

Waipahu High School Eight Classroom Bldg

BENJAMIN J. CAYETANO
GOVERNOR



RECEIVED

SAM CALLEJO
COMPTROLLER

MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

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

LETTER NO. (P) 1423.6

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

JUL 10 1996

Mr. Gary Gill
Director
Office of Environmental
Quality Control
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment and
Finding of No Significant Impact
Waipahu High School
Eight-Classroom Building
TMK 9-4-08:20 and 25

The Department of Accounting and General Services did not receive any comments during the 30-day public comment period which began on June 8, 1996. The agency has determined that this project will not have significant environmental effect and has issued a finding of no significant impact. Please publish this notice in the July 23, 1996 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 call Mr. Ralph Morita of the Planning Branch at 586-0486.

Very truly yours,

GORDON MATSUKA
State Public Works Engineer

GC:jk
Attachments

85

1996-07-23-0A-FEA-Waipahu High School Eight Classroom Bldg. JUL 23 1996

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT
WAIPAHU HIGH SCHOOL
EIGHT-CLASSROOM BUILDING
JULY 9, 1996

- 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: Continued increase in enrollment has caused extremely crowded classrooms and classroom shortage which require teachers without permanent classrooms to "float" along utilizing teacher's workrooms, library and other spaces not designed as standard classrooms as classrooms. This creates hardships for all the teachers and unfriendly learning environments for the students. This project is to design and construct a two-story, eight-classroom building to ease the classroom shortage and crowded condition. This project also includes any ground and site improvements, relocation of any infrastructures, connections to public utilities and easements that may be required as a result of this project. Due to a County zoning requirement, a height waiver is required for this project.
 2. Socio-Economic:
 - a. The proposed project will not create sufficient additional work or new jobs to substantially impact the economy and welfare of the community and State.
 - b. The estimated cost of the project is \$3,175,000.
 - c. Since the project will be constructed within the existing school campus, no land will be removed from the tax base.
 - d. The project will provide Waipahu High School with a much-needed facility to ease the crowded classroom conditions and to provide friendly/healthy learning environments for the students in accordance with the Educational Specifications.

3. Environmental:

- a. The project will not create any major long-term environmental impacts except a new permanent building will be added to the school campus.
- b. However, during construction, the air quality may be affected by dust and exhaust emissions and it is anticipated there will be a temporary increase in noise levels.
- c. These impacts are expected to be minimal since the design and construction method need to meet County, State and Federal regulations to minimize these adverse effects.

