DAVID Y. IGE
GOVERNOR

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SEP 2 3 2018

DR. CHRISTINA M. KISHIMOTO
SUPERINTENDENT

STATE OF HAWAI`I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI`I 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

September 10, 2018

Mr. Scott Glenn, Director
State of Hawaii, Department of Health
Office of Environmental Quality Control
State Office Tower
235 South Beretania Street, 7th Floor
Honolulu, Hawaii 96813-2437

Re: Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Final Environmental Assessment/Finding of No Significant Impact (FONSI)

Dear Mr. Glenn:

The State of Hawaii Department of Education (DOE) is submitting the required documents related to the Final Environmental Assessment/Finding of No Significant Impact (FONSI), for the Mililani Middle School New Classroom Building DOE JOB No. Q73000-17 project in compliance with the requirements of Chapter 343, Hawaii Revised Statutes, and Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200. The documents will be submitted by Wilson Okamoto Corporation, our consultant.

A Finding of No Significant Impact (FONSI) is determined for this project. The basis for this determination is set forth in Chapter 5 of the Final EA which follows the significance criteria set forth in Hawaii Administrative Rules, Title 11, State of Hawaii Department of Health Chapter 200, Environmental Impact Statement Rules, Section 12. Please note, no comments were received during the Draft EA 30-day comment period.

Please publish the notice of availability of the Final EA in the September 23, 2018 issue of the *Environmental Notice*.

Should you have any questions, please call William George, Project Coordinator, of the Facilities Development Branch, Project Management Section at 808. 784.5125 or Mr. Earl Matsukawa of Wilson Okamoto, our consultant, at 808.946.2277.

Sincerely,

John C. H. Chung,
Public Works Administrator
Facilities Development Branch

c: E. Matsukawa, WOC
Facilities Development Branch

19-088

AGENCY
PUBLICATION FORM

Project Name:	Mililani Middle School New Classroom Building
Project Short Name:	Mililani MS New Classroom Building
HRS §343-5 Trigger(s):	Use of public funds and lands
Island(s):	Oahu
Judicial District(s):	Ewa
TMK(s):	9-5-002:033
Permit(s)/Approval(s):	NPDES; Grading; Building; Street Usage
Proposing/Determining Agency:	State of Hawaii Department of Education
Contact Name, Email, Telephone, Address	William George; William_George/FacilDev/HIDOE@notes.k12.hi.us 808.784.5125; 3633 Waialae Avenue, Honolulu, Hawaii 96816
Accepting Authority:	(for EIS submittals only)
Contact Name, Email, Telephone, Address	
Consultant:	Wilson Okamoto Corporation
Contact Name, Email, Telephone, Address	Earl Matsukawa; ematsukawa@wilsonokamoto.com 808.946.2277; 1907 South Beretania Street, Honolulu, Hawaii 96826

Status (select one)	**Submittal Requirements**
____ DEA-AFNSI	Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.
__x__ FEA-FONSI	Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.
____ FEA-EISPN	Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.
____ Act 172-12 EISPN ("Direct to EIS")	Submit 1) the proposing agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
____ DEIS	Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
____ FEIS	Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.
____ FEIS Acceptance Determination	The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
FEIS Statutory Acceptance	Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.
____ Supplemental EIS Determination	The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.

____ Withdrawal — Identify the specific document(s) to withdraw and explain in the project summary section.

____ Other — Contact the OEQC if your action is not one of the above items.

Project Summary
Provide a description of the proposed action and purpose and need in 200 words or less.

Construction of a new 3-story classroom building with 15 classrooms on a 1st floor building footprint of about 11,800 square feet and a total of 34,340 square feet of space, and a 25-stall parking lot and related utilities and infrastructure on a 0.99-acre project site located within the existing Mililani Mauka Community Park. The park is adjacent to the existing State of Hawaii Department of Education Mililani Middle School campus. The new building will allow the school to adopt a traditional school schedule in-lieu of the school's existing multi-track schedule.

