific to East Honolulu. These policies are then adopted through ordinances. The current EHSCP was adopted in 1999. In 2005, with community input, the City and County of Honolulu along with their consultants began revising the plan. A draft is currently undergoing internal review. According to a November 26, 2013 post on the DPP website, the EHSCP Review Process restarted with public presentations and meetings in 2012. Section 4.7.2 of the 1999 EHSCP states:

*The following principles and guidelines should be followed in planning and operating schools in East Honolulu.*

- **Adaptive Reuse.** *While the demand for classroom space has been declining in some sections of East Honolulu, needs could change significantly, even with a relatively slow rate of population growth if there is a future shift in household characteristics as younger adults with school-age children replace or move in with elderly residents in single family dwellings.*

*Therefore, the existing inventory of school facilities should be maintained... ”*

- **Shared Facilities.** *The Department of Parks and Recreations should coordinate with DOE the development and use of athletic facilities such as playgrounds, play fields and courts, swimming pools, and gymnasiums where the joint use of such facilities would maximize use and reduce duplication of function without compromising the schools’ athletic programs...Moreover, the DOE should coordinate the structural design of school buildings with the Oahu Civil Defense agency so that these facilities may be used as public hurricane shelters.”*

**Discussion:** The project is consistent with the currently adopted EHSCP. The Project will be completely contained within the boundaries of the existing school campus without removing any existing classroom space.

The NVMS shares the property with the City and County of Honolulu’s Niu Valley Neighborhood Park. New playground equipment is about to be installed within the Park “boundaries”, and a large portion of the NVMS is used by various non-school-related soccer teams. Area residents also use the NVMS basketball courts after school hours.

As previously noted, the NVMS is designated as a Public Emergency Shelter (<http://www.scd.hawaii.gov/documents/2011%20Public%20Emergency%20Shelters.pdf>) and will continue to be so even with the development of the proposed Four Classrooms for World Languages Building.

### 5.2.3 City and County of Honolulu Land Use Ordinance

The Land Use Ordinance (LUO) is housed in Chapter 21 of the Revised Ordinances of Honolulu 1990. It implements the goals and objectives of the O‘ahu General Plan and the EHSCP. All lands within the City and County of Honolulu are zoned into specific districts. According to the DPP, the project is zoned R-7.5 “Residential.” See Figure 6.

*“Sec. 21-3.70 Residential districts—Purpose and intent.*

*(a) The purpose of the residential district is to allow for a range of residential densities. The primary use shall be detached residences. Other types of dwellings may also be allowed, including zero lot line, cluster and common wall housing arrangements. Non-dwelling uses which support and complement residential neighborhood activities shall also be permitted.”*

**Discussion:** The project is consistent with the LUO. According to the LUO, DOE public schools fall in the category of “Public uses and structures.” According to the “Master Use Table” of the LUO, “Public uses and structures” are a permitted use in every zoning district regulated by the City and County of Honolulu. Special Management Area

The Site is not located within the Special Management Area. See Figure 8. Conformance with the Coastal Zone Management Act was previously discussed in Section 5.1.2.

### 5.3 APPROVALS AND PERMITS

A listing of permits and approvals required for the Project is presented below:

**Table 5-1: Approvals and Permits**

<b>Permit/Approval</b>	<b>Responsible Agency</b>
Chapter 343, HRS Compliance	Office of Environmental Quality Control
ADA Compliance	State Disability & Communication Access Board
Grubbing, Grading and Stockpiling Permit	City and County of Honolulu, Department of Planning and Permitting
Building Permits (including electrical, plumbing, civil)	
Occupancy	

## **Section 6: Alternatives**

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## 6 ALTERNATIVES

This section identifies and evaluates a range of alternatives that could meet the purpose and need and possibly avoid, reduce, or minimize adverse environmental effects.

### 6.1 NO ACTION ALTERNATIVE

Under the “no action” alternative, the construction of a new classroom building would not occur.

NVMS offers the Middle Years Program component of the International Baccalaureate (IB) World Schools program requiring the school to include World Languages in its curriculum. Currently, the world language classes are held in two regular classrooms and a portion of an industrial arts classroom. The three classrooms used are not outfitted to support 21st century modes of education critical to effectively support learning. The objective of this project is to add four classrooms and a faculty center to the NVMS campus in one building to support program needs, without plans to increase enrollment.

The “no action” alternative would preserve the existing problems with traffic and parking as the school only has 39 parking spaces. Because no new facilities would be built, there would be no increase in energy demand or impervious surface area that could potentially impact storm water quality or quantity.

### 6.2 ALTERNATIVE SITES WITHIN THE CAMPUS

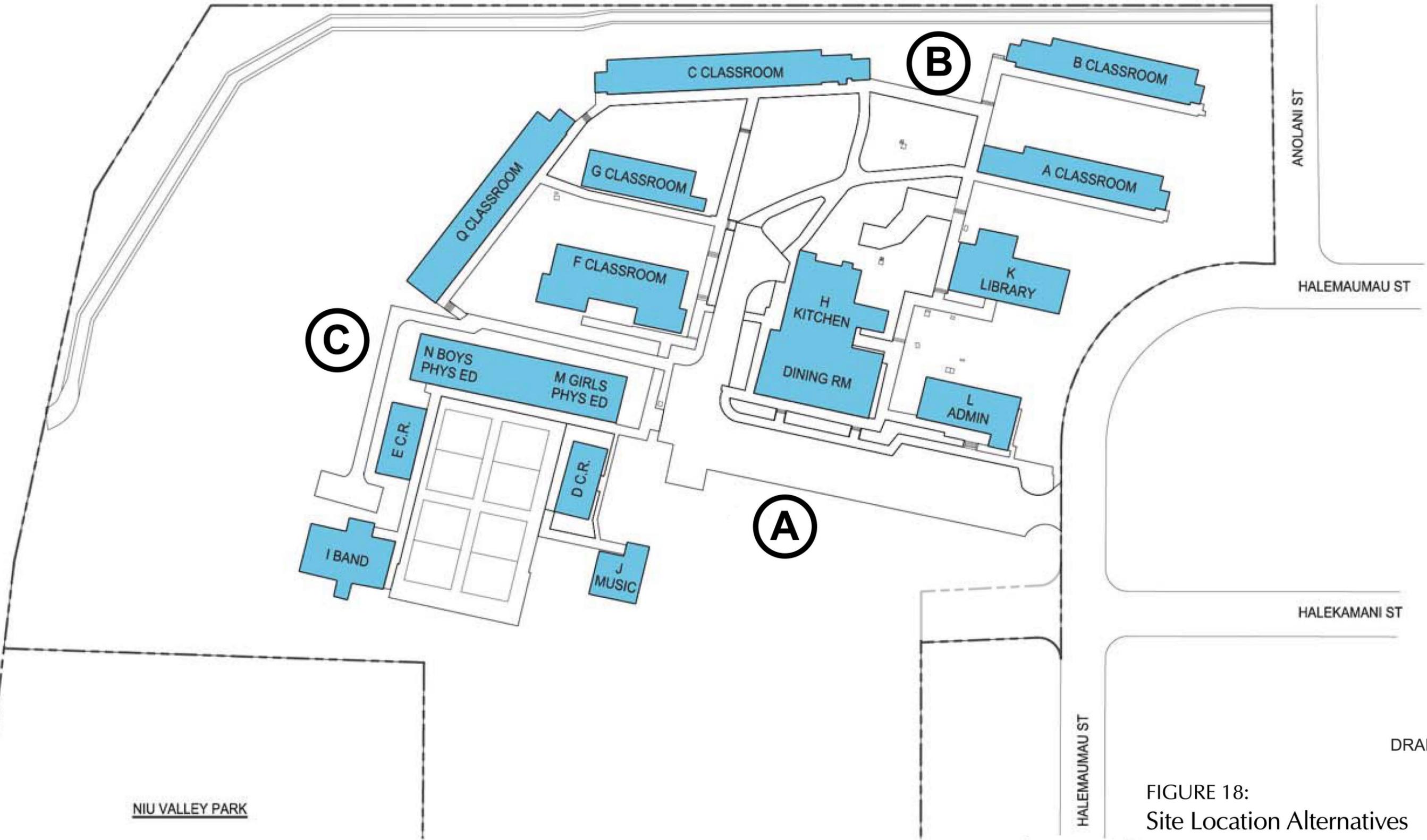
A total of three sites within the NVMS campus were selected for assessment (Figure 18). During the project stakeholder workshop 1, the three site alternatives were discussed and assessed based on each site’s microclimate, connectivity/location, and outdoor space development potential. The following table outlines the pros and cons according to the project stakeholder workshop for each site alternative. Sites B and C were rejected because of the challenges and constraints they faced due to access, development potential, grading, and proximity to the campus and community.

	Site A	Site B	Site C
Pros	<ul style="list-style-type: none"> <li>• Previously developed</li> <li>• Utilities are readily available</li> <li>• There is an opportunity for the project to be visible from the community and the school campus</li> <li>• No noise problems</li> <li>• No obstructions</li> </ul>	<ul style="list-style-type: none"> <li>• Close to other classroom buildings</li> <li>• Would create elevator access to other buildings via walkway connection</li> <li>• Could connect physically on both 1<sup>st</sup> and 2<sup>nd</sup> floors</li> <li>• Good ventilation to building</li> </ul>	<ul style="list-style-type: none"> <li>• Shade</li> <li>• Logistics and vertical circulation</li> <li>• ADA Access to Q building</li> <li>• Overall campus circulation might improve</li> </ul>
Cons	<ul style="list-style-type: none"> <li>• It is fairly separate from the rest of campus</li> </ul>	<ul style="list-style-type: none"> <li>• Construction access</li> <li>• Fire lane</li> <li>• Utility relocation</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping</li> <li>• Lack of trade wind access</li> </ul>

Niu Valley Middle School Four Classrooms for World Languages Building  
*Final Environmental Assessment - Finding of No Significant Impact*

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		<ul style="list-style-type: none"><li>• Elevator has to be installed/2 story building</li><li>• Disruption to campus during construction</li><li>• Would block ventilation from the rest of the gathering space</li><li>• Blocks a view corridor</li><li>• Would be disruptive when outdoor learning space is used</li><li>• Potential issues with neighbors</li></ul>	<ul style="list-style-type: none"><li>• Problems with solar exposure and access to daylight</li><li>• Challenging construction site</li><li>• Potential for rock fall</li><li>• Excavation/grading costs</li><li>• Mosquitoes</li><li>• No visibility to surrounding community</li></ul>
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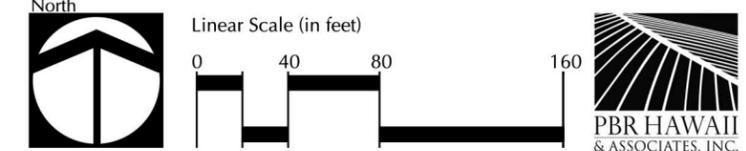


DRAFT 03/06/15

FIGURE 18:  
Site Location Alternatives

# Niu Valley Middle School

State of Hawai'i, Department of Education  
North  
Island of O'ahu





## **Section 7: Findings and Determination**

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## 7 FINDINGS AND DETERMINATION

To determine whether the implementation of the Project may have a significant impact on the physical and human environment, all phases and expected consequences of the proposed project have been evaluated, including potential primary, secondary, short-range, long-range, and cumulative impacts. Based on this evaluation, the Proposing Agency (State of Hawai‘i DOE) anticipates issuing a Finding of No Significant Impact (AFONSI). The supporting rationale for this finding is presented below.

### 7.1 SIGNIFICANCE CRITERIA

The discussion below evaluates the significance of the Project’s impacts based upon the Significance Criteria set forth in Hawaii Administrative Rules section 11-200-12.

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

**Discussion:** The location for the proposed building is sited on undeveloped portion of an existing school campus within the built environment of Niu Valley residential community. Environmental and cultural studies have been conducted in and around the Site. Site investigations revealed the absence of any resources potentially subject to irrevocable loss as a result of construction.

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

**Discussion:** The current use of the site as a school will not change as a result of this project. The site will continue to be utilized as a middle school campus.

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

**Discussion:** The Environmental Policies enumerated in Chapter 344, HRS promote conservation of natural resources, and an enhanced quality of life for all citizens. The Project is not expected to significantly impact any natural resources and is expected to enhance the quality of life of for families with children attending NVMS by improving teaching facilities.

*(4) Substantially affects the economic or social welfare of the community or State;*

**Discussion:** The Project is anticipated to have a beneficial impact on the social welfare of the East Honolulu communities of Kalama Valley, Hawaii Kai, Kuliouou, Niu Valley, Aina Haina, Wailupe Valley, and Waialae Iki by improving the educational facilities at NVMS.

*(5) Substantially affects public health;*

**Discussion:** The project and its construction will be designed to adhere to environmental health laws and to avoid the potential degradation of noise, water and air quality of surrounding properties.

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

**Discussion:** The project will not result in an increase in student population and is not anticipated to generate or stimulate residential growth in Niu Valley, resulting, in say, increased usage of Niu Valley Neighborhood Park or area roads.

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

**Discussion:** The Project as proposed will be built for HI-CHPS verification. Wherever possible, green materials like recycled flooring, paints with low volatile organic compounds will be integrated into the ultimate design of the Project. Where, feasible, project landscaping will utilize native trees and shrubbery. No substantial environmental degradation is anticipated as a result of the Project, particularly because the Project is occurring entirely within a previously disturbed area. Also, as the Project will be in compliance with all pertinent statutes and regulations (e.g., regulations pertaining to grading), no substantial environmental degradation is anticipated.

(8) *Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;*

**Discussion:** The Project is not part of a larger project, nor does it commit the State or County to any other larger actions, and will not generate any additional actions having a cumulative effect on the environment. As discussed throughout, construction activities may generate temporary impacts that can be addressed through BMPs for construction. Long term, the proposed Four Classrooms for World Languages Building has some potential to contribute to cumulative impacts (i.e. addition of impervious surfaces to the site), but with planned mitigation measures (i.e. LID techniques to infiltrate storm water) the Proposed Project is not anticipated to generate any cumulative impacts to the human or natural environment.

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

**Discussion:** The Proposed Project is located within the built environment of the NVMS campus. No rare, threatened or endangered species have been identified in the vicinity of the Site.

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

**Discussion:** No State or Federal air quality standards will be violated during or after the construction of the Project. The only anticipated issues related to air quality may be during construction; however, construction activities would be temporary. Long-term negative impacts related to air quality are not expected.

No State or Federal water quality standards will be violated during or after the construction of the Project; the Project will also be required to comply with all applicable water quality standards, as required by the County. While the Project will result in an increase in impervious surface area, LID elements have been incorporated into the design so water quality will remain unchanged from pre-construction conditions. The quantity and quality of storm water runoff will not be impacted by the Project.

Construction activities will inevitably create temporary noise impacts. If necessary, contractors will employ mitigation measures to minimize those temporary noise impacts including the use of mufflers and implementing construction curfew periods. Pursuant to Chapter 11-46, Hawai'i Administrative Rules, all construction activities must comply with all community noise controls. Long-term noise impacts are expected to return to preconstruction levels.

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

**Discussion:** The Site does not lie in an environmentally sensitive area such as a flood zone, tsunami zone, geologically hazardous area, beach, erosion-prone area, estuary, freshwater or coastal waters.

*(12) Substantially affects scenic vistas and view planes identified in County or State plans or studies; or,*

**Discussion:** The Project is located mid-valley and is consistent with view shed recommendations identified within the East Honolulu Sustainable Community Plan, which does not show a panoramic view designation for Niu Valley.

*(13) Requires substantial energy consumption.*

**Discussion:** The Project may result in an increase in energy demand. However, the project will be constructed to the standard necessary to achieve HI-CHPS verification, energy conservation will also be incorporated into the Project design. The new building will include energy saving design elements and oriented to maximize natural ventilation and day lighting. The preliminary engineering analysis has determined that power is currently available in the area and the capacity can support the Project.

## **7.2 DETERMINATION**

Pursuant to Chapter 343, HRS, the State of Hawai'i DOE has issued a Finding of No Significant Impact (FONSI) based on this Environmental Assessment. This finding is founded on the basis of impacts and mitigation measures examined in this document, public comments received during the pre-consultation phase, and analyzed under the above criteria.

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## **Section 8: Consultation**

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## **8 CONSULTATION**

### **8.1 INDIVIDUALS AND ORGANIZATIONS CONSULTED WITH PRIOR TO THE EA PROCESS**

In the course of planning for the proposed Four Classrooms for World Languages Building at NVMS, workshops were held with stakeholders and pre-consultation information packets were mailed out, and meetings were held with various organizations.

#### **8.1.1 Pre-Consultation Letters**

Detailed information regarding the Project was provided to following individuals, community organizations, private groups, and government agencies. The information notified them that an EA was being prepared for the Project and solicited concerns or comments. The comments received and corresponding responses are reproduced in Appendix A.

#### **Federal**

- U.S. Army Corps of Engineers, Honolulu District
- U.S. Fish and Wildlife Service
- Federal Emergency Management Agency

#### **State of Hawai'i**

- Department of Agriculture
- Department of Business, Economic Development and Tourism (DBEDT)
- DBEDT-Hawaii State Energy Office
- DBEDT-State Office of Planning
- Department of Defense
- Department of Health (DOH)
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
- DLNR-State Historic Preservation Division
- Department of Transportation
- Hawai'i Housing Finance and Development Corporation
- Office of Hawaiian Affairs
- Department of Accounting and General Services
- Department of Hawaiian Homelands
- State Representative Mark Hashem
- State Senator Sam Slom

- Office of Environmental Quality Control (OEQC)

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

- Board of Water Supply
- Department of Community Services
- Department of Design and Construction
- Department of Environmental Services
- Department of Facility Maintenance
- Department of Parks and Recreation
- Department of Customer Services
- Department of Planning and Permitting
- Department of Transportation Services
- Fire Department
- Police Department
- Neighborhood Board Representative Peter Kay
- Councilmember Trevor Ozawa

### **Other**

- Hawaiian Electric Company, Inc.
- Oceanic Time Warner Cable
- Hawaiian Telecom

### **8.1.2 Public Review Comments**

The Draft EA was published in the OEQC Environmental Notice on March 23, 2015 initiating a 30-day public comment period that was scheduled to end on April 22, 2015.

