

Draft Environmental Assessment

**Ke Kula ‘O Samuel M. Kamakau
Laboratory Public Charter School Relocation**

TMK: 4-6-14: 18 and 4: 6-15: 14
Ha‘ikū Valley, Kāne‘ohe, O‘ahu, Hawai‘i

June 2008



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Prepared for: Ke Kula ‘O Samuel M. Kamakau
Laboratory Public Charter School

Prepared by: Helber Hastert & Fee, Planners

For submittal to: Department of Hawaiian Home Lands, State of Hawai‘i

Prepared pursuant to Chapter 343, Hawai‘i Revised Statutes



Helber Hastert & Fee
Planners, Inc.

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ACRONYMS AND ABBREVIATIONS

BMP	best management practice
BWS	Board of Water Supply
DHHL	Department of Hawaiian Home Lands
DLNR	Department of Land and Natural Resources
DOH	Department of Health
EA	Environmental Assessment
EIS	environmental impact statement
FONSI	Finding of No Significant Impact
gpd	gallons per day
gpm	gallons per minute
HDOT	Hawai'i Department of Transportation
HEER	Hazard Evaluation and Emergency Response ()
HLIDP	Hālawā-Luluku Interpretive Development Plan
HRS	Hawai'i Revised Statutes
LOS	Level of Service
mgd	million gallons per day
NPDES	National Pollutant Discharge Elimination System
OHA	Office of Hawaiian Affairs
USCG	United States Coast Guard
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service

Chapter 1: INTRODUCTION

1.1 Background

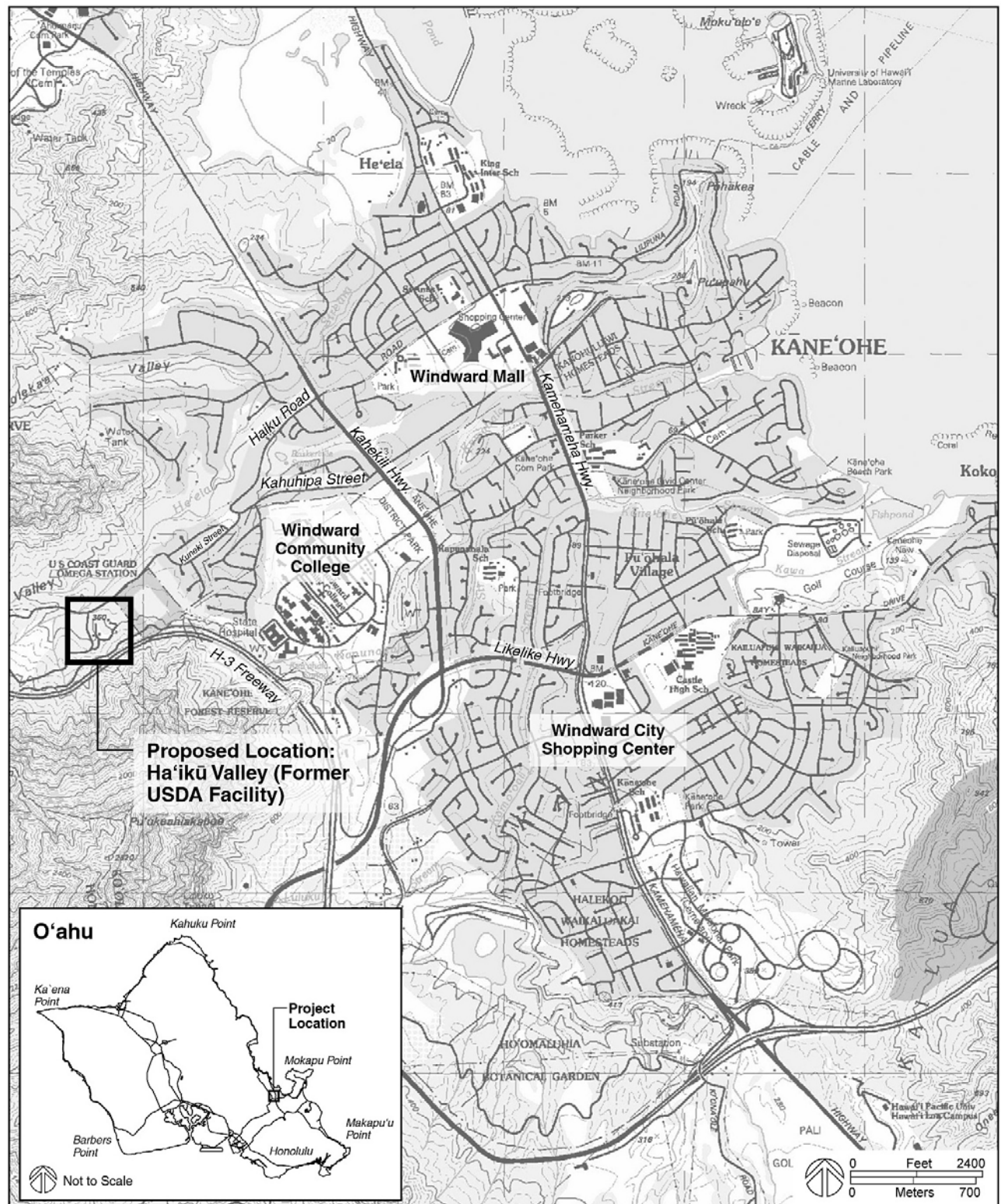
The Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School is a Hawaiian language immersion school providing quality Hawaiian language education with a focus on culturally healthy learning. The school was initially established under the Hawaiian Language College of the University of Hawai'i, Hilo, in 1999. It is also a New Century Public Charter School supported by the State of Hawai'i's Board of Education. The school currently rents space from the Kokokahi YWCA (45-037 Kāne'ōhe Bay Drive) and has an enrollment of 110 students from pre-kindergarten through grade 12.

The School has been asked to vacate its present site no later than June 2009. It has secured a long-term license for approximately 10 acres of land from the State of Hawai'i's Department of Hawaiian Home Lands (DHHL) to establish a campus on lands it owns in Ha'ikū Valley (Figures 1 and 2). DHHL received title to 138 acres of the former 700-acre US Coast Guard (USCG) Omega Station as part of base closure action (Figure 3, TMK 4-6-15:14). There are seven buildings on the proposed campus which were used up until 1997 by the U.S. Department of Agriculture (USDA) for an animal quarantine facility, but are now vacant.

1.2 Applicant and Action

The Charter School (applicant) proposes to rehabilitate existing buildings at the site, add several new buildings, and generally improve the site for school uses with the intent of being operational by July 2009. A residence for a caretaker will be accommodated for on-site.

This environmental assessment (EA) was prepared in compliance with Chapter 343, Hawai'i Revised Statutes (HRS), as amended, and the environmental impact statement (EIS) regulations promulgated by Chapter 200 of Title 11, Department of Health (DOH). Since the proposed action involves the use of public lands, it is subject to the State's environmental review process. The purposes of this document are to determine whether the proposed action may have a significant impact on the environment that would trigger an environmental impact statement or whether a finding of no significant impact (FONSI) is warranted. Based on the analysis of potential effects provided herein, it is anticipated that the proposed action will result in a FONSI.



Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Project Location
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Figure 1

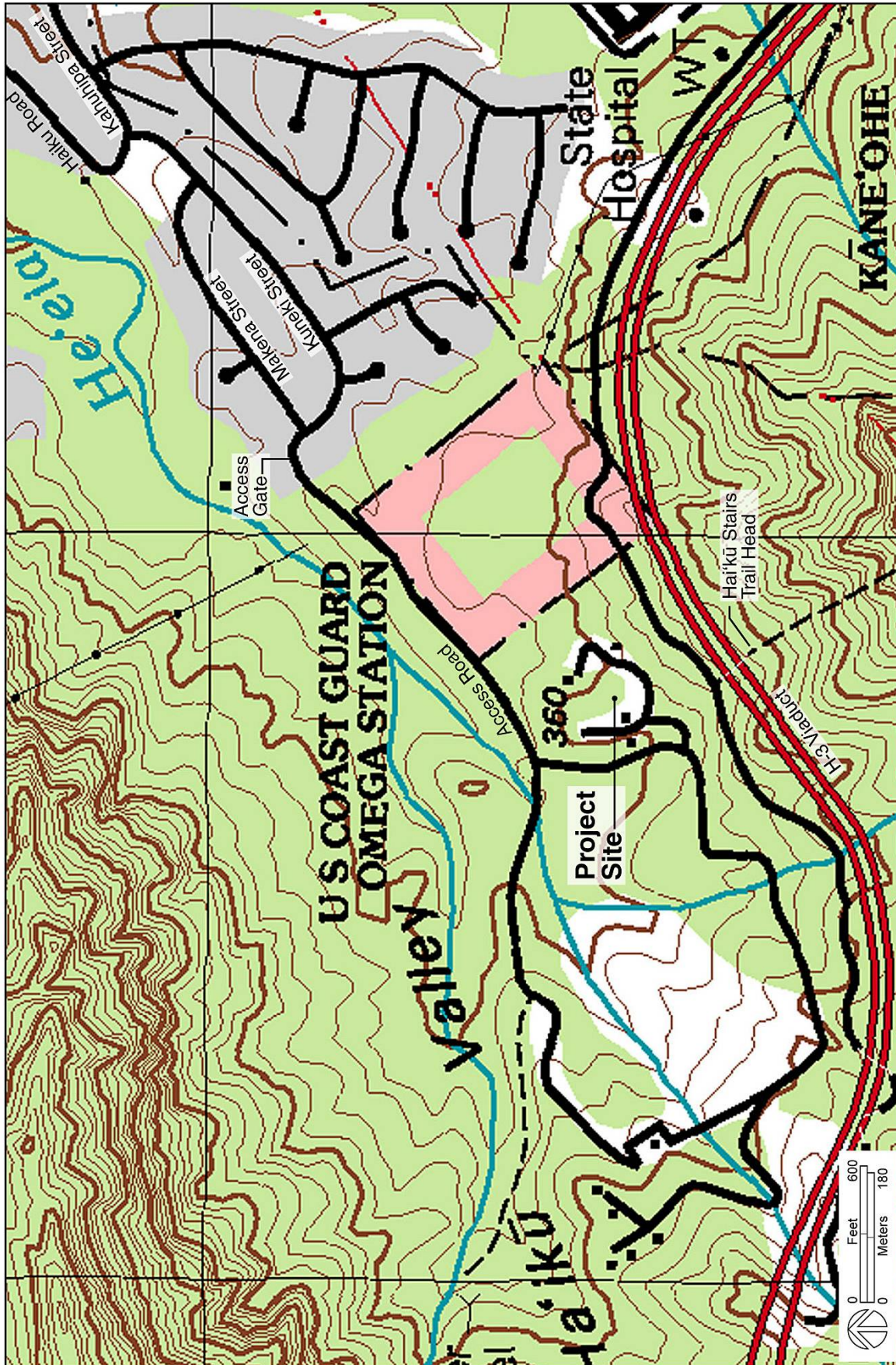


Figure 2

Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Haiku Valley Vicinity Map
Draft Environmental Assessment
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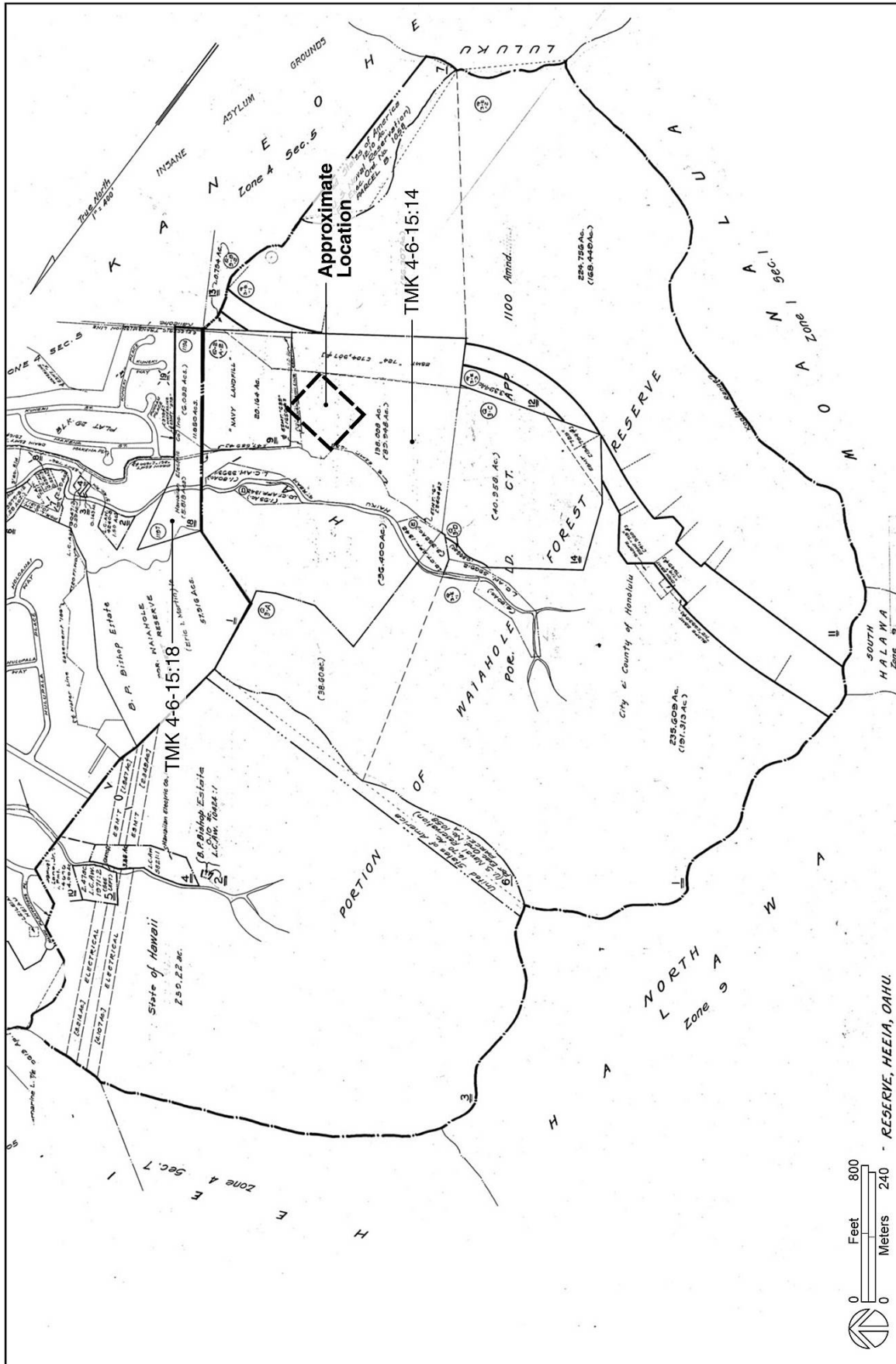


Figure 3

Ke Kula 'O Samuel M. Kamakau Charter School Relocation Tax Map

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1.3 Project Summary

Project Name: Ke Kula 'O Samuel M Kamakau Laboratory Public
Charter School Relocation

Applicant: Ke Kula 'O Samuel M Kamakau Laboratory Public
Charter School

EA Preparer: Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813
Phone: (808) 545-2055 Fax: (808) 545-2050
Tom Fee/Norren Kato

Approving Agency: Department of Hawaiian Home Lands

Proposed Action: Rehabilitate former USDA quarantine facility for use
as a pre-school through grade 12 public charter school
campus.

*Chapter 343, Hawai'i Revised
Statutes "Trigger:"* Use of State lands

Project Location: Ha'ikū Valley, O'ahu, Hawai'i

Tax Map Key: 4-6-15:14 (former USDA site)
4-6-14:18 (access easement)

Landowner: Department of Hawaiian Home Lands, Land
Management Division

Existing Land Uses: Former USDA quarantine station, vacant since 1997.
Seven pre-existing structures are oriented around an
internal, paved roadway network.

State Land Use District: Conservation (General Subzone)

County Zoning: Preservation-1, Restricted Preservation District

1.4 Permits and Approvals

Agency	Permit
<u>State of Hawai'i</u>	
Department of Hawaiian Home Lands	Finding of No Significant Impact
Department of Health	NPDES Permit
	Individual Wastewater System Permit
<u>City and County of Honolulu</u>	
Department of Design and Construction	Grading Permit
	Building Permit

1.5 Anticipated Determination

Based on the information gathered during preparation of this EA, it is anticipated that the direct, indirect, and cumulative effects of the proposed action will not have a significant adverse effect on the environment. Consequently, an EIS will not be required and a Finding of No Significant Impact (FONSI) will be issued by the approving agency.

Chapter 2: PROPOSED ACTION

2.1 Project Location

The proposed action is located on approximately 10 acres of land in Ha'ikū Valley, Kāne'ohe, Ko'olau Poko District, O'ahu within TMK 4-6-15:14 (Figure 3). The project access road also crosses TMK 4-6-14:18. Ha'ikū Valley is an amphitheater-shaped valley in the southern Ko'olau Mountain Range. The valley is ringed on the north, west, and south by vertical pali. The Interstate H-3 Viaduct cuts through the valley several hundred feet south of the site (Figure 2).

The property is relatively isolated, with approximately 7 deteriorated buildings on the site (Figure 5, Existing Conditions). The nearest residential subdivision is located approximately one third of a mile northeast of the site. The Hawai'i State Hospital and Windward Community College are located approximately one-half mile east of the site.

There are two major structures present at the former Omega Station, including a two-story concrete building and a large wooden warehouse located about one third of a mile west of the property. Located adjacent to the site are the former antenna access stairs, also known as the Ha'ikū Stairs, which are technically closed to public access. The City and County Board of Water Supply operates a well system near the site. A water-bottling operation is located approximately one third of a mile northwest of the site, and includes a small shed housing a water pump.

2.1.1 Site History

The site is located on land that was used by the U.S. Navy for communication purposes during World War II. The land was converted to the USCG Omega Station in the 1970's and most of it became USCG property. The USDA Animal and Plant Health Service leased 9.1 acres of land in 1969 to operate the Hawai'i Animal Import Center (also referred to as the "Quarantine Station"). This facility was closed in 1997 and is the site of the proposed school campus. In the early 1990's the USCG explored the possibility of using the eastern portion of the Omega Station for USCG housing, including the project site. A series of environmental investigations were conducted to determine whether hazardous materials were present in the portion of the property where the housing was to be located and the site was determined to be suitable for housing.

The H-3 Interstate Viaduct was constructed through Ha'ikū Valley between 1988 and 1993. In 1987 the Federal Highways Administration, State Historic Preservation Division of the State of Hawai'i, and the Advisory Council on Historic Preservation, in concurrence with the Office of Hawaiian Affairs (OHA) and the State of Hawai'i Department of Transportation (HDOT), executed a Memorandum of Agreement to mitigate adverse impacts resulting from the construction of the H-3 Highway. As part of the Federal Hawaiian Home Lands Recovery Act of 1995 (Public Law 104-42, 109 Stat. 357), DHHL received 138 acres of land in the Valley, largely comprised of the valley floor and including the project site.

In 1999, an H-3 Cooperative Agreement was signed between the HDOT and OHA to undertake a project that would preserve and interpret the cultural resources located from North Hālawā Valley to the 'ili of Luluku in Kāne'ōhe and beyond to Mōkapu. The Hālawā-Luluku Interpretive Development (HLID) project began in 2000. One of the project goals was to develop educational programs that interpret the historic and cultural resources of Ha'ikū Valley.

