



STATE OF HAWAII  
DEPARTMENT OF EDUCATION

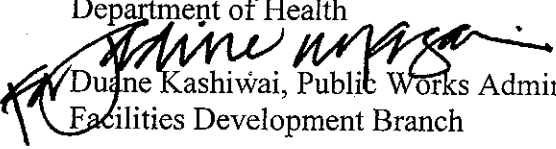
P.O. BOX 2360  
HONOLULU, HAWAII 96804

Letter No. PMS-536.10

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

August 16, 2010

TO: Katherine Puana Kealoha, Esq., Director  
Office of Environmental Quality Control  
Department of Health

FROM:  Duane Kashiwai, Public Works Administrator  
Facilities Development Branch

SUBJECT: Finding of No Significant Impact  
Keaau Middle School Classroom Building  
Tax Map Key 1-6-02: 1 and 1-6-03:59  
Keaau, Hawaii  
DOE Job No. Q14002-07

The State of Hawaii, Department of Education (DOE) has reviewed the Final Environmental Assessment (FEA) comments received during the 30-day public comment period which ended on June 23, 2010. The Agency has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact. Please publish this notice in the next edition of the Office of Environmental Quality Control's (OEQC) Environmental Notice.

Enclosed is a completed OEQC Publication Form, one copy of the document in pdf format on a CD and one copy of the FEA. Should you have any questions, please contact Cheng-Hsin Chang of the Project Management Section at (808)586-0481, or Gary K. Kawakami of Architecture Plus, Inc. at 945-2311 ([architectureplus@hawaiiantel.net](mailto:architectureplus@hawaiiantel.net)).

DK:CHC:lh

Enclosures

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

# **FINAL ENVIRONMENTAL ASSESSMENT**

**FOR**

**KEAAU MIDDLE SCHOOL  
CLASSROOM BUILDING  
JOB NO: Q00032-06  
TAX MAP KEY: 1 – 6 – 03: 059  
KEAAU, HAWAII, HAWAII**

**FOR THE**

**DEPARTMENT OF EDUCATION  
STATE OF HAWAII**

**BY**

**ARCHITECTURE PLUS INC.**

August 17, 2010

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

KEAAU MIDDLE SCHOOL – CLASSROOM BUILDING  
DAGS JOB NO. Q00032-06  
LOCATED AT KEAAU, HAWAII, HAWAII

FINAL ENVIRONMENTAL ASSESSMENT

I. GENERAL INFORMATION

A. Condition which triggered EIS Law:

Use of State Land and Funds

B. Applicant:

State of Hawaii

Department of Education (DOE)

1151 Punchbowl St. Room 431

Honolulu, Hawaii 96813

Contact: Cheng-Hsin Chang, Project Coordinator

TEL: (808) 586-0481 FAX: (808) 586-0532

EMAIL: Cheng-Hsin\_Chang/FacilDev/HIDOE@notes.k12.hi.us

MAILING ADDRESS:

State of Hawaii

Department of Education

Facilities Development Branch

P.O. Box 2360

Honolulu, HI 96804

C. Recorded Fee Owner:

State of Hawaii

Department of Education

1151 Punchbowl St. Room 501

Honolulu, Hawaii 96813

Contact: Duane Kashiwai, Branch Director

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

EMAIL: Duane\_Kashiwai@notes.k12.hi.us

D. Agent:

Architecture Plus Inc.

438 Hobron Lane #303  
Honolulu, Hawaii 96815

Contact: Gary K. Kawakami

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

EMAIL: architectureplus@hawaiiantel.net

E. Tax Map Key: Zone, Section, Plat, and Parcel(s).

1 – 6 – 03: 059

F. Lot Area: Acreage or square footage.

10.596 Acres

G. Approving Agency:

State of Hawaii

Department of Education

1151 Punchbowl St. Room 501

Honolulu, Hawaii 96813

Contact: Duane Kashiwai, Branch Director

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

EMAIL: Duane\_Kashiwai@notes.k12.hi.us

H. Agency Determination:

A Finding of No Significant Impact has been determined by the DOE for reasons included in the following narrative.

I. Agencies Consulted in Making Assessment: Indicate Federal, State, and County

State of Hawaii:

Hawaii State Department of Education (DOE)

Department of Land and Natural Resources (DLNR)

DLNR, Historic Preservation Division

DOH, Office of Environmental Quality Control

Office of Hawaiian Affairs

Office of State Planning

County of Hawaii:

Department of Environmental Management

Department of Planning

Department of Public Works

Department of Water Supply

Hawaii County Police Department

Hawaii County Fire Department

Puna Community Development Plan Action Committee

United States Federal Government:

US Fish and Wildlife

Public and Non-Governmental Organizations:

Roman Catholic Church of Hawaii

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

(1) Brief narrative description of proposed project:

The State of Hawaii Department of Education (DOE) is proposing to construct a new 2-story classroom building. The new facility will alleviate a shortage of specialized science and computer technology classrooms and instructional support space presently being experienced by the school.

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

Four existing portable classroom buildings (P-5, 6, 7, & 8) will be relocated elsewhere within the campus to make room for the new classroom building. The proposed relocation site is between existing Buildings I and O.

The proposed new classroom building will be constructed of concrete, steel, metal decking and roofing, and interior finishes of various types. It will provide approximately 21,700 sf. The structure will be designed to conform with 1991 UBC requirements, as amended by Hawaii County, and Seismic Zone 4.

The proposed new classroom building will house a general classroom, 6 science classrooms, a computer resource room, a special education room, a faculty work center and supporting spaces including technical equipment rooms, storage rooms, offices, restrooms, etc.. The proposed structure will be approximately 43 feet high at the main roof structure with skylights to allow for enhanced natural daylighting. Please refer to Attachment A for plans and photos which describe the location, orientation, dimensions, architectural features and character of the proposed new classroom building.

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

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

(2) Location map:

See attached (Attachment A).

B. Technical Characteristics:

(1) Use characteristics:

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

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

See attached (Attachment A).

The KMS campus sits on two separate Tax Map Keys (TMK 1 – 6 – 03: 059 and 1 – 6 – 02:001) but the new classroom building will be entirely on TMK 1 – 6 – 03: 059 (see attached topographic survey of Attachment A).

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

See attached (Attachment A) for description of existing portable relocation, proposed structure and extent of grading and filling.

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

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

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

A private septic tank and leach field system will be provided, similar to facilities installed for other buildings on the property.

- (6) Solid waste disposal (includes refuse):

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

- (7) Access to site:

Access will remain through existing public roadway (Keaau – Pahoa Road)

- (8) Parking:

The existing parking lot on site contains 217 standard size stalls. The County Land Zoning Code requires 68 standard size, off-street parking stalls for students and 4 additional stalls for the office floor area added by the new classroom building. There is a surplus of existing parking on campus.

- (9) Fire Protection:

A paved fire access lane is proposed to be added between the existing gym and the new classroom building. In addition, a new fire hydrant will be added at the end of the access lane to comply with fire protection standards of Hawaii County Fire Department. Existing water pressure is expected to be adequate to serve the new fire hydrant. The proposed classroom facility will not be fire sprinkled.

- (10) Other pertinent information: None

C. Economic and Social Characteristics:

- (1) Estimated cost and time phasing of construction:

Estimated cost: \$ 10,900,000

Time Phasing: Start construction September 2010, complete construction November 2011.

- (2) Social Characteristics: Providing the additional classroom space and facilities incorporating current technology will allow KMS to provide a higher quality of public education.

- (3) Other pertinent information: Keaau is a growing community that views this new facility as a way to offer better conditions and opportunities for the education of the community's youth.

