

BENJAMIN J. CAYETANO  
GOVERNOR



ROBERT P. TAKUSHI  
COMPTROLLER

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

'94 DEC 23 11:37  
LETTER NO. (P) 2082.4  
OIEC. 11  
QUALITY

DEC 22 1994

Mr. James K. Ikeda  
Interim Director  
Office of Environmental  
Quality Control  
Central Pacific Plaza  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Ikeda:

Subject: Negative Declaration for  
Kealakehe High School, Kealakehe, North Kona  
Hawaii, TMK 3rd Division 7-4-08: Por. 17

The Department of Accounting and General Services has reviewed the comments received during the 30-day public comment period which began on November 23, 1994. The agency has determined that this project will not have any significant environmental impact and has issued a negative declaration. Please publish this notice in the January 8, 1995 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. If there are any questions, please have your staff contact Mr. Brian Isa of the Planning Branch at 586-0484.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".  
GORDON MATSUOKA  
State Public Works Engineer

BI:jy

Attachments

cc: Mr. Lester Chuck w/attachs.  
Mr. Horace Hara w/attachs.  
Mr. Roy Kimura w/attachs.

1995-01-08-HI-PEA-Kealakehe High School

JAN - 8 1995

FINAL ENVIRONMENTAL ASSESSMENT  
(NEGATIVE DECLARATION)  
FOR A  
KEALAKEHE HIGH SCHOOL  
NORTH KONA, HAWAII  
DECEMBER 27, 1994

- A. PROPOSING AGENCY: Department of Accounting and General Services for the Department of Education.
- B. APPROVING AGENCY: Not applicable.
- C. AGENCY CONSULTED: Department of Education.
- D. GENERAL DESCRIPTION OF THE TECHNICAL, SOCIO-ECONOMIC AND ENVIRONMENTAL CHARACTERISTICS:
  1. Technical:
    - a. The Department of Education is proposing to construct a new high school in North Kona on the island of Hawaii. The size of the school site is approximately 48.9 acres and is located within the new Kealakehe Planned Community (589 acres) being developed by the State (TMK 7-04-08:Por. 17).
    - b. The new Kealakehe Planned Community is proposed as a mixed-use planned community which includes housing, recreational uses, public school facilities and commercial area. A final environmental impact statement covering the new Kealakehe Planned Community development was completed in September 1990.
    - c. The proposed Kealakehe High School is envisioned as a Grades 9 through 12 facility with a design ultimate enrollment of 2,200 students.
    - d. The enrollment will increase incrementally up to the design enrollment over a period of years.
    - e. The planning guidelines for the school is from the DOE's "Educational Specifications and Standards for Facilities, Volume III: The High School." The guidelines would cover covered walks, parking requirements, acoustics and noise control, ventilation, carpeting, classroom counts, area requirements, etc.
    - f. The school will comply with the governing handicapped accessibility code.

- g. This project also includes site improvements, connection to public utilities and easements which may be required as a result of this project.

2. Socio-Economic:

- a. The proposed project will not substantially impact the economy and welfare of the community and State.
- b. The construction cost of the entire project (including inspection, construction contingency, and works-of-art) is estimated to be \$89,000,000 in 1994 dollars. The school will be built incrementally as funds become available.
- c. Since the project will be constructed within an existing designated school campus site, no land will be removed from the tax base.
- d. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications.
- e. Easements for utility lines, roads and minor structures may be required at a later date.
- f. The construction of the new Kealakehe High School will provide additional education facilities capacity in the Kona area to accommodate high school students. Students from North Kona presently attend Konawaena High and Intermediate School. The opening of the new high school will alleviate the overcrowding at the present school and neighboring Konawaena Elementary school. Both schools are over capacity in 1994 by a combined total of nearly 550 students. The 1994 enrollment at both the high and intermediate school and the elementary school is 2,810 each. The school will also admit students from the Waikoloa area which will alleviate overcrowding at the Honokaa High and Elementary School campus. Upon the opening of the new high school, the Konawaena High School Complex Development Plan adopted by the Hawaii School District will be followed. The district plans to remove elemen-

tary students in Grades K-5 from the present high school campus and relocate to a new campus for educational reasons. The resulting decrease in enrollment will permit the demolition of old buildings and renovation of the old campus into a Konawaena High and Intermediate School which will accommodate Grades 6-8 and 9-12. The plan allows the transfer of students in Grades 6-8 from Honaunau School and Hookena Elementary School to attend a less crowded campus, alleviate the overcrowding at those two schools and enjoy a more diverse educational program. The new design enrollments would be:

Konawaena Elementary (K-5)	800
Konawaena Intermediate (6-8)	815
Konawaena High (9-12)	<u>800</u>
Total Students	2,415

The new high school should also decrease the amount of traffic from the Kailua-Kealakehe and North Kona areas to the present campus. At least 66 percent of the Konawaena High School students come from the North Kona area.

3. Environmental:

- a. The project will not create any major long-term environmental impacts. However, during construction periods, the air quality may be affected by dust and exhaust emissions and it is anticipated there will be a temporary increase in noise levels. To the extent possible, the dust problem will be mitigated by watering and limiting dry sweeping and the exhaust emissions and noise will be addressed by requiring the contractor to use equipment with mufflers.
- b. These impacts are expected to be minimal since State and Federal regulations need to be met.

E. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT, INCLUDING SITE MAPS:

1. The vicinity map and location of the high school site are shown on Figures 1 and 2. The proposed high school campus layout is shown on Figure 3.

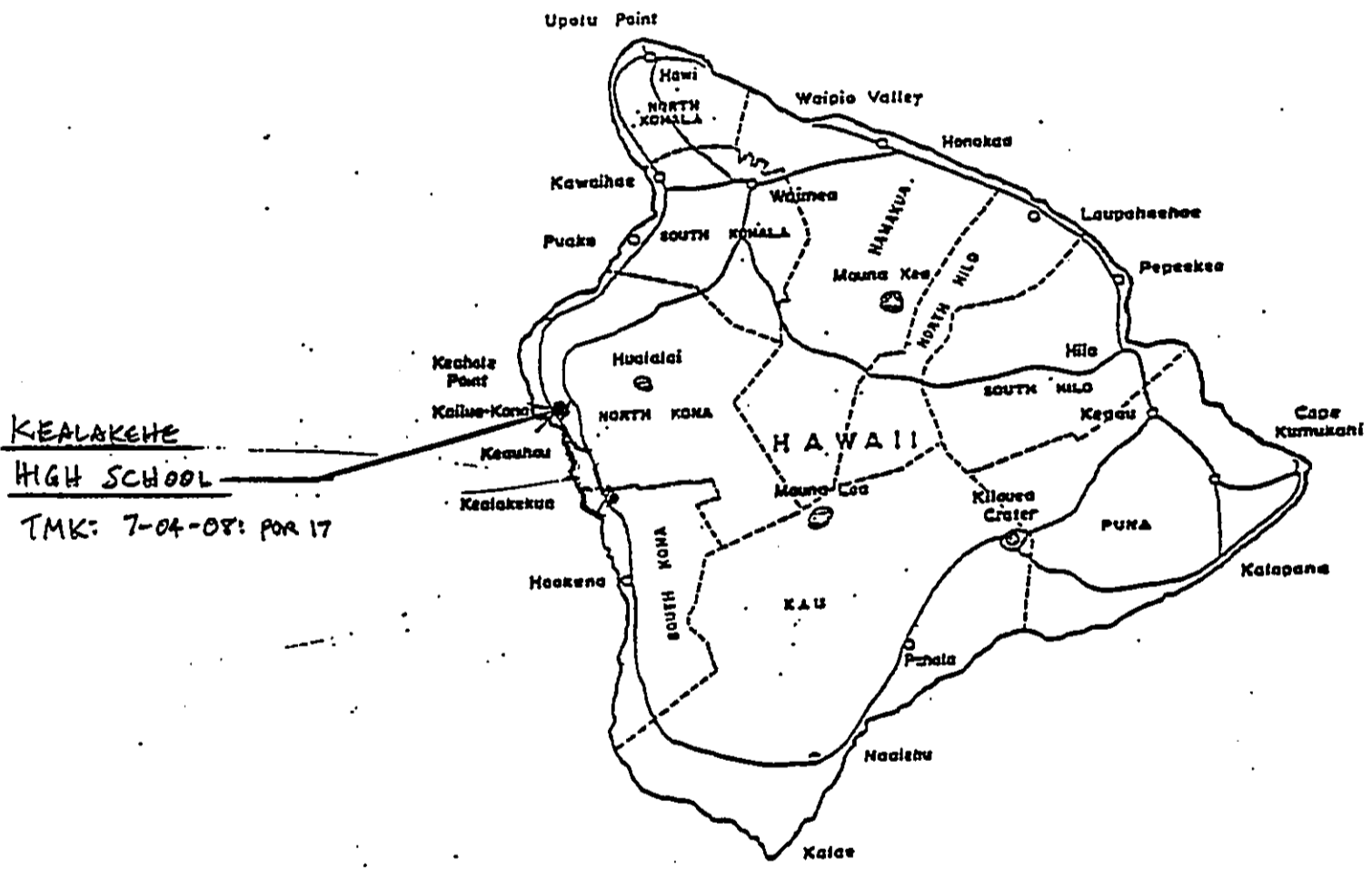
2. No habitat of endangered species, flora or fauna are known to exist at the high school site.
3. No significant historical, archaeological or cultural sites are known to exist at the high school site.
4. The high school site is not in a Special Management Area.

F. IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND ALTERNATIVES CONSIDERED:

1. Major Impacts: The proposed project will not:
  - a. Involve an irrevocable commitment to loss or destruction of any natural or cultural resources.
  - b. Curtail the range of beneficial uses of the environment.
  - c. Conflict with the State's long term environmental policies.
  - d. Substantially affect the economic or social welfare of the community or State.
  - e. Involve substantial secondary impacts, such as population changes or effects on public facilities.
  - f. Involve a substantial degradation of environmental quality.
  - g. Detrimentally affect air or water quality or ambient noise levels.
  - h. Be located in any environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
2. Alternatives to the Proposed Project: The "no action" alternative is not considered to be a viable or desirable alternative.

- G. PROPOSED MITIGATION MEASURES: Short term impacts on air and noise quality during construction will be controlled by application of appropriate pollution and noise control measures.
- H. DETERMINATION: On the basis of the above assessment, it is concluded that the proposed project will not have a significant adverse impact on the environment and that an environmental impact statement should not be required for this project.
- I. FINDINGS AND REASONS SUPPORTING DETERMINATION: The project site is generally free of flood, tsunami, erosion, and landslide hazards. No rare or endangered species of flora are known to exist at the site. No rare or endangered species of fauna are known to inhabit the site. There are no significant archeological or historical sites within the existing site.