As part of the Draft EA public review process, the following agencies, organizations and individuals were sent copies of the Draft EA. Those that provided written comments (either by hardcopy or email as of April 30, 2015) are highlighted in *italics*. Copies of the written comments and responses are reproduced in Appendix D.

### **Federal**

- U.S. Army Corps of Engineers, Honolulu District
- U.S. Fish and Wildlife Service
- Federal Emergency Management Agency

### **State of Hawai'i**

- Department of Agriculture

- Department of Business, Economic Development and Tourism (DBEDT)
- DBEDT-Hawaii State Energy Office
- *DBEDT-State Office of Planning*
- Department of Defense
- *Department of Health (DOH)*
- Department of Human Services
- Department of Labor and Industrial Relations
- *Department of Land and Natural Resources (DLNR)*
- *DLNR-State Historic Preservation Division*
- Department of Transportation
- Hawai'i Housing Finance and Development Corporation
- Office of Hawaiian Affairs
- Department of Accounting and General Services
- Department of Hawaiian Homelands
- State Representative Mark Hashem
- State Senator Sam Slom
- Office of Environmental Quality Control (OEQC)

**City and County of Honolulu**

- *Board of Water Supply*
- Department of Community Services
- *Department of Design and Construction*
- *Department of Environmental Services*
- *Department of Facility Maintenance*
- Department of Parks and Recreation
- Department of Customer Services
- Department of Planning and Permitting
- *Department of Transportation Services*
- *Fire Department*
- Police Department
- Neighborhood Board Representative Peter Kay
- Councilmember Trevor Ozawa

**Other**

- *Hawaiian Electric Company, Inc.*
- Oceanic Time Warner Cable
- Hawaiian Telecom

## **Section 9: References**

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**Appendix A**  
**Pre-Consultation Comments & Responses**

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**OFFICE OF PLANNING  
STATE OF HAWAII**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

DAVID Y. IGE  
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LEO S. ASUNCION  
CHIEF CLERK  
OFFICE OF PLANNING

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Facsimile: (808) 587-2854  
Web: <http://planning.hawaii.gov/>

Ref. No. P-14667

February 27, 2015

Mr. Vincent Shigekumi  
Vice President  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekumi:

Subject: Early Consultation Request for an Environmental Assessment – Niu Valley Middle School; TMK: (1)1-7-031-052 (pot)

Thank you for the opportunity to provide comments on the early consultation request for a Draft Environmental Assessment (Draft EA) which proposes the construction of a new four classroom building that will house world language programs at Niu Valley Middle School. The pre-consultation material was transmitted to our office by letter dated February 9, 2015. It is our understanding that this project calls for the construction of a 40,000 square foot building on the existing campus of Niu Valley Middle School and will not disturb the Niu Valley Park which is adjacent to the campus. This new building will be located makai of the existing cafetorium and mauka of the existing play-field. The proposed classrooms will replace aging and inadequate facilities with ones that will be better outfitted for 21<sup>st</sup> Century modes of education, and will be an important support structure for the school's International Baccalaureate World Schools program.

The Office of Planning (OP) has reviewed the transmitted material and have the following comments to offer:

1. OP provides technical assistance to state and county agencies in administering the statewide planning system in Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Plan. The Hawaii State Plan provides goals, objectives, priorities, and priority guidelines for growth, development, and the allocation of resources throughout the State. The Hawaii State Plan includes diverse policies and objectives of state interest including but not limited to the economy, agriculture, the visitor industry, federal expenditure, the physical environment, facility systems, socio-cultural advancement, climate change adaptation, and sustainability.

The Draft EA should include an analysis on the Hawaii State Plan, HRS Chapter 226, that addresses whether this project conforms or is in conflict with state and county

Mr. Vincent Shigekumi  
February 27, 2015  
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plans, policies, and controls. The analysis should include a discussion on the project's ability to meet the objectives and policies listed in HRS Chapter 226.

2. OP is the lead agency for the Hawaii Coastal Zone Management Program. The coastal zone management area is defined as "all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the U.S. territorial sea" see HRS § 205A-1 (definition of "coastal zone management area").

The Draft EA should include an analysis of the proposed project's ability to meet the objectives and policies set forth in HRS § 205A-2. This analysis should be included in a section of the Draft EA that examines how this project conforms or is in conflict with state and county plans, policies, and controls. Where a conflict or inconsistency exists, the statement must describe the extent to which the applicant has reconciled its proposed action with HRS § 205A-2. These objectives and policies include: recreational resources, historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection, and marine resources.

3. The Draft EA should provide a complete list of all federal, state, or county permits required for this building project. A listing of required permits will allow OP to verify the project's consistency with the plans, programs, and policy objectives that fall under our authority.
4. OP has reviewed the maps transmitted to us and compared them to the known coastal resources in the area. The project is in close proximity to the coastal area adjacent to Maunaloa Bay, is within the Niu watershed, and is located in a Flood Hazard Zone - AE. Development and land use activities can create erosion, increased stormwater runoff and pollution that cause direct, secondary, and cumulative impacts to Hawaii's resources. Please consider using the *Stormwater Impact Assessment* in your stormwater impact evaluation for this project. This document can be used to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff occurrences. Mitigation measures and best management practices can keep water runoff from damaging coastal ecosystems.

This guidance document will assist in integrating stormwater impact assessment within the planning and environmental review process of a project. The document can be found at [http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater\\_impact/final\\_stormwater\\_impact\\_assessments\\_guidance.pdf](http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_impact/final_stormwater_impact_assessments_guidance.pdf).



Mr. Vincent Shigekuni  
February 27, 2015  
Page 3

If you have any questions regarding this comment letter, please contact Josh Hekeikia of our office at 587-2845.

Sincerely,

Leo R. Asuncion  
Acting Director

March 11, 2015

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P.O. Box 2359  
Honolulu, Hawaii 96804

Attn: Mr. Josh Hekeikia

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003-067 and 010 POR.**

Dear Mr. Asuncion:

Thank you for your letter (your reference number P-14667) dated February 27, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003-067 and 010, portion.

We appreciate your participation in the environmental review process, and your input that the Draft EA should (1) include a discussion of the proposed project's ability to meet the objectives and policies set forth in HRS Chapter 266; (2) include discussion of the proposed project's ability to meet the objectives and policies set forth in HRS § 205A-2; (3) include a complete list of all federal, state or county permits required for this project; and (4) review the Stormwater Impact Assessment document to determine stormwater design and mitigation, and Low Impact Development concepts. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services



DAVID Y. ICE  
GOVERNOR OF HAWAII



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

February 19, 2015

Mr. Vincent Shigekuni  
Vice President  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

**SUBJECT: Pre-Consultation (PC) for an Environmental Assessment  
Niu Valley Middle School, TMK: 1-7-031:052 POR**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your PC to our office on February 9, 2015. Thank you for allowing us to review and comment on the proposed project.

EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/home/landuse-planning-review-program/>. Projects are required to adhere to all applicable standard comments.

We encourage you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: <https://eha-cloud.doh.hawaii.gov/>

You may also wish to review the revised Water Quality Standards Maps that have been updated for all islands. The Water Quality Standards Maps can be found at:

<http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/water-quality-standards/>

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,

Laura Leialoha Phillips McIntyre, AICP  
Program Manager, Environmental Planning Office

VIRGINIA PRESSLER, M.D.  
DIRECTOR OF AHEC

In reply, please refer to:  
File:  
EPO 15-038

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March 11, 2015

Ms. Laura Leialoha Phillips McIntyre, Program Manager  
State of Hawaii  
Department of Health  
Environmental Planning Office  
P.O. Box 3378  
Honolulu, Hawaii 96801-3378

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL  
ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS  
FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and  
010 POR.**

Dear Ms. McIntyre:

Thank you for your letter dated February 19, 2015 (your reference number EPO 15-036) regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to acknowledge receipt of your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We reviewed the Environmental Planning Office's (EPO) standard comments relating to Environmental Health programs. We understand that all standard comments specifically applicable to NVMS must be adhered to. The organization of this letter follows the list of standard comments on your website.

**Clean Air Branch**

We acknowledge that there is a significant potential for fugitive dust emissions during all phases of construction and operations. The Draft EA will address construction-related impacts related to fugitive dust. All construction activities will comply with the provisions of Section 11-60.1-33, Hawaii Administrative Rules (HAR) related to Fugitive Dust. Adequate measures to control dust during various phases of construction will be required to be implemented by whatever contractor is employed by the Department of Education to effect the project's development.

**Clean Water Branch**

We reviewed and understand the standard comments provided by the Clean Water Branch (CWB).

1. **Potential Impacts to State Waters.** The Draft EA identifies the type and class of State waters off the coast of Honolulu (including Niu Valley) as "A". Any potential impacts to these waters caused by the construction and/or operation of the proposed project will meet the provisions of the: a) anti-degradation policy (Chapter 11-54-1.1, HAR); b) designated uses (Chapter 11-54-3, HAR); and c) water quality criteria (Chapter 11.54-4 through 11-54-8, HAR). However, direct discharges of storm water runoff into marine waters are not expected to occur due to Best Management Practices to reduce airborne dust and waterborne silt during construction.

Ms. Laura Leialoha Phillips McIntyre

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL – TMK 3-7-003:067 and 010 POR**

March 11, 2015

Page 2 of 3

- National Pollutant Discharge Elimination System permit coverage.** Although the area to be disturbed is estimated at approximately 40,000 square feet, if soil disturbance exceeds one acre in area, a National Pollutant Discharge Elimination System (NPDES) permit for Storm Water Associated with Construction Activity will be necessary.
- Clean Water Act.** Pursuant to the "Clean Water Act," a Section 401 Water Quality Certification from the State Department of Health, Clean Water Branch will be obtained if it is determined that the project may result in any discharge into navigable waters or as otherwise triggered.
- State Water Quality Standards (Chapter 11-54 and 11-55, HAR).** All discharges related to the construction and operation of the proposed project will comply with the State's Water Quality requirements contained in Chapters 11-54 and 11-55, HAR.

#### **Hazard Evaluation and Emergency Response Office**

We understand that the Hazard Evaluation and Emergency Response (HEER) Office provides leadership, support, and partnership in preventing, planning for, responding to, and enforcing environmental laws relating to releases or threats of releases of hazardous substances. We do not expect hazardous substances, pollutants, or contaminants to be present at the project site. However, if any of these are found at the project site, HEER will be contacted to determine the appropriate actions to comply with the relevant environmental laws.

#### **Indoor and Radiological Health (IRH) Branch**

The NVMS project activities will comply with the following Hawaii Administrative Rules:

- Chapter 11-39 Air Conditioning and Ventilation
- Chapter 11-45 Radiation Control
- Chapter 11-46 Community Noise Control

In addition, the NVMS operations will comply with HAR Chapters 11-501 through 11-504 regarding asbestos.

#### **Safe Drinking Water Branch**

We note that the Safe Drinking Water Branch administers programs to protect drinking water sources from contamination.

- Public Water System.** A public water system will not be developed as part of the proposed project. Potable water will be supplied by the City and County of Honolulu Board of Water Supply, which draws water from a series of groundwater wells and shafts.
- Underground Injection Control.** Wastewater generated by the consolidated NVMS facility will be collected by the County wastewater system.

#### **Solid and Hazardous Waste Branch**

Solid waste that cannot be recycled will be disposed of at either landfills, the incinerator, or transfer stations. A waste-to-energy combustor, H-POWER (Honolulu Program of Waste Energy Recovery) located at the Campbell Industrial Park incinerates about 1,800 tons of combustible waste per day. The electricity generated is bought by Hawaiian Electric Company. Currently, the H-POWER facility receives all residential and commercial packer truck wastes on the island. Waste contractors will be asked to submit

Ms. Laura Leialoha Phillips McIntyre

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL – TMK 3-7-003:067 and 010 POR**

March 11, 2015

Page 3 of 3

disposal receipts and invoices to ensure proper disposal of waste. The proposed NVMS consolidated facility will also comply with the provisions of Section 11-260 to 11-280, Hawaii Administrative Rules, relating to hazardous waste.

#### **Wastewater Branch**

The proposed project will connect to the County wastewater system. Wastewater generated onsite will be collected by the County wastewater system. No cesspool is being proposed.

#### **Sustainable and Healthy Design**

We have examined the available resources on strategies to support the sustainable and healthy design of communities and buildings. As such, the following concepts will be incorporated into the development of the proposed project.

- Implement best management practices to reduce pollutant loads (ORMP)
- Incorporate green building specifications into all new construction and major renovation projects (US HHS)
- Develop and deploy operational controls for leak detection including a distribution system audit, leak detection, and repair programs. (US HHS)
- Design, install, and maintain landscape to reduce water use (US HHS).

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII



Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

DAVID Y. ITOE  
GOVERNOR OF HAWAII



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INTERIM CHAIRPERSON  
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HISTORIC PRESERVATION  
KAMOHAWILI LAND RESERVE COMMISSION  
STATE PARKS

DAVID Y. ITOE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

March 3, 2015

PBR HAWAII & Associates, Inc.  
Attn: Mr. Vincent Shigekuni  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

Dear Mr. Shigekuni,

**SUBJECT:** Pre-Consultation for an Environmental Assessment - Niu Valley Middle School

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 (1) Land Division – Oahu District; (2) Division of Forestry & Wildlife; and (3) Engineering Division. No other comments were received as of our suspense date. Should you have any questions, please feel free to contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Sincerely,

Russell Y. Tsuji  
Land Administrator

Enclosure(s)

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

February 13, 2015

**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: Pre-Consultation for an Environmental Assessment – Niu Valley Middle School  
LOCATION: TMK 1-7-051-052 por. 2-7-3-10  
APPLICANT: Sakamoto-Newman Architects by its consultant PBR Hawaii & Associates, Inc.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document.

Please submit any comments by **March 2, 2015**. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed:   
Print Name: Russell Y. Tsuji  
Date: 2/20/2015

DAVID Y. ICE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
HONOLULU, HAWAII 96809

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STATE OF HAWAII

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
HONOLULU, HAWAII 96809

DAVID Y. ICE  
GOVERNOR OF HAWAII



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DEPARTMENT OF LAND AND NATURAL RESOURCES  
HONOLULU, HAWAII 96809

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STATE OF HAWAII

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
HONOLULU, HAWAII 96809

**MEMORANDUM**

TO: *FR*

- 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:** Pre-Consultation for an Environmental Assessment - Niu Valley Middle School  
**LOCATION:** TMK 1-7-031-052-000 (1) 3-7-C03; *PER. 010*  
**APPLICANT:** Sakamoto-Newman Architects by its consultant PBR Hawaii & Associates, Inc.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document.

Please submit any comments by **March 2, 2015**. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed: *Chun Fung Lee*  
 Print Name: *Chun Fung Lee*  
 Date: *2/27/15*

**MEMORANDUM**

TO: *FR*

- 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:** Pre-Consultation for an Environmental Assessment - Niu Valley Middle School  
**LOCATION:** TMK 1-7-031-052-000  
**APPLICANT:** Sakamoto-Newman Architects by its consultant PBR Hawaii & Associates, Inc.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document.