2.2 Purpose of and Need for Action

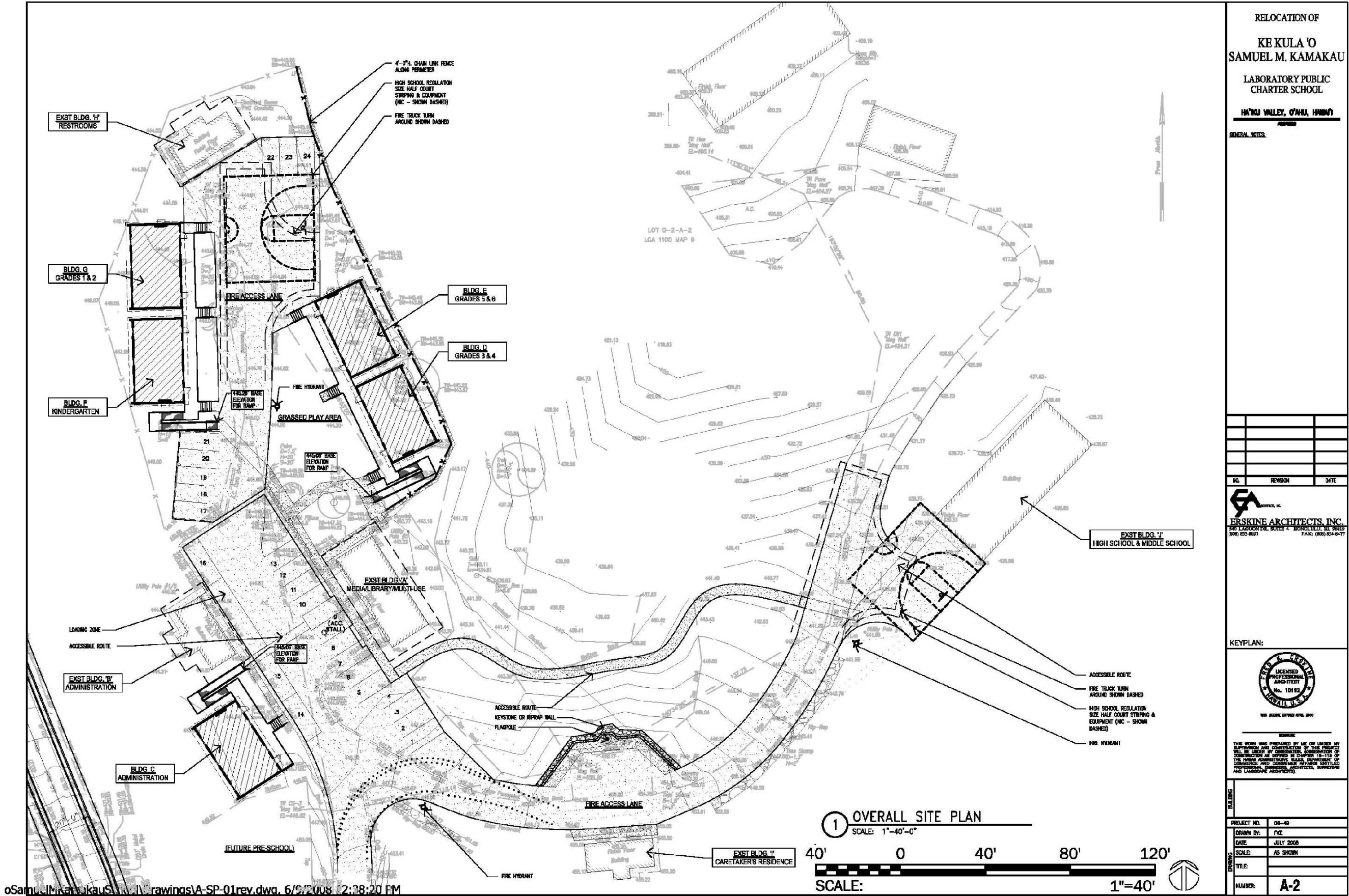
The purpose of the action is to relocate and establish a school campus that will provide a long-term base of operations for the Charter School and thus improve the quality of education the school can provide its students. The school is a public charter school with a focus on Hawaiian culture and language. Students go into the community for service learning and use the community as partners in learning.

The action is needed because the School has been asked to vacate its current facility at the Kokokahi YWCA within a short timeframe and must relocate its campus facilities in a way that would minimize the disruption to its students and cultural programs. As part of the relocation effort, the School has secured a long term license on the Ha'ikū Valley site from DHHL to establish a new campus.

2.3 Project Description

The proposed action includes construction of a new school campus at the former USDA quarantine facility. The conceptual site plan is presented as Figure 4. The elementary and middle school classrooms will be located on the north end of the campus using new portable buildings for classrooms, the high school is located in one of the existing buildings near the east end, and the planned pre-school is located near the entrance driveway and the planned administration building. Onsite roadways will be widened and improved, onsite parking for 24 stalls is identified, as are fire truck turn-arounds at each end of the campus. A grassed field will be established in the elementary/middle school area and play courts will be striped in the fire truck turn around areas. Accessible routes will be provided. A site for future loi and mala is located near the center of the campus. One of the existing buildings will be refurbished for an onsite caretakers residence. Other existing buildings will be refurbished for restrooms and a multi use center.

The school needs to be operational by July 2009 (midpoint of the 2009-2010 School Year (SY)). It expects to open with an initial enrollment of 128 students (111 K-12 students and 17 preschool students), supported by a staff of 31 (total onsite population of 159 persons). Enrollment is expected to gradually increase over the next six years, stabilizing at about 176 students (141 K-12 students, 24 preschool students, 11 infant/toddlers), supported by a staff of 44 (total onsite population of 220 persons). The infant/toddler program is projected to start in SY 10-11.



Proposed Site Plan

Figure 4

Chapter 3: AFFECTED ENVIRONMENT

3.1 Physical Environment

3.1.1 Topography and Soils

Ha'ikū Valley is an amphitheater-shaped valley in the southern Ko'olau Mountain Range. The valley is ringed on the north, west, and south by vertical pali with the relative flat valley at the base. The site elevation is approximately 440 feet above sea level.

Generally, the top geologic layer of the valley consists of 30 feet of recent colluviums and alluvium which were produced by stream erosion. (Weston Solutions 2006). Underlying these recent deposits are 50 feet of Honolulu Series pyroclastics, composed of weathered cinder and ash material (HDOH 1993). Honolulu series nephelinite lava is the major geologic layer over the next 40 feet below ground surface. This layer overlies older alluvium and colluvium which extends to the Ko'olau Basalt layer approximately 200 feet below the surface (ibid.). Soil at the site consists of the Lolekaa Series, Class B (LoD) which is characterized by well drained, silty clay within the top 42 inches of soil, and loam to 65 inches below ground surface (USDA 1972). No Prime or Important Farmlands exist or will be impacted at this site (NRCS April 2008 Appendix A).

3.1.2 Surface and Ground Water

The site has been previously developed for urban uses and includes a network of concrete gutters which are in poor condition. These gutters direct surface water flow off-site into a few small tributaries which empty into He'eia Stream, located approximately 600 feet north of the site. He'eia Stream drains the entire valley into He'eia Fishpond and eventually Kāne'ohe Bay which is located almost two miles north and west of the site. Kāne'ohe Bay opens into the Pacific Ocean.

Ha'ikū Stream is located on the south side of Ha'ikū Road and is generated by the Baskerville Springs upland of the site (USCG 1991). It flows into Kea'ahala Stream to the south-east. He'eia Stream is the ground-water fed perennial stream that flows through the valley.

Groundwater in the valley is approximately 250 feet below ground in the Ko'olau Aquifer, a major source of drinking water of the eastern side of the Island of O'ahu (HDOH 1993). Groundwater generally follows the topography, flowing north, northeast. There are eight groundwater wells within a one mile radius of the site. The State DLNR owns one well which is currently unused. The Honolulu BWS operates a public well within a half mile of the site. Six other wells are located at higher elevations and are primarily used for municipal water supply and irrigation.

3.1.3 Natural Hazards

According to the Flood Insurance Rate Map, the area is designated Zone D (Figure 5), an area of undetermined but possible flood hazard (Federal Emergency Management Agency 2005).

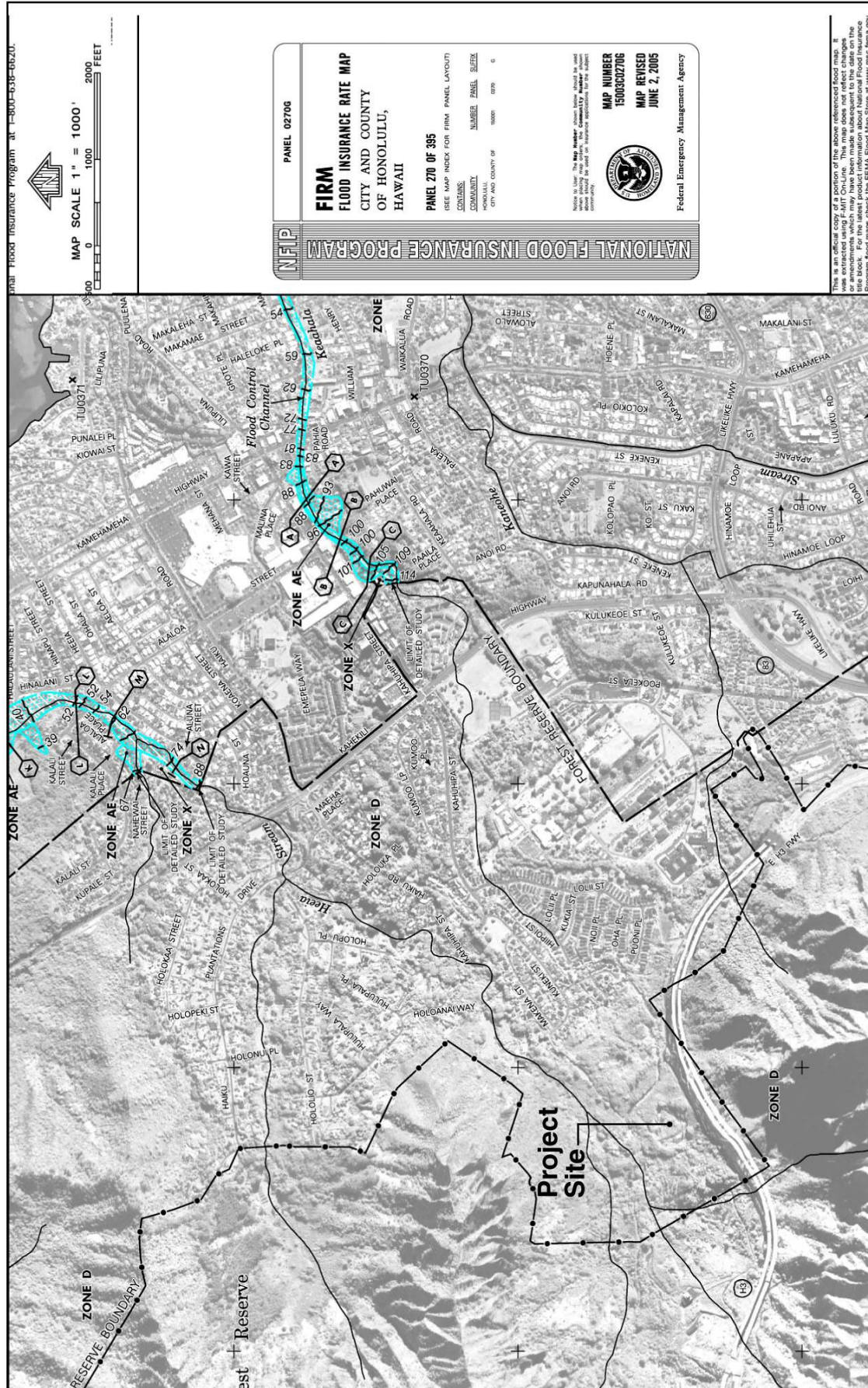


Figure 5

Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Flood Insurance Rate Map
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3.1.4 Climate and Air Quality

Characteristic of Hawai'i's climate, Ha'ikū Valley experiences mild and uniform temperatures year round, moderate humidity and a relatively consistent northeasterly trade wind. Local terrain conditions of the valley are largely responsible for variations in climate. Average temperatures range from lows in the 60s to highs in the 80s (degrees Fahrenheit). Rainfall averages 100 inches per year.

Air quality in Hawai'i, including the project area, is considered good and continues to be one of the best in the nation. Levels of pollutants monitored by the State of Hawai'i Department of Health remain well below state and federal ambient air quality standards (State of Hawai'i Department of Health 2006).

3.1.5 Noise

Ambient noise levels at the project site are very low. Noise is generated by vehicular traffic on the nearby H-3 viaduct, and from occasional aircraft over flight. The nearest residential areas are located about one third of a mile away. Native and introduced birds, and wind rustling in the dense foliage contribute to background sound levels.

3.2 Biological Resources

The proposed campus site has been heavily manipulated over the past 60 years. It was initially developed by the Navy in the '40s and 50's and then redeveloped for the USDA facility in the 70's and 80's. Historic site development included grading and construction of onsite roadways, buildings and landscaped yards. Vegetation currently on the site is predominantly exotic, in keeping with areas that have been disturbed by human activity over the years. The canopy along the access road consists of Koa Haole (*Leucaena leucocephala*). The site is mostly a mixture of grasses, including California grass (*Brachiaria mutica*), and Molassas grass (*Melinis minutifolia*). At thicket of Hau (*Hibiscus tiliaceus*) grows in an un-cleared area adjacent to the site. Other large vegetation at or near the site include: plum (*Eugenia cumini*), Christmasberry (*Schinus terebinthifolius*), guava (*Psidium guajava*), and bamboo (*Phyllostachys sp.*). A botanical survey prepared by Char and Associates (1997 cited in USCG 1997), indicates that the plants found on the valley floor can be found on adjacent lands, and throughout the Hawaiian Islands in similar environmental habitats.

Fauna likely to inhabit the site include those common to cleared areas, such as pigs, mongoose, rats, dogs and cats. Several species of birds inhabit the site, including the Zebra dove (*Geopelia striata*), Common myna (*Acridotheres tristis*), Northern cardinal (*Cardinalis cardinalis*), Japanese white-eye (*Zosterops japonicas*), and the Red-vented bulbul (*Pycnonotus cafer*). With the exception of the 'Elepaio (*Chasiempis sandwichensis*), other species known to inhabit the area are introduced. It is possible that the Hawaiian Owl or Pueo (*Asio Flammeus sandwichensis*), which inhabits both dry and rain forests, uses the open area of the site to hunt. The Pueo is listed as endangered on the Island of O'ahu by DLNR's Department of Forestry and Wildlife (USCG 1991). Previous surveys (USCG 1997), detected the presence of the Pacific Golden Plover (*Pluvialis Fulva*), a migratory bird which prefers open areas for foraging. The

plover arrive in Hawai'i in early August and depart to their arctic breeding grounds during the last week of April. Plover are extremely site-faithful to their wintering grounds and most establish foraging territories which they defend.

The Blackline Hawaiian Damselfly (*Megalagrion nigrohamatum nigrolineatum*) is a candidate insect species for endangered species status. It is endemic to O'ahu and found in pockets in the Ko'olau Mountain Range. The Hawaiian Skimmer Dragonfly (*Nesogonia blackburni*) is considered uncommon and becoming rare on all islands (Ha'ikū Valley Nature and Cultural Preserve, April 2004). Neither of these insects have been identified on the project site.

The U.S. Fish and Wildlife Service (USFWS) determined in 1993 that, to the best of their knowledge, there were no listed or proposed endangered or threatened species of animals within their jurisdiction expected to be found in the area (USCG 1997).

3.3 Cultural Resources

3.3.1 Archaeological Sites

Previous archaeological studies have recorded a total of 28 archaeological and historical sites within Ha'ikū Valley (Cultural Surveys Hawai'i 1997). These sites include the traditional locations of two heiau (Kahekili (332¹) and Kane Ame Kanaloa Heiau (333)), a named cave with legendary associations and possibly containing burials (Kaualehu Cave - 331), three house sites, and one large lo'i complex (irrigated terrace for growing taro) (2042). Smaller agricultural sites and several isolated cooking features exist along Ha'ikū Stream (USCG 1997). Sites 331 and 333 are located at higher elevations, outside of the former Omega Station Property (Cultural Surveys Hawai'i 1977) and are thus not identified in Figure 6.

The two archaeological sites nearest the proposed school site are indicated in Figure 6. Both sites are located near the northeast quadrant project boundary. Site 4635 is a possible imu, or earth oven, located approximately 100-200 feet north of the project site and is recommended for preservation unless mitigation becomes necessary. However, William and Nees (1997) believe this site is all that remains of a traditional habitation. The site is significant because it has the potential to yield important information regarding prehistory or history (NHPA Criterion D). Site 4667 is located approximately 100-200 feet east of the project site and consists of a "natural accumulation of large, weathered boulders" (Cultural Surveys Hawai'i November 1997). These boulders are considered natural features with no apparent cultural value. According to Williams and Nees (cited in Cultural Surveys Hawai'i November 1997), this site may be significant under NHPA Criterion E, however, as yet, no traditional significance has been assigned to this site. Although this location has a site number, there is as yet no reason to consider this a significant site. The Kahekili heiau (332) is located on a knoll approximately 600 feet northwest of the project site, on the opposite side of the installation access road and Hai'kū Stream. According to Cultural Surveys Hawai'i, the heiau was considered a remnant site in 1930 when McAllister and his informant came through Hai'kū Valley (McAllister reported that nothing remains of the site

¹ State site number preceded by "50-80-10-"



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“except a very large stone tumbled halfway down the hill which has been peculiarly weathered (McAllister in Cultural Surveys Hawai‘i 1997)). Cultural Surveys Hawai‘i reported that the knoll is covered by hau and guava today but the remains of military modifications to the knoll are clearly visible (ibid). The site is significant because it has the potential to yield important information regarding prehistory or history (NHPA Criterion D). It is also important as a traditional cultural place associated with native Hawaiian religion (NHPA Criterion E).

According to the Department of Land and Natural Resources (DLNR) State Historic Preservation Division, records show no indication of the presence of historical, cultural, or archaeological resources on the former USDA site (M&E Pacific 1991).

3.3.2 Historic Properties

A survey and assessment of extant structures was conducted in 1997 (Ogden Environmental and Energy Services Co., Inc. [Ogden] 1997) to determine whether the USCG Omega Station could qualify as a Historic District. Significant structures included the Transmitter Building (4506), the Helix Building (Building #6) (4508), the Commercial Power Building (Building #9) (4507), the mess hall concrete retaining wall (4509) and the Ha‘ikū Stairs (see Figure 6 for locations of these structures). None of these structures are located within the subject property. The Ha‘ikū Stairs are the nearest of the identified properties to the project site, with the trail head lying approximately 400 feet to the south. The Ogden report determined the Stairs to represent “the most distinctive remaining structural representation of the Ha‘ikū Valley Naval Radio Station... that maintains a high level of integrity.” The stairs were reported to have “substantial significance in itself as a vital link between the transmitter building on the floor of the valley and the anchors high along the ridge.” Other properties in the vicinity include the Commercial Power Building (Building #9) (4507) located about 500 feet to the north east adjacent to the access road and the Helix Building (Building #6) (4508) located about 500 feet to the northwest.

According to the Ogden report, the 700-acre former communications station, including the project site, is eligible for listing on the National Register of Historic Places as a Historic District due to its significance under Criterion A, historical association with World War II events as a vital part of the Pacific offensive, and Criterion C, the embodiment of the innovative design and engineering of a very low frequency radio station based on the use of topography. The 1942-43 construction of the radio station was experimental and built within an unusual and difficult terrain. The individual structures qualify for listing because of the significant visible indication of the resourceful technology and design that the military used in Hawai‘i (ibid). Neither the former communication station District nor any of the historic properties are currently listed in either the National or State Historic Registers.

3.3.3 Cultural Practices

Research for this section was conducted by reviewing published materials, information provided through the early consultation comments, and an informant interview.