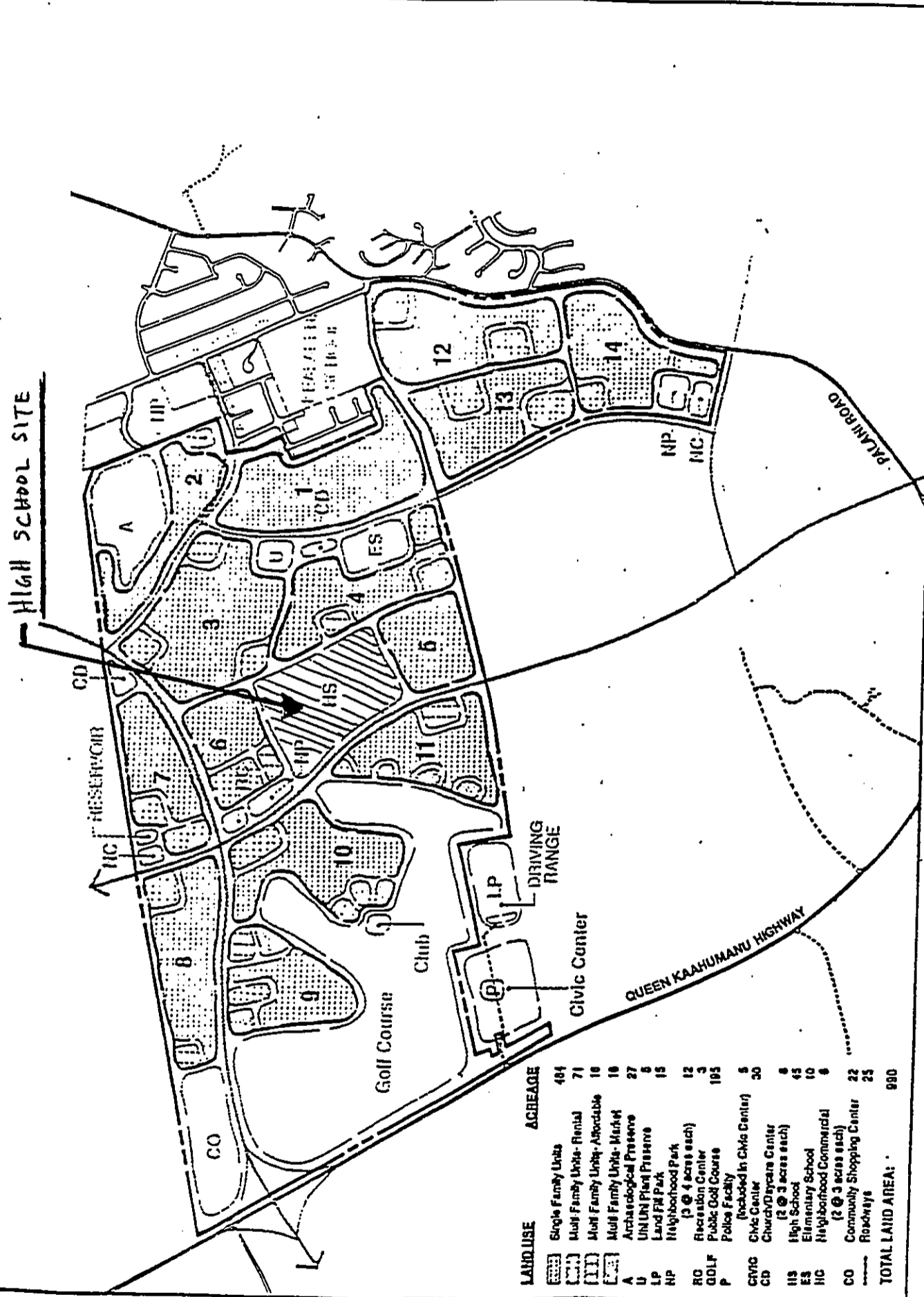
For the reasons above, the proposed action will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.



VICINITY MAP

FIGURE }

High School Site



LAND USE	ACREAGE
Single Family Units	484
Multi Family Units - Rental	71
Multi Family Units - Affordable	16
Multi Family Units - Market	16
Archaeological Preserve	27
UN/UN Planned Preserve	6
Land FM Park	15
Neighborhood Park (3 @ 4 acres each)	12
Recreation Center	3
Public Golf Course	195
Police Facility	5
Civic Center (Included in Civic Center)	30
Church/Dispensary Center (2 @ 3 acres each)	6
High School	45
Elementary School	10
Neighborhood Commercial (2 @ 3 acres each)	6
Community Shopping Center	22
Roadways	25
<b>TOTAL LAID AREA:</b>	<b>980</b>