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

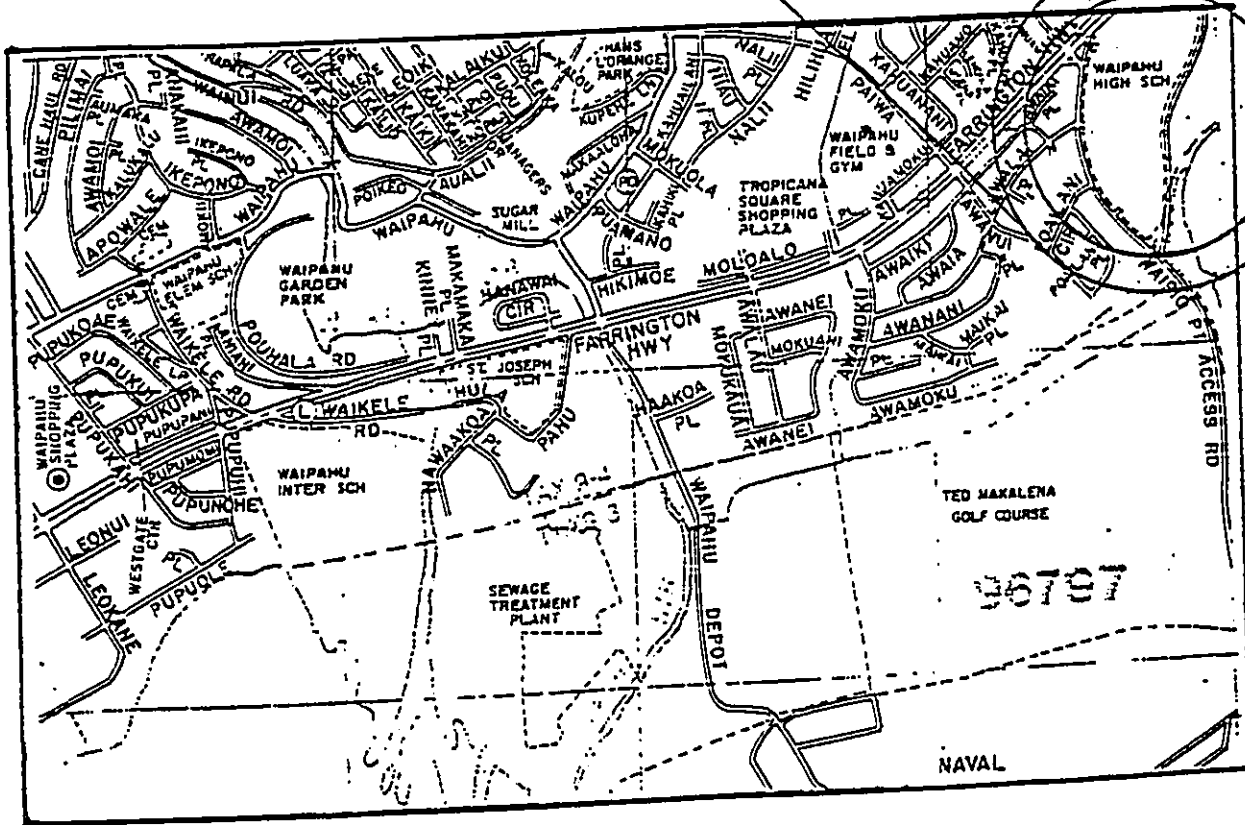
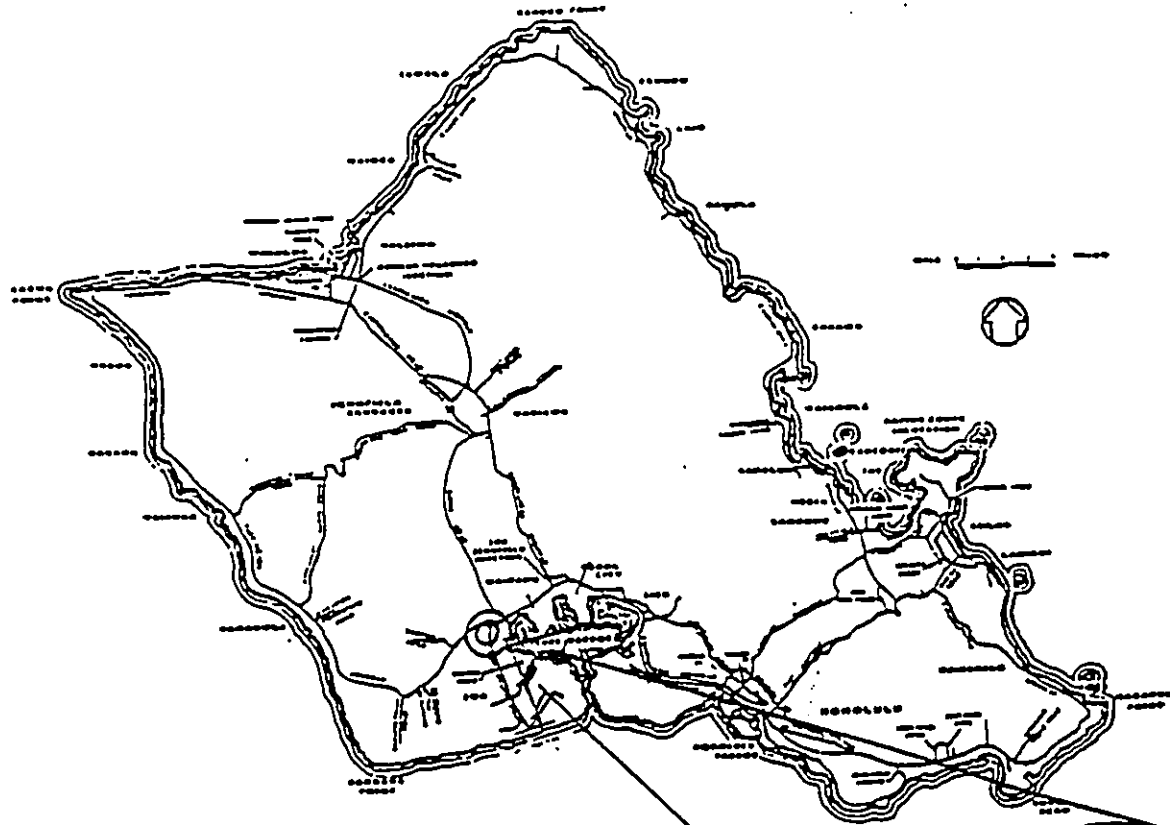
1. The site of the proposed project is located on the school campus (TMK 9-4-08:20 and 25).
2. No habitat of endangered species, flora or fauna are known to exist at the site which is well developed in the past 28 years.
3. No historical, archaeological or cultural sites are known to exist at the site. However, should any significant archaeological sites be discovered during construction, the State Historic Preservation Division will be notified.
4. The site is not in a Special Management Area.
5. The project does not require off-site utilities.
6. The location of the school site and the proposed project are shown in Figures 1 and 2, respectively.