Article XII, Section 7 of the Constitution of the State of Hawai‘i addresses traditional and customary rights, and states: “The State reaffirms and shall protect all rights, customarily and

traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778, subject to the right of the State to regulate such rights." HRS Chapter 343 requires disclosure of the effects of a proposed action on the cultural practices of the community and State. This section summarizes the historical context of the project area and identifies any known cultural practices occurring at the project site.

Settlement Patterns and Historical Context

The following summary of the early history of He'eia is excerpted from Cultural Surveys Hawai'i 1997.

"Clues to the significance of He'eia *ahupua'a* in the consciousness of native Hawaiians are furnished in the numerous traditions associated with the *ahupua'a*. He'eia is identified with the afterworld: "In ancient times, souls were judged here and divided into two groups: the white, who went to He'eia-kea, and the black, who went to He'eia-uli" (Pukui 1974 *et al*:44). Another tradition related that He'eia was given its name by the goddess Haumea, then residing at Kualoa, who also gave the name to her foster son. Further confirmation of He'eia as a site of mythic prominence is presented by Handy and Handy:

He'eia was named for the "washing away" of the primordial ancestor Wakea, his wife Haumea, and all their followers, in a tidal wave which overwhelmed their encampment in this place, during the epic wars with Kane-kumu-honua already referred to. It was near the small islet of Kapapa, in the bay, that the *kahuna* who had foretold this cataclysm taught Wakea to make a "*heiau*" of his clasped hands and offering therein of a "pig" - a *humuhumu* fish caught in the waters beside him. In this district also lived at one time Ma'eli-eli, known as the Dragon Woman of He'eia ... (Handy and Handy 1972:454-455)

The pioneer 19th-century Hawaiian historian Samuel Kamakau [namesake of the School] specifically places He'eia and its marine exploitation resources under the rule of a god: "The ahupua'a of He'eia and its sources of food such as the seapond of He'eia, the large mullet of Kalimulua and Kealohi, the reef of Malauka'a where octopus were found, the travelling uhu and ohua fishes, and the wooden bowls of Mokapu, belonged to Maui-kiikii [son of Maui and Hina]" (in Sterling and Summers 1978:198). The traditions, in sum, suggest that, for the Hawaiians, the place name He'eia resonated tellingly in their mytho-poetic consciousness.

That the *ahupua'a* and events occurring there also figured in the Hawaiian historical consciousness is suggested by Kamakau. In 1783, forces of the Maui chief Kahekili gained control of O'ahu by defeating the island's *mo'i* Kahahana. According to Kamakau, the victorious Maui chiefs chose to reside on the windward side of O'ahu: "Ka-hekili was living at Kailua with most of the chiefs: Manono, Ka-ua-kapeku-lani, Ka'i-ana, Na-makeha, Nahi-olea, Ka-lani-ulu-moku, and others were at Kāne'ohe and He'eia ..."

From the available radiocarbon dates, it is fairly certain that land use in the Ha'ikū Valley was widespread by the fifteenth century. During the Mahele (land division of 1848), the Land

Commission awarded numerous land awards in He'eia, most of which were taro fields (Williams, 1993).

Little is known about the use of the valley between 1800 and 1940. Princess Bernice Pauahi Bishop and Bishop Estate owned most of Ha'ikū Valley from the 1850's to World War II, and portions of the lower valley were leased for growing sugar cane during the 19th century (Williams, 1993).

Ethnographic and historic studies report that the prehistoric population of Windward O'ahu was great. Well watered Ha'ikū was part of this agriculturally productive, populated region. It is reasonable to conclude that the entire range of prehistoric Hawaiian land use was carried out, resulting in a rich archaeological record, consisting of habitations, agricultural sites, burials, religious sites, and other remnants of traditional practices (USCG 1997).

The extensive modern modifications and construction have undoubtedly removed a substantial amount (perhaps most) of the archaeological resources that were once in Ha'ikū Valley. Historic sources such as Woodbury (1946) comment on the archaeology that was destroyed in the valley by the military during World War II. The central portion of the valley was cleared to construct the Naval Radio Station. It is this central portion of the valley that would have been most suitable for Hawaiian habitation and agriculture (and in which the project site is located). Woodbury (1946) relates that the initial Navy land clearance leveled a number of terraces in the central portion of the valley.

The importance of Ha'ikū Valley from a cultural perspective is captured in OHA's HLIDP vision for Ha'ikū Valley, excerpted below:

“Ha'ikū Valley serves current and future generations by preserving the history and heritage of native Hawaiians through its collection of literature, artifacts, and cultural practices. The former OMEGA station has been transformed into a gathering place for knowledge, learning, and conservation (of artifacts, etc.); and a place where there is an opportunity to teach culture. Practitioners, students and visitors are immersed into an environment that has been transformed over the years into an example of an impact zone that is trying to heal itself through the efforts of volunteers working on restoration projects that will transform the ecology and preserve links to the past. Ha'ikū serves as a place for renewal of the spirit and re-connection with the 'āina. Conservation projects to preserve former agricultural features and places of honor and worship continue through the efforts of volunteers under the guidance of knowledgeable kupuna and professionals.” (R.M. Towill 2005).

In its comments on the pre-assessment consultation, the Ko'olau Poko Hawaiian Civic Club indicated support of the renovation project, and has no immediate concerns regarding cultural or environmental impacts upon the lands of Ha'ikū Valley (Appendix A).

Ms. Sarsona, Director of the School, approached knowledgeable individuals for their willingness to be interviewed regarding cultural practices in the Valley. A short list of potential interviewees was selected and one interview was conducted on May 27, 2008. The interviewee was raised in Ha'ikū Valley and is a fluent Hawaiian language speaker. The informant indicated that from a Hawaiian cultural perspective, the highest points of the islands are the most sacred, in general.

The fact that the proposed school site is in a higher elevation than most of Ko'olau Poko, puts it in a place of higher significance in terms of its relation to the land. Ha'ikū is recognized as a significant place to native Hawaiians and the stories of 'Iole, Ka'a and Kiahi aka Hoe, He'eia Kea, He'eia Huli and others contribute to this conclusion. Having a school up there would only perpetuate that. The interviewee indicated that there are many significant sites in the valley that practitioners (such as the students of Sam Lono) might be willing to share knowledge of. The interviewee expressed the hope that the presence of the Charter School would be beneficial to those sacred sites by recognizing and caring for them. The informant considered the cultural impact of the proposed school to be positive and would foster the "sense of Hawaiian-ness." The informant was particularly pleased to learn of the School's plans to incorporate the teaching of native Hawaiian farming techniques, such as mala and loi, into its curriculum.

3.4 Infrastructure and Public Services

3.4.1 Traffic and Roadways

Major public roadways surrounding the site include:

- Kahekili Highway (Route 83), a major thoroughfare providing the principal linkage between Likelike Highway (Route 63) and Kāne'ohe Bay
- Kahuhipa Street, a two lane urban collector
- Kuneki Street, a two lane sub collector
- Makena Street, also a two lane sub collector
- Interstate H-3, which passes over the vicinity at an elevation of several hundred feet above ground. It is inaccessible from the site itself

Access to the site is via the former communications station roadway system which connects with Kuneki Street (Figure 2) at a locked gate. The 10-acre site includes an internal, paved roadway network with paved parking areas (Figure 7).

School traffic will arrive from Kahekili Highway via Ha'ikū Road or Kahuhipa Street, which intersect each other near the intersection of Kahuhipa Street and Kuneki Street. Kuneki Street serves single-family homes. Makena Street parallels a portion of Kuneki Street, intersecting on

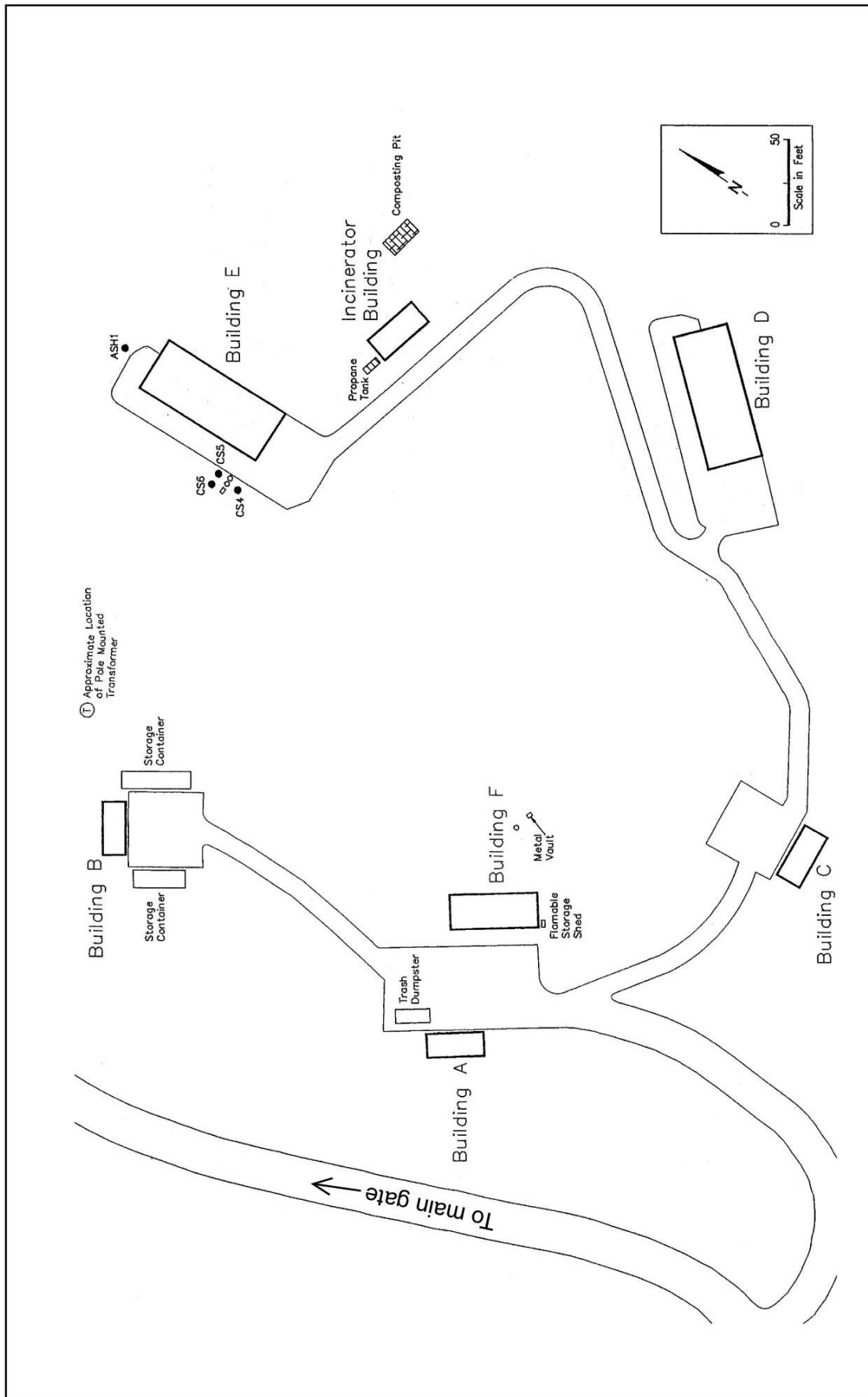


Figure 7

Ke Kula 'O Samuel M. Kamakau Charter School Relocation
Existing Conditions
Draft Environmental Assessment
Helber Hastert & Fee, Planners

both ends and providing an alternative route through part of the residential area. Both Kuneki and Makena Streets are standard City streets constructed under the old (pre-2001) subdivision standard, within a 44-foot right-of-way with a horizontal distance of 28 feet between curb faces, and a planter strip and 4-foot wide concrete sidewalks on each side. Parallel parking is allowed on both sides of the street.

At the end of Kuneki Street is the main gate to the site, where the access road to the site is perpendicular to Kuneki Street and is approximately 16 feet wide.

Current traffic conditions in the immediate neighborhood are light and consist primarily of residential traffic. A 72-student pre school is planned for an approximately two-acre site adjacent to the intersection of Ha'ikū Road and Kahuhipa Street, and also bounded by Kuneki Street and Makena Street. The traffic assessment conducted for that project (The Traffic Management Consultant, January 2006) indicated that the AM peak hour of traffic occurred from 7:15 AM to 8:15 AM and provided the following assessment of existing conditions:

The intersection of Kahekili Highway and Ha'ikū Road operated at an overall Level of Service² (LOS) "D", with a volume-capacity (v/c) ratio of 0.93 during the existing AM peak hour of traffic. The left turn movements on northbound and southbound Kahekili Highway at Ha'ikū Road operated at LOS "F". The northbound left-turn demand on Kahekili Highway was low at 29 vph. The left turn movement on mauka bound Ha'ikū Road operated at LOS "E". Long queues were observed on southbound Kahekili Highway and on mauka bound Ha'ikū Road.

During the existing AM peak hour of traffic, the intersection of Kahekili Highway and Kahuhipa Street operated at an overall LOC "C", with a v/c ratio of 0.91. The relatively low volume left turn movements on northbound and southbound Kahekili Highway at Kahuhipa Street operated at LOS "F" and "E", respectively. The shared left-turn/through movement on mauka bound Kahuhipa Street at Kahekili Highway operated at LOS "E". Long queues were observed on mauka bound Kahuhipa Street at Kahekili Highway.

The intersection of Kahuhipa Street and Kuneki Street operated at LOS "A", during the existing AM peak hour of traffic."

The pre-school traffic assessment determined that the pre-school is not expected to impact the traffic operations of peak hour traffic. It found that:

The intersection of Kahuhipa Street and Kuneki Street is expected to continue operating at LOS "A" during the AM peak hour of traffic after the preschool is operational.

² Six levels of service, ranging from "A" to "F" are recognized; Level of Service A describes free flow with no congestion or delay while Level of Service F describes congested conditions and excessive delays. Level of Service B describes a condition that is not free flow, but delays or restrictions to maneuvering are minimal. Some restriction to flow and reasonable delays at intersections are described by Level of Service C. Level of Service D describes conditions in which long delays occur at intersections and travel on roadway segments appear congested, but flow is stable. Level of Service E describes near-capacity conditions, with very long delays at intersections and flow on roadways are heavy and approach instability.

and concluded that:

The AM peak hour of preschool traffic is expected to occur after the commuter AM peak hour on Kahekili Highway. The PM peak hour of preschool traffic is expected to occur during the mid-afternoon, long before the PM peak hour of Kahekili Highway traffic.

3.4.2 Parking and Access

The proposed school site contains partially paved areas and an access drive that were used to support the former USDA facility. Driveway access to the site is from the south and branches off to the east and west heading north. Parking stalls were not designated but the paved areas appear to accommodate approximately 20 stalls. Access to the compound is via the former Omega Station access roadway and Kuneki Street, located about 0.4 miles away.

3.4.3 Water Supply

There are eight groundwater wells within a one mile radius of the site. The State DLNR owns one well which is currently unused. The Honolulu BWS operates a public water system within a half mile of the site. The six other wells are located at higher elevations and are primarily used for municipal water supply and irrigation.

The City and County of Honolulu BWS does not have any record of the property having a connection to the public water supply (Weston 2006). A follow up conversation with the BWS revealed that a connection and a meter are indicated on their maps but no connection or meter was found in the indicated location. There is a 16-inch main located on Ha'ikū Road that would have to be accessed in order to tie into the public system. It is unclear how the property received potable water as there are no drinking wells on site. The quarantine facility probably received potable water from the USCG Omega Station, as the Omega Station had a water tunnel and one groundwater well.

3.4.4 Wastewater

Wastewater from the former USDA facilities on the subject property was discharged to on-site cavitettes (an aerated septic-type system in which oxygen is injected into sewage, providing agitation and oxygen, allowing bacteria to reduce organic waste to carbon dioxide and water). The cavitettes are a closed system in which the water that has been treated by the bacteria filters through gravel, is chlorinated, and empties the tank via a discharge weir (Weston 2006).

The City and County of Honolulu Department of Public Works Division of Wastewater Management maintains the existing sanitary sewer system for the Island of O'ahu. The nearest city sewer line is located approximately 300 feet from the entrance to the former Omega Station at Kuneki Street.

3.4.5 Storm Drainage

Ha'ikū Valley is one of the wettest valleys on the windward side of O'ahu, with an average rainfall of 100 inches per year. Rainfall averages rise to 150 inches per year in the upper elevations of the Koolau Range (USCG 1997). Because of the surrounding steep gradients, He'eia Stream responds quickly to heavy rainfall and flash floods can occur.

Much of the stream system above Kahekili Highway has been graded and realigned for the Hokulele subdivision (M&E Pacific 1991). The stream bed is contained in underground culverts leading from the USGS Omega Station and is dry except during heavy rainfall.

The project site generally slopes from south to north. The east portion of site consists of slopes of about 10 to 15% ranging in elevations from 455' to 435'. The northwest portion of the site is relatively flat at elevation 444'.

3.4.6 Electrical Infrastructure

Based on a cursory field visit the various existing buildings at the site was fed from existing pole mounted transformer(s) and overhead electrical and telephone wiring via existing utility poles. Most of the existing overhead wiring and utility poles have been removed.

3.4.7 Solid Waste

The site is currently vacant and does not generate solid waste.

3.4.8 Hazardous Materials and Waste

The project site lies within a former military installation. Two areas of concern have been identified by the DOH Hazard Evaluation and Emergency Response (HEER) Office: a former defoliation area about 1/2 mile west of the project site and former debris piles located approximately 1/8 mile east of the project site. The soil from the defoliation area was found to be contaminated with PCBs, dioxins, furans and pesticides above background levels. The debris piles were Navy dumpsites found to have PCBs, pesticides and lead in the soil. No areas of concern have been reported within the project site.

An Asbestos, Lead Paint and Hazardous Materials Survey was conducted for the USDA Animal Quarantine Facility by Dames and Moore in July 1996. The survey included the seven existing buildings and two conex storage containers. No asbestos was identified in 27 samples collected from suspect materials at the site. Lead paint was identified above the federal Department of Housing and Urban Development guidelines of 0.5 percent in two out of fifty samples. Both samples were collected from metal corrals. The polychlorinated biphenyls (PCB's) survey included assessment of one electrical transformer and several light fixture ballasts. None of these items contained PCB's. Fluorescent light tubes, some broken, were observed in many of the buildings at the subject property. Fluorescent light tubes contain mercury.

The former quarantine facility generally housed healthy animal and bird species. Occasionally animal contracted untreatable diseases and were either exported or destroyed. The buildings and

other materials that came in contact with these animals underwent extensive cleaning. It is possible that residual diseases and/or disinfectants are present in the buildings and drains that housed animals.

An environmental site assessment for the proposed school use was completed by DOH HEER (Weston Solutions, Inc. 2006). The assessment indicates that the site is suitable for school use providing the following actions are undertaken:

- Ballast associated with florescent light fixtures still present may contain PCBs. It is recommended that these ballasts be assessed for PCB content and those found to contain PCBs need to be properly disposed of.
- Fluorescent light tubes (intact and broken) are still present in the existing structures on the property. These tubes contain mercury. It is recommended that intact and broken light tubes be properly disposed of.
- Foreign disease agents may still be present in the existing structures that were formerly used as animal quarantine facilities. It is recommended that the existing structures formerly used as animal quarantine facilities be thoroughly cleaned and disinfected prior to human occupation.

3.4.9 Police and Fire Protection

The Honolulu Fire Department provides fire protection to the nearby residential community from its Kāneʻohe Fire Station (Station 17) at 45-910 Kamehameha Highway. The Honolulu Police Department provides police protection to the area from its Kāneʻohe Police Station located at 45-270 Waikalua Road. The site is within the department's District 4, which includes Kāneʻohe, Kailua and Kahuku.