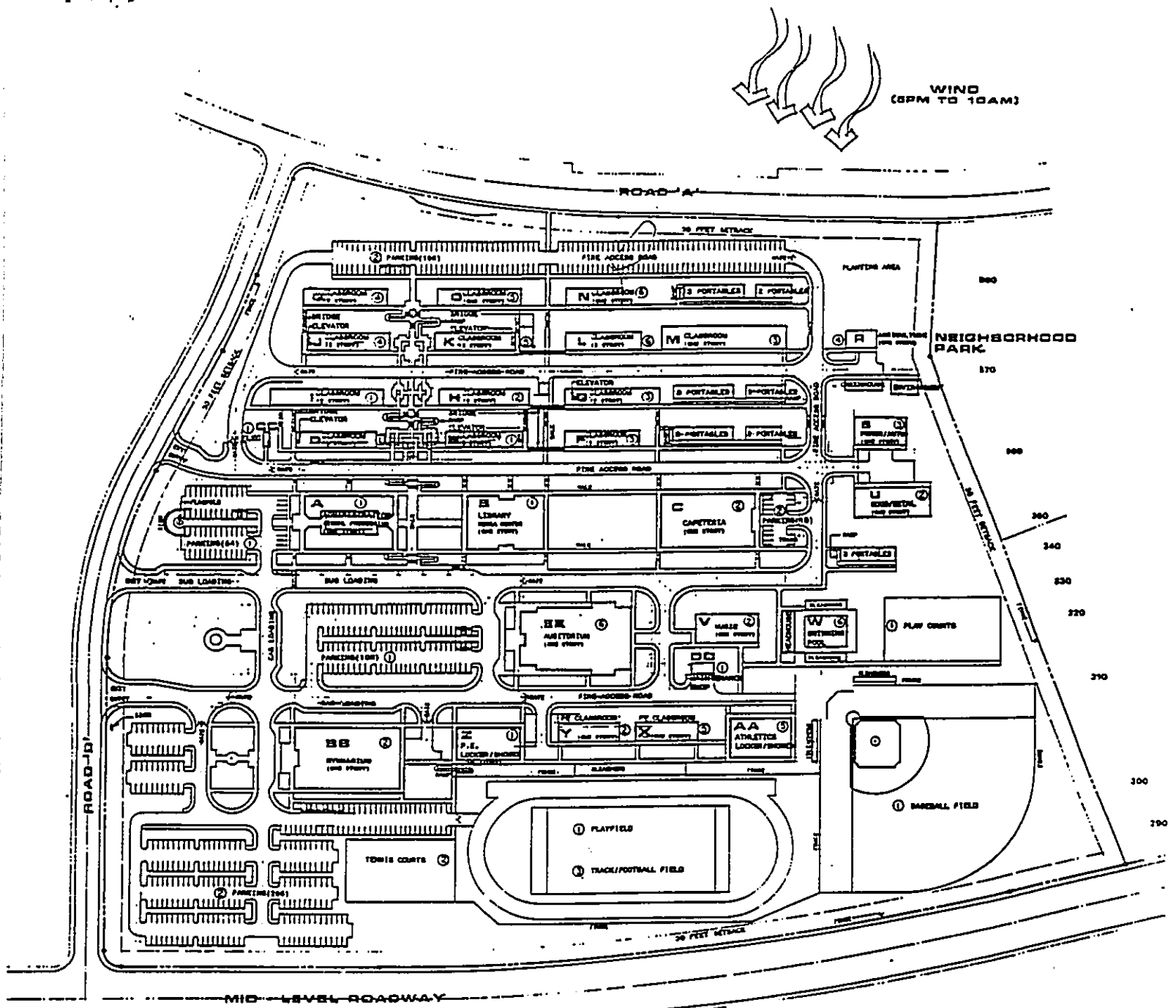


Prepared by: BELT COLLINS & ASSOCIATES  
Date: JUNE 1990

**FIGURE 2**  
VILLAGE CONCEPT PLAN

**KEALAKEHE PLANNED COMMUNITY**





# SITE PLAN

1"=100'



STANDARD ACCESSIBLE: 884 STALLS  
 TOTAL PARKING STALLS: 800 STALLS

FIGURE 3

## SCHEMATIC DRAWING

# NEW KEALAKEHE HIGH SCHOOL

MASTER PLAN  
 KEALAKEHE, NORTH KONA, HAWAII  
 D.A.G.B. JOB NO. 11-16-4268  
 TAX MAP KEY: 7-4-08; POR. 17

ODA/MCCARTY ARCHITECTS LIMITED

26 JULY 1993  
 REVISED: 4 JANUARY 1994  
 REVISED: 18 JANUARY 1994  
 REVISED: 10 MARCH 1994

REVISED: 28 MARCH 1994  
 REVISED: 4 APRIL 1994  
 REVISED: 12 MAY 1994  
 REVISED: 2 JUNE 1994