Final Environmental Assessment

Mililani Middle School
New Classroom Building

Waipio, Ewa, Oahu, Hawaii

DOE Job No. Q73000-17

Tax Map Key: 9-5-002:033

Prepared for:

State of Hawaii
Department of Education
Honolulu, Hawaii

Prepared by:

Wilson Okamoto Corporation
Honolulu, Hawaii

Under Contract to:

Architects Pacific Inc.
Honolulu, Hawaii

September 2018

FINAL
ENVIRONMENTAL ASSESSMENT

State of Hawaii
Department of Education

Mililani Middle School
New Classroom Building

Waipio, Ewa, Oahu

TMK: 9-5-002:033

DOE Job No. Q73000-17

Prepared for:
Department of Education
Facilities Development Branch
3633 Waialae Avenue
Honolulu, Hawaii 96816

Prepared by:
Wilson Okamoto Corporation
Honolulu, Hawaii 96826
WOC: 10291-01

Under Contract to:
Architects Pacific Inc.
Honolulu, Hawaii 96816

September 2018

SUMMARY

Proposing Agency:	State of Hawaii Department of Education, Facilities Development Branch 3633 Waialae Avenue Honolulu, Hawaii 96816
Accepting Agency:	State of Hawaii Department of Education, Facilities Development Branch 3633 Waialae Avenue, Honolulu, Hawaii 96816
EA Preparer:	Wilson Okamoto Corporation 1907 South Beretania Street, Suite 400 Honolulu, Hawaii 96826 Contact: Earl Matsukawa, AICP, Project Manager Tel: 808.946.2277; Fax: 808.946.2253
Project Location:	Waipio Ewa Oahu, Hawaii
Recorded Fee Owner:	City and County of Honolulu
Tax Map Key:	9-5-002:033
Area:	0.99 acres project site 12.122 acres parcel
State Land Use Classification:	Urban
City/County Zoning:	P-2 General Preservation
Proposed Action:	Construction of a new 3-story classroom building with 15 classrooms on a 1st floor building footprint of about 11,800 square feet and a total of 34,340 square feet of space, and a 25-stall parking lot and related utilities and infrastructure on a 0.99-acre project site located within the existing Mililani Mauka Community Park. The park is adjacent to the existing State of Hawaii Department of Education Mililani Middle School campus. The new building will allow the school to adopt a traditional school schedule in-lieu of the school's existing multi-track schedule.
Impacts:	No significant impacts are anticipated from construction and use of the new classroom building located within the grounds of the adjacent community park.

Agencies Consulted in Pre Draft Assessment:

Federal Agencies
Department of the Army, US Army Engineer District, Honolulu
US Department of the Interior of the Fish and Wildlife Service
US Environmental Protection Agency

State Agencies
Department of Accounting and General Services
Department of Business, Economic Development & Tourism (DBED&T)
DBED&T - Strategic Industries Energy Resources and Technology Division
DBED&T Land Use Commission
DBED&T Office of Planning
Department of Defense
Department of Defense, State Civil Defense
Department of Hawaiian Home Lands
Department of Health
Department of Health - Environmental Management Office
Department of Health – Hazard Evaluation and Emergency Response
Department of Health - Office of Environmental Quality Control
Department of Land and Natural Resources
Department of Land and Natural Resources Historic Preservation Division
Department of Land and Natural Resources Office of Conservation and Coastal Lands
Department of Transportation
Department of Transportation Airports Division
Office of Hawaiian Affairs
Department of Education - State Library
Department of Education - Mililani Public Library
University of Hawaii Environmental Center

City and County of Honolulu
Department of Design and Construction
Department of Environmental Services
Department of Facility Maintenance
Department of Parks and Recreation
Department of Planning and Permitting
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department
Board of Water Supply
Office of the Mayor

Officials
Senator Donovan Dela Cruz
Representative Beth Fukumoto
Councilmember Ron Menor

Public Utilities
Hawaii Electric Company
Hawaiian Telcom
Spectrum Hawaii
Hawaii Gas

Organizations
Mililani Mauka Neighborhood Board No. 35
Mililani/Waipio/Melemanu Neighborhood Board No. 25
Mililani Town Association

Comments and responses are included in Appendix A.

No comments were submitted during the Draft EA 30-day comment period.