3.5 Socio-Economic Factors

Haʻikū Valley falls within the State's Koʻolau Poko Sustainable Community Plan area stretching from Makapuʻu Point to Kaōʻio Point. This area includes rural communities of Kahaluʻu, Waiāhole-Waikāne, Kualoa and Waimānalo, as well as the more urbanized towns of Kailua and Kāneʻohe. According to the U.S. Census, residential population within the SCP area remained stable between the 1990 and 2000 census (117,694 residents in 1990 vs. 117,999 residents in 2000) (Table 1). During this same period, population levels for the Kāneʻohe Neighborhood Board area (in which the project site is located) declined about 9 percent. Median age in the Neighborhood Board area is higher than in the SCP area and County, as are household sizes and homeownership rates.

The project site lies within the State Department of Education (DOE) Castle Complex, one of two school complexes in the SCP area. A complex is made up of the high school and the elementary and intermediate schools that feed into it. Within the Castle Complex, there are 8 elementary schools and one intermediate school that feed into the James B. Castle High School. Like the overall population, school enrollment has gradually decreased over the last several years. Heʻeia Elementary School is the closest elementary school to the site. Heʻeia Elementary feeds into Samuel Wilder King Intermediate School, which feeds into Castle High School.

Table 1 Selected Demographic Characteristics

Year	Oahu				Koolauapoko Development Plan				Neighborhood Board 30 - Kaneohe			
	1990	Percent	Number	2000	1990	Percent	Number	2000	1990	Percent	Number	2000
Population (Total)	836,231		876,156		177,694		117,999		40,622		36,736	
Race												
White	264,372	31.6	186,484	21.3	51,396	43.7	38,965	33	12,818	31.6	7,402	20.1
Black/African American	25,875	3.1	20,619	2.4	3,250	2.8	2,187	1.9	443	1.1	292	0.8
American Indian/Alaskan Native	3,532	0.4	2,178	0.2	611	0.5	364	0.3	168	0.4	74	0.2
Asian	413,349	49.4	403,371	46	38,604	32.8	31,459	26.7	19,151	47.1	14,135	38.5
Native Hawaiian/Pacific Islander	113,110	13.5	77,680	8.9	21,386	18.2	13,131	11.1	7,433	18.3	4,240	11.5
Other	15,993	1.9	11,200	1.3	2,447	2.1	1,745	1.5	609	1.5	270	0.7
Two or more races	n/a	n/a	174,624	19.9	n/a	n/a	30,148	25.5	n/a	n/a	10,323	28.1
Sex												
Male	425,994	50.9	440,518	50.3	60,931	51.8	60,327	51.1	20,209	49.7	18,059	49.2
Female	410,237	49.1	435,638	49.7	56,763	48.2	57,672	48.9	20,413	50.3	18,677	50.8
Age												
Median Age	32.2	n/a	35.7	n/a	31.3	n/a	35.3	n/a	33.5	n/a	38.1	n/a
Median age of householder	45.2	n/a	48.7	n/a	45.8	n/a	49.9	n/a	47.8	n/a	51.7	n/a
Median age of owner	53	n/a	54.6	n/a	51.3	n/a	54.7	n/a	51.2	n/a	56.1	n/a
Median age of renter	38.3	n/a	40.9	n/a	36.2	n/a	39.4	n/a	38.5	n/a	41.3	n/a
Total Households												
Households with individuals under 18 years	106,377	40.1	108,247	37.8	16,030	47.3	15,217	42.9	5,337	43.8	4,644	40.9
Households with individuals 65 years and older	64,384	24.3	80,464	28.1	7,343	21.7	9,703	27.4	2,813	23.1	3,561	31.4
Average persons per households	3.02	n/a	2.95	n/a	3.32	n/a	3.17	n/a	3.27	n/a	3.18	n/a
Average persons per family	3.5	n/a	3.59	n/a	3.55	n/a	3.59	n/a	3.52	n/a	3.6	n/a
Total housing units												
Occupied units	265,304	94.2	286,450	90.7	33,886	97.4	35,442	95.9	12,186	97.9	11,348	96
By owner	137,910	49	156,290	49.5	22,619	65	23,398	63.3	8,841	71	8,051	68.1
By renter	127,394	45.2	130,160	41.2	11,267	32.4	12,044	32.6	3,345	26.9	3,297	27.9
Home ownership rate	n/a	52	n/a	54.6	n/a	66.8	n/a	66	n/a	72.6	n/a	70.9

Source: DPP Planning Division 2002 and 2003

3.6 Visual Resources

Ha'ikū Valley's visual resources have undergone significant changes in the past two decades. Both the visual impact of urban development encroaching into the valley and the physical presence of H-3 have altered the valley's visual setting. The mountain ridges enclosing Ha'ikū Valley on three sides are one of the most significant visual resources. The mountain setting is both a dramatic and unique visual backdrop, despite the placement of H-3. The freeway's elevated structure has significantly altered the valley's visual setting. The H-3 has divided the south side of the valley into two zones. These are: the upper mountain ridges and visual zone behind and to the south and west of the freeway; and the valley floor visual zone north and east of the freeway.

The mountain ridge views behind the freeway remain dramatic and beautiful. The valley floor is now a more urban zone and seems visually more connected to the adjacent urban residential areas (USCG 1997).

Figure 8 presents photos of the site including the access gate at the top of Kuneki Street, the access road (note H-3 viaduct overhead), the driveway entrance to the proposed school compound, and photos of two of the seven existing buildings on the site

3.7 Recreational Resources

There are no public parks within the vicinity of the project site. The nearest public park is the Kāne'ōhe District Park located about one mile east of the project site. The School currently utilizes gymnasium and pool facilities owned by the YWCA and limited open space at its Kokokahi campus for small scale recreational activities. It maintains two 15-passenger vans to shuttle its students to local parks such as Kailua Beach Park for various sports activities. High School students participate in O'ahu Interscholastic Association activities but transportation to and from these activities is not provided by the school.

The trailhead of the "Hai'kū Stairs" is located approximately 400 feet south of the project site. Hai'kū Stairs is a 3,922 step structure rising from the valley floor at approximately 460-foot elevation to a spectacular overlook, 2,800 feet above the valley. Access to the stairs is currently prohibited to the general public. The stairs were initially constructed in the 1940's as part of the Navy's Communication Station to erect and service communications equipment. Between 1975 and 1987, the general public was permitted to climb the stairs after signing waivers. In 1987, the USCG closed the stairs due to concern about vandalism and liability and the stairs have remained closed since that time (Friends of Hai'kū Stairs (FHS) website accessed May 2008). Strong public reaction ensued with the closure of the stairs and the non-profit "Friends of Hai'kū Stairs" was formed in 1987 to support the re-opening of the stairs. The City and County of Honolulu proposed the establishment of Ha'ikū Valley Cultural and Nature Preserve in its *Ko'olau Poko Sustainable Community Plan* (August 2000), with consideration to establishing a visitor center at the former USDA site that would also provide amenities to support the nearby Hai'kū Stairs (parking, gift shop, etc.). The City refurbished the stairs and began negotiations with the new landowner (DHHL) to acquire the valley floor in the 2000-2003 timeframe. Once the stairs had been refurbished, but prior to the City negotiating access rights, hikers began to use the stairs in



Kuneki Street Entry Gate



Access Road



Driveway Entrance



Buildings A (left) and F (right)

unprecedented numbers: "...illegal hiking increased to more than a hundred a day on weekends and residents of the nearby subdivisions became increasingly frustrated with inconsiderate hikers and trespassers" (FHS website accessed May 2008). According the website, "the City is still undertaking negotiations with DHHL to bring about an exchange of land that would allow the City to access the stairs from the old quarantine station. The Kāneʻohe Neighborhood Board is considering recommendations for access via the Windward Community College parking lot (weekends only), past the Hawaiʻi State Hospital. (Weekday access would begin at the Kāneʻohe District Park). The neighborhood complainants continue to resist public access of the Stairs or the proposed Park Preserve through public streets and through the original Coast Guard Gate."

Presently, FHS conducts quarterly maintenance trips to the stairs where it repairs damage left by illegal hikers and generally keeps the Stairs in serviceable order. The maintenance trips are staged from the Windward Community College Campus via an access point through the Hawaiʻi State Hospital to the H-3 service road which runs adjacent to the trailhead. .

Chapter 4: ENVIRONMENTAL CONSEQUENCES

4.1 Physical Environment

4.1.1 Soils and Topography

The proposed action is not expected to affect geological conditions in the vicinity of the project area. Because finish floor elevation of the new temporary structures are likely to be above existing grades, site grading for the proposed building and parking lot should be. The construction contractor will develop and implement a site-specific best management practices (BMP) plan that will identify practices to minimize soil erosion.

4.1.2 Surface and Ground Water

Since there are no streams on the site, the proposed action is not expected to adversely affect surface or ground water resources. The general existing drainage pattern will be kept following the site improvements.

The construction contractor will develop and implement a site-specific BMP plan to minimize impacts to ground and surface water sources, which will include preventing pollutants, such as sediments, from reaching marine waters. A grading permit from the City and County of Honolulu will be required and obtained by the construction contractor. An NPDES Permit for storm water discharge will also be applied for and obtained by the construction contractor.

4.1.3 Natural Hazards

The proposed action is not expected to increase risks to human health or safety due to natural hazards such as tsunami or flooding. The project area is not in a recognized floodplain and is outside the tsunami evacuation areas identified by the County. Because there will be minimal grading and buildings will not require permanent foundations, no elevated risk of subsidence or erosion that could pose a hazard to life and/or property is expected to occur.

4.1.4 Climate and Air Quality

The proposed action will not significantly impact climate or air quality. No new permanent air pollution sources will be created. There are no air monitoring sites in the Kāneʻohe area, however, air quality data from the nearest State monitoring station and overall ambient air quality data for the State suggest that the project area is well within Federal and State standards. There will be short-term, temporary air quality effects during the construction period resulting from diesel-powered construction equipment and earth-moving activities. Best management practices for dust control would be implemented. All construction activities will comply with State DOH standards for fugitive dust.

4.1.5 Noise

School operations are not expected to significantly impact ambient noise levels. Construction-period noise impacts will be generated during project construction by equipment and vehicles. Due to their distance from the project area, single family residences are unlikely to be adversely affected by construction noise. Project construction activities will comply with Chapter 11-46 HAR "Community Noise Control" as administered by the State DOH. Construction vehicles and school related traffic will increase noise levels along residential streets leading to the site.

4.2 Biological Resources

The proposed action will not significantly impact biological resources, which are predominantly exotic. There are no known rare, threatened, or endangered plant species within the site. Site development will require the removal of much of the existing vegetation which has taken over the site since the USDA facility was closed. The school intends to introduce native Hawaiian or Polynesian-introduced landscaping, in keeping with the theme of the school.

Feral animals that pass through the area will disperse as on site activity increases. Bird species that use the project area for foraging, particularly the Pacific Golden Plover, may be inclined to leave the site while it is being improved. This species is, however, known to adapt well to suburban land uses. The Pueo is not known to nest in the area, but prefers open areas to hunt. Because owls feed at night, it is unlikely that site improvement or occupation will affect owls behavior significantly.

4.3 Cultural Resources

4.3.1 Archaeological Sites

An action is considered to have a significant impact if it may adversely affect districts, sites, structures, or objects listed in or eligible for listing in national or state registers of historic places, or may cause loss or destruction of significant scientific, cultural, or historical resources.

No effects on archaeological resources are anticipated from the proposed action. No archaeological sites have been identified within the proposed site and previous archaeological surveys suggest that there is a low potential for encountering cultural properties during site preparation activities. Archaeological sites in the vicinity of the project will not be effected by the proposed reuse of the former USDA Quarantine Station contemplated under the proposed action.

In accordance with Chapter 6E HRS, if any significant cultural deposits or human skeletal remains are encountered, the State Historic Preservation Division of the Department of Land and Natural Resources will be contacted and procedures outlined in the statute will be followed. The Office of Hawaiian Affairs will also be notified if any native Hawaiian burials are encountered.

4.3.2 Historic Properties

There are no historic properties located within the project area. The existing buildings comprising the former USDA quarantine station were constructed in the '70s and '80's and are not considered historic.

4.3.3 Cultural Practices

Ha'ikū Valley is recognized for its significance for native Hawaiian cultural practices, although none of these practices are known to occur within the limits of the 10-acre school site. The proposed relocation of Kamakau School to the valley will not have an adverse effect on cultural practices. The proposed school relocation could have a beneficial effect on native Hawaiian cultural practices if it is effective in fulfilling its mission to foster success for all members of its learning community by providing a culturally healthy and responsive learning environment.

4.4 Infrastructure and Public Services

4.4.1 Traffic and Roadways

School hours of operation are projected to be Monday, Tuesday, Thursday and Friday: 8:00 AM to 2:15 PM and Wednesday: 8:00 AM to 1:00 PM. Students and staff are expected to arrive at school between 7:00 AM and 8:00 AM and depart within one hour of the ending times.

Trip Generation

Trip generation rates from the Institute of Traffic Engineers (*Trip Generation 7th Edition*, 2003) were used. The greatest traffic impact would be during the morning peak hour, with lesser impacts occurring in the afternoon. A comparison of the generation rates based on the number of students and the number of employees found that trip generation based on the number of employees was higher. Using the number of employees was also considered more appropriate because of the lower teacher student ratios associated with Charter Schools. Estimated trip generation based on employees is presented in Table 2 below:

Table 2: AM Peak Hour Trip Generation Characteristics

	Peak hour: employees	Trip rates *				Traffic generated (vph)			
		AM		PM **		AM		PM	
		trip rate	% enter	trip rate	% enter	enter	exit	enter	exit
Preschool (day care center)	12	4.91	53%	5.19	47%	31	28	29	33
Elementary school	12	5.19	54%	3.45	45%	34	29	19	23
Middle school	10	n.a. – use high school rates				33	13	10	22
High school	10	4.63	71%	3.21	31%	33	13	10	22
Total for K-12	32					100	55	39	67
Compare: Private school (K-12)	32	5.31	61%	3.82	39%	104	66	48	75
Total site	44					135	94	77	108
* Source: Institute of Transportation Engineers, <i>Trip Generation, 7th Edition</i>									
** PM Peak Hour of generator used; in all cases, rates for PM Peak Hour of traffic on adjacent street are lower									

Source: Julian Ng, Inc. 2008

The total site traffic, which includes traffic generated by the preschool and the K-12 school, would be approximately 135 vehicles entering the school and 94 vehicles leaving the school during the AM Peak Hour. This would result in a noticeable traffic impact (increase) on the residential streets, although congestion at the intersections is not expected to occur.

AM Peak Hour Traffic Impact Analysis

Based on the estimated trip generation, the project impact would be to increase traffic volume during the AM Peak Hour on Kuneki Street between Makena Street and Kahuhipa Street by more than fourfold (4.05 factor), on Kahuhipa Street by 38%, and on Ha'ikū Road by 18%. These increases, while noticeable, are not expected to significantly affect conditions at three intersections: Kuneki Street (stop sign) at Kahuhipa Street, and the signalized intersections of Kahekili Highway with Ha'ikū Road and with Kahuhipa Street.

Level-of-service calculations without and with the Charter School (both include the planned Kamehameha Schools pre-school traffic) are provided in Table 3 below.

Table 3: Traffic Impact Analysis Summary

Intersection	baseline (no Kamakau CS	+ Kamakau CS
Kuneki Street - stop sign at Kahuhipa Street		
v/c ratio	0.08	0.22
control delay (sec.)	9.6	11.0
Level of Service	A	B
Left turn to Kuneki Street from Kahuhipa Street		
v/c ratio	0.01	0.07
control delay (sec.)	7.5	7.8
Level of Service	A	A
Haiku Road & Kahekili Hwy - overall signalized intersection		
v/c ratio	0.86	0.88
control delay (sec.)	49.8	51.4
Level of Service	D	D
Kahuhipa St & Kahekili Hwy - overall signalized intersection		
v/c ratio	0.81	0.85
control delay (sec.)	40.8	43.1
Level of Service	D	D

Source: Julian Ng, Inc. 2008

As shown, the LOS drops from “A” to “B” at the Kuneki Street stop sign at Kahuhipa Street. LOS at other intersections remains unchanged. LOS D or better is considered acceptable.

Mitigation Measures

A typical mitigation measure to reduce traffic volumes at a school would be to provide school bus service. However, the Charter School would not be able to afford the expense of chartering school buses. Staggering of start times would spread out the number of Peak Hour trips, but staggered start times would not be possible given the Charter School’s tradition of starting each day with an all school assembly.

Possible mitigation measures would include the encouragement of carpools on the part of parents and staff. Another mitigation measure to reduce traffic delay would be to balance out traffic flows by advising school personnel and parents that all entering school traffic should turn right onto Makena Street, and all exiting school traffic remain on Kuneki Street (would also apply for afternoon). Table 4 below summarizes how this would affect traffic flow in terms of the chance of encountering an oncoming vehicle during the AM peak traffic hour. Under existing conditions, the chance is low on both Makena and Kuneki Streets (2-5% range). Assuming most school traffic would follow Kuneki Street up to the main gate, the chance of a departing resident encountering inbound school traffic would increase to 23%. By imposing a “directional flow” on inbound traffic, both Makena Street and Kuneki Street would experience a 13% chance of encountering an oncoming vehicle during the AM peak traffic hour.

Table 4: Chance of encountering an oncoming vehicle during the AM peak traffic hour

	Existing	With school, no mitigation	With school & recommended pattern
Makena Street	2%	2%	13%
Kuneki Street	5%	23%	13%

Source: Julian Ng, Inc. 2008

As noted above, Kuneki Street between Makena Street and Kahuhipa Street will experience a noticeable increase in traffic. Consideration should be given to placing a parking restriction on the mauka side of Kuneki Street between Kahuhipa Street and Makena Street between 6:30 AM and 8:30 PM (except Saturdays, Sundays, Holidays), if traffic gets backed up in this area.

4.4.2 Parking and Access

Twenty four parking stalls, including one van accessible stall, will be provided. Parking stalls will be scattered on the west portion of the site near the administration/ library buildings and elementary school. A loading zone will also be provided. Existing pavement will be utilized where possible with additional pavement added where required.

The entrance to the school site will remain from the south and the east and west access road branches will also remain. The roadways will be widened to accommodate fire apparatus vehicles. Turn-arounds meeting Fire Department requirements will be provided at the ends of both the east and west branches.

Accessible walkways will be provided between all classrooms, the administration/ library buildings, and the accessible parking stall. Some improvements to the former Omega Station access road may be needed to support emergency vehicle access.

4.4.3 Water Supply

The water system will connect to an existing 16" main that runs along the off-site access road. A meter (possibly 8" x 2") will connect at below the 400' elevation. Elevations along the 16" main are below the 400' elevation near the school site.

Domestic water demand (excluding irrigation) for the project will be based on the maximum 220 population (including staff and students). Proposed water distribution system improvements on the campus will be sized to accommodate the demand.

Fire protection water system will meet both the BWS and Fire Department requirements. Fire hydrants will be located within 150' from buildings and spaced at a maximum of 250' apart.

4.4.4 Wastewater

Several options are being evaluated for the disposal of wastewater. The first option is to examine the existing system and determine if upgrading it will be possible. Other options is to either provide onsite treatment necessary to meet the State of Hawaii Department of Health requirements or to connect to the existing City and County sewer system located at the entrance to the former Omega Station at Kuneki Street.

4.4.5 Storm Drainage

The existing drainage pattern will be generally kept the same. Storm water will flow from the south to the north. Vegetation will retard runoff as it flows through the site. The proposed action is not expected to significantly impact existing storm drainage facilities serving the area.

4.4.6 Electrical Infrastructure

Electrical – A request will be made to HECO install a pad mounted HECO transformer(s) to feed new service equipment at the site. The service equipment will be utilized to feed an underground distribution system which will provide power to proposed new modular buildings. Conduit stubs will be provided to proposed future buildings. The service request to HECO will take into account proposed new modular buildings and proposed future buildings.