D. Environmental Characteristics:

(1) Soils:

- a. Gravel over stiff, clayey silt (of volcanic ash) of high compressibility with basalt encountered at depths from 6.5 to 15.5 feet below, based on soil samples taken and analyzed in the Foundation Investigation, Keaau Middle School – 8 Classroom Building, DOE Job No. Q00032-06 provided by Hirata & Associates, Inc., dated August 21, 2009.
- b. The site is former agricultural land (sugar cane) and residual arsenic is present in soil located on the proposed classroom building site. The arsenic is residue from the use of arsenical herbicides applied to sugar cane fields in the time period 1915 to 1950.
  - 1. The level of arsenic contamination at the project site has been assessed and is consistent with soil arsenic levels observed in other former sugar cane cultivation areas in the vicinity of the town of Keaau. Total arsenic levels average 100-300 mg/kg in shallow soils, and the arsenic contamination extends to depths of 3-4 feet below grade level.
  - 2. The soil arsenic levels do not present a hazard for short-term exposure during implementation of the construction project, and no unusual mitigation efforts are required beyond typical mitigation controls for stormwater runoff and dust dispersion.
  - 3. Excavated soils containing arsenic, not re-used on site as subgrade backfill, will be disposed at a permitted landfill facility in accordance with State and Federal solid waste regulations.
  - 4. All soil containing arsenic above Hawaii Department of Health Environmental Action Levels within the project site, which are exposed during construction activities, will be covered by clean soils and revegetated.

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

The site is in a moderately urbanized location, with a slight slope and elevation change of approximately 4' - 0" down towards an eastward direction. Significant topographic features are denoted in the Topographic Survey Map, Keaau Middle School – 8 Classroom Building, DOE Job No. Q00032-06 provided by Controlpoint Surveying, Inc.



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

Surface drainage to remain on-site with existing patterns. There is no history of erosion problems related to the site and it is not anticipated that the new facility will introduce any erosion hazard to the site or its surroundings. Surface water generated by the new facility will be collected, stored and dissipated on site or removed through existing drainage patterns.

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

FIRM Zone X; No other special districts, areas or geological hazards.

### III. AFFECTED ENVIRONMENT

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

State Land Use Plan:	Urban District
County of Hawaii General Plan	
Land Use Allocation Guide Map:	Low Density Urban (LDU)
Puna Community Development Plan:	Residential
County of Hawaii Zoning:	RS-15 Residential
Zoning of Adjacent Properties:	RS-10 Residential
	CV-10 Village Commercial

The parcel is not within a Special Management Area.

The Keaau Middle School is surrounded by neighborhoods consisting of single-family housing, large and small-scale commercial development (Keaau Village Market) and a church, Queen of the Holy Rosary Roman Catholic Church. The proposed classroom building is situated on a State-owned parcel of land and has been developed as a public school facility since 1902. As a State facility and located on State land, it is considered a “public use and structure” and permitted in the RS-15 zoning district, in accordance with the County of Hawaii County Code, Chapter 25, Zoning Code.

By constructing the proposed classroom building in the proposed location, this project will help the County of Hawaii meet goals and objectives of its Puna Community Development Plan (CDP) pertaining to population, energy, physical development and urban design, health / education, and culture / recreation. This project will allow Keaau Middle School to continue serving an existing and well established community, encourage full development of the CDP and promote and enhance the social and physical character of the community.

There are no known unique archeological features at the site or in the immediate surrounding areas.

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

The proposed location of the new classroom building will be adjacent to the school's open playfield on the Keaau Middle School campus and will partly occupy an area in which 4 portable classrooms currently stand, and which will be relocated (Attachment A). The building footprint will not reduce the playfield area. No other impacts to publicly owned beaches or recreation areas, endangered species and/or habitats, wildlife and wildlife preserves, wetlands, lagoons, tidal lands and submerged lands, fisheries and fishing grounds, or other coastal/natural resources are anticipated.

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

Keaau Middle School has no previous history of or indication that there are any significant historic, cultural or archeological sites present. The school was constructed in 1901, and shortly thereafter, the surrounding community was developed for commercial, residential and agricultural uses. No impact is anticipated. Previous construction projects at the school have not involved discovery or disturbance of any known archeological sites.

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

The site is located approximately 3.90 miles inland from the shoreline and on relatively flat terrain. Therefore, there is no coastal view nor does the existing facility obstruct any coastal view. No impact is anticipated.

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

Excavation for the proposed classroom facility is anticipated to be limited in depth for the building in general and not expected to impact groundwater resources. The proposed finish floor elevation is expected to be close to and slightly above the existing finish grade elevation. While drilled pier foundations will be used, there are no existing or proposed well locations in the vicinity nor is the new classroom facility within a watershed area or expected to affect the groundwater recharge cycle.

Surface runoff generated by the facility will be stored with use of drywells on site as part of the design concept to reduce demand on the existing surface drainage system. No other impacts are anticipated.

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

See attached (Attachment A).

#### IV. PROJECT IMPACTS:

- A. *Identify impacts of the project:*

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

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

The general location of this action is contained completely within an area that has already been developed for use as a public middle school for over 100 years. There are no existing significant trees on the proposed project site.

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

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

The site of the proposed action is not on or near any significant natural feature utilized normally by the general public for recreation, worship or commercial activity. The proposed site is the present site of Keaau Middle School.

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

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

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

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

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

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

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

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

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

By letter of April 6, 2010, the State of Hawaii, Department of Health - Wastewater Branch advises that "The subject project is located in the non-critical wastewater disposal areas as determined by the Hawaii County Wastewater Advisory Committee." All County and State requirements for sanitation in this project shall be met.

By letter of April 26, 2010, The County of Hawaii, Department of Water Supply advises “Please be informed that the existing 16-inch waterline within Keaau-Pahoa Road is adequate to provide 2,000 gallons per minute for fire protection, as required per the Department’s Water System Standards for schools.”

Levels of arsenic detected in the existing soil will be abated and handled according to all State and Federal requirements.

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

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

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

The proposed building is sited with the approval of Keaau Middle School and DOE. Historic sites or buildings are not present on campus or in the immediate vicinity so none will be affected by this project.

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

The proposed site is within a significantly developed suburban area and the site has been developed as a public school for over 100 years. It is not adjacent to the shoreline or within or near any wetlands, forested area, or sensitive habitat. The existing campus flora includes non-invasive, non-native decorative grass, weeds and canopy trees.

The United States Fish and Wildlife Service stated in a letter of April 19, 2010 (attached) that “...there are no threatened or endangered species or critical habitat on the proposed project site. However, the endangered Hawaiian hawk (*Buteo solitarius*) has been observed in the vicinity of the proposed project.”

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

Temporary construction noise and dust is anticipated due to necessary construction procedures. Dust and noise barriers will be provided as

required to minimize disturbances to adjacent properties as much as possible. Construction specifications shall require contractor to comply with State of Hawaii, DOH standards and to address and resolve noise and dust complaints. Permits and processes required by the State of Hawaii, DOH Clean Water Branch and the City and County of Honolulu shall be applied for should dewatering, hydrostatic testing or other release of water into storm drain system be required.

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

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

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

The proposed building site is not located in or near a flood plain, tsunami zone, beach, or erosion prone area. The area is, however, located in a Lava Flow Hazard Zone 3, according to the USGS Lava Flow Hazard Zone Map. It is also located within a Seismic Zone 4, Uniform Building Code, 1991 Edition.

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

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

- (14) The proposed action will not require a substantial increase in energy consumption relative to the standard classroom building constructed over the last 25 years in Hawaii, despite that the facility will also utilize an air conditioning system.

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

and environmentally responsible design which achieves an equivalent LEED Silver Certification.

