March 14, 2011

Mr. Gary L. Hooser, Interim Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Hooser:

Subject: Chapter 343, Hawaii Revised Statutes
Final Environmental Assessment (EA)

Project: Hawaii Baptist Academy High School Expansion
Applicant: Hawaii Baptist Academy
Agent: Group 70 International, Inc.
Location: 2429 Pali Highway – Nuuanu
Tax Map Keys: 2-2-22: 3, 9, and 19; and 2-2-31: 30
Proposal: Conditional Use Permits (Minor) to allow the joint
development of the subject lots, and expansion of an
existing high school.

Determination: Finding of No Significant Impact (FONSI)

Attached and incorporated by reference is the Final EA prepared by the applicant for the
project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii
Administrative Rules, we have determined that preparation of an Environmental Impact
Statement is not required.

We have enclosed a hard copy of the Final EA, as well as a copy on compact disk.
Also, we have attached a completed OEQC publication form and project summary, and
will submit the same publication form via email. If you have any questions, please
contact Elizabeth Krueger of our staff at 768-8019.

Very truly yours,

David K. Tanoue, Director
Department of Planning and Permitting

DKT:cs
Enclosures
cc: Hawaii Baptist Academy
Group 70 International, Inc.
Hawaiʻi Baptist Academy High School
Expansion
Nuʻuanu, Oʻahu, Hawaiʻi

Draft Final Environmental Assessment

Applicant:
Hawaiʻi Baptist Academy
21 Bates Street
Honolulu, Hawaiʻi 96817

Agent:
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaiʻi 96813

November 2010 – February 2011
Hawai‘i Baptist Academy High School Expansion
Nu‘uanu, O‘ahu, Hawai‘i


Draft Final Environmental Assessment

This environmental document is prepared in accordance with the requirements of Chapter 343, HRS and Hawai‘i Administrative Rules, Title 11, Department of Health.

Applicant:
Hawai‘i Baptist Academy
21 Bates Street
Honolulu, Hawai‘i 96817

Agent:
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai‘i 96813

November 2010 February 2011
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1.0 INTRODUCTION
1.0 INTRODUCTION

This Draft Final Environmental Assessment (FEA) has been prepared in accordance with the requirements of Chapter 343, HRS, and the Hawai‘i Administrative Rules, Title 11, Department of Health, which set forth the requirements for the preparation of environmental assessments.

1.1 PROJECT INFORMATION SUMMARY

Type of Document: Environmental Assessment (EA)

Project Name: Hawai‘i Baptist Academy High School Expansion

Applicant: Hawai‘i Baptist Academy

Accepting Authority: Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

CH. 343, HRS Trigger: Proposed Use of State Lands

Project Location: 2429 Pali Highway
Nu‘uanu, O‘ahu, Hawai‘i 96817 (Figure 1-1)

Tax Map Key: 2-2-22: 3 14.007 gross acres (R-10 and P-1)
(4.430 acres of developed R-10)
2-2-22: 9 0.233 acres
2-2-31: 30 0.249 acres
2-2-22: 19 4.917 acres (middle school for parking purposes only, See Section 1.4)
(Figure 1-2)

Fee Landowner: Hawai‘i Baptist Academy
21 Bates Street
Honolulu, HI 96813

Project Area: 14.489 total acres (excluding middle school)

State Land Use District: Urban; Conservation (Figure 1-3)

Conservation District Subzone: None

City & County of Honolulu Zoning: R-10 Residential District; P-1 Restricted (Figure 1-4)
1.2 PROJECT SITE

The project site is located on Hawai‘i Baptist Academy’s (HBA) campus on Pali Highway in Nu‘uanu, O‘ahu, just north of the urban center of Honolulu (Figure 1-1). The Stan Sagert High School campus is adjacent to HBA’s Dan Kong Middle School campus, which is to the south. Land for the Stan Sagert Campus was purchased in 1972, and HBA began its secondary school operations in 1975, after the completion of a four-story classroom building. A multipurpose building, which includes a gymnasium, classrooms and cafeteria, was added in 1984. In 1986, the HBA acquired a single-family dwelling situated to the north and converted it into an art building.

HBA’s high school campus is developed on a property that is R-10 west of the Nu‘uanu Stream and P-1 to the east of Nu‘uanu Stream. No development exists, or is proposed, on the P-1 lands. The campus is relatively compact within its approximately 4.430 developed acres, backing up into Nu‘uanu Stream and a steep hillside.

The middle school opened its doors in 2006. Both the high school and the middle school share one ingress and egress point from Pali Highway, right off the Wyllie Street on-ramp to Pali Highway. The middle school is part of this EA because of a 2004 Joint Development Agreement for parking purposes. (See Section 1.4 for further discussion.)

1.3 OVERVIEW OF THE PLANNED PROJECT

HBA is proposing to improve and expand on their existing high school campus in Nu‘uanu. Except to utilize and incorporate the middle school’s parking count to support the expansion of the high school, no development will occur on the middle school site. The entire high school project site consists of 14.489 acres of land (TMK: 2-2-22: 3, 9 and 31), 4.912 acres of which falls under the purview of this application. The remaining 9.577 acres, making up the high school campus’ eastern boundary, are designated P-1 Restricted Preservation, and is comprised mostly of hillside terrain and Nu‘uanu Stream. The project site is also bound by a single-family residential neighborhood to the north, Pali Highway to the west and south, hillside to the east, and Nu‘uanu Stream to the east and south.

While the proposed improvements are not intended to accommodate a significant increase in high school student enrollment, the additional science and art classrooms and administrative spaces will help to achieve HBA’s long-term goal of reducing class size by providing more classroom space. Also planned are a new computer laboratory, a new courtyard and senior pavilion, a renovated library, and recreational facilities, all of which will help foster HBA’s
commitment to excellence in education. With the new facilities, a total of about 189 parking spaces will be required, but a total of 193 will be provided. The proposed improvements will also help maintain HBA’s accreditation by the Western Association of Schools and Colleges (WASC).

The existing campus backs into Nu’uanu Stream and a steep hillside. Existing buildings and facilities on the campus include:

- An Administration building, circa 1911-1933
- Classroom/Dwelling Additions, 1947, 1969
- A four-story classroom building (Fleming), 1973
- Caretaker’s cottage, 1975
- Shower/Locker Facilities, 1978
- A Physical Education Building (Shiraki), 1982
- 149 parking spaces (under 2004 Conditional Use Permit (CUP))

The new building will be a sustainability model for secondary education facilities. Similar to the middle school, which attained a LEED-Gold rating in 2006, the building will incorporate design strategies to limit the project’s environmental footprint and will be designed with a fully integrated approach to meet the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) certification criteria.

1.4 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT

In accordance with the requirements of Chapter 343, Hawai‘i Revised Statutes, this Draft Final EA is being prepared as the proposed project utilizes State land that the middle school sits on, but only with regards to parking.

Joint Development

In 2004, HBA’s new middle school received approval from DPP under CUP-minor 2004/CUP-41. One condition of that approval was a requirement for the HBA to apply for a CUP for the joint development of parcels 2-2-22: 9, 3, and 19 for parking purposes. The DPP accepted that CUP application on December 22, 2004 under 2004/CUP-87. The 2004 CUP also unified under one permit all the existing facilities on the high school and the newer middle school campus.

This Draft Final EA will be published in the Office of Environmental Quality Control (OEQC) Environmental Notice, which will commence a 30-day public review period.

The organization of this Draft Final EA is in eight sections and includes the following: a detailed summary and project description; a list of necessary approvals; a description of the environmental setting; a section that identifies potential impacts and proposed mitigative measures on identified natural, cultural, and socioeconomic resources as well as existing infrastructure; a description and analysis of alternatives; a discussion of the project’s relationship to State and County land use designations and regulations; the anticipated determination and reasons for its believed outcome; an updated list of agencies, organizations, and individuals that participated in the pre-consultation phase and comment phase of the Draft EA; and a list of references cited or used in developing the Draft and Final EA.

After the 30-day review period of the Draft EA has concluded, public comments received will be considered and addressed to the extent feasible within the project scope and evaluation. A Final EA will then be prepared, highlighting key areas of the document that were
revised, updated, or modified based upon information received during the public comment period.

Upon acceptance of the Final EA, a Finding of No Significant Impact (FONSI) is anticipated.

1.5 PERMITS AND APPROVALS REQUIRED

With regards to entitlements, a CUP Minor is required to allow the major modification (expansion) of an existing high school. Also, a new (revised) CUP for joint development will be required to include Parcel 30 with the other lots associated with the site, because the parking lot on Parcel 30 will accommodate some of the required off-street parking for the high school use on other lots. Finally, the acceptance of the Final EA/FONSI by the City and County Department of Planning and Permitting (DPP) is required.

1.5.1 Other Permits Required for Construction

Several other approvals will be required from the County and State to implement the proposed action, some of which will include:

- Building Permits (Buildings, Electrical, Plumbing), and Sidewalk/Driveway Work (DPP)
- Grading, Grubbing, Trenching and Stockpiling Permits (DLNR/DPP)
- Sewer Connection Permits (DPP)
- National Pollutant Discharge Elimination System (NPDES) Permit – Construction Storm Water (State Department of Health)
- Sign Permits (DLNR)

1.6 AGENCIES, ORGANIZATIONS, AND INDIVIDUALS CONTACTED DURING THE PRE-CONSULTATION PROCESS

A Pre-Consultation Memo and Participant Letter were sent in August 2010 to initiate the environmental review process. These are included as Appendix A.

The Draft EA was published in the OEQC’s Environmental Bulletin on November 23, 2010. The 30-day comment period ended on December 23, 2010. Agency comment letters and applicant responses are included as Appendix B.

A list of agencies and other parties that were presented notice of the proposed project or were contacted during the pre-consultation period of the Draft EA is provided in Section 8.0 of this document. Additionally, a listing of those agencies that will be provided an opportunity to review the Draft EA is also provided in Section 8.0. Section 8.0 has been updated to include a list of agencies that have been sent a copy of this Final EA.
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**Figure 1-4**

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U.S. Fish and Wildlife Service National Wetlands Inventory Map
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2.0 DESCRIPTION OF THE PROPOSED ACTION
2.0 DESCRIPTION OF THE PROPOSED ACTION

BACKGROUND

HBA is a private, co-educational Christian private school for students grades K through 12. Students in grades K-6 attend the elementary school, which is located at 21 Bates Street in lower Nu‘uanu. Students in grades 7-8 attend the Dan Kong Middle School Campus, located at 2425 Pali Highway, adjacent to the Stan Sagert High School Campus which is at 2429 Pali Highway and is the subject of this DEA FEA.

Strategic planning for HBA’s campuses began in 2001, with the adoption of a Strategic Master Plan. The Strategic Master Plan is intended to guide the development of HBA over the next twenty years. It articulates the vision, mission, goals, and implementing strategies that will guide decisions as the school moves into the new millennium. Plans to accommodate additional enrollment and facilities expansion are key issues in the Strategic Plan, although it reinforced the policy of maintaining a maximum limit of 1,200 students for the total overall school enrollment.

The high school campus site was purchased in 1972 and began its secondary school operations in 1975, after the completion of a four-story classroom building. A multipurpose building, which includes a gymnasium, classrooms and cafeteria, was added in 1984. In 1986, HBA acquired a single-family dwelling situated to the north and converted it into an art building.

HBA is proposing to improve and expand on their existing high school campus in Nu‘uanu. Both the high school and the middle school share one ingress and egress point on the Wyllie Street on-ramp from Pali Highway (See Figure 2-1). The middle school is only part of this EA because of a Joint Development Agreement in 2004 for parking purposes. (See Section 1.4.) All proposed improvements, however, will be limited to the high school campus.

While the proposed improvements are not intended to accommodate a significant increase in student enrollment, the additional science and art classrooms and administrative spaces will help to achieve HBA’s long-term goal of reducing class size by providing more classroom space. Also planned are a new computer laboratory, a new courtyard and senior pavilion, a renovated library, and recreational facilities, all of which will help foster HBA’s commitment to excellence in education. The proposed improvements will also help maintain HBA’s accreditation by the Western Association of Schools and Colleges (WASC).

2.1 PROJECT LOCATION AND CHARACTERISTICS

Location

The project site is located on HBA’s campus on Pali Highway in Nu‘uanu, Oahu, just north of the urban center of Honolulu (Figure 1-1). The Stan Sagert High School campus is adjacent to HBA’s Dan Kong Middle School campus, which is to the south. The entire high school site consists of 14.489 acres of land (TMK: 2-2-22: 3, 9 and 30), 4.912 acres of which are usable and falls under the purview of this application. The remaining 9.577 acres, making up the high school campus’ eastern boundary, are designated P-1 Restricted Preservation, and is comprised mostly of hillside terrain and Nu‘uanu Stream. The project site is also bound by a single-family residential neighborhood to the north, Pali Highway to the west and south, hillside to the east, and Nu‘uanu Stream to the east and south.
Ownership
The project site is owned by Hawai‘i Baptist Academy. The land upon which the middle school campus sits is owned by the State.

Adjacent Land Uses
As described above, the project site is situated primarily in a Residential zone bound by a single-family residential neighborhood to the north, Pali Highway to the west and south, hillside to the east, and Nu‘uanu Stream to the east and south.

Existing On-Site Land Uses
Currently, the project site is utilized by HBA’s high school campus (Figure 2-1). The 14.430-acre (gross) site contains six buildings which were constructed since 1969. The various facilities on the high school include an administration building, a four-story classroom building, a physical education building, classroom/dwelling additions, shower and locker facilities, a caretaker’s cottage, and a total of 149 parking spaces between the high school and middle school campuses. The high school’s administration building, Lanihuli, was originally the Waldron residence (c. 1911-1933). The site is also landscaped with a multitude of shrubs and mature trees, typical of long-established residential neighborhoods in Hawai‘i.

2.2 Purpose of the Proposed Project
The goal of the proposed HBA high school campus expansion is to enhance the quality of HBA’s education and scholarship and create a vibrant campus community that supports excellence in teaching and learning. While the proposed improvements are not intended to accommodate a significant increase in high school student enrollment, the additional science and art classrooms and administrative spaces will help to achieve HBA’s long-term goal of reducing class size by providing more classroom space. The proposed improvements will also help maintain HBA’s accreditation by the Western Association of Schools and Colleges (WASC). The proposed new classroom building will incorporate design strategies to limit the project’s environmental footprint and will be designed with a fully integrated approach to meet the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) certification criteria.

2.3 Description of Proposed Project
HBA’s Strategic Master Plan articulates the vision, mission, goals, and implementing strategies that will guide decisions as the school moves into the new millennium. The Plan focuses on the physical improvements which are guided by the academic plan for HBA. Plans to accommodate additional enrollment and improve facilities are key issues of the Strategic Master Plan.

Planning for the Strategic Master Plan involved an iterative process with a core steering committee providing continuity through the process. Members of the committee represented various stakeholders of the school community. The update process is designed to be participatory, transparent, and consensus building, moving the community towards the achievement of collective goals.

The committee met initially to brainstorm ideas and issues. A facilitator led the committee through a 5-step master planning process. The process included the following steps:

- Identify lifestyles and vision;
Identify major themes and issues;
Configuration;
Identify supporting elements; and
Signature details.

Development of a school like HBA requires the support and dedication of many people. Starting with the HBA staff, extending to students and parents and including key supporters like the Mainland Advisory Committee (MAC) and alumni, HBA needs all of its ‘ohana to successfully grow into this new century.

2.3.1 Proposed New Structures and Physical Alterations

Development of the high school is proposed in three phases. Generally, Phase I includes a new science/art/athletics building; Phase II includes the library expansion; and Phase III includes a new Christian Ministries Building.

Figure 2-2 illustrates the proposed physical improvements to the site and Table 1 summarizes the space program and parking analysis. Approximately 12,000 net square feet is proposed.

The proposed project will involve physical alterations to the property through the construction of new facilities in the following three phases:

**Phase I:**

Phase I includes the construction of a new, state-of-the-art three-story building, labeled “Building D,” providing four new science classrooms, two new art classrooms, two general classrooms, new boys & girls’ showers, and an art deck on the upper level. This phase will also include the renovation and expansion of the dining area and weight room; an office, conference room, storage, laundry, staff restroom, and a courtyard area for students to gather. Furthermore, science classrooms currently in the upper level of the Fleming Building (A) will be converted to three general classrooms and an upper level pedestrian bridge will connect this building to the new Building D. To accommodate the new building, the existing art Building D, locker/shower structure, and maintenance shed will be demolished. Rounding out Phase I improvements will be a new parking area to the west of the new building.

**Phase II:**

Improvements in Phase II will primarily be a renovation of the existing Fleming Building (A). The library, which will also include a mezzanine, will be relocated from its existing location and expanded into the space currently occupied by senior lockers and Christian ministries. Two new classrooms, an expanded teacher workroom, and a renovated computer lab will be situated in the library’s former space. A new grass courtyard and Senior Pavilion will be constructed in the area between the Shiraki and Administration buildings.

**Phase III:**

This Phase primarily involves the relocation of the Christian Ministries building. This facility will serve as a welcoming area and include a family room and offices. The existing maintenance shed and the existing Physical Plant Office will be demolished.

**Parking**

Existing
There are a total of 149 existing parking spaces for the high school and for the middle school.

Proposed

A total of 189 parking spaces will be required. However, a total of 193 parking spaces will be provided (See Table 1). Under the 2004 Joint Development Agreement, the high school and middle school’s parking were combined under the same permit, with 149 stalls. The high school will meet minimum standards in the City’s Land Use Ordinance.

Landscaping

Proposed improvements will include a 5’-0” landscape strip containing screening plants mainly along the Wyllie ramp and the north side of the site at the parking lot and along the residential area. Canopy trees will screen the new building along the residential area. All landscaping along the stream and in the preservation area will remain. (See Figure 2-3 for proposed landscaping, and Figure 2-4 for plant palette.)

Sewage Easement

The proposed improvements to the High School will not require the relocation of the existing 50-year old sewage easement currently crossing the property.

Access and Traffic

The campus currently has only one ingress and egress point to/from the Wyllie Street on-ramp from Pali Highway and Nu’uanu Avenue. After the proposed improvements, an additional 38 trips (27 entering, 11 exiting) is expected to be generated in the AM peak hour, and an additional 13 trips (7 entering, 6 exiting) are expected to be generated in the PM peak hour. A letter from the Department of Transportation states that “increase to the existing net overall trips entering and exiting the HBA site during the AM and PM peak hours of traffic is not anticipated to be significant; therefore the preparation of a Traffic Impact Assessment Report is not required.” (See Appendix C)

Sustainable Design

The new classroom building will incorporate an overarching plan for energy and water resource through sustainable design principles and is elaborated on further in 2.3.1.1.
Figure 2-1. Proposed Hawai‘i Baptist Academy High School Campus Site Plan

COLOR LEGEND
- Landscape
- Upper Level Campus
- Lower Level Campus
- New HBA property since 2004 CUP
- Existing Building
- New Building
### Table 2-1: Proposed Space Program and Parking Calculation for Hawai‘i Baptist Academy’s High School Campus Expansion

#### SPACE PROGRAM

**Table 2-1. Proposed Space Program and Parking Calculation for Hawai‘i Baptist Academy’s High School Campus Expansion**

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<tr>
<th>BUILDING/SPACE</th>
<th>Current CUP June 2006</th>
<th>Proposed CIP Recommendation to CUP</th>
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#### TOTAL PARKING STALLS CUP

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<th>Proposed CIP Recommendation to CUP</th>
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**TOTAL PARKING STALLS CUP = 149**

**NEW PARKING STALLS CUP_REV = 190**

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**PROPOSED PARKING COUNTER**

1. **Safety and Security**
   - 5 security officers
   - 1 security booth
   - 2 security cameras

2. **Parking Management**
   - 4 parking attendants
   - 2 parking meters

3. **Maintenance**
   - 1 maintenance supervisor
   - 4 maintenance workers

**EXISTING PARKING STALLS**

- **200** existing parking stalls
- **100** existing visitors parking stalls
- **50** existing staff parking stalls

**PLANNED PARKING STALLS**

1. **Central Building**
   - 200 central parking stalls

2. **Elementary School**
   - 100 elementary parking stalls

3. **Middle School**
   - 200 middle school parking stalls

4. **High School**
   - 500 high school parking stalls

**TOTAL PARKING STALLS CUP**

- **200** central parking stalls
- **100** visitors parking stalls
- **50** staff parking stalls
- **400** elementary school parking stalls
- **200** middle school parking stalls
- **500** high school parking stalls

**TOTAL PARKING STALLS CUP_REV**

- **250** central parking stalls
- **100** visitors parking stalls
- **50** staff parking stalls
- **450** elementary school parking stalls
- **250** middle school parking stalls
- **550** high school parking stalls
2.3.2 Proposed Design Elements and Themes of the Hawai‘i Baptist Academy High School Campus Expansion

The Hawai‘i Baptist Academy is an institution that operates under clear core values and philosophies. According to an HBA guiding statement, “It is the philosophy of HBA to provide academic excellence in a Christian context. We believe that the most effective citizen needs a well-trained mind; that the best education includes spiritual and moral values as well as intellectual, physical and aesthetic values; and that the best spiritual and moral teachings are those of Jesus.” From this statement, two clear core values emerge: 1) Christian context; and 2) Academic excellence. It is these core values that HBA was built upon, and that sustain it today. It is HBA’s intention for these values to be the guiding force behind the development and growth of HBA as an institution, its governing body, faculty, programs, curriculum, and students.

Five major areas of focus emerged from the Strategic Master Plan process: 1) Students: Curriculum, Support Services, & Activities; 2) Faculty and Staff: Growth & Development; 3) Information and technology; 4) Organization; and 5) Physical plan. The above statement and core values guide the development of the strategic plan, as well as the day-to-day operations and physical development of HBA. For example, under Focus Area 1, core values are reflected by: 1) weaving Christian concepts into all aspects of student development; and 2) preparing students well emotionally, socially, and intellectually in order for them to adapt to complexities of the modern world.

The proposed improvements reflect HBA’s core values through the Campus Ministry building, a state-of-the-art science and art classroom building, an improved library, incorporation of courtyard gathering spaces and a pavilion, and overall improved facilities for students and teachers. These improvements will also foster student growth both in and out of the classroom.

2.3.2.1 Sustainable Design

The Hawai‘i Baptist Academy Campus will also practice a sustainable lifestyle. The project will incorporate key energy and water saving design strategies to limit the project’s environmental footprint and will be designed with a fully integrated approach to meet the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) certification criteria. The middle school opened in 2006 with a LEED-Gold certification. The new building on the high school campus will serve as a sustainability model for secondary education facilities and a source of new knowledge relating to sustainable practices and technologies. These will reinforce Christian values of resource stewardship. The overarching plan for each resource should follow these basic principles: 1) Reduce demand; 2) Design efficient systems; 3) On-site generation (e.g. power, water); and 4) Offset off-site resource needs and impacts.

Some examples of key sustainability strategies include:

Energy Saving Strategies:
- Incorporate on-site renewable energy generation system(s)
- Use solar water heater for on-site needs (sinks, showers)
- Design for flexibility and personal controls
- Provide good use of natural light
- Provide natural ventilation where applicable
- Incorporate proper building orientation and building envelope design to minimize heat gain (green roofs, green walls)
Water Saving Strategies:

- Recover, treat, and reuse water
- Reduce storm water run-off by incorporating bioswales
- Incorporate low-flow fixtures and appliances

2.4 PROJECT UTILITIES AND INFRASTRUCTURE

A Site Infrastructure Description and Site Grading & Drainage Plan was prepared by Austin, Tsutsumi & Associates, Inc., in October 2010, and is included as Appendix B C. Overall existing conditions, impacts, and mitigation measures for utilities are discussed in Section 3.0 of this document.

The existing project site has water and electric services, sewer connections, and solid waste collection services. The following section generally describes the physical characteristics of these site utilities with the proposed improvements.

2.4.1 Water Supply

The Honolulu Board of Water Supply (BWS) owns the water system that provides service to HBA. There is an existing 6-inch water line and 4-inch compound water meter within the campus running from the Wylie Street Ramp onto the site. The water main is connected to an 8-inch main which feeds from the 24-inch main in Pali Highway. There is an existing fire hydrant at the entrance to the school.

A new 2-1/2-inch water lateral and 6-inch fire sprinkler line will tap off of the existing 6-inch interior main to service the new classroom building. The Christian Ministry building will utilize the existing water laterals which are already in place.

2.4.2 Wastewater

There are two existing sewer mains located on the site. The first is an 8-inch sewer line that runs northwest to southeast and connects to an 18-inch sewer line which lies within a 10-foot wide sewer easement, and runs down the middle of the site from the northeast end of the property towards the southern end, bypassing along the east perimeter of the adjacent HBA middle school.

A new 6-inch sewer lateral will service the new three-story classroom building. The sewer lateral will connect to the existing 18-inch sewer main just east of the new building. The Christian Ministry building will utilize the existing sewer lateral connection.

2.4.3 Drainage System

Existing building downspouts appear to surface flow into adjacent landscaped areas. Drain inlets within the parking lots and walkways collect flow and discharge to a main drainage system consisting of a 12-inch and 18-inch collector pipes which connect to a 30-inch drainline and discharging to areas above Nu’uanu Stream. A concrete ditch, or “‘auwai” (See Section 3.17 for an extended discussion on the ‘auwai), located between the sewer easement and Nu’uanu Stream, is one way runoff generated on-site is handled.

New grated inlets are proposed to be placed in the new parking lot and around the new building. The runoff collected from the grated inlets within the new parking lot and around the new building, as well as the roof runoff from the new building, will be collected in a storm
water-quality detention system for the purposes of filtering pollutants and storing increases in drainage runoff.

2.4.4 Solid Waste Disposal

Residential and commercial wastes are currently hauled by a private contractor to transfer stations, landfills, or the incinerator. A waste-to-energy plant, H-POWER (Honolulu Program of Waste Energy Recovery), incinerates wastes and sends the resulting ash to the Waimanalo Gulch Landfill.

The campus has a recycling program for cans, bottles, and paper. Any required improvements will comply with the State Department of Health and the City and County Department of Facility Maintenance requirements to conform to the Integrated Solid Waste Management Act, Chapter 342G, HRS.

2.4.5 Other Utilities

Electrical, telephone, and cable television services are presently available to HBA and already serve the existing HBA campus. Other than the usual hookup requirements, no improvements or expansions are anticipated for these services.

2.4.6 Access, Roadways, and Parking

Primary access to the property is from the Wyllie Street on-ramp (see Figure 2-1), which is accessible either from Wyllie Street or Nu’uanu Avenue, or from Pali Highway from the southbound direction. Egress from the property is a right turn onto the ramp, which merges onto Pali Highway in a northbound direction. Pedestrian access via the Wyllie Street on-ramp is also available via improved sidewalks. HBA does not propose to alter the existing ingress/egress to and from the site.

There are a total of 149 existing parking spaces for the high school and middle school. A total of 190 parking spaces are required after the improvements, but a total of 193 parking spaces will be provided (See Table 1).

2.5 CONSTRUCTION CHARACTERISTICS

2.5.1 Landscape Management

HBA high school is situated on a site in a developed residential area in urban Honolulu. The proposed landscape master plan (Figure 2.3) identifies existing banyan, African tulip, coconut palm, pink tecoma, and false kamani trees on the high school campus. Proposed improvements will include a 5’-0” landscape strip containing screening plants around the Wyllie ramp and the north side of campus, at the parking lot and along the residential area. Canopy trees will screen the new building along the residential area. All landscaping along the stream and in the preservation area will remain. The landscape plant palette (Figure 2.4) emphasizes the use of native Hawaiian and Polynesian-introduced plants to promote sustainability.

The landscape irrigation design concept is to promote the healthy growth of the plant material while conserving water. (See Appendix F.)
The irrigation system will be separated according to grass and groundcover areas, as well as full sun versus shaded areas. This will ensure that plants that require larger amounts of water will be sufficiently irrigated, without over-watering those that are less thirsty.

The sprinkler heads will be selected so their precipitation rates do not exceed the infiltration rate of the soil; this will conserve water by eliminating run-off. It will also prevent the leaching of nutrients, pesticides, and fertilizers in the soil past the root zone. Fixed-spray, pop-up heads will be used to irrigate smaller planting areas, while gear-driven rotor heads will be used for larger areas.

The layout of the sprinkler heads will be designed to provide a uniform distribution pattern. The radius and arc of the irrigation heads will be adjusted to minimize over-spray onto buildings, walkways, and roads. Low angle nozzles will be used in high wind areas to reduce the amount of wind drift and pressure compensation, and/or regulating devices will be used to reduce misting.

Water flow within the irrigation system will be designed to not exceed 5’ per second through any section of pipe.

Rain sensing devices will be incorporated in the system for water conservation purposes.

The automatic irrigation controllers will be located on the exterior of the buildings for ease of access and installed in stainless steel enclosures for increased vandal resistance. Features like cycle and soak, water budgeting and multiple start times will provide flexibility of scheduling and minimize runoff.

The irrigation system run times will be scheduled to occur during the evenings or early morning hours, to reduce the losses due to evaporation, reduce the amount of diseases in the lawn, and reduce the amount of wind drift as winds are usually lighter. Station run times will be monitored during the maintenance period to prevent over watering which can lead to disease, runoff, and leaching of nutrients and pesticides.

The landscape design phase is the ideal time to make decisions that can greatly reduce maintenance costs. Maintenance can be reduced through the selection of appropriate landscaping material, siting, and installation. The following are some design concepts that will help minimize the amount of maintenance required:

- Install high-quality plant material of the appropriate size
- Use plants that are native, micro-climatically adapted, low maintenance, and pest-resistant whenever possible
- Plant groundcover or install mulch at slopes and shady areas where grass will not grow well

2.5.2 Sewage Easement

The proposed improvements to the high school will not require the relocation of the existing 50-year old sewage easement currently crossing the property.

2.5.3 Excavations

Some grading will be required to implement the proposed improvements, but no significant impacts to the site topography are anticipated. Much of the usable portion of the site have already been modified and improved upon when the existing school structures were developed.
The approximate earthwork quantity for HBA’s high school campus is 353 CY of excavation and 421 CY of fill. Excess material will be hauled offsite.