Please submit any comments by **March 2, 2015**. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed: *Randall Kennedy*  
 Print Name: *Randall Kennedy*  
 Date: *2/20/15*

State of Hawaii  
**FLOOD HAZARD ASSESSMENT REPORT**



DEPARTMENT OF LAND AND NATURAL RESOURCES  
 ENGINEERING DIVISION

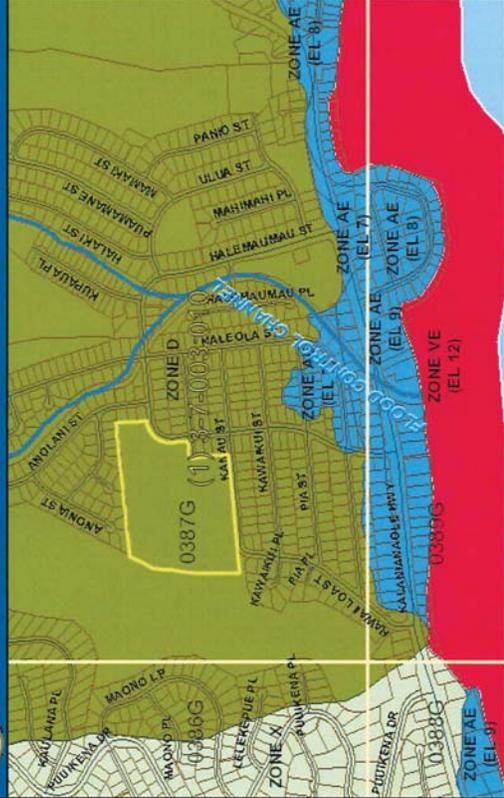
LD/Russell Y. Tsuji  
 REF: Pre-Consultation for an EA for Niu Valley Middle School  
 Oahu 009

**COMMENTS**

- We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone \_\_\_\_\_.
- Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone D, an area where flood hazards are undetermined.
- Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is \_\_\_\_\_.
- Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
  - Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
  - Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
  - Mr. Carolyn Cortez at (808) 270-7253 of the County of Maui, Department of Planning.
  - Mr. Stanford Iwamoto at (808) 241-4896 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*  
 CARTY S. CHANG, CHIEF ENGINEER  
 Date: 2/21/15



NATIONAL FLOOD INSURANCE PROGRAM	
<p><b>FLOOD ZONE DEFINITIONS</b></p> <p><b>SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD</b> - The 1% annual chance flood (100-year flood). Also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year.</p> <p>The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood.</p> <p>Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:</p> <ul style="list-style-type: none"> <li><span style="color: blue;">█</span> Zone A: No BFE determined.</li> <li><span style="color: purple;">█</span> Zone AE: BFE determined.</li> <li><span style="color: pink;">█</span> Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.</li> <li><span style="color: brown;">█</span> Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.</li> <li><span style="color: red;">█</span> Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.</li> <li><span style="color: blue;">█</span> Zone VEF: Coastal flood zone with velocity hazard (wave action); no BFE determined.</li> <li><span style="color: purple;">█</span> Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.</li> </ul> <p><b>NON-SPECIAL FLOOD HAZARD AREA</b> - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.</p> <ul style="list-style-type: none"> <li><span style="color: green;">█</span> Zone X2 (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.</li> <li><span style="color: lightgreen;">█</span> Zone X: Areas determined to be outside the 0.2% annual chance floodplain.</li> </ul> <p><b>OTHER FLOOD AREAS</b></p> <ul style="list-style-type: none"> <li><span style="color: yellow;">█</span> Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.</li> </ul>	<p><b>PROPERTY INFORMATION</b></p> <p>COUNTY: HONOLULU                  (1) 3-7-0037-010                  TRK NO: 510 MAHU ST                  PARCEL ADDRESS: HONOLULU, HI 96821                  FIRM INDEX DATE: NOVEMBER 05, 2014                  LETTER OF MAP CHANGE(S): NONE                  FEMA FIRM PANEL(S): 150030387G                  PANEL EFFECTIVE DATE: JANUARY 19, 2011</p>
<p><b>PARCEL DATA FROM:</b> APRIL 2014  <b>IMAGERY DATA FROM:</b> MAY 2006</p> <p><b>IMPORTANT PHONE NUMBERS</b></p> <p>County NFIP Coordinator:                  City and County of Honolulu                  Mike Su-Li, CFM (808) 768-8098                  State NFIP Coordinator                  Carol Tyau-Beam, P.E., CFM (808) 587-0267</p>	<p><small><b>Disclaimer:</b> The Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use of the information contained in this report. The user of this report is responsible for the accuracy of the information and agrees to indemnify the DLNR from any liability, which may arise from its use.</small></p> <p><small>If this map has been identified as 'PRELIMINARY' or 'UNOFFICIAL', please note that it is being provided for informational purposes and is not to be used for postulating decisions regarding construction, or flood determinations to be used for compliance with local floodplain management regulations.</small></p>



**PRINCIPALS**

**THOMAS WITTES, ASLA**  
Chairman

**R. STAN BUNCAN, ASLA**  
Principal

**RUSSELL H. CHUNG, FASLA, LEED® AP/BD-C**  
Executive Vice President

**VINCENT SHIGEKUNI**  
Vice President

**GRANT L. MURKAM, AICP, LEED® AP/BD-C**  
Vice President

**TOM SCHNEEL, AICP**  
Principal

**W. FRANK RANDE, FASLA**  
Chairman Emeritus

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Senior Associate

**SCOTT ALKA ABIRIGA, LEED® AP/BD-C**  
Managing Director - Kapolei

**ROY TAKAMOTO**  
Managing Director - Hilo

**SCOTT MURAKAMI, ASLA, LEED® AP**  
Associate

**DACHENG DONG, LEED® AP**  
Associate

**MARC SHIMATSU, ASLA**  
Associate

**CATR CULLISON, AICP**  
Associate

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Fax: (808) 523-1482  
E-mail: [vsyedm@pbrhawaii.com](mailto:vsyedm@pbrhawaii.com)

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Tel: (808) 521-5631  
Fax: (808) 555-3169

**HILO OFFICE**  
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Hilo, Hawaii 96720-1553  
Tel/Cel: (808) 315-6678

*printed on recycled paper*

March 11, 2015

Mr. Russell Y. Tsuji, Land Administrator  
State of Hawai'i  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, Hawai'i 96809

Attn: Mr. Steve Molmen, Supervising Land Agent

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Mr. Russell Y. Tsuji:

Thank you for your letter dated March 3, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process and DLNR's input that (1) the Land Division - Oahu District, has no comments; (2) the Division of Forestry & Wildlife, has no comments; and (3) the Engineering Division notes that the site is located in NFIP Zone D, an area where flood hazards are undetermined. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

DAVID Y. IGE  
GOVERNOR



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

March 2, 2015

Mr. Vincent Shigekuni  
Vice President  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 609  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

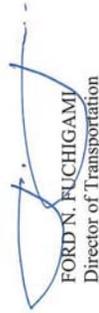
Subject: Niu Valley Middle School Four Classroom and Faculty Center Building  
Pre-Consultation for an Environmental Assessment  
Niu Valley, East Honolulu, Oahu  
TMK: (1) 3-7-003-010 (por.)

Our Department of Transportation's (DOT) comments on the subject project are as follows:

The Draft Environmental Assessment (DEA) should discuss and evaluate the project's contribution to the cumulative traffic impacts on State highways facilities in the area.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

  
FORD N. FUCHIGAMI  
Director of Transportation

FORD N. FUCHIGAMI  
DIRECTOR

Deputy Directors  
JAMES H. BUCKLEIGH  
ROSAMUND SMIFEN  
EDWIN H. SMIFEN  
DARRELL T. YOUNG

IN REPLY REFER TO:  
STP 8.1764



March 11, 2015

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March 11, 2015

Mr. Ford N. Fuchigami, Director  
State of Hawaii  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

Attn: Mr. Norren Kato

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003-067 and 010 POR.**

Dear Mr. Fuchigami:

Thank you for your letter (your reference number STP 8.1764) dated March 2, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003-067 and 010, portion.

We appreciate your participation in the environmental review process. As requested, the DEA will discuss and evaluate the project's contribution to the cumulative traffic impacts on State highways facilities in the area (Kalaniana'ole Highway). Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII



Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

DAVID Y. DE  
GOVERNOR



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

(P)1032.5

DOUGLAS MURDOCK  
Comptroller



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Vice President

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Principal

W. FRANK RANDE, ASIA  
Chairman Emeritus

Mr. Vincent Shigekuni  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Pre-Consultation for an Environmental Assessment  
Niu Valley Middle School  
Honolulu, Hawaii  
TMK: (1) 1-7-031: Por 052

Thank you for the opportunity to comment on the subject project. The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comment to offer at this time.

If you have any questions, your staff may call Ms. Gayle Takasaki of the Planning Branch at 586-0584.

Sincerely,

JAMES K. KURATA  
Public Works Administrator

GT:mo  
c: Mr. Duane Kashiwai, DOE Facilities Dev Br.

March 11, 2015

Mr. James K. Kurata, Public Works Administrator  
State of Hawaii  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawaii 96810-0119

Attn: Ms. Gayle Takasaki

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Mr. Kurata:

Thank you for your letter (your reference number (P)1032.5) dated February 20, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process, and your input that your Department has no comments to offer at this time as the project will not impact any of your projects or existing facilities. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Duane Kashiwai, DOE Facilities Development Branch  
Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

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1001 Bishop Street, Suite 650  
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**HOUSE OF REPRESENTATIVES**  
STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

February 25, 2015

PBR HAWAII & Associates, Inc.  
Attn: Vincent Shigekuni  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Thank you for requesting our input into the Environmental Assessment (EA) pertaining to the new four world language classroom and faculty center building at the Niu Valley Middle School (NVMS).

At this time, we are unaware of any environmental complaints or issues relating to the new building which takes up just 7% of the school's total land area. This includes feedback from nearby residents, adjacent Niu Valley Park users, and the Kuliouou-Kalani Iki Neighborhood Board.

Importantly, the new building will provide a state-of-the-art facility for world language classes which are an essential part of the NVMS's International Baccalaureate (IB) World Schools program. NVMS is the only public middle school in Hawaii to offer the prestigious IB curriculum.

Please feel free to contact me if you have further questions.

Aloha,  
  
Mark J. Hashem  
State Representative

Representative Mark Jun Hashem  
District 18: East Honolulu – Kahala to Hawaii Kai  
State Capitol, Room 326 – Honolulu, Hawaii 96813  
Phone: 586-6510  
E-Mail: repashem@capitol.hawaii.gov

15022501



March 11, 2015

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Principal

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Chairman Emeritus

Representative Mark J. Hashem  
State of Hawaii  
State Capitol, Room 326  
Honolulu, Hawaii 96813

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Representative Hashem:

Thank you for your letter dated February 25, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process, and your input that, based on feedback from nearby residents, adjacent Niu Valley Park Users, and the Kuliouou-Kalani Iki Neighborhood Board, your office is unaware of any environmental complaints or issues relating to the proposed building. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII



Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

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Senior Associate

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Managing Director - Hilo

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March 11, 2015

Mr. Herman Tuiolesega, Senior Planner  
State of Hawaii  
Office of Environmental Quality Control  
Department of Health  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Mr. Tuiolesega:

Thank you for your letter dated March 2, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We thank you for your comments and offer the following responses:

1. We acknowledge your comment that our request for consultation provided too little information for OEQC to offer substantial comments on the proposed project.
2. The Department of Education reviewed their exemption list and determined that the project could not qualify to be declared exempt, but has directed that a Draft Environmental Assessment with a Anticipated Finding of No Significant Impact be prepared and submitted for Public Review.
3. We appreciate the information on Hawaii Administrative Rules (HAR) for EAs and EISs.
4. When we prepare the publication form for The Environmental Notice, we will remember to identify all the approvals and permits that we anticipate the project may require.

We appreciate your participation in the environmental review process. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

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ROY TAKAGOTO  
Managing Director - Hilo

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Associate

DACHENG DONG, LEED AP  
Associate

MARC SHIMATSU, ASIA  
Associate

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Associate

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GOVERNOR OF HAWAII



JESSICA E. WOOLEY  
DIRECTOR

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

Department of Health  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813  
Telephone (808) 586-4185  
Facsimile (808) 586-4186  
Email: [oeq@hawaii.gov](mailto:oeq@hawaii.gov)

March 2, 2015

PBR HAWAII & Associates, Inc.  
Attn: Vincent Shigekuni  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL – TMK 1-7-0031:052 POR.**

Dear Mr. Shigekuni,

This is a response to your February 9, 2015, letter seeking input/comments on the proposed subject project. OEQC staff has reviewed the information provided and offer the following comments:

1. The consultation letter provides little information to offer substantial comments on the project.
2. As the proposing and determination agency, the Department of Education should review their exemption list to assess whether the impacts of the proposed project are such that the project can be declared exempt (HAR § 11-200-8), anticipate a finding of no significant impact determination, or will be significant and must prepare an environmental impact statement.
3. The content requirements of an EA is listed in HAR § 11-200-10 and the contents requirement of an EIS is listed in HAR § 11-200-16, § 11-200-17, and § 11-200-18.
4. When preparing the publication form for publication in The Environmental Notice, it is important to identify all the approvals and permits the project will require.

Thank you for the opportunity to review and offer comments to the proposed project. Feel free to contact me at (808) 586-4185 or [herman.tuiolesega@doh.hawaii.gov](mailto:herman.tuiolesega@doh.hawaii.gov) if you have any questions.

Sincerely,

Herman Tuiolesega  
Senior Planner

DEPARTMENT OF COMMUNITY SERVICES  
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 766-7762 • FAX: 766-7792



KIRK CALDWELL  
MAYOR

GARY K. NAKATA  
ACTING DIRECTOR

February 24, 2015

Mr. Vincent Shigekuni  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

**SUBJECT: Pre-Consultation for Environmental Assessment  
Niu Valley Middle School, TMK 107-031:052 POR.**

We have reviewed your letter dated February 9, 2015, and the attached information, for the Pre-Consultation for an Environmental Assessment - Niu Valley Middle School.

Our review of the documents indicates that the proposed project will have no adverse impacts on any Department of Community Services' activities or projects at this time.

Thank you for providing us with the opportunity to comment on this matter.

Sincerely,

  
Gary K. Nakata  
Acting Director

GKN:sgk



March 11, 2015

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Managing Director - Hilo

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Associate

DACHENG DONG, LEED AP  
Associate

MARC SHIMATSU, ASIA  
Associate

CARIE CULLISON, ACP  
Associate

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**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL  
ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR  
CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK  
(correction) 3-7-003:067 and 010 POR.**

Dear Mr. Nakata:

Thank you for your letter dated February 24, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process, and your input that the project will have no adverse impacts on any of your Department's activities or projects at this time. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII



Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11<sup>TH</sup> FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8480 • Fax: (808) 768-4587  
Web site: [www.honolulu.gov](http://www.honolulu.gov)



KIRK CALDWELL  
Mayor

ROBERT J. KRONING, P.E.  
DIRECTOR  
MARK YOHAMINE, P.E.  
DEPUTY DIRECTOR

February 25, 2015

PBR HAWAII & Associates, Inc.  
Attn: Vincent Shigekuni  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Attn: Vincent Shigekuni  
Dear Mr. Shigekuni:

Subject: Pre-consultation for an Environmental Assessment  
Niu Valley Middle School  
TMK 1-7-031:052 por

The Department of Design and Construction does not have comments to offer on the pre-consultation.

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

Sincerely,

Robert J. Kroning, P.E.  
Director

RJK: cf (598456)



March 11, 2015

THOMAS WITTES, ASIA  
Chairman

R. STANBURNAN, ASIA  
President

RUSSELL H. CHUNG, FASIA, LEED/AP/BD-C  
Executive Vice-President  
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Vice-President  
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Associate

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SUBJECT: **PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Mr. Kroning:

Thank you for your letter dated February 25, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process, and your input that your Department has no comments. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

DEPARTMENT OF FACILITY MAINTENANCE  
**CITY AND COUNTY OF HONOLULU**  
1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707  
Phone: (808) 768-3343 • Fax: (808) 768-3381  
Website: www.honolulu.gov



KIRK CALDWELL  
MAYOR

ROSS S. SASAMURA, P.E.  
DIRECTOR AND CHIEF ENGINEER  
EDUARDO P. MANGLALLAN  
DEPUTY DIRECTOR

IN REPLY REFER TO:  
DRM 15-148

March 2, 2015

Mr. Vincent Shigekuni  
Vice President  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

**SUBJECT: Pre-Consultation for an Environmental Assessment**  
Niu Valley Middle School – TMK: 1-7-031:052 Por

Thank you for the opportunity to review and provide our input regarding your letter dated February 9, 2015, on the above-subject matter.

Our comments are as follows:

- Please verify TMK number stated in the title. We believe it should be TMK: 3-7-003:010.
- Once construction phase commences, install approved Best Management Practices fronting all drainage facilities (Catch Basin/Drainage inlets along Kanau Street and Halemauau Street).
- During construction and upon completion of project, any damages/deficiencies to Kanau Street and Halemauau Street right-of-ways shall be corrected to City Standards and accepted by the City.

If you have any questions, please contact Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

Sincerely,

Ross S. Sasamura, P.E.  
Director and Chief Engineer



March 11, 2015

**PRINCIPALS**

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Chairman

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President

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Executive Vice President

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Vice President

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ROY TAKAGOTO  
Managing Director - Hilo

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Associate

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Associate

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Mr. Ross S. Sasamura, P.E.  
Director and Chief Engineer  
City and County of Honolulu  
Department of Facility Maintenance  
1000 Uluohia Street, Suite 215  
Kapolei, Hawaii 96707

Attn: Mr. Kyle Oyasato

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Mr. Sasamura:

Thank you for your letter (your reference no. DRM 15-148) dated February 25, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Our responses are as follows:

- Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.
- We have relayed to the project architect and civil engineer that once the construction phase commences, approved Best Management Practices should be installed fronting all drainage facilities (Catch Basin/Drainage inlets along Kanau Street and Halemauau Street).
- It is acknowledged that during construction and upon completion of the project, any damages to Kanau Street and Halemauau Street right-of-ways shall be corrected to City Standards and accepted by the City.

We appreciate your participation in the environmental review process. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

DEPARTMENT OF PARKS & RECREATION  
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 300, Kapolei, Hawaii 96707  
Phone: (808) 465-5000 Fax: (808) 786-3055  
Website: www.honolulu.gov



KIRK CALDWELL  
MAYOR

MICHELE K. NEKOTA  
DIRECTOR  
JEANNE C. ISHIKAWA  
DEPUTY DIRECTOR

February 24, 2015

Mr. Vincent Shigekuni, Vice President  
PBR Hawaii & Associates  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

**SUBJECT:** Pre-Consultation for an Environmental Assessment  
Niu Valley Middle School TMK: 1-7-031:052 POR

Thank you for the opportunity to review and comment at the pre consultation stage of an environmental assessment for the proposed four classroom and faculty center building on the Niu Valley Middle School campus.