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PREFACE

Chapter 343, Hawaii Revised Statues (HRS), as amended, Environmental Impact Statements, requires that a government agency or a private developer proposing to undertake a project to consider the potential environmental impacts of the proposed project by preparing an assessment. Use of public lands or public funds for a project are among the criteria set forth in Chapter 343, HRS, which requires preparation of an environmental assessment. The Mililani Middle School New Classroom Building will be constructed with funds provided by the State of Hawaii Department of Education (DOE) and on lands owned by the City and County of Honolulu.

This Environmental Assessment (EA) has been prepared to meet the requirements of Chapter 343, HRS, as amended, and Hawaii Administrative Rules (HAR) Title 11, State of Hawaii Department of Health, Chapter 200, Environmental Impact Statement Rules. Based on HAR Subchapter 6, Section 11-200-9 (4), construction and use of the proposed project site does not warrant the preparation of an environmental impact statement. Further, based on the findings and the assessment of potential impacts of the proposed project, a Finding of No Significant Impact (FONSI) is determined.

1. INTRODUCTION

1.1 Project Background

Mililani Middle School (MS) welcomed its first students in school year 1998-99 as the state's first year-round multi-track middle school. Mililani MS services the surrounding communities of Mililani Town and Mililani Mauka, and with students coming from five feeder elementary schools: Kipapa, Mililani 'Ike, Mililani Mauka, Mililani Uka, and Mililani Waena. Currently, Mililani MS is the largest middle school in the Hawaii Department of Education (DOE) system and currently serves a total enrollment of about 1,843 students in the 6th, 7th, and 8th grades on a year-round multi-track schedule (4 tracks).

Based on current data, there are about 460 students in each of the four tracks divided equally by grade and with approximately 614 students in each grade. Since only 3 of the 4 tracks are on campus at one time, the current on-campus population is about 1,382 students. In school year 2019-2020, the DOE projects a total enrollment of about 1,838 students all whom would be on campus at one time.

Over the last 10 years, enrollment has averaged about 1,767 students a year. The Mililani MS student population is expected to decline slightly in coming years, with a projected enrollment of 1,764 students in 2019, and 1,607 in 2020; and a projected stabilized enrollment of 1,600 students. However, with the nearby Koa Ridge development soon to be built in Waipio, there remains the possibility that, should redistricting occur, Mililani MS may need to accommodate middle school-aged students from Koa Ridge. To date, this has not been resolved by the DOE.

Mililani MS was originally constructed based on a design capacity of 1,350 students, and initially operated on a four-track system. In school year 2003-04, Mililani MS adopted the three-track system as a method to increase capacity and accommodate a larger enrollment, which by having only two-thirds of students on campus at any given time. However, the three-track schedule allowed for an average of only 157 school days per year. In school year 2011-12, Mililani MS switched back to the four-track system and now averages 171 school days per year. Utilization of the four-track schedule continues to accommodate an enrollment that exceeds the original design capacity of the school's facilities, while also attempting to maximize the number of instructional days.

On June 12, 2015, the governor signed SB 1345 HD1 CD1, Act 116 Relating to Public Schools. The purpose of Act 116 was to transition public schools away from the multi-track schedule and to develop facilities to accommodate the student population. Act 116 directed the DOE to develop a transition plan to end the use of multi-track schedules in public schools. (See Appendix B-1.) Subsequently, in April 2016, the DOE issued the *DOE Multi-Track Transition Study* which included an analysis and recommendations related to Mililani MS. One of the primary findings of the study was that a new classroom building would be required at Mililani MS to end the multi-track schedule and adopt a traditional school year schedule.

1.2 Purpose and Need

The purpose of the new classroom building is to provide spaces which would allow Mililani MS to end the current multi-track system and to adopt a traditional school year schedule. The existing campus is fully developed with classroom buildings and other facilities such that the adjacent Mililani Mauka Community Park, owned by the City and County of Honolulu, was identified in the Transition Study as the project site for the new classroom building. On December 1, 2016, the Honolulu City Council adopted Resolution 16-289, CD1 "Authorizing the Execution of a Letter of Intent between the City and County of Honolulu and the State of Hawaii Department of Education to Condemn Land for the Expansion of Mililani Middle School." On December 27, 2016, the City issued an executed Letter of Intent. The project site landownership will be transferred from the City and County of Honolulu to the State of Hawaii Department of Land and Natural Resources. The land would then be set aside by an executive order to the DOE.