2.5.4 General Construction

The construction of the facility will include the formation and placement of concrete foundations, the installation of mechanical equipment and electrical wiring and equipment, general carpentry work, painting and many other trades and work associated with typical construction activities.

2.6 SUMMARY OF PROJECTED COSTS

Costs for the Hawai‘i Baptist Academy High School Campus Expansion project are estimated at approximately $12,000,000 for civil and construction costs for Phases I, II, and III. The costs will likely be met primarily through private endowments, donations, and fundraising. Since the project is at the master planning phase at this time, a specific funding program has not yet been developed.
Figure 2-2. Proposed Overall Landscape Master Plan
Figure 2-3. Landscape Plant Palette

- KOA
- PUAKENIKENI
- HALA
- PLUMERIA
- ARECA PALM
- TRAVELLER'S PALM
- PUALOALO
- 'KIMI' DARK PINK GINGER
- RED GINGER
- TORCH GINGER
- NANU
3.0 DESCRIPTION OF THE ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION MEASURES
3.0 DESCRIPTION OF THE ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes the existing environmental setting and identifies possible impacts of the proposed project. Strategies to mitigate those potential impacts are also identified.

3.1 TOPOGRAPHY

Existing Conditions

Ground elevations of the project area range from approximately 200 ft. above mean sea level at the existing parking lot to the high point of the site, at 250 feet above MSL, where a single story wood building currently sits. (Figure 3-1.)

Anticipated Impacts and Mitigation Measures

Some grading will be required to implement the proposed improvements, but no significant impacts to the site topography are anticipated. Much of the usable portion of the site already have been modified and improved upon when the existing school structures were developed.

Best Management Practices will be implemented pursuant to the required Grading Permit to mitigate any potential impacts of soil erosion and fugitive dust during any grading or excavation. Grading plans will be prepared by a licensed civil engineer to ensure slope stability and mitigate potential erosion and storm water runoff.

The hillside in the conservation portion of the high school site is undeveloped and may have potential for rock fall hazards. However, in the history of the school, we are not aware of any rock fall incident that impacted the developed portion of the site across Nu’uanu Stream from the hillside. Furthermore, due to the natural topography, we feel that any rock that may fall would likely stop on the heavily forested talus slopes along the stream before it actually made it to Nu’uanu Stream below. Finally, the high school is situated on the opposite (‘Ewa) upper developed portion of the site such that falling rocks will lose their momentum and stop well before any of the existing or proposed buildings would be reached. We think there is a sufficient buffer and grade such that potential rock fall hazards are naturally mitigated and no additional measures are needed.

3.2 SOILS

Existing Conditions

Soil types within the project site are identified in the U.S. Department of Agriculture, Natural Resources Conservation Service, 2007 (formerly known as the Soil Conservation Service), Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawai’i, (August 1972). As depicted in the site consists of three different types of soils: The highest regions of the site, mostly in the Preservation district, which is outside the project development area, consist of Rock land, which includes areas that have 25 to 90 percent exposed rock (Figure 3-2). Also in the Preservation District is Kaena very stony clay, 10 to 35 percent slopes. This soil occurs on moderate to steep talus slopes. There are many stones and boulders on the surface and in the profile. Permeability is slow; runoff is slow to medium and erosion hazard is moderate to severe.
The project site mostly consists of ‘Ewa stony silty clay, 6 to 12 percent slopes. This soil consists of deep, well-drained soils that formed in alluvium weathered from basaltic rock. Permeability is moderate; runoff is slow to medium.

**Anticipated Impacts and Mitigation Measures**

The proposed project will not change the overall soil composition at the site. However, due to grading and leveling, some soil will be redistributed on the site. Earth moving activities during construction (e.g., grading, clearing, excavation) have potential to impact air quality through fugitive dust and water quality through storm water runoff. These impacts are addressed in **Section 3.6 Air Quality** and **Section 3.8.3 Storm Drainage**. Best management practices will be implemented as described in these sections to mitigate potential adverse impacts.
Figure 3-1 Topography Map
Figure 3-2  USDA NRCS Soils Map (U.S. Department of Agriculture, Natural Resources Conservation Service, 2007)
3.3 CLIMATE

Existing Conditions
Climate on O‘ahu can be characterized as having low day-to-day and month-to-month variability. Differences in the climates of various areas are generally attributable to the island’s geologic formation and topography creating miniature ecosystems ranging from tropical rain forests to dryer plains along with corresponding differences in temperature, humidity, wind, and rainfall over short distances (Dept. of Geography, 1998). Annual and daily variation in temperature depends to a large degree on elevation above sea level, distance inland, and exposure to trade winds.

Winds are predominantly “trade winds” from the east-northeast except for occasional periods when “Kona” storms may generate strong winds from the south, or when the trade winds are weak and land breeze to sea breeze circulations develop. Wind speeds typically vary between about 5 and 20 miles per hour providing relatively good ventilation much of the time. Lower velocities (less than 10 mph) occur frequently and the usual northeasterly trade winds tend to break down in the Fall giving way to more light, variable wind conditions through the Winter and on into early Spring.

The project area’s temperatures are generally very moderate with average daily minimum and maximum temperatures ranging from about 65 to 87 degrees Fahrenheit. Average annual rainfall at the elevation where the school is located is about 54.6 inches, with summer months being the driest. Trade winds are generally from the northeast. Strong winds do occur at times in connection with storm systems moving through the area.

Anticipated Impacts and Mitigation Measures
The proposed improvements are not expected to have an effect on climatic conditions, and therefore no mitigation measures are necessary. Project landscaping will help mitigate any localized temperature increases from the proposed improvements.

3.4 NATURAL HAZARDS

Existing Conditions
Based on the Federal Emergency Management Agency’s Flood Insurance Rate Map effective November 30, 2004, the project area is located in “Zone X,” which is outside of the 0.2% annual Chance Floodplain, as depicted in Figure 1-7.

Devastating hurricanes have impacted Hawai‘i twice in the past three decades: Hurricane I‘wa in 1982 and Hurricane ‘Iniki in 1992. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events are likely given the recent record. Hawai‘i Baptist Academy, as the rest of O‘ahu or the State, is no more or less vulnerable to the destructive winds and torrential rains associated with hurricanes.

The majority of earthquakes in Hawai‘i are directly related to volcanic activity on the Island of Hawai‘i. The entire City and County of Honolulu lies in a seismic zone designated as 2A. Under the International Building Code (IBC) seismic provision, a Zone 2A area could experience seismic activity between .75 and .10 of the earth’s gravitational acceleration (g-force). However, volcanic hazards in the area of the Hawai‘i Baptist Academy are considered minimal.

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1 Community Profile for 96817 in Honolulu
2 U.S Geological Survey, 1997 Zone
due to the extinct status of the volcano comprising the Koʻolau Mountains. Seismic hazards in the area are no greater than other locations on Oʻahu.

**Anticipated Impacts and Mitigation Measures**

Because the project area is located well away from the coastal area, the project area is secure from coastal inundation. Furthermore, existing, and proposed, buildings are located above the high water elevation of Nuʻuanu Stream. Since the project is within Flood Zone X, due to its proximity to Nuʻuanu Stream, all existing and proposed building elevations are and will be above the 100-year flood plain. Furthermore, the new classroom building is proposed to be built approximately eight (8) feet higher than the existing Fleming Building, which has not experienced any flooding from Nuʻuanu Stream since it was constructed in 1973.

The proposed improvements will not exacerbate any existing hazardous conditions. The potential impact of destructive winds and torrential rainfalls of hurricanes will be mitigated by compliance with the Uniform Building Code adopted by the City and County of Honolulu. Likewise, all structures will be constructed for protection from earthquakes in accordance with the County’s Uniform Building Code.

### 3.5 Wetlands and Stream Sources

**Existing Conditions**

A thorough survey of aquatic resources has been conducted in the past. The site is generally a sloped site with no other water bodies or features other than Nuʻuanu Stream, the unnamed ditch, and remnants of old landscaped, constructed, artificial ponds that were filled many years ago. The unnamed ditch is part of an old “auwai” (ditch) system that no longer operates due to blockages upstream from construction on another property.

Nuʻuanu Stream is classified as a wetland on both the United States Geological Service (USGS) map and the United States Department of the Interior Fish and Wildlife Service Wetland Map for Honolulu (See Figure 1-8). As previously stated in this report, Nuʻuanu Stream flows through the subject property near the eastern border.

**Anticipated Impacts and Mitigation Measures**

Project development is not anticipated to affect any of the above features. No improvements will be built within the banks of Nuʻuanu Stream. All proposed improvements will be designed to avoid the stream and the adjacent stream banks. During the construction period, measures will be taken to prevent silt from entering the stream. Construction is planned to stay above stream channel high water levels. However, should such impacts be anticipated, the applicant will conform to the antidegradation policy (HAR, §11-54-1.1), designated uses (HAR §11-54-3), and water quality criteria (HAR, §11-54-4 through §11-54-8). Best management practices will be used to manage erosion, sediment loads, and storm water discharges to stay within regulatory requirements.

A Department of the Army (DA) permit from the U.S. Army Corps of Engineers (Corps) is not required because the immediate project site does not have navigable waters subject to Corps jurisdiction, and is absent of waters of the U.S., subject to Corps jurisdiction. However, Nuʻuanu Stream ends in Honolulu Harbor, a traditionally navigable water and, as such, is subject to Corps jurisdiction. While no discharge is anticipated into Nuʻuanu Stream, the Corps will be contacted prior to conducting any activity that may result in the discharge and/or fill material into Honolulu Harbor. Furthermore, any discharges related to construction activities will comply with the State’s Water Quality Standards.
3.6 **FLORA AND FAUNA**

*Existing Conditions*

The site of the Hawai‘i Baptist Academy High School, and the surrounding area, has been extensively altered by prior urbanization. No threatened or endangered plant or animal species are known to exist on the subject property. The developed portion of the property is landscaped with introduced plants that include banyan tree, pink tecoma, plumeria, false kamani, African tulip, and coconut palm. Birds and animals common to urban areas, such as rats, mice, and domesticated and feral cats and dogs, were sighted or presumed to exist on the site.

*Anticipated Impacts and Mitigation Measures*

It is not expected that the expansion and operation of the Hawai‘i Baptist Academy High School Campus will result in deleterious impacts to any botanical, avian, or mammalian species. Landscaping plans include increased landscaping.

No protected species of plants were located and none are anticipated to occur in this urbanized area. Larger and mature trees will be preserved as necessary and practicable, but there are no plants in the survey area that appear to deserve special attention. Thus, the proposed improvements should not have a negative impact on the botanical resources of the campus.

The proposed improvements are not expected to have a significant negative impact on birds or introduced wildlife in the area. In fact, birds and the introduced wildlife will most likely benefit from landscape improvements.

**Hawaiian Hoary Bat**

It has been suggested that the Hawaiian Hoary bat may exist on the project site. We do not anticipate any Hawaiian hoary bats on the areas of development. There may be Hawaiian hoary bats on the Preservation designated lands of the project site, but no activity will occur in that area.

All development in this project occur on the existing developed portion of the project site and we do not expect any significant nesting or foraging activity by the Hawaiian hoary bat (Lasiurus cinerus semotus) on this part of the campus. To our knowledge, none have been observed in the past. However, Hawaiian hoary bats are solitary and cryptic animals which can easily go undetected without directed surveys to determine their presence. Therefore, in the event that Hawaiian hoary bats are detected, to minimize impacts, woody plants greater than 15 feet (4.6 meters tall) will not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (May 15 through August 15).

3.7 **Air Quality**

*Existing Conditions*

In general, air quality in Hawai‘i is excellent due to the predominant northeast trade winds. Some localized conditions, such as heavy traffic at intersections, can negatively impact air quality. Vehicle emissions from motor vehicle traffic on nearby roadways are currently the most common type of pollution generated in the vicinity of the Hawai‘i Baptist Academy High School site.

*Anticipated Impacts and Mitigation Measures*

The traffic that is generated by the proposed project is not expected to substantially increase traffic in the area. It is expected to comprise of an additional 38 trips generated in the AM, and 13 trips generated in the peak PM hour. (See Section 3.13 for additional discussion on traffic
impacts.) Thus, it may be concluded that the proposed improvements will not substantially alter air quality in the vicinity.

Once construction starts, air quality may be affected by the generation of fugitive dust, and construction equipment and worker vehicle emissions. In the short term, all construction activities will implement best management practices to reduce any negative air quality impacts and comply with the provisions of Hawai‘i Administrative Rules, Chapter 11-60.1, “Air Pollution Control,” Section 11-60.1-33, Fugitive Dust. Dust conditions will be controlled by frequent watering of roadways, and other soil management measures. Equipment will be maintained in proper working order to minimize exhaust emissions. These impacts are mostly temporary in nature.

3.8 NOISE

Existing Conditions

The primary source of noise in the vicinity of the site is from traffic on Pali Highway. Except for occasional evening uses at the school gymnasium, most noise will be limited to normal waking hours and is expected to be within reasonable levels. Noise on-site may also be generated by student interaction, parking lot activities, lawn mowing, and other landscaping activities.

Anticipated Impacts and Mitigation Measures

There will be short-term noise impacts generated as a result of building construction. Proper mitigation measures will be implemented. Construction will occur only during daylight hours. All project activity will comply with the State Department of Health’s Administrative Rules, Chapter 11-46, “Community Noise Control,” and will be monitored to ensure compliance.

Long-term noise impacts due to the proposed improvements are not expected to be significant because total site population change is minimal and the activities generated by the new facilities is mostly indoor in air conditioned spaces.

As previously discussed, the proposed improvements are not expected to significantly increase enrollment, the number of employees on campus, or traffic to the campus. Since the proposed improvements are not expected to result in a significant increase in noise levels over existing levels, there will be minimal impact on surrounding residential neighborhood. Classroom and facility spaces will be air conditioned to further mitigate noise impacts.

3.9 UTILITIES AND INFRASTRUCTURE

Austin, Tsutsumi & Associates, Inc. prepared a Site Infrastructure Description and Site Grading & Drainage Plan for the proposed project in October, 2010 (Appendix B ©).

3.9.1 Water System and Gas

Existing Conditions

Water Supply

There is an existing 6-inch water line and 4-inch compound water meter within the campus running from the Wylie Street Ramp onto the site. The water main is connected to an 8-inch main which feeds from the 24-inch main in Pali Highway. There is an existing fire hydrant at the entrance to the school.

Fire Protection System
The existing fire protection water system is comprised of an existing fire hydrant at the entrance to the school. Honolulu Fire Department (HFD) criteria require a hydrant within 150 feet of a building.

Gas

A 500-gallon gas tank is located behind the existing shower building and feeds to the water heater in the shower building, as well as to the school’s main kitchen.

Probable Impacts and Mitigation Measures

Water Supply

A water supply capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings are constructed, will be provided for and approved by the City and County. The existing 6-inch interior water main will be extended to provide service for a new 2 1/2-inch water lateral to service the new classroom building. The Christian Ministry building will utilize the existing water laterals which are already in place. A new 8-inch fire line and DC meter will connect to the existing 8-inch water main within Wyllie Street Ramp and travel along the west side of the existing administration building and Shiraki Building towards the new classroom building. Two new fire hydrants and the fire sprinkler system for the new classroom building will be serviced from this new 8-inch fire line.

According to a letter from the Board of Water Supply to Mr. Terrance S. Arashiro, P.E., project engineer, dated April 21, 2010, “the existing water system is presently adequate to accommodate the development.” However, it should be noted the BWS based this information upon current data and, therefore, reserves the right to change any position or information stated in the letter up until the final approval of a building permit application. The Water System Facilities Charges obligation will be met when water is made available. Furthermore, the proposed project will be subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the building permit application.

An assessment of the existing and master planned water demands will need to be completed to verify that the existing water meter can continue to serve the ultimate campus development. Payment of water system facilities charges will also need to be made as the new buildings are occupied.

Fire Protection System

Fire apparatus access roads, fire hydrants, and mains will be added in accordance with HFD requirements to provide fire protection coverage for the new building. Separate water line taps for fire department connections and sprinkler systems can be added as needed to support the new building. Also, due to the lengths of the water lines and associated pressure losses, verification of water line sizes to meet fire flows and pressure, needs to be done during preliminary design. Civil drawings will be submitted to the HFD for review and approval.

Gas

Once the demands are identified for this project, it can be determined if the existing gas tanks can be used or if additional tanks will be needed. As a public utility, the Gas Company will undertake improvements, upgrades and expansion of the synthetic natural gas system for projects as requested to accommodate the demands, recovering costs through their tariff structure.
3.9.2 Wastewater

**Existing Conditions**

The existing wastewater system in the area is owned and maintained by the City and County of Honolulu sewer system. There are two existing sewer mains located on the site. The first is an 8-inch sewer line that runs northwest to southeast above Shiraki Building and connects to the second larger sewer main which is an 18-inch sewer line. This 18-inch sewer line lies within a 10-foot wide sewer easement which runs down the middle of the site from the northeast end of the property towards the southern end between Shiraki and Fleming buildings and continues south bypassing along the east perimeter of the HBA Middle School.

**Impacts and Mitigation Measures**

Wastewater generated from the proposed improvements will be transmitted to the City and County of Honolulu sewer system. The proposed improvements will accommodate an additional 20 students and 2 faculty and staff. Based on per student/faculty/staff demand of 25 gallons per capita per day, the additional campus population will generate approximately 550 gallons of wastewater per day.

A new 6-inch sewer lateral will service the new classroom building. New sewer manholes and cleanouts will be required to service the new building. The sewer lateral will connect to the existing 18-inch sewer main just east of the new building. The Christian Ministry building will utilize the existing sewer lateral connection.

All wastewater plans will conform to the applicable provisions of the State Department of Health’s Administrative Rules, Chapter 11-62, “Wastewater Systems.”

3.9.3 Storm Drainage

**Existing Conditions**

The Hawai‘i Baptist Academy currently uses overland sheet flow, swales, on-site ditches, drain inlets, and underground drain lines to intercept on-site generated runoff. Generally, existing building downspouts appear to surface flow into adjacent landscaped areas. Drain inlets within the parking lots and walkways collect flow and discharge to a main drainage system that runs through the site. This main drainage system consists of 12-inch and 18-inch collector pipes which connect to a 30-inch drainline which discharge to areas above Nu‘uanu Stream.

**Probable Impacts and Mitigation Measures**

New grated inlets are proposed to be placed in the new parking lot and around the new building. The runoff collected from the grated inlets within the new parking lot and around the new building, as well as the roof runoff from the new building, will be collected in a stormwater quality detention system for the purposes of filtering pollutants, and storing increases in drainage runoff. The grade difference between the street and mall levels of the new building and new parking will be made up by a retaining wall structure.

No significant storm drainage impacts are anticipated.
Figure 3-3 Proposed Layout & Utilities Plan
3.10 HAZARDOUS WASTE

Existing Conditions
Hazardous waste is defined as having a chemical composition or containing other properties that make it capable of causing illness, death, or some other harm to humans and other life forms when mismanaged or released into the environment (EPA, 2005).

The existing Building D is an old building and has some asbestos floor tile. A test may be required to determine if there is lead based paint. There are no current onsite concerns regarding hazardous waste contamination or spills.

Anticipated Impacts and Mitigation Measures
No significant impacts related to hazardous waste from the construction of the project are anticipated. As necessary, any studies will be prepared in conformance with procedural guidelines provided in ASTM E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment. Building D will be demolished during the construction of the new classroom building. Proper protocol will be observed to manage the removal of the asbestos on the tile flooring.

3.11 ELECTRICAL AND COMMUNICATIONS

Existing Conditions
Primary electrical, telephone, internet, and cable television service for Hawai‘i Baptist Academy originates from Hawaiian Electric Company (HECO), Hawaiian Telcom, and Oceanic Cablevision’s overhead facilities, respectively.

Anticipated Impacts and Mitigation Measures
Present electrical, telephone, internet, and cable capabilities are adequate to support the proposed improvements.

3.12 BUILDING SYSTEMS AND INFRASTRUCTURE

A mechanical and electrical system assessment was conducted by Lincolne Scott.

Existing Conditions

Mechanical Systems
Building A (Fleming): Includes single package through the wall air conditioning units (ACU’s). The units are GE Zoneline with a typical energy performance of 10.2 EER. No outside air is being supplied to each classroom, which does not meet code.

Building B (Shiraki): Includes a combination of variable refrigerant flow (VRF) air conditioning system. Split system air conditioning units and package air conditioning units (PACU’s). The older split system ACU’s and PACU’s have a typical energy performance of 10.1 EER with limited part load capabilities while the VRF has a SEER of about 17.

Building C (Admin): Includes wall mounted air conditioning units that have the same poor energy performance as Building A.

Electrical Systems
Building A (Fleming): The utility meter is located in this building. 2000A main switchboard with 1200A main circuit breaker feeding Building A and 800A main circuit breaker feeding Building B.
Building B (Shiraki): 800A main circuit breaker in Building A. Switchboard feeds an 800A distribution panel board in Building B.

Building C (Admin): 200A circuit breaker in Building A. Switchboard feeds a panel board in Building C.

**Anticipated Impacts and Mitigation Measures**

**Mechanical and Electrical Systems**

Proposed mechanical system upgrades in Phase I include a new electrical service to serve Building D. The existing tele/data infrastructure will be extended to Building D from Building B.

Proposed mechanical system upgrades in Phase II include two options: 1) provide a mechanical system that addresses the new work, or 2) replace the entire mechanical system with an energy efficient system that also addresses the lack of ventilation air within the existing classrooms. By providing the code required ventilation air within each classroom, students will have a healthy work environment and the mechanical system will be approximately 40% more efficient than the current wall mounted package units.

During Phase III, the Christian Ministries building is anticipated to be served from the existing electrical service located in Building A. The existing tele/data infrastructure will be extended to this building from Building B.

### 3.13 PHASING

Planning for the project will allow maximum flexibility for the HBA to implement the project in phases as determined by existing internal and external factors. However, proposed improvements are anticipated to be constructed in three phases, as described in detail in Section 2.3. Generally, Phase I includes the construction of a new, state-of-the-art three-story building with four new science classrooms, two new art classrooms, two general classrooms, and an art deck on the upper level; the conversion of science classrooms in the Fleming Building to three general classrooms; the demolition of the maintenance shed; and a new parking area near the new building. Phase II primarily will be a renovation of the existing Fleming Building; improvements to the library, and the addition of two new classrooms, grass courtyard, and Senior Pavilion. Phase III primarily involves the replacement of the existing Physical Plant Office with a new Christian Ministries building. We anticipate Phase I beginning in calendar year 2011. We anticipate Phase II to commence in 2012. Commencement of Phase III is anticipated to be sometime in 2014.

Site work and infrastructure will be constructed in support of the new buildings. Emergency vehicle accesses and utilities will be phased to ensure service for improvements within each phase.

### 3.14 Roadways, Access, and Traffic

**Roadways**

The primary access point to the project site is via the northbound Wyllie Street ramp to Pali Highway. This ramp is a northbound, partially one-way street providing access to Pali Highway from Wyllie Street and Nu‘uanu Avenue. The highway in the area is under the jurisdiction of the State Department of Transportation (DOT).

Ingress to the high school project site is via right turn from the Wyllie Ramp, which is northbound and which can be accessed from either Wyllie Street or Nu‘uanu Avenue. Ingress
can also be from Pali Highway traveling southbound off of Wyllie Street and onto the Wyllie Ramp. Egress is via a right turn onto the Wyllie Ramp and then a merge onto Pali Highway, traveling northbound (the first light allows a u-turn to return to town, or southbound). Pedestrian access to the site is provided by paved sidewalks on the Wyllie Ramp.

Service, special, and emergency access is also possible from two small lanes extending from Pali Highway, to access TMK 2-2-22: 09 and 2-2-31: 030. Access to the existing street from TMK 2-2-22: 003, the high school campus, is through the main entrance to the campus, via the Wyllie Street on-ramp to Pali Highway. HBA also owns two parcels (TMK 2-2-31:30 and 2-2-22:09) which are currently accessed by two private lanes directly off Pali Highway, as well as through the main campus entrance. After construction, access to the lanes from these two parcels will be generally restricted to emergency vehicle access and periodic service vehicle access.

There are parking spaces throughout the on-site campus and driveways. Emergency vehicle access is also provided by the existing driveways.

The driveway pavements were observed to be in good condition. Tree roots appeared to be well controlled with no associated pavement damage observed. Speed bumps and crosswalks are in place for traffic safety. From the observations made drainage of the driveways appears to be adequate, with only minor areas of ponding observed.

**Emergency Vehicle Access**

**Table 3-1**

<table>
<thead>
<tr>
<th>Item</th>
<th>Criteria</th>
<th>Basis</th>
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<tbody>
<tr>
<td>Width</td>
<td>20’ minimum</td>
<td>Uniform Fire Code (UFC)</td>
</tr>
<tr>
<td>Turning Radius</td>
<td>42’ minimum</td>
<td>Honolulu Fire Department (HFD)</td>
</tr>
<tr>
<td>Back-up Distance</td>
<td>150’ maximum</td>
<td>UFC</td>
</tr>
<tr>
<td>Vertical Clearance</td>
<td>13’-6” minimum</td>
<td>HFD</td>
</tr>
<tr>
<td>Surfacing</td>
<td>Concrete/asphalt/grass cell</td>
<td>HFD</td>
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<td>Fire Lane Slope</td>
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<td>HFD</td>
</tr>
<tr>
<td>Fire Department Connection</td>
<td>20’ from the fire lane and 25</td>
<td>HFD</td>
</tr>
<tr>
<td></td>
<td>to 40 feet from fire hydrant</td>
<td></td>
</tr>
</tbody>
</table>

In support of the new buildings in each phase, proposed improvements include internal driveways as needed for emergency vehicle access. In addition to vehicular access, pedestrian access around the exterior of buildings for emergency personnel will be provided. Fire access lane will be provided via a small lane from Pali Highway, accessing TMK 2-2-22: 09.

**Traffic**

A Traffic Assessment for the Hawai‘i Baptist Academy High School Campus Expansion was prepared by Austin, Tsutsumi & Associates (ATA) in March, 2010 (Appendix B C).

**Trip Generation Methodology**

The Institute of Transportation Engineers (ITE) publishes trip rates, Trip Generation, 8th Edition, based upon historical data from similar land uses. The Project’s additional square footage was
generated using the ITE trip rates for Land Use Code 530, High School. The project is projected to generate an additional 38 trips during the AM peak hour of traffic and 13 trips during the PM peak hour of traffic and is summarized in Table 1.

### Existing Conditions

**Roadways**

Access to the high school will continue to be provided by the right turn in/right turn out off of the Wyllie Street ramp to Pali Highway; therefore, no additional right-of-way modifications are required.

**Traffic Management Plan**

HBA has implemented a traffic management plan since 2006 ([Appendix C](#)), with few reported problems. During the school day, start and end times are staggered for the high school and middle school, reducing traffic. Security guards and cones are set up to monitor and facilitate traffic flow.

HBA also has special events such as middle school graduation, athletic events, parent-teacher conferences, open houses, and fundraising events. These events occur at various times and range in size. To accommodate these events, parking on-campus is first utilized. Thereafter, HBA has existing parking agreements with nearby properties to utilize their off-site parking stalls during special functions. The three alternative off-site parking areas are located at the Philippine Consulate (30 stalls), Community Church (50 stalls), and 7th Day Adventist Church (100 stalls). All three locations have been utilized since 2006 by HBA for school functions, with few reported problems.

The traffic management plan will continue to be implemented after the completion of the project.

### Anticipated Impacts and Mitigation Measures

**A.M. Peak Hour Traffic Analysis with Project**

During the AM peak hour of traffic, 27 additional cars are anticipated to enter the campus, and 11 cars to exit, for a total of 38 generated trips.

**P.M. Peak Hour Traffic Analysis with Project**

During the PM peak hour of traffic, an additional 7 cars is anticipated to enter the campus and 6 to exit, for a total of 13 generated trips.

### Conclusions

Although additional trips will be generated due to an increase in student enrollment and employees, it is anticipated to be nominal. Furthermore, the State Department of Transportation, in a letter dated July 21, 2010, stated that the increase to the existing net overall trips entering and exiting the HBA site during the AM and PM peak hours of traffic is not anticipated to be significant.

The preparation of a Traffic Impact Assessment Report is not required as the project does not meet the minimum trip generation criteria of 100 new trips in the peak direction which is recommended by ITE regarding the preparation of a Traffic Impact Assessment Report.

Furthermore, the access lane to/from Pali Highway will not be used during regular school hours or special events, but only for emergency purposes.
3.15 PARKING & LOADING

Existing Conditions
There are 69 existing parking spaces for the high school and 82 spaces (including 2 loading spaces) for the middle school, for a total of 151 parking spaces.

Student parking is not allowed on campus. All students who drive to school make parking arrangements with the Seventh Day Adventist Church to park on their site on a monthly basis.

Probable Impacts and Mitigation Measures
The HBA High School Campus expansion will require additional parking to be provided on-site. A new parking lot will be constructed by demolishing the existing Building D and several residential structures.

Overall, the total number of stalls provided (193 stalls) will exceed the total number of stalls required (189), yielding a net of 4 stalls over the necessary amount required. Table 3-1 provides a detailed breakdown of the parking for the proposed project.

ADA stalls for handicapped users is and will continue to be provided on the project site. ADA parking will be provided for the new buildings.

During construction, there will be minor impacts to parking. However, appropriate mitigation measures will be carried out to minimize any disruption to parking and traffic flow within the project site. No mitigation measures are required for the parking related to the HPU expansion project once construction of the project is completed.

While no HBA student rides a bike to school, the provision and installation of bicycle parking facilities will be considered for staff, students, and visitors.

Table 3-1
Proposed Parking for the HBA High School and Middle School Campus

<table>
<thead>
<tr>
<th></th>
<th>Required Parking</th>
<th>Provided Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Buildings</td>
<td>156</td>
<td>156 stalls</td>
</tr>
<tr>
<td>New Buildings</td>
<td>33 34 stalls</td>
<td>46 37 stalls (Proposed)</td>
</tr>
<tr>
<td>Total</td>
<td>189 190</td>
<td>193</td>
</tr>
</tbody>
</table>

The figures above include required accessible parking spaces.