V. MITIGATION MEASURES:

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

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

- (1) Temporary construction noise and dust shall be controlled with dust barriers and walls. Excessive noise and offensive odors generated by necessary construction procedures will be monitored to meet State and Federal regulations according to standard DOE procedures specified in the contract documents.
- (2) The new building is set back from property lines as much as possible, given the program area required by DOE, with open space and landscape buffers to minimize scale and visual impact. A variance application will be submitted requesting to allow the building height to exceed the zoning code maximum height requirement of 35' by 8' for an overall height of 43'. Approval is anticipated as other existing adjacent buildings (ie. cafeteria at 34' and gym at 37') are similar in height. Design character of the building will generally be in harmony with the existing character of the rest of the campus. Landscaping (ie. palms or other plants with vertical emphasis) will be used to soften the impact of the proposed classroom building's increased height and mass.
- (3) Fire protection elements will be included with site improvements to comply with current Hawaii County Fire Department fire protection requirements. All points of the proposed classroom building should be within 150 feet of a proposed fire hydrant.
- (4) Existing site surface drainage will be maintained and new surface on-site drywells will be provided to contain storm water run-off.

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

requiring that contractor designate an individual responsible for erosion and sediment control.

- (5) Construction of proposed classroom building is not meant to accommodate an increase in the number of staff or students and therefore should not impact traffic flow or street parking in the surrounding neighborhood. The proposed facility is meant to relieve overcrowding of existing spaces which offer a less than ideal educational environment. Existing parking facilities provide parking in excess of that required by the County of Hawaii and DOE standards.
- (6) Interruptions to traffic flow will be minimized as much as possible by requiring that the contractor strictly adhere to a schedule that is coordinated with known periods of heavy traffic. Delivery and movement of heavy equipment on public roads, entrances and parking areas will be restricted during peak traffic hours. Known school day peak hours are 7:15 to 8:15 am and 1:45 to 2:45 pm – generally 30 minutes before and after the day's release time. The restrictions shall also apply to any other periods of increased traffic due to a school or other activity affecting traffic in the immediate area.
- (7) Excavation work shall conform to Section 6E-46.6, Hawaii Revised Statutes (HRS) and Chapter 13-300 Hawaii Administrative Rules (HAR) regarding discovery of significant cultural deposits or human skeletal remains. None are expected but should any discovery of such items occur, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD) shall be contacted.
- (8) As part of the incorporation of concepts with the goal of achieving an equivalent to LEED Silver Certification, a broad range of measures shall be implemented from the various LEED strategies available. A few of which may include:
  - a. Demolition and new construction waste management with the intention of diverting a minimum of 50% of the project's waste material that would normally go to landfill by monitoring, specifying demolition procedures and specifying new materials that are re-used, rapidly renewable, of recycled content; and of certified manufacturers.
  - b. Minimizing stormwater runoff and maximizing retention of storm water.
  - c. Reducing the heat island effect of roof and non roof components by selecting reflective or low-heat gain materials



- d. Reducing light pollution by providing shields and reflectors on exterior light fixtures.
  - e. Utilizing native and/or water efficient landscaping.
  - f. Optimizing energy performance through design of AC and lighting systems.
  - g. Improving indoor environmental quality by providing a construction management plan, specifying low emitting materials, providing daylight for 75 % of spaces and views for 90% of spaces, etc..
  - h. Use of recyclable building materials or materials of recycled content.
- (9) Levels of arsenic detected in the existing soil will be abated and handled according to all State and Federal requirements. The construction requirements at this project include measure to remove, re-use, or return all affected and non-affected soils in compliance with the State of Hawaii, Dept. of Health, including review and consultation of construction testing and required handling.
  - (10) The proposed structure will be designed to meet requirements of Seismic Zone 4, Uniform Building Code, 1991 Edition.
  - (11) The existing portable classroom buildings (P-5, 6, 7, & 8) will be relocated and installed at the site located between existing Buildings I and O prior to the start of the proposed classroom building construction. Students using that classroom space will be displaced for the short period required for relocation and are expected to be temporarily accommodated elsewhere on campus.

## VI. ALTERNATIVES CONSIDERED:

### A. *Discuss alternatives considered:*

- (1) Renovation of existing classroom space on campus to provide the intended specialty classrooms and support spaces would not provide relief for the present shortage of classroom space.
- (2) Alternate locations within the campus were considered but due to issues related to student traffic, parking, fire access, space required for septic system, need to preserve open space, etc., the proposed site appeared to be the best alternative.

## VII. FINDINGS:

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

- (1) There is presently a significant need for more specialized classroom space (ie. science and technology rooms) and support facilities to keep students up with current technology and achieve educational goals of the school/State of Hawaii.
- (2) There are no significant adverse socio-economic, cultural or environmental impacts anticipated on the community as indicated in previous sections of this document.
- (3) The Keaau community strongly supports this action and is looking forward to a new educational facility which will better serve their community needs.

## VIII. PERMITS REQUIRED:

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

- (1) Federal: None
- (2) State of Hawaii:
  - a. Letter of Document Review: Disability and Communication Access Board
  - b. Form 1, AC & V Permit: Dept. of Health, Noise and Radiation Branch, Environmental Health Services Division
  - c. Review of Plans and Specifications (Elevator): Dept. of Labor and Industrial Relations, Hawaii Occupational Health and Safety Division, Boiler and Elevator Inspection Branch
  - d. Construction Dewatering and/or Hydrostatic Testing (as necessary according to needs posed by existing conditions)
  - e. Approvals: Comptroller, Public Works Administrator, DOE Facilities Development Branch Director
- (3) County of Hawaii:
  - a. Building Permit: Department of Public Works
  - a. Zoning Variance: Planning Department

- b. Grading, Sewer Connection: Department of Public Works
- c. Review of Plans for Conformance, Cross Connection Control and Backflow Prevention review/approval: Department of Public Works
- d. Erosion Control Plan Approval: Department of Public Works

IX. WRITTEN COMMENTS & RESPONSES:

- A. No comments were received during the post-Draft EA publication, 30 day review/comment period.
- B. *List all written comments and responses to the comments under the early consultation provisions of HAR sections 11 200 9(a) (1), 11 200 9(b) (1), or 11 200 15.*
  - (1) See attached letters of request for comments.
  - (2) See attached letters of response to request for comments.

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

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

End of Final Environmental Assessment



1. South side of proposed classroom building site.



2. East side of proposed classroom building site. Existing walkway / portables to be



3. South side of proposed classroom building site. Existing walkway to be removed.



4. North side of proposed portable classroom relocation site



5. South side of proposed portable classroom relocation site.

# **EARLY/AGENCY CONSULTATION**



# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

State of Hawaii  
Department of Education  
Kau-Keaau-Pahoa Complex  
75 Aupuni St. Room 203  
Hilo, HI 96720-4253

Attention: Ms. [Mary](#) Correia  
Superintendent  
Kau-Keaau-Pahoa Complex

Dear Ms. Correia:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this final Environmental Assessment for publication in the May 8, 2010 edition of the *OEQC Bulletin*. **Should you have any comments at this time, please send them to our office no later than April 20, 2010** to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments  
100224

## Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

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

Attention: Ms. Laura Theilen  
Chairperson

Dear Ms. Theilen,

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.