Telephone – A request will be made to Hawaiian Telcom to provide new service to the site. A central service point will be provided and underground distribution system will be installed to provide telephone service to proposed new modular buildings. Conduit stubs will be provided to proposed future buildings.

Data – An underground distribution system will be installed in consultation with the School Administration to provide data to proposed new modular buildings. Conduit stubs will be provided to proposed future buildings.

Fire Alarm System - A complete fire alarm system will be provided including fire alarm control panel(s), fire alarm audible devices, fire alarm flashing lights and fire alarm pull stations. Conduit stubs will be provided to proposed future buildings.

Site Lighting - Pole mounted, high pressure sodium lights on concrete bases will be provided to provide general site lighting. Lighting will be controlled with time clocks.

4.4.7 Solid Waste

No significant changes or impacts to the solid waste disposal system are anticipated from the project. Solid waste collected at the school site will be collected by a private refuse disposal service along with other waste generated at the school. Construction waste will be kept to a minimum due to the intent to reuse and recycle existing facilities. The new school will include an area for the collection of recyclable items.

4.4.8 Hazardous Materials and Waste

Fluorescent light fixtures are still present in the existing structures on the property. Ballasts associated with these light fixtures may contain PCB's and need to be assessed for PCB content. Those found to contain PCB's will be properly disposed of. The fluorescent light tubes, both whole and broken, will be disposed of in accordance with federal, state and county guidelines.

Existing buildings A, B, C, D, and E will be disinfected and thoroughly cleaned prior to human occupation and improvement in accordance with recommendations made by DOH HEER (Weston Solutions, Inc. 2006).

4.4.9 Police and Fire Protection

The proposed action is not expected to adversely impact police or fire protection services on campus or throughout the community.

4.5 Socio-Economic Factors

The proposed action is not expected to increase the County's resident or visitor populations. The project will contribute to short-term, temporary design and construction-related jobs, but is not expected to result in an increase in permanent employment (the school will grow, resulting on the hiring additional staff, but this growth is attributable to natural growth in the County and would presumably occur whether or not the school were to be constructed). The project will improve educational services and opportunities for the people of O'ahu by providing a culturally and environmentally sensitive learning environment.

4.6 Visual Resources

The proposed action will not have a significant adverse effect on visual resources in Ha'ikū Valley. The valley has seen many significant changes over the years with the construction of the Omega Station and the H-3 viaduct. The site improvements proposed by the school will improve the visual resources of the parcel.

4.7 Recreational Resources

The School would continue to shuttle its students to public parks for field sports, and to the Kokokahi site, as the project site is too small and hilly to support an active play field. On site play courts will be designed into the parking and turn-around areas and small lawn areas would accommodate small-scale recreational uses, similar to what was available at the Kokokahi site.

The development of the former USDA quarantine site for the Charter School would preclude the City from developing it as a visitor center for the proposed Ha'ikū Valley Cultural and Nature Preserve, which could potentially impact the proposed re-opening of the refurbished Ha'ikū Stairs (e.g., the site would not be available for hiker parking, interpretation services, restroom access and gift shop services). This is a potential impact as the City has been unsuccessful in negotiating a land exchange agreement with the landowner so it could implement Ha'ikū Valley Cultural and Nature project, absent an agreement with the landowner, it's at least arguable that the School would have no effect at all. Direct access to the Stairs (which is currently prohibited by area landowners) is via the former installation access road and the H-3 Freeway service road, and the development of the proposed action would not affect that access. The School would secure its perimeter and would require any visitors to check in at the main office immediately upon entering the campus, as is typical of any school campus. Hikers accessing the stairs would not be permitted to access the school campus except under emergency circumstances. The landowner (DHHL) would continue to control access to the Stairs trail head, completely independent of the School.

Indirectly, the presence of the School would reduce the amount of vandalism and trespassing in the Valley which would result in reducing the anthropomorphic impact on the Valley's natural and cultural heritage, including potential vandalism and illegal use of the Stairs.

4.8 Cumulative Impacts

Cumulative impacts on environmental resources result from the incremental effects of development and other actions when evaluated in conjunction with government and private, past, present and reasonably foreseeable future actions. The reasonably foreseeable actions that were considered in the analysis of cumulative impacts included the 72-student Kamehameha Schools pre-school planned for an approximately two-acre grassed site adjacent to the intersections of Ha'ikū Road, Kahuhipa Street, Kuneki Street and Makena Street. The site will ultimately include a parking lot, playground, classroom buildings offices and a storage building. Traffic associated with the planned pre-school has been added into the project traffic assessment to account for potential cumulative effects.

The proposed action involves the relocation of a school that is currently serving the Kāneʻohe community, so from a regional perspective, impacts are limited to the planned growth of the school (enrollment increase from 110 students to an ultimate student population of 176 -- including a new pre-school and infant/toddler program), an increase of 80 students. Relocation from the Kokokahi YWCA will essentially shift infrastructure and public service demands and vehicle trips from one area of Kāneʻohe to another. From a local perspective, the proposed action, along with the planned pre-school mentioned above, will have a noticeable cumulative effect on the existing residential areas adjacent to Kuneki and Makena Streets, largely due to the increased number of vehicle trips associated with school traffic. Recommendations to minimize the effect of increased traffic are provided in the traffic impact section.

The proposed action is generally consistent with HLID plans for the valley (see discussion in Section 5.1.3) and would not have a significant cumulative impact on Haʻikū Valley. The proposed action takes place on a previously developed site and is expected to have minor incremental effects on topography, soils, surface and ground water, natural hazards, air quality, noise, biological resources, potable water, wastewater, storm drainage, electrical power, and police and fire protection. The proposed action will likely have beneficial effects on cultural and natural resources indirectly by reducing the amount of vandalism and trespassing in the Valley and directly by implementing natural and cultural resource management elements of the School's curriculum.

Chapter 5: CONFORMITY OF PROPOSED ACTION WITH EXISTING STATE AND COUNTY PLANS, POLICIES AND CONTROLS

This chapter describes the proposed action's conformity with various relevant State and County plans, policies and land use controls. Relevant objectives and policies are excerpted and presented below, along with a discussion of the project's conformance.

5.1 State of Hawai'i

5.1.1 Chapter 205, Hawai'i Revised Statutes (State Land Use Law)

The State Land Use Commission, under the authority of Chapter 205, HRS, classifies all land into four major land use districts: Urban, Rural, Agricultural, and Conservation. The project area is classified as part of the Conservation District. The purpose of the Conservation District is to conserve and protect the State's special and unique cultural and natural resources (Section 205-2(e) of Chapter 205, HRS).

The State Department of Land and Natural Resources (DLNR) established subzones within the Conservation Districts and fixed boundaries for the subzones. The property lies within the "General" subzone.

According to Section 206 of the Hawaiian Homes Commission Act, the powers and duties of the Board of Land and Natural Resources do not extend to Hawaiian Home Lands and therefore the DLNR has no land use regulatory jurisdiction in this project (see DLNR response to early consultation in Appendix A).

Discussion: The proposed action is not subject to Conservation District rules.

5.1.2 State Environmental Policy

Chapter 344, HRS, the State Environmental Policy, encourages productive and enjoyable harmony between people and their environment. The policy promotes efforts which will prevent or eliminate damage to the environment and biosphere, stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources to Hawai'i's people. The Environmental Policy seeks to conserve natural resources and enhance the quality of life for residents of Hawai'i. Expanding citizen participation in the decision making process is one of the guidelines specified in Chapter 344, HRS.

Discussion: The proposed facility will promote the understanding of the physical environment, including ecological systems and natural resources, by the addition of school facilities available to the people of O'ahu. The entitlement process includes multiple opportunities for public input in the EA process. Requests for input during the EA's pre-assessment consultation process were sent to federal, state, and county agencies; public utilities; elected officials; and other potentially interested organizations (correspondence presented in Appendix A).

5.1.3 Hālawā-Luluku Interpretive Development Plan (HLIDP)

The Hālawā-Luluku Interpretive Development Plan (R.M. Towill Corporation 2005 and 2008) process was established by the State of Hawai'i Office of Hawaiian Affairs (OHA) in 2000 to help mitigate the adverse impacts caused by the construction of the Interstate H-3 Freeway, which opened to traffic in 1997. A significant component in the formulation of this Plan included the participation of the community on three levels – a working group of stakeholders, the interested public, and government agencies. The consultation process further focused the working group's attention around four areas: North Hālawā Valley, Ha'ikū Valley, Luluku Agricultural Terraces, and Kukui 'o Kāne Heiau. The vision, goals and objectives for these areas were developed by the working group and are part of the implementing proposals described in the Plan. The goal was to provide OHA with a recommended interpretive development plan that preserves and interprets the cultural and historical resources within the cultural landscape of these areas. The mission of the HLIDP is to establish an interpretive development plan for areas affected by the construction of H-3 that will preserve and interpret the history, culture and traditions of the affected lands in perpetuity.

The HLIDP identifies a development theme for Ha'ikū Valley centered around a "Hawaiian Cultural Preserve." "...The former OMEGA station has been transformed into a gathering place for knowledge, learning and conservation; and a place where there is an opportunity to teach culture..." (p. 27). HLIDP objectives include establishing education and cultural programs, materials and facilities, including the development of a charter school (ibid). Unresolved issues reported in the plan include coordination and partnership with DHHL for access to the valley, coordination and partnership with the City regarding its ongoing negotiations to acquire access to the Ha'ikū Stairs, and improving access to the valley by reopening the closed segment of Ha'ikū Road. Mitigation program elements reported in the HLIDP indicate a range of uses for the former USDA site including potential office use, visitor parking and classrooms.

The establishment of an environmentally-focused Hawaiian immersion school in Ha'ikū Valley is consistent with the development theme and objectives of the HLIDP.

5.2 City and County of Honolulu

5.2.1 City and County of Honolulu General Plan

The City and County of Honolulu General Plan was adopted in 1977 and has been subsequently amended, most recently in 2003. The Plan is a comprehensive statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. Included in the General Plan are broad policy statements that facilitate the attainment of the Plan's objectives. The growth policy presented in the Plan calls for management of the physical growth and development in the urban fringe and rural areas to sustain their low densities. The proposed action is consistent with the following Plan objectives and policies:

Cultural and Recreation

Objective A - To foster the multiethnic culture of Hawaii.

Policy : Encourage the preservation and enhancement of Hawaii's diverse cultures.

Objective B - To protect O'ahu's cultural, historic, architectural, and archaeological resources.

Policy 4: Promote the interpretive and educational use of cultural, historic, architectural and archaeological sites, buildings, and artifacts.

Policy 6: Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.

Discussion: The school will promote interpretation of Hawaiian culture through education that is based on Hawaiian culture and working with the land.

Natural Environment

Objective A - To protect and preserve the natural environment.

Discussion: The proposed action will not impact sensitive habitats or resources such as wetlands, endangered and protected species or their habitats, natural features, or scenic vistas. The new facility—constructed on the site of the former USDA quarantine station—is planning to promote the use of native plant species, while attempting to eliminate some introduced invasive species.

Physical Development and Urban Design

Objective D - To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.

Policy 4: Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.

Discussion: The new facility is being designed as a hands-on Hawaiian immersion school that focuses on working with the land. It a small, low-density facility, appropriate to the rural setting of Ha'ikū Valley.

Health and Education

Objective B - To provide a wide range of educational opportunities for the people of O'ahu.

Policy 2: Encourage the provision of informal educational programs for people of all age groups.

Policy 4: Encourage the construction of school facilities that are designed for flexibility and high levels of use.

Policy 5: Facilitate the appropriate location of learning institutions from the preschool through the university levels.

Discussion: The development of the school site would provide an alternative educational venue for the residents of O‘ahu. The school’s location within Ha‘ikū Valley is appropriate for the environmentally based theme of the school.

5.2.2 Ko‘olau Poko Sustainable Communities Plan

The Ko‘olau Poko Sustainable Communities Plan (SCP), adopted in 1999, seeks to preserve Ko‘olau Poko's natural, scenic, cultural, historical and agricultural resources. The SCP calls for adaptation of the traditional "ahupua‘a" concept as a basis for land use and natural resources management. The SCP region, which extends from Makapu‘u Point to Ka‘ō‘io Point, is expected to remain relatively stable over the next 20 years.

The SCP Land Use Map designation of Ha‘ikū Valley is “Major Parks, Golf Courses and Cemeteries and Nature Preserves.” The SCP calls for the valley to be developed into a City park referred to as the Ha‘ikū Valley Cultural and Nature Preserve. The proposed school site is located outside the SCP’s Urban Community Boundary. The City and community groups have been trying to acquire access rights to provide public parking for the Ha‘ikū Stairs trail and staircase. SCP provides the following description of the proposed park:

Haiku Valley Cultural and Nature Preserve. *The City has proposed to acquire the former Omega Station site from the U.S. Coast Guard and combine it with the adjoining Board of Water Supply parcel to create a nature and cultural preserve. The site includes Ha‘ikū Stairs and potential access to the Ko‘olau Poko Trail Complex. In addition to its recreational and educational purposes, this park will help protect the Heeia watershed, which includes a high-quality perennial stream, a significant wetland habitat for native endangered Hawaiian waterbirds and migratory waterfowl and shorebirds, and an ancient Hawaiian fishpond in relatively good condition.*

Discussion: Subsequent to the publication of the SCP, the USCG disposed of its property interests in Ha‘ikū Valley. The proposed action has been approved under license by the current owner, DHHL. The proposed action is consistent with the general management plans for the rural areas of Ko‘olau Poko. The views of Ha‘ikū Valley will not be adversely affected by the establishment of a small campus on the site of the former USDA quarantine facility. No historic or archaeological features are located on the site. The urban community boundary was established to contain residential and commercial growth. An institutional use such as a charter school, particularly one focused on the environment and culturally appropriate learning, should be considered consistent with the Ha‘ikū Valley setting.

Consultation with the Departments of Parks and Recreation (DPR) and Design and Construction (DDC) is recommended by the Department of Planning and Permitting to coordinate with the City’s plans for establishing Ha‘ikū Valley Cultural and Nature Preserve. DDC indicated the proposed action “will possibly preclude the City’s pursuit

of future public access to Ha'ikū Stairs and development of amenities such as parking, restrooms, visitor center, etc. at the former quarantine station site. This site is ideal for potential development of support facilities if the City were to consider opening the stairs for public access". DDC recommended consultation with the Friends of Ha'ikū Stairs (Agency comment are attached in Appendix A). DPR indicated by email that that the proposed action could significantly impact the City's future options regarding the Hai'kū Stairs and that the Friends of Ha'ikū Stairs should be consulted. The Friends of Ha'ikū Stairs organization was consulted and will participate in the review of the draft EA. DPR indicated in its response to the early consultation request that it "...considers the subject site as ideal for a future public access, parking, restrooms and visitor center if the City were to consider opening the Haiku Stairs for public access. Development of the site could significantly impact the City's future options."

The proposed action would not in itself restrict access the Stairs via the exiting access points: the H-3 service road and the former installation access road. As discussed in Section 4.7, development of the site for a school use would preclude the City from constructing a visitor center at the former quarantine station; although this potential impact is moot because the landowner and the City have not reached an agreement on the broader issue of a land exchange required to establish a public park.

5.2.3 County Zoning

The project area is located in the Preservation-1, Restricted Preservation District. This zoning district is essentially reserved for lands within the State Conservation District. Ordinarily, a school use would not be permitted in this zoning district but because of the unique situation (e.g., land owned by DHHL), County zoning controls do not apply (see discussion under section 5.1.1).

5.2.4 Special Management Area

The project site is not within the County's Special Management Area.

Chapter 6: ALTERNATIVES CONSIDERED

There were two alternatives to the proposed action considered: (1) no action and (2) developing a school site at an alternate location. They are discussed below.

No Action

Under the “no action” alternative, the existing vacant condition on the property would continue—i.e., an abandoned site with deteriorating buildings. It is likely the buildings would continue to deteriorate and may need to be removed to prevent illegal trespassers from accidental injury, in other words, the buildings may ultimately constitute an attractive nuisance. The school would need to find a new location as it has been asked to vacate its current site at the Kokokahi YWCA, and perhaps forced to interrupt its service to its students and their families. For these reasons, the “no action” alternative was determined unacceptable.

Alternate Location

After an extensive search, the proposed Ha‘ikū Valley site was the only acceptable site the school was able to find. There are no alternative sites within its service areas that would be acceptable.

Chapter 7: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Resources that are committed irreversibly or irretrievably are those that cannot be recovered if the proposed project is implemented. The proposed action would involve two types of resources: (1) general industrial resources including capital, labor, fuels, energy, and construction equipment; and (2) project-specific resources such as natural resources and land use at the affected site. Improvement and construction of the school buildings and ancillary facilities (e.g., play grounds, parking area) will utilize fiscal resources, labor, construction equipment and materials. The proposed action involves the adaptive reuse of a former quarantine facility. Facility reuse is considered more sustainable and less resource intensive than new construction.

Implementation of the proposed action would preclude the City from establishing a visitor center at the former quarantine station site. It would also allow the Kokokahi YWCA the opportunity to re-tenant the school's former campus or consider other uses for its facility.

Chapter 8: DETERMINATION AND SUPPORTING RATIONALE

In determining whether an action may have a significant impact on the environment, the agency must consider all phases of the project, its expected primary and secondary consequences, its cumulative impact with other projects, and its short and long-term effects. The anticipated negative determination was based on review and analysis of the significance criteria specified in Section 11-200-12, HAR. An action shall be determined to have a significant effect on the environment if it meets any of the following criteria cited below. Based on the analysis of the proposed action's impact on those criteria (provided below), it is anticipated that the proposed action will result in a FONSI.

1. *Involves an irrevocable commitment or loss of or destruction of natural or cultural resources;*

The project site has been heavily modified over the past 60 years and does not support any known federal or state-protected natural or cultural resources; the proposed action will not irrevocably commit or destroy such resources during project construction or operation. An archaeological inventory survey conducted in 1997 that included the project site did not reveal any archaeological sites or historic properties concluded that there is low potential for encountering archaeological sites during construction. No effects on natural or cultural resources are anticipated from the proposed action.

2. *Curtails the range of beneficial uses of the environment;*

The proposed action is to reuse the former USDA Quarantine Station by rehabilitate existing buildings and adding new buildings and site improvements. The current has not been accessible to the public since the USGC restricted access in 1987 so planned development would not curtail any existing uses. The improvements will provide a school campus that will benefit the community at large by increasing culturally sensitive educational programs for students. Development and operation of the new facilities would be performed in accordance with federal, state and county regulations, thereby minimizing potential impacts to the air and water quality and ambient noise levels.

As discussed in Section 4.7, development of the site for school use would preclude the City from constructing a visitor center at the site to support City's planned Hai'kū culture and nature park. This potential impact is moot because the landowner and the City have not reached an agreement on the broader issue of a land exchange required to establish a public park. Access to the Hai'kū Stairs would not be impacted by the proposed action as discussed in Section 4.7.

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;*

The proposed action is consistent with the State's long-term environmental policies, and the policies and guidelines specified in Chapter 344, HRS, as demonstrated by the discussion in Section 5.1.2.

4. *Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;*

The proposed school would have direct and indirect cultural benefits to the State and County through the addition of native Hawaiian language education. The proposed action will provide hands-on education of traditional Hawaiian agricultural activities, thereby promoting native Hawaiian cultural practices and beliefs. Traditional Hawaiian rights related to gathering, access, or other customary activities within the project area or its vicinity will not be adversely affected, and no cultural practices or beliefs will be adversely affected.