3.16 SOCIO-ECONOMIC CHARACTERISTICS

Existing Conditions
Hawai‘i Baptist Academy has been operating its middle and high school at its present location in Nu‘uanu Valley since 1975. Before that, grades 7 to 12 were combined with the elementary grades at the school’s original campus in Makiki, which was established in 1949. In 1987, the elementary school was moved to a second campus one half-mile away. In 2006, the middle school opened its new campus adjacent to the existing high school. Throughout this time, HBA has endeavored to be a good neighbor at its respective locations.

Because it is a private school, HBA students reside in all areas of O‘ahu and, thus, the school’s social impacts radiate throughout the entire community and beyond.

Since its inception, HBA has been committed to excellence in teaching and the integration of faith and learning. The school offers a comprehensive curriculum in a safe, disciplined
environment. Positive social impacts resulting from HBA’s presence in Honolulu include the development of citizens with:

- Knowledge and skills necessary for success in college;
- The desire for life-long learning;
- Social knowledge and skills for relating to others;
- Individual and civic responsibility; and
- Creativity and aesthetic appreciation.

In addition, because the Hawai‘i Baptist Academy is a private school, its students do not burden the State’s public school system.

Hawai‘i Baptist Academy is a non-profit organization. As a private school, parents or guardians of enrolled students pay tuition to support operating expenses. About ten percent of students receive financial aid. Charitable contributions from parents, alumni, and mainland and local friends, churches, employees, and foundations supplement the school’s operating expenses.

Currently, there are 88 employees at the HBA middle and high school campus, including faculty and other staff.

The proposed improvements are estimated to cost $12 million for construction. Operational costs after construction will include salaries for two new teachers and utility and maintenance costs for the new facilities.

**Anticipated Impacts and Mitigation Measures**

Expansion of HBA’s high school campus will help to strengthen HBA’s ability to provide quality education opportunities in Hawai‘i. The long-term result will be a more educated citizenry instilled with the abilities to positively contribute to the State’s social and economic well-being.

As an established element of the Nu‘uanu community, the Hawai‘i Baptist Academy has demonstrated its ability to fit in with the existing residential nature of the area. In addition, because of the access to the campus via the Wyllie ramp, HBA students and staff do not travel through residential streets in the neighborhood and, thus, the social impacts related to this type of travel is lessened. Furthermore, as a private school, HBA requires their students adhere to a strict code of conduct, including elements of good citizenship and respect for other people and their property.

In the short-term, the proposed improvements will generate construction employment and associated other jobs in the economy generated by sales to construction companies, or the expenditure of wages by workers.

Hawai‘i Baptist Academy estimates the improvements will provide long-term employment for about two additional faculty and staff members. Total student enrollment is expected to increase by only 20, and the improvements will allow the school to decrease overall class sizes.

In the larger context, the proposed improvements will allow Hawai‘i Baptist Academy to provide increased quality education opportunities. A long-term indirect consequence of this is a more educated citizenry instilled with the abilities to positively contribute to the State’s social and economic well-being.

In addition, parents or guardians of HBA students pay the same taxes paid by parents or guardians of public school students, however, because HBA is a private school, its students do not burden the State’s public school system.
3.17 PUBLIC FACILITIES AND SERVICES

This section discusses the project’s probable impact on public facilities and services of the project site and surrounding area.

3.17.1 Educational Facilities

*Existing Conditions*

HBA is a small private school in the state of Hawai‘i. Total school enrollment, including elementary, middle, and high schools, is over 1,083 students.

*Anticipated Impacts and Mitigation Measures*

No adverse educational impacts are anticipated. On the other hand, numerous beneficial impacts, including a more educated citizenry instilled with the abilities to positively contribute to the State’s social and economic well-being, with increased employment opportunities, are expected to result from the project.

3.17.2 Police

*Existing Conditions*

Police protection is provided by the Honolulu Police Department Main Station, located at 801 South Beretania Street, about 2.5 miles away.

*Anticipated Impacts and Mitigation Measures*

There may be an occasional and unavoidable demand for police protection services associated with the project, however, it is anticipated that the proposed project should have no significant impact on the facilities or operations of the HPD.

The Wyllie Street on-ramp, however, may be affected during the construction phase of the project since it serves as the main entry/exit to the campus. According to the HPD, there may be an increase in general complaints from drivers utilizing the Wyllie Street on-ramp to northbound Pali Highway during this phase. Since HBA parents who drop off their children will also utilize the same on-ramp to enter/exit campus during construction, every attempt will be made to minimize the effects of construction traffic during the peak morning and afternoon hours. HBA has a traffic and parking management plan in place that can be expanded to address issues that may arise during the temporary construction phase. At completion, the overall increase in staff and students is relatively small and there should not be any significant or noticeable increase in complaints, even in the long term. HBA has been, and will continue to be, sensitive and responsive to its neighbors and the general community about addressing school-related traffic concerns. We hope this policy will continue to minimize complaints as it has done in the past.

3.17.3 Fire

*Existing Conditions*

Primary fire protection is provided by the Nu‘uanu Fire Station located at 115 Wyllie Street, near the intersection with Nu‘uanu Avenue, less than half a mile away.

*Anticipated Impacts and Mitigation Measures*

It is anticipated that the existing fire protection service will not be adversely affected by the proposed improvements. The planned structure will be designed to meet fire and building code requirements. This will include providing necessary hydrants and meeting fire flow requirements for water system improvements. Appropriate civil design plans will also be
coordinated with the Honolulu Fire Department for their review and approval during the project’s design phase.

3.17.4 Medical Emergencies

Existing Conditions
Various health care services in Honolulu provide primary patient care to adults, women, and children. Due to its urban location, several medical facilities serve HBA. The nearest hospital with 24-hour emergency services is St. Francis Medical Center East, located at 2230 Liliha Avenue, less than one mile away. Kuakini Hospital, located at 347 North Kuakini Street, about 1.2 miles away, is also equipped with 24-hour emergency services.

Anticipated Impacts and Mitigation Measures
The proposed project will not impact the handling of medical emergencies. Both St. Francis Medical Center East and Kuakini Hospital will continue to function in its present locations and will be accessible to HBA’s site. No mitigation is proposed.

3.17.5 Solid Waste Management

Existing Conditions
Solid waste from the HBA high school campus is collected in three standard commercial bins that are hauled away by private contractors three times per week. The Hawai’i Baptist Academy expansion project will generate additional solid waste; however, recycling efforts will continue. An existing campus recycling program is only limited to paper, but will likely expand as the project moves forward.

On O‘ahu, residential and commercial wastes are eventually hauled to landfills, the incinerator, or transfer stations. A waste-to-energy combustor, H-POWER (Honolulu Program of Waste Energy Recovery), located at the Campbell Industrial Park, incinerates about 1,800 tons of combustible waste a day. The electricity generated is bought by Hawaiian Electric Company.

The Waimanalo Gulch Landfill, which opened in 1989, is the City’s primary solid waste disposal facility and is located ma‘u‘aka of Farrington Highway near Kahe Point. The site accepts municipal solid waste (MSW), generated by residential, commercial, and some military and agricultural activities; and ash and residue from the H-POWER waste-to-energy facility. About 300,000 tons of MSW, and about 100,000 tons of ash and residue from H-POWER, are also collected annually. Wastewater treatment sludge, septic tank wastes, and cesspool pumpings are accepted, provided such disposal is in accordance with the landfill’s operating guidelines. The site also handles special waste such as spent lime, contaminated foods, and asbestos.

Anticipated Impacts and Mitigation Measures
The proposed improvements will comply with the State Department of Health and the City and County of Honolulu Department of Facility Maintenance requirements to ensure that all aspects of the project conform to the program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, Hawai‘i Revised Statutes, and the County’s approved integrated solid waste management plans in accordance with a schedule and time frame satisfactory to the Department of Health.

Vegetation removed from the property during construction will be chipped and then hauled to a green waste disposal site for composting at the Campbell Industrial Park in Leeward O‘ahu.

No mitigation is proposed but recycling programs should reduce overall levels of generation.
3.17.6 Accessibility for Persons with Disabilities

**Existing Conditions**

The project site does not currently comply with the existing Americans with Disability Act (ADA), which became effective January 26, 1992. All structures currently on the project site were constructed prior to 1992.

**Anticipated Impacts and Mitigation Measures**

During construction, temporary ADA accessibility may be required as the project area is not located near other buildings that require accessibility. Existing ADA parking stalls in the project site will be minimally impacted during construction. The construction of the new Building D and the Christian Ministries building will meet ADA requirements, which has been incorporated into the City’s Building Code. Renovation work will meet ADA requirements to the extent feasible. Project design will include parking for individuals requiring assistance to access the buildings.

3.17.7 Public Transit Systems

**Existing Conditions**

According to the website of the Department of Transportation Services, who oversee public transportation in the City and County of Honolulu, the following bus routes serve the project site: 4, 10, 55, 56, 57, 65, 85, and 89. There are two bus stops on Nu‘uanu Avenue, at the intersection with the Wyllie Street on-ramp to Pali Highway, and two more on Pali Highway, in both directions, about four blocks east of the campus.

**Anticipated Impacts and Mitigation Measures**

The proposed improvements will result in only an increase of twenty students and two faculty. Therefore, the impacts to the public transit system are not anticipated to be significant during construction, as well as after the completion of the project. Furthermore, most HBA students are driven to the campus by their families or friends.

The Department of Transportation Services, Public Transit Division, will be notified of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project at least two weeks prior to construction.

Currently, HBA does not provide any bicycle parking facilities as no student rides a bike to school. However, the installation of convenient bicycle parking facilities will be considered for staff, students, and visitors. HBA hopes to practice sustainability by providing alternative modes of transportation that will help reduce congestion and alleviate parking needs.

3.18 Archaeological Resources

**Existing Conditions**

The project area is located within the Primary Urban Center, and is situated in the ahupua‘a (traditional land division) of Honolulu. Kāne‘ohe is a large ahupua‘a of approximately 11,000 acres, extending from the windward crest of the Ko‘olau Range to include most of the Mōkapu Peninsula. Kāne‘ohe Ahupua‘a is bordered by the ahupua‘a of He‘eia to the west and Kailua to the east.

The subject parcel, along with the surrounding area, has been extensively modified from its natural state. Before urbanization, the many areas of Nu‘uanu Valley were used for agricultural activities, such as the cultivation of taro.
According to correspondence dated 1983, in relation to the new middle school, a Department of Land and Natural Resources Division of State Parks archaeologist explored the property and did not find anything of historical or archaeological significance on the school side (west side) of the stream (where the proposed improvements were limited to). No sites or structures on the campus are listed on the National or Hawai‘i Registers of Historic Places.

In a comment letter from SHPD dated December 14, 2010, regarding the Final EA for the high school expansion, the The High School’s administration building, Lahinuli, was originally the Waldron residence, believed to be constructed between 1911 and 1933, is eligible for the Hawai‘i Register of Historic Places. Over the years the residence has been extensively remodeled as it has been adapted for reuse as a school building. Additionally, SHPD identified two former residential lots to be used for parking that currently have three structures dated 1947, 1948, and 1956. A historic resource inventory was submitted to SHPD on December 29, 2010, in order to determine any historic impact on these residential structures. In a letter from SHPD dated January 22, 2011, “the project will have effect with agreed upon mitigation for the first two houses. Documentation is the required mitigation in these situations. Mitigation is now complete.” The third structure is not qualified.

Another feature is a concrete-lined ‘auwai, or concrete irrigation ditch. The ‘auwai runs along the sloped bank between Nu‘uanu Stream and the developed areas of the campus. The history of the ‘auwai is not known. However, when HBA built the Bessie Fleming classroom building it assumed responsibility of the maintenance of the portion of the ‘auwai on the High School property.

About ten years ago, a neighboring property owner ma‘uka of HBA temporarily cut off irrigation water into the ‘auwai, so it has been dry except during heavy rains. Therefore, the ‘auwai, which is mostly subterranean on the project site, does not irrigate anything beyond where the water flow has been interrupted.

At an inlet at the makai end of the property, the ‘auwai goes underground. It then goes under Pali Highway, through the nearby Community Church grounds, under Nu‘uanu Avenue, across several residential properties, and terminates at a park. It is not known where the ‘auwai connects with Nu‘uanu Stream, however it would be logical to assume it connects with the stream at a point further ma‘uka than the Hawai‘i Baptist Academy Campus.

The administration building and the ‘auwai, because of their age (over 50 years old), can be considered eligible for the National Register. Since both facilities have to be significantly altered they are not good candidates for placement on the register as they no longer have good historic integrity. However, they could qualify if they are integral parts of districts that do meet the criteria or if they fall within certain categories.

Previous Archaeological Research in the Project Area

The State Historic Preservation Division confirmed that a State Parks archaeologist in 1983 investigated the area proposed for the middle school expansion and found that no significant historical or archaeological sites were found.

**Anticipated Impacts and Mitigative Measures**

In SHPD’s comment letter on the draft environmental assessment for the middle school, it was confirmed that a previous investigation was conducted in 1983 and that no significant historical or archaeological sites were found. Furthermore, SHPD stated that, “Because the historic features of the existing Academy will not be affected by the project and because our records
show that there are no known historic sites within the unimproved area, we believe that this project will have “no effect” on significant historic sites. (Emphasis added.)

All construction plans will include the following language, as normally recommended by the State Historic Preservation Division: “Should historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during construction activities, work shall cease immediately in the immediate vicinity of the find and the find shall be protected from further damage. The contractor shall immediately contact the State Historic Preservation Division at 692-8015 which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary.”

The O‘ahu Burial Council will also be contacted if human remains are encountered during construction activities.

3.19 CULTURAL PRACTICES AND RESOURCES

Existing Conditions

Nu‘uanu Valley is rich with history and legend. One of the bloodiest and most well-known battles in Hawaiian history took place in Nu‘uanu Valley in 1795 when Kamehameha I defeated Chief Kalanikupule of O‘ahu. After this battle, Kamehameha had only to capture Kana‘i to unite all of the islands into one kingdom. Before coming to O‘ahu, Kamehameha had captured Maui and Moloka‘i.

After Kamehameha’s arrival on O‘ahu, the Oahuans had set up a last stand within Nu‘uanu, but were pushed further and further back into the valley by Kamehameha’s army until they reached the Nu‘uanu Pali. Faced with death, Oahuans broke ranks, some standing and fighting, some fleeing, and still others falling hundreds of feet to their death. It is said that in 1897, during the construction of the first Pali road, about 800 skulls and other bones were unearthed at the edge of the cliff.

It is also known that large portions of Nu‘uanu Valley were formerly planted in taro. In upper Nu‘uanu there are many small valleys which open into the main valley on either side of the stream.

According to the book, *Sites of O‘ahu* (Sterling and Summers 1978), traces of ancient terraces have been discovered in several valleys on steep slopes above stream beds, below the falls, and on small flat areas along the sides of streams. Probably these small valleys were used for planting taro in ancient times. In addition, from Waolani to Kapalama there were continuous terraces on the level and gently sloping land between the Nu‘uanu and Waolani streams, past Wyllie and Judd Streets, and throughout the section on the north side of the valley, down what is now Liliha Street.

There are also several reports of heiau in the valley. The book, *Sites of O‘ahu*, contains several accounts: "According to Pahu there was a heiau in the vicinity of 2290 Liliha Street. Kapena, another informant, remembers having heard that there was a heiau at 2712 Nu‘uanu Street." Kaheiki Heiau is a famous heiau mentioned in several legends. One legend, recounted by Robert A. Nui, and recorded in *Sites of O‘ahu* is as follows:

> Legends locate this temple in the vicinity of Waolani. It was built for Kahaniake-akua, whose caretakers were Kahano and Newa. Kahano was kupua or demi-god. He lay down on the ocean floor, stretched out his arms, resting one on Kakiki and the other on O‘ahu. Thus was formed a bridge for the menehune to travel back and forth while building the temple of Kaheiki. Of my own belief, the heiau of Kaheiki was located in a secluded spot on
the Nu’uanu stream side of Pacific Heights, immediately in the back of ‘Iolani School and about 600 yards from the often sung “Alekoki”. The stone altar at present imbedded in the floor of the Nu’uanu Stream projects in the shape of a triangle about four feet or more from the water level in summer but becomes completely submerged in the rainy months. This location is well known to me, because I remember what resulted from the many futile attempts by strangers, who scoffed at the admonitions of the kama‘aina that the stone was “kiipaianaha” meaning “strange.” There is a method of fishing which perhaps may be forgotten by a lot of us - the method of diverting the flow of the water by putting up mud dams, commonly referred to in Hawaiian as “paniwai”, in order to trap the elusive shrimp and ‘o’opu or goby. The next step is to bailout all water within the dam, allowing only an inch or two to remain and then stirring the mud from the river bed. As soon as this is done, the shrimp and baby goby will rise to the surface for oxygen thereby exposing themselves to wary fishermen. Distinctly I recall the following occasion: the stage I just mentioned had been reached, when the dam collapsed and water poured in from all directions, it was especially strange as just before this not one iota of rain cloud was showing, yet when the fishermen were preparing to gather their catch, the heavens suddenly grew overcast and freshets tore down the stream. The strangers, you see, had ignored the warnings of the residents and the wrath of the gods had been invoked on them. Said one of the residents to the newcomer “Luhi makehewa” - "useless labor."

Another legend of Nu’uanu recounted in Sites of O’ahu is of the guardian dogs of Kapena Falls, which is located nearby Hawai‘i Baptist Academy:

Once upon a time a couple of strangers came to O‘ahu and settled above Kapena Falls in Nu’uanu Valley. The couple said they came from another island, but the folks who lived in Nu’uanu began to suspect that they came from Kahiki, the place name Hawaiians gave any foreign land.

The couple had five pet dogs. The largest of the five was called Polo. Each of the other dogs had names which have been forgotten.

These dogs were much attached to the couple. They never left the environs of the couple’s home, and they never allowed strangers to set foot within the grounds until either the man or the woman welcomed the visitors.

In time all friends of the couple became friends of the dogs, and that was when people began to notice that these dogs were not ordinary dogs--they seemed to be kupua in a dog form, super-natural beings.

The path to the Pali went by their home. Ordinarily the dogs did not stir when a stranger went by on the path minding his business. If the stranger tried to enter the home, the dogs set up a great howl, but they did not attack the stranger.

Then there came a day when friends of the couple went by, journeying to the Pali. The dogs rushed out, set up a terrific howl and laid themselves across the Nu’uanu path in front of the couple.

One friend, turned and returned to Waikīkī, but the other friend patted the dogs and insisted upon going to the Pali. There he was set upon by robbers and killed.

The friend who had returned to Waikīkī rejoiced that he had heeded the warning given by the kupua dogs.
In time, the King of O'ahu heard about the dogs and sent a company of men to the Pali to clean out the robber band which infested the place.

After that, the people of O'ahu realized that the dogs at Kapena Falls were really kupua dogs. When they journey by Kapena Falls, they got into the habit of leaving flowers, leis, ferns and food for the dogs.

It was their way of saying "thank you."

There are two famous pools nearby Hawai'i Baptist Academy, Kapena Pool, north of the site, and Alapena Pool, to the south. Nearby residents tell of childhood memories of swimming in these pools. The pools are well known, especially by people in the neighborhood, and they are still used for recreational activities. According the Department of Health, there is no law against swimming in Nu'uanu Stream and the pools. However, the Department of Health warns that the stream is a "hot spot" for leptospirosis, which can cause flu-like symptoms if it enters a person's body from cuts or from drinking.

Many carved images of people and animals can be found in 13 different sites in the vicinity of Alapena Pool, right below Kapena Falls. The easiest to see of the three sites is the "man and dog" petroglyphs along the trail west of Nu'uanu Stream at Nu'uanu Memorial Park. The petroglyphs which are on a rock wall, are now enclosed by a protective grating. The other two sites are on the west bank south of Alapena Pool and have a total of about forty carvings. They are mostly petroglyphs of humans and animals. In one interpretation, the images of a dog refer to the legendary guardian dog of Kapena Falls.

In more recent times, when the 13-acre estate that is now the Hawai'i Baptist Academy campus was sold in 1972, the Honolulu Star-Bulletin reported: "For more than 50 years the mansion at 2429 Pali Highway was the scene of glittering gatherings of Hawai'i's political and social leaders." The Honolulu Star-Bulletin further reports: "The home, noted for its well-manicured grounds and profuse gardens, was built by Mr. and Mrs. John W. Waldron after their marriage in 1910." After John Waldron's death, Mrs. Waldron sold the home to her uncle, Justice Alexander George Morrison Robertson. Robertson, one-time Territorial Supreme Court Justice, lived at the estate until his death in 1948. Robertson left the estate to his wife, Mrs. Ululani Robertson. After her death it reverted to the Robertson estate. Thirty-six Robertson heirs shared the net proceeds when Hawai'i Baptist Academy purchased the property.

**Potential Impacts and Mitigative Measures**

While Nu'uanu Valley has a rich cultural history, the proposed Hawai'i Baptist Academy high school campus expansion is not expected to interfere with any cultural resources or practices. The proposed improvements will be located away from Nu'uanu Stream, the 'auwai, and the former gardens.

### 3.20 VISUAL RESOURCES

**Existing Conditions**

The site is mostly hidden from view from the Pali Highway because the part of the highway running closest to the high school goes under the Wyllie Street ramp. The front part of the high school, particularly the guard shack and Administrative Building, is mostly visible from the Wyllie Street ramp, but is mitigated by tall trees and a landscaped berm.
**Anticipated Impacts and Mitigation Measures**

The proposed new three-story classroom building is set back away from the front entrance of the campus, as well as away from Pali Highway. It is adjacent to the residential neighborhood and shielded from view by mostly single-family homes and the Philippine Consulate.

The proposed Christian Ministries Building, while mostly visible from Nu‘uanu Stream on the east, will also be visible from the Wyllie ramp, as it will be located where the existing physical plant and maintenance shed are, at the campus’ entrance. However, the design of the new building will resemble a residential structure and blend in with the existing residential surroundings. The existing trees at the campus entrance will provide a visual buffer between the Wyllie ramp and the high school.

The HBA expansion will be similar in scale to the existing structures. Heavy landscaping, that currently shields the view from Pali Highway, will be maintained and additional landscaping will be added. Specifically, impacts to the vantage point from Pali Highway will be minimal and not significant.

Accordingly, significant adverse impacts on visual resources are not anticipated.
Figure 3-5 Photo Key
3.21 Potential Cumulative and Secondary Impacts

Cumulative effects are impacts, which result from the incremental effects of an activity when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertake such other actions.

The Hawai‘i Baptist Academy High School Campus Expansion project will help to improve secondary education in our State by providing increased quality and opportunities in education programs and gathering places at HBA.

Construction activity during the proposed project will generate direct employment, as well as indirect and induced employment in construction-related industries. For long-term operations, the expanded campus will require additional employees, including faculty and staff, as well as additional goods and services from related businesses.

We anticipate that the proposed expansion will have generally positive cumulative and secondary impacts on the State-owned middle school campus. Teachers and administrators that work at the high school, but park on the middle school campus, will be able to park on the high school campus once the new parking lot is completed, reducing impact on the middle school site. No high school classes are held at the middle school; only the multi-purpose room is being used for chapel by both middle and high school students, and this will continue.
4.0 ALTERNATIVES TO THE PROPOSED PROJECT
4.0 ALTERNATIVES TO THE PROPOSED PROJECT

This Draft Final Environmental Assessment evaluates alternatives to the proposed project described in Section 2.0. The following provides discussion of the alternatives to the proposed project.

4.1 ALTERNATIVE A – NO-ACTION ALTERNATIVE

The “no-action” is the baseline against which all other alternatives are measured. “No-action” refers to the future site and program conditions that will likely result should the proposed project not proceed.

This alternative will result in keeping the existing HBA high school campus on the site, in its present operation and capacity for approximately 445 students. Construction of the proposed expansion would not occur and the anticipated improvements to the campus and community would be foregone. While the selection of this alternative would mean that approximately $12 million would not be expended on the project, it would also mean that the plethora of educational and economic benefits expected to accrue from the project would not be realized since the project would not be implemented. Furthermore, HBA would have a more difficult time addressing innovations in education and meeting conditions needed to maintain its accreditation by the WASC, thereby jeopardizing students’ education and staff employment. HBA will also be challenged to enhance its own educational mission and competitiveness within the private education field.

Due to the many potential benefits of the proposed site redevelopment, the “no-action” alternative was not considered.

4.2 ALTERNATIVE B – ALTERNATIVE LOCATIONS FOR THE PROPOSED PROJECT

Hawai‘i Baptist Academy has three campuses: an elementary school, middle school, and high school. The elementary school is located at the Bates Street campus, about one-half mile away. Both the high school and middle school are in Nu‘uanu on adjacent properties. HBA has been operating in urban Honolulu since 1949. Due to its urban location, there are limited sites for school expansion or relocation to accommodate desired programs.

HBA does not own any large vacant parcels to which it could locate the new building. Even if it had such a parcel, or purchased such a parcel, unless that parcel was adjacent to the existing campus, the fragmentation of the school would not be a desirable outcome.

Other reasons to execute the expansion of HBA high school at its current site include:

(1) Lack of vacant land to accommodate necessary grade levels within the urban Honolulu area;

(2) The existing campuses are already in close enough proximity to maintain a uniform bond and continuity between students and faculty between grade levels.

(3) Even if an alternate site was located, constructing a new campus would disrupt the current academic programming and be cost-prohibitive at the present time.

(4) Even if HBA is situated in an urban environment, each campus enjoys large landscaped and open space areas that provide peace and tranquility to students and faculty. While not ideal for development, the hillside area across Nu‘uanu Stream provides a beautiful setting that is wonderful for the school. There is no compelling need or desire to move the campus.
5.0 APPLICABLE LAND USE PLANS AND POLICIES
5.0 PLANS AND POLICIES

In this chapter, the project’s consistency with applicable land use policies set forth in the Hawai‘i State Plan, State Land Use Law, Coastal Zone Management (CZM) Program, the State 2050 Sustainable Plan, the City and County of Honolulu General Plan, the Primary Urban Center Development Plan, and the Land Use Ordinance are discussed.

5.1 AMERICANS WITH DISABILITIES ACT OF 1991

In 1991, the Federal government enacted the Americans with Disabilities Act (ADA) to provide equal accessibility for persons with disabilities. Part of this statute requires building designs to consider the needs of persons with disabilities. Chapter 103-50 of the Hawai‘i Revised Statutes covers “buildings, facilities and sites utilizing state or county funds, or federal funds administered by the state or county.” Since the Hawai‘i Baptist Academy is a private institution, it falls under the jurisdiction of Title III of the ADA, which covers private entities that “own, lease, lease to or operate a place of public accommodation.” Public accommodation includes “places of education (e.g., nursery schools, elementary, secondary, undergraduate, or postgraduate private schools).”

Discussion:

The intent of the proposed expansion project is to continue to operate as a private academic institution. Accordingly, the design of the new buildings will comply with ADA requirements. Renovation work will meet ADA requirements to the full extent feasible.

5.2 HAWAI‘I STATE PLAN

The Hawai‘i State Plan establishes a statewide planning system that provides goals, objectives, and policies that detail priority directions and concerns of the State of Hawai‘i; these will be discussed as they relate to the proposed project.

It is the goal of the State, under the Hawai‘i State Planning Act (Chapter 226, HRS), to achieve the following:

- A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai‘i present and future generations.
- A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- Physical, social, and economic well-being, for individuals and families in Hawai‘i, that nourishes a sense of community responsibility, of caring, and of participation in community life (Chapter 226-4, HRS).

Specific objectives and policies of the State Plan that pertain to the project are as follows:

Section 226-5 Objective and policies for population.

(a) It shall be the objective in planning for the State’s population to guide population growth to be consistent with the achievement of physical, economic, and social objectives in the chapter.

(b) To achieve the population objective, it shall be the policy of this State to:

   (3) Promote increase opportunities for Hawai‘i’s people to pursue their socio-economic aspirations throughout the islands.
(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.

Section 226-6 Objective and policies for the economy—in general.

(a) Planning for the State’s economy in general shall be directed towards achievement of the following objectives:

(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai‘i’s people.

(2) A steady growing and diversified economic base that is not overly dependant on a few industries.

(b) To achieve the general economic objectives, it shall be the policy of this State to:

(2) Promote Hawai‘i as an attractive market for environmentally and socially sound investment activities that benefit Hawai‘i’s people.

(6) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.

(10) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.

(11) Maintain acceptable working conditions and standards for Hawai‘i’s workers.

(14) Promote and protect intangible resources in Hawai‘i, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.

(15) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.

Section 226-10 Objectives and policies for the economy—potential growth activities.

(a) Planning for the State’s economy with regard to potential growth activities shall be directed toward achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawai‘i’s economic base.

(b) To achieve the potential growth activity objective, it shall be the policy of this State to:

(3) Enhance and promote Hawai‘i’s role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.

(5) Promote Hawai‘i’s geographic, environmental, social and technical advantages to attract new economic activities into the State;

(8) Develop, promote, and support research and educational and training programs that will enhance Hawai‘i’s ability to attract and develop economic activities of benefit to Hawai‘i.

Section 226-10.5 Objectives and policies for the physical environment—land-based, shoreline, and marine resources.

(a) Planning for the State’s physical environment with regard to land based, shoreline, and marine resources shall be directed towards achievement of the following objectives:

(1) Prudent use of Hawai‘i’s land-based, shoreline, and marine resources.
(2) Effective protection of Hawaii’s unique and fragile environmental resources.

(b) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:

(1) Exercise an overall conservation ethic in the use of Hawaii’s natural resources.

(3) Take into account the physical attributes of areas when planning and designing activities and facilities.

Discussion:

The proposed expansion of the Hawai‘i Baptist Academy’s High School Campus is consistent with the objectives and policies of the State Plan listed above. The project will offer increased opportunities to Hawai‘i’s people for the pursuit of employment within the State of Hawai‘i.

The new classroom building will incorporate an overarching plan for energy and water resource through sustainable design principles.

Section 226-12 Objective and policies for the physical environment—scenic, natural beauty, and historic resources.

(a) Planning for the State’s physical environment shall be directed towards achievement of the objective of enhancement of Hawaii’s scenic assets, natural beauty, and multi-cultural/historical resources.

(b) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:

(1) Promote the preservation and restoration of significant natural and historic resources.

(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.

(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.