The DOE generates a Facilities Assessment and Development Schedule (FADS), which is a set of specifications for the number, type, and size of facilities needed, calculated based on a given enrollment projection. The existing facilities include a total of 62 classrooms for the current on campus enrollment of 1,838 students. Based on the FADS, for Mililani MS to end multi-track and adopt a traditional schedule, an estimated total of 78 classrooms would be needed for projected enrollment of 1,600 students. Based on this, 16 more classrooms would be needed to meet the projected enrollment. Notwithstanding this consideration, based on a total enrollment of 1,838 students in 2019-2020, Mililani MS initially requested a total of 20 classrooms in the new classroom building to accommodate the entire 6th grade of about 600 students.

Based on the above, the Pre-Assessment documents described the project as a new building with 20 classrooms on a 1.44-acre project site within the Community Park. Subsequently, the City and County of Honolulu Department of Parks and Recreation (DPR), land owner of the park, raised objections to the project site location and related land area. After further discussions with DPR, the project site has been reduced to about 0.99 acres (42,975 square feet) which will only accommodate a new classroom building with 15 classrooms and related spaces to accommodate the approximately 600 students in the 6th grade. The smaller project site will also reduce parking to below the minimum required. The new building with 15 classrooms and the smaller project site will also conform to the constraints established by the DOE budget for the new classroom building project.

1.3 Project Location and Conditions

1.3.1 Project Location

Mililani Middle School (MS) is located in Mililani Mauka, Oahu on a 15.475-acre campus (TMK: 9-5-002:040) bordered to the north by Kuaoa Street, to the south by Lehiwa Drive, both streets under the jurisdiction of the City and County of Honolulu, to the west by the Community Park, and to east by residential development.. The campus is about 1.2 miles east (mauka) of the H-2 Freeway and approximately 0.35 miles southeast of Meheula Parkway, also a City street. The existing main parking lot and student pick-up/drop-off area are located in the southwest corner of the campus with two one-way driveway connections to Lehiwa Drive. A bus lot with designated spaces for 10 buses is connected to Kuaoa Street.

The new classroom building would be located in the northeast corner along the eastern boundary of Mililani Mauka Community Park (TMK: 9-5-002:033) and adjacent to the western boundary of the existing main campus. The project site is separated from the existing main campus by a 30-foot wide drainage easement, which contains an 84-inch drain pipe, and a 10-foot wide sewer easement, which contains a 12-inch sewer line.

Figure 1.1 shows the project location map. Figure 1.2 shows the project site map. Figure 1.3 shows the tax map. Figure 1.4 shows project site photographs.