GKK:bff  
Attachments  
100224

## Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

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

Attention: Mr. Clyde Namuo  
Director

Gentlemen:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100224  
Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii  
Department of Planning  
Aupuni Center, 101 Pauahi Street, Suite 3,  
Hilo, HI 96720

Attention: Ms. Bobby Jean Leithed-Todd  
Director

Dear Ms. Leighthed-Todd,

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this final Environmental Assessment for publication in the May 8, 2010 edition of the *OEQC Bulletin*. Should you have any comments at this time, please send them to our office no later than April 20, 2010 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments  
100224

## Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii  
Department of Parks and Recreation  
Aupuni Center, 101 Pauahi Street, Suite 6,  
Hilo, HI 96720

Attention: Mr. Robert A. Fitzgerald  
Director

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100224

Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii  
Fire Department  
25 Aupuni St,  
Hilo, HI 96720

Attention: Mr. Darryl J. Oliveira  
Fire Chief

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
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100224

Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii  
Department of Water Supply  
345 Kekuanaoa St., Suite 20  
Hilo, HI 96720

Attention: Mr. Milton Pavao  
Manager and Chief Engineer

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

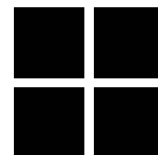
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

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

Attention: Ms. Chiyome Fukino  
Director of Health

Dear Ms. Fukino,

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

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

Attention: Ms. Pua Aiu  
Administrator

Dear Ms. Aiu,

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone

(945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiintel.net). Thank you for your assistance.

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

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

Attention: Ms. Katherine Puana Kealoha, Esq.,  
Director

Dear Ms. Kealoha,

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this final Environmental Assessment for publication in the May 8, 2010 edition of the *OEQC Bulletin*. Should you have any comments at this time, please send them to our office



no later than April 20, 2010 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

Puna Community Development Plan Action Committee  
c/o Mr. Larry Brown  
County of Hawaii, Planning Department  
101 Pauahi Street, Suite 3  
Hilo, Hawaii 96720

Attention: Ms. Barbara Bell  
Chairperson

Dear Ms. Bell,

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100224

Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

State of Hawaii  
Department of Education  
Keaau Middle School  
15-565 Keaau-Pahoa Rd.  
Keaau, Hawaii 96749

Attention: Mr. Ken Watanabe  
Principal

Dear Mr. Watanabe:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate

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Sincerely,

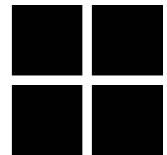
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii  
Police Department  
349 Kapiolani Street, Hilo, HI 96720

Attention: Chief Harry S. Kubojiri  
Chief  
Police Department

Dear Chief Kubojiri:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No

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Sincerely,

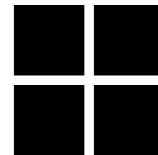
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

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Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii  
Mass Transit Agency  
630 E. Lanikaula Street, Hilo  
HI 96720

Attention: Mr. Tom Brown  
Administrator

Dear Mr. Brown:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100224

Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii  
Department of Public Works  
Aupuni Center, 101 Pauahi Street, Suite 7  
Hilo, HI 96720-4224

Attention: Mr. Warren H.W. Lee, P.E.  
Director

Dear Mr. Lee:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and

consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this final Environmental Assessment for publication in the May 8, 2010 edition of the *OEQC Bulletin*. Should you have any comments at this time, please send them to our office no later than April 20, 2010 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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

Sincerely,

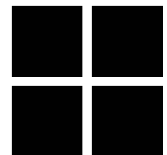
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100224

Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii  
Department of Environmental Management  
25 Aupuni Street,  
Hilo, HI 96720

Attention: Mr. Lono Tyson  
Director

Dear Mr. Tyson:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100224

Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

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

Attention: Ms. Patrice Ashfield

Dear Ms. Ashfield:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control. Specifically, we are requesting information for threatened and endangered species and federally designated critical habitat that may occur within the project site.

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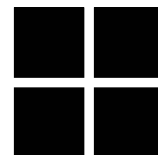
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Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
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100224  
Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

Roman Catholic Church of Hawaii  
Diocese of Honolulu  
Chancery Office  
1184 Bishop Street  
Honolulu, HI 96813

Attention: Most Reverend Clarence Silva  
Bishop of Honolulu



Gentlemen:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

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Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100224

Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

March 24, 2010

State of Hawaii  
Office of Planning  
[State](#) Office Tower  
235 South Beretania Street, Room 600  
Honolulu, HI 96813

Attention: Ms. Abbey Seth Mayer

Dear Ms. Mayer:

Attached for your information are a project summary and plans that we intend to include in a Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this final Environmental Assessment for publication in the May 8, 2010 edition of the *OEQC Bulletin*. Should you have any comments at this time, please send them to our office no later than April 20, 2010 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100224

# **AGENCY COMMENT**

LINDA LINGLE  
GOVERNOR OF HAWAII



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

CHIYOME LEINAALA FUKINO, M.D.  
DIRECTOR OF HEALTH

In reply, please refer to:  
EMD / WB

LUD-H1 6 003 059  
Keaau Middle School  
ID#359

April 6, 2010

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

RECEIVED  
APR 12, 2010

ARCHITECTS, INC.

Dear Mr. Kawakami:

Subject: Project Summary for a Draft Environmental Assessment for  
Keaau Middle School, Classroom Building,  
16-565 Keaau Pahoa Road, Keaau, HI 96749  
TMK (3) 1-6-003: 059

Thank you for allowing us the opportunity to review the above subject project which offers a project summary and plans for the intended Draft Environmental Assessment for the Keaau Middle School – Classroom Building. We have the following comments and information on the above subject property:

The subject project is located in the non-critical wastewater disposal area as determined by the Hawaii County Wastewater Advisory Committee. The use of individual wastewater systems such as septic tank systems will only be allowed if the total flow of the proposed development does not exceed 15,000 gallons per day. Otherwise, a private wastewater treatment plant will be required for this project.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at telephone 586-4294.

Sincerely,

MARSHALL LUM, P.E., ACTING CHIEF  
Wastewater Branch

c: DOH's Environmental Planning Office (EPO 1-3115)  
Mr. Jerry Nunogawa, WB Engineer, Hilo

William P. Kenoi  
Mayor



Harry S. Kubojiri  
Police Chief

Paul K. Ferreira  
Deputy Police Chief

## County of Hawaii

### POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998  
(808) 935-3311 • Fax (808) 961-8865

April 7, 2010

RECEIVED  
APR 9 2010

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

Dear Mr. Kawakami:


Subject: Draft Environmental Assessment – Keaau Middle School  
Department of Education Job No. Q0032-06, Tax Map Key: 1-6-03:59

Staff reviewed your letter of March 24, 2010, and the attached CD attachments regarding the project summary for Keaau Middle School and does not anticipate any significant impact to traffic and/or other public safety concerns.

Thank you for allowing us the opportunity to comment.

If you have any questions or concerns, please contact Captain Steven Guillermo of the Puna District at 966-5835.

Sincerely,

  
DEREK D. PACHECO  
ASSISTANT POLICE CHIEF  
AREA I OPERATIONS BUREAU

SG/lii

William P. Kenoi  
Mayor



BJ Leithead Todd  
Director

Margaret K. Masunaga  
Deputy

## County of Hawai'i

### PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720  
Phone (808) 961-8288 • Fax (808) 961-8742

April 5, 2010

Mr. Gary K. Kawakami  
Architecture Plus, Inc.  
400 Hobron Ln., #303  
Honolulu, Hawai'i 96815

RECEIVED  
APR 12, 2010

ARCHITECTURE PLUS, INC.

Dear: Mr. Kawakami:

**SUBJECT: Draft EA for the Kea'au Middle School – Classroom Building**  
**Department of Education; Job No. Q0032-06**  
**Tax Map Key 1-6-03:059**

This is in response to your letter dated March 24, 2010 to Ms. Barbara Bell, Chairperson of the Puna Community Development Plan Action Committee (PCDP-AC) requesting review and comment on the subject DEA by the PCDP-AC.

While your thoughtful consideration in requesting input from the Puna community via the PCDP-AC is appreciated, I am declining to forward your request to Ms. Bell as our CDP Action Committees are advisory to the Planning Director. Therefore, it is the responsibility of the Planning Department to review a DEA for consistency with our Zoning Code, General Plan and all Community Development Plans.