(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii’s ethnic and cultural heritage.

Discussion:

The project site includes both Urban and Conservation designated lands, but no construction will occur on Conservation lands. The project will not be designed to negatively impact Nu‘uanu Stream. No historic sites will be negatively impacted by the project.

Section 226-13 Objectives and policies for the physical environment—land, air, and water quality.

(b) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:

(3) Promote effective measures to achieve desired quality in Hawaii’s surface, ground, and coastal waters.

(6) Encourage design and construction practices that enhance the physical qualities of Hawaii’s communities.

(7) Encourage urban developments in close proximity to existing services and facilities.

Discussion:

The project will incorporate key energy and water saving design strategies to limit the project’s environmental footprint and will be designed with a fully integrated approach to meet the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) certification criteria.
Section 226-21 Objective and policies for socio-cultural advancement—education.

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

(b) To achieve the education objective, it shall be the policy of this State to:

1. Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.
2. Emphasize quality educational programs in Hawaii’s institutions to promote academic excellence.

Discussion:

The goal of the proposed Hawai‘i Baptist Academy High School Campus expansion is to enhance the quality of HBA’s education and scholarship and create a vibrant campus community that supports excellence in teaching and learning. The additional science and art classrooms and administrative spaces will help to achieve HBA’s long-term goal of reducing class size by providing more classroom space. The proposed improvements will also help maintain HBA’s accreditation by the Western Association of Schools and Colleges (WASC).

5.3 Hawai‘i State Land Use District Boundaries

The State of Hawai‘i Land Use Law regulates the classification and uses of lands in the State to accommodate growth and development, and to retain the natural resources in the area. All State lands are classified by the State Land Use Commission, as Urban, Rural, Agricultural, or Conservation, with consideration given to the General Plan of the County.

The project site is on lands that are designated both Urban and Conservation Districts, but improvements will only occur on Urban District lands. Conservation District lands will remain untouched.

Chapter 205-2(b) Hawai‘i Revised Statutes, states that:

“Urban districts shall include activities or uses as provided by ordinances or regulations of the county within which the urban district is situated.”

1) The proposed land use is consistent with the purpose of the Urban District.

Discussion:

The proposed HBA high school campus expansion will occur on Urban designated land. The Counties have jurisdiction in the Urban District. The City and County of Honolulu’s zoning for this Urban land is R-10: Residential. High Schools are permitted in R-10 zoning with a Conditional Use Permit (Minor). Therefore, the proposed land use is consistent with the purpose of the Urban District.

Chapter 205-2 (e) Hawai‘i Revised Statutes, states that:

“Conservation districts shall include areas necessary for protecting watersheds and water sources; preserving scenic and historic areas; providing park lands, wilderness, and beach reserves; conserving indigenous or endemic plants, fish, and wildlife, including those which are threatened or endangered; preventing floods and soil erosion; forestry; open space areas whose existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding communities, or would maintain or enhance the conservation of natural or scenic resources;
areas of value for recreational purposes; other related activities; and other permitted uses not detrimental to a multiple use conservation concept.”

2) The proposed land use is consistent with the purpose of the Conservation District.

Discussion:
The purpose of the Conservation District is to conserve and protect the State’s special and unique cultural and natural resources (Section 205-2(e) of Chapter 205, HRS). The proposed project will not impact special or unique cultural and natural resources because no improvements will occur on Conservation District lands. Improvements will be limited to Residential lands zoned R-10. The project site is already developed with the HBA high school and does not include any known rare, threatened, or endangered species, or any sensitive natural habitats.

3) The proposed project will not cause any substantial adverse impact to existing natural resources within the surrounding area, community, or region.

Discussion:
The proposed project will not significantly impact existing conditions at the Hawai‘i Baptist Academy high school campus, nor will it generate adverse impacts to existing natural resources within the surrounding area, community, or region. Drainage lines will be constructed to prevent any possibility of erosion. The site is not located in a flood plain. The site, however, abuts Nu‘uanu Stream, but best management practices will be exercised to prevent any substantial adverse impact to this existing natural resource. There will be no change in the designated and approved use of the property. Improvements are planned to remain within the existing developed area of the overall property.

The project will incorporate key energy and water saving design strategies to limit the project’s environmental footprint and will be designed with a fully integrated approach to meet the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) certification criteria.

4) The proposed land use, including buildings, structures and facilities, will be compatible with the locality and surrounding areas, and to the physical conditions and capabilities of the specific parcel or parcels.

Discussion:
The proposed land use will be completely compatible to the existing use for educational purposes. The site will be landscaped to blend in with the existing landscape, which will also include a buffer of shrubs and trees to shield the site from the main public roadway and surrounding residences.

5) The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon.

Discussion:
The buildings of the proposed project will be situated where they will have the least impact on the existing trees and landscape. Construction and usage of these buildings would not be in conflict with the State’s long-term environmental policies or goals and guidelines as expressed
in Chapter 344, HRS. Construction of the new facilities includes demolition of older existing structures. So, this is partially a replacement of existing development.

6) Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.

Discussion:
No subdivision of land is proposed as part of the proposed project.

7) The proposed land use will not be materially detrimental to the public health, safety, and welfare.

Discussion:
The proposed project will have no significant negative impact on public health, safety, or welfare. The proposal includes an increase in classroom space, recreational facilities, and gathering spaces, all of which will enhance the public health, safety, and welfare of students, faculty, and visitors to Hawai‘i Baptist Academy high school campus. (See Chapter 3: Description of the Environmental Setting, Potential Impacts, and Mitigation Measures.)

5.4 Coastal Zone Management (CZM)
The objectives of the Hawai‘i Coastal Zone Management (CZM) program are set forth in Chapter 205A, HRS. The objectives of the program are intended to promote the protection and maintenance of valuable coastal resources. All lands in Hawai‘i are classified as valuable coastal resources. The following discussion assesses the conformity of the proposed project to the objectives and policies of the State’s CZM program.

Recreational Resources
Objective:
Provide coastal recreational opportunities accessible to the public.

Discussion:
The project site is about 2.1 miles from Ala Moana Beach Park, the closest public shoreline recreational facility, and therefore will not affect coastal recreational opportunities.

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

Discussion:
An archaeological survey and cultural impact assessment for the site were conducted. The proposed project will not impact significant historic and prehistoric resources. The proposed buildings will either be constructed in an area that has been previously cleared and graded, or in an area that does not contain any significant historic or prehistoric resources in the CZM area (See 3.17 of this EA). The proposed project is located on private property and there are no known cultural resources or practices that would be affected (See 3.18 of this EA).
Scenic and Open Space Resources

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

Discussion:
The proposed project will not impact the quality of coastal scenic and open space resources. The proposed project does not involve significant scenic view planes as identified in Map A.1 of the Primary Urban Center Development Plan. Additionally, the project site is heavily landscaped from the main roads and will continue to conceal the existing and proposed structures.

Coastal Ecosystems

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

Discussion:
The proposed project is 2.1 miles from the shoreline and will not impact the quality of coastal scenic and open space resources. Retaining walls and drainage lines will be constructed to prevent any possibility of erosion. The site is not located in a flood plain. The site abuts Nu’uanu Stream, however, but best practices will be exercised to prevent any substantial adverse impact to this existing natural resource. There will be no change in the designated and approved use of the property. Improvements are planned to generally remain within the existing developed area of the overall property. Best Management Practices will be employed during construction to minimize storm water runoff discharged from the site. Bioswales will be used to reduce the impact of storm water runoff and improve ground water infiltration.

Economic Uses

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

Discussion:
The proposed project will fulfill the educational needs of the applicant and no additional public improvements will be necessary. The programs that will expand are in growth areas of the economy and will help the State meet manpower requirements for emerging industries.

Coastal Hazards

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

Discussion:
The project site is neither located within an identified coastal flood zone, nor in a tsunami inundation zone. There are no known erosion or subsidence problems within the area of the project site.
Managing Development

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

**Discussion:**
A Pre-Consultation letter was sent out on August 23, 2010 to government agencies and interested parties. Agencies were asked to respond by September 30, 2010. Comment letters and responses are included in Appendix A. The applicant met with the Liliha/Pu‘unui/Alewa/Kamehameha Heights Neighborhood Board No. 14 on February 8, 2010, and with the Nu‘uanu/Punchbowl Neighborhood Board No. 12 on February 16, 2010. Minutes from these meetings are included in Appendix F.

Public Participation

**Objective:**
Disseminate public information on coastal issues.

**Discussion:**
As previously noted presentations were made to the Liliha/Puunui/Alewa/Kamehameha Heights and Nu‘uanu/Punchbowl Neighborhood Boards. The applicant sponsored a “coffee hour” with adjacent neighbors on March 8, 2010, where three interested parties attended. Additionally, the EA review process includes a 30-day public comment period during which the public will have an opportunity to provide their input on the project. Copies of the Draft EA were distributed to various agencies and organizations, and notice of the Draft EA’s availability was published in the Office of Environmental Quality Control Environmental Notice. Finally, the project may be the subject of a public hearing before the City Council. Copies of this Final EA will be distributed to various agencies and organizations, and notice of the Final EA’s availability will be published in the Office of Environmental Quality Control Environmental Notice.

Beach Protection

**Objective:**
Locate structures and improvements to minimize beach erosion and minimize interference with recreational and waterline activities.

**Discussion:**
The project site is not located within a recreational or waterline area and the proposed project is not expected to result in beach erosion. Again, distance from the sea minimizes impacts. Also, measures to control storm water runoff mitigate any significant impacts to marine resources.

Marine Resources

**Objective:**
Implement the State’s ocean resources management plan.

**Discussion:**
The proposed project is not expected to have any adverse impacts on marine resources or interfere with public recreational and water activities.

### 5.5 2050 SUSTAINABLE PLAN

The Hawai‘i 2050 Sustainability Plan, as a long-term strategy, has as its main goals and objectives respect for culture, character, beauty, and history of the state’s island communities; balance among economic, community, and environmental priorities; and an effort to meet the needs of the present without compromising the ability of future generations to meet their own needs.

The 2050 Plan delineates five goals toward a sustainable Hawai‘i accompanied by strategic actions for implementation and indicators to measure success or failure. The goals and strategic actions that are pertinent to the HBA high school campus expansion are as follows.

**Goal One:** Living sustainably is part of our daily practice in Hawai‘i.

*Strategic Actions:*
- Develop a sustainability ethic.
- Conduct ongoing forums and cross-sector dialogue to promote collaboration and progress on achieving Hawai‘i’s sustainability goals.

**Discussion:**

HBA has made a commitment to be a sustainability model for secondary education facilities. The new building will incorporate design strategies to limit the project’s environmental footprint and will be designed with a fully integrated approach to meet the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) certification criteria.

**Goal Two:** Our Diversified and globally competitive economy enables us to meaningfully live, work, and play in Hawai‘i.

*Strategic Actions:*
- Develop a more diverse and resilient economy.
- Increase the competitiveness of Hawai‘i’s workforce.

**Discussion:**

The proposed expansion will enhance the quality of HBA’s education and scholarship and create a vibrant campus community that supports excellence in teaching and learning. While the proposed improvements are not intended to accommodate a significant increase in high school student enrollment, the additional science and art classrooms and administrative spaces will help to achieve HBA’s long-term goal of reducing class size by providing more classroom space. The proposed improvements will also help maintain HBA’s accreditation by the Western Association of Schools and Colleges (WASC). Students will be well prepared to pursue higher education and, eventually, contribute to Hawai‘i’s economy.

**Goal Three:** Our natural resources are responsibly and respectfully used, replenished, and preserved for future generations.

*Strategic Actions:*
- Conserve water and ensure adequate water supply.
- Increase recycling, reuse and waste reduction strategies.
• Increase energy efficiency in private and public buildings, including retrofitting existing buildings.
• Conserve agricultural, open space and conservation lands and resources.

Discussion:
The HBA Campus will be a sustainability model for secondary education facilities. The overarching plan for energy and water resources should follow the following basic principles: 1) Reduce demand; 2) Design efficient systems; 3) On-site generation (e.g. power, water); and 4) Offset off-site resource needs and impacts.

The Hawaii Baptist Academy will adhere to compact urban development and “smart growth” concepts in land use and community planning, resulting in the prevention of urban sprawl, and conservation of open space lands and resources.

Goal Four: Our community is strong, healthy, vibrant and nurturing, providing safety nets for those in need.

Strategic Actions:
• Strengthen public education.

Discussion:
Hawai‘i Baptist Academy is a private school, and its proposed improvements and projected increase in students will not burden the State’s public school system.

Goal Five: Our Kanaka Maoli and island cultures and values are thriving and perpetuated.

Strategic Actions:
• Celebrate our cultural diversity and island way of life.

Discussion:
Native and local cultural values are highlighted in the major themes of the Campus Master Plan. Landscaping will highlight native and Polynesian-introduced species but will also include those species that are associated with Hawai‘i’s multi-cultural heritage.

5.6 CITY AND COUNTY OF HONOLULU GENERAL PLAN

Adopted by resolution in 1977, the 1992 revised edition of the General Plan for the City and County of Honolulu sets forth the long-range objectives for the general welfare and prosperity of the people of O‘ahu and broad policies to attain those objectives. The General Plan provides objectives and policies intended to guide and coordinate City land use planning and regulation, and budgeting for operations and capital improvements.

The HBA expansion will be consistent with the objectives and policies of the City and County of Honolulu General Plan.

Population

Objective A: To control the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.

Policy 4: Seek to maintain a desirable pace of physical development through City and County regulations.
Discussion

The entire high school project site consists of 14.489 acres of land (TMK: 2-2-22: 3, 9 and 30), 4.912 acres of which falls under the purview of this application. The remaining 9.577 acres, making up the high school campus’ eastern boundary, are zoned P-1 Restricted Preservation, and is comprised mostly of hillside terrain and Nu‘uanu Stream. However, the project expansion will be confined to only the R-10 Residential zoned land. Development is envisioned to be completed over three phases, beginning with the new classroom building, then improvements to existing facilities, and finally the new Christian Ministries building and parking.

The proposed expansion of the HBA Campus will be compatible with the existing secondary school community. Architecturally, the new facilities will be visually compatible and integrate with the surrounding beauty of the existing natural and built environment.

Economic Activity

Objective A: To promote employment opportunities that will enable all the people of O‘ahu to attain a decent standard of living.

Policy 1: Encourage the growth and diversification of O‘ahu’s economic base.
Policy 2: Encourage the development of industries that will contribute to the economic and social well-being of O‘ahu residents.

Discussion:

The proposed expansion of HBA high school will create additional employment opportunities for O‘ahu residents in areas related to teaching and academia, research, laboratory, athletics, music and performing arts, administration, office support, food service, and maintenance.

Objective E: To prevent the occurrence of large-scale unemployment.

Policy 1: Encourage the training and employment of present residents for currently available and future jobs.

Discussion:

Expansion of HBA’s high school campus will help to strengthen HBA’s ability to provide quality education opportunities in Hawaii. The long-term result will be a more educated citizenry instilled with the abilities to positively contribute to the State’s social and economic well-being. Most who graduate from HBA pursue higher education opportunities. College graduates lower the unemployment rate. The unemployment rate for individuals with no college experience is more than twice the rate of those with at least a bachelor’s degree (Dept. of Education).

Objective G: To bring about orderly economic growth on O‘ahu

Policy 3: Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oahu.

Discussion:

The proposed HBA expansion will be an expansion of an existing academic use. An educated society is a better society. A root cause of world economic imbalance is the gaping space between the haves and have-nots. Education helps to close that gap and provides a means for citizens to gain better employment and an improved quality of life.
Natural Environment

Objective A: To protect and preserve the natural environment.

Policy 1: Protect O‘ahu’s natural environment, especially the shoreline, valleys, and ridges, from incompatible development.

Policy 3: Retain the Island’s streams as scenic, aquatic, and recreational resources.

Policy 4: Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water recharge areas, distinctive land forms, and existing vegetation.

Policy 6: Design surface drainage and flood-control systems in a manner which will help preserve their natural settings.

Policy 7: Protect the natural environment from damaging levels of air, water, and noise pollution.

Policy 9: Protect mature trees on public and private lands and encourage their integration into new developments.

Discussion:

The project site is situated on Residential lands, adjacent to Conservation lands. The project aims to implement sustainable design principles in its planning and design. The design of the expansion respects the natural environment, not adversely impacting Nu‘uanu Stream. To prevent stormwater run-off, new grated inlets and stormwater quality detention system will be incorporated into the site design.

Objective B: To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.

Policy 2: Protect O‘ahu’s scenic views, especially those seen from highly developed and heavily traveled areas.

Policy 4: Provide opportunities for recreational and educational use and physical contact with Oahu’s natural environmental.

Discussion:

The existing campus abuts Nu‘uanu Stream, which runs along the eastern portion of the campus. The proposed expansion will respect the natural environment and be above the stream. The scale of the expansion will be intimate and personal rather than institutional, thus encouraging interactions. The new classroom building will contain a courtyard, linking students to the outdoor environment. An outdoor deck will also provide access to views over Nu‘uanu Stream.

Energy

Objective B: To conserve energy through the more efficient management of its use.

Policy 2: Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient siting and design of new developments.

Policy 3: Carry out public, and promote private, programs to more efficiently use energy in existing buildings and outdoor facilities.

Discussion:

Key energy-saving strategies include: on-site renewable energy generation system(s), solar water heater for on-site needs (sinks, showers), good use of natural light, natural ventilation
where applicable, incorporation of proper building orientation and building envelope design to minimize heat gain, and incorporation of low-flow fixtures and appliances.

**Objective C: To fully utilize proven alternative sources of energy.**

*Policy 1:* Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments.

**Discussion:**

As stated above, solar water heaters will be utilized for on-site needs.

**Physical Development**

**Objective A:** To coordinate changes in the physical environment of O‘ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

*Policy 2:* Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.

*Policy 3:* Phase the construction of new developments so that they do not require more regional supporting services than are available.

*Policy 5:* Provide for compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.

*Policy 6:* Encourage the clustering of developments to reduce the cost of providing utilities and other public services.

**Discussion:**

The proposed project is very appropriate for the area in which it will be located. The high school is expanding an existing use in a residential neighborhood for which it is allowed, with a CUP-Minor. The proposal would be an in-fill development conforming to “smart-growth” principles, one goal of which is to reduce the cost of providing utilities and other public services. Proposed height of the new building will be below that of existing buildings.

**Objective E:** To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.

*Policy 3:* Encourage distinctive community identities for both new and existing districts and neighborhoods.

*Policy 5:* Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

*Policy 8:* Preserve and maintain beneficial open space in urbanized areas.

**Discussion:**

The proposed expansion of the HBA campus will be compatible with the existing academic community and surrounding established residential community. Architecturally, the new buildings will be visually compatible and integrate with the surrounding environment. No construction will occur in Conservation designated lands.

**Health and Education**

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

*Policy 1:* Support education programs that encourage the development of employable skills.
Policy 4: Encourage the construction of school facilities that are designed for flexibility and high levels of use.

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

Discussion:
The Hawai’i Baptist Academy high school and middle school currently exists at the project site location. Its expansion will add top-notch facilities to accommodate minimal anticipated growth in student population. The proposed improvements reflect HBA’s core values through the Campus Ministry building, a state-of-the-art science and art classroom building, an improved library, incorporation of courtyard gathering spaces and a pavilion, and overall improved facilities for students and teachers. These improvements will also foster student growth both in and out of the classroom with training in skill sets that will help them in the adult employment world. HBA’s urban location makes it convenient for parents working in Downtown to take their children to school.

5.7 City and County of Honolulu – Primary Urban Center Development Plan

The vision of the Primary Urban Center Development Plan (PUC), by the City and County of Honolulu Department of Planning and Permitting, establishes policy to encourage growth and redevelopment to accommodate the projected increases in jobs and residential population over the next 20 years. The key elements of the vision reflect the size and importance of the PUC:

- Honolulu’s natural, cultural, and scenic resources are protected and enhanced.
- Livable neighborhoods have business districts, parks and plazas, and walkable streets.
- In-town housing choices for people of all ages and incomes.
- Honolulu is the Pacific’s leading city and travel destination
- A balanced transportation system providing excellent mobility.

Chapter 3.1—Protecting and Enhancing Natural, Cultural, and Scenic Resources

3.1.2—Policies

- Preserve and protect natural resource and constraint areas
- Develop stream greenbelts

Chapter 3.1.3—Guidelines

- 3.1.3.2—Ma‘uka Conservation Areas
- 3.1.3.5—Stream Greenways and Drainage
- 3.1.3.7—Other Open Spaces

Discussion:
The HBA high school campus abuts Nu‘uanu Stream. Conservation lands lie east of the stream and campus. Proposed improvements are not anticipated to impact either Nu‘uanu Stream or the Conservation lands.

Chapter 3.2—Neighborhood Planning and Improvement

3.2.2—Policies
• Ma‘uka Residential Neighborhoods: *Appropriate Building Design*. For institutional and other nonresidential uses allowed within lower-density residential areas, provide guidelines for the location and design of buildings, service areas, and pedestrian and vehicular access. In general, street-facing building elements should be attractive, designed for human scale, and have clear points of entry. Service and utility elements should be located out of sight from the street and away from residences.

**Discussion:**

The existing HBA high school shares the main entryway, off the Wyllie Street on-ramp, with the middle school. The entry way is landscaped from street view and most of the high school is set behind the Philippine Consulate and residential structures. Pali Highway runs under the Wyllie Street on-ramp so it is barely visible from the highway. The high school’s Administration building was a former residence, so it is designed at a residential scale. The proposed improvements will also maintain a residential feel and scale. The proposed facilities will also be at a lower height than the existing classroom building.

5.8 **CITY AND COUNTY OF HONOLULU LAND USE ORDINANCE GUIDELINES**

The purpose of the LUO is to regulate land use in a manner that will encourage orderly development in accordance with adopted land use policies, including the County General Plan and development plans. The LUO is also intended to provide reasonable development and design standards. These standards are applicable to the location, height, bulk and size of structures, yard areas, off-street parking facilities, and open spaces, and the use of structures and land for agriculture, industry, business, residences or other purposes (Revised Ordinance for the City and County of Honolulu, Chapter 21).

**Discussion:**

While the project site is zoned both as “R-10 Residential” and “P-1: Preservation” by the City and County of Honolulu’s Land Use Ordinance (*Figure 1-3*), the proposed improvements will only occur on the R-10 zoned portion. The intent of R-10 zoning districts is to provide areas for large lot developments. These areas would be located typically at the outskirts of urban development and may be applied as a transitional district between preservation, agricultural or country districts and urban districts. They would also be applied to lands where residential use is desirable but some development constraints are present.

The proposed expansion of the HBA campus will be compatible with adjacent institutional uses and the surrounding residential community. Architecturally, the new buildings will be visually compatible and integrate with the surrounding environment. The site will be landscaped to blend in with the existing landscape, which will also include a buffer of shrubs and trees to shield the site from the main public roadway and surrounding residences. No construction will occur in Conservation designated lands.

The existing and proposed uses fall under “schools: elementary, intermediate, and high,” and requires an approved Conditional Use Permit Minor (CUP) in the R-10 Residential District. There is an existing CUP, obtained in 2004, for parking purposes for both the high school and middle school. A new (revised) CUP for joint development will be required to include Parcel 30 with the other lots associated with the site, because the parking lot on Parcel 30 will accommodate some of the required off-street parking for the high school use on other lots.
6.0 FINDINGS SUPPORTING ANTICIPATED DETERMINATION
6.0 FINDINGS SUPPORTING ANTICIPATED DETERMINATION

6.1 ANTICIPATED DETERMINATION

After reviewing the significance criteria outlined in Chapter 343, Hawai‘i Revised Statutes (HRS), and Section 11-200-12, State Administrative Rules, Contents of Environmental Assessment, the proposed action has been determined to not result in significant adverse effects on the natural or human environment. A Finding of No Significant Impact (FONSI) is anticipated.

6.2 REASONS SUPPORTING THE ANTICIPATED DETERMINATION

The potential impacts of the facilities improvements and future operation of the proposed Hawai‘i Baptist Academy High School Campus expansion have been fully examined and discussed in this Draft Environmental Assessment. As stated earlier, we anticipate no significant environmental impacts expected to result from the proposed action. This determination is based on the assessments as presented below for criterion (1) to (13).

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.

The archaeological and cultural landscapes have been documented in studies previously conducted specifically for the project area. As detailed in Section 3.18 and 3.19 of this report, the project does not involve any known loss or destruction of existing natural or cultural resources. The only specific area of concern is the unknown potential for the inadvertent discovery of subsurface historical or cultural resources, including the unknown possibility of iwi kūpuna (ancestral remains).

Given the low potential for an inadvertent find in an already developed area, it is not recommended at this time that specific archaeological mitigation be in place during demolition and construction. However, if any cultural, historic, or archaeological resources are unearthed or ancestral remains are inadvertently discovered, the State Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD), the O‘ahu Island Burial Council representative and participating interests from lineal descendents and individuals will be notified. The treatment of these resources will be conducted in strict compliance with the applicable historic preservation and burial laws.

(2) Curtails the range of beneficial uses of the environment.

The proposed activities will not curtail the range of beneficial uses of the environment. Existing uses conform to existing land use designations. The project would actually increase beneficial uses of the area by integrating facilities into a cohesive whole that supports a vibrant lifestyle. The new classroom building, computer laboratory, courtyard and senior pavilion, renovated library, recreational facilities, and Campus Ministry building will enhance HBA’s education and scholarship and create a vibrant campus community that supports excellence in teaching and learning.

(3) Conflict with the state’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.
The proposed project does not conflict with the State’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders related to that section.

(4) **Substantially affects the economic or social welfare and community practices of the community or State.**

Short-term economic benefits anticipated during construction will include direct, indirect, and induced employment opportunities and multiplier effects but not at a level that would generate significant economic expansion. Long-term economic benefits anticipated during future operations include increased investments into education and long-term employment related to the operation of a private academic campus.

The project will improve educational opportunities in Hawai‘i by providing improved and expanded facilities for secondary education. This will help to create a more skilled and resilient student body that will go on to ultimately help Hawaii’s economic competitiveness.

(5) **Substantially affects public health.**

The project is consistent with existing land uses and is not expected to affect public health, except in beneficial ways mentioned in item (4) above. However, there will be temporary short-term impacts to air quality emanating from possible dust emissions and temporary degradation of the acoustic environment in the immediate vicinity resulting from construction equipment. Since the project will add a new structure, arrangements will be made to minimize the effects to activities in the area. Construction-related impacts of noise, dust, and emissions will be mitigated by compliance with the State Department of Health Administrative Rules.

The high school campus expansion is designed to encourage a healthy lifestyle for students through enhanced recreational facilities.

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

The approval will not have substantial secondary impacts, such as significant population changes, or affects on public facilities. The project will provide additional facilities to accommodate minor projected growth in student enrollment. As a result, there will be minor and insignificant impacts to public facilities. An estimated increase of approximately 20 students would have only insignificant impacts on population on the site.

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

The proposed development will not involve a substantial degradation of environmental quality. The design of the expansion respects the natural environment and does not impede into Conservation lands to the east, nor into Nu‘uanu Stream.

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

The project helps implement the Strategic Master Plan envisioned for HBA. This is not an incremental action that will result in cumulative environmental impacts.

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

The project area, which has been significantly altered, does not contain identified rare, threatened or endangered species or habitat. No impact is anticipated.
Detrimentally affects air or water quality or ambient noise levels.

General temporary impacts associated with construction have been identified in this EA. Mitigation measures which are outlined in this EA will be applied during on-going construction activity. No detrimental long-term impacts to air, water, or acoustic quality are anticipated with the proposed redevelopment. Air and water quality or ambient noise levels are not anticipated to be detrimentally affected.

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

The entire project site lies within Zone X (500 year flood) and lies outside of the designated tsunami zone. The site has long been developed, and the proposed project will not affect environmentally sensitive areas. Proposed improvements will comply with necessary design requirements and building codes. No impact is anticipated.

Substantially affects scenic vistas and view-planes identified in county or state plans or studies.

The proposed project will be set back and above from the main roadway. The project is not within any view-planes identified by the City and County of Honolulu Primary Urban Center Development Plan. The project will have a minimal effect on public views of hillsides and will be designed and landscaped to minimize view impacts.

Require substantial energy consumption.

The Hawai‘i Baptist Academy High School Campus expansion will increase power consumption from the island’s electrical grid. However, pursuit of LEED certification for the new structure will have energy-saving measures such as a selection of energy-efficient systems for air-conditioning, lighting, water heating, and motorized equipment to help to reduce consumption needs and lower overall operational costs.

SUMMARY

Based on the above findings, we believe the proposed expansion to Hawai‘i Baptist Academy’s High School Campus does not have significant socio-economic or environmental impacts. The Environmental Assessment recommends mitigation measures to alleviate impacts when such impacts are identified.

The HBA expansion project is consistent with the Hawai‘i State Land Use District Regulations, the Coastal Zone Management Program, the Hawai‘i State Plan and Functional Plans, the 2050 Sustainable Plan, the City’s General Plan and Development Plan, the City’s Zoning Ordinance, and the American with Disabilities Act.

The proposal would improve the quality of building design, preserve and enhance the natural and cultural resources, and generally improve the overall educational system in Hawai‘i. It diversifies the economy and provides education as an anticipated growth industry.
7.0 LIST OF REFERENCES
7.0 LIST OF REFERENCES

Austin, Tsutsumi & Associates, Inc., *Site Infrastructure Description and Site Grading and Drainage Plan*, October 2010.


City and County of Honolulu, Board of Water Supply, *Water System Standards*, 2002

City and County of Honolulu, Planning Department, *General Plan for City and County of Honolulu*, 1992

City and County of Honolulu, Department of Planning and Permitting, *Rules Relating to Storm Drain Standards*. Honolulu, HI, January 2000.

City and County of Honolulu, Department of Planning and Permitting, *Primary Urban Center Development Plan*, June 2004.


8.0 List of Agencies, Organizations, and Individuals Receiving Copies of the EA
### 8.0 LIST OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS RECEIVING COPIES OF THE EA

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APPENDIX A
PRE-CONSULTATION LETTERS AND RESPONSES
August 23, 2010

Dear Participant:

On behalf of the Hawai‘i Baptist Academy, Group 70 International is currently undertaking the preparation of a Draft Environmental Assessment for the proposed Stan Sagert High School campus expansion.