The Department of Parks and Recreation has no comment. As the proposed project will have no impact on 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,

Michele K. Nekota  
Director

MKN:jr  
(598549)



March 11, 2015

THOMAS WITTES, ASIA  
Chairman

R. STANBURNAN, ASIA  
President  
MICHELLE K. NEKOTA, ASIA  
Executive Vice President  
VINCENT SHIGEKUNI  
Vice President

Attn: Mr. John Reid, Planner

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

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Senior Associate  
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Managing Director - Hilo  
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Associate  
DACHENG DONG, LEED AP  
Associate  
MARC SHIMATSU, ASIA  
Associate  
CATHY CULISON, ACP  
Associate

Dear Ms. Nekota:

Thank you for your letter dated February 24, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process, and your input that your Department has no comments to offer at this time as the project will have no impact to any program or facility of your department. Your letter will be included in the Draft Environmental Assessment (EA). Per your request we will remove you as a consulted party for the balance of the EA process.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

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1001 Bishop Street, Suite 650  
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Tel: (808) 521-5031  
Fax: (808) 521-1402  
E-mail: vshigekuni@pbrhawaii.com

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KIRK CALDWELL  
MAYOR

MICHAEL D. FORMBY  
DIRECTOR  
MARK N. GARRITY, AICP  
DEPUTY DIRECTOR

TP2/15-598685R

March 2, 2015

Mr. Vincent Shigekuni  
Vice President  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

SUBJECT: Pre-Consultation Draft Environmental Assessment (DEA),  
Niu Valley Middle School, Honolulu, Oahu, Hawaii

In response to your letter dated February 9, 2015, we have the following comments:

1. The DEA should include a Traffic Management Plan, which discusses any traffic impacts the project may have on any surrounding City roadways, including short-term impacts during construction, and measures to mitigate these impacts applying complete streets principles.
2. All access driveways to the project site should be designed for the safety of pedestrians and bicyclists to traverse. For safety and accessibility, drop driveways are recommended.
3. The area Neighborhood Board, as well as the area residents, businesses, emergency personnel, should be kept apprised of the details of the proposed project and the impacts, particularly during construction, the project may have on the adjoining local street area network.
4. The construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.), but not during school dismissal for the safety of the students and to minimize any possible disruption to traffic on the local streets.

Mr. Vincent Shigekuni  
March 2, 2015  
Page 2

5. A street usage permit from the City's Department of Transportation Services should be obtained for any construction-related work that may require the temporary closure of any traffic lane or sidewalk area on a City street.

Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

Very truly yours,

Michael D. Formby  
Director



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Associate

**MARC SHIMATSU, ASLA**  
Associate

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Associate

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E-mail: [vsydnimg@pbrhawaii.com](mailto:vsydnimg@pbrhawaii.com)

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March 11, 2015

Mr. Michael D. Formby, Director  
City and County of Honolulu  
Department of Transportation Services  
650 South King Street, 3<sup>rd</sup> Floor  
Honolulu, HI 96813

Attn: Ms. Renee Yamasaki

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Mr. Formby:

Thank you for your letter (your reference number TP2/15-598685R) dated March 2, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process and your input that:

- The DEA should include a Traffic Management Plan.
- All access driveways be designed for safety and accessibility.
- The area Neighborhood Board, residents, businesses, emergency personnel, etc. should be kept apprised of the details of the project and potential impacts, especially during construction.
- Any construction materials and equipment should be transferred to and from the project site during off peak traffic hours, but not during school dismissal.
- A street usage permit from DTS should be obtained for construction-related work that may require temporary closure of any traffic lane or sidewalk area on a City street.

Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

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

638 South Street  
Honolulu, Hawaii 96813-5007  
Phone: 808-725-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

KIRK CALDWELL  
MAYOR



MANUEL P. NEVES  
FIRE CHIEF  
LIONEL CAMARA, JR.  
DEPUTY FIRE CHIEF

February 26, 2015

Mr. Vincent Shigekuni, Vice President  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Preconsultation for an Environmental Assessment  
Niu Valley Middle School  
Tax Map Key: 1-7-031: 052 Portion

In response to your letter dated February 9, 2015, 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 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]<sup>TM</sup>, 2006 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 feet 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, UFC<sup>TM</sup>, 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 from a water supply on a fire apparatus access road, as measured by an approved route around

Mr. Vincent Shigekuni, Vice President  
Page 2  
February 26, 2015

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, UFC<sup>TM</sup>, 2006 Edition, Section 18.3.1, as amended.)

3. The unobstructed width and unobstructed vertical clearance of a fire apparatus access road shall meet county requirements. (NFPA 1, UFC<sup>TM</sup>, 2006 Edition, Section 18.2.3.4.1.1, as amended.)

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

Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or tseelig@honolulu.gov.

Sincerely,

SOCRATES D. BRATAKOS  
Assistant Chief

SDB/SY:bh



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**CATRICK LILSON, AICP**  
*Associate*

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March 11, 2015

Mr. Socrates D. Bratakos, Assistant Chief  
City and County of Honolulu  
Honolulu Fire Department  
636 South Street  
Honolulu, Hawaii 96813-5007

Attn: Mr. Terry Seelig, Battalion Chief of Fire Prevention Bureau

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Mr. Bratakos:

Thank you for your letter dated February 26, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process and your input regarding (1) fire department access road requirements, (2) water supply and required water flow, (3) county requirements for a fire apparatus access road, and (4) your request to receive civil drawings for review and approval. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII

*Vincent R. Shigekuni*

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

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



KIRK CALDWELL  
Mayor

LOUIS M. KEALOHA  
Chief  
DAVE H. NAJIHO  
Deputy Chief  
DEPUTY CHIEFS

OUR REFERENCE MT-DK

February 25, 2015

Mr. Vincent Shigekuni  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96814-3484

Dear Mr. Shigekuni:

This is in response to a letter dated February 9, 2015, requesting comments on the Pre-Consultation, Environment Assessment, for the Niu Valley Middle School project.

The Honolulu Police Department has no concerns regarding the project at this time.

If there are any questions, please call Acting Major Norman Kau of District 7 (East Honolulu) at 723-3369.

Thank you for the opportunity to review this project.

Sincerely,  
LOUIS M. KEALOHA  
Chief of Police

By   
MARK TSUYEMURA  
Management Analyst VI  
Office of the Chief

Serving and Protecting With Aloha



March 11, 2015

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Attn: Acting Major Norman Kau of District 7

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Chief Kealoha:

Thank you for your letter (your reference number MT-DK) dated February 25, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKS are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process, and your input that your Department has no concerns regarding the project at this time. Your letter will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII



Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services



March 11, 2015

Mr. Rouen Q. W. Liu, Permits Engineer  
Hawaiian Electric Company, Inc.  
Engineering Department (Mail Stop WA2-BA)  
P.O. Box 2750  
Honolulu, Hawaii 'i 96840

Attn: Kristen Kuwaye

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

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**Nathalie Razo**

**From:** Vincent Shigekuni  
**Sent:** Tuesday, March 03, 2015 2:55 PM  
**To:** Nathalie Razo  
**Subject:** FW: Pre-Consultation For An Environmental Assessment - Niu Valley Middle School

Comment from HECO

**From:** Kuwaye, Kristen (<mailto:kristen.kuwaye@hawaiianelectric.com>)

**Sent:** Tuesday, March 03, 2015 2:35 PM

**To:** sysadmin; Vincent Shigekuni

**Cc:** Liu, Rouen

**Subject:** Pre-Consultation For An Environmental Assessment - Niu Valley Middle School

*Kristen Kuwaye on behalf of Rouen Liu*

Dear Mr. Vincent Shigekuni,

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. Should HECO have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities.

We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed Niu Valley Middle School Project comes to fruition, please continue to keep us informed. Further along in the design, we will be better able to evaluate the effects on our system facilities.

If you have any questions, please call me at 543-7245.

Sincerely,  
Rouen Q. W. Liu  
Permits Engineer

Dear Mr. Liu:

Thank you for your e-mail dated March 3, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. Please note that the TMK listed in the subject line of our previous letter was incorrect, the correct TMKs are 3-7-003:067 and 010, portion.

We appreciate your participation in the environmental review process, and your input that your organization has no objections at this time. We recognize that should HECO have easements or facilities on the property you will need continued access for maintenance. Your e-mail will be included in the Draft Environmental Assessment (EA). We will send you a copy of the Draft EA when it is available.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

**HONOLULU OFFICE**  
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E-mail: [vincent@pbrhawaii.com](mailto:vincent@pbrhawaii.com)

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**BOARD OF WATER SUPPLY**

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



March 13, 2015

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FORD N. FUCHIGAMI, Ex-Officio  
ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer  
ELLEN E. KITAMURA, P.E.  
Deputy Manager and Chief Engineer

Mr. Vincent Shigekuni  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Your Letter Dated February 9, 2015 on the Pre-Consultation  
for an Environmental Assessment Niu Valley Middle School –  
Tax Map Key: 3-7-003-010

Thank you for the opportunity to comment on the proposed project at the Niu Valley Middle School.

The existing water system is adequate to accommodate the proposed development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the 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 proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.

Very truly yours,

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer



March 17, 2015

Mr. Ernest Y. W. Lau, P.E.  
Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, Hawaii 96843

Attn: Mr. Robert Chun, Project Review Branch

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL  
ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR  
CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK  
(correction) 3-7-003-067 and 010 POR.**

Dear Mr. Lau:

Thank you for your letter postmarked March 12, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your agency's comments. We received your written comments via post on March 16, 2015. Unfortunately, we submitted the Draft EA to OEQC on March 11, for publication in the March 23<sup>rd</sup> issue of OEQC's Environmental Notice. However, we will address the comments from the Board of Water Supply in the Final EA.

Thanks again for your participation in the environmental review process.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

**PRINCIPALS**

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GOVERNOR OF HAWAII



DAVID Y. IGE  
GOVERNOR OF HAWAII



CARTY'S CHANG  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSIONER ON WATER RESOURCE MANAGEMENT

DANIEL S. QUINN  
INTERIM FIRST DEPUTY

W. ROY HARDY  
ACTING DEPUTY DIRECTOR - WATER

BOUNCE AND OCEAN RECREATION  
COMMISSIONER ON WATER RESOURCE MANAGEMENT

CONSERVATION AND COASTAL LANDS  
COMMISSIONER ON WATER RESOURCE MANAGEMENT

ENGINEERING DIVISION  
COMMISSIONER ON WATER RESOURCE MANAGEMENT

HISTORIC PRESERVATION  
COMMISSIONER ON WATER RESOURCE MANAGEMENT

LAND  
COMMISSIONER ON WATER RESOURCE MANAGEMENT

STATE PARKS  
COMMISSIONER ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 631  
HONOLULU, HAWAII 96809

March 12, 2015

PBR HAWAII & Associates, Inc.  
Attn: Mr. Vincent Shigekuni  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

via email: [vsbigekuni@pbrhawaii.com](mailto:vsbigekuni@pbrhawaii.com)

Dear Mr. Shigekuni,

SUBJECT: Pre-Consultation for an Environmental Assessment - Niu Valley Middle School

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments sent to you dated March 3, 2015, enclosed are additional comments from the Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Sincerely,

Russell Y. Tsuji  
Land Administrator

Enclosure(s)

DAVID Y. IGE  
GOVERNOR OF HAWAII



DAVID Y. IGE  
GOVERNOR OF HAWAII



CARTY'S CHANG  
BOARD OF LAND AND NATURAL RESOURCES  
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STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 631  
HONOLULU, HAWAII 96809

February 13, 2015

MEMORANDUM

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: [Redacted]

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Pre-Consultation for an Environmental Assessment - Niu Valley Middle School

LOCATION: TMK 1-7-031-052 por.

APPLICANT: Sakamoto-Newman Architects by its consultant PBR Hawaii & Associates, Inc.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document.

Please submit any comments by March 2, 2015. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed:   
Print Name: W. Roy Hardy, Acting Deputy Director  
Date: March 5, 2015

RFD 1134-3  
123411



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
**COMMISSION ON WATER RESOURCE MANAGEMENT**

HONOLULU, HAWAII 96899

March 5, 2015

REF: REF.4134.3

TO: Russell Tsuji, Administrator  
Land Division

FROM: W. Roy Hardy, Acting Deputy Director  
Commission on Water Resource Management

SUBJECT: Pre-Consultation for an Environmental Assessment - Niu Valley Middle School

FILE NO.: 1-7-031/052 por.  
TMK NO.:

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

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/>.
- 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/ldt.php>.
- 6. We recommend the use of alternative water sources, wherever practicable.
- 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>

Russell Tsuji, Administrator  
Page 2  
March 5, 2015

- 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at [http://www.hawaiiscaps.com/wp-content/uploads/2013/04/LICH\\_Irrigation\\_Conservation\\_BMPs.pdf](http://www.hawaiiscaps.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf)
- 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:

- Additional information and forms are available at [http://hawaii.gov/dlnr/cwrn/info\\_permits.htm](http://hawaii.gov/dlnr/cwrn/info_permits.htm).
  - 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
  - 11. A Well Construction Permit(s) is (are) required before any well construction work begins.
  - 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
  - 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be abandoned by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
  - 14. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
  - 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.
  - 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.
  - 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
  - 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER:  
The Environmental Assessment should discuss any changes in water demand resulting from the proposed improvements.

If there are any questions, please contact Lenore Ohye of the Planning Branch at 587-0216.



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March 17, 2015

Mr. Russell Y. Tsuji, Land Administrator  
State of Hawai'i  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, Hawai'i 96809

Attn: Mr. Steve Molmen, Supervising Land Agent

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003-067 and 010 POR.**

Dear Mr. Tsuji:

Thank you for your letter dated March 12, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your Department's additional comments. We received your written comments via email on March 12, 2015. Unfortunately, as we replied via email that day, we submitted the Draft EA to OEQC on March 11, for publication in the March 23<sup>rd</sup> issue of OEQC's Environmental Notice. However, we will address the comment from the State Commission on Water Resource Management in the Final EA.

Thanks again for your participation in the environmental review process.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

DAVID Y. IGE  
GOVERNOR



ARTHUR J. LOGAN  
BRIGADIER GENERAL  
ADJUTANT GENERAL

KENNETH S. HARA  
COLONEL  
DEPUTY ADJUTANT GENERAL

STATE OF HAWAII  
DEPARTMENT OF DEFENSE  
OFFICE OF THE ADJUTANT GENERAL  
3949 DIAMOND HEAD ROAD  
HONOLULU, HAWAII 96816-4495

March 10, 2015

Mr. Vincent Shigekuni  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 'i 96813-3484

Subject: Pre-Consultation for an Environmental Assessment, Niu Valley Middle School,  
TMK 1-7-031: 052 (por.)

Dear Mr. Shigekuni:

Thank you for the opportunity to comment on the above project. The State of Hawaii  
Department of Defense (DOD) has no comments to offer relative to the project at this time.

Please provide this office with a copy of the Draft Environment Assessment upon its completion.  
Should you have any questions or concerns, please have your staff contact Mr. Lloyd Maki,  
Assistant Chief Engineering Officer at (808) 733-4250.

Sincerely,

  
ARTHUR J. LOGAN  
Brigadier General  
Hawaii National Guard  
Adjutant General

c: Ms. Havinne Okamura, Hawaii Emergency Management Agency



March 17, 2015

Brigadier General Arthur J. Logan  
State of Hawaii 'i  
Department of Defense  
Office of Adjutant General  
3949 Diamond Head Road  
Honolulu, Hawaii 'i 96816-4495

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**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear General Logan:

Thank you for your letter postmarked March 12, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your Department's comments. We received your written comments via post on March 16, 2015. Unfortunately, we submitted the Draft EA to OEQC on March 11, for publication in the March 23<sup>rd</sup> issue of OEQC's Environmental Notice. However, we will note your Department's comments in the Final EA.

Thanks again for your participation in the environmental review process.

Sincerely,

PBR HAWAII



Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services



**Hawaiian Telcom**

March 13, 2015

PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484  
Attention: Mr. Vincent Shigekuni

Dear Mr. Shigekuni:

Subject: **Pre-Consultation for an Environmental Assessment – Niu Valley Middle School – TMK -1-7-031:052 POR.**

Thank you for the opportunity to review and comment on the Pre-Consultation for an Environmental Assessment for the subject project.

Hawaiian Telcom has underground facilities within the campus that may be impacted by the proposed project. However, there are no specific issues that should be addressed in the Environmental Assessment. Please continue to include us during the design stages of the project.

If you have any questions or require assistance in the future on this project, please call me at 546-7761.

Sincerely,

Les Loo  
Network Engineer  
Network Engineering & Planning

cc: File [Aina Haina]

**Always on.**<sup>SM</sup>

PO Box 2200, Honolulu, HI 96841 hawaiiintel.com



March 19, 2015

Mr. Les Loo  
Network Engineer  
Hawaiian Telcom  
P.O. Box 2200  
Honolulu, Hawaii 96841

**SUBJECT: PRE-CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK (correction) 3-7-003:067 and 010 POR.**

Dear Mr. Loo:

Thank you for your letter postmarked March 16, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. We received your written comments via post on March 18, 2015. Unfortunately, we submitted the Draft EA to OEQC on March 11, for publication in the March 23<sup>rd</sup> issue of OEQC's Environmental Notice. However, we will address the comments from Hawaiian Telcom in the Final EA.

Thanks again for your participation in the environmental review process.

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Mitch Tamayori, DOE Office of School Facilities and Support Services

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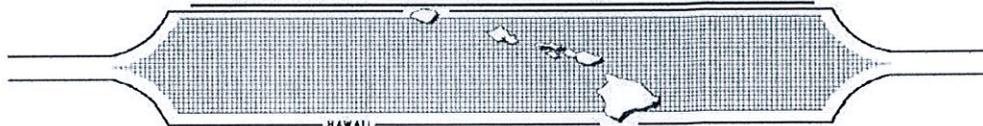
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**Appendix B**  
**Archaeological End-of-Field Work Letter**

---



SCIENTIFIC CONSULTANT SERVICES, Inc.