1.3.2 Existing Project Site Conditions

General Background

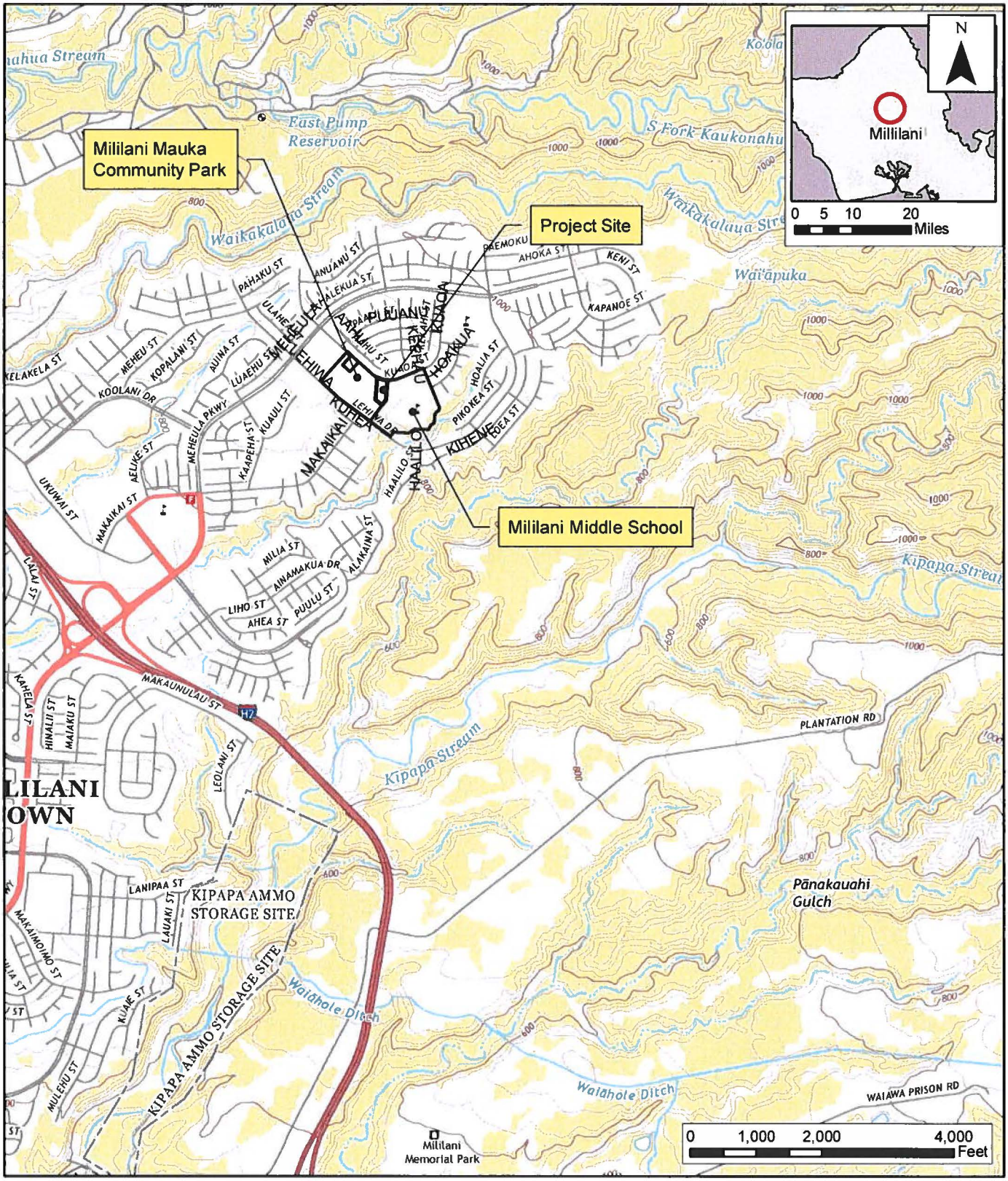
The project site and surrounding lands were included in the *Mililani Mauka Development Plan Amendment Final Environmental Impact Statement (EIS)* February 23, 1987, which was prepared to address existing conditions and environmental impacts from development of a self-contained residential community covering about 1,200 acres of former agricultural lands north (makua) of Mililani Town in Central Oahu. Development of Mililani Mauka constituted the final development phase of the Mililani Town master plan originally conceived in 1968.

From the 1930s, the project site and surrounding lands were extensively used for agriculture purposes, especially for the production of pineapple. The project site and surrounding lands were developed during the late 1980s/early 1990s as part of the Mililani Mauka community. During development of the site, the original topography and soil were modified including removal of the pineapple production fields and other vegetation. During construction of the Mililani Mauka community, the project site was developed as a community park. Sometime after 1998, the City and County of Honolulu acquired the property. Thus, over time, the project site has been extensively modified and disturbed, initially for the cultivation of the pineapple fields, then during removal to the pineapple fields, and finally with construction of the community park.

A topographic survey map for the Mililani Mauka Community Park shows a gulch was located within the grounds of the existing main campus. The gulch was located west and almost parallel to Kipapa Gulch. The map shows the two gulches merged south of the existing main campus and Lehiwa Drive. Later maps show this gulch area was identified as a landfill. The topographic map shows the gulch/landfill did not extend west of the current location of the 30-foot wide drainage easement and into the project site.