The Hawai‘i Baptist Academy High School expansion is deemed necessary to meet accreditation and strategic plan requirements. The improvements will help to achieve HBA’s long-term goal of reducing class size by providing more classroom space. After the proposed improvements are completed and classroom sizes are reduced, the projected enrollment would increase by 20 students, from an existing enrollment of 460 to 480, a 4.3% increase. Staffing is expected to increase by 2 to a total of 83. Total enrollment at HBA, which includes elementary, middle and high schools, is 1,083 students and will increase to 1,103 students.

The proposed improvements to the High School will enhance the present operations and circulation on the Campus.

A DEA is being prepared because, under a 2004 Joint Development Agreement, the High School and Middle School’s parking were combined under the same permit. The Middle School sits on land that is currently owned by the State.

The proposed new facilities and improvements include:

1. New Building ("D") with new science and art classrooms
2. Renovation of the existing Fleming Building ("A") to add classrooms and a computer lab
3. The replacement of existing Physical Plant Office with a Christian Ministries building.
4. Additional 46 parking spaces to meet the 190 parking space requirement for both the High School and Middle School campuses.

We are beginning with a pre-consultation process to engage agencies and interested parties in the application process. Enclosed, for your review and comment, is a handout providing a project information summary and overview of the proposed action.

Please provide comments via telephone, email, fax, or U.S. Mail regarding the scope of our assessment. We would like to receive these comments no later than September 30, 2010. Comments received subsequent to this deadline will still be considered.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George Atta
Principal Planner

Enclosed: Pre-Consultation Handout
September 16, 2010

Mr. George Atté
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Atté:

Subject: Pre-Consultation for Draft Environmental Assessment (EA)
Hawai'i Baptist Academy High School Campus Expansion
2429 Pali Highway – Nuuanu
Tax Map Key 2-2-22: 3, 5 and 19; and 2-2-31: 30

This responds to your request, received August 25, 2010, for comments on your DEA preparation notice for the subject project. We have the following comments:

1. The Project Information Summary states that the Department of Planning and Permitting (DPP) is the accepting authority for the project. The Department of Land and Natural Resources, Land Division should be listed as the accepting agency. The DPP will only consider assuming this responsibility if the Land Division documents its unwillingness to perform its duties as the principal accepting agency.

2. The Permits and Approvals Required section should note that a minor Conditional Use Permit (CUP), to allow the major modification (expansion) of an existing high school, will be required. Also, a new (revised) CUP for joint development will be required to include Parcel 30 with the other lots associated with the site, because the parking lot on Parcel 30 will accommodate some of the required off-street parking for the high school use on other lots.

3. During the EA process the Applicant should coordinate with the State Department of Transportation (SDOT) to identify any potential traffic impacts to Pali Highway resulting from the high school expansion and increased level of parking. Please note that any issues or requirements identified by the SDOT must be adequately addressed in the CUP application, in order for it to be considered “complete” for processing.

Please contact Elizabeth Krueger of our Land Use Approval Branch at 768-8019, if you have any questions.

Very truly yours,

David K. Tanoue
Director
Department of Planning and Permitting
Upon completion, we will be providing your office with a copy of the Draft EA for your review. Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

Attachments
Dear Mr. Yoshioka:

Thank you for your Pre-Consultation comment letter dated September 23, 2010, concerning the Draft EA (DEA) for the Hawai‘i Baptist Academy High School Campus Expansion.

We acknowledge your Traffic Engineering Division’s comments with responses:

1. We have consulted with the Hawai‘i State Department of Transportation because the Pali Highway, which the above project utilizes, is under their jurisdiction. In a letter dated July 21, 2010, the State DOT stated that the "increase to the existing net overall trips…is not anticipated to be significant."

2. A site plan of the entire project site, showing existing buildings and parking stalls, and additional parking, will be included in the DEA.

3. The DEA will address the traffic impacts of the proposed project on the surrounding neighborhood streets and any mitigation measures.

4. We have corrected the TMK on Pg. 1-3, 4th paragraph, 4th line to read "2-2-22:003, and 2-2-22:009; 2-2-31:030; and 2-2-22:019".

5. Access from TMK 2-2-22:03, the high school entrance, off of the Wyllie Street ramp. Access from TMK 2-2-31:30, where there are two residential structures owned by the HBA, is either through the driveway serving the property, or through the high school campus.

6. The applicant presented the proposed improvements to the Lili‘uokalani Neighborhood Board #14 on February 8, 2010, and to the Nu‘uanu – Punchbowl Neighborhood Board #12 on February 16, 2010. The applicant also held a neighborhood coffee hour on March 8, 2010.

We acknowledge your Public Transit Division’s comments with the following responses:

7. A description of the Public Transit System operations in the area and the impact of the above project on this system during construction, as well as after the completion of the project, will be included in the DEA. According to the www.thebus.org, www.honolulu.gov/dts, and www.honoluludpp.org, the following bus routes serve the project area: 4, 10, 55, 56, 57, 65, 85, and 89. However, since the student body is anticipated to increase by only 20 students, and faculty is expected to increase by only 2, we do not anticipate any impact.
on Public Transit operations. Most HBA students are driven to the campus by their families or friends.

8. We will include in the construction notes that the Contractor shall notify the Department of Transportation Services, Public Transit Division, of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project at least two weeks prior to construction.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

---

Mr. George Atta, Principal Planner
Group 70 International, Incorporated
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4017

Dear Mr. Atta:


Thank you for your letter on the proposed campus expansion.

The existing water system is presently adequate to accommodate the proposed expansion. However, please be advised that this information is based on current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

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

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

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

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

Very truly yours,

PAUL S. KIKUCHI
Chief Financial Officer
Customer Care Division

Water for Life... Ko Wai Ola
Dear Mr. Yoshioka,

Thank you for your Pre-Consultation comment letter dated September 23, 2010, concerning the Draft EA (DEA) for the Hawai‘i Baptist Academy High School Campus Expansion.

We acknowledge your Traffic Engineering Division has the following comments:

1. We have consulted with the Hawai‘i State Department of Transportation because the Pali Highway, which the above project utilizes, is under their jurisdiction. In a letter dated July 21, 2010, the State DOT stated that the “increase to the existing net overall trips...is not anticipated to be significant...”

2. A site plan of the entire project site, showing existing buildings and parking stalls, and additional parking, will be included in the DEA.

3. The DEA will address the traffic impacts of the proposed project on the surrounding neighborhood streets and any mitigation measures.

4. We understand that the proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Application.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
October 4, 2010

Deborah Kim Morikawa, Director
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
Hawaii Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawaii
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Ms. Morikawa,

Thank you for your Pre-Consultation comment letter dated September 30, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Department of Community Services offers no comments or recommendations on the proposed project at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
Dear Mr. Chang,

Thank you for your Pre-Consultation comment letter dated September 28, 2009, concerning the Draft EA (DEA) for the Hawai‘i Baptist Academy ("HBA") High School Campus Expansion.

We acknowledge your Division's comments on the above referenced DEA.

The Engineering Division confirms 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 note the correct Flood Zone Designation for Zone X is Zone X-0.2.

The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
MEMORANDUM

TO: DLNR Agencies:
   x Div. of Aquatic Resources
   x Div. of Botany & Ocean Recreation
   x Div. of Forestry & Wildlife
   x Div. of State Parks
   x Commission on Water Resource Management
   x Office of Conservation & Coastal Lands
   x Land Division – Oahu District/Gavin

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Consultation for Draft Environmental Assessment for Stan Sargent High School Campus Expansion
LOCATION: Island of Oahu
APPLICANT: Group 70 International on behalf of Hawaii Baptist Academy

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by September 28, 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
   x We have no objections.
   x We have no comments.
   x Comments are attached.

Signed: [Signature]
Date: SEP - 3 2010

PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE
Dear Mr. Atta,

Thank you for your Pre-Consultation comment letter dated September 30, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Department of Land and Natural Resources, Land Division, in addition to the comments offered by the Office of Conservation and Coastal Lands, Commission of Water Resource Management, Division of Forestry & Wildlife, Land Division—Oahu District, and the Engineering Division, offers no comments or recommendations on the proposed project at this time. SHPD will be submitting their comments under separate cover.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

George I. Atta, AICP
Principal Planner

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October 4, 2010

Morris M. Atta, Acting Administrator
Land Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Atta,

Thank you for your Pre-Consultation comment letter dated September 30, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Department of Land and Natural Resources, Land Division, in addition to the comments offered by the Office of Conservation and Coastal Lands, Commission of Water Resource Management, Division of Forestry & Wildlife, Land Division—Oahu District, and the Engineering Division, offers no comments or recommendations on the proposed project at this time. SHPD will be submitting their comments under separate cover.

Please do not hesitate to contact me at 808-523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

George I. Atta, AICP
Principal Planner
Charlene Unoki, Assistant Administrator
Department of Land and Natural Resources
Land Division—O‘ahu District
P.O. Box 621
Honolulu, HI 96809

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i
TMKs: 2-22-22: 003; and 009; 2-21-31: 030; and 2-22-22: 019

Dear Ms. Unoki,

Thank you for your Pre-Consultation comment letter dated September 1, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the DLNR Land Division—O‘ahu office offers no comments or recommendations on the proposed project at this time because no development is planned on the middle school campus, which is State land.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
MEMORANDUM

TO: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Consultation for Draft Environmental Assessment for Stan Sagat High School Campus Expansion
LOCATION: Island of Oahu
APPLICANT: Group 70 International on behalf of HBA Baptist Academy

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by September 28, 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: 

George I. Atta
ACP
Principal Planner

October 4, 2010
Audrey T. Baker
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Subject: Pre-Consultation for Draft Environmental Assessment
Hawaii Baptist Academy High School Campus Expansion
Nuuanu, Honolulu, Hawaii
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Ms. Baker,

Thank you for your Pre-Consultation comment email dated September 22, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the DLNR’s Office of Conservation and Coastal Lands does not have any issues with the proposed project because it is not located in Conservation designated lands and, thus, offers no comments at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

George I. Atta
ACP
Principal Planner
TO:        Morris Alta, Administrator  
           Land Division
FROM:     Lenore N. Ohia, Acting Deputy Director
           Commission on Water Resource Management
SUBJECT:  Pre-Consultation for Draft Environmental Assessment for Stain Sagert High School Campus Expansion
FILE NO.:  NA  
TMN NO.:   2-2-223; 9, 2-2-22.9; 10, 2-2-2:31:30

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii’s water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 774C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://www.hawaii.gov/cwrm/

Our comments related to water resources are checked off below.

☐ 1. We recommend coordination with the county to incorporate this project into the county’s Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State’s Agricultural Water and Development Plan (AWUDP). Please contact the HDOA for more information.

☐ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area’s freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EPA as having high water efficiency can be found at http://www.epa.gov/watersense/productlist.htm.

☐ 5. We recommend the use of best management practices (BMPs) for stormwater management to minimize the impact of the project to the existing area’s hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit towards LEED certification. More information on stormwater BMPs can be found at http://www.hawaii.gov/cwrm/stormwater/hawaii-bmp-brief.pdf.

☐ 6. We recommend the use of alternative water sources, whenever practical.

☐ 7. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer’s acceptance of any resulting requirements related to water quality.

Permits required by CWRM:
Additional information and forms are available at http://www.hawaii.gov/cwrm/waterresources_permits.html.

☐ 8. The proposed water supply source for this project is located in a designated water management area, and a Water Use Permit is required prior to use of water.

☐ 9. A Well Construction Permit(s) is (are) required any well construction work begins.

☐ 10. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

☐ 11. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will not be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

☐ 12. Groundwater withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

☐ 13. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.

☐ 14. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.

☐ 15. A Petition to Amend the Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

☐ 16. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

OTHER:
We note that the proposed project is adjacent to Waiako Stream and that grading, grubbing, trenching, and stockpiling permitted as well as NFDES permit are required. Due to potential project impacts to Waiako Stream, we recommend close coordination and review by State of Hawaii Department of Health (see check box #7, above). If any project work is to be done in or on Waiako Stream bed or banks, a CWRM permit may be required (see check box 13 above) and any impacts to the Stream should be addressed in the draft EA.

If there are any questions, please contact Nash Fuji at 567-0264.

Morris Alta, Administrator  
Page 2  
September 21, 2010
October 7, 2010

Lenore N. Ohye, Acting Deputy Director
Commission on Water Resource Management
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Subject: Pre-Consultation for Draft Environmental Assessment (DEA)
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Island of O‘ahu, Honolulu, Hawai‘i
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22-019

Dear Ms. Ohye:

Thank you for your Pre-Consultation comment letter dated September 13, 2009, concerning the Draft EA (DEA) for the Hawai‘i Baptist Academy ("HBA") High School Campus Expansion.

We acknowledge your Commission's comments on the above referenced DEA.

1. The Hawai‘i Baptist Academy campus practices a sustainable lifestyle. The project will incorporate key energy and water saving design strategies to limit the project's environmental footprint and will be designed with a fully integrated approach to meet the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification criteria. These strategies include the installation of water efficient fixtures and the implementation of water efficient practices to reduce the demand on the area's freshwater resources.

2. Best Management Practices (BMP) for stormwater management will be implemented to minimize impact to the existing area's hydrology by maintaining on-site infiltration and preventing polluted runoff from storm events.

3. We do not anticipate any ground or surface water degradation or contamination. However, should such result be anticipated, we understand that approvals for this project will be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

4. We acknowledge that the project site abuts Nu‘uanu Stream, which is a State water body. However, we do not anticipate any alterations to the channel or banks of Nu‘uanu Stream. Construction is planned to stay above stream channel high water levels and best management practices will be used to manage erosion, sediment loads, and storm water discharges to stay within NPDES requirements.

5. Regarding the water source for this project, there is an existing 6-inch water line and 4-inch compound water meter within the campus running from the Wylie Street Ramp onto the site. The water main is connected to an 8-inch main which feeds from the 24-inch main in Pali Highway. A new 2-1/2-inch water lateral and 6-inch fire sprinkler line will tap off of the existing 6-inch interior main to service the new classroom building. The new Christian Ministry building will utilize the existing water laterals which are already in place. According to a letter from the Board of Water Supply to Mr. Terrance S. Acahito, P.E., project engineer, dated April 21, 2010, "the existing water system is presently adequate to accommodate the development."

We acknowledge the potential need for some of the development permits mentioned in your final comments as well as the sensitivity associated with development within close proximity to Nu‘uanu Stream. We will work closely with the Department of Health and DLNR as needed.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
September 9, 2010

Mr. George Atta
Principal Planner
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

Subject: Preconsultation for Draft Environmental Assessment
Hawaii Baptist Academy High School Campus Expansion
2420 Pali Highway
Nuuanu, Oahu, Hawaii
Tax Map Key: 2-2-022: 003

In response to your letter of August 23, 2010, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 902.2.1.)

2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county. On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in

excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

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

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

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SY:jl
Dear Chief Silva:

Thank you for your Pre-Consultation comment letter dated September 9, 2010, concerning the Draft EA for the Hawai‘i Baptist Academy (HBA) High School Campus Expansion.

We acknowledge your comments and provide you with a response for each item:

1. All fire apparatus access roads, fire hydrants, and mains will meet requisite sections of the 1997 Uniform Fire Code.

2. The fire water supply provided will be capable of supplying required fire flow per County standards. On-site fire hydrants will also comply with County standards.

3. Civil drawings will be submitted to the HFD for review and approval.

We have no specific comments at this time. We look forward to the opportunity to review the Draft EA. Should you have any questions, please contact Keli‘i Lindsey at 594-0244 or kolidney@hfd.org.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
September 23, 2010

Clyde W. Namu'o
Chief Executive Officer
Office of Hawaiian Affairs
State of Hawai‘i
711 Kapi‘olani Boulevard, Suite 500
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Na‘uanu, Honolulu, Hawai‘i
TMKs: 2-22-22: 003, and 008; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Namu'o:

Thank you for your Pre-Consultation comment letter dated September 13, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Office of Hawaiian Affairs offers no specific comments or recommendations at this time.

Upon completion, we will be providing your office a copy of the Draft EA for review. Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

Group 70 International, Inc.

George I. Atta, AICP
Principal Planner
DATE
George P. Young, P.E.
Chief, Regulatory Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858-5440
Subject: File Number POH-2010-0221
Pre-Consultation for Draft Environmental Assessment ("DEA")
Hawai'i Baptist Academy ("HBA") High School Campus Expansion
(Nu'uanu, Honolulu, Hawai'i)

Dear Mr. Young,

Thank you for your Pre-Consultation comment letter dated August 30, 2010, concerning the Draft EA (DEA) for the HBA High School Campus Expansion.

We acknowledge your comments on the above referenced DEA.

1. We understand that a Department of the Army (DA) permit from the U.S. Army Corps of Engineers (Corps) is not required because the project site appears to be absent of navigable waters subject to Corps jurisdiction, as well as absent of waters of the U.S., subject to Corps jurisdiction.

2. We acknowledge that the project site abuts Nu'uanu Stream, which ends in Honolulu Harbor, a traditionally navigable water and, as such, is subject to Corps jurisdiction. Therefore, the applicant will contact your office prior to conducting any activity that may result in the discharge of dredged and/or fill material into this body of water. However, we do not anticipate any discharges into Nu'uanu Stream. Construction is planned to stay above stream channel high water levels and best management practices will be used to manage erosion, sediment loads, and storm water discharges to stay within NPDES requirements and general section 404 requirements.

3. A thorough survey of aquatic resources has been conducted in the past. The site is generally a sloped site with no other water bodies or features other than Nu'uanu Stream, the unnamed ditch, and remnants of old landscaped, constructed, artificial ponds that were filled many years ago. The unnamed ditch is part of an old "āauwai" (ditch) system that no longer operates due to blockages upstream from construction on another property. The two-week flow only refers to onsite run-off capture during heavy episodic storms; generally during the rainy season. Project development is not anticipated to affect any of these features. Should we potentially impact these features, we will provide the necessary documentation to allow the Corps to make a jurisdictional determination.

4. If any waters are determined to be waters of the U.S., the applicant will obtain authorization from the Corps prior to discharge of dredged or fill material into these water bodies.

Thank you for contacting us regarding this project and providing us with the opportunity to comment. Should you have any questions, please contact Ms. Jessica Pa'ahana at 808.438.0391 or via email at Jessica.K.Paahana@usace.army.mil. Please be advised you can provide comments on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey at http://pec2.wnp.usace.army.mil/survey.html.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch
Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

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
Honolulu, Hawaii 96850

SEP 24 2010

In Reply Refer To:
2010/TA-0476

Mr. George Atta
Principal Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4397

Subject: Technical Assistance Pre-Consultation for the Draft Environmental Assessment for Proposed Hawaii Baptist Academy High School Expansion, Oahu

Dear Mr. Atta:

We are in receipt of your letter, dated August 25, 2010, in which you requested pre-consultation comments for the development of a Draft Environmental Assessment (DEA) for the proposed expansion of Hawaii Baptist Academy High School in Nauuau, Oahu. The proposed project is designed to meet accreditation and strategic planning requirements, as well as increase the student body from 460 to 480. The high school currently consists of 14.5 acres of land [TMK 2-2-22: 3, 9, and 30]. Nearly 10 of these acres are designated as P-1 Restricted Preservation, and include a hillside and Naunau Stream. Project details identify plans for a new building with classrooms, the renovation of an existing building to add classrooms, the replacement of a building, and the addition of 46 new parking spaces. This response is in accordance with section 7 of the Endangered Species Act of 1973 (ESA), as amended (16 U.S.C. 1531 et seq.).

Hawaiian hoary bats roost in both exotic and native woody vegetation and leave their young unattended in “nursery” trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the bat breeding season (April to August), there is a risk that young bats could inadvertently be harmed or killed. To minimize impacts to the endangered Hawaiian hoary bat, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (May 15 through August 15). If vegetation clearing cannot be avoided during the bat birthing and pup rearing season, we recommend that surveys be conducted by a knowledgeable biologist to determine status of the bat that may occur within the proposed project footprint. Survey information should be provided to our office with your determination of effects of the project to the bat or any other listed species observed onsite. Construction timing should be defined and should avoid disturbance to possible nesting Hawaiian hoary bats in areas where they are known to occur.

Hawaiian’s native ecosystems are heavily impacted by exotic invasive plants. For any landscaping that may be a part of your proposed project, we recommend using native plants wherever
Mr. George Atta

possible. If native plants do not meet the landscaping objectives, we recommend choosing species that are thought to have a low risk of becoming invasive. The following websites are good resources to use when choosing landscaping plants: Pacific Island Ecosystems at Risk (http://www.botany.hawaii.edu/hesi/haeleho/wvp/full_table.asp) and Global Compendium of Weeds (www.gcw.wa.gov).

We hope this information assists you in developing a comprehensive and thorough Draft Environmental Assessment. We appreciate your efforts to conserve listed species. If you have questions about our comments, please contact Michelle Bogardus, Conservation and Habitat Management Planning Program (phone: 808-792-9400, fax: 808-792-9581).

Sincerely,

Loyal Mehrhoff
Field Supervisor

October 1, 2010

Loyal A. Mehrhoff, Ph.D.
Field Supervisor
United States Department of the Interior
Fish and Wildlife Service
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, HI 96850

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai'i Baptist Academy High School Campus Expansion
Nu'uanu, Honolulu, Hawai'i
TMK: 2-2-022: 003, and 009; 2-2-31: 030; and 2-2-22: 019

Dear Dr. Mehrhoff:

Thank you for your Pre-Consultation comment letter dated September 24, 2010, concerning the Draft EA for the Hawai'i Baptist Academy ("HBA") High School Campus Expansion.

We acknowledge your Office has the following comments:

1. Hawaiian hoary bats. All development in this project occur on the existing developed portion of the project and we do not expect any significant nesting or foraging activity on this part of the campus. To our knowledge, none have been observed in the past. We do not anticipate any Hawaiian hoary bats on the areas of development. There may be Hawaiian hoary bats on the Preservation designated lands of the project site, but no activity will occur in that area. In the event, however, that Hawaiian hoary bats are detected, to minimize impacts, woody plants greater than 15 feet (4.6 meters tall) will not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (May 15 through August 15).

2. Landscaping. The proposed plant palette for the project emphasizes the use of native Hawaiian and Polynesian-introduced plants to promote sustainability.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
Mr. George Atta  
Principal Planner  
Group 70 International, Inc.  
925 Bethel Street, 5th Floor  
Honolulu, Hawaii 96813-4307  

Dear Mr. Atta:

SUBJECT: Pre-Consultation for Draft Environmental Assessment (DEA)  
Hawaii Baptist Academy High School Campus Expansion  
Nuuanu, Island of Oahu, Hawaii  
TMKs: 2-22-22: 003, por 003, and 009; 2-21-31: 030; and, 2-22-22: 019

The Department of Health, Clean Water Branch (CWB), has reviewed the subject  
Pre-Consultation DEA transmitted by letter dated August 23, 2010, and offers these comments  
on your project. Please note that our review is based solely on the information provided in the  
subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54  
and 11-55. You may be responsible for fulfilling additional requirements related to our program.  
We recommend that you also read our standard comments on our website at  

1. Any project and its potential impacts to State waters must meet the following criteria:
   a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses  
      and the level of water quality necessary to protect the existing uses of the receiving  
      State water be maintained and protected.
   b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the  
      receiving State waters.
   c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES)  
permit for discharges of wastewater, including storm water runoff, into State surface waters  
(HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2  
State waters, you may apply for NPDES general permit coverage by submitting a  
Notice of Intent (NOI) form:
   a. Storm water associated with construction activities, including clearing, grading, and  
      excavation, that result in the disturbance of equal to or greater than one (1) acre of total  
      land area. The total land area includes a contiguous area where multiple separate and  
      distinct construction activities may be taking place at different times on different  
      schedules under a larger common plan of development or sale.
   b. Hydrotesting water.
   c. Construction Activity Dewatering.

You must submit a separate NOI form for each type of discharge at least 30 calendar days  
prior to the start of the discharge activity, except when applying for coverage for discharges  
of storm water associated with construction activity. For this type of discharge, the NOI must  
be submitted 30 calendar days before the start of construction activities. The NOI forms  
may be picked up at our office or downloaded from our website at  

3. For types of wastewater not listed in Item 2 above or wastewater discharging into Class 1  
or Class AA waters, you may need an NPDES individual permit. An application for an NPDES  
individual permit must be submitted at least 180 calendar days before the commencement of  
the discharge. The NPDES application forms may be picked up at our office or downloaded  
from our website at  

4. Please note that all discharges related to the project construction or operation activities,  
whether or not NPDES permit coverage is required, must comply with the State’s Water  
Quality Standards. Noncompliance with water quality requirements contained in HAR,  
Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be  
subject to penalties of $25,000 per day per violation.
If you have any questions, please visit our website at http://www.hawaii.gov/environmental/water/cleanwater/index.html, or contact the Engineering Section, CWB, at 586-4369.

Sincerely,

Alec Wong, P.E., Chief
Clean Water Branch
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Pre-Consultation for Draft Environmental Assessment (DEA) Hawai‘i Baptist Academy High School Campus Expansion Nu‘uanu, Island of O‘ahu, Honolulu, Hawai‘i

Dear Mr. Wong:

Thank you for your Pre-Consultation comment letter dated September 13, 2009, concerning the Draft EA (DEA) for the Hawai‘i Baptist Academy ("HBA") High School Campus Expansion.

We acknowledge your comments on the above referenced DEA.

1. A thorough survey of aquatic resources has been conducted in the past. The project site is generally sloped with no other water bodies or features other than Nu‘uanu Stream, an unnamed ditch, and remnants of old landscaped, constructed, artificial ponds that were filled many years ago. The unnamed ditch is part of an old “auwai" (ditch) system that no longer operates due to blockages upstream from construction on another property. We do not anticipate any impacts to State waters, as defined under §342D-1 HRS. However, should such impacts be anticipated, we will conform to the antidegradation policy (HAR, §11-54-1.1), designated uses (HAR, §11-54-3), and water quality criteria (HAR, §11-54-4 through §11-54-8).

2. We acknowledge that the project site abuts Nu‘uanu Stream, which is a State water body. However, we do not anticipate any discharges into Nu‘uanu Stream. Construction is planned to stay above stream channel high water levels and best management practices will be used to manage erosion, sediment loads, and storm water discharges to stay within NPDES requirements. However, should we anticipate storm water or construction activity dewatering discharge, we will submit a separate NOI for each activity at least 30 calendar days prior to the start of such activity.

3. We do not anticipate any wastewater discharge into Class 1 or Class AA waters. However, should a need occur, an NPDES individual permit will be submitted at least 180 days prior to the commencement of any discharge.

4. As mentioned above, we do not anticipate any discharges into Nu‘uanu Stream, or any other State waters. However, any discharges related to construction activities will comply with the State’s Water Quality Standards.
5. We understand that your comments are based on the information provided in the pre-consultation letter and that we may be responsible for fulfilling additional requirements related to your program.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

Mr. George Atta
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Dear Mr. George Atta:

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Na‘i‘ana‘i, Honolulu, Hawai‘i

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

If you have any questions, please have your staff call Ms. Chris Kinimaka of the Planning Branch at 586-0499.

Sincerely,

[Signature]

ERNEST Y. W. LAKA
Public Work Administrator

CK/DH:mo
September 23, 2010

Ernest Y. W. Lau
Public Work Administrator
State of Hawai’i
Department of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810-0119

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai’i Baptist Academy High School Campus Expansion
Nu’uanu, Honolulu, Hawai’i
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Lau,

Thank you for your Pre-Consultation comment letter dated September 2, 2010, concerning the Draft EA for the Hawai’i Baptist Academy ("HBA") High School Campus Expansion.

We acknowledge that the Department of Accounting and General Services finds that the proposed project does not impact any of the projects or existing facilities of DAGS and, thus, offers no comments at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.
George I. Atta, AICP
Principal Planner

September 20, 2010

Mr. George Atta
Group 70 International, Inc.
625 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Subject: Pre-Consultation for Draft Environmental Assessment (DEA)
Hawaii Baptist Academy High School Campus Expansion
Nuuanu, Honolulu, Hawaii

Thank you for inviting us to review the above Pre-Consultation Draft Environmental Assessment. The Department of Design and Construction does not have any comments to offer at this time.

Should you have any questions, please contact me at 768-8481.

Very truly yours,

Collins D. Lam, P.E.
Deputy Director

George I. Atta, AICP
Principal Planner
Subject: Pre-Consultation for Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Lam,

Thank you for your Pre-Consultation comment letter dated September 20, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Department of Design and Construction does not offer any comments or recommendations on the proposed project at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

Linda Linole
September 23, 2010

Mr. Pankaj Bhanot
Division Administrator
Benefit, Employment, and Support Services Division
State of Hawai‘i, Department of Human Services
820 Millili Street, Suite 606
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i
TMKs: 2-22-22: 003; and 009: 2-21-31: 030; and 2-2-22: 019

Dear Mr. Pankaj Bhanot,

Thank you for your Pre-Consultation comment email dated September 15, 2010, concerning the Draft EA for the Hawai‘i Baptist Academy (“HBA”) High School Campus Expansion.

We acknowledge that your Division does not have any comments or recommendations on the proposed project since you do not foresee any impact on any child care services in the community at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
September 23, 2010

Pearl Imada Iboshi, Ph.D.
Director
Department of Labor and Industrial Relations
State of Hawai‘i
830 Punchbowl Street, Room 321
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i

Dear Dr. Imada Iboshi,

Thank you for your Pre-Consultation comment letter dated September 1, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Department of Labor and Industrial Relations offers no comments or recommendations on the proposed project at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
Subject: Pre-Consultation for Draft Environmental Assessment

Hawai‘i Baptist Academy High School Campus Expansion

Nu‘uanu, Honolulu, Hawai‘i

TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Cudiamat,

Thank you for your Pre-Consultation comment letter dated September 22, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Department of Facility Maintenance does not have any comments on the proposed improvements, as HBA is privately-owned property, having negligible impact on your facilities and operations. Per your request, we will remove your department from the environmental assessment process for this project.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta
Principal Planner

---Original Message---

From: Ken Kato [mailto:kato@hcc.hawaii.edu]
Sent: Monday, September 20, 2010 8:29 AM
To: George Atta
Cc: mroot@hawaii.edu
Subject: Pre Consultation for DEA, HBA High School Campus

Honolulu Community College has no issues with the proposed HBA campus expansion.