Our CDP Action Committees are citizen volunteers with little time or resources available to accept the potentially onerous task or having to review and comment environmental studies and development project proposals.

Should you have questions, please feel welcome to contact Larry Brown of my staff at 961-8135.

Sincerely,

BJ LEITHEAD TODD  
Planning Director

LMB:cs

P:\wpwin60\Larry\EA-EIS Comments\Architecture Plus re Keaau MS Clsrm Bldg for PCDP-AC.doc

cc: Ms. Barbara Bell, Chairperson  
Puna CDP Action Committee

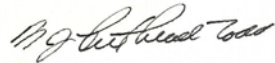
*Hawai'i County is an Equal Opportunity Provider and Employer*



Mr. Gary K. Kawakami, Principal  
Architecture Plus, Inc.  
Page 2  
April 5, 2010

Thank you for the opportunity to comment on this DEA. Should you have questions, please feel welcome to contact Dana Okano of my staff at 961-8288.

Sincerely,



BJ LEITHEAD TODD  
Planning Director

DO:cs  
P:\wpwin60\Dana\EA - EIS\DEA Keaau Middle School.doc



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Pacific Islands Fish and Wildlife Office  
300 Ala Moana Boulevard, Room 3-122, Box 50088



In Reply Refer To:  
2010-TA-0237

APR 19 2010

Mr. Gary K. Kawakami  
Architecture Plus Incorporated  
438 Hobron Lane, Number 303  
Honolulu, Hawaii 9 6815

Subject: Technical Assistance for the Preparation of a Draft Environmental Assessment for the Keaau Middle School, Island of Hawaii

Dear Mr. Kawakami:

Thank you for the opportunity to provide comments for the development of the Draft Environmental Assessment (DEA) for the Keaau Middle School Classroom Building in Keaau, on the Island of Hawaii. The State of Hawaii Department of Education is proposing to construct a new two-story classroom building. We received your letter dated March 24, 2010, on March 26, 2010.

The proposed building will be 43 feet high and cover an area of 21,700 square feet. The footprint of the project will be located in an area already developed for use as a public middle school.

You requested our assistance in determining whether there are any proposed or listed threatened or endangered species, or proposed or designated critical habitat within the proposed project site. We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and there are no threatened or endangered species or critical habitat on the proposed project site. However, the endangered Hawaiian hawk (*Buteo solitarius*) has been observed in the vicinity of the proposed project.

We hope this information assists you in developing a thorough and complete DEA. If you have questions regarding these comments, please contact Jodi Charrier, Fish and Wildlife Biologist, (phone: 808-792-9400, fax: 808-792-9581).

Sincerely,

for Loyale Mehrhoff  
Field Supervisor



LINDA LINGLE  
GOVERNOR OF HAWAII



LAURA H. THIELEN  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

April 20, 2010

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

Attention: Mr. Gary K. Kawakami, Principal

Ladies and Gentlemen:

Subject: Draft Environmental Assessment for the Keaau Middle School-Classroom Building

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 comment.

Other than the comments from Division of Aquatic Resources, Land Division-Hawaii District, Engineering Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Historic Preservation will be submitting comments through a separate letter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Charlene Unoki".

Charlene Unoki  
Assistant Administrator

LINDA LINGLE  
GOVERNOR OF HAWAII



LAURA H. THIELEN  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

March 31, 2010

MEMORANDUM

TO:

**DLNR Agencies:**

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

DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

2010 APR 13 P 2:27

RECEIVED  
LAND DIVISION

10 MAR 31 PM 03:08 ENGINEERING

FROM: Morris M. Atta  
SUBJECT: Draft Environmental Assessment for Keaau Middle School Classroom Building  
LOCATION: Island of Hawaii  
APPLICANT: Architecture Plus Inc. on behalf of Department of Education

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 17, 2010.

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:

4/13/10

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

**LM/MorrisAtta**

**REF.: DEA for Keaau Middle School Classroom Building  
Hawaii.006**

**COMMENTS**

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The Flood Insurance Program does not have any regulations for developments within Zone X.
- ( ) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone.
- ( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is \_\_\_\_\_.
- ( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

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

- ( ) Mr. 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. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- ( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- ( ) Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- ( ) 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 Department of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- ( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- ( ) Additional Comments: \_\_\_\_\_
- ( ) Other: \_\_\_\_\_

Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed: Carty S. Chang  
CARTY S. CHANG, ACTING CHIEF ENGINEER

Date: 4/13/10

LINDA LINGLE  
GOVERNOR OF HAWAII



LAURA H. THIELEN  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

March 31, 2010

2010 APR -1 P 12:19

RECEIVED  
LAND DIVISION  
HONOLULU, HAWAII

MEMORANDUM

TO: **DLNR Agencies:**  
☒ Div. of Aquatic Resources  
☐ Div. of Boating & Ocean Recreation  
☒ Engineering Division  
☐ Div. of Forestry & Wildlife  
☐ Div. of State Parks  
☒ Commission on Water Resource Management  
☐ Office of Conservation & Coastal Lands  
☒ Land Division - Hawaii District/Barbara

RECEIVED  
LAND DIVISION  
2010 APR 14 A 9:58  
DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

FROM: Morris M. Atta  
SUBJECT: Draft Environmental Assessment for Keaau Middle School Classroom Building  
LOCATION: Island of Hawaii  
APPLICANT: Architecture Plus Inc. on behalf of Department of Education

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 17, 2010.

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: 4.12.10



LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

March 31, 2010

MEMORANDUM

TO:

DLNR Agencies:

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



DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

2010 APR 15 A 10:06

AQUATIC RESOURCES: 2988	
DIRECTOR	
COMM. FISH.	
AQ RES/ENV	
AQ REC	
PLANNER	
STAFF SVCS	
RCUH/UH	
STATISTICS	
AERC/FED AID	
EDUCATION	
SECRETARY	
OFFICE SVCS	
TECH ASST	<input checked="" type="checkbox"/>
Return to:	
No. Copies	
Copies to:	
Due Date:	

RECEIVED  
LAND DIVISION

FROM: Morris M. Atta  
SUBJECT: Draft Environmental Assessment for Keaau Middle School Classroom Building  
LOCATION: Island of Hawaii  
APPLICANT: Architecture Plus Inc. on behalf of Department of Education

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 17, 2010.

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: 12 April 2010

RECEIVED  
2010 APR -8 AM 10:31  
DIV OF AQUATIC RESOURCES  
HILO, HAWAII

William P. Kenoi  
Mayor



Darryl J. Oliveira  
Fire Chief

Glen P. I. Honda  
Deputy Fire Chief

**County of Hawai'i**  
**HAWAII FIRE DEPARTMENT**  
25 Aupuni Street • Suite 2501 • Hilo, Hawai'i 96720  
(808) 932-2900 • Fax (808) 932-2928

April 15, 2010

Mr. Gary Kawakami  
Architecture Plus Inc.  
400 Hobron Lane #303  
Honolulu, Hawai'i 96815



ARCHITECTURE PLUS, INC.

**SUBJECT:** DRAFT ENVIRONMENTAL ASSESSMENT  
PROJECT: KEA'AU MIDDLE SCHOOL-CLASSROOM BUILDING  
DOE PROJECT NO. Q0032-09  
TMK: 1-6-03:59

In regards to the above-mentioned environmental assessment, the following shall be in accordance:

Fire apparatus access roads shall be in accordance with UFC Section 10.207:

**"Fire Apparatus Access Roads**

**"Sec. 10.207. (a) General.** Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

**"(b) Where Required.** Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

**"EXCEPTIONS:** 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

"2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).



Hawai'i County is an Equal Opportunity Provider and Employer.

"3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

"More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

"For high-piled combustible storage, see Section 81.109.