1347 Kapiolani Blvd., Suite 408 Honolulu, Hawai'i 96814

Vincent Shigekuni  
PBR Hawaii  
1001 Bishop St., Suite 650  
Honolulu, HI 96813

3/10/15

Aloha Vincent:

SCS is in the process of completing an Archaeological Inventory Survey for the Niu Valley Middle School Four Language Classrooms Project, Island of O'ahu (TMK: 3-7-005:010). Field work for this project was conducted on March 9, 2015. The field work included a surface reconnaissance of the project area, photo documentation, and limited subsurface testing.

Four shovel test units were excavated in the footprint of the proposed building construction. No significant pre-Contact or Historic materials were recovered, with only modern debris being encountered. Our initial interpretation of the identified soil layers is that they represent fill layers that were laid down during construction of the school. In sum, no significant archaeological sites, or deposits, were identified within the project area.

The draft report for this project is estimated to be completed in approximately one month from the end of the field work.

With Regards,

A handwritten signature in black ink, appearing to read "R. Spear", written in a cursive style.

Robert L. Spear, Ph.D.  
President  
Scientific Consultant Services, Inc.



**Appendix C**  
**Traffic Management Plan**

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# NIU VALLEY MIDDLE SCHOOL TRAFFIC MANAGEMENT PLAN

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APRIL 22, 2015

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# Niu Valley Middle School Traffic Management Plan

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Central to Niu Valley Middle School (NVMS)'s responsibility as a conscientious and considerate neighbor and community member is the execution of safe and efficient traffic and parking management procedures, a sustained effort to reduce the number of cars traveling to and from campus, and the provision of ample on-campus parking.

## **Existing Conditions**

The residential neighborhood of Niu Valley actually consists of two small valleys: Pia Valley and Kūpaua Valley. One loop road, Halemaumau Street provides two access points to Kalanianaʻole Highway (both intersections are signalized) and connects Pia Valley and Kūpaua Valley. A smaller loop road, Hawaii Loa Street/Kanau Street, connects the western portion of Halemaumau Street to a divided Kalanianaʻole Highway (unsignalized, with a crosswalk only across Hawaii Loa Street). Portions of the NVMS Campus abut Halemaumau Street and Kanau Street/Hawaii Loa Street, but only Halemaumau Street contains three curb cuts to allow ingress/egress onto the campus. One curb cut is located near the northeastern corner of the NVMS campus. The second serves as the main entry and parking lot to the campus and is located just makai of the school's Administration Building. The third curb cut is opposite Halekamani Street, but leads to an open, grassed field.

There are marked crosswalks at the following intersections along Halemaumau Street: Kanau Street, Halekamani Street, and Anolani Street. Observations provided by NVMS Administrative personnel indicate that the peak times for school-related traffic are between 7:30 to 7:55 in the mornings, and between 2:20 to 2:45 in the afternoons. At NVMS, drop-off and pick-up operations before and after school occur along the Halemaumau Street between Anolani Street and the main entry to the campus. Drop-off and pick-up operations also occur along the Kanau Street frontage of NVMS. According to school administrators, most children are dropped off along the adjacent streets. The parents of Special Education (SPED) students occasionally walk their children to class and are allowed to enter the parking lot-area, park near Building G, and take their children to the appropriate classroom.

There are 47 stalls in the main parking area fronting the administration office, the cafeteria, and the girl's locker room.

Sidewalks are provided along the residential portion of Kanau Street frontage and the full length of the Halemaumau Street frontages of NVMS. One bicycle rack is provided behind the Administration Building on the school campus.



DATE: 3/6/2015

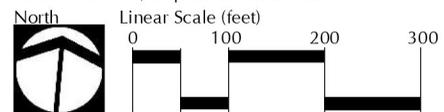
**LEGEND**

-  Niu Valley Middle School
-  TMK Boundary
-  Crosswalks

**FIGURE 1:**  
Road System and Crosswalk Location

**Niu Valley Middle School**

State of Hawai'i, Department of Education      Island of O'ahu



Source: C&C Honolulu (2014); Pictometry Online (2013).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

According to NVMS administrators, approximately 40% of the students and 10% of the teachers and staff arrive either on-foot or by bicycle. Of those students who walk, approximately 90% are students who include a bus ride as part of their commute to and/or from NVMS; of the teachers and staff who walk, approximately 50% include a bus ride as part of their commute to and/or from NVMS. As shown in Appendix A, NVMS students are forbidden to ride skateboards to and from school. Approximately 72 of the 80 (or 90% of) teachers and staff drive personal vehicles to and from NVMS.

### **Bus Service**

TheBus is a public transportation service provided by the City and County of Honolulu. There are presently no bus routes within Niu Valley, but there are several bus routes along Kalanianaʻole Highway, including Bus Routes: 1, 22, 23, 80, and 82. The nearest bus stops are located at the intersection of Halemaumau Street and Kalanianaʻole Highway, which is approximately five blocks from NVMS.

### **Carpooling**

In addition to siblings riding together, school administrators estimate that approximately 15% of NVMS families report they carpool with other families to and from school.

### **Parking**

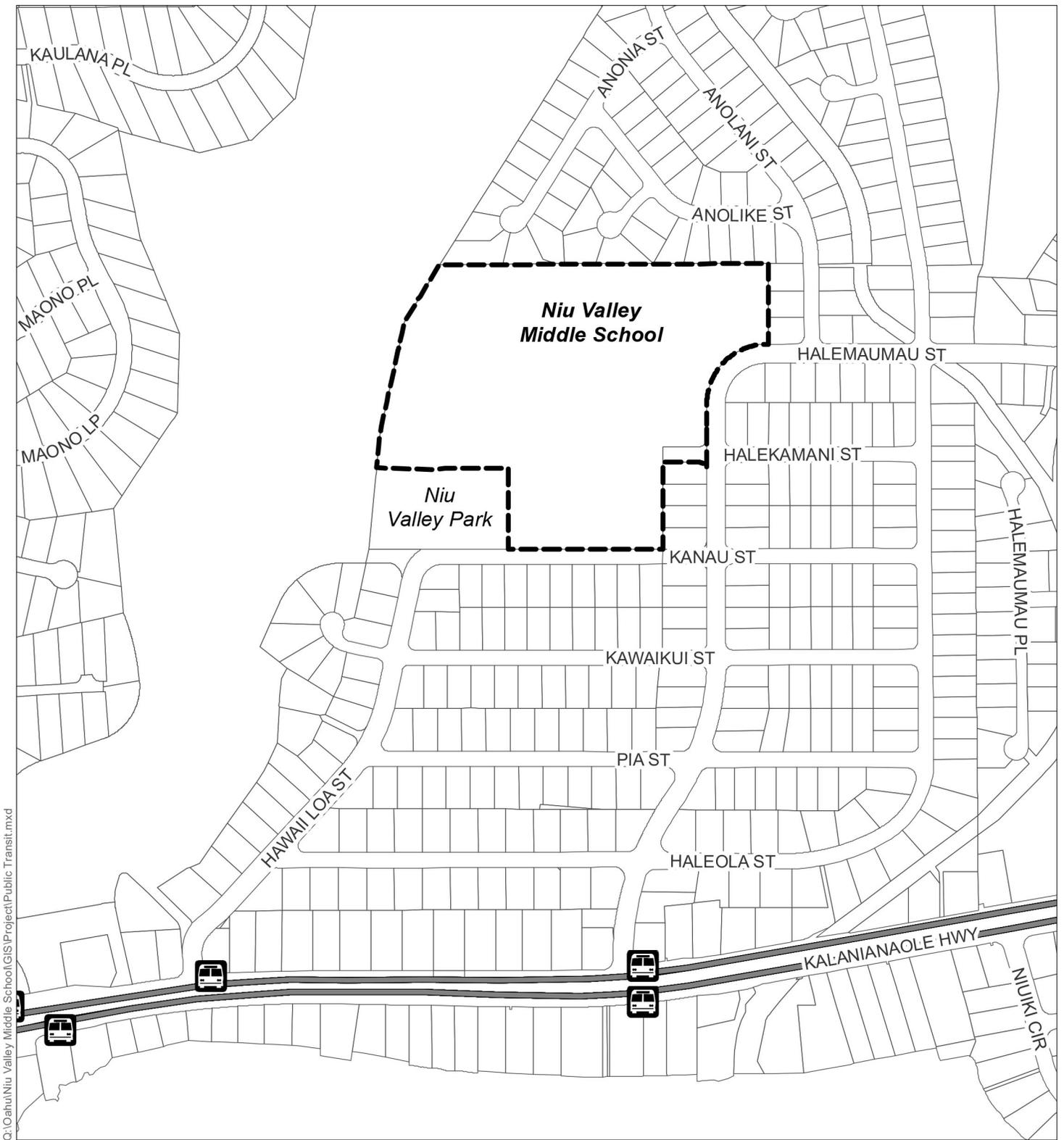
NVMS currently provides 47 striped parking spaces on campus, as well as unpaved parking along the perimeter of the campus (northeast corner) and in the grass field in central portion of the campus opposite Halekamani Street. This reduces the demand for on-street parking within the Niu Valley community. Strategies currently employed by the School to optimize the efficiency of on-site parking include:

- A segment on pick-up/drop-off and parking during new student and parent orientation,
- Regular communication to parents regarding daily parking procedures, and
- Communication to parents and neighbors in anticipation of large events on campus.

Since all of the NVMS buildings are concentrated in one area, there are large, consolidated open spaces that can accommodate daily overflow and most special-event parking on-site.

### **Special Event Parking**

For many large events, NVMS utilizes the grass field in central portion of the campus opposite Halekamani Street (up to an additional 100 spaces) the most cars they have needed to accommodate to date is a total of approximately 70 vehicles on campus. Even with the large May Day ceremony and the mid-day December holiday concert, there are



DATE: 3/6/2015

**LEGEND**

-  Niu Valley Middle School
-  TMK Boundary
-  Bus Stops
-  Bus Routes: 1/1L, 22, 23, 80, 80A, 82, PH6

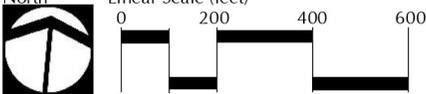
**FIGURE 2:**  
Public Transit Routes and Stops

**Niu Valley Middle School**

State of Hawai'i, Department of Education Island of O'ahu

North Linear Scale (feet)

0 200 400 600




Source: C&C Honolulu (2012, 2014)  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

no events that necessitate on-street parking on surrounding streets because the NVMS campus and field has been able to accommodate all cars. To date there has been no need for on-street parking for events.

### **Pick-Up and Drop-Off Circulation**

Strategies currently employed by NVMS to ensure the efficiency of on-site circulation include:

- A segment on pick-up/drop-off and parking during new student and parent orientation,
- Drop-off and pick-up coordination during the first couple weeks of school to help train parents and ensure queued cars advance promptly and traffic flows continuously,
- Students and parents are encouraged to drop-off and pick-up along the school side and to use cross-walks when crossing the nearby roads,
- Regular communication to parents regarding school pick-up and drop-off procedures; and,
- Encourage parents to pick-up and drop-off students along the playfield frontage on Kanau Street because the area has more space available to reduce congestion.

### **Morning Congestion / Staggered Start Times**

NVMS has employed measures to ensure the safety of their students and reduce parking lot congestion during morning drop-offs. School security staff monitor cars entering the school driveway and limits vehicles, the SPED drop offs, and staff member parking. Parent access to the parking lot during drop-off is limited in order to reduce the potential for accidents as students enter the facilities. Parents are allowed to drop-off students along Kanau Street and Halemauamau Street.

### **Construction-Related Traffic**

On occasion, construction at NVMS has the potential to disrupt vehicular traffic around the school. A specific Traffic Control Plan should be developed for each construction project. In addition, the area Neighborhood Board will be kept apprised of the details of a construction project, and the impacts, if any, that project may have on the adjoining local street area network.

Traffic cones and other directional devices should be placed in affected roadways to safely guide vehicles around work areas. Contractors will be required to implement measures to provide access past work sites and to minimize the inconvenience to the community. These measures may include the following:

- Posting flagmen for traffic control around work sites.
- Backfilling/covering all trenches at the end of the work day.
- Posting safety devices and signs for the duration of construction.
- Scheduling construction and material deliveries during non-peak traffic hours (8:30 a.m. to 3:30 p.m.).
- Schedule delivery of construction materials and equipment to the project site during off-peak traffic hours (8:30 a.m. to 30 minutes before school dismissal) for the safety of the students and to minimize any possible disruption to traffic on the adjacent local streets.

### **Safe Routes to School**

Safe Routes to School (SRTS) is a federally-funded program designed to increase the number of students who walk and bike to school by making it safe. Hawai'i's program funding is managed by the State Department of Transportation. The program makes funding available for a wide variety of programs and projects, from building safer street crossings to establishing programs that encourage children and their parents to walk and bicycle safely to school. Federal funding for Hawai'i's program has been about \$1 million per year since 2005, including fiscal year 2011. Hawai'i is also one of the 20 jurisdictions participating in the SRTS National Partnership State Network Project, which aims to increase physical activity among children by improving the built environment and state-level policies. SRTS is an important program that the City and County of Honolulu Department of Transportation Services (DTS) supports to benefit students on O'ahu.

Based on SRTS' Walkability Assessment Scale (Appendix B), the streets surrounding NVMS (Halemaumau, Kanau and Halekamani) can be categorized as between "Pedestrian Tolerant" to "Pedestrian Supportive." Nearly all of the above listed streets have sidewalks on both sides of the street (except a portion of Kanau Street fronting the NVMS campus property). The sidewalks were not measured but likely at least four to five feet wide (except that portion of Kanau Street fronting the NVMS campus property). All of these streets had sidewalk planting strips (the planting strips were not measured but likely four feet wide). There were no pedestrian furnishings along these streets. All of the streets had lighting added to wooden utility poles (not on standalone poles).

Kalaniana'ole Highway could likely be categorized as more firmly "Pedestrian Tolerant", with the biggest difference (with the above streets) being the lack of sidewalk planting strips. The sidewalks along Kalaniana'ole Highway are buffered from traffic lanes by bike lanes, but the traffic lanes on Kalaniana'ole Highway have higher posted speed limits (35 miles per hour vs. 25 miles per hour for Halemaumau, Kanau and Halekamani streets) and much higher volumes of traffic. According to 2012 traffic data,

Kalanianaʻole Highway experiences approximately 30,000 vehicles daily (2,936 in the AM peak hour, and 1,562 in the PM peak hour) in the westbound direction, and approximately 33,640 vehicles (1,668 in the AM peak hour, and 3,031 in the PM peak hour) in the eastbound direction each day.

### **Oʻahu Bike Plan**

The Oʻahu Bike Plan guides the Department of Transportation Service (DTS)ʻs bikeway planning for the entire island of Oʻahu and includes provisions to ensure that the proposed high capacity rail transit stations are integrated into the regional bikeway network. The Plan builds on DTSʻs 1999 Honolulu Bicycle Master Plan (that focused on the Kāhala to Pearl City Corridor). The Oʻahu Bike Plan (Appendix C) was prepared with broad public input via workshops, website questionnaires and draft reviews. It is a comprehensive plan addressing the five “E’s” of transportation planning (i.e., encouragement, engineering, education, enforcement and evaluation), considered vital to achieve the end state of a truly bicycle-friendly island. Figure 3 (“Oʻahu Bikeway Network”) of the Oʻahu Bike Plan shows a “Priority 2 Project” for a “Niu Valley Loop” bike route (Halemaumau Street).



**Appendix A:**

**Niu Valley Middle School- Skateboard Policy**

---





**STATE OF HAWAII**  
DEPARTMENT OF EDUCATION  
**Niu Valley Middle School**  
**An International Baccalaureate MYP World School**  
310 HALEMAUMAU STREET  
HONOLULU, HAWAII 96821-2099  
U.S.A.  
Ph. (808) 377-2440, Fax (808) 377-2444  
[www.niuvalleymiddle.org](http://www.niuvalleymiddle.org)

Wednesday, October 1, 2014

Dear Niu Valley Parents & Guardians,

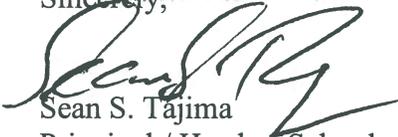
In order to help us promote safety on campus, skateboards will be considered contraband and will no longer be allowed on campus beginning October 13, 2014. For Quarter 1 we allowed students to carry their skateboards on campus without riding them. Unfortunately, students continued to ride them around campus. Due to storage issues in the classrooms, it also presented a tripping hazard.

Skateboard lockers were considered but are very expensive. This would be a sizeable investment that will only be used by a handful of students. Therefore, we are not planning to use school funds to invest in that. If you would like to donate a skateboard locker, we would gladly accept that. We would be looking for a skateboard locker that accommodates around 10 skateboards, where students could lock and secure their skateboards. On average, a skateboard locker with those specs would cost around \$1000 & shipping & installation. Please let me know if you are interested in donating this to our school.

Although we are not responsible for incidents outside of the NVMS campus, we do care about our students' safety. We have received numerous complaints about our students (identified by NVMS uniforms) riding their skateboards recklessly and endangering others as well as themselves. I ask that if your child rides a skateboard, that you please speak to them about traffic safety with regards to how their ride their skateboard.

For those who currently use a skateboard to get to and from school, you may consider other options such as parent transportation, city bus, or riding a bicycle. We appreciate your support in promoting safety on campus and for your children. If you have any questions or concerns, feel free to call us at 808-377-2440.

Sincerely,

  
Sean S. Tajima  
Principal / Head of School





**Appendix B:**  
**Walkability Assessment Scale**

---



# Appendix B

## Appendix B. Walkability Assessment Scale

Walkability assessment scale used in the present study.