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. (The project site is a well developed site in the past 28 years.)

- b. Curtail the range of beneficial uses of the environment. (The project will enhance the beneficial use of the natural environment by adding a facility to a site intended for educational purposes.)
- c. Conflict with the State's long term environmental policies. (The State's long term environmental policy is that the site will remain for education use.)
- d. Substantially affect the economic or social welfare of the community or State. (The project does not create new jobs in the school-- "floating" teachers will be assigned to a permanent classroom).
- e. Involve substantial secondary impacts, such as population changes or effects on public facilities. (The project does not create new residences. Therefore, it will not cause population changes to affect public facilities).
- f. Involve a substantial degradation of environmental quality. (The project is to add classrooms for the school. It will not affect the environmental quality of the school).
- g. Detrimentally affect air or water quality or ambient noise levels. (No toxic air will be emitted from the new classrooms. New toilet rooms will be connected to the County's wastewater system. Ambient noise levels are expected to remain the same.)
- 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.
- i. Affect the environment as to aesthetic and open view of the area. (The proposed two-story classroom building will be of concrete/masonry construction and will be relatively similar to the nearby existing two-story classroom buildings on the school site. See Figure 3).

2. Alternatives to the Proposed Project: Allowing "floating" teachers to use teacher's workrooms and other spaces not designed for use as standard regular classrooms for teaching is not considered to be a viable or desirable alternative for learning processes. (Waipahu High School is located on a land-locked, cramp site. Expansion of the campus horizontally is not possible. Therefore, expansion must be done vertically by constructing two-story buildings.
- G. PROPOSED MITIGATION MEASURES: Short term impacts on air and noise quality, community, school and cultural disturbances during construction will be controlled by application of appropriate air pollution control, noise control and community, school cultural awareness measures.
- H. HEIGHT WAIVER REQUIRED:
Building height limit is 25 feet for Waipahu High School's R-5 zoning. Proposed two-story classroom is 29 feet high. Therefore, a height waiver approval is required from the County.
- I. DETERMINATION: On the basis of the above assessment and on our findings, it is concluded that the proposed project will not have a significant adverse impact on the environment. Although the use of background information from the Geographic Information System (GIS) is recommended by the Environmental Center of the University of Hawaii at Manoa, background information from the GIS database (mainly information from the City and County of Honolulu) is not currently available to be included in this submittal to OEQC. GIS background information will be incorporated in other submittals to OEQC when the information is readily available to DAGS.