"(c) **Width.** The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

"(d) **Vertical Clearance.** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

"**EXCEPTION:** Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

"(e) **Permissible Modifications.** Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

"(f) **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities." (20 tons)

"(g) **Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the chief." (45 feet)

"(h) **Turnarounds.** All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

"(i) **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

"(j) **Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief." (15%)



Gary Kawakami  
April 15, 2010  
Page 3

"(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

"(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

Water supply shall be in accordance with UFC Section 10.301(c):

"(c) **Water Supply.** An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed, in accordance with the respective county water requirements. There shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow.

"Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

"The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be protected as set forth by the respective county water requirements. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.

  
DARRYL OLIVEIRA  
Fire Chief

GA:lpc





**DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII**

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720

TELEPHONE (808) 961-8050 • FAX (808) 961-8657

April 26, 2010

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


**PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION  
KEA'AU MIDDLE SCHOOL – CLASSROOM BUILDING  
TAX MAP KEY 1-6-003:059**

This is in response to you Pre-Environmental Assessment Consultation dated March 24, 2010.

1. Water is available from an existing 16-inch waterline within Kea'au-Pāhoa Road fronting the subject parcel. Prior to issuing a water commitment for the proposed project, the Department will request estimated maximum daily water usage calculations, prepared by a professional engineer licensed in the State of Hawai'i, for review and approval. After review of the calculations, the Department will determine if the existing meter serving Kea'au Middle School is adequate to support the additional water demand or if a larger or additional meter will be required. Should the water demand for the new classroom building exceed the original water allocation for the school, additional facilities charges may also apply.
2. Please be informed that the existing 16-inch waterline within Kea'au-Pāhoa Road is adequate to provide 2,000 gallons per minute for fire protection, as required per the Department's Water System Standards for schools.
3. Any meter(s) serving the proposed project will require the installation of a reduced principle type backflow prevention assembly within five feet of the meter on private property. The Department must inspect and approve the installation prior to commencement of water service. Construction plans showing the proposed water system improvements must also be submitted for review and approval.

Should there be any questions, please contact Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,

  
Milton D. Pavao, P.E.  
Manager

FM:dfg

*Water, Our Most Precious Resource . . . Ka Wai A Kāne . . .*

The Department of Water Supply is an Equal Opportunity provider and employer.

# **AGENCY COMMENT RESPONSE**

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

April 29, 2010

County of Hawaii  
Department of Planning  
Aupuni Center, 101 Pauahi Street, Suite 3,  
Hilo, HI 96720

Attention: Ms. Bobby Jean Leithed-Todd  
Director

Dear Ms. Leighthed-Todd,

Thank you for your letter of April 5, 2010 which includes your comments in regards to the Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The final was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the final EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100429

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

April 29, 2010

County of Hawaii  
Department of Water Supply  
345 Kekuanaoa St., Suite 20  
Hilo, HI 96720

Attention: Mr. Milton Pavao  
Manager and Chief Engineer

Dear Mr. Pavao:

Thank you for your letter of April 26, 2010 which includes your comments in regards to the Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The final was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the final EA to incorporate applicable elements. We will also assure that required calculations and construction plans that are prepared by a professional engineer licensed in the State of Hawaii are submitted for the Department's review. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100429

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

April 29, 2010

County of Hawaii  
Fire Department  
25 Aupuni St,  
Hilo, HI 96720

Attention: Mr. Darryl J. Oliveira  
Fire Chief

Dear Chief Oliveira,

Thank you for your letter of April 15, 2010 which includes your comments in regards to the Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The final was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the final EA to incorporate applicable elements. We will also assure that the project conforms with requirements of the UFC as noted in your letter. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100429

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

April 29, 2010

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

Attention: Ms. Laura Theilen  
Chairperson

Dear Ms. Theilen,

Thank you for your letter of April 20, 2010 which includes various agency comments in regards to the Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The final was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the final EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

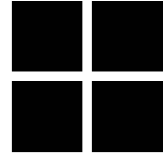
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100429

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

April 29, 2010

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

Attention: Ms. Chiyome Fukino  
Director of Health

Dear Ms. Fukino,

Thank you for Clean Water Branch/Mr. Alec Wong's letter of April 15, 2010 and Wastewater Branch/Mr. Marshall Lum's letter of April 6 which include comments in regards to the Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The final was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken comments into consideration and made revisions to the final EA to incorporate applicable elements. We will also assure that requirements outlined in the letters are verified and that the project complies with those that apply. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

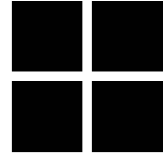
Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100429

# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

April 29, 2010

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

Attention: Mr. Loyal Merhoff

Dear Mr. Merhoff:

Thank you for your letter of April 19, 2010 which includes your comments in regards to the Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The final was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the final EA to incorporate applicable elements. We understand that there are no threatened or endangered species or critical habitat on the proposed project site. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

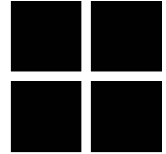
GKK:bff  
Attachments

100429



# Architecture Plus Inc.

Architecture  
Planning  
Interiors  
Graphics  
Industrial



AP Project No. 06012.01

April 29, 2010

County of Hawaii  
Department of Planning  
Aupuni Center, 101 Pauahi Street, Suite 3,  
Hilo, HI 96720

Attention: Ms. Bobby Jean Leithed-Todd  
Director

Dear Ms. Leighthed-Todd,

Thank you for your letter of April 5, 2010 which includes your comments in regards to the Final Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The final was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the final EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami  
Principal  
Architecture Plus Inc.

GKK:bff  
Attachments

100429

# DRAWINGS

# KEAAU MIDDLE SCHOOL CLASSROOM BUILDING

TAX MAP KEY: 1 - 6 - 03: 59  
KEAAU, HAWAII, HAWAII

FOR & BY THE

DEPARTMENT OF EDUCATION  
HAWAII SCHOOL DISTRICT  
STATE OF HAWAII

JOB NO.: Q00032-06

ARCHITECTURE PLUS INC.  
HIDA OKAMOTO & ASSOCIATES INC.  
SHIGEMURA LAU SAKANASHI HIGUCHI & ASSOCIATES INC.  
MECHANICAL ENGINEERS OF HAWAII CORP.  
ECS INC.  
JOHN K. MOSSMAN DESIGN INC.  
ERNEST K. HIRATA & ASSOCIATES  
CONTROLPOINT SURVEYING INC.

ARCHITECTS  
CIVIL ENGINEERS  
STRUCTURAL ENGINEERS  
MECHANICAL ENGINEERS  
ELECTRICAL ENGINEERS  
LANDSCAPE ARCHITECTS  
GEOTECHNICAL ENGINEERS  
TOPOGRAPHIC SURVEYORS