	<b>Pedestrian Intolerant (1)</b>	<b>Pedestrian Tolerant (2)</b>	<b>Pedestrian Supportive (3)</b>	<b>Pedestrian Place (4)</b>
<i>Sidewalk Presence</i>	Local streets have no sidewalks Arterial streets have sidewalks on only one side of street	Local streets have sidewalks on only one side of street Arterial streets have sidewalks on both sides	All streets have sidewalks provided on both sides	All streets have sidewalks provided on both sides with supplemental traffic-calming measures
<i>Sidewalk Location and Width</i>	Sidewalks lacking, or provided immediately back of curb Walkway width < 5'	Sidewalks provided immediately back of curb Walkway width 5' min	Walkway separated from vehicular traffic by a 5' sidewalk planting strip Sidewalk 6' -8' wide to accommodate passing and pairs of pedestrians walking side by side Next to transit stops, sidewalks are 10' wide and extend to street at boarding spot	The pedestrian realm includes a sidewalk planting strip/pedestrian furnishings zone next to street, a walk/talk zone, and a shy zone next to buildings
<i>Sidewalk Planting Strip</i>	None	None	5' minimum, ideally with overstory street trees 20'-30' on center sight distance triangles at intersections and crossings	5'-10' with overstory street trees in parkway planting strips, or none if tree wells and supplemental planters are provided within wide sidewalks, with clear sight distance triangles
<i>Pedestrian Furnishings</i>	None	No furnishings along streets not on transit routes	Pedestrian furniture groupings located intermittently along non-transit streets Pedestrian wayfinding provided	Pedestrian furniture groupings, sculpture, drinking fountains, decorative fountains, wayfinding, etc. are located throughout
<i>Lighting</i>	None	High angle highway lamps, such as cobra heads	Commercial districts have both: High angle lamps Additional low angle street lamps for improved lighting at ground level	Pedestrian places have: Overall street lighting Low placement of tungsten lamps Additional light emitted from stores that line the street

Note. Adapted from Charlier and Associates (2005, p. 23).



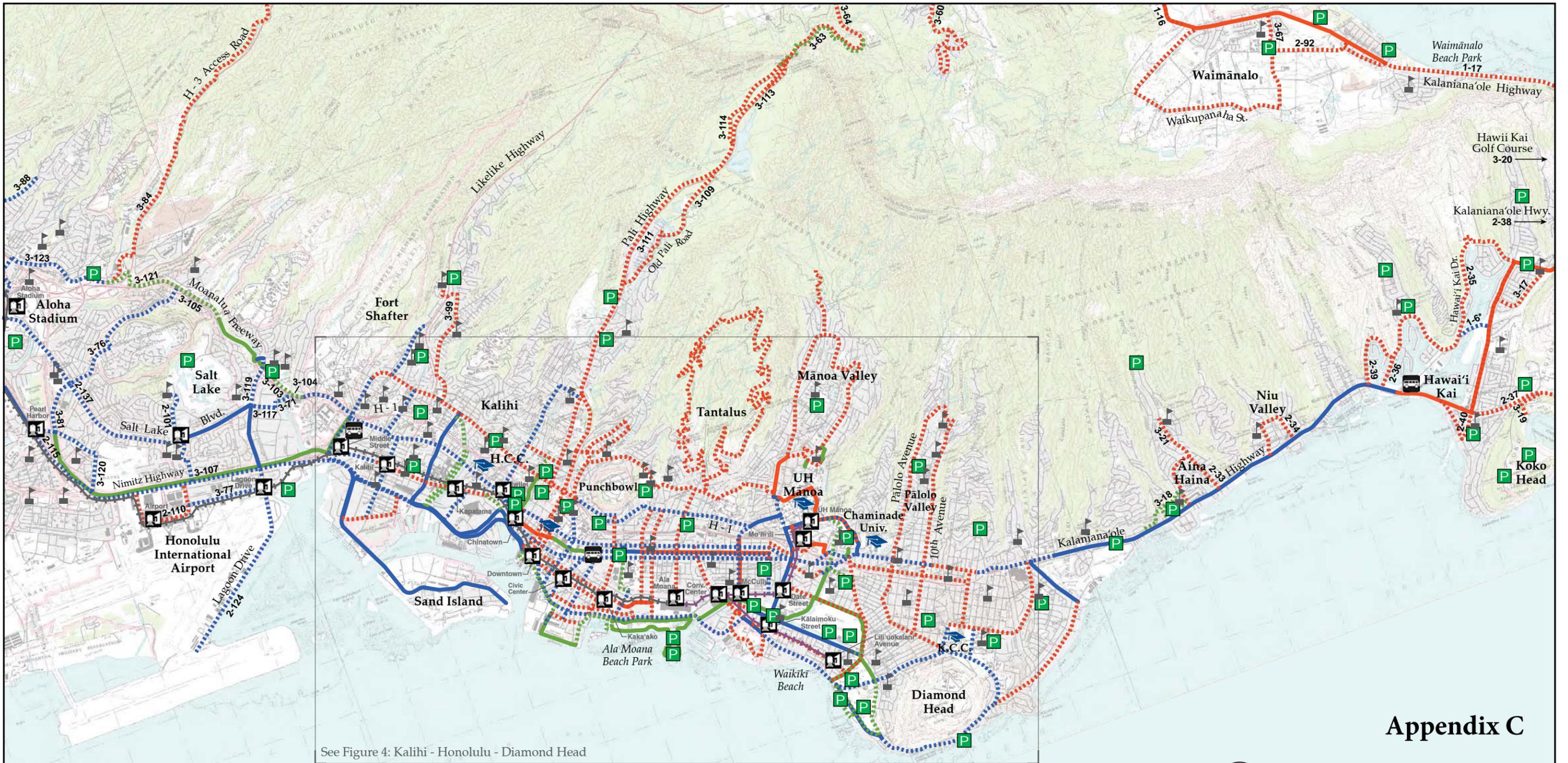
**Appendix C:**  
**O'ahu Bicycle Plan**

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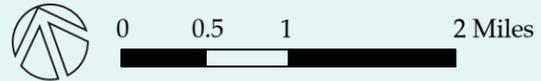
**Table 6: Priority 2 Projects (continued)**

Code	Name	Description	Type	Owner	Length (miles)	Cost** (1000s)	DP Area
2-29	Waipahu Cane Haul Rd. (South)	Waipahu Street to Waipi'o Point Access Road	P	C/Pv	1.16	--	CO
2-30	Waipahu Cane Haul Road (West)	Naval Access Road to Waipahu Street	P	C	1.18	\$906	CO
2-31	Waipi'o Park Path (Eastern Section)	Waipi'o Pt. Access Road to End of Waipi'o Park Road	P	C	0.55	\$427	CO
2-32	Waipi'o Park Path (Western Section)	Connecting Pearl Harbor Bike Path to Western Terminus of Waipi'o Park Road	P	C	0.75	\$733	CO
2-33	'Aina Haina Valley Loop	West - East Hind Drive	R	C	1.15	\$122	EH
2-34	Halema'uma'u Street	Niu Valley Loop	R	C	0.85	\$90	EH
2-35	Hawai'i Kai Dr. (Eastern Section)	Wailua Street to Lunalilo Home Road	R	C	1.80	\$191	EH
2-36	Hawai'i Kai Drive (Western Section)	Kalaniana'ole Highway to Wailua Street	R	C	1.70	\$181	EH
2-37	Kalaniana'ole Highway (Hanauma Bay)	Sandy Beach Park to Lunalilo Home Road	R	S	2.97	--	EH
2-38	Kalaniana'ole Hwy. (Makapu'u)	Makapu'u Beach Park to Sandy Beach Park	R	S	1.49	--	EH
2-39	Kawaihae Street	Kalaniana'ole Highway to Hawai'i Kai Drive	R	C	0.90	\$95	EH
2-40	Portlock - Lunalilo Home Road	Kalaniana'ole Highway to Lunalilo Home Road	R	C	0.81	\$32	EH
2-41	Ali'inui Drive Extension (Southern Section)	Kō'i'o Drive to Kapolei Parkway	L	C	1.48	--	'Ewa
2-42	Coral Sea Road	Around Kalaeloa Airfield	P	S	5.51	--	'Ewa
2-43	Farrington Highway (Ho'opili)	Kualaka'i Parkway to Fort Weaver Road	L	S/C	2.21	--	'Ewa
2-44	Farrington Highway (Kapolei)	Kamokila Boulevard to Kalaeloa Boulevard	R	S	0.74	--	'Ewa
2-45	Farrington Highway (UHWO)	Kapolei Golf Course Road to Kualaka'i Parkway	L	S/C	1.10	--	'Ewa
2-46	Farrington Highway Bike Path (Ho'opili)	Kualaka'i Parkway to Fort Weaver Rd	P	C	2.21	--	'Ewa
2-47	Farrington Highway Bike Path (UHWO)	Kapolei Golf Course Road to Kualaka'i Parkway	P	S	1.10	--	'Ewa
2-48	Fort Weaver Road (Northern Section)	Farrington Highway to Hanakahi Street	R	S	3.03	--	'Ewa
2-49	Fort Weaver Road (Southern Section)	Keaunui Street to end of public road	P	S	2.56	--	'Ewa
2-50	Honouliuli Path	Leeward Bikeway to North Road	P	C/Pv	3.51	\$2,706	'Ewa
2-51	Ho'opili Development	Ho'opili Development Bike Ways	R	Pv	7.99	--	'Ewa
2-52	Kalaeloa Boulevard (Southern Section)	Malakole Road to Barbers Point Beach Park	R	C	1.47	\$869	'Ewa
2-53	Kalaeloa Boulevard (Northern Section)	Kapolei Parkway to Malakole Road	L	S	1.26	--	'Ewa
2-54	Kapolei Parkway Path (Eastern Section)	Kama'aha Avenue (East) to Renton Road	P	C	1.33	--	'Ewa



See Figure 4: Kalihi - Honolulu - Diamond Head

### Appendix C



**Figure 3**  
O'ahu Bikeway Network  
Honolulu



**Appendix D**  
**Draft EA Public Review Comments and Responses**

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**OFFICE OF PLANNING  
STATE OF HAWAII**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

DAVID Y. IGE  
GOVERNOR  
LEO R. ASUNCION  
ACTING DIRECTOR  
OFFICE OF PLANNING

Telephone: (808) 587-2848  
Fax: (808) 587-2854  
Web: <http://planning.hawaii.gov/>

Ref. No. P-14726

April 24, 2015

Mr. Vincent Shigekuni  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment Niu Valley Middle School Four Classrooms for World Languages; Tax Map Key: (1) 3-7-0003; 067 and 010 (por)

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (Draft EA) for the Niu Valley Middle School Four Classrooms for World Languages project, transmitted to our office by letter dated March 18, 2015.

Based on the Draft EA, it is our understanding that the project will utilize county and state funds to construct facilities that house international language classrooms. These facilities will meet all of the Department of Education's Hawaii Collaborative High Performance Schools criteria for new construction and modernization. These standards meet both sustainable design practices and drainage infrastructure.

The Draft EA addresses our comments made in a previous letter dated February 27, 2015 (reference number P-14667) in regards to the Hawaii Revised Statutes (HRS) Chapter 226, Hawaii State Plan; HRS § 205A-2, Coastal Zone Management Act objectives and policies; inclusion of a list of federal, state, and county permits for the project; and addressing Stormwater Impact concerns with the proposed use of Low-Impact Design concepts. We have no further comments on the Draft EA at this time.

If you have any questions regarding this comment letter, please contact Josh Hekeikia of our office at 587-2845.

Sincerely,

Leo R. Asuncion  
Acting Director

c: Mitch Tamayori, State of Hawaii, Department of Education



May 1, 2015

Mr. Leo R. Asuncion  
Acting Director  
Office of Planning  
State of Hawaii  
P.O. Box 2359  
Honolulu, Hawaii 96804

Attn: Mr. Josh Hekeikia

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK 3-7-003:067 and 010 POR.**

Dear Mr. Asuncion:

Thank you for your letter dated April 24, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we have reviewed your letter and acknowledge that the Office of Planning (OP) concluded that the Draft EA addressed OP's comments made in a previous letter dated February 27, 2015 (reference number P-14667), and that OP has no further comments at this time.

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

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VIRGINIA PRESSLER, M.D.  
DIRECTOR OF HEALTH

In reply, please refer to  
File #  
EPO 15-089



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

March 24, 2015

Mr. Mitchell Tamayori  
Acting Public Works Manager  
Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

Dear Mr. Tamayori:

**SUBJECT:** Draft Environmental Assessment (DEA) for Niu Valley Middle School Four Classrooms for World Languages Building  
TMK: 3-7-003:067 and 010 (portion), Honolulu, Oahu

The Department of Health (DOH), Environmental Planning Office (EPO), thanks you for allowing us to review and comment on the DEA for the proposed Niu Valley Middle School Four Classrooms for World Languages Building available on the OECC website at: [http://oecc.doh.hawaii.gov/Shared%20Documents/EA\\_and\\_EIS\\_Online\\_Library/Oahu/2010s/2015-03-23-0A-5B-DEA-Niu-Valley-Middle-School-Four-Classrooms-Building.pdf](http://oecc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Oahu/2010s/2015-03-23-0A-5B-DEA-Niu-Valley-Middle-School-Four-Classrooms-Building.pdf)

EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/home/landuse-planning-review-program> Projects are required to adhere to all applicable standard comments.

We encourage you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: <https://eha-cloud.doh.hawaii.gov>

You may also wish to review the revised Water Quality Standards Maps that have been updated for all islands. The Water Quality Standards Maps can be found at: <http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/water-quality-standards>

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahaio nui Ioa,

Laura Leialoha Phillips McIntyre, AICP  
Program Manager, Environmental Planning Office

c. Vincent Shigekuni, PBR Hawaii & Associates, Inc. 1001 Bishop Street, Suite 650, Honolulu, HI 96813  
WWW (via email only)



May 1, 2015

Ms. Laura Leialoha Phillips McIntyre, AICP  
Program Manager  
State of Hawaii  
Department of Health  
Environmental Planning Office  
P.O. Box 3378  
Honolulu, Hawaii 96801-3378

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK 3-7-003:067 and 010 POR.**

Dear Ms. McIntyre,

Thank you for your Department's letter dated March 24, 2015 (your reference no. EPO 15-069) regarding the above referenced Draft Environmental Assessment (EA). As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. We have reviewed your comments and offer the following responses.

We reviewed the Environmental Planning Office's (EPO) standard comments relating to Environmental Health programs. We understand that all standard comments specifically applicable to NVMS must be adhered to. The organization of this letter follows the list of standard comments on your website.

**Clean Air Branch**

We acknowledge that there is a significant potential for fugitive dust emissions during all phases of construction and operations. The Draft EA addressed construction-related impacts related to fugitive dust. All construction activities will comply with the provisions of Section 11-60.1-33, Hawaii Administrative Rules (HAR) related to Fugitive Dust. Adequate measures to control dust during various phases of construction will be required to be implemented by whatever contractor is employed by the Department of Education to effect the project's development.

**Clean Water Branch**

We reviewed and understand the standard comments provided by the Clean Water Branch (CWB).

1. **Potential Impacts to State Waters.** The Draft EA identified the type and class of State waters off the coast of Honolulu (including Niu Valley) as "A". Any potential impacts to these waters caused by the construction and/or operation of the proposed project will meet the provisions of the: a) anti-degradation policy (Chapter 11-54-1.1, HAR); b) designated uses (Chapter 11-54-3, HAR); and c) water quality criteria (Chapter 11.54-4 through 11-54-8, HAR). However, direct discharges of storm water runoff into marine waters are not expected to occur due to Best Management Practices to reduce airborne dust and waterborne silt during construction.

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Ms. Laura Leialoha Phillips McIntyre, AICP

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL  
FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK 3-7-003:010 POR.

April 22, 2015

Page 2 of 2

2. **National Pollutant Discharge Elimination System permit coverage.** Although the area to be disturbed is estimated at approximately 40,000 square feet, if soil disturbance exceeds one acre in area, a National Pollutant Discharge Elimination System (NPDES) permit for Storm Water Associated with Construction Activity will be necessary.
3. **Clean Water Act.** Pursuant to the "Clean Water Act," a Section 401 Water Quality Certification from the State Department of Health, Clean Water Branch will be obtained if it is determined that the project may result in any discharge into navigable waters or as otherwise triggered.
4. **State Water Quality Standards (Chapter 11-54 and 11-55, HAR).** All discharges related to the construction and operation of the proposed project will comply with the State's Water Quality requirements contained in Chapters 11-54 and 11-55, HAR.

#### **Hazard Evaluation and Emergency Response Office**

We understand that the Hazard Evaluation and Emergency Response (HEER) Office provides leadership, support, and partnership in preventing, planning for, responding to, and enforcing environmental laws relating to releases or threats of releases of hazardous substances. We do not expect hazardous substances, pollutants, or contaminants to be present at the project site. However, if any of these are found at the project site, HEER will be contacted to determine the appropriate actions to comply with the relevant environmental laws.

#### **Indoor and Radiological Health (IRH) Branch**

The NVMS project activities will comply with the following Hawaii Administrative Rules:

- Chapter 11-39 Air conditioning and Ventilation
- Chapter 11-45 Radiation Control
- Chapter 11-46 Community Noise Control

#### **Safe Drinking Water Branch**

We note that the Safe Drinking Water Branch administers programs to protect drinking water sources from contamination.

1. **Public Water System.** A public water system will not be developed as part of the proposed project. Potable water will be supplied by the City and County of Honolulu Board of Water Supply, which draws water from a series of groundwater wells and shafts.
2. **Underground Injection Control.** Wastewater generated by the consolidated NVMS facility will be collected by the County wastewater system.