Ken Kato
Vice Chancellor of Administrative Services
September 23, 2010

Ken Kato
Vice Chancellor of Administrative Services
Honolulu Community College
874 Dillingham Boulevard
Honolulu, HI 96817

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i

Dear Vice Chancellor Kato,

Thank you for your Pre-Consultation comment email dated September 20, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Honolulu Community College does not have any issues with the proposed project, and, thus, offers no comments at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
September 23, 2010

Louis M. Kealoha  
Chief of Police  
City and County of Honolulu  
801 South Beretania Street  
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment  
Hawai‘i Baptist Academy High School Campus Expansion  
Nu‘uanu, Honolulu, Hawai‘i  
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Chief Kealoha,

Thank you for your Pre-Consultation comment letter dated September 1, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Honolulu Police Department finds that the proposed project should have no significant impact on the facilities or operations of the HPD and offers no comments or recommendations at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP  
Principal Planner
September 23, 2010

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

Subject: Pre-Consultation for Draft Environmental Assessment  
Hawai'i Baptist Academy High School Campus Expansion  
Nu‘uanu, Honolulu, Hawai‘i  
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Chang,

Thank you for your Pre-Consultation comment letter dated September 20, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Department of Parks and Recreation offers no comments, as the proposed project will not impact any program or facility of your department. Therefore, per your request, we will remove you as a consulted party for the balance of the EA process.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP  
Principal Planner

Group 70 International  
Attn: George Atta, Principal Planner  
5th Floor  
925 Bethel Street  
Honolulu, Hawaii 96813-4307

Subject: Pre-Consultation for Draft Environmental Assessment ("DEA")  
Hawai‘i Baptist Academy ("HBA") High School Campus Expansion (Nu‘uanu, Honolulu, Hawai‘i)

Thank you for the opportunity to review the subject proposal. The Department of Hawaiian Home Lands has no comment to offer at this time.

If you have any questions, please contact our Planning Office at (808) 620-9480.

Aloha and mahalo,

George I. Atta, AICP  
Principal Planner

Kaulana H.R. Park, Chairman  
Hawaiian Homes Commission
October 12, 2010
Kaulana H.R. Park, Chairman
Hawaiian Home Lands Commission
State of Hawai‘i
P.O. Box 1879
Honolulu, HI 96805

Subject: Pre-Consultation for Draft Environmental Assessment
Hawaiian Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i
TMKs: 2-22-22: 005, and 009; 2-21-31; and 2-2-22: 019

Dear Chairman Park,

Thank you for your Pre-Consultation comment letter dated October 8, 2010, concerning the Draft Environmental Assessment for the Hawaiian Baptist Academy High School Campus Expansion. We acknowledge that the Department of Hawaiian Home Lands offers no comments on the proposed project at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
APPENDIX B
DEA COMMENT LETTERS AND RESPONSES
November 15, 2010

Regulatory Branch
Group 70 International, Inc.
Attention: George I. Atta
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Atta:

This letter is in response to the City and County of Honolulu Department of Planning and Permitting Letter dated November 8, 2010 requesting the Department of the Army (DA) review and comment on the Draft Environmental Assessment (DEA) for the Proposed Expansion of the Hawaii Baptist Academy High School Campus in Nuuanu, Island of Oahu, Hawaii. We completed our review of the submitted document pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404).

Section 10 requires that a Department of the Army permit be obtained from the U.S. Army Corps of Engineers (Corps) prior to undertaking any construction, dredging and other activities occurring in, over, or under navigable waters of the U.S. The line of jurisdiction extends to the Mean High Tide Line as measured by the Mean High Water Mark (MHW) for tidal waters. Section 404 requires that a DA permit be obtained for the discharge (placement) of dredge and/or fill material into waters of the U.S., including wetlands. The line of jurisdiction extends to the Mean Higher High Water Mark (MHHWM) for tidally influenced waters, the Ordinary High Water Mark (OHWM) for non-tidal waters and the approved delineated boundary for wetlands.

Based on the information described in the DEA, the project site is absent of navigable waters subject to Corps jurisdiction therefore, Section 10 authorization is not required. It appears the project site is also absent of waters of the U.S., subject to Corps jurisdiction, therefore, it appears a DA permit is not required. Be advised, the project site abuts the Nuuanu Stream, which discharges into Honolulu Harbor, a traditionally navigable water, and as such, is a water of the U.S., subject to Corps Jurisdiction. It is our understanding from the DEA that structural or technical restrictions for the construction of the bridge adjoining the proposed Building “D” to the existing Fleming building may require a column or wall along the Nuuanu Stream bank. To avoid unintentional violation of federal laws and regulation, we advise the applicant contact our office prior to conducting any activity that may result in the discharge of fill material i.e., construction of concrete column or wall, below the OHWM, as Section 404 authorization may be required for this action.

Thank you for contacting us regarding this project and providing us with the opportunity to comment. Should you have any questions, please contact Ms. Jessie Pa’ahana at 808.438.0391 or via email at Jessie.K.Paahana@usace.army.mil. You are encouraged to provide comments on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey form at http://per2.msp.osac.army.mil/survey.html.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch
November 23, 2010

George P. Young, P.E.
Chief, Regulatory Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858-5440

Subject: File Number POH-2010-0221
Draft Environmental Assessment ("DEA")
Hawaii Baptist Academy ("HBA") High School Campus Expansion
(Nuuanu, Honolulu, Hawaii)

Dear Mr. Young,

Thank you for your comment letter dated, November 15, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge your comments on the above referenced DEA.

1. We understand that neither a Section 10 authorization, nor a Department of the Army (DA) permit, is required because the project site is absent of navigable waters subject to Corps jurisdiction.

2. We acknowledge that the project site abuts Nuuanu Stream, which ends in Honolulu Harbor, traditionally navigable water and, as such, is subject to Corps jurisdiction. Therefore, to avoid unintentional violation of federal laws and regulation, the applicant will contact your office prior to conducting any activity that may result in the discharge of dredged and/or fill material into this body of water, as Section 404 authorization may be required for such action. However, we do not anticipate any discharges into Nuuanu Stream. Construction is planned to stay above stream channel high water levels and best management practices will be used to manage erosion, sediment loads, and storm water discharges to stay within NPDES requirements and general section 404 requirements; such that a permit will not be required.

Upon completion, we will be providing your office with a copy of the Draft Final EA.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
January 4, 2010

Pua Aiu, Administrator  
Department of Land and Natural Resources  
State Historic Preservation Division  
601 Kamokila Boulevard, Room 555  
Kapolei, HI 96707

Subject: Historic Resources Inventory Survey  
Hawai‘i Baptist Academy High School Campus Expansion  
Nu‘uanu, Honolulu, Hawai‘i  
TMK: 2-2-022: 9 and 2-2-31: 30

Dear Ms. Aiu:

Thank you for your comment letter, dated December 14, 2010, concerning the Draft EA (DEA) for the Hawai‘i Baptist Academy High School Campus Expansion.

We acknowledge that HBA’s high school administration building, Lanihuli, the former Waldron residence, is eligible for the Hawai‘i Register of Historic Places under Criterion A (Events) and C (Architecture).

The two former residential lots to be used for parking currently hold structures dated 1947, 1948, and 1956. An evaluation shall be conducted by your Division in order to determine whether the proposed project will have any effect on any of these historic resources. To complete this evaluation, you require submission of interior and exterior photographs, a completed historic resources inventory form, and a floor plan sketch. All of these items were sent to you on December 28, in response to your October 18, 2010, pre-consultation comment letter, and are also included with this letter.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP, LEEP AP  
Principal Planner

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP, LEEP AP  
Principal Planner

STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

Mr. David Tanoue  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street  
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment  
Hawai‘i Baptist Academy High School Campus Expansion  
Nu‘uanu, Island of Oahu, Hawaii  
TMK: (1)-2-22:3, 9, 19, 30

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

If there are any questions regarding the above, please have your staff call Mr. David DePonte of the Planning Branch at 586-0492.

Sincerely,

ERNEST Y. W. LAU  
Public Works Administrator

DD:im  
c: OEDC  
✓ George Atta, Group 70
Dear Mr. Lau,

Thank you for your comment letter dated December 21, 2010, concerning theDraft EA for the HBA High School Campus Expansion.

We acknowledge that the project is not impacted by any of the Department of Accounting and General Services' projects or existing facilities. Therefore, no comments or recommendations on the proposed project are offered at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the EA process.

Sincerely,

George I. Atta, AICP
Principal Planner

GROUP 70 INTERNATIONAL INC.

December 23, 2010

Ernest Y.W. Lau, Public Works Administrator
Department of Accounting and General Services
P.O. Box 119 Honolulu, HI 96810-0119

Subject: Draft Environmental Assessment
Hawaiian Academy High School Campus Expansion

Dear Mr. Lau:

Thank you for permitting us to bid on the subdivision of a new building which will be a

The subject project is located in the critical wastewater disposal area as determined by the Oahu

Wastewater Authority Committee. However, we have no comments on the draft environmental

assessment, as wastewater treatment plant facilities are located to the northeast and southwest

of the proposed project.

All wastewater plans must conform to applicable State and Federal regulations. We do not have any questions.

Sincerely,

George I. Atta, AICP
Principal Planner

GROUP 70 INTERNATIONAL INC.
December 28, 2010

Marshall Lum, P.E., Acting Chief
Department of Health
Wastewater Branch
State of Hawai‘i
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, O‘ahu, Hawai‘i
TMKs: 2-22-22: 003; and 009; 2-21-31: 030; and 2-22-22: 019

Dear Acting Chief Lum,

Thank you for your comment letter dated December 8, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Wastewater Branch of the Department of Health has no comments or recommendations on the proposed project at this time because wastewater from the proposed expansion will be disposed of via a new 6-inch sewer lateral which will connect to an existing 18-inch sewer main just east of the new building.

Wastewater plans will conform to applicable provisions of the Department of Health’s Administrative Rules, Chapter 11-62, “Wastewater Systems.” We acknowledge that your Branch reserves the right to review such plans for conformance.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the EA process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

December 9, 2010

George I. Atta, Principle Planner
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 808-13-4307

RE: Draft Environmental Assessment
Hawai‘i Baptist Academy High School expansion
Nu‘uanu, Island of O‘ahu

Aloha e George Atta,

The Office of Hawaiian Affairs (OHA) is in receipt of an November 8, 2010 request for comments on the draft environmental assessment (DEA) for the proposed Hawai‘i Baptist Academy High School expansion project (project). It is our understanding the project is necessary to meet accreditation by the Western Association of Schools and Colleges and Hawai‘i Baptist Academy (HBA) strategic plan requirements. New facilities and improvements to existing facilities on the HBA campus are proposed.

OHA concurs with the “finding of no significant effect” determination within the DEA and we applaud the efforts to improve the learning environment and curriculum at HBA. OHA recognizes that the project was presented to the Lili‘uokalani/Alewa/Kamehameha Heights Neighborhood Board and comments considered. We look forward to seeing the project completed and ask that to the extent possible, native plant species be considered in the project’s landscaping plan. Thank you for the opportunity to provide comments. Should you have any questions, please contact Keola Lindsey at 594-0244 or keola@oha.org.

‘O wau iho nō me ka ‘oia’i,’o,

Clyde W. Nānua‘o
Chief Executive Officer

C: David K. Tanoue, Acting Director- City and County of Honolulu Department of Permitting and Planning
December 28, 2010

Clyde W. Namu'u'o
Chief Executive Officer
Office of Hawaiian Affairs
State of Hawai‘i
711 Kapi‘olani Boulevard, Suite 500
Honolulu, HI 96813

Subject: Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i
TMsks: 2-22-22: 003; and 009; 2-21-31: 030; and 2-22-22: 019

Dear Mr. Namu'u'o,

Thank you for your comment letter dated December 9, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Office of Hawaiian Affairs concurs with the “finding of no significant effect” determination within the DEA and applauds HBA’s efforts to improve their learning environment and curriculum.

Native plant species are being considered, and used to the extent possible, in the project’s landscaping plan to help promote sustainability.

Upon completion, we will be providing your office a copy of the Draft EA for your review. Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

---

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
830 SOUTH BERETANIA STREET
HONOLULU, HI 96813

December 2, 2010

Mr. George Atta, Principal Planner
Group 70 International, Incorporated
926 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:


Thank you for the opportunity to comment on the proposed campus expansion.

The comments in our letter dated September 1, 2010, which is included in the document, are still applicable.

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

Very truly yours,

PAUL S. KIKUCHI
Chief Financial Officer
Customer Care Division

cc: Office of Environmental Quality Control
Mr. David Tanoue, Department of Planning and Permitting
December 27, 2010

Paul S. Kikuchi, Chief Financial Officer
Honolulu Board of Water Supply
Customer Care Division
630 South Street
Honolulu, HI 96813

Subject: Comments on Draft Environmental Assessment for Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Kikuchi:

Thank you for your comment letter, dated December 2, 2010, concerning the Draft EA (DEA) for the Hawai‘i Baptist Academy High School Campus Expansion.

We acknowledge your comments on the above referenced DEA.

1. We understand that the existing water system is presently adequate to accommodate the proposed domestic demands for the proposed HBA expansion. However, this information is based on current data and that the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of our building permit application.

2. We will meet our Water System Facilities Charges obligation when water is made available.

3. We will coordinate with the Fire Prevention Bureau of the Honolulu Fire Department regarding on-site fire protection requirements.

4. We understand that the proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

December 3, 2010

Mr. George Atta, AICP, LEED AP
Principal Planner
Group TC International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment
Hawaii Baptist Academy High School Expansion
2429 Pali Highway
Tax Map Keys: 2-2-022: 009, 2-2-019 and 2-2-031: 03C

In response to your letter of November 8, 2010, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45.720 m) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)

2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in
December 8, 2010

Chief Kenneth G. Silva
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i
TMK: 2-2-022: 003, 009, and 019; 2-2-031: 030

Dear Chief Silva:

Thank you for your comment letter dated December 3, 2010, concerning the Draft EA for the Hawai‘i Baptist Academy (“HBA”) High School Campus Expansion.

We acknowledge your comments and provide you with a response for each item:

1. All fire apparatus access roads, fire hydrants, and mains will meet requisite sections of the 1997 Uniform Fire Code.

2. The water supply provided will be capable of supplying the required fire flow for fire protection per County standards. On-site fire hydrants will also comply with County standards.

3. Civil drawings will be submitted to the HFD for review and approval.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the environmental assessment process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

cc: David Tanoue, Department of Planning and Permitting
Dear Mr. Atta,

Subject: Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
TMKs: (1) 2-2-22: 3; 2-2-22: 19; 2-2-31: 30 (Nuuanu, Oahu, Hawaii)

We have received your letter dated November 22, 2010 regarding the subject project, and wish to thank you for providing the opportunity to comment on the proposal.

Our review of the material provided indicates that the proposed project will have no adverse impacts on any Department of Community Services' activities or projects in the area at this time. Thank you again for providing us this opportunity to comment on this matter.

Sincerely,

Ernest Y. Martin
Acting Director

EYM:sk
Dear Chief Kealoha,

Thank you for your comment letter dated September 1, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We offer the following response to your comments.

We acknowledge that the Wyllie Street on-ramp may be affected during the construction phase of the project since it serves as the main entry/exit to the campus. We further acknowledge that there may be an increase in general complaints from drivers utilizing the Wyllie Street on-ramp to northbound Pali Highway during this phase. Since HBA parents who drop off their children will also utilize the same on-ramp to enter/exit campus during construction, every attempt will be made to minimize the effects of construction traffic during the peak morning and afternoon hours. HBA has a traffic and parking management plan in place that can be expanded to address issues that may arise during the temporary construction phase. At completion, the overall increase in staff and students is relatively small and we do not think there should be any significant or noticeable increase in complaints, even in the long term.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the EA process.

Sincerely,

George I. Atta, AICP, LEED AP
Principal Planner

GROUP 70 INTERNATIONAL, INC.
Mr. George I. Atta
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813

November 29, 2010

Dear Mr. Atta:

SUBJECT: Draft Environment Assessment for Hawaii Baptist Academy High School Expansion, Nanakuli, Island of Oahu, Hawaii

TMK: (1) 2-2-022; 003, 009 and 019 (portions) and TMK: (1) 2-2-031: 030

The Department of Health, Clean Water Branch (CWB), has reviewed the document received November 13, 2010 regarding the subject project and offers these comments. Please note that our review is based solely on the document for the subject project and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at http://hawaii.gov/health/environmental/emu-planning/landuse/CWB-standardcomments.pdf

1. Any project and its potential impacts to State waters must meet the following criteria:
   a. Anti-degradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
   b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
   c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:
   a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. This includes areas used for a construction base yard and the storage of any construction related equipment, material, and waste products. An NPDES permit is required before the start of the construction activities.
   b. Hydrotesting water,
   c. Construction dewatering effluent.

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI forms may be picked up at our office or downloaded from our website at http://hawaii.gov/health/environmental/water/cleanwater/forms/gerd-index.html

3. For other types of wastewater not listed in Item No. 2 above or wastewater discharging into Class 2 or Class AA waters, an NPDES individual permit will need to be obtained. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at http://hawaii.gov/health/environmental/water/cleanwater/forms/environmental/water/cleanwater/forms/indv-index.html

4. Please call the Army Corps of Engineers at (808) 438-9258 to determine which Department of the Army (DA) permit(s) shall be required for the subject project. Permits may be required for work performed in, over, and under navigable waters of the United States. Projects requiring a DA permit also require a Section 401 Water Quality Certification (WQC) from our office.

5. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or 401 WQC are required, must comply with the State’s Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of $25,000 per day per violation.

If you have any questions, please visit our website at http://hawaii.gov/health/environmental/water/cleanwater/index.html, or contact the Engineering Section, CWB, at 586-4309.

Sincerely,

Alec Wong, P.E.
Chief
Clean Water Branch

SW:ml
c. DOH-E7O #1-3438 [via email only]
December 6, 2010

Alec Wong, P.E., Chief
Clean Water Branch
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: DOH/CWB 11057PSW.10
Draft Environmental Assessment (DEA)
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Island of O‘ahu, Honolulu, Hawai‘i
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Wong:

Thank you for your comment letter dated November 29, 2009, concerning the Draft EA (DEA) for the Hawai‘i Baptist Academy (HBA) High School Campus Expansion.

We acknowledge your comments on the above referenced DEA.

1. A thorough survey of aquatic resources has been conducted in the past. The project site is generally sloped with no other water bodies or features other than Nu‘uanu Stream, an unnamed ditch, and remnants of old landscaped, constructed, artificial ponds that were filled many years ago. The unnamed ditch is part of an old “‘auwai” (ditch) system that no longer operates due to blockages upstream from construction on another property. We do not anticipate any impacts to State waters, as defined under §342D-1 HRS. However, should such impacts be anticipated, we will conform to the antidegradation policy (HAR, §11-54-1.1), designated uses (HAR, §11-54-3), and water quality criteria (HAR, §11-54-4 through §11-54-8).

2. We acknowledge that the project site abuts Nu‘uanu Stream, which is a State water body. However, we do not anticipate any discharges into Nu‘uanu Stream. Construction is planned to stay above stream channel high water levels and best management practices will be used to manage erosion, sediment loads, and storm water discharges to stay within NPDES requirements. However, should we anticipate storm water or construction activity dewatering discharge, we will submit a separate NOI for each activity at least 30 calendar days prior to the start of such activity.

3. We do not anticipate any wastewater discharge into Class 1 or Class AA waters. However, should a need occur, an NPDES individual permit will be submitted at least 180 days prior to the commencement of any discharge.

4. As mentioned above, we do not anticipate any discharges into Nu‘uanu Stream, or any other State waters. However, any discharges related to construction activities will comply with the State’s Water Quality Standards.

5. We understand that your comments are based on the information provided in the DEA and that we may be responsible for fulfilling additional requirements related to your program.

We appreciate your input and participation in the environmental review process. Please do not hesitate to contact me at (808) 523-5866 with any questions.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
December 22, 2010

Kaulana H.R. Park, Chairman
State of Hawai‘i
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

Subject: Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, O‘ahu, Hawai‘i

Dear Chairman Park,

Thank you for your comment letter dated December 6, 2010, concerning the Draft EA for the HBA High School Campus Expansion. We acknowledge that the Department of Hawaiian Home Lands has no comments or recommendations on the proposed project at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the EA process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

December 6, 2010

GROUP 70 INTERNATIONAL, INC.

Mr. George Atta, AICP, LEED AP
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Subject: Draft Environmental Assessment:
Hawai‘i Baptist Academy High School Campus Expansion
(Nu‘uanu, O‘ahu, Hawai‘i)

Mahalo for the opportunity to provide comments regarding the subject proposal.

The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please Darrell Yagodic at 620-9481 or by email at darrell.c.yagodic@hawaii.gov.

Aloha and mahalo,

Kaulana H.R. Park, Chairman
Department of Hawaiian Home Lands
Mr. David K. Tanoue  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street  
Honolulu, Hawaii 96813

December 23, 2010

Dear Mr. Tanoue:

On November 29, 2010 the Department of Human Services (DHS) received a letter from George Atta, Principal Planner, Group 70 International, Inc., requesting that the Department of Human Services (DHS) review the Draft Environmental Assessment for the proposed Hawaii Baptist Academy High School Campus Expansion project.

After a review of the overall proposed project, we do not have any comments or recommendations to the project. We, also, do not foresee any impact on any child care services in the community at this time.

If you have any questions or need further information, please contact Ms. Marja Leivo, Child Care Program Specialist, at (808) 586-7112.

Sincerely,

[Signature]
Luanne Murakami  
Acting Division Administrator

January 7, 2010

Luanne Murakami, Acting Division Administrator  
Department of Human Services  
State of Hawai‘i  
820 Millilani Street, Suite 606  
Honolulu, HI 96813

Subject: Draft Environmental Assessment  
Hawai‘i Baptist Academy High School Campus Expansion  
Nu‘uanu, Honolulu, Hawai‘i  
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Ms. Murakami,

Thank you for your comment letter dated December 23, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the proposed project will not have any impact on any child care services in the community. Therefore, no comments or recommendations on the proposed project are offered by your Division at this time.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the EA process.

Sincerely,

[Signature]  
George I. Atta, AICP  
Principal Planner

[Group 70 International Logo]
MEMORANDUM

TO: DLNR Agencies:
   - Div. of Aquatic Resources
   - Engineering Division
   - Div. of Forestry & Wildlife
   - Div. of State Parks
   - Commission on Water Resource Management
   - Office of Conservation & Coastal Lands
   - Land Division - Oahu District
   - Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Draft Environmental Assessment for Hawaii Baptist Academy High School Expansion
LOCATION: Island of Oahu
APPLICANT: Group 70 International, Inc. on behalf of Hawaii Baptist Academy

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 21, 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 387-0433. Thank you.

Sincerely,

Russell Y. Tsuji
Administrator

Attachments

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

Signed: _____________
Date: 12.21.10
MEMORANDUM

To: [DLNR Agencies: ]
   - Div. of Aquatic Resources
   - Div. of Boating & Ocean Recreation
   - Engineering Division
   - Div. of Forestry & Wildlife
   - Div. of State Parks
   - Commission on Water Resource Management
   - Office of Conservation & Coastal Lands
   - Land Division—Oahu District
   - Historic Preservation

FRBP: Charlene U Noki, Assistant Administrator
SUBJECT: Draft Environmental Assessment for Hawaii Baptist Academy High School Expansion
LOCATION: Island of Oahu
APPLICANT: Group 70 International, Inc. on behalf of Hawaii Baptist Academy

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 21, 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: __________/____/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 – Oahu District
        ___ Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Draft Environmental Assessment for Hawaii Baptist Academy High School Expansion
LOCATION: Island of Oahu
APPLICANT: Group 70 International, Inc. on behalf of Hawaii Baptist Academy

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 21, 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: Charlene Unoki
Date: November 29, 2010

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Charlene Unoki
Ref: DEAHawaiiBaptistAcademyHSExpansion
Oahu-809

( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ______
( ) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone ______
( ) 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 Tyuu-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0287.

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 Sumimoto (808) 768-8097 or Mr. Mario Sue Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
( ) Mr. Francisco Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
( ) Mr. Mario Antonio at (808) 241-6620 of the County of Kahului, 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 Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
( ) 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: ______

(X) Other: Our previous comments dated September 20, 2010 which was attached in the Draft Environmental Statement, still apply.

Should you have any questions, please call Ms. Suzie S. Agron of the Planning Branch at 587-0258.

Signed: ______
Date: 12/9/10

CARLOS CHANG, CHIEF ENGINEER
January 11, 2010

Carty S. Chang, Chief Engineer
Engineering Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Subject: Comments on Draft Environmental Assessment for
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawai‘i
TMKs: 2-22-22: 003, and 005; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Chang:

Thank you for your comment letter, dated December 1, 2010, concerning the Draft EA (DEA) for the Hawai‘i Baptist Academy High School Campus Expansion.

We acknowledge that the comments you provided on September 20, 2010, in response to our pre-consultation letter, still apply to this DEA:

The Engineering Division confirms 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, which is outside of the 0.2% annual Chance Floodplain.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
3. Please keep the Department apprised of the project status and if any changes arise during the period of construction.

If you should have any questions, please contact Ken Tatsuguchi, Engineering Program Manager, at 587-1830.

Very truly yours,

JEFFREY CHANG
Acting Director of Transportation

Attachment

July 21, 2010

Mr. Terrance Arashiro
Senior Vice President
Austin, Tutsuji & Associates, Inc.
501 Summer Street, Suite 521
Honolulu, Hawaii 96817

Dear Mr. Arashiro:

Subject: Traffic Assessment for the Hawaii Baptist Academy
High School Master Plan and Conditional Use Permit
Oahu, District of Honolulu, Nuuanu, TMK: (1) 2-02-22.03
State Route 61-Pali Highway

In response to your inquiry, we understand from the Traffic Assessment Letter Report for the Hawaii Baptist Academy (HBA) Master Plan and Conditional Use Permit (CUP), that HBA is currently planning improvements to the High School campus including construction of a new Christian Ministries facility.

The project will increase the total gross floor area of the high school to approximately 44,200 square feet or an increase of approximately 12,400 square feet. A new 113-stall parking lot will also be constructed to replace 69 stalls that will be lost in the redevelopment. With the completion of the project, the total high school student body is anticipated to increase by 20 students for a total of 480 students, with two (2) additional teachers to accommodate the increase.

Access to the High School will continue to be provided by the right turn in/right turn out off of the Wylie Street ramp to Pali Highway; therefore, no additional right-of-way modifications are being requested. Further, the access lanes onto Pali Highway will not be used during regular school hours or special events, but for emergency purposes.

Based on our review of the 38 additional trips will be generated in the AM peak hour and 13 trips in the PM peak hour. This increase to the existing net overall trips entering and exiting the HBA site during the AM and PM peak hours of traffic is not anticipated to be significant, therefore the preparation of a Traffic Impact Assessment Report is not required.
January 12, 2011

Jeffrey Chang, Acting Director
Department of Transportation
State of Hawai‘i
869 Punchbowl Street
Honolulu, HI 96813-5097

Subject: HWYP-PS 2.7443
Draft Environmental Assessment
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, O‘ahu, Hawai‘i

(Times: 2-22-22: 010, and 209; 2-21-31: 030; and 2-2-22: 019)

Dear Mr. Chang,

Thank you for your comment letter dated January 3, 2011, concerning the Draft EA for the HBA High School Campus Expansion.

Your letter acknowledges that the project will include, among other things, a new 113-stall parking lot. The new parking lot that will be next to the new classroom building will have 67 regular and tandem parking spaces.

We acknowledge your previous comments in your pre-consultation comment letter dated July 21, 2010, that no significant impacts to traffic operations are anticipated in the area due to the proposed project and, therefore, a Traffic Impact Assessment Report is not required, is reaffirmed for the DEA.

However, your current letter provides additional comments for which we provide the following responses:

1. We acknowledge that the location of access to/from HBA is unique. Currently, HBA has implemented a traffic management plan to effectively coordinate and direct vehicles accessing the campus. Class start and end times for the high and middle schools are staggered, minimizing impact during these peak times. This plan has been in operation since 2006 with few reported problems. This plan will continue after the completion of the project and, if necessary, additional mitigation measures will be considered to ensure continued safety for pedestrians and motorists.

2. The project phasing and construction plans will be coordinated with your Department to ensure that operational efficiency and safety on State facilities will be appropriately addressed.

3. We will keep your Department apprised of the project’s status and of any changes that may arise during the construction period.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the EA process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP, LEED AP
Principal Planner

George I. Atta, AICP, LEED AP
Principal Planner
Subject: 10-950A CAB
Draft Environmental Assessment
Hawai‘i Baptist Academy (HBA) High School Campus Expansion
Nu‘uanu, O‘ahu, Hawai‘i
TMKs: 2-22-22: 003, and 009; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Nagamine,

Thank you for your comment letter dated December 22, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

The Clean Air Branch provided comments for which the following response is provided:

As mentioned in the Draft EA, all construction activities will implement best management practices to reduce any negative air quality impacts and comply with the provisions of Hawai‘i Administrative Rules, Chapter 11-60.1, “Air Pollution Control,” Section 11-60.1-33, Fugitive Dust. A dust control plan may be implemented, should the need arise.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the EA process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner
December 22, 2010

Edward T. Teixeira
Vice Director of Civil Defense
Department of Defense
3949 Diamond Head Road
Honolulu, HI 96816-4495

Dear Mr. Teixeira,

Thank you for your comment letter dated December 21, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that the Department of Defense, Office of the Director of Civil Defense, has no comments or recommendations on the proposed project at this time.

A copy of the Final EA will be forwarded to your office for review. We appreciate your input and participation in the EA process.

Sincerely,

George I. Atta, AICP
Principal Planner

Group 70 International, Inc.
January 11, 2011

David K. Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Subject: Draft Environmental Assessment No. 2010/ED-11
Hawai‘i Baptist Academy High School Campus Expansion
Nu‘uanu, Honolulu, Hawaii

Dear Mr. Tanoue,

Thank you for your comment letter dated December 22, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We provide the following responses to your comments:

A. Site Development Division:

1. Wastewater Branch: A Sewer Connection Application for the project was approved April 5, 2010; all sewer easements will be maintained.