LOCATION MAP

FIGURE 1

ZONING: RS
 PRESENT HEIGHT LIMIT: 25'0"
 PROPOSED HEIGHT: 29'0"

FINISH CALCULATIONS

- 1. DETERMINE FINISH
- 2. DETERMINE FINISH
- 3. DETERMINE FINISH
- 4. DETERMINE FINISH
- 5. DETERMINE FINISH
- 6. DETERMINE FINISH
- 7. DETERMINE FINISH
- 8. DETERMINE FINISH
- 9. DETERMINE FINISH
- 10. DETERMINE FINISH
- 11. DETERMINE FINISH
- 12. DETERMINE FINISH
- 13. DETERMINE FINISH
- 14. DETERMINE FINISH
- 15. DETERMINE FINISH
- 16. DETERMINE FINISH
- 17. DETERMINE FINISH
- 18. DETERMINE FINISH
- 19. DETERMINE FINISH
- 20. DETERMINE FINISH

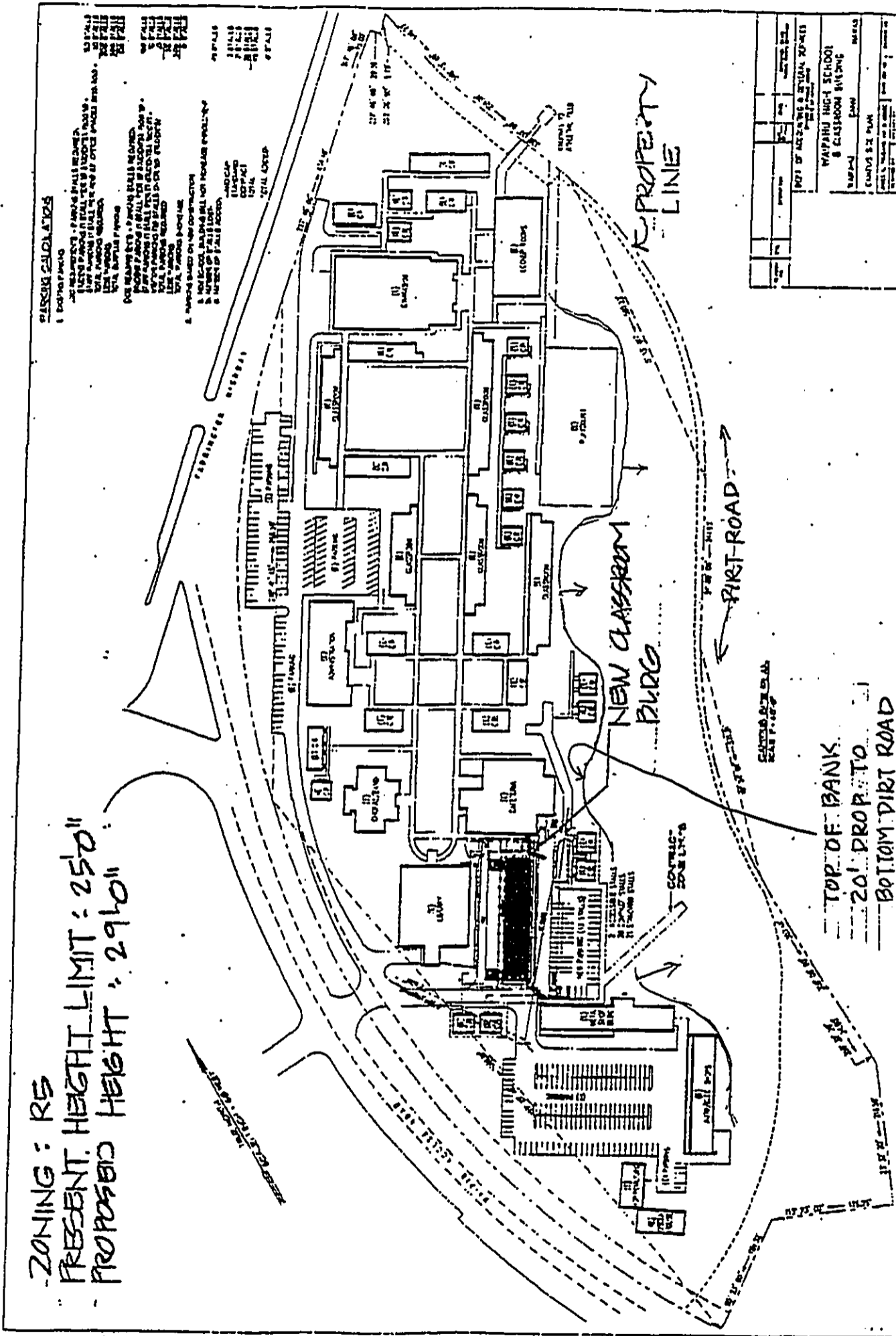
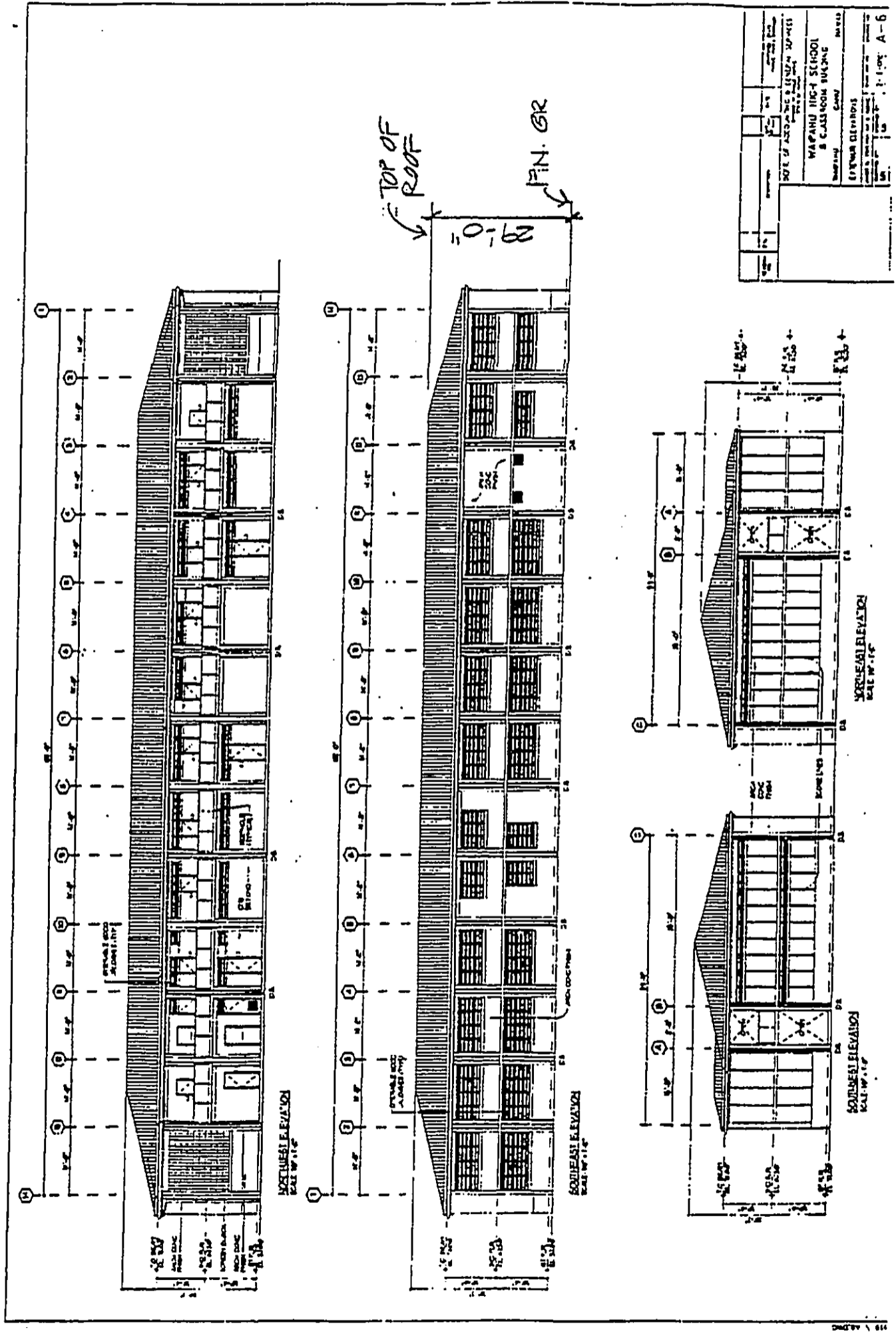


FIGURE 2

SITE PLAN
 WAIPAHI HIGH SCHOOL
 -NTS-



ELEVATION OF PROPOSED CLASSROOM BUILDING

FIGURE 3

NTS