#### **Solid and Hazardous Waste Branch**

Solid waste that cannot be recycled will be disposed of at either landfills, the incinerator, or transfer stations. A waste-to-energy combustor, H-POWER (Honolulu Program of Waste Energy Recovery) located at the Campbell Industrial Park incinerates about 1,800 tons of combustible waste per day. The electricity generated is bought by Hawaiian Electric Company. Currently, the H-POWER facility receives all residential and commercial packer truck wastes on the island. Waste contractors will be asked to submit disposal receipts and invoices to ensure proper disposal of waste. The proposed NVMS consolidated facility will also comply with the provisions of Section 11-260 to 11-280, Hawaii Administrative Rules, relating to hazardous waste.

Ms. Laura Leialoha Phillips McIntyre, AICP

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL  
FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK 3-7-003:010 POR.

April 22, 2015

Page 2 of 2

#### **Wastewater Branch**

The proposed project will connect to the County wastewater system. Wastewater generated onsite will be collected by the County wastewater system. No cesspool is being proposed.

#### **Sustainable and Healthy Design**

We have examined the available resources on strategies to support the sustainable and healthy design of communities and buildings. As such, the following concepts will be incorporated into the development of the proposed project.

- Implement best management practices to reduce pollutant loads (ORMP)
- Incorporate green building specifications into all new construction and major renovation projects (US HHS)
- Develop and deploy operational controls for leak detection including a distribution system audit, leak detection, and repair programs. (US HHS)
- Design, install, and maintain landscape to reduce water use (US HHS).

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

PBR HAWAII



Vincent Shigekuni  
Vice President

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

DAVID Y. KIRI  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

April 20, 2015

State of Hawaii, Department of Education  
Attn: Mr. Mitch Tamayori  
P. O. Box 2360  
Honolulu, HI 96804

via email: [Mitch\\_Tamayori/FacilDev/HIDOE@notes.k12.hi.us](mailto:Mitch_Tamayori/FacilDev/HIDOE@notes.k12.hi.us)

PBR HAWAII  
Attn: Mr. Vincent Shigekuni  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813

via email: [yshigekuni@pbrhawaii.com](mailto:yshigekuni@pbrhawaii.com)

Dear Mr. Tamayori and Mr. Shigekuni,  
SUBJECT: Draft Environmental Assessment (EA) for the Niu Valley Middle School Four Classrooms for World Languages

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 (1) Land Division - Oahu District; and (2) Engineering Division. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,  
  
Russell Y. Tsuji  
Land Administrator

Enclosure(s)

DAVID Y. KIRI  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

March 24, 2015

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 (EA) for the Niu Valley Middle School Four Classrooms for World Languages  
LOCATION: Niu Valley, City and County of Honolulu, Island of O'ahu; Tax Map Keys: 3-7-003:067 and 010 portion  
APPLICANT: State of Hawai'i, Department of Education, by its consultant PBR Hawaii & Associates, Inc.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LDVisitor Password: 0pa\$5word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Draft Environmental Assessment (EA) for the Niu Valley Middle School Four Classrooms for World Languages"; then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or [Jonathan.C.Real@hawaii.gov](mailto:Jonathan.C.Real@hawaii.gov))

Please submit any comments by April 20, 2015. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed:   
Print Name: Russell Y. Tsuji  
Date: 3/25/2015

DAVID Y. ITO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

March 24, 2015

MEMORANDUM

TO: FR:

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: RD:

SUBJECT: Russell Y. Tsuji, Land Administrator  
Draft Environmental Assessment (EA) for the Niu Valley Middle School Four Classrooms for World Languages

LOCATION: Niu Valley, City and County of Honolulu, Island of O'ahu; Tax Map Keys: 3-7-003:067 and 010 portion

APPLICANT: State of Hawai'i, Department of Education, by its consultant PBR Hawaii & Associates, Inc.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/ld>
2. Login: Username: LDVisitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Draft Environmental Assessment (EA) for the Niu Valley Middle School Four Classrooms for World Languages"; then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Rea, Applications/Systems Analyst at 587-0427 or [Jonathan.C.Rea@hawaii.gov](mailto:Jonathan.C.Rea@hawaii.gov))

Please submit any comments by **April 20, 2015**. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed:   
Print Name: Cary S. Chang, Chief Engineer  
Date: 4/14/15

CARTY S. CHANG  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSIONER OF WATER RESOURCES MANAGEMENT

WATER DIVISION  
NATURAL RESOURCES DIVISION  
ACTING DEPUTY DIRECTOR - WATER

W. BOY HARBY  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
DIVISION AND COORDINATOR  
COMMISSIONER ON WATER RESOURCES MANAGEMENT  
CONSERVATION AND RESOURCES ENHANCEMENT  
FORESTRY AND WILDLIFE  
KARUKAWA ISLAND RESERVE COMMISSION  
STATE PARKS

15 MAR 24 PM 03:13 ENGINEERING  
RECEIVED  
LAND DIVISION  
2015 APR 14 PM 2:49  
DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION

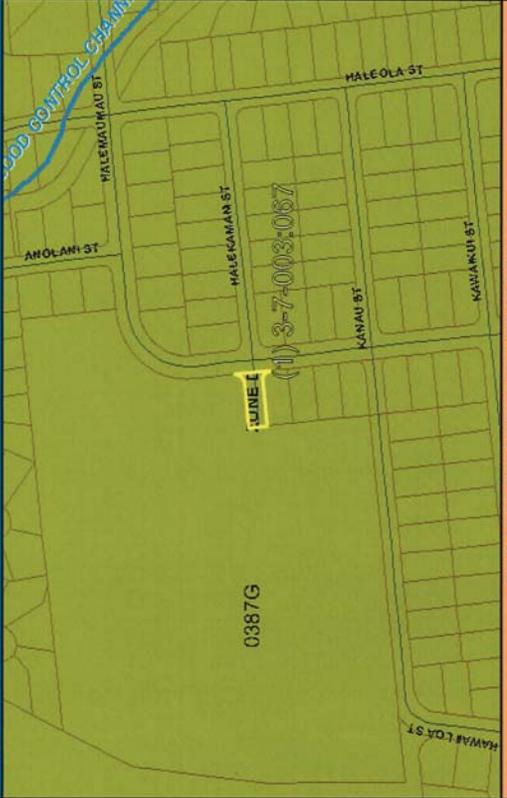
LD/Russell Y. Tsuji  
REF: DEA for Niu Valley Middle School Four Classrooms for World Languages Building Project  
Oahu.021

COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone D, an area where flood hazards are undetermined.
- ( ) Please 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) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
  - ( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
  - ( ) Mr. Carolyn Cortez at (808) 270-7253 of the County of Maui, Department of Planning.
  - ( ) Mr. Stanford Iwamoto at (808) 241-4896 of the County of Kauai, Department of Public Works.
- (X) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- (X) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- ( ) Additional Comments: \_\_\_\_\_
- ( ) Other: \_\_\_\_\_

Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed:   
CARTY S. CHANG, CHIEF ENGINEER  
Date: 4/14/15



NATIONAL FLOOD INSURANCE PROGRAM	
<b>FLOOD ZONE DEFINITIONS</b>	<b>PROPERTY INFORMATION</b>
<p><b>SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD</b> – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:</p> <ul style="list-style-type: none"> <li>Zone A: No BFE determined.</li> <li>Zone AE: BFE determined.</li> <li>Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.</li> <li>Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.</li> <li>Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.</li> <li>Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.</li> <li>Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.</li> </ul> <p><b>NON-SPECIAL FLOOD HAZARD AREA</b> – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.</p> <ul style="list-style-type: none"> <li>Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.</li> <li>Zone X: Areas determined to be outside the 0.2% annual chance floodplain.</li> </ul> <p><b>OTHER FLOOD AREAS</b></p> <ul style="list-style-type: none"> <li>Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.</li> </ul>	<p><b>COUNTY:</b> HONOLULU <b>TMK NO:</b> (1) 3-7-003-067 <b>PARCEL ADDRESS:</b> <b>FIRM INDEX DATE:</b> NOVEMBER 05, 2014 <b>LETTER OF MAP CHANGE(S):</b> NONE <b>FEMA FIRM PANEL(S):</b> 15003C037G <b>PANEL EFFECTIVE DATE:</b> JANUARY 19, 2011</p>
	<p><b>PARCEL DATA FROM:</b> APRIL 2014 <b>IMAGERY DATA FROM:</b> MAY 2005</p> <p><b>IMPORTANT PHONE NUMBERS</b></p> <p>County NFP Coordinator City and County of Honolulu Marie Sui-Li, CFM State NFP Coordinator Carol Tyau-Beam, P.E., CFM (808) 768-8098 (808) 587-0267</p> <p><small>Disclaimer: The Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use of the information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR from any liability, which may arise from its use.</small></p> <p><small>If this map has been identified as 'PRELIMINARY' or 'UNOFFICIAL', it should not be used for official legal decisions, regulatory compliance, or flood insurance rating. Contact your county NFP coordinator for flood zone determinations to be used for compliance with local floodplain management regulations.</small></p>



NATIONAL FLOOD INSURANCE PROGRAM	
<b>FLOOD ZONE DEFINITIONS</b>	<b>PROPERTY INFORMATION</b>
<p><b>SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD</b> – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:</p> <ul style="list-style-type: none"> <li>Zone A: No BFE determined.</li> <li>Zone AE: BFE determined.</li> <li>Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.</li> <li>Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.</li> <li>Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.</li> <li>Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.</li> <li>Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.</li> </ul> <p><b>NON-SPECIAL FLOOD HAZARD AREA</b> – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.</p> <ul style="list-style-type: none"> <li>Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.</li> <li>Zone X: Areas determined to be outside the 0.2% annual chance floodplain.</li> </ul> <p><b>OTHER FLOOD AREAS</b></p> <ul style="list-style-type: none"> <li>Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.</li> </ul>	<p><b>COUNTY:</b> HONOLULU <b>TMK NO:</b> (1) 3-7-003-010 <b>PARCEL ADDRESS:</b> 5510 KANAU ST, HONOLULU, HI 96821 <b>FIRM INDEX DATE:</b> NOVEMBER 05, 2014 <b>LETTER OF MAP CHANGE(S):</b> NONE <b>FEMA FIRM PANEL(S):</b> 15003C037G <b>PANEL EFFECTIVE DATE:</b> JANUARY 19, 2011</p>
	<p><b>PARCEL DATA FROM:</b> APRIL 2014 <b>IMAGERY DATA FROM:</b> MAY 2005</p> <p><b>IMPORTANT PHONE NUMBERS</b></p> <p>County NFP Coordinator City and County of Honolulu Marie Sui-Li, CFM State NFP Coordinator Carol Tyau-Beam, P.E., CFM (808) 768-8098 (808) 587-0267</p> <p><small>Disclaimer: The Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use of the information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR from any liability, which may arise from its use.</small></p> <p><small>If this map has been identified as 'PRELIMINARY' or 'UNOFFICIAL', it should not be used for official legal decisions, regulatory compliance, or flood insurance rating. Contact your county NFP coordinator for flood zone determinations to be used for compliance with local floodplain management regulations.</small></p>



**PRINCIPALS**

**THOMAS WITTES, ASLA**  
*Chairman*

**R. STAN BUNCAN, ASLA**  
*President*

**RUSSELL CHUNG, FASLA, LEED AP/BD-C**  
*Executive Vice-President*

**VINCENT SHIGEKUNI**  
*Vice-President*

**GRANT MURAKAMI, AICP, LEED AP/BD-C**  
*Vice-President*

**TOM SCHNELL, AICP**  
*Principal*

**W. FRANK RANOFF, FASLA**  
*Chairman Emeritus*

**ASSOCIATES**

**RAYMOND T. HIGA, ASLA**  
*Senior Associate*

**KIMIKIKI MIYENI, LEED AP/BD-C**  
*Senior Associate*

**SCOTT ALKA ABRIHOGU, LEED AP/BD-C**  
*Managing Director - Kapolei*

**ROY TAKAMOTO**  
*Managing Director - Hilo*

**SCOTT MURAKAMI, ASLA, LEED AP**  
*Associate*

**DACHENG DONG, LEED AP**  
*Associate*

**MARC SHIMATSU, ASLA**  
*Associate*

**CATR CULLISON, AICP**  
*Associate*

**HONOLULU OFFICE**  
1001 Kalia Road, Suite 600  
Honolulu, HI 96813-5484  
Tel: (808) 521-5631  
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E-mail: [vsydnimg@pbrhawaii.com](mailto:vsydnimg@pbrhawaii.com)

**KAPOLEI OFFICE**  
1001 Kamekula Boulevard  
Kapolei Building, Suite 313  
Kapolei, HI 96707-2005  
Tel: (808) 521-5441  
Fax: (808) 555-3169

**HILO OFFICE**  
Hilo, Hawaii 96720-1553  
Tel/Cel: (808) 315-6678

*printed on recycled paper*

May 1, 2015

Mr. Russell Y. Tsuji  
Land Administrator  
State of Hawaii  
Department of Land and Natural Resources  
Post Office Box 621  
Honolulu, Hawaii 96809

Attn: Mr. Steve Molmen, Supervising Land Agent

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU  
VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD  
LANGUAGES BUILDING – TMK 3-7-003-067 and 010 POR.**

Dear Mr. Tsuji:

Thank you for your letter dated April 20, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NYMS) Four Classrooms for World Languages Building, we have reviewed your letter and offer the following responses:

1. We acknowledge that the Land Division - Oahu District has no comments.
2. We also acknowledge the comments provided by the Engineering Division, including: a) confirmation of the Flood Insurance Rate Map designations; b) the information that the project must obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter; and c) the information that water demands and calculations should be provided to the Engineering Division so it can be included in the State Water Projects Plan Update.

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

DAVID Y. IGE  
GOVERNOR OF HAWAII



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

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD., STE 555  
HONOLULU, HAWAII 96807

CARTY'S CHANG  
INTERACT COMMUNICATIONS  
COMMISSION ON WATER RESOURCE MANAGEMENT  
KIKOIA KALUHIWA  
HISTORICITY

W. ROY HARDY  
ACTING DEPUTY DIRECTOR, WATER  
QUALITY RESOURCES  
BOARD OF WATERWORKS  
BUREAU OF WATERWORKS  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND CAPITAL LANDS  
CONSERVATION AND CAPITAL LANDS  
INSURANCE  
HISTORIC PRESERVATION  
LAND  
LAND  
STATISTICS

Tsuiji, Tamayori, and Kroning  
April 9, 2015  
Page 2

The archaeological, historical and cultural resources section of the DEA indicates that an archaeological field inspection was conducted by Scientific Consultants Services, Inc. (Dahger and Spear 2014a). The field inspection included a surface reconnaissance; four shovel test pits to evaluate soil horizons; and a brief literature review. The inspection resulted in no identification of significant archaeological resources (Spear 2015).

Our records indicate that numerous archaeological studies have been conducted in surrounding valleys and along Kalaniana'ole Highway, resulting in the identification of pre- and/or post-Contact traditional historic properties including trails and human burials. In addition, our records indicate that no archaeological inventory survey (AIS) has been conducted in the subject project area. Thus, we have insufficient information to make a determination that the proposed project will not adversely impact potential subsurface historic properties.

The archaeological field inspection report included in the DEA supports and facilitates project planning and the historic preservation review process but does not substitute for completion of an AIS that meets the standards of Hawaii Administrative Rule (HAR) §13-276. In addition, the school is more than 50 years old, and the buildings and campus may be eligible for the State or National Registers of Historic Places.

Based on the above, we request the following:

- (1) An archaeological inventory survey with subsurface testing be completed pursuant to HAR §13-275. We suggest that the AIS be performed early in the planning phases of the project to determine if historic sites are present and, if so, to gather sufficient information to evaluate their significance and to make appropriate mitigation recommendations. A report of findings should be submitted to SHPD for review and approval prior to any ground disturbing activities;
- (2) Consultation with SHPD regarding a proposed testing strategy prior to initiating the AIS; and
- (3) Project drawings for the new Four Classrooms for World Languages Building.

Please contact Jessica Puff at (808) 692-8023 or at [Jessica.L.Puff@hawaii.gov](mailto:Jessica.L.Puff@hawaii.gov) for any questions regarding architectural resources. Please contact me at (808) 692-8019 or at [Susan.A.Lebo@hawaii.gov](mailto:Susan.A.Lebo@hawaii.gov) for any questions regarding archaeological resources or this letter.

Aloha

*Susan A. Lebo*

Susan A. Lebo, PhD,  
Oahu Lead Archaeologist  
Acting Archaeological Branch Chief

cc: Steve Molmen, DLNR-Land Div [Steve.Molmen@hawaii.gov](mailto:Steve.Molmen@hawaii.gov)  
Vincent Shigekuni, VP, PBR Hawaii [vshigekuni@pbrhawaii.com](mailto:vshigekuni@pbrhawaii.com)

April 8, 2015

Mr. Russell Y. Tsuiji, Land Administrator  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, HI 96809

Mr. Mitch Tamayori  
Department of Education  
Office of School Facilities and Support Services  
P.O. Box 2360  
Honolulu, HI 96804

Mr. Robert J. Kroning, P.E. Director/Designate  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, HI 96813

Dear Sirs:

SUBJECT: **Chapter 6E-8 Historic Preservation Review –  
Draft Environmental Assessment (DEA) – Niu Valley Middle School  
Four Classrooms for World Languages Building  
Waikiki Ahupua'a, Kona District, Island of O'ahu  
TMK: (1) 3-7-003:010 and 067**

Thank you for the opportunity to comment on the draft document titled *Draft Environmental Assessment (DEA) Niu Valley Middle School Four Classrooms for World Languages Building* (Belt Collins, March 2015). Our office received this submittal on March 25, 2015.