2. Civil Engineering Branch:
   a. We do not anticipate any rock fall hazards on the project site as no development will occur on the hillside portion of the site, situated east of Nu‘uanu Stream. Therefore, rock fall mitigation measures have not been included in the Final EA.
   b. The Site Infrastructure Description and Site Grading and Drainage Plan in Appendix B has been stamped and signed by a licensed engineer.
   c. A legend is provided for Figure 2-1 (existing HBA site plan). A legend and coloring is also provided for Figure 2-2 (proposed HBA site plan).
   d. Figure 2-1 and 2-2 above have been updated: Figure 2-1 is now the proposed HBA site plan, and Figure 2-2 is now the Proposed Overall Landscape Master Plan. The existing HBA site plan is now Figure 2-9.
   e. Figure 3-4, in Appendix B, indicates where the 30-inch drain line outlet is.

Please contact Elizabeth Krueger of our Land Use Approval Branch at 788-8019, if you have any questions.

Very truly yours,

[Signature]
David K. Tanoue, Director
Department of Planning and Permitting

DT:cs
f. The proposed detention chambers in Appendix B have been modified to address additional discharge from both the new Building D and the parking lot.

3. **Traffic Review Branch:** The applicant has sponsored “coffee hours” and actively reached out to, and met with, neighbors living on the private lanes adjacent to the new parking lot. The applicant will continue to work with its neighbors during the course of the project.

B. **Land Use Permitting Division:**
1. Section 2.1 has been modified to include that the land that the middle school sits on is owned by the State.
2. The Final EA includes a site plan that clearly shows the sewer easement relative to existing and proposed buildings.
3. The parking calculations have been modified to reflect revised parking standards pursuant to Ordinance No. 10-19.
4. The Final EA includes a map showing wetlands in the vicinity of the project based on the U.S. Fish and Wildlife Service National Wetlands Inventory.
5. Section 3.21, Potential Cumulative and Secondary Impacts, discusses such impacts to the State-owned middle school site.
6. Section 5.8 includes a statement saying the existing and proposed use falls under “schools: elementary, intermediate, and high,” and requires an approved minor Conditional Use Permit (CUP) per the Land Use Ordinance. Discussion of the existing and future CUP joint developments is also included in this Section.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the EA process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP, LEED AP
Principal Planner

---

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Alakea Street, Room 3-122, Box 50088
Honolulu, Hawaii 96813

In Reply To:

Mr. George Atta
Principal Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Subject: Technical Assistance on the Draft Environmental Assessment for Hawaii Baptist Academy High School Expansion, Oahu

Dear Mr. Atta,

The U.S. Fish and Wildlife Service (Service) received the Draft Environmental Assessment (DEA) for the proposed expansion of Hawaii Baptist Academy High School in Nuuanu, Oahu, on November 9, 2010. The high school currently consists of 14.5 acres of land (TMLK 2-2-22: 3, 9, and 30) and the proposed project includes construction of a new building with classrooms, renovation of an existing building to add classrooms, replacement of another building, and the addition of 46 new parking spaces. We provided pre-consultation comments on this project in a letter dated September 30, 2010 (2010-TA-0476).

In our September letter we informed you the federally endangered Hawaiian hoary bat (Lasiurus cinereus semotus) may occur within the footprint of the proposed project. To avoid impacts to the bat, we recommended woody plants greater than 15 feet (4.6 meters) tall should not be removed or trimmed during the bat-breeding and pupping season (May 15 through August 15). The DEA states that because bats have not been observed on the campus in the past, minimization measures will be undertaken only if bats are detected. To clarify for you, Hawaiian hoary bats are solitary and cryptic animals and they can easily go undetected without directed surveys to determine their presence. Therefore, if you opt to remove trees between May 15 and August 15, then we recommend conducting auditory surveys to determine if bats are in the project footprint. Please contact our office for further guidance regarding Hawaiian hoary bat survey protocols and how to proceed once the survey data is obtained.

If you have questions about our comments, please contact Michelle Bogardus, Conservation and Habitat Conservation Planning Program (phone: 808-792-9400, fax: 808-792-9581).

Sincerely,

Chris Russell
Field Supervisor

United States Fish and Wildlife Service

2010-TA-0476
January 4, 2010

Loyal A. Mehrhoff, Ph.D.
Field Supervisor
Fish and Wildlife Service
United States Department of the Interior
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, HI 96850

Subject: Draft Environmental Assessment
Hawai'i Baptist Academy High School Campus Expansion
Nu'uanu, Honolulu, Hawai'i
TMK: 2-2-022: 003, and 009; 2-2-31: 030; and 2-2-22: 019

Dear Dr. Mehrhoff:

Thank you for your comment letter dated December 21, 2010, concerning the Draft EA for the Hawai'i Baptist Academy ("HBA") High School Campus Expansion.

In our response letter, dated October 1, 2010, we indicated that in the event that Hawaiian hoary bats are detected, to minimize impacts, woody plants greater than 15 feet (4.6 meters tall) will not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (May 15 through August 15). We understand, however, that Hawaiian hoary bats are solitary and cryptic animals which can easily go undetected without directed surveys to determine their presence. Therefore, no woody plants greater than 15 feet shall be removed during the bat-birthing and pupping season indicated above.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

December 20, 2010

Mr. George I. Atta
Principal Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813-4307

Dear Mr. Atta:

Subject: Draft Environmental Assessment (DEA); Hawai'i Baptist Academy High School Expansion

This responds to your letter of November 8, 2010, requesting our comments concerning this proposed project.

Our Traffic Engineering Division (TED) has the following comments:

- TED has no comments concerning traffic impacts as access to the site are off Rail Highway, a State facility.
- TED recommends adding the provision and installation of convenient bicycle parking facilities for the students and visitors.

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,

WAYNE Y. YOSHIOKA
Acting Director

cc: Department of Planning and Permitting
January 4, 2010

Wayne Y. Yoshioka, Acting Director  
Department of Transportation Services  
City and County of Honolulu  
650 South King Street, 3rd Floor  
Honolulu, HI 96813

Subject: TP11/10-391249R  
TP11/10-381372R  
Draft Environmental Assessment  
Hawai‘i Baptist Academy High School Campus Expansion  
Nu‘uanu, Honolulu, Hawai‘i  
TMKe 2-22-22: 003, and 006; 2-21-31: 030; and 2-2-22: 019

Dear Mr. Yoshioka,

Thank you for your comment letter dated December 20, 2010, concerning the Draft EA for the HBA High School Campus Expansion.

We acknowledge that your Traffic Engineering Division has no comments concerning traffic impacts as access to the site is off of Pali Highway, a State facility.

Currently, no HBA student rides a bike to school. However, we will consider adding language into the Final EA for the provision and installation of convenient bicycle parking facilities for both students and visitors.

Please do not hesitate to contact me at (808) 523-5866 with any questions.

We appreciate your input and participation in the EA process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP, LEED AP
Principal Planner

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DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 11FL
HONOLULU, HAWAII 96813

PETER B. CARLISLE  
MAYOR  
COLLINS D. LAM, P.E.,  
DEPUTY DIRECTOR  

December 29, 2010

Mr. George Atta  
Group 70 International  
925 Bethel Street  
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

Subject: Draft Environmental Assessment - Hawaii Baptist Academy High School Campus Expansion

Thank you for inviting us to review the above Draft Environmental Assessment. The Department of Design and Construction does not have any comments to offer at this time.

Should you have any questions, please contact me at 788-8480.

Very truly yours,

Collins D. Lam, P.E.  
Acting Director

CL:pg(363459)
STATE OF HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
KAHULUUWEGA BUILDING
545 KAPAHUU STREET, KAILUA-KONA
DATE: January 22, 2011

TO: George I. Aita
Principal Planner
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4907

SUBJECT: Section 6F-42 Historic Preservation Review / Demolition of Three Residences

Permit # (None)
Building Owner: Hawaii Baptist Academy
Location: 2483B and 2489C Pali Highway, Nanakuli
Tax Map Key: (1) 2-2-602-009 and (1) 2-2-631-030

This letter is in response to materials, dated January 4, 2011 and received by our office on January 10, 2011, re: demolition plans for three structures located at 2483B and 2489C Pali Highway. The parcel at 2483B was originally a single-story masonry residence with a hipped roof that was later expanded to include a second level wood-framed studio. (This building is unusual because it employs differing relief on the walls, giving a stone appearance.) Parcel 2489C has two structures on it: the first is constructed on concrete walls, with vertical boards, sliding and double hung windows, and a hipped roof; the second is on slab with a corrugated iron roof. The area of potential effect would be the two parcels and, during work, Pali Highway immediately adjacent.

The three structures were erected in 1947, 1948, and 1956. The first house is potentially eligible for the Hawaii Register of Historic Places because of its unusual concrete design (Criteria C, Architecture). The second house is also eligible as it is intact and representative of post World War II suburban design (again Criteria C, Architecture). The third building is not eligible.

We note that your office has provided documentation of the buildings in the form of interior and exterior photographs; completed historic resources inventory; and floor plans.

Based upon the information presented, the project will have effect with agreed upon mitigation for the first two houses. Documentation is the required mitigation in these situations. Mitigation is now complete.

For the third house, SHPO's determination is no effect on historic resources.

Any questions should be addressed to Ross W. Stephenson, SHPO Historian, at (808) 692-8028 (office), (808) 497-2331 (cell) or ros.w.stephenson@hawaii.gov.

Opportunities for public comment.

In the event that historic resources, including human skeletal remains, lava tubes, and lava historic/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find; the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-8015.
APPENDIX C
SITE INFRASTRUCTURE DESCRIPTION AND SITE GRADING AND DRAINAGE PLAN
HAWAI I BAPTIST ACADEMY
Site Infrastructure Description

A. Roadways and Site Improvements

Existing Conditions

The existing Hawaii Baptist Academy (HBA) property located at 2429 Pali Highway is made up of several parcels totaling approximately 14.489 acres. It is bounded by the Philippine Consulate and residences to the west, Nuuanu Stream to the east, HBA middle school to the south, and a cluster of residences to the north. The campus is composed of two (2) classroom buildings, administration building, caretaker's cottage, facilities building, gymnasium, shower/locker room, and paved parking lots. The gross square footage of classrooms and other facilities is approximately 81,356 square feet with 149 existing parking stalls and 1 bus loading/stall.

Proposed Conditions

The proposed HBA site will be developed to add one (1) new classroom building, a Christian Ministry building, and additional parking lot areas. The existing buildings will be renovated to accommodate additional classrooms and a relocated library. The existing shower/locker room will be removed. The new classroom building will be located just above Shiraki building and will have a bridge to the existing Fleming Building and will consist of 8 classrooms, office, conference room, and a shower and locker room to replace the old. The additional parking will be located next to the new building with access from the adjacent private road. The net increase in building area is 18,364 square feet, which gives a total gross area of 99,720 square feet after improvements. Parking will also increase by 44 standard stalls with a total of 193 standard stalls and 4 loading stall at the end of improvements. The existing bus loading/stall will remain.

B. Water

Existing Conditions

There is an existing 6-inch water line and 4-inch compound water meter within the campus running from the Wylie Street Ramp onto the site. The water main is connected to an 8-inch main which feeds from the 24-inch main in Pali Highway. There is an existing fire hydrant at the entrance to the school.

Proposed Conditions

The existing 6-inch interior water main will be extended to provide service for a new 2-1/2-inch water lateral to service the new classroom building. The Christian Ministry building will utilize the existing water laterals which are already in place. A new 8-inch fire line and DC meter will connect to the existing 8-inch water main within Wylie Street Ramp and travel along the west side of the existing administration building and Shiraki Building towards the new classroom building. Two new fire hydrants and the fire sprinkler system for the new classroom building will be serviced from this new 8-inch fire line.

C. Sewer

Existing Conditions

There are two existing sewer mains located on the site. The first is an 8-inch sewer line that runs northwest to southeast above Shiraki Building and connects to the second larger sewer main which is an 18-inch sewer line. This 18-inch sewer line lies within a 10-foot wide sewer easement which runs down the middle of the site from the northeast end of the property towards the
southern end between Shiraki and Fleming buildings and continues south bypassing along the east perimeter of the HBA Middle School.

Proposed Conditions

A new 6-inch sewer lateral will service the new classroom building. New sewer manholes and cleanouts will be required to service the new building. The sewer lateral will connect to the existing 18-inch sewer main just east of the new building. The Christian Ministry building will utilize the existing sewer lateral connection.

D. Drainage

Existing Conditions

Generally, existing building downspouts appear to surface flow into adjacent landscaped areas. Drain inlets within the parking lots and walkways collect flow and discharge to a main drainage system that runs through the site. This main drainage system consists of 12-inch and 18-inch collector pipes which connect to a 30-inch drainline which discharge to areas above Nuuanu Stream.

Proposed Conditions

New grated inlets are proposed to be placed in the new parking lot and around the new building. The runoff collected from the grated inlets within the new parking lot and around the new building, as well as the roof runoff from the new building will be collected in a stormwater quality detention system for the purposes of filtering pollutants, and storing increases in drainage runoff. The grade difference between the street and mall levels of the new building and new parking will be made up by a retaining wall structure.

Assumptions:

The following assumptions were made that will need to be confirmed as part of the evaluation of the HBA site:

1. Adequate water pressure to service the proposed building.
2. Overall conditions of existing underground utilities (assumed to be adequate to meet necessary flow demands).

This work was prepared by me or under my supervision
Exp. 4/30/2012
APPENDIX D

TRAFFIC ASSESSMENT REPORT &
RESPONSE FROM THE STATE DEPARTMENT OF
TRANSPORTATION, HIGHWAYS DIVISION
July 21, 2010

Mr. Terrance Arashiro
Senior Vice President
Austin, Tsutsumi & Associates, Inc.
501 Sumner Street, Suite 521
Honolulu, Hawaii 96817

Dear Mr. Arashiro:

Subject: Traffic Assessment for the Hawaii Baptist Academy
High School Master Plan and Conditional Use Permit
Oahu, District of Honolulu, Nuuanu, TMK: (1) 2-02-22:03
State Route 61-Pali Highway

In Response to your inquiry, we understand from the Traffic Assessment Letter Report for the Hawaii Baptist Academy (HBA) Master Plan and Conditional Use Permit (CUP), that HBA is currently planning improvements to the High School campus including construction of a new Christian Ministries facility.

The project will increase the total gross floor area of the high school to approximately 44,200 square feet or an increase of approximately 12,400 square feet. A new 113-stall parking lot will also be constructed to replace 69 stalls that will be lost in the redevelopment. With the completion of the project, the total high school student body is anticipated to increase by 20 students for a total of 480 students, with two (2) additional teachers to accommodate the increase.

Access to the High School will continue to be provided by the right turn in/right turn out off of the Wyllie Street ramp to Pali Highway; therefore, no additional right-of-way modifications are being requested. Further, the access lanes onto Pali Highway will not be used during regular school hours or special events, but for emergency purposes.

Based on our review of the 38 additional trips will be generated in the AM peak hour and 13 trips in the PM peak hour. This increase to the existing net overall trips entering and exiting the HBA site during the AM and PM peak hours of traffic is not anticipated to be significant; therefore the preparation of a Traffic Impact Assessment Report is not required.
Should HBA initiate design of the Master Planned improvements, plans should be submitted to our Department for further review to assess construction impacts to Pali Highway and possible construction permits.

Should you have any questions, please feel free to contact me at 587-1830.

Very truly yours,

KEN K. TATSUGUCHI, P.E.
Engineering Program Manager
Highways Division
Planning Branch
TRANSPORTATION AND PARKING MANAGEMENT PLAN FOR

HAWAII BAPTIST ACADEMY

2425 PALI HIGHWAY
HONOLULU, HI 96817

August 2010
A. Introduction

Hawaii Baptist Academy (HBA) is an independent school serving grades K-12 on two campuses. The elementary campus is located off Nuuanu Avenue at 21 Bates Street. The high school/middle school campus is at 2425 Pali Highway. The subject of this traffic management plan is the high school/middle school.

The HBA high school/middle school campus has existed at this site since 1975. The major campus buildings were completed by 1982. There is a current enrollment of 230 middle school students and 460 high school students. HBA has completed a master plan for the high school campus which is intended to add approximately 11000 SF of enclosed space to the high school. However, the enrollment of the high school will only increase to 480. The purpose of the master plan is to:

- Upgrade existing program spaces
- Provide new modern spaces for new programs
- Meet accreditation standards

There is no proposed work on the middle school campus which is adjacent to the high school.

Both campuses can only be accessed from the Wylie Street Overpass, which is a one-way on-ramp to Pali Highway in the Kailua direction. As such, the entry and exit from the school property must be carefully planned. The high school and middle school have existed at this location for decades and without major traffic incidents. HBA has utilized a traffic management plan to effectively coordinate and direct vehicles for events.

This Transportation and Parking Management Plan delineates the procedures and strategies used by HBA to operate the high school campus and middle school campuses. We have updated the plan to reflect current practices. Since the high school campus population will only increase by 20 students and 2 staff after completion of the master plan, we expect there will be no change to this Transportation & Parking Management Plan.

B. Events

HBA will have five event types, which result in a concentrated number of vehicles attempting to access the campus. Four of these events occur during a typical school day. The fifth type of event are special functions which occur after school, evenings and weekends.

1. High School Student Drop-off: High School classes start at 7:55AM on a typical school day. There are currently 460 high school students. Typically, 280 or 61% of these students arrive on campus between 7:30-7:45AM. 92% of all students arrive by car with the balance by public bus transportation or walking.
2. Middle School Student Drop-off: Middle School classes start at 7:30AM, which is 25 minutes earlier than the high school. There are 230 middle school students. The peak drop off period is between 7:00-7:15AM in which 174 or 76% of these students arrive on campus.

3. High School Student Pick-up: High School classes end at 2:55PM. The majority of students leave campus between 3:30-5:30PM. 156 or 34% leave campus between 2:45-3:15PM and 230 or 50% leave campus between 3:30-5:30PM. 87% of all students leave campus by car.

4. Middle School Student Pick-up: Middle School concludes classes at 2:30PM. 94 or 41% will leave campus between 2:20-2:50PM and 126 or 55% leave campus between 3:05-5:30PM.

5. Special Events: These events occur at various times and range in size. They include middle school graduation, athletic events, Parent-teacher conferences, Open house and fundraising events.

C. Planning Constraints

1. The existing parking capacity of the high school is 59 standard stalls, 10 compact stalls and one bus bay/loading stall. The middle school parking contains 80 standard stalls and 2 loading stalls. This represents an increase of 35 stalls from the original parking lot.

2. The master plan proposes to change the high school parking to 105 standard stalls, 9 existing compact stalls, one loading and one bus bay/loading stall. The middle school parking will remain unchanged. The total parking stalls on both campuses will be 185 standard and 9 compact stalls.

3. Access to the campus site is only from the Kailua-bound on-ramp to the Pali Highway, which extends from Wylie Street. New campus entries must not adversely affect the overpass’ structural elements. This overpass access is one way and a single lane.

4. Honolulu-bound traffic during the morning drop-off hours is heavy during a normal school day.

5. Kailua-bound traffic during the afternoon pick-up hours is heavy during a normal school day.

6. HBA has existing agreements with nearby properties to utilize their off-site parking stalls during special functions when these stalls are available. There are three alternative off-site parking areas. The location and number of parking stalls are as follows: Philippine Consulate on Pali Hwy (approx. 30 stalls), Community Church (approx. 50 stalls) and 7th Day Adventist Church (approx. 100 stalls). The two churches are adjacent to one another along Nuuanu Avenue and directly across of the overpass from HBA. All three locations have been used in the past by HBA for school functions.
7. Sidewalks and crosswalks connect these alternative parking areas to the school campus.

D. Transportation and Parking Management Plan

High School Drop-off

1. High school classes will continue to start at 7:55AM. As such, we expect that drop-off activities will not change. Historically, peak activity will occur between 7:30-7:45 AM.

2. High school vehicles enter campus from the Wylie on-ramp. They then traverse down to the mall level where students exit the vehicles. Vehicles then loop around the administration building, exit the campus and merge into Kailua-bound traffic. The traffic direction is one-way except at the entry point.

3. HBA posts two security guards to monitor and facilitate traffic flow and safety with the emphasis of avoiding blockage of the Wylie overpass. One guard is posted at the entry point and the second guard is posted at the Mall level where students are dropped off.

4. Cones are set-up at 6:30 AM to direct help traffic flow.

5. This plan has been in operation since 2006 with few reported problems.

Middle School Drop-off

1. Middle school classes will continue to start at 7:30AM. As such, we expect that drop-off activities will not change. Historically, peak activity will occur between 7:00-7:15 AM.

2. The middle school has a separate entry from the high school but both entries converge on the same access point to the Wylie on-ramp.

3. During drop-off period, vehicles entering the campus are required to turn right. Then head makai to a vehicular turnaround and subsequently mauka to a drop-off area fronting the middle school classroom building.

4. HBA utilizes cones to direct vehicles at the entry and at the turnaround. Furthermore, parking stalls at the turnaround will be coned off and designated for visitor parking only during the hours of 8:00-2:15PM.

5. Exit from the middle school bisect the high school entry path. But this has not proven to be a problem since the peak high school drop off occurs later in the morning.

6. A security guard is posted by HBA at the security station which is located between the high school entry and middle school exit. This guard shall assist in directing traffic, keep
the vehicle flow moving and help maintain the exit gap where the middle school exit and high school entry intersect.

7. This plan has been in operation since 2006 with few reported problems.

**High School Pick-up**

1. High school classes will continue to end at 3:00PM. As such, we expect that pick-up activities will not change. 84% of the students should continue to depart sporadically spread over a 2:45-5:30PM time frame.

2. High school vehicles will continue to enter campus for pick-up as currently operated. Vehicles enter the campus from the on-ramp. They then traverse down to the mall level where students enter the vehicles. Vehicles then loop around the administration building, exit the campus and merge into Kailua-bound traffic. The traffic direction is one-way except at the entry.

3. There will be 460 high school students who will be picked up in this manner.

4. Due to the sporadic departure of students, HBA posts a security guard at the security station noted above to monitor traffic.

5. This plan has been in operation since 2006 with few reported problems.

**Middle School Pick-up**

1. Middle school classes will continue to conclude at 2:30PM. 94 or 41% will leave campus between 2:20-2:50PM and 126 or 55% leave campus between 3:05-5:30PM.

2. Due to the sporadic departure of students from campus, HBA does not employ a turn around system like the one utilized during morning drop-off. The long campus parking layout provides ample opportunity for parents to park and wait for the students throughout the afternoon.

3. As noted previously, a security guard is posted at the security station directly fronting the high school entry and middle school exit.

4. This plan has been in operation since 2006 with few reported problems.
Special Events

1. Prior to each special event, HBA determines an approximate number of vehicles to be parked and then contacts each of the alternative parking sites to determine availability and scheduling.

2. For each event, HBA will first attempt to fill parking stalls on campus.

3. When these stalls are full and the Philippine Consulate is scheduled for use, HBA will then post a sign at the campus entries stating that “Parking Available at Philippine Consulate ahead”.

4. When parking is full at the consulate and if needed HBA will utilize the Community Church parking. Signs will be placed at both campus entries stating “Parking Available along Nuuanu Ave”. A sign on Nuuanu Avenue at the entry to Community Church will say “HBA Parking”.

5. When parking is full at the Community Church and if needed HBA will post sign at the 7th Day Adventist Church saying “HBA Parking”.

6. The school hires security to assist during these events to assist with traffic flow, parking and security. A minimum of two guards are posted at the campus as well as one guard at each alternative lot utilized.

7. This plan has been in operation since 2006 with few reported problems.
Mr. Charles Kaneshiro  
Group 70 International, Inc.  
925 Bethel Street, Fifth Floor  
Honolulu, Hawaii 96813  

Dear Mr. Kaneshiro:  

Subject: Traffic Assessment for the Hawaii Baptist Academy  
High School Master Plan  
Tax Map Key: (1) 2-2-022: 003  
Nuuanu, Honolulu Hawaii  

Austin, Tsutsumi & Associates, Inc. (ATA) has conducted a traffic assessment for the redevelopment of the Hawaii Baptist Academy (HBA) High School facilities, Nuuanu, Oahu.

Project Description

The HBA campus is located in Nuuanu Valley on the island of Oahu. HBA is proposing to demolish some of the existing high school buildings to provide an enlarged art, science, athletic and library facilities. Construction of a new Christian Ministries facilities is also proposed. The project will increase the total gross floor area of the high school to approximately 44,200 square feet or an increase in approximately 12,400 square feet. A new 113-stall parking lot will also be constructed to replace 69 stalls that will be lost to the reconstruction. A new loading stall will also be constructed in addition to an existing bus/loading stall. With the completion of the project, the total high school student body is anticipated to increase by 20 students for a total of 480 students. Two (2) additional teachers will be hired to accommodate the increase in students. Access to the High School will continue to be provided by a right turn in/right turn out off of the Wyllie Street ramp to Pali Highway.

Study Scope

The focus of this traffic assessment will be on the trip generation potential of the Project to determine whether it meets the minimum trip generation criteria recommended by Institute of Transportation Engineers (ITE). The Manual of Transportation Engineering Studies, dated 2000, published by ITE, which states:

“... in lieu of other locally established thresholds, a traffic access/impact study should be conducted whenever a proposed development will generate 100 or more added (new) peak direction trips to or from the site..."
Mr. Charles Kaneshiro
Group 70 International, Inc.

Trip Generation

The Institute of Transportation Engineers (ITE) publishes trip rates, Trip Generation, 8th Edition, based upon historical data from similar land uses. The Project’s additional square footage was generated using the ITE trip rates for Land Use Code 530, High School. The project is projected to generate an additional 38 trips during the AM peak hour of traffic and 13 trips during the PM peak hour of traffic and is summarized in Table 1.

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<thead>
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<th>Use</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
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<td>Enter</td>
<td>Exit</td>
</tr>
<tr>
<td>Additional 12,400 SF</td>
<td>27</td>
<td>11</td>
</tr>
</tbody>
</table>

Table 1

Trip Generation

Conclusions

The following are the conclusions of the traffic assessment study.

- Although additional trips will be generated due to an increase in student enrollment and employees it is anticipated to be nominal. Therefore, the increase to the existing net overall trips entering and exiting the HBA site during the AM and PM peak hours of traffic is not anticipated to be significant.

- The preparation of a Traffic Impact Assessment Report is not required as the Project does not meet the minimum trip generation criteria of 100 new trips in the peak direction which is recommended by ITE regarding the preparation of a Traffic Impact Assessment Report.

We appreciate the opportunity to prepare this traffic assessment for the Project. Should you require clarification, please feel free to contact me.

Sincerely,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

By
KEITH K. NIYIA, P.E.
Chief Transportation/Traffic Engineer
EXISTING MECHANICAL SYSTEMS PER BUILDING

- **Building A (Fleming)** – Single Package Through the Wall air conditioning units (ACU’s). Units are GE Zoneline with a typical energy performance 10.2 EER. No outside air is being supplied to each classroom which does not meet code.
- **Building B (Shiraki)** – Combination of Variable refrigerant flow (VRF) air conditioning system, Split system air conditioning units and Package air conditioning units (PACU’s). The older split system ACU’s and PACU’s have a typical energy performance of 10.1 EER with limited part load capabilities while the VRF has a SEER of about 17.
- **Building C (Admin)** – Wall mounted air conditioning units, same poor energy performance as Building A.

EXISTING ELECTRICAL SYSTEMS PER BUILDING

- **Building A (Fleming)** – A 208Y/120V, 3 Phase, 4 Wire, 2000A Main Switchboard with 1200A Main Circuit breaker feeding Bldg A and 800A Main Circuit breaker feeding Bldg B. The HECO meter or the campus is located integral to this switchboard.
- **Building B (Shiraki)** - 800A Main Circuit breaker in Bldg A Switchboard feeds a 208Y/120V, 3 Phase, 4 Wire, 800A Distribution Panelboard in Bldg B.
- **Building C (Admin)** - 200A circuit breaker in Bldg A Switchboard feeds a 208Y/120V, 3 Phase, 4 Wire, panelboard in Bldg C.

PROPOSED MECHANICAL SYSTEMS

- **Building D, Partial Building B Remodel** – VRF AC system and desiccant based outside air units condition the building. A new electrical service will serve Building D.
- **Building A Upgrade and Library Expansion** – Interior remodel. There are two options for this phase, either only provide a mechanical system that addresses the new work or replace the entire mechanical system with an energy efficient system that also addresses the lack of ventilation air within the existing classrooms. By providing the code required ventilation air within each classroom the students will have a healthy work environment and the mechanical system will be approximately 40% more efficient than the current wall mounted package units.
- **Christian Ministries Building** – VRF AC system and desiccant bases outside air units condition the building.
- **Building B Upgrade** – A new VRF and OAU to serve existing classrooms and potentially air conditioning gym. The existing mechanical system is near the end of its service life and it would be beneficial to replace them with a more energy efficient system in the near future.

PROPOSED ELECTRICAL SYSTEM

- **Building D, Partial Building B Remodel** – A new electrical service will be provided to serve the proposed Building D. The utility transformer is proposed to be located as near to Building D as possible. The main switchboard will be located in the Building D main electrical room. The new service for Building D is anticipated to be 800 Amp, 208 volt, 3 phase. Telecom services will be brought to the proposed Building from the existing Building B telecom room via surface mounted conduits under Building B and a new duct system from Building B to Building D.
- **Building A Upgrade and Library Expansion** – Interior remodel work at Building B is anticipated to be fed from existing electrical infrastructure within the building.
- **Christian Ministries Building** – Electrical and Telecom services will be extended from the existing Building A main switchboard and Campus MDF. The required feeder size is estimated to be 200 Amps at 208 volt, 3 phase. Electrical and Telecom services will be extended from the existing Building A main switchboard and Campus MDF.
- **Building B Upgrade** – Interior remodel work at Building B is anticipated to be fed from existing electrical infrastructure within the building.
APPENDIX F
LANDSCAPE AND IRRIGATION PLAN
The landscape irrigation design concept is to promote the healthy growth of the plant material while conserving water.