5. *Substantially affects public health;*

The proposed action would not substantially affect public health. There would be some typical short-term construction-related impacts (e.g., noise and air quality) in the area, but these would be temporary and comply with state and county regulations. Standard construction best management practices would be used to minimize temporary impacts. Though none are known, if project area soils are found to contain hazardous or regulated materials, the necessary abatement would be conducted prior to construction. Abatement would be conducted in accordance with applicable federal and state regulations to minimize potential impacts to human health and the environment.

6. *Involves substantial secondary impact, such as population changes or effects on public facilities;*

The school presently provides services from its Kokokahi YWCA location, so from a regional perspective, project impacts are limited to the planned doubling of student enrollment (from a current enrollment of 110 students to an ultimate enrollment of 176 students). The proposed school relocation and increase in enrollment would have no effect on population levels in general. The proposed action is small-scale and therefore secondary impacts will be minimal. Students and employees traveling to and from the site will add vehicular traffic to surrounding roadways in the morning and afternoon. The increased level of project-related traffic, while noticeable, is not expected to significantly impact intersection level-of-service.

Infrastructure will be developed to support the proposed action and no significant impacts to public facilities or services are expected. As noted under Criterion 2 above, the proposed action has the potential to adversely effect the creation of a visitor for the City's planned Ha'ikū Valley culture and nature park, although it would not impact public access to the Ha'ikū Stairs.

7. *Involves a substantial degradation of environmental quality;*

The proposed action would not degrade environmental quality. The school intends to plant native plants which is likely to improve the environmental quality of the area. Long-term impacts to air and water quality, noise levels, and natural resources would be minimal to non-existent. The use of standard construction and erosion control best management practices would minimize the anticipated construction-related short-term impacts.

8. *Is individually limited and cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

The proposed action, collectively with known future private and government actions planned in the vicinity, would not have a significant cumulative impact. The proposed action would occur in a rural setting, involves the adaptive reuse of an existing facility, and is expected to have little incremental effect on topography, soils, surface and ground water, natural hazards, climate and air quality, noise, biological resources, archaeological and cultural resources, potable water, wastewater, storm drainage, electrical power, solid and hazardous waste, police and fire protection, socio-economic factors, traffic, parking, and visual resources, when considered collectively with the known foreseeable actions.

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

No threatened, endangered or candidate listed bird, mammal, or plant species protected by federal and state regulations would be negatively impacted by the proposed action. There are no significant biological resources, including habitat for protected species, in the project vicinity.

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

The proposed action would not substantially affect air or water quality or ambient noise levels. The use of best management practices would minimize construction-related impacts, and the project would comply with applicable federal, state and county regulations and standards. Surface water quality and air quality would not be significantly impacted. Increases in ambient noise resulting from increased vehicular traffic is not expected to significantly impact nearby homes.

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

The proposed site is in an upland location that has been heavily modified over the past 60 years and has been previously developed to support US Navy and USDA quarantine facilities. Hai'kū Valley has also been heavily modified over the same period supporting US Navy and USCG activities and as a corridor for the H-3 Freeway. The proposed action has the potential to help restore natural and cultural resources in the valley that have been heavily modified in the historic period.

12. *Substantially affects scenic vistas and viewplanes identified in County or State plans or studies;*

The proposed action would not obstruct or affect scenic vistas and viewplanes identified in county or state plans or studies.

13. *Requires substantial energy consumption.*

Increased energy use associated with the proposed action would be mitigated by . the planned reuse and recycling of the former USDA campus, economy of scale factors associated with increasing enrollment (vs. starting from scratch), and the effect of moving from outmoded energy appliances and fixtures at the Kokokahi YWCA site to modern, more energy efficient fixtures at the new campus. Alternative energy forms will be used when possible. From a regional perspective, since population growth in Ko‘olau Poko is expected to remain stable over the foreseeable future, the proposed action would have a negligible effect on energy consumption.

Chapter 9: REFERENCES

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Chapter 10: PARTIES CONSULTED DURING PREPARATION OF THE DEA

An informational letter was sent on January 18, 2008 to 32 agencies and organizations (listed below) to solicit comments on the proposed action (attached). Substantive comments received are addressed in the DEA. A total of 16 agencies and organizations responded in writing (identified by an asterisk (*) below), and their letters and corresponding responses are included in Appendix A.

Approving Agency

Department of Hawaiian Home Lands

Federal Agencies

*U.S. Army Engineer District, Honolulu

U.S. Coast Guard

*U.S. Department of Agriculture, Natural Resources Conservation Service

U.S. Federal Highways Administration, Hawai'i Division

U.S. Navy, Naval Facilities Engineering Command Real Estate Department

State of Hawai'i Agencies

*Department of Accounting and General Services

Department of Business, Economic Development, Tourism, Office of Planning

Department of Health Environmental Planning Office

Department of Land and Natural Resources (DLNR)

*Land Division

State Historic Preservation Division

*Engineering Division

*Division of Forestry and Wildlife

*Commission on Water Resources Management

*Office of Conservation and Coastal Lands

*Department of Transportation

Office of Environmental Quality Control

*Office of Hawaiian Affairs

UH-Environmental Center

County Agencies

*Board of Water Supply

*Department of Design and Construction

Department of Environmental Services

*Department of Parks and Recreation

*Department of Planning and Permitting

Department of Transportation Services

Emergency Management Department

*Fire Department

*Police Department

Utility Companies

Hawaiian Electric Company
Hawaiian Telcom
Oceanic Time Warner Cable

Citizens Groups / Organizations / Other

Hakipu'u Learning Center
Hope Chapel Kāne'ohe Bay
Kāne'ohe Neighborhood Board
*Ko'olau Poko Hawaiian Civic Club
University of Hawai'i at Hilo, Kahuawaiola Teacher Education Program
Friends of Ha'ikū Stairs

Elected Officials

State Senators Jill Tokuda and Clayton Hee
State Representative Ken Ito
City Councilperson Barbara Marshall

Helber Hastert & Fee
Planners, Inc.

April 14, 2008

To: See Distribution List

Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation - Draft Environmental Assessment
Ha'iku Valley, Island of O'ahu, Hawai'i
TMK (I) 4-6-15:14 and 4-6-14:18

Dear Sir or Madam,

The Kamakau Charter School proposes to develop a new, approximately ten-acre campus on land leased from the Department of Hawaiian Home Lands. The site is part of the former U.S. Coast Guard's Ha'iku Valley Omega Station that was turned over to the present owner in 1999. The proposed campus was most recently developed and operated as a bird quarantine station by the U.S. Department of Agriculture, which ceased operations in 1997. School enrollment for the 2009-2010 school year (first year at the Ha'iku site) is projected at about 130 students (Pre-Kindergarten through Grade 12). The School's mission is to foster success for all members of our learning community by providing a culturally healthy and responsive learning environment.

Our firm has been contracted by the School to prepare an environmental assessment (EA) for the proposed improvements in compliance with Chapter 343, Hawai'i Revised Statutes.

This pre-assessment consultation is intended to ensure that interested parties are notified of the forthcoming Draft EA, and given the opportunity to identify relevant issues and concerns that should be addressed in the EA. A project summary and location map are enclosed for your information. Should you have any written comments, please submit them by April 28, 2008 to:

Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813
Attn: Tom Fee

Thank you for your interest in this project.

Sincerely,

Thomas A. Fee, AICP
Principal

Attachments: Distribution List
Project Summary
Location Map

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawai'i 96813
Tel. 808.545.2065 • Fax 808.545.2050 • www.thrf.com • e-mail: info@thrf.com

Helber Hastert & Fee
Planners, Inc.

Distribution:

Approving Agency
Department of Hawaiian Home Lands

Federal Agencies
U.S. Department of Agriculture, Natural Resources Conservation Service
U.S. Army Engineer District, Honolulu
U.S. Federal Highways Administration, Hawaii Division
U.S. Navy, Naval Facilities Engineering Command Real Estate Department

State of Hawai'i Agencies
Department of Accounting and General Services
Department of Land and Natural Resources (DLNR)
State Historic Preservation Division
Office of Conservation and Coastal Lands
Department of Business, Economic Development, Tourism, Office of Planning
Department of Health Environmental Planning Office
Department of Transportation
Office of Environmental Quality Control
Office of Hawaiian Affairs
UH Environmental Center

County Agencies
Fire Department
Police Department
Parks and Recreation Department
Planning and Permitting Department
Design and Construction Department
Emergency Management Department
Environmental Services Department
Transportation Services Department
Board of Water Supply

Utility Companies
Hawaiian Telecom
Hawaiian Electric Company
Oceanic Time Warner Cable

Citizens Groups / Organizations / Other
Kaneohe Neighborhood Board
Ko'olapo'ko Hawaiian Civic Club
Hope Chapel Kaneohe Bay
Halepu'u Learning Center
University of Hawai'i at Hilo, Kahuawaiola Teacher Education Program

Elected Officials
State Senators Jill Tokuda and Clayton Hee
State Representative Ken Ito
City Councilperson Barbara Marshall

Ke Kula 'o Samuel M. Kamakau Public Charter School EA

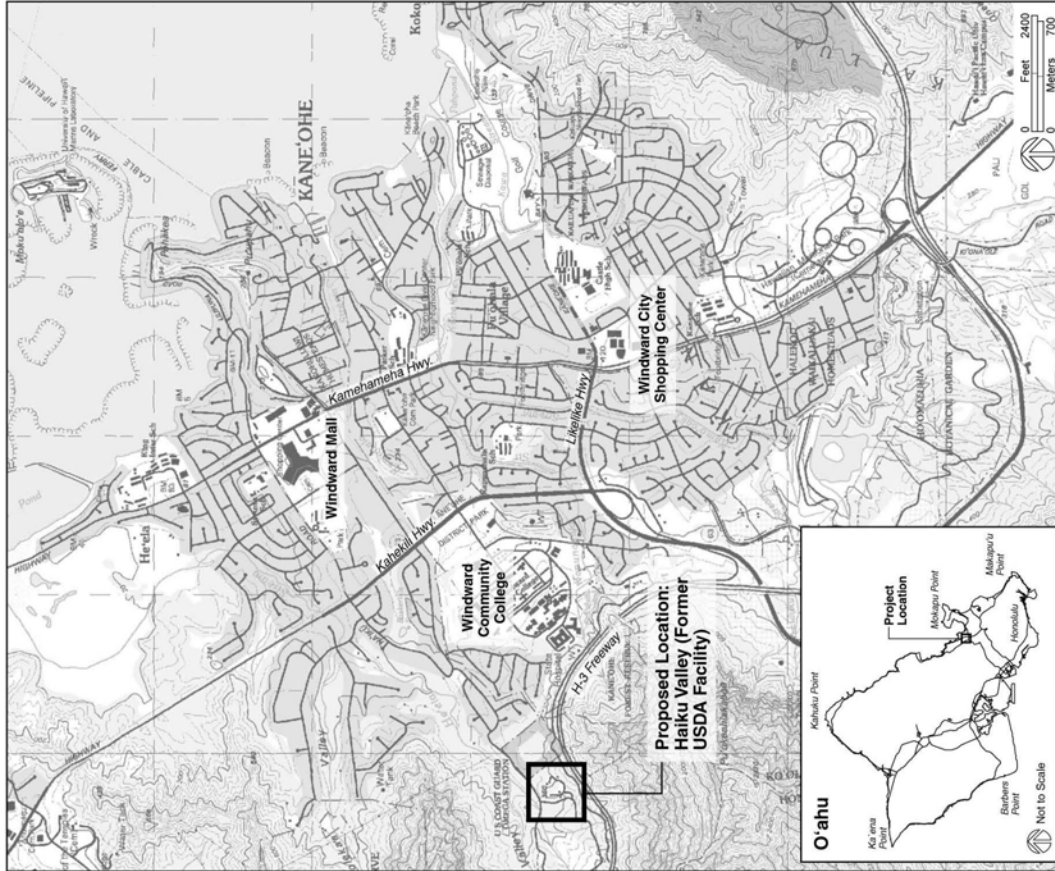
April 2008

**Helber Hastert & Fee
Planners, Inc.**

PROJECT SUMMARY

Project Name:	Ke Kula 'o Samuel M. Kamakau Public Charter School
Applicant:	Ke Kula 'o Samuel M. Kamakau Public Charter School
EA Preparer:	Helber Hastert & Fee, Planners 733 Bishop Street, Suite 2590 Honolulu, HI 96813 Phone: (808) 545-2055 Fax: (808) 545-2050 Tom Fee/Norren Kato
Approving Agency:	Department of Hawaiian Home Lands
Proposed Action:	Rehabilitate former USDA facility for use as a pre-school through grade 12 public charter school campus.
Chapter 343, Hawai'i Revised Statutes "Trigger":	Use of State lands
Project Location:	Ha'iku Valley, Oahu
Tax Map Key:	4-6-15:14 (USDA site) 4-6-14:18 (access easement)
Landowner:	Department of Hawaiian Home Lands, Land Management Division
Existing Land Uses:	Vacant since 1997. Seven pre-existing structures are located on the site, oriented around an internal, paved roadway network.
State Land Use District:	Conservation (General Subzone)
County Zoning:	Preservation-1, Restricted Preservation District

**Helber Hastert & Fee
Planners, Inc.**



**Ke Kula 'o Samuel M. Kamakau Charter School
Project Location**
Draft Environmental Assessment

Helber Hastert & Fee, Planners

APPENDIX A

Pre-Assessment Consultation Correspondence



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

May 23, 2008

REPLY TO
ATTENTION OF:

Regulatory Branch

Mr. Thomas A. Fee
Helber, Hastert and Fee Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Dear Mr. Fee:

We have received your April 14, 2008, Pre-Assessment Consultation for Kamakau Charter School's proposed development of a new, approximately ten-acre campus. The site is located within TMK (1) 4-6-15:14 and 4-6-14:18, at Latitude 21.405° N. and Longitude 157.824° W., in Haiku Valley, Oahu. The file has been assigned file number POA-2008-118, which should be referred to in all future correspondence with us.

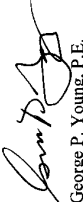
We recommend the draft EA address whether any potential waters of the U.S., as represented by the presence of perennial, intermittent or ephemeral streams or wetlands, are in, adjacent to or flow through, the land parcel subject to development. The EA should also disclose whether any streams or other aquatic resources that may occur within the land parcel have an existing direct or indirect surface water connection to the Pacific Ocean.

Section 404 of the Clean Water Act requires that a Department of the Army (DA) permit be obtained for the discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide extending shoreward to the mean high water mark.

We appreciate the opportunity to provide comments on the proposed development project and associated EA. Should you have any questions, please contact Mr. Benjamin Soiseth of my staff at (808) 438-2039 or at Benjamin.N.Soiseth@usace.army.mil. For additional information about our Regulatory Program, visit our web site at <http://www.poh.usace.army.mil/EC-R/EC-R.htm>.

Sincerely,


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

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. George P. Young, P.E.
Chief, Regulatory Branch
U.S. Army Engineer District, Honolulu
Department of the Army
Fort Shafter, Hawaii 96858-5540

Dear Mr. Young,

File Number: POH-2008-118
Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18

Thank you for your letter dated May 23, 2008. The EA will address whether any potential waters of the U.S. are in, adjacent to or flow through the subject parcel. The EA will also disclose whether any streams or other aquatic resources that may occur on the parcel have an existing direct or indirect surface water connection to the Pacific Ocean. Soils on the site are Lolekaa Series, Class B (LoD) characterized as a well drained, silty clay soil (i.e., not considered a hydric soil).

We appreciate your input and participation in the EA review process. You will receive a copy of the Draft EA. If you have any questions, please contact Norren Kato or me.

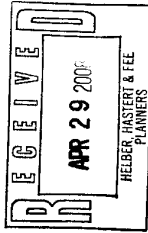
Sincerely,



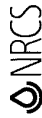
Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School





United States Department of Agriculture



Natural Resources Conservation Service
P.O. Box 50004 Rm. 4-118
Honolulu, HI 96850
808-541-2600

April 28, 2008

Thomas A. Fee, AICP
Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Dear Mr. Fee,

Thank you for providing the USDA-Natural Resources Conservation Service (USDA-NRCS) the opportunity to review the Draft Environmental Assessment (EA) for the Kamakau Charter School. Please find enclosed an NRCS Soil Survey Map and associated soil reports. In review of the project site location it was found that no Prime or Important Farmlands exist or will be impacted at this site. However hydric soils are located in the project area. The Hydric Soils report indicates that soil map unit HnB contains 15 percent hydric soils. The location and extent of soil map unit HnB can be found on the enclosed soil map. Hydric soils identify potential areas of wetlands. If wetlands are identified on the property, any proposed impacts to these wetlands would need to demonstrate compliance with the "Clean Water Act", and may need an Army Corp of Engineers 404 permit.

The soil reports provide selected soil properties, and interpretations, i.e. flooding hazard, limitations for roads and dwellings, soil layers with USDA textures, and engineering classifications for soil map units found in the project area. The limitations for the selected uses, i.e. Local Roads and Streets, and Dwellings w/o Basements are very limited or severe. These ratings do not preclude the intended land use, however they do identify limitations for the use, which may require corrective measures, increase costs, and require continued maintenance.

The NRCS Soil Survey is a general planning tool and does not eliminate the need for an onsite investigation.

If you have any questions concerning the soils for this project please contact, Tony Rolles, Assistant State Soil Scientist, by phone (808) 541-2600 x129 or email, Tony.Rolles@hi.usda.gov.

Sincerely,

LAWRENCE T. YAMAMOTO
Director
Pacific Islands Area

cc: Michael Robotham, Assistant Director for Soil Science and Natural Resource Assessments,
USDA-NRCS, Honolulu, HI

Enclosures: (1)

Helping People Help the Land
An Equal Opportunity Provider and Employer

SOILS MAP Kamakau Charter School



NRCS
4/2008

Hydric Soils

Island of Oahu, Hawaii

Map symbol and map unit name	Component	Percent of map unit	Landform	Hydric rating	Hydric criteria
HnB: Hanalei silty clay, 2 to 6 percent slopes	Inclusion	15	Alluvial flats	Yes	2B3, 3

HnB:

Hanalei silty clay, 2 to 6 percent slopes

Explanation of hydric criteria codes:

- All Histels except for Folists, and Histosols except for Folists.
- Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Historthels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. are somewhat poorly drained and have a water table at the surface (0.0 feet) during the growing season, or
 - B. are poorly drained or very poorly drained and have either:
 - a water table at the surface (0.0 feet) during the growing season if textures are coarse sand, sand, or fine sand in all layers within a depth of 20 inches, or
 - a water table at a depth of 0.5 foot or less during the growing season if permeability is equal to or greater than 6.0 in/hr in all layers within a depth of 20 inches, or
 - a water table at a depth of 1.0 foot or less during the growing season if permeability is less than 6.0 in/hr in any layer within a depth of 20 inches.
- Soils that are frequently ponded for long or very long duration during the growing season.
- Soils that are frequently flooded for long or very long duration during the growing season.

Selected Soil Interpretations

Island of Oahu, Hawaii

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

*This soil interpretation was designed as a "limitation" as opposed to a "suitability". The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation.

Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements (Ht) *	
		Rating class and limiting features	Value
HnB: Hanalei	85	Severe Ponded (any duration) Flash flooding > Rare OL, OH, PT in 10-40"	1.00 1.00 1.00
LoD: Lolekaa	100	Severe Slopes > 15%	1.00
LoF: Lolekaa	100	Severe Slopes > 15%	1.00

Selected Soil Interpretations

Island of Oahu, Hawaii

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]
 *This soil interpretation was designed as a "limitation" as opposed to a "suitability". The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation.