The DEA indicates that Niu Valley Middle School along with Kaiser High School offers an International Baccalaureate World Schools program. The objective of the proposed project is to address the current shortfall in classroom facilities to meet the requirements of the International Baccalaureate World Schools Program. The submittal also indicates that Niu Valley Middle School was first opened in 1955, and initial construction was completed in May 1956. The school accommodated grades 7 thru 9 until 1974.

The project site is located within the existing Niu Valley Middle School campus at 310 Halemaunau Street, Niu Valley identified as TMK: (1) 3-7-003:010 and 067. The 17.248 acre property owned by the City and County of Honolulu and is surrounded by residential properties. It abuts Hawaii Loa Ridge Preservation land to the west, and is bounded to the east by Anolani Street and Halemaunau Street and to the south by Kanau Street. The proposed project site totals 40,000 square feet. Construction will include a classroom area (approximately 3,920 square feet), office space with appurtenances (980 square feet), and expansion of the existing parking from 45 to 56 stalls.



**PRINCIPALS**

**THOMAS WITTES, ASIA**  
*Chairman*

**R. STAN RUNCAN, ASIA**  
*President*

**RUSSELL CHUNG, ASIA, LEED AP/BID-C**  
*Executive Vice President*

**VINCENT SHIGEKUNI**  
*Vice President*

**GRANT MURAKAMI, AIA, LEED AP/BID-C**  
*Vice President*

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*Senior Associate*

**SCOTT ALIKA ARIHIGA, LEED AP/BID-C**  
*Managing Director - Kapolei*

**ROY TAKAMOTO**  
*Managing Director - Hilo*

**SCOTT MURAKAMI, ASIA, LEED AP**  
*Associate*

**DACHENG DONG, LEED AP**  
*Associate*

**MARC SHIMATSU, ASIA**  
*Associate*

**CARL CULISON, AICP**  
*Associate*

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May 1, 2015

Ms. Susan A. Lebo, Ph.D.  
O'ahu Lead Archaeologist/Acting Archaeological Branch Chief  
State of Hawaii  
Department of Land and Natural Resources  
State Historic Preservation Division  
601 Kamokila Boulevard, Suite 555  
Kapolei, HI 96707

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU  
VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD  
LANGUAGES BUILDING – TMK 3-7-003;067 and 010 POR.**

Dear Dr. Lebo:

Thank you for your letter (your reference LOG NO: 2015.00608, 2015.01119; DOC NO:15014GC06) dated April 8, 2015 regarding the subject project. As the planning consultant for the Ni'u Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. We have reviewed your comments and offer the following responses:

1. A report of the findings of the archaeological inventory survey will be submitted to SHPD for review and approval prior to any ground-disturbing activities.
2. The archaeological consultant will discuss the AIS testing strategy with SHPD.
3. Project drawings for the proposed project are included in the Draft EA and the proposed project will not result in the removal or demolition of any of the existing NVMS campus buildings.

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

**BOARD OF WATER SUPPLY**

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



April 10, 2015

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ELLEN E. KITAMURA, P.E.  
Deputy Manager and Chief Engineer

Mr. Vincent Shigekuni  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Your Letter Dated March 18, 2015 on the Draft Environmental Assessment for  
Niu Valley Middle School Four Classrooms for World Languages – Tax Map  
Key: 3-7-003-010

Thank you for the opportunity to comment on the proposed Niu Valley Middle School Four  
Classrooms for World Languages.

The existing water system is adequate to accommodate the proposed development. However,  
please be advised that this information is based upon current data, and therefore, the Board of  
Water Supply reserves the right to change any position or information stated herein up until the  
final approval of the 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.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water  
Resources Division at 748-5443.

Very truly yours,

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer



May 1, 2015

Mr. Ernest Y. W. Lau, P.E.  
Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, HI 96843

Attn: Mr. Robert Chun

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU  
VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD  
LANGUAGES BUILDING – TMK 3-7-003-067 and 010 POR.**

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Thank you for your letter dated April 10, 2015 regarding the subject project. As the planning  
consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages  
Building, we want to thank you for your comments. We have reviewed your comments and offer  
the following responses:

1. We acknowledge that although the existing waster system is deemed to be adequate to  
accommodate the proposed development, the final decision on the availability of water will  
be confirmed when the building permit application is submitted for approval.
2. We also acknowledge that when water is made available, the applicant will be required to  
pay BWS' Water System Facilities Charge for resource development, transmission and daily  
storage.

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

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



KIRY CALDWELL  
MAYOR

ROBERT J. KRONING, P.E.  
DIRECTOR  
MARK YONAMINE, P.E.  
DEPUTY DIRECTOR

April 7, 2015

PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Attn: Vincent Shigekuni

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment  
for the Niu Valley Middle School Four Classrooms for  
World Languages

The Department of Design and Construction does not have comments to offer on the  
draft environmental assessment.

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

Sincerely,

Robert J. Kroning, P.E.  
Director

RJK: cf (603216)

cc: State of Hawaii – Department of Education  
Mr. Mitch Tamayori



May 1, 2015

Mr. Robert Kroning, P.E.  
Director  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, HI 96813

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ROY TAKAMOTO  
Managing Director - Hilo

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DACHENG DONG, LEED AP  
Associate

MARC SHIMATSU, ASLA  
Associate

CARIE CULLISON, AICP  
Associate

PBR HAWAII

Vincent Shigekuni  
Vice President

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU  
VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD  
LANGUAGES BUILDING – TMK 3-7-003:067 and 010 POR.

Dear Mr. Kroning:

Thank you for your letter dated April 7, 2015 regarding the subject project. As the planning  
consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages  
Building, we acknowledge that your Department does not have comments to offer on the Draft  
Environmental Assessment.

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

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

1000 ULUOHA STREET, SUITE 300, KAPOLEI, HAWAII 96707  
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MAYOR



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DIRECTOR  
TIMOTHY A. HOUGHTON  
DEPUTY DIRECTOR  
ROSS S. TANIMOTO, P.E.  
DEPUTY DIRECTOR  
IN REPLY REFER TO  
PROJ 15-009

April 15, 2015

✓ Mr. Vincent Shigekuni  
PBR HAWAII  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Mr. Mitch Tamayori  
State of Hawaii  
Department of Education  
P.O. Box 2360  
Honolulu, Hawaii 96804

Dear Mr. Shigekuni and Mr. Tamayori:

SUBJECT: Draft Environmental Assessment for the Niu Valley Middle  
School Four Classrooms for World Languages Building, Niu  
Valley, Oahu, Hawaii

We have reviewed the subject document as transmitted to us by your letter received by our office on March 20, 2015. We have the following comments on the subject document:

1. We understand that although there will be an increase in restroom facilities, the school population (students and staff) will not increase; therefore, a change in peak wastewater flow is not expected. However, should the project change and an increase in wastewater flow is expected, the Department of Planning and Permitting (DPP), Wastewater Branch has the lead role in issuing sewer connection permits.

Mr. Vincent Shigekuni  
Mr. Mitch Tamayori  
April 15, 2015  
Page 2

2. We understand that, in the long-term, the project will result in an increase in impervious surface area and therefore more potential storm runoff. We also understand that the City and County of Honolulu, Department of Planning and Permitting's Rules Relating to Storm Water Drainage Standards, June 2013 will be incorporated into the drainage design to ensure that the project does not impact the existing storm water quality or volume of runoff. Should you have any questions for our department regarding storm water quality issues, please call Randall Wakumoto of our Environmental Quality Division, Storm Water Quality Branch, at 786-3242.

3. We understand that solid waste collection and disposal is currently handled under a Department of Education contract and, in the long term, solid waste generation is not expected to increase because there will be no substantive change in enrollment. We note that the disposal of solid waste at our H-Power facility provides beneficial energy production, and we foresee no significant impacts to our facilities and services. However, our department would encourage the school to further promote efforts to reduce, reuse, and recycle solid waste, which may result in improved sustainability and other long-term benefits.

Should you have any questions regarding our comments, please call Lisa Kimura, Civil Engineer, at 768-3455.

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

cc: Department of Planning and Permitting, SDD, WWB  
Department of Environmental Services, EQ, SWQ



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May 1, 2015

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

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

Attn: Ms. Lisa Kimura

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU  
VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD  
LANGUAGES BUILDING – TMK 3-7-003:067 and 010 POR.**

Dear Ms. Kahikina:

Thank you for your letter dated April 15, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. We have reviewed your comments and offer the following responses:

1. We appreciate the information provided that should the project change and an increase in wastewater flow is expected, the Department of Planning and Permitting, Wastewater Branch has the lead role in issuing sewer connection permits.
2. We also appreciate the information provided that if the design consultant, Sakamoto-Newman Architects Joint Venture has any questions for your Department regarding storm water quality issues, that Mr. Randall Wakumoto of your Environmental Quality Division, Storm Water Quality Branch should be contacted.
3. We acknowledge your Department's encouragement that NVMS further promote efforts to reduce, reuse, and recycle solid waste.

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Ronald Haigno, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

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

1000 Ulu-ohia Street, Suite 215, Kapolei, Hawaii 96707  
Phone: (808) 768-3343 • Fax: (808) 768-3381  
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KIRK CALDWELL  
MAYOR

ROSS S. SASAMURA, P.E.  
DIRECTOR AND CHIEF ENGINEER  
EDUARDO P. MANGALLAN  
DEPUTY DIRECTOR

IN REPLY REFER TO:  
DRM 15-271

April 8, 2015

Mr. Vincent Shigekuni  
Vice President  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

**SUBJECT:** Review of Draft Environmental Assessment  
Niu Valley Middle School  
Four Classrooms for World Languages Building  
Tax Map Keys: 3-7-003:067 and 010 (Portion)

Thank you for the opportunity to review and provide our input regarding your letter dated March 18, 2015, on the above-subject project.

Our comments are as follows:

- Once construction phase commence, install approved Best Management Practices fronting all drainage facilities (Catch Basin/Drainage inlets along Kanau Street and Halemauau Street).
- During construction and upon completion of project, any damages/deficiencies to Kanau Street and Halemauau Street right-of-ways shall be corrected to City Standards and accepted by the City.

If you have any questions, please contact Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

Sincerely,

Ross S. Sasamura, P.E.  
Director and Chief Engineer

cc: Mitch Tamayori  
State Department of Education



May 1, 2015

Mr. Ross S. Sasamura, P.E.  
Director and Chief Engineer  
Department of Facility Maintenance  
City and County of Honolulu  
1000 Uluohia Street, Suite 215  
Kapolei, HI 96707

Attn: Mr. Kyle Oyasato, Division of Road Maintenance

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK 3-7-003:067 and 010 POR.**

Dear Mr. Sasamura:

Thank you for your letter (your reference no. DRM 15-271) dated April 8, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. We have reviewed your comments and offer the following responses:

1. We acknowledge your Department's comment that once the construction phase commences, to install approved Best Management Practices fronting all drainage facilities (Catch Basin/Drainage inlets along Kanau Street and Halemauau Street).
2. We also acknowledge your Department's comments that any damages/deficiencies to Kanau Street and Halemauau Street right-of-ways caused by construction, shall be corrected to City Standards and accepted by the City upon completion (of construction).

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

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Chairman Emeritus

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ROY TAKAGOTO  
Managing Director - Hilo

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CITY AND COUNTY OF HONOLULU

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KIRK CALDWELL  
MAYOR

MICHAEL D. FORMBY  
DIRECTOR  
MARK N. GARRITY, ACP  
DEPUTY DIRECTOR

TP3/15-603264R

April 17, 2015

Mr. Vincent Shigekuni  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

**SUBJECT:** Draft Environmental Assessment (DEA) for Niu Valley Middle School Four Classrooms for World Languages Building, Niu Valley, Oahu, Hawaii

In response to your letter dated March 18, 2015, we have the following comments:

1. Provide access to the on-site overflow parking area during construction and post-construction when the building is completed to minimize school visitors from parking in the nearby neighborhoods.
2. Identify the location of the ingress/egress access to the construction site.
3. Change in Appendix C Traffic Management Plan, Construction-Related Traffic, page 6, 4<sup>th</sup> bullet, to "Schedule delivery of construction materials and equipment to the project site during off-peak traffic hours (8:30 a.m. to 30 minutes before school dismissal) for the safety of the students and to minimize any possible disruption to traffic on the adjacent local streets."

Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8389.

Very truly yours,

Michael D. Formby  
Director



May 1, 2015

Mr. Michael D. Formby, Director  
Department of Transportation Services  
City and County of Honolulu  
650 South King Street, 3<sup>rd</sup> Floor  
Honolulu, HI 96813

Attn: Ms. Renee Yamasaki

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK 3-7-403:067 and 010 POR.**

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GRANT T. MURAKAMI, ACP/LEED/AP/BD-C  
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TOM SCHNELL, ACP  
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DACHENG DONG, LEED/AP  
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MARC SHIMATSU, ASIA  
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Dear Mr. Formby:

Thank you for your letter (your reference number TP3/15-603264R) dated April 17, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we want to thank you for your comments. We have reviewed your comments and offer the following responses:

1. By way of this letter, we have informed both the Department of Education (DOE) and the prime consultant, Sakamoto-Newman Architects Joint Venture of DTS' comment to "Provide access to the on-site overflow parking area during construction and post-construction when the building is completed to minimize school visitors from parking in the nearby neighborhoods."
2. While construction may not occur immediately, it is likely that the location of the ingress/egress to the construction site will be via TMK 3-7-003:067 (opposite Halekamani Street).
3. As requested, the fourth bullet on page 6 of the Traffic Management Plan will be revised as requested.

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

PBR HAWAII

Vincent Shigekuni  
Vice President

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

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

638 South Street  
Honolulu, Hawaii 96813-4007  
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



MANUEL P. NIEVES  
FIRE CHIEF  
LIONEL CAMARA JR.  
DEPUTY FIRE CHIEF

KIRK CALDWELL  
MAYOR

April 7, 2015

Mr. Vincent Shigekuni  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment  
Niu Valley Middle School's Four Classrooms for World Languages Building  
Tax Map Keys: 3-7-003: 067 and 010 portion

In response to your letter dated March 18, 2015, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) 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 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]<sup>TM</sup>, 2006 Edition, Section 18.2.3.2.2.)  
A fire department access road shall extend to within 50 feet of at least one exterior door that can be opened from the outside and provides access to the interior of the building. (NFPA 1, UFC<sup>TM</sup>, 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 from a 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

Mr. Vincent Shigekuni  
Page 2  
April 7, 2015

capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1, UFC<sup>TM</sup>, 2006 Edition, Section 18.3.1, as amended.)

3. The unobstructed width and unobstructed vertical clearance of a fire apparatus access road shall meet county requirements. (NFPA 1, UFC<sup>TM</sup>, 2006 Edition, Section 18.2.3.4.1.1, as amended.)
4. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or tseelig@honolulu.gov.

Sincerely,

SOCRATES D. BRATAKOS  
Assistant Chief

SDB/SY:bh

cc: Mitch Tamayori  
Department of Education



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May 1, 2015

Mr. Socrates D. Bratakos, Assistant Chief  
Honolulu Fire Department  
City and County of Honolulu  
636 South Street  
Honolulu, Hawaii 96813-5007

Attn: Mr. Terry Seelig, Battalion Chief of Fire Prevention Bureau

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU  
VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD  
LANGUAGES BUILDING – TMK 3-7-003-067 and 010 POR.**

Dear Mr. Bratakos:

Thank you for your letter dated April 7, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we appreciate your input regarding (1) fire department access road requirements, (2) water supply and required water flow requirements, (3) county requirements for a fire apparatus access road, and (4) your Department's request to receive civil drawings for review and approval.

Your letter will be included in the Final Environmental Assessment (EA).

Sincerely,

PBR HAWAII

*Vincent R. Shigekumi*

Vincent Shigekumi  
Vice President

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture



From: [Kuwaya, Kristen](#)  
 To: [sysadmin@vincent-shigekuni.com](#)  
 Cc: [Liu, Rouen](#)  
 Subject: Draft Environmental Assessment for the Niu Valley Middle School Four Classrooms for World Languages Building Project  
 Date: Monday, April 20, 2015 11:21:51 PM

*Kristen Kuwaya on behalf of Rouen Liu*

Dear Mr. Vincent Shigekuni,

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. Should HECO have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities.

We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed Niu Valley Middle School Four Classrooms for World Languages Building Project comes to fruition, please continue to keep us informed. Further along in the design, we will be better able to evaluate the effects on our system facilities.

If you have any questions, please call me at 543-7245.

Sincerely,  
 Rouen Q. W. Liu  
 Permits Engineer

May 1, 2015

Mr. Rouen Q. W. Liu (WA3-BA)  
 Permits Engineer  
 Hawaiian Electric Company  
 P.O. Box 2750  
 Honolulu, HI 96840-0001

Attn: Kristen Kuwaya

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – NIU VALLEY MIDDLE SCHOOL FOUR CLASSROOMS FOR WORLD LANGUAGES BUILDING – TMK 3-7-403:067 and 010 POR.**

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Associate
- CATRILIA CULISON, ACP**  
Associate

Cc: Mr. Ronald Hagino, DOE Office of School Facilities and Support Services  
 Mr. Dean Sakamoto, Sakamoto-Newman Architects Joint Venture

Dear Mr. Liu:

Thank you for your e-mail dated April 20, 2015 regarding the subject project. As the planning consultant for the Niu Valley Middle School (NVMS) Four Classrooms for World Languages Building, we acknowledge that HECO has no objection to the project. We also acknowledge that HECO will need continued access should there be existing easements or facilities on the property.

Your letter will be included in the Final Environmental Assessment (EA) and we will continue to keep you informed as the project progresses.

Sincerely,

PBR HAWAII

*Vincent P. Shigekuni*

Vincent Shigekuni  
 Vice President

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