The irrigation system will be separated according to grass and ground cover areas, as well as full sun versus shaded areas. This will ensure that plants that require larger amounts of water will be sufficiently irrigated, without over-watering those that are less thirsty.

The sprinkler heads will be selected so their precipitation rates do not exceed the infiltration rate of the soil; this will conserve water by eliminating run-off. It will also prevent the leaching of nutrients, pesticides and fertilizers in the soil past the root zone. Fixed-spray, pop-up heads will be used to irrigate smaller planting areas, while gear-driven rotor heads will be used for larger areas.

The layout of the sprinkler heads will be designed to provide a uniform distribution pattern. The radius and arc of the irrigation heads will be adjusted to minimize over-spray onto buildings, walkways and roads. Low angle nozzles will be used in high wind areas to reduce the amount of wind drift and pressure compensation and/or regulating devices will be used to reduce misting.

Water flow within the irrigation system will be designed to not exceed 5’ per second through any section of pipe.

Rain sensing devices will be incorporated in the system for water conservation purposes.

The automatic irrigation controllers will be located on the exterior of the buildings for ease of access and installed in stainless steel enclosures for increased vandal resistance. Features like cycle and soak, water budgeting and multiple start times will provide flexibility of scheduling and minimize runoff.

The irrigation system run times will be scheduled to occur during the evenings or early morning hours, to reduce the losses due to evaporation, reduce the amount of diseases in the lawn, and reduce the amount of wind drift as winds are usually lighter. Station run times will be monitored during the maintenance period to prevent over watering which can lead to disease, runoff, and leaching of nutrients and pesticides.
APPENDIX G

MINUTES: NU‘UANU NEIGHBORHOOD BOARD AND LILIHA NEIGHBORHOOD BOARD
DRAFT REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 16, 2010
PAUOA ELEMENTARY SCHOOL
2301 PAUOA ROAD

CALL TO ORDER: Chair Sylvia Young called the meeting to order at 7:23 p.m. with a quorum; eight (8) members present. Note - This 15-member Board requires eight (8) votes to have a quorum and to take official Board action.

MEMBERS PRESENT: Mason Aiona, Jay Fidell, Alex Garcia, John Harrison, Audrey Hidano, Kathleen Hodai, Nicole Hori, Phil Nerney and Sylvia Young.

MEMBERS ABSENT: James Bannan (notified absence) and James Marn.

VACANCIES: Three seats in Subdistrict 1 and one seat in Subdistrict 2.

GUESTS: Leolani Oyama (State Senator Suzanne Chun Oakland's Office), Elise Anderson (State Representative Corinne Ching's Office), Joyce Oliveira (Mayor's Office, Mayor Mufi Hannemann's representative); Shawn Hamamoto (Councilmember Rod Tam's Office), Capt. Wendell Soo (Honolulu Fire Department, Nu'uanu Station), Maj. William Chur, Capt. Britt Nishijo and Lt. Stan Lum, Jr. (Honolulu Police Department, District 5); Moani Wright-Van Alst (Board of Water Supply, Emmit White (Craigside Retirement Residence), Richard Bento (Hawai'i Baptist Academy), George Atta and Charles Kaneshiro (Group 70 International, Inc.), Norman Ogasawara, and K. Russell Ho (Neighborhood Commission Office).

BOARD ORGANIZATION:

Filling of Board Vacancies - three in Subdistrict 1 (Punchbowl/Papakolea) and one in Subdistrict 2 (Pauoa/Pacific Heights) - As there were no volunteers to fill the vacancies, this item was deferred to the next meeting.

Declaration of James Bannan's Seat in Subdistrict 1 Vacant - No action taken.

CITY MONTHLY REPORTS:

Honolulu Fire Department (HFD) - Capt. Wendell Soo reported: 1) January 2010 Statistics - 1 rubbish and 4 structure fires; 43 medical emergencies, 1 search/rescue and 15 miscellaneous calls for service. 2) Fire Safety Tip: Smoke alarms save lives and are an important part of a home fire escape plan. Since the late 1970s, properly-installed and maintained smoke alarms have contributed to an almost 50% decrease in fire deaths. According to the National Fire Protection Association, you are twice as likely to survive a home fire if you have working smoke alarms. An estimated 890 lives could be saved each year if all homes contained working smoke alarms. Do you have working smoke alarms in your home? The following are a few smoke alarm and fire safety tips: A) Install smoke alarms in every bedroom, outside each sleeping area, and on every level of your home, including the basement. B) Test smoke alarms at least once a month or as directed by the manufacturer. C) Replace smoke alarm batteries once a year or as directed by the manufacturer. D) Practice your home fire escape plan. E) Designate a safe meeting place outside your home.

Honolulu Police Department (HPD), District 5 - HPD reported: 1) January 2010 Statistics - 14 arguments, 4 assaults, 5 burglaries, 1 graffiti, 26 motor vehicle collisions, 7 property damages, 8 thefts, and 10 UEMV (unauthorized entry into a motor vehicle) for a total of 75 cases.

Comments followed: 1) Pedestrian accidents back up traffic on Pali Highway.

Honolulu Police Department (HPD), District 1 - HPD reported: 1) January 2010 Statistics - 3 assaults, 14 burglaries, 1 drug offense, 11 family offenses, 31 motor vehicle collisions, 9 motor vehicle thefts, 6 property damages, 2 robberies, 1 sex offense, 22 (+13) UEMV (unauthorized entry into a motor vehicle) and 77 miscellaneous calls for service.
Board of Water Supply (BWS) - Moani Wright-Van Alst reported: 1) Water Main Breaks - There were three main breaks in January. On January 12, there was a 6-inch main break on Pacific Heights Road. The pipe was installed in 1932. On January 19, a 12-inch main was damaged by a contractor at Nu'uanu Avenue near Craigside. The pipe was installed in 1931. On January 24, there was a 4-inch main break on Polohiwa Place and Puiwa Road. The pipe was installed in 1965. 2) Outdoor Water Conservation: Xeriscaping and Rain Barrels - An estimated 50 percent of the water consumption of the average single-family home on Oahu is used outdoors, most of which is used for hydrating yards or gardens. Tonight, we want to share two ways to use water more efficiently outdoors to help preserve our water supply, while cutting down on your water bill. A) Xeriscaping offers an ideal way to minimize water waste while maintaining the beautiful landscapes of our island. It involves growing unthirsty plants (that don’t need a lot of water to survive), using mulch, and installing proper irrigation. Incorporating xeriscape techniques outdoors can save anywhere from 30 to 80 percent in water consumption a month. B) Using a home rainwater catchment system can also help to conserve water. At the Board of Water Supply (BWS), we promote using rain barrels to collect rainwater to use for non-drinking activities such as landscape irrigation. In partnership with the Friends of Halawa Xeriscape Garden, the BWS hosts Rain Barrel Water Catchment workshops that teach people how to build, install and maintain rain barrels at home. A class is scheduled for February 13th, but it’s already filled to capacity. Keep an eye out on our website for the next scheduled rain barrel workshop. For more information on xeriscaping and rain barrels, please log on to our website at www.boardofwatersupply.com. 4) Halawa Xeriscape Garden Workshops - Workshops are held each month at the Halawa Xeriscape Garden and are geared toward community education about how you can conserve water outdoors. Our education team has found a creative and fun way to merge activities for parents and their keiki while learning about water conservation through Xeriscape. Here are some upcoming scheduled workshops: A) February 20, 9:40 a.m. to 12:00 noon - Learn how worms can turn food waste into organic fertilizer at the worm workshop. B) March 20, 10:00 a.m. to 12:00 noon - Visit with a “Plant Doctor” for plant care and gardening tips. C) April 3, 10:00 a.m. to 12:00 noon - Xeriscape egg decorating workshop with garden egg hunt. To register for these classes, call Diane Moses (748-5363) or email tours@hbws.org. To find a list of upcoming classes, visit www.boardofwatersupply.com. 3) She gave updates on the Pacific Heights Project, the Nu'uanu Pali Drive Lily Ponds Project and the Nu'uanu Reservoir Project.

Mayor Mufi Hannemann's Representative - Joyce Oliveira reported: 1) The Mayor's State of the City Address will be on Monday, February 22 at 6:00 p.m. at the Mission Memorial. 2) For emergency/disaster information, go to www.OahuDEM.org. 2) Regarding speeding on Booth Road, the Department of Transportation Services (DTS) has completed their evaluations of Booth Road and Kamamalu Street, which included speed studies and a review of the traffic histories. Both of the evaluations have confirmed that vehicles are traveling near the posted speed limit of 25 mph and that traffic-calming measures are not necessary at this time. The DTS confirmed that there are “Speed Limit 25” signs posted on Kamamalu Street; however, they will be issuing a work order to the Department of Facility Maintenance by March 2010 to install an additional “Speed Limit 25” sign for makai bound motorists on Booth Road near Ahekolo Street. 3) The Department of Transportation Services (DTS) is still conducting a traffic study for a centerline on Pelekane Street, and will inform the Board of the Status of their investigation. It appears that according to the accident history of no accidents in the last two years, stripping is not warranted. 4) The intersection of Pauoa Road and Kaneali'i Avenue is a signalized intersection which does not appear to require Stop signs. The street sign fabrication shop is backlogged due to recent retirements. The replacement of the street name signs will be delayed because of this backlog but should be completed by the end of March 2010. 5) Regarding Beckley Street repairs, the catch basin repair was completed two weeks ago. It appears that the abutting property owner may be driving over the catch basin to access a parking area causing damages to the catch basin. The matter will be discussed with the Department of Planning and Permitting regarding the damaged catch basin and future damages caused by the property owner’s actions. 6) Regarding the large tree that fell into the Nuuauanu Stream near Allan Place, the Department of Facility Maintenance (DFM) is responsible for stream maintenance and the issuance of Notice of Violations (NOV). 6) Regarding 2855 Park Street, Tax Map Key: 2-2-035: 016, an inspection on February 10, 2010 revealed the vacant lot was overgrown with weeds and grass. A Notice of Violation will be issued. 7) Mayor Hannemann will run for Governor and will file by the July deadline. 8) Rae Gee has been appointed Executive Secretary for the Neighborhood Commission and she will go to Council confirmation soon.

Comments followed: 1) On Pauoa Road at Kapu Lane, drivers are "running the stop sign."
COUNCILMEMBER ROD TAM: Shawn Hamamoto distributed the newsletter and reported: 1) He will follow up on Pelekane Street.

ELECTED OFFICIALS

GOVERNOR'S REPRESENTATIVE: No representative or report present.

SENATOR CAROL FUKUNAGA: Newsletter was available.

SENATOR SUZANNE CHUN OAKLAND: Packet of information was available.

REPRESENTATIVE SYLVIA LUKE: 1) First crossover is soon. 2) Representative Luke opposes gambling.

REPRESENTATIVE CORINNE CHING: Representative Ching wants public input and is also against gambling.

Craigside Retirement Residence Update: Emmett White reported 130 sales, an increase of 10 and he hopes to sell out by July. The project is on time, finishing the second floor and starting on the third floor. He again apologized for the water spill and reported that the Department of Health (DOH) said that they are within the noise permit.

RESIDENTS'/COMMUNITY CONCERNS

Homeless Problem that Was Resolved and Report of Incidents, Including Drug Use, Vandalism, Loitering at Nights and Theft, at 201-203 Prospect Street and Around the Tenant Museum Property - Homeless. These two items were deferred until Jim Marn attends a meeting.

APPROVAL OF THE JANUARY 19, 2010 REGULAR MEETING MINUTES: Fidell moved, and Harrison/Nerney seconded that the Nu'uanu/Punchbowl Neighborhood Board No. 12 approves the January 19, 2010 regular meeting minutes as circulated. The motion was ADOPTED by UNANIMOUS CONSENT, 9-0-0 (AYE: Aiona, Fidell, Garcia, Harrison, Hidano, Hodai, Hori, Nerney and Young).

BOARD BUSINESS/PRESENTATIONS:

Hawai'i Baptist Academy Master Plan Update: Charles Kaneshiro and George Atta, of Group 70 International, Inc., and Richard Bento, President of Hawai'i Baptist Academy presented their High School Master Plan Update. They will be applying for a Conditional Use Permit (CUP) minor with the City Department of Planning and Permitting (DPP). They gave an informational briefing - The tuition is $11,000/year. They are 61 years old with 453 students in the high school and 230 students in the middle school. They gave their Mission Statement and Purpose & Project Description. They want to expand the curriculum and add more classrooms and a new building. Phase I - a science/art/athletic building would occupy 48,953 sq. ft.; Phase II - Library expansion and Phase III - New Christian Ministries expansion. The plans would include environmental design with different levels and a "mall" level. They plan to submit the plans for the Conditional Use Permit (CUP) minor by March 2010. The Department of Planning and Permitting (DPP) would review the plans in April/May 2010 and they would hold informational coffee hours with the neighbors. Later, they would request a letter of support from the Neighborhood Board.

Comments followed: 1) It was suggested to keep this item on the agenda. 2) They plan to have more parking to ease in/out traffic.

Garcia left the meeting during the presentation; eight (8) members present, which is quorum.

STATE CIVIL DEFENSE SIRES: Norman Ogasawara distributed a map and pictures of the sirens' locations in the Nu'uanu district. He requested Neighborhood Board authorization to put three sirens in the Neighborhood Board district. Nerney moved; Hori seconded that the Nu'uanu/Punchbowl Neighborhood Board No. 12 authorize the placement of three sirens in the Neighborhood Board district. Discussion followed. The sirens would be solar-powered and sound at the 121 decibels level, or 115 dcb 250 feet away. They would cost $85,000 each to install on wooden poles, which may convert to composite poles. They will be radio-controlled and can go off accidentally. He needs to call in to cancel. If there is an attack or natural disasters, like hurricanes and tsunamis, the county sets off the sirens. Also, on the first working day of the month at 11:45 a.m., the sirens sound for 45 seconds. They would sound for two minutes in an emergency. The Booth Park siren will be replaced by the end of the year. The State Department of Accounting and General Services (DAGS) submitted 30 changes.
The motion was ADOPTED by UNANIMOUS CONSENT, 8-0-0 (AYE: Aiona, Fidell, Harrison, Hidano, Hodai, Hori, Nerney and Young).

Discussion and Action on Pedestrian Safety on Pali Highway - A Board member was contacted by the press on this item. Some suggestions included sending design changes to the State Department of Transportation (DOT), installing a traffic light at the crosswalk with the recent fatality, install more street lighting, delete some crosswalks and have more pedestrian safety education at immigration centers. Another Board member was contacted by the "flag lady," who donated many flags for street crossers. Other comments included - not stop traffic, but build overpasses and to ask for a study; install flashing lights embedded in crosswalks and activated by push buttons and the elderly will not use an overpass. Chair Young suggested publishing a newsletter/survey with a focus on pedestrian safety on Pali Highway. Nerney nominated Fidell for the job. Fidell suggested getting Panos Prevedouros for traffic ideas for the March agenda.

Honolulu Star-Bulletin's request for information about the Nu'uanu/Punchbowl Neighborhood Board No. 12's Five Big Issues - Chair Young suggested pedestrian safety, homelessness/drugs, property crimes - UEMV (unauthorized entry into a motor vehicle/burglaries, the Nu'uanu Reservoir and the Pelekane Street Stripe. She also mentioned viewing the 1981 video "The 'Aina Remains." Comments followed: The HPD policy is not to enforce property crimes, if they did not witness the crime.

REPORTS:

Letter in support of Rae Gee - Chair Young will write a letter in support of Rae Gee as the Executive Secretary of the Neighborhood Commission. She was a Board member of the Nu'uanu/Punchbowl Neighborhood Board No. 12 and the Liliha Neighborhood Board No. 14. Fidell moved and Harrison seconded that Chair Young write a letter of support for Rae Gee. The motion was ADOPTED by UNANIMOUS CONSENT, 8-0-0 (AYE: Aiona, Fidell, Harrison, Hidano, Hodai, Hori, Nerney and Young).

Treasurer's Report - Secretary/Treasurer Hori reported that the Balance was $2,569.16 with the Operating balance at $1,271.16 and the Publicity balance at $1,298.00. The Treasurer's report was filed.

ANNOUNCEMENTS:
- The Chair will write a letter of support for Rae Gee, Neighborhood Commission Executive Secretary.
- Jamie Moody of Kanealii Avenue volunteered to fill the vacancy in Subdistrict 2 at the next meeting.
- The next regular Board meeting is scheduled for Tuesday, March 16, 2010 at the Pauoa Elementary School Cafeteria at 7:15 p.m. Thank you to Principal Roberta Richards and her staff for allowing us to meet at her school.
- The City Transportation Advisory website is www.driveakamai.org. City Pothole Hotline is 768-7777; HPD Graffiti Hotline is 529-3222; Abandoned Vehicle Hotline is 733-2530 /24-hour Line is 532-7700 x250.
- Pauoa Elementary School - Principal Roberta Richards, PCNC Sheila Perreira - Recycle at the school - Place aluminum cans, plastic bottles (#1 and #2) and newspapers in the recycling bin. Drop off "Box Tops for Education," Campbell Soup labels, Betty Crocker points, old rubber-soled sneakers, unwanted cell phones and ink cartridges at the school office.
- Nuuanu Elementary School - PCNC Pat Terai, Recycle at the School - Place aluminum cans, plastic bottles (#1 and #2) and newspapers in the recycling bins. Drop off "Box Tops for Education," Campbell Soup labels, Betty Crocker points, old rubber-soled sneakers and ink cartridges at the school office.

ADJOURNMENT: The meeting adjourned at 9:07 p.m.

Submitted by:
K. Russell Ho, Neighborhood Assistant
CALL TO ORDER: Chair Robert Stubbs called the meeting to order at 7:01 p.m.; a quorum was NOT present with six (6) members. Note – This 13-member Board requires seven (7) members for a quorum and to take official Board action.

Members Present – Wesley Fong, Brandon Mitsuda (arrived at 7:17 p.m. and departed at 8:35 p.m.), Donald Nitta, Robert Stubbs, Wayne Taketa, Claude Uehara, Dale White.

Members Absent – Sesnita Moepo, Brandon Lau.

Vacancies – There are four vacancies on the board: one (1) At-Large vacancy and one (1) in each of Sub-districts 1, 3 and 4. Boards are now able to fill vacant seats due to the recent amendment to the Neighborhood Plan Section 2-14-104(a).

Guests – Captain Dominic Latorre (Honolulu Fire Department); Major Chur, Captain Britt Nishijo and Lieutenant Stan Lum (Honolulu Police Department); Lydia Chock (Maluhia); Debbie Kim Morikawa (Mayor Mufi Hannemann’s Office); Wayne Yoshioka (City Department of Transportation Services); Dean Pang (Hawaii Medical Center); Richard Bento (Hawaii Baptist Academy); George Atta and Gladys Quinto (Group 70); Kurt Tsue (Board of Water Supply); Representative Corinne Ching and Naomi Kusachi (Representative Corinne Ching’s Office); Leolani Oyami (Senator Suzanne Chun Oakland’s Office); Vanessa Ito; Francis Nishimura; Robert Lau; S. Goya; L. Miyashiro; and Theona Kapoi (Neighborhood Commission Office).

FILLING OF VACANT BOARD SEATS: There were no interested candidates at this time.

CITY MONTHLY REPORTS:

Honolulu Fire Department (HFD) – Captain Dominic Latorre reported the following:

- **January 2010 Statistics** – 8 structure fires, 1 wild land fire, 3 rubbish fires, 1 vehicle fire, 90 medical emergencies and 9 miscellaneous emergencies.

- **Smoke Alarms** – Smoke alarms save lives and are an important part of a home fire escape plan. Since the late 1970’s, properly installed and maintained smoke alarms have contributed to an almost 50 percent decrease in fire deaths. According to the National Fire Protection Association, you are twice as likely to survive a home fire if you have working smoke alarms. An estimated 890 lives could be saved each year if all homes contained working smoke alarms.

- **Five (5) Safety Tips** – 1) Install smoke alarms in every bedroom, outside each sleeping area and on every level of the house; 2) Test smoke alarms at least once a month; 3) Replace smoke alarm batteries once a year; 4) Practice home fire escape plan; and 5) Designate a safe meeting place outside the home.

Honolulu Police Department (HPD) – Major Chur circulated the statistics and stated he would like to have more dialogue with the community and will be reporting the prior month’s statistics differently.

- **Highlighted Incidences** –
  - **January 3rd** – A felony assault occurred. A 56 year old male attacked his 34 year old son. The older male hit his son on the hand with a machete and the case is still pending.
January 7th – A pedestrian motor vehicle collision (MVC) occurred at Liliha. A 12 year old was in the crosswalk when struck by an unlicensed 55 year old driver. The child was taken to the hospital in critical condition and is doing well now.

January 12th – On the Pali Highway an 81 year old female was struck by a car. Speed or alcohol did not seem to be a factor in the incident. Major Chur noted the accident could have been avoided if both parties used more caution.

January 13th – Officers were sent to monitor a protest at the Japanese Councilor. Protestors arrived expressing their differences from Japan’s policy on whaling. Also on this day, a male was arrested for terroristic threatening, felony assault and unauthorized entry into motor vehicle (UEMV) for approaching another male with a gun as he was changing a tire. The victim ran away and was able to call the police. Another suspect is still being sought after.

January 24th – An attempted murder occurred, where a 25 year old was stabbed. Officers are questioning three suspects. Also on this day, a 38 year old male was acting erratically in his apartment building, where he later barricaded himself in his apartment. The situation was resolved 12 hours later when the suspects’ son got home.

February 1st – A 44 year old male was caught stealing food from a church.

Auto Theft – Residents noticed two occupants stealing a neighbor’s car. The residents called the police and the suspects where caught as the police were driving up to the house.

Mitsuda arrived at 7:17 p.m.; Quorum now met, seven (7) members present.

Questions, comments and concerns followed:

1. Driving without a License – Drives caught without a license will be cited, but does not have to be picked up by a licensed driver.
2. Intoxicated Drivers – Officers will make a judgment call if a person is able enough to drive home should that person be asked to leave the premises. If not, a cab may be called.
3. No Room in Jail – A resident’s’ home was burglarized and the suspect was caught. The suspect was released because there was no room in jail. The resident is upset because it tells the suspect they can do it again and be released because there is no room to hold them.
4. Major Chur – Francis Nishimura welcomed back Major Chur as he is back from a long illness.
5. Illegal Parking – Nitta is concerned with large construction vehicles and containers sitting at one place for more than two weeks. Nitta was told to call 911 to report this issue. Construction vehicles are able to use the streets a stated in the street usage permit. If residents feel something is not right, call 911 right away and officers will be able to check their street usage permit and if they are within their usage of the permit.
6. New Captain – Major Chur introduced Captain Britt Nishijo to the residents as he is going to be a part of the district policing the neighborhood.

Mayor Mufi Hannemann’s Representative – Debbie Kim Morikawa reported the following:

- 654 North Judd Street (Meditation Center) Complaint – A Notice of Order (NOO) was issued on February 1, 2010 which initiates the civil fines process. The process involves a title search prior to issuing the NOO to ensure that correct property owners as well as anyone with an interest in the property are properly named on the NOO. There is an initial fine of $50 and subsequent daily fines of $50 to start if there is not a correction within 30 days.
- Kunawai Park Facilities – As of December 22, 2009, DDC reported that $140,757 has been paid to the contractor. DDC and the contractor were in the process of negotiating the credit for the deleted scope of work. The final contract amount will be determined after the negotiations are complete and the change orders executed. The negotiations are anticipated to take at least two more months.
- Rail Update Announcement – Wednesday, February 10, 2010 between 12:30 p.m. and 1:30 p.m. there will be a Rail Transit update at the State Capitol auditorium.
- Announcement – A memorial service will be held in honor of former Mayor Frank Fasi on March 3, 2010. No timeframe has been given for the service.

Questions, comments, and concerns followed:
Bulky Item Pickup – Specific fines have been taken out of the amended bill for bulky item pickup. The City will attempt to be more responsible for picking up bulk items in a timely manner. If problems continue to arise call the City complaint line and the areas that contain the most problems will be followed up on.

Councilmember Rod Tam – Uehara circulated a report and highlighted that the Bed and Breakfast Bill failed and the Councilmember’s are aware of the concerns for the proposed bulky item fine bill.

Governor’s Representative – No representative will be attending future Board meetings.

Senator Suzanne Chun Oakland – Leolani Oyami circulated a report. There were no questions.

Representative Corinne Ching – Naomi Kusachi circulated a report and highlighted that attached to Representative Ching’s report is an article from the Honolulu Advertiser focusing on Hawaii students and education.

Questions, comments and concerns followed:

1. Misspelling – Chair Stubbs apologized for misspelling Representative Corinne Ching’s name. As it is to be spelled with two “n’s” and one “r.”
2. Over Hanging Trees – Nitta requested a followup on Act 76 relating to reporting hazardous over hanging trees. This new Act will allow someone else to cut the over hanging tree and charge the owners.
3. Liliha-Nuuanu Candlelight Tour – Fong commented on the fourth annual Liliha-Nuuanu Candlelight Tour. He attended the tour and enjoyed learning more about the community organizations within the area.

Representative John Mizuno – No representative or report to circulate.

Board of Water Supply (BWS) – Kurt Tsue reported the following:

- **Water Main Breaks** – There were no water main breaks in January. However, on January 19th, there was a water main break on Nuuanu Avenue about 1:45 p.m. The construction for the Craigside Condominium damaged a 12 inch water main which affected some Liliha residents.

- **Outdoor Water Conservation** – An estimated 50 percent of the water consumed by the average single-family home is used outdoors, most of which is used for hydrating yards or gardens. There are two ways to use water efficiently outdoors to help preserve Hawaii’s water supply, while cutting down on the water bill.
  - **Xeriscaping** – Xeriscaping offers an ideal way to minimize water waste while maintaining the beautiful landscapes of the island. It involves growing unthirsty plants (that do not need a lot of water to survive), using mulch and installing proper irrigation. Incorporating xeriscape techniques outdoors can save anywhere from 30 to 80 percent in water consumption a month.
  - **Rain Barrels** – Using a home rainwater catchment system can also help to conserve water. At BWS, promoting rain barrels to collect rainwater to use for non-drinking activities such as landscape irrigation. In partnership with the Friends of Halawa Xeriscape Garden, BWS hosts Rain Barrel Water Catchment workshops that teach people hoe to build, install and maintain rain barrels at home. Keep an eye out on the BWS website for the next available workshop. More information can be found at [www.boardofwatersupply.com](http://www.boardofwatersupply.com).

- **Halawa Xeriscape Garden Workshops** – Workshops are held each month at the Halawa Xeriscape Garden and are geared toward community education about how to conserve water outdoors. The BWS education team has found a creative and fun way to merge activities for parents and children about water conservation through Xeriscape. To register for these classes, call Diane Moses at 748-5363 or email tours@hbws.org.

Questions, comments and concerns followed:

1. **Rain Barrels** – Rain barrels may be purchased at home depot. BWS receives rain barrels from a solar distribution company. The workshops cost $35, which includes the barrel and demonstrations on how to best utilize it for yards.
2. **Recycling** – BWS does not have a stand on whether or not residents should rinse their recyclables.
3. **Not Saving Water** – If neighbors refuse to conserve water call 748-5041 and the BWS will be able to followup with property owners the benefits of saving water.
4. Water Conservation Education – There are water conservation programs with large businesses that BWS will be able to educate interested persons.

PRESENTATIONS:

Hawaii Baptist Academy (HBA) Master Plan Update – Richard Bento and George Atta reported the following:

- **History of HBA** – HBA was established 61 years ago. The college preparatory school has students from kindergarten through grade 12. To date there is a total of 1,083 students. The presentation is a courtesy to the board and the surrounding neighbors of HBA’s plans and to obtain a minor conditional use permit.

- **HBA Expansion** – The expansion will only occur for the high school portion of the school. The master plan proposal is not to increase the number of the student body but to increase and meet the standard of accreditation. The permit will include erecting a new classroom building, Christian Ministry building, expand an open area parking lot and to renovate an existing building to service students.

- **Timeline of Construction** – The general timeline includes submitting the permit application by March 2010. The Department of Planning and Permitting (DPP) will have a month and a half to review the application. Once the application is approved (anticipated June 2010), the HBA school director will approve the beginning of construction. Without the approval of the permit, there are no other timelines scheduled to base the entire projects completion date.

Questions, comments and concerns followed:

1. **Regular Updates** – Upon request, Atta will be able to make regular updates to the Board and is willing to take feed back from residents at anytime.
2. **Last Renovation to HBA** – The last renovation to HBA was for the interior of the middle school three years ago.
3. **Traffic Flow** – The traffic flow will not change. There will be traffic directors to assist with this issue. During construction, there should be no new delays to the off campus traffic. HBA will inform surrounding residents about the construction, should there be unexpected off campus traffic delays.
4. **Concerned Neighbor** – The resident was assured that there would be no major changes to distract neighbors. The new building will be erected next to the gym. The neighbor is concerned with privacy issues as students will be able to look down into her home. Atta stated landscaping will be done behind the building to allow for neighbors privacy.
5. **Dust, Noise and Time Control** – Construction will begin about 7:45 a.m. and end at 4:00 p.m. Dust and noise control will occur by standard construction practice.

RESIDENTS/COMMUNITY CONCERNS:

**Unrelated Residents in Homes** – A resident is concerned with a home that has more than five unrelated people living in the house. The resident is unaware if the home is a transitional house, as there as been no indication that it should be. The resident was advised to provide an address to DPP as they will followup with an investigation.

**Hala Drive** – A resident is concerned with motorists speeding up and down Hala Drive. The resident was advised to call 911; doing so will allow for HPD to follow a pattern and possibly catch the speeding motorists.

APPROVAL OF MINUTES:

**Approval of the November 9, Regular Meeting Minutes** – The December 14, 2009 regular meeting minutes were UNANIMOUSLY APPROVED AS CIRCULATED, 7-0-0 (AYE: Fong, Mitsuda, Nitta, Stubbs, Taketa, Uehara, White).

Mitsuda departed at 8:35 p.m.; A quorum is NOT met at this time with six (6) members present.

UNFINISHED BUSINESS:

**Kuakini Extension Project Update** – City Department of Transportation Services (DTS) Director, Wayne Yoshioka reported that DTS is having their consultants complete the necessary studies and design refinements to prepare...