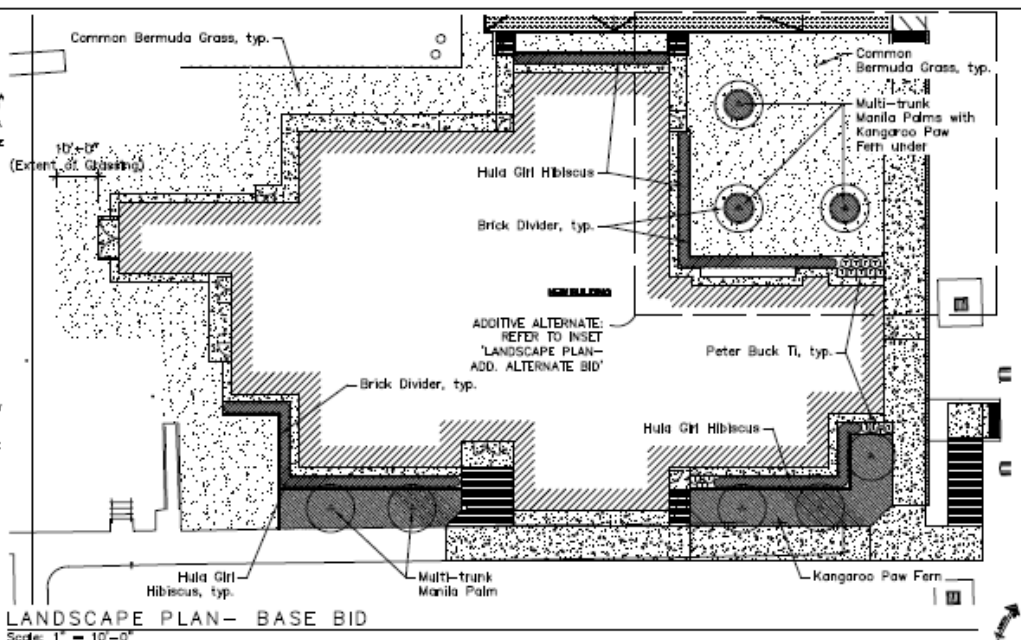
ISLAND OF HAWAII		NOT TO SCALE																					
VICINITY MAP		NOT TO SCALE																					
APPROVALS																							
FACILITY DEVELOPMENT BRANCH DIRECTOR		DATE																					
DEPARTMENT OF EDUCATION																							
STATE OF HAWAII																							
<table border="1"> <tr> <td>DESIGNED BY</td> <td>DATE</td> <td>REVISION</td> </tr> <tr> <td>ARCHITECTURE PLUS INC.</td> <td>10/10/10</td> <td></td> </tr> <tr> <td>PROJECT NO.</td> <td>Q00032-06</td> <td></td> </tr> <tr> <td>PROJECT NAME</td> <td>KEAAU MIDDLE SCHOOL CLASSROOM BUILDING</td> <td></td> </tr> <tr> <td>PROJECT LOCATION</td> <td>KEAAU, HAWAII</td> <td></td> </tr> <tr> <td>PROJECT OWNER</td> <td>DEPARTMENT OF EDUCATION</td> <td></td> </tr> <tr> <td>PROJECT STATUS</td> <td>DESIGNED</td> <td></td> </tr> </table>			DESIGNED BY	DATE	REVISION	ARCHITECTURE PLUS INC.	10/10/10		PROJECT NO.	Q00032-06		PROJECT NAME	KEAAU MIDDLE SCHOOL CLASSROOM BUILDING		PROJECT LOCATION	KEAAU, HAWAII		PROJECT OWNER	DEPARTMENT OF EDUCATION		PROJECT STATUS	DESIGNED	
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PROJECT OWNER	DEPARTMENT OF EDUCATION																						
PROJECT STATUS	DESIGNED																						



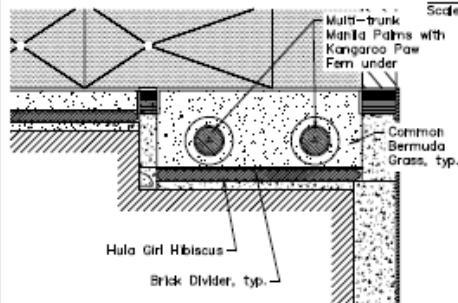
1. THE CONTRACTOR SHALL CONTACT THE CONTRACTING OFFICE TO ARRANGE AN ON-SITE MEETING TO DISCUSS PROJECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE APPROXIMATE ONLY AND BECOME AS A GUIDE ONLY. THE CONTRACTOR PLANTS SHALL BE FURNISHED AT THE CONTRACTOR'S DISCRETION IN QUANTITIES AS REQUIRED TO FULLY COVER THE AREAS INDICATED ON THE DRAWINGS AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. BUSHKILL MR. SHALL CONSENT TO THREE (3) PARTS OF IMPORTED SPREADER SOIL TO ONE (1) PART ORGANIC SOIL AMENDMENT (SEE SPECIFICATIONS) AND ONE (1) POUND OF 13-13-13 FERTILIZER TO ONE (1) CUBIC YARD OF BUSHKILL MR. MR. SHALL THEREAFTER ON PROJECT SITE PRIOR TO ANY PLANTING OPERATIONS.
4. PLANTING TABLETS FOR TREES, PALMS, AND SHRUBS SHALL BE AS FOLLOWS:

A. 1 FIELD SPECIMEN	12 TABLETS
B. 25 GALLON	12 TABLETS
C. 15 GALLON	12 TABLETS
D. 5 GALLON	12 TABLETS
E. 2 GALLON	12 TABLETS
F. 1 GALLON	12 TABLETS
5. TOP-DRESS ALL NEWLY PLANTED SHRUBS, ORNAMENTAL TREES, AND JOULEE LAWNS WITH COMPOST AT THE FOLLOWING RATE: 4 C.F. / 100 S.F. CONTACT CONTRACTING OFFICE AT THE PROJECT SITE FOR PLACEMENT OF COMPOST.
6. CONTRACTOR SHALL REMAIN ALL EXISTING LAWN AREAS DAMAGED AS A RESULT OF CONSTRUCTION. REPLANT WITH GRASS OR RESEED GRASS SEED (TYPICAL SPECIFICATION).

1. ALL HOELY PLANTED LAWN AREAS SHALL BE MAINTAINED AND TEMPORARILY IRRIGATED (ON-GRASS SPRINKLER WITH BATTERY OPERATED CONTROLLER) FOR A PERIOD OF NINETY (90) DAYS FROM PRELIMINARY ACCEPTANCE BY CONTRACTING OFFICE/ D.O.E. REPRESENTATIVE.
2. ALL HOELY PLANTED BEDDING AREAS (PALMS, SHRUBS, AND GROUNDCOVERS) SHALL BE MAINTAINED FOR A PERIOD OF NINETY (90) DAYS FROM PRELIMINARY ACCEPTANCE BY CONTRACTING OFFICE/ D.O.E. REPRESENTATIVE AND SHALL BE TEMPORARILY IRRIGATED (ON-GRASS SPRINKLER WITH BATTERY OPERATED CONTROLLER) FOR A PERIOD OF ONE (1) YEAR FROM PRELIMINARY ACCEPTANCE BY CONTRACTING OFFICE/ D.O.E. REPRESENTATIVE.



LANDSCAPE PLAN- BASE BID

Scale:  $1'' = 10' - 0''$ 

LANDSCAPE PLAN- ADD. ALTERNATE BID

Scale: 1" = 10'-0"