Map symbol and soil name	Pct. of map unit	ENG - Local Roads and Streets	
		Rating class and limiting features	Value
HnB: Hanalei	85	Very limited	
		Ponding	1.00
		Flooding	1.00
		Low strength	1.00
LoD: Lolekaa	100	Shrink-swell	0.50
LoF: Lolekaa	100	Very limited	
		Slope	1.00
LoF: Lolekaa	100	Low strength	1.00

Map symbol and soil name	Hydrologic group	Surface runoff	Month	Water table				Surface depth	Duration	Frequency	Duration	Frequency	Floodings
				Upper limit	Lower limit	FI	FI						
HnB: Hanalei	C	Negligible	January	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Frequent
			February	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Frequent
			March	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Frequent
			April	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Frequent
			May	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Occasional
			June	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Occasional
			July	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Occasional
			August	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Occasional
			September	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Occasional
			October	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Occasional
			November	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Frequent
			December	2.0-5.0	>6.0	0.2-1.6	0.2-1.6	Very brief	Rare	Very brief	Rare	Very brief	Frequent
LoD: Lolekaa	B	Medium	Jan-Dec			---	---	---	None	---	None	---	None
LoF: Lolekaa	B	High	Jan-Dec			---	---	---	None	---	None	---	None

Water Features

Island of Oahu, Hawaii

[illegible]

Island of Oahu, Hawaii

Engineering Properties

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number~					Liquid limit	Plasticity index
			AASHTO	>10 inches	3-10 inches	4	10	40	200				
H&B: Hamel	0-13	Silty clay	MH-O (propose)	A-7	0	0	95-100	95-100	90-100	85-100	65-75	20-30	
	13-26	Silty clay loam	MH-O (propose)	A-7	0	0	95-100	95-100	90-100	85-100	65-75	20-30	
	26-36	Silty clay	MH-O (propose)	A-7	0	0	95-100	95-100	90-100	75-100	65-75	20-30	
	0-10	Silty clay	MH-K (propose)	A-7	0	0	95-100	95-100	90-100	90-100	60-70	20-30	
LoD: Loleka	0-10	Silty clay	MH-K (propose)	A-7	0	0	95-100	95-100	90-100	90-100	60-70	20-30	
	10-42	Silty clay	MH-K (propose)	A-7	0	0-5	95-100	95-100	90-100	90-100	60-70	20-30	
	42-65	Paragravelly loam, Silty clay	MH-K (propose)	A-7	0	5-20	80-95	80-95	80-90	75-90	40-60	10-20	
			MH-K (propose)										

Island of Oahu, Hawaii

Engineering Properties

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Lawrence T. Yamamoto, Director
Pacific Islands Area
Natural Resources Conservation Service
United States Department of Agriculture
P.O. Box 50004, Rm. 4-118
Honolulu, Hawaii 96850

Dear Mr. Yamamoto,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 28, 2008 regarding the subject project and the accompanying soil reports. We have reviewed the soil maps and have determined the project site is located within the Lolekaa Series (well drained soils on fans or terraces). The Hanalei silty clay soils mentioned in your letter are associated with He'eia Stream, the centerline of which is located approximately 350 feet north of the site at an elevation approximately 40-80 feet below the site.

The site has been heavily modified and has been occupied by the US Navy and more recently the USDA, for the past 60 years. The site has been graded, an internal paved roadway with parking areas and storm drainage system is in place, and a number of CMU buildings associated with the USDA's quarantine facility remain on the property. There are no surface waters or areas that would constitute wetlands on the site.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel: 808.545.2055 • Fax 808.545.2050 • www.hhfc.com • e-mail: info@hhfc.com



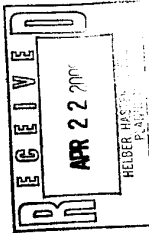
LINDA LINGLE
GOVERNOR



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

RUSS K. SAITO
COMPTROLLER
BARBARA A. JANNIS
DEPUTY COMPTROLLER
(P)1097.8

APR 21 2008



Mr. Thomas Fee
Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation - Draft Environmental Assessment
Haiku Valley, Island of Oahu, Hawaii
TMK: (1) 4-6-15:14 and 4-6-14:18

Thank you for the opportunity to provide comments on the pre-assessment consultation for the draft environmental assessment for 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 comments to offer at this time.

If you have any questions, please have your staff call Mr. Clarence Kubo of the Planning Branch at 586-0488.

Sincerely,

ERNEST A. W. LAU
Public Works Administrator

CKK:mo

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Ernest Y.W. Lau, Public Work Administrator
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Lau,

Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18

Thank you for your letter dated April 21, 2008 regarding the subject project. The letter indicates that you have determined that the proposed project does not impact any DAGS projects or existing facilities, and that you have no comments to offer at this time.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,


Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 23, 2008

Sincerely,

Charles E. Underhill
Morris M. Atta
Acting Administrator

cc: Central Files

MEMORANDUM

TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- x. Engineering Division.
- x. Div. of Forestry & Wildlife
- x. Div. of State Parks
- x. Div. of Water Resource Management
- x. Office of Conservation & Coastal Lands
- x. Land Division – Oahu District

FROM: Morris M. Alta *M. Alta*
SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation – Draft Environmental Assessment
LOCATION: Ha'iku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

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

Signed: C. Z. G. G. G.
 Date: 4/28/98

LINDA LINGLE
GOVERNOR OF HAWAII



LARRY F. THILLEN
GOVERNOR
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF WATER RESOURCES MANAGEMENT
RUSSELL Y. TSUI
DEPUTY DIRECTOR - WATER
KENT C. KAWAHARA
DEPUTY DIRECTOR - AQUATIC RESOURCES
BOB LANGRISH
DIRECTOR OF TOURISM
COMMISSIONER OF WATER RESOURCES MANAGEMENT
COMMISSIONER OF NATURAL RESOURCES
CONSERVATION AND RESOURCES ENFORCEMENT
FORESTRY AND WILDLIFE
KAPOLAHUA STATE RESERVE COMMISSION
STATE PARKS

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/MorrisAtta
Ref: DEAKulaSamuelLabPublicCharterSchool
Oahu 611

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone _____.
- (X) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone D. The Flood Insurance Program does not have any regulations for developments within Flood Zone D.
- () 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. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

- (X) The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- (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 Ms. Suzie Agraan of the Planning Branch at 587-0258.

Signed:
ERIC T. HIRANO, CHIEF ENGINEER
Date: 4/28/08

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 23, 2008

MEMORANDUM

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

FROM: Morris M. Atta
SUBJECT: Ke Kula o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation - Draft Environmental Assessment
LOCATION: Haiku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

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

Signed:
Date: 4/24/08
PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE
APR. 24 2008

cc: Central Files

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

LINDA LINGLE
GOVERNOR OF HAWAII
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
HONOLULU, HAWAII 96809
APR 23 2008
RUSSELL C. TSUTSI
FIRST DEPUTY
KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER
RESOURCES
APR 23 2008
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
HONOLULU, HAWAII 96809

TO:

DLNR Agencies:

- ___ Div. of Aquatic Resources
- ___ Div. of Boating & Ocean Recreation
- x Engineering Division
- x Div. of Forestry & Wildlife
- x Div. of State Parks
- x Div. of Water Resource Management
- x Office of Conservation & Coastal Lands
- x Land Division - Oahu District

FROM:

Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation - Draft Environmental Assessment
LOCATION: Ha'iku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

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

Signed: _____
Date: _____

cc: Central Files

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
HONOLULU, HAWAII 96809
APR 25 2008
P 3:55

April 23, 2008

MEMORANDUM

TO: Morris Atta, Acting Administrator
Land Division

FROM: Ken C. Kawahara, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation - Draft Environmental Assessment

FILE NO.: NA

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/cwrm>.

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. 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 www.hawaii.gov/dlnr/cwrm/forms.htm.

- ☐ 4. The proposed water supply source for the project is located in a designated ground-water management area, and a Water Use Permit is required prior to use of ground water.
- ☐ 5. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.
- ☐ 6. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

DRE-1A 03/02/2006

Morris Atta, Acting Administrator

Page 2
April 24, 2008

- ☐ 7. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- ☐ 8. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- ☒ 9. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.
- ☐ 10. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
- ☐ 11. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- ☐ 12. 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.
- ☐ 13. We recommend that the report identify feasible alternative non-potable water resources, including reclaimed wastewater.
- ☒ OTHER:

Please provide additional information such as a site plan and construction details for the proposed project. A Stream Channel Alteration Permit may be required for any work in Heela Stream.

If there are any questions, please contact Robert Chong at 587-0266.

LINDA LINGLE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION



APR 25 P 1:46

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

2008 APR 23 P 3:45
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF WATER RESOURCES MANAGEMENT
LAILA H. THIELSEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
CONSERVATION AND RESOURCES ENFORCEMENT
DIVISION
STATE PARKS
STATE FOREST
STATE LANDS
STATE WATER
STATE WILDLIFE
STATE RESERVE COMMISSION

April 23, 2008

MEMORANDUM

TO:

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Div. of Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division - Oahu District

FROM: Morris M. Atta

SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation - Draft Environmental Assessment
LOCATION: Haiku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

SEE ATTACHMENTS.

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

Signed: *Robert Chong*
Date: 4-23-08

cc: Central Files

DRE-IA 03/02/2006

PM

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

September 4, 2003

Mr. Eric Crispin, Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Crispin:

Subject:

Exemption of Hawaiian Home Lands from Conservation District Use Restrictions - Pertaining to Tax Map No. (1)8-6-01: (portion of) 01; Wai'anae, Oahu

Enclosed are copies of prior correspondence dated September 10, 1990 and November 15, 1991, in which Mr. William W. Paty, then Chairman of the Board of Land and Natural Resources, and Ms. Hoaliku Drake, then Chairman of the Hawaiian Homes Commission, determined that lands having the status of Hawaiian home lands were not subject to Conservation District Use (CDU) restrictions and an application seeking a permit for non-conforming use was unnecessary.

In our opinion, the same determination applies to the use of the parcel identified by Tax map Key No. (1)8-6-01:01, due to the fact that the parcel is Hawaiian home lands. This letter therefore is our declaration that the subject parcel is exempt from CDU restrictions. By copy of this letter, the Honorable Peter Young, current Chairperson of the Board of Land and Natural Resources will be informed that we are exempting the subject parcel from CDU restrictions.

If you or your staff have questions or need further clarification, you may contact Mr. Mike McElroy, Land Management Division Administrator, at 587-6434.

Aloha and mahalo,

Micah A. Kane
Micah A. Kane, Chairman
Hawaiian Homes Commission

c: The Honorable Peter Young, Chairperson, Board of Land and Natural Resources (w/ enc.)

446167

RECEIVED
03 SEP-5 A8 30
MICAH A. KANE
GOVERNOR
STATE OF HAWAII
DIRECTOR TO THE CHAIRMAN
KAILANA H. PARK
EXECUTIVE ASSISTANT

JOHN WAIHEE
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

November 5, 1991

bcc: ADM/LDD READING FILES
LDD STAFF: Linda Chinn
LDD Subject File 1A-285
LDD Reading File
Rodney Asada
(WHDG)
All HHC Commissioners (8)

MEMORANDUM

TO: The Honorable William W. Paty, Chairperson
Board of Land and Natural Resources

FROM: Hoaliku L. Drake, Chairman
Hawaiian Homes Commission

SUBJECT: Withdrawal of Conservation District Use Application for Proposed Radio Signal Relay Site, Humuula, Island of Hawaii

Visionary Related Entertainment, Inc., the proposed licensee for a radio signal relay antenna to be placed on Hawaiian home lands at Humuula, island of Hawaii, has filed for a Conservation District Use Permit with the Office of Conservation and Environmental Affairs on October 8, 1991.

It was discovered that pursuant to Section 206 of the Hawaiian Homes Commission Act, and confirmed by your office per your letter of September 10, 1990 to the Department of Parks and Recreation of the City and County of Honolulu (enclosed for your information), the Board of Land and Natural Resources has no jurisdiction over Hawaiian home lands, therefore, the CDUA submitted was not necessary.

The Department of Hawaiian Home Lands hereby requests to withdraw the application as landowner of the property. Please accept our apologies for any inconvenience this may have caused your department.

Should you have any question, please call Linda Chinn, Hawaii Island Land Agent at 548-5410.

HLD:lc

Enclosure

cc: Mr. John Detz, President
Visionary Related Entertainment, Inc.

MICROFILMED
LDD STAFF: Linda Chinn
LDD Subject File 1A-285
LDD Reading File
Rodney Asada
(WHDG)
All HHC Commissioners (8)

JOHN WAINES
Secretary of State



WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

SEP 11 11 15 PM '90

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 671
HONOLULU, HAWAII 96808

REF:OCEA:JN

MICROFILMED

MAR 2 1990
DEPT. OF LAND AND NATURAL RESOURCES
HONOLULU, HAWAII

File No.: OA-2394
Doc. No.: 9148E

SEP 10 1990

The Honorable Walter M. Ozawa, Director
Department of Parks and Recreation
City and County of Honolulu
650 So. King Street
Honolulu, Hawaii 96813

Dear Mr. Ozawa:

Subject: Conservation District Use Application for Proposed
Makapu Beach Park Improvements

During further review of the subject Conservation District Use Application, it was discovered that the Board of Land and Natural Resources has no jurisdiction over Hawaiian home lands. This is stated in Section 206 of the Hawaiian Homes Commission Act. The CDUA submitted to us for improvements at Makapu Beach Park is, therefore, unnecessary. I regret our not having realized this earlier and apologize for any inconvenience this may have caused your Department. A refund of the CDUA application fee will be forthcoming.

Very truly yours

William W. Paty

cc: DHHL

Sec. 204.5 HAWAIIAN HOMES COMMISSION ACT

pursuant to the provisions of that part, except these revenue bonds shall be issued in the name of the department, and not in the name of the State.

As applied to the department, the term "undertaking" as used in part III of chapter 39 shall include a residential development or a development of homestead, commercial, or multipurpose projects under this Act. The term "revenue" as used in part III of chapter 39, shall include all or any portion of the rentals derived from the leasing of Hawaiian home lands or available lands, whether or not the property is a part of the development being financed. [L 1989, c 283, pt of §2]

§205. [Sale or lease, limitations on.] Available lands shall be sold or leased only (1) in the manner and for the purposes set out in this title, or (2) as may be necessary to complete any valid agreement of sale or lease in effect at the time of the passage of this Act; except that such limitations shall not apply to the unsold portions of lands from which the department has made a selection and given notice thereof, or failed so to select and give notice within the time limit, as provided in paragraph (3) of section 204 of this title.*

§206. [Other officers not to control Hawaiian home lands; exception.] The powers and duties of the governor and the board of land and natural resources, in respect to lands of the State, shall not extend to lands having the status of Hawaiian home lands, except as specifically provided in this title. [Am L 1963, c 207, §5(a), (b)]

Note

The Act of July 10, 1937, c 484, §0 Stat 508, provides in part: "That the legislature of the Territory of Hawaii may create a public corporate authority to engage in alum clearance, or housing undertakings, or both, within such Territory... The legislature... may, without regard to any federal acts restricting the disposition of public lands of the Territory, authorize the commissioner of public lands, the Hawaiian homes commissioner, and any other officers of the Territory having power to manage and dispose of its public lands, grant, convey, or lease to such authority, for the purpose of carrying out the purposes of the Act, the public domain or other property acquired by such authority may be mortgaged by it as security for its bonds..."

Attorney General Opinions

Governor's power to set aside public lands by executive order does not extend to Hawaiian home lands. Att. Gen. Op. 75-3.

Law Journals and Reviews

Native Hawaiians, Self-Determination, and the Inadequacy of the State Land Trusts. 14 UH L. Rev. 519.

§207. Leases to Hawaiians, licensees. (a) The department is authorized to lease to native Hawaiians the right to the use and occupancy of a tract or tracts of Hawaiian home lands within the following acreage limits per each lessee: (1) not more than forty acres of agriculture lands or lands used for aquaculture purposes; or (2) not more than one hundred acres of irrigated pastoral lands and not more than one thousand acres of other pastoral lands; or (3) not more than one acre of any class of land to be used as a residence lot; provided that in the case of any existing lease of a farm lot in the Kalanianaʻole Settlement on Molokai, a residence lot may exceed one acre but shall not exceed four acres in area, the location of such area to be selected by

*The reference was to paragraph (3) of section 204 as originally enacted, which fixed a period of eight years after the first meeting of the commission (department). The first meeting was held September 20, 1921. [Am L 1963, c 207, §2]

LINDA LINGLE
GOVERNOR OF HAWAII

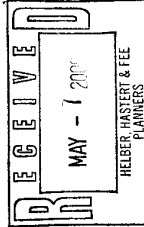


STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809



LAURA B. THILEN
DIRECTOR
COMMISSIONER OF LAND AND NATURAL RESOURCES



May 6, 2008

Helber Hastert & Fee Planners, Inc.
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Attention: Mr. Thomas A. Fee, AICP
Principal

Dear Mr. Fee:

SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation - Draft Environmental Assessment -
TMK's: (1) 4-6-15:14 and 4-6-14:18; Ha'iku Valley, O'ahu, Hawaii

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 we have further additional comments from the Division of State Parks on the subject matter. Should you have any questions, please feel free to call my office at 587-0433. Thank you.

Sincerely,

Charmaine C. Unzueta

Morris M. Atta
Acting Administrator

Enclosures

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809



LAURA B. THILEN
DIRECTOR
COMMISSIONER OF LAND AND NATURAL RESOURCES

RUSSELL Y. TSUI
FIRST DEPUTY
KAREN C. KAWAHARA
SECOND DEPUTY
ADAM C. KAWAHARA
THIRD DEPUTY
BOBBIE L. KAWAHARA
FOURTH DEPUTY
COMMISSIONER OF LAND AND NATURAL RESOURCES

RECEIVED
STATE PARKS
LAND DIVISION

APR 24 9 33 AM '08

April 23, 2008

DEPT OF LAND & NATURAL RESOURCES

MEMORANDUM

TO:

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Div. of Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division - Oahu District

RECEIVED
LAND DIVISION
2008 MAY - 5 P 3:35

DEPT OF LAND & NATURAL RESOURCES
STATE OF HAWAII

FROM: Morris M. Atta

SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-Assessment Consultation - Draft Environmental Assessment
LOCATION: Ha'iku Valley, Oahu
APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

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

Signed: *Charmaine C. Unzueta*
Date: 5/14/08

cc: Central Files

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 1, 2008

Helber Hastert & Fee Planners, Inc.
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Attention: Mr. Thomas A. Fee, AICP
Principal

Dear Mr. Fee:

SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-
Assessment Consultation - Draft Environmental Assessment -
TMK's: (1) 4-6-15:14 and 4-6-14:18; Ha'iku Valley, Oahu, Hawaii

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.

Other than the comments from (a) Engineering Division, (b) Division of Forestry &
Wildlife, (c) Commission on Water Resource Management, and (d) Office of Conservation &
Coastal Lands previously sent you, enclosed are comments from the Oahu District Land Office
on the subject matter. Should you have any questions, please feel free to call my office at 587-
0433. Thank you.

Sincerely,

Don Morris M. Atta
Don Morris M. Atta
Acting Administrator

Enclosures

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 1, 2008

Helber Hastert & Fee Planners, Inc.
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Attention: Mr. Thomas A. Fee, AICP
Principal

Dear Mr. Fee:

SUBJECT: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-
Assessment Consultation - Draft Environmental Assessment -
TMK's: (1) 4-6-15:14 and 4-6-14:18; Ha'iku Valley, Oahu, Hawaii

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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.

Other than the comments from (a) Engineering Division, (b) Division of Forestry &
Wildlife, (c) Commission on Water Resource Management, and (d) Office of Conservation &
Coastal Lands previously sent you, enclosed are comments from the Oahu District Land Office
on the subject matter. Should you have any questions, please feel free to call my office at 587-
0433. Thank you.