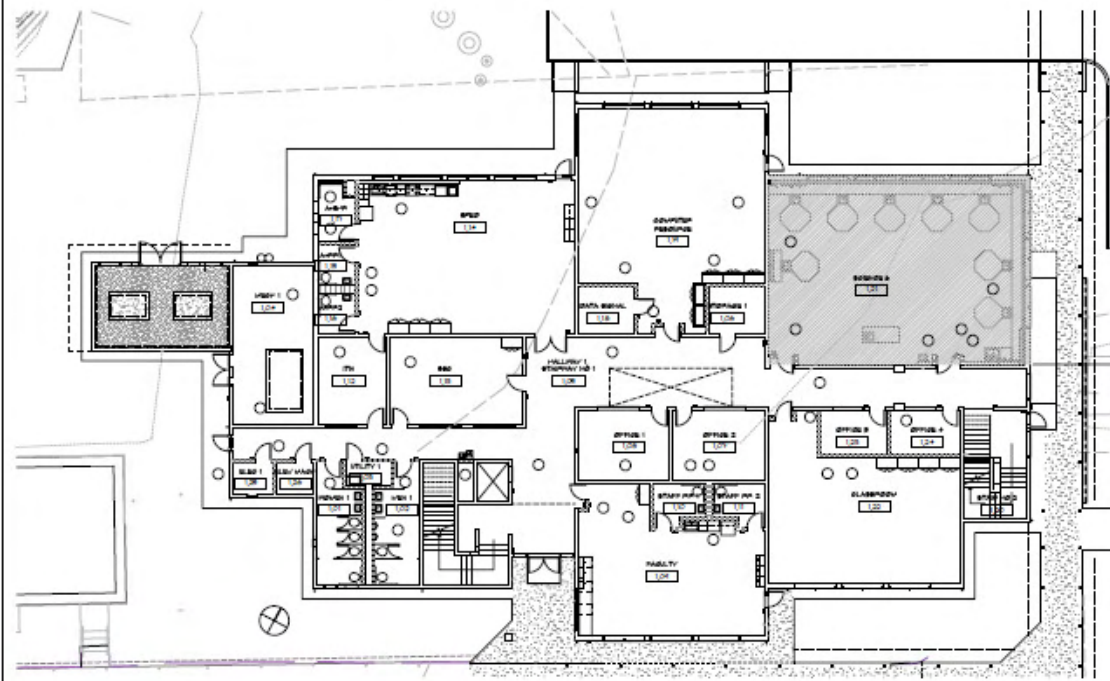
PLANT LIST				DISSEMINATION NOTES FOR PLANT IDENTIFIER
BARREL	SPRING	FALL	COMMON NAME BOTANICAL NAME	NOTE
			YUCCA	
MA	B	7	WAXY PALM YUCCA BELLETTII	20 YRS. OF GROWTH FROM THE WEST TOWNSHIP OF YUCCA BELLETTII
			YUCCA	
H	W	W	YUCCA BELLETTII BELLETTII	2 YRS. OF GROWTH FROM THE WEST TOWNSHIP OF YUCCA BELLETTII
T	B	7	YUCCA BELLETTII BELLETTII BELLETTII	2 YRS. OF GROWTH FROM THE WEST TOWNSHIP OF YUCCA BELLETTII
J	B	7	YUCCA BELLETTII BELLETTII BELLETTII	CLIMATE OF GROWTH BELLETTII OF YUCCA BELLETTII
			YUCCA BELLETTII	
W	B	W	YUCCA BELLETTII BELLETTII BELLETTII	YUCCA BELLETTII BELLETTII BELLETTII
W	B	W	YUCCA BELLETTII BELLETTII BELLETTII	YUCCA BELLETTII BELLETTII BELLETTII

[illegible]

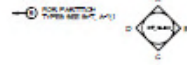








1ST FLOOR PLAN - ADDITIVE ALTERNATE  
1/8" = 1'-0"



Floor Schedule (This sheet)				
Room	Area	Volume	Notes	Area
CLAS 101	101.00	101.00		101.00
CLAS 102	102.00	102.00		102.00
CLAS 103	103.00	103.00		103.00
CLAS 104	104.00	104.00		104.00
CLAS 105	105.00	105.00		105.00
CLAS 106	106.00	106.00		106.00
CLAS 107	107.00	107.00		107.00
CLAS 108	108.00	108.00		108.00
CLAS 109	109.00	109.00		109.00
CLAS 110	110.00	110.00		110.00
CLAS 111	111.00	111.00		111.00
CLAS 112	112.00	112.00		112.00
CLAS 113	113.00	113.00		113.00
CLAS 114	114.00	114.00		114.00
CLAS 115	115.00	115.00		115.00
CLAS 116	116.00	116.00		116.00
CLAS 117	117.00	117.00		117.00
CLAS 118	118.00	118.00		118.00
CLAS 119	119.00	119.00		119.00
CLAS 120	120.00	120.00		120.00
CLAS 121	121.00	121.00		121.00
CLAS 122	122.00	122.00		122.00
CLAS 123	123.00	123.00		123.00
CLAS 124	124.00	124.00		124.00
CLAS 125	125.00	125.00		125.00
CLAS 126	126.00	126.00		126.00
CLAS 127	127.00	127.00		127.00
CLAS 128	128.00	128.00		128.00
CLAS 129	129.00	129.00		129.00
CLAS 130	130.00	130.00		130.00
CLAS 131	131.00	131.00		131.00
CLAS 132	132.00	132.00		132.00
CLAS 133	133.00	133.00		133.00
CLAS 134	134.00	134.00		134.00
CLAS 135	135.00	135.00		135.00
CLAS 136	136.00	136.00		136.00
CLAS 137	137.00	137.00		137.00
CLAS 138	138.00	138.00		138.00
CLAS 139	139.00	139.00		139.00
CLAS 140	140.00	140.00		140.00
CLAS 141	141.00	141.00		141.00
CLAS 142	142.00	142.00		142.00
CLAS 143	143.00	143.00		143.00
CLAS 144	144.00	144.00		144.00
CLAS 145	145.00	145.00		145.00
CLAS 146	146.00	146.00		146.00
CLAS 147	147.00	147.00		147.00
CLAS 148	148.00	148.00		148.00
CLAS 149	149.00	149.00		149.00
CLAS 150	150.00	150.00		150.00
CLAS 151	151.00	151.00		151.00
CLAS 152	152.00	152.00		152.00
CLAS 153	153.00	153.00		153.00
CLAS 154	154.00	154.00		154.00
CLAS 155	155.00	155.00		155.00
CLAS 156	156.00	156.00		156.00
CLAS 157	157.00	157.00		157.00
CLAS 158	158.00	158.00		158.00
CLAS 159	159.00	159.00		159.00
CLAS 160	160.00	160.00		160.00
CLAS 161	161.00	161.00		161.00
CLAS 162	162.00	162.00		162.00
CLAS 163	163.00	163.00		163.00
CLAS 164	164.00	164.00		164.00
CLAS 165	165.00	165.00		165.00
CLAS 166	166.00	166.00		166.00
CLAS 167	167.00	167.00		167.00
CLAS 168	168.00	168.00		168.00
CLAS 169	169.00	169.00		169.00
CLAS 170	170.00	170.00		170.00
CLAS 171	171.00	171.00		171.00
CLAS 172	172.00	172.00		172.00
CLAS 173	173.00	173.00		173.00
CLAS 174	174.00	174.00		174.00
CLAS 175	175.00	175.00		175.00
CLAS 176	176.00	176.00		176.00
CLAS 177	177.00	177.00		177.00
CLAS 178	178.00	178.00		178.00
CLAS 179	179.00	179.00		179.00
CLAS 180	180.00	180.00		180.00
CLAS 181	181.00	181.00		181.00
CLAS 182	182.00	182.00		182.00
CLAS 183	183.00	183.00		183.00
CLAS 184	184.00	184.00		184.00
CLAS 185	185.00	185.00		185.00
CLAS 186	186.00	186.00		186.00
CLAS 187	187.00	187.00		187.00
CLAS 188	188.00	188.00		188.00
CLAS 189	189.00	189.00		189.00
CLAS 190	190.00	190.00		190.00
CLAS 191	191.00	191.00		191.00
CLAS 192	192.00	192.00		192.00
CLAS 193	193.00	193.00		193.00
CLAS 194	194.00	194.00		194.00
CLAS 195	195.00	195.00		195.00
CLAS 196	196.00	196.00		196.00
CLAS 197	197.00	197.00		197.00
CLAS 198	198.00	198.00		198.00
CLAS 199	199.00	199.00		199.00
CLAS 200	200.00	200.00		200.00

SHEET NO.		DATE	
PROJECT NO.		DRAWN BY	
CHECKED BY		APPROVED BY	
KEAU MIDDLE SCHOOL CLASSROOM BUILDING FIRST FLOOR PLAN - ADDITIVE ALTERNATE			
ARCHITECTURAL FIRM, INC. 1000 N. 10TH ST. SUITE 100 KEAU, HI 96749		SCALE: 1/8" = 1'-0" DATE: 10/10/10	