Sincerely,

Don Morris M. Atta
Don Morris M. Atta
Acting Administrator

Enclosures

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 23, 2008

MEMORANDUM

DLNR Agencies:

- ___ Div. of Aquatic Resources
- ___ Div. of Boating & Ocean Recreation
- ☒ Div. of Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Div. of Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division - Oahu District

FROM: Morris M. Atta

TO: Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, Pre-
Assessment Consultation - Draft Environmental Assessment

LOCATION: Ha'iku Valley, Oahu

APPLICANT: Kamakau Charter School

Transmitted for your review and comment on the above referenced document. We
would appreciate your comments on this document. Please submit any comments by April 25,
2008.

If no response is received by this date, we will assume your agency has no comments.
If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

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

Signed: *Don Morris M. Atta*
Date: *4/24/08*

cc: Central Files

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Morris M. Atta, Acting Administrator
Land Division
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, Hawai'i 96809

Dear Mr. Atta,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letters dated April 29, 2008 and May 1, 2008 transmitting comments from the various DLNR divisions. Each of the comments is summarized below followed by our response.

Land Division: No comments.

Engineering Division:

- Project site is located in Flood Zone D. *Noted.*
- Projects within State lands requiring water service from BWS will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage. *Noted.*
- Water demands and required infrastructure should be submitted for review (including water demand calculations). *To be submitted.*

Division of Forestry and Wildlife: No comments.

Commission on Water Resource Management:

- Recommends coordination with the county Planning Department and/or Board of Water Supply. *Ongoing.*
- Recommends coordination with DLNR Engineering Division. *Ongoing.*
- Stream Channel Alternation Permit(s) required before any alternation can be made to the bed and/or banks of a stream channel. *No surface streams are within the project site.*

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel: 808.545.2055 • Fax 808.545.2050 • www.hhfc.com • e-mail: info@hhfc.com

Helber Hastert & Fee
Planners, Inc.

Mr. Morris M. Atta
June 10, 2008
Page 2

Office of Conservation and Coastal Lands:

- Comments consisted of copies of previous correspondence relating to Section 206 of the Hawaiian Home Commission Act ("The powers and duties of the governor and the board of land and natural resources ... shall not extend to land having the status of Hawaiian home lands..."). *Noted.*

Division of State Parks: No comments.

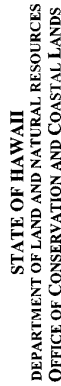
We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

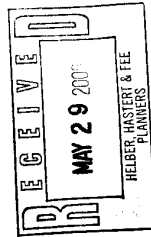
cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School



REF:OCCL:MC

Соп ОА-08-224

MAY 28 2008



Dear Mr. Fee,

SUBJECT: Ke Kula 'O Samuel Kamakau Laboratory Public Charter School
Pre-Assessment Consultation, Draft Environmental Assessment
Ha'iku, Ko'olaupoko, O'ahu
TMK: (1) 4-6-15:14 and 14:18

Ha'iku, Ko'olaupoko, O'ahu
TMK: (1) 4-6-15:14 and 14:18

The Office of Conservation and Coastal Lands (OCCL) has reviewed the information you submitted regarding a proposed charter school on the former US Coast Guard's Ha'iku Valley Omega Station.

The subject parcel is in the General Subzone of the State Land Use Conservation District, and is owned by the Department of Hawaiian Home Lands.

Pursuant to the federal Hawaiian Homes Commission Act of 1920, as amended in 1997, §206, *The powers and duties of the governor and the board of land and natural resources, in respect to lands and of the State, shall not extend to lands having the status of Hawaiian home lands, except as specifically provided in this title.*

OCCL concludes from this that a Conservation District Use Permit would not be required for the proposed project.

Should you have any questions, please contact Michael Cain at 587-0048.

Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

LAURA H. THILEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSELI
PRESIDENT

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
WATER QUALITY
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
LAND USE PLANNING
KARLOO-AWE ISLAND RESERVE COMMISSION
LAND

June 10, 2008

Mr. Samuel J. Lemmo
Administrator
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Lemmo,

Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18

Thank you for your letter dated May 28, 2008. Your finding that a Conservation District Use Permit would not be required for the proposed project is noted.

We appreciate your input and participation in the EA review process. You will receive a copy of the Draft EA. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hbf.com • e-mail: info@hbf.com

LINDA LINGLE
GOVERNOR

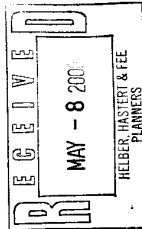


STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:
STP 8.2857



May 2, 2008

Mr. Thomas A. Fee, AICP
Principal
Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Ke Kulao Samuel M. Kamakau Laboratory Public Charter School
Early Consultation for Proposed New 10-Acre Campus

Thank you for requesting the Department of Transportation's (DOT) review of the subject project. This letter is provided as a follow up to earlier verbal comments provided by DOT staff. Our comments are as follows:

1. The project may impact traffic on Kahekili Highway by its contribution of vehicular activity onto the local streets. This traffic will merge with other traffic funneling from adjoining areas to collectively access the highways at certain intersections or points.
2. To ascertain the degree of impact a traffic assessment or traffic impact analysis report (TIAR) covering the project's initial enrollment to full enrollment at complete project build out, should be prepared by the developer/landowner and submitted as part of the project's environmental assessment. The traffic report should cover both project impacts and mitigation measures attributable to the project, if any.
3. Request four (4) copies of the environmental assessment report (with the TIAR) be provided to DOT Highways Division, Attn: Planning Branch, to enable simultaneous review by the appropriate Highways Division staff.

Mr. Thomas A. Fee
May 2, 2008
Page 2

STP 8.2857

We appreciate the opportunity to provide comments.

Very truly yours,

for BRENNON T. MORIOKA, H.D., P.E.
Director of Transportation

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Brennon T. Morioka, PH.D., P.E.
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Dr. Morioka,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (I) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated May 2, 2008 regarding the subject project. The EA will include a traffic assessment that covers both project impacts and mitigation measures attributable to the project. Four copies of the EA, including the traffic assessment, will be forwarded to your planning branch as requested.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

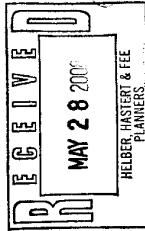


PHONE (808) 594-1888



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPIOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

FAX (808) 594-1885



HRD08/3647

May 20, 2008

Thomas Fee, Principal
Helber, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

RE: Request for comments on the proposed Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, pre-assessment consultation for a Draft Environmental Assessment (DEA), Ha'iku Valley, O'ahu, TMKS: 4-6-15:14 and 4-6-14:18.

Aloha e Thomas Fee,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated April 14, 2008. OHA has reviewed the project and offers the following comments.

OHA does note that the approving agency and the landowner are one and the same for this proposed project and we inquire as to whether or not any measures will be taken to avoid even the appearance of impropriety that is inherent in this situation.

Thank you for the opportunity to comment and we look forward to reviewing the DEA. If you have further questions, please contact Grant Arnold (808) 594-0263 or e-mail him at granta@oha.org.

'O wau iho nō me ka 'ōia i'ō,

Clyde W. Nāmu'o
Administrator

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Clyde W. Nāmu'o
Administrator

State of Hawaii
Office of Hawaiian Affairs
711 Kapi'olani Blvd., Suite 500
Honolulu, Hawaii 96813

Dear Mr. Nāmu'o,

Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18

Thank you for your letter dated May 20, 2008. Your observation that the approving agency and the landowner are one and the same is noted. This is not an uncommon for public agencies in Hawaii. The EA is being prepared by an independent professional planning firm. The EA will be reviewed by a broad range of agencies and stakeholders. DHHL's professional staff will ultimately review the EA and determine if it warrants a FONSI or whether an EIS must be prepared. This recommendation would be presented to the Hawaiian Homes Commission for its final decision. There are a number of checks and balances in place to ensure the final decisionmaker that a careful and balanced assessment has been conducted.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hbf.com • e-mail: info@hbf.com

BOARD OF WATER SUPPLY

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



April 25, 2008

Mr. Thomas A. Fee, AICP, Principal
Helber Hastert & Fee
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Your Letter Dated April 14, 2008 on the Pre-Assessment Consultation – Draft Environmental Assessment for Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School, TMK. 4-6-15:14, 4-6-14:18

Thank you for your letter on the proposed Kamakau Charter School.

The existing water system cannot provide adequate fire protection for the proposed school. Our Water System Standards require a fire hydrant to be located within 125 linear feet of schools. Therefore, the developer will be required to install a fire hydrant in the vicinity of the school. The construction drawings should be submitted for approval. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The water meter for the proposed school should be located below the 400-foot elevation.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

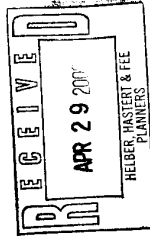
If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,


for KEITH S. SHIDA
Program Administrator
Customer Care Division

MUFI HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
SAMUEL K. HAYATA
ALVIN F. PARK
ROBERT K. CUNDIFF
MARC C. TILKER
OSAKI I. NISHIMURA, Ex-Officio
BRENNON T. MORIOKA, Ex-Officio

CLIFFORD P. LUM
Manager and Chief Engineer
DEANA A. NAKANO
Deputy Manager and Chief Engineer



Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Keith S. Shida, Program Administrator
Customer Care Division
Board of Water Supply
City and County of Honolulu
630 South Bertania Street
Honolulu, Hawaii 96843

Dear Mr. Shida,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 25, 2008 regarding the subject project. Our response is provided below.

1. Water system. The project civil engineer is in the process of consulting with pertinent agencies and designing the system.
2. Fire hydrant location. The project will be designed to meet BWS's Water System Standards.
3. On-site fire protection. The design team is working closely with the Honolulu Fire Department's Fire Prevention Bureau.
4. Water meter location will be submitted to BWS for review.
5. Construction drawings will be submitted for approval.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hbf.com • e-mail: info@hbf.com

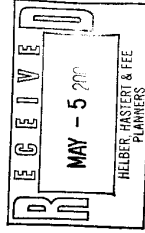
DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 523-4567
Web site: www.honolulu.gov



MUFU HANNEMANN
MAYOR

EUGENE C. LEE, P.E.
DIRECTOR
RUSSELL H. TAKARA, P.E.
DEPUTY DIRECTOR



April 29, 2008

Mr. Thomas A. Fee, AICP
Helber, Haster and Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Ke Kula o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation – Draft Environmental Assessment
Haiku Valley, Island of Oahu, Hawaii
TMK: (1) 4-6-15:14 and 4-6-14:18

Thank you for giving us the opportunity to comment on the above Pre-Assessment Consultation – Draft Environmental Assessment.

The Department of Design and Construction has the following comments:

- The Department of Planning and Permitting should be contacted on the adequacy of sewers in the area.
- The proposed development of the charter school on this site will possibly preclude the City's pursuit of a future public access for the Haiku Stairs and the development of amenities such as parking, restrooms, visitor center, etc., at the former quarantine station site. This site is ideal for potential development of support facilities if the City were to consider opening the Stairs for public access.
- We recommend that Helber Haster & Fee also contact for comments an officer of the non-profit organization, Friends of Haiku Stairs, Mr. John Flanigan, whose mailing address is 45-546 Kapalai Road, Kaneohe HI 96744.

Very truly yours,

Eugene C. Lee, P.E.
Director

ECL:lt (257273)
c: DDC Wastewater Division
DDC Facilities Division
Mr. John Flanigan, Friends of Haiku Stairs

Helber Haster & Fee
Planners, Inc.

June 10, 2008

Mr. Eugene C. Lee, P.E., Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Dear Mr. Lee,

Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula o Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18

Thank you for your letter dated April 29, 2008 regarding the subject project. Our responses are provided below.

1. Sewers. The project will be serviced by an individual wastewater system designed in accordance with DOH standards. The project will not connect to the City's wastewater system.
 2. Ha'iku Stairs. The effect of the proposed action on the City's planned Ha'iku Valley Cultural and Nature Preserve and Ha'iku Stairs is discussed in the EA. The construction of a school campus on the former USDA quarantine site would preclude the City from constructing a visitor center at that site, although the City would need to negotiate a land exchange with the landowner before that action could realistically be contemplated. Access to the Ha'iku Stairs would not be affected by the proposed action; access would continue to be from Windward Community College and the H-3 service road or via the former Omega Station access road, although access to those roads continue to be restricted by area landowners.
 3. Friends of Ha'iku Stairs. Thank you for the referral to Mr. Flanigan. We have initiated consultation with him and his organization will participate in the EA review process.
- We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sansone, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel: 808.545.2055 • Fax: 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

KAPOLEI HALE • 1000 ULUOHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3003 • FAX: (808) 768-7053 • INTERNET: www.honolulu.gov



MUFU HANNEMANN
MAYOR

LESTER K. C. CHANG
DIRECTOR
GAIL Y. HARAGUCHI
DEPUTY DIRECTOR



May 30, 2008

Mr. Thomas A. Fee, AICP
Helber, Hastert and Fee, Planners, Inc.
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Ke Kula o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation-Draft Environmental Assessment
Haiku Valley, Island of Oahu, Hawaii
TMK: (1) 4-6-15: 14 and 4-6-14-18

Thank you for the opportunity to review and comment at the Pre-Assessment Consultation stage of the Draft Environmental Assessment for the Ke Kula o Samuel M. Kamakau Laboratory Public Charter School.

The Department of Parks and Recreation considers the subject site as ideal for a future public access, parking, restrooms and visitor center if the City were to consider opening the Haiku Stairs for public access. Development of the subject site could significantly impact the City's future options.

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

LESTER K. C. CHANG
Director

LKCC:jir
(257309)

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Lester K. C. Chang, Director
Department of Parks and Recreation
City and County of Honolulu
Kapolei Hale
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

Dear Mr. Chang,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated May 30, 2008 regarding the subject project. Your response has been incorporated into the document and will be included in its entirety in the Draft EA Appendix.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
(808) 525-3300 • FAX: (808) 525-3301 • WWW.HONOLULU.GOV
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulupg.org



MUFU HANNEMANN
MAYOR

HENRY ENG, FAICP
DIRECTOR
DAVID K. TARDUE
SENIOR DIRECTOR

2008/ELOG-917 (mw)

April 30, 2008

Mr. Thomas A. Fee, AICP
Helber Hastert & Fee Planners, Inc.
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Environmental Assessment Pre-Consultation for a
Public Charter School in Haiku Valley, Oahu

As you requested in your April 14, 2008 letter, we have reviewed the subject project. We have two (2) comments regarding the reuse of the former U.S. Coast Guard Omega Station.

First, the designation on the Koolapoko Sustainable Communities Plan (SCP) Land Use Map is "Major Parks, Golf Courses, and Cemeteries, and Nature Preserves." This is because the SCP calls for the site to be developed into a City park, the "Haiku Valley Cultural and Nature Preserve." The site is also outside the Urban Community Boundary. Compliance with the SCP should be discussed in the EA.

Second the EA should discuss City efforts to acquire access rights and to provide public parking so that the popular Haiku Stairs trail and staircase could be reopened, and that there is still public interest in this. We recommend consultation with the Departments of Parks and Recreation and Design and Construction and discussion of City plans related to this site.

Should you have any questions regarding the above comments, please contact Mike Watkins of the Policy Planning Branch at 768-8044.

Very truly yours,


Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:js

cc: Office of Environmental Quality Control
Department of Parks and Recreation
Department of Design and Construction

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Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Henry Eng, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 30, 2008 regarding the subject project. Our responses are provided below.

1. Consistency with the Ko'olau Poko SCP. The EA will include a discussion of the proposed action's consistency with plans and policies and controls, including the SCP.
2. Ha'ikū Stairs. The EA will discuss the City's efforts to acquire access rights and public parking for the stairs. DPR and DDC are also being consulted as part of this EA, as are the Friends of Ha'ikū Stairs.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hbf.com • e-mail: info@hbf.com

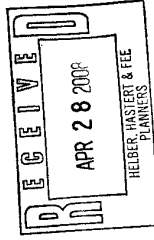
HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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



MUFU HANNEMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF
ALVIN K. TOMITA
DEPUTY FIRE CHIEF



April 24, 2008

Mr. Thomas A. Fee, AICP, Principal
Helber Hastert & Fee Planners, Inc.
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Preassessment Consultation
Draft Environmental Assessment
Ke Kula 'o Samuel M. Kamakau Laboratory Public Charter School
Tax Map Keys: 4-6-015; 014 and 4-6-014; 018

In response to your letter dated April 14, 2008, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material you provided and requires that the following be complied with:

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

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire

Mr. Thomas A. Fee, AICP, Principal
Page 2
April 24, 2008

apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 902.2, as amended.)

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

Should you have any questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151.

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SK:bh

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

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

Dear Chief Silva,

**Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 24, 2008 regarding the subject project. The project engineers are presently working with your staff to ensure that the requirements noted in your letter are addressed to the Department's satisfaction. A full discussion of the items will be provided in the EA. Civil drawings will be submitted to HFD for review and approval.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,



Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School



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

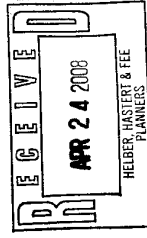


MUFU HANEMANN
MAYOR

OUR REFERENCE BS-KP

April 22, 2008

BOISSE P. CORREA
CHIEF
PAUL D. PUTZOLU
DEPUTY CHIEF



Mr. Thomas A. Fee
Helber Hastert & Fee Planners, Inc.
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:


This is in response to your letter of April 14, 2008, requesting comments on the Pre-Assessment Consultation, Draft Environmental Assessment, for the Ke Kula o Samuel M. Kamakau Laboratory Public Charter School project.

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

If there are any questions, please call Major Kenneth Simmons of District 4 at 247-2166 or Mr. Brandon Stone of the Executive Office at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

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

Serving and Protecting With Aloha

Helber Hastert & Fee
Planners, Inc.

June 10, 2008

Mr. Boisse P. Correa, Chief of Police
Honolulu Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Dear Chief Correa,

Pre-Assessment Consultation - Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18

Thank you for your letter dated April 22, 2008 regarding the subject project. We will include your finding – that the project should have no significant impact on the facilities or operations of HPD – in the EA.

We appreciate your input and participation in the EA review process. If you have any questions, please contact Norren Kato or me.

Sincerely,

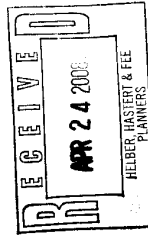
Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel: 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com



KO'OLAUPOKO HAWAIIAN CIVIC CLUB



April 23, 2008

Mr. Thomas A. Fee
Helbert, Hastert & Fee Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Re: Ke Kula'o Samuel M. Kamakau Laboratory Public Charter School
Pre-Assessment Consultation – DEA – Ha'iku Valley

Dear Mr. Fee:

We wish to offer our mana'o regarding the proposed plans for the Samuel M. Kamakau Charter School to renovate the old Quarantine Station buildings in Ha'iku Valley for use as classrooms.

We support this renovation project, and have no immediate concerns regarding cultural or environmental impacts upon the lands of Ha'iku Valley.

Please include us on any future consultations regarding this project.

Mahalo,

MAHEALANI CYPHER
President

P. O. Box 664
Kaneohe, HI 96744
Ph. (808) 235-8111
koolaupokohcc.org

Helbert Hastert & Fee
Planners, Inc.

June 10, 2008

Mahealani Cypher, President
Ko'olau Poko Hawaiian Civic Club
P.O. Box 664
Kaneohe, Hawaii 96744

Dear Ms. Cypher,

**Pre-Assessment Consultation – Draft Environmental Assessment
Ke Kula 'O Samuel M. Kamakau Laboratory Public Charter School
TMK (1) 4-6-15:14 and 4-6-14:18**

Thank you for your letter dated April 23, 2008 and for your support of the proposed action. Your comment that you have no immediate concerns regarding cultural or environmental impacts upon the lands of Ha'iku Valley is welcomed.

We appreciate your input and participation in the EA review process. You will receive a copy of the Draft E.A. If you have any questions, please contact Norren Kato or me.

Sincerely,

Thomas A. Fee, AICP
President

cc: Department of Hawaiian Home Lands
Ms. Marci Sarsona, Kamakau Charter School

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