Site Conditions

A 4-foot high fence along the east side separates the project site from the main school campus. The north side of the project site is open and fronts Kuaoa Street. The south and west sides on the project site would remain open to the adjacent community park. The project site is covered with planted grass with small exposures of reddish to orange brown clayey silt soils. Several trees line the northern border of the project site along Kuaoa Street. The topography of the project site is relatively flat with slightly undulating ground surface sloping down from north to south. The existing ground surface elevations within the project site range from about (+)900 feet Mean Sea

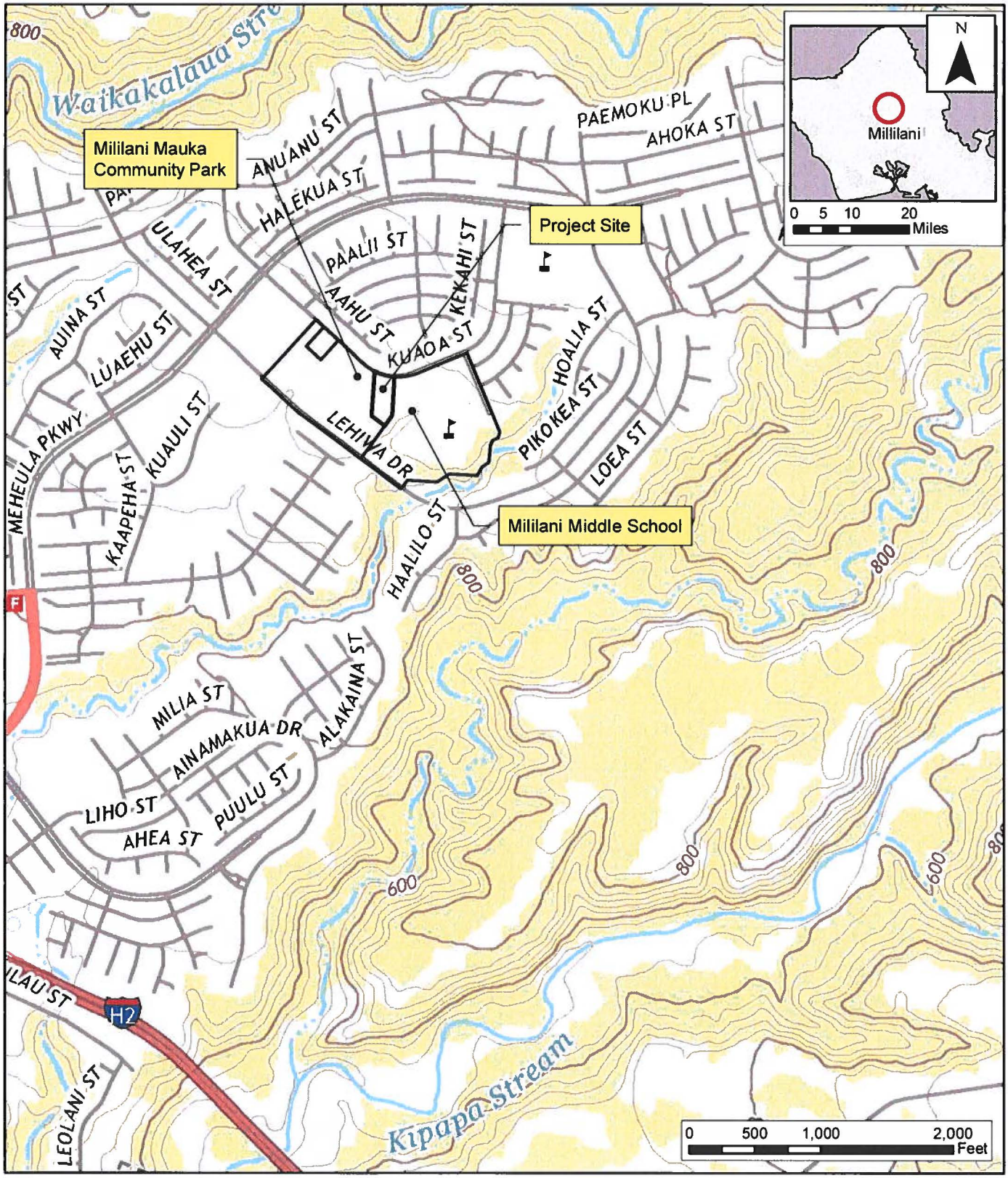


WILSON OKAMOTO CORPORATION

MILILANI MIDDLE SCHOOL NEW CLASSROOM BUILDING - DOE JOB NO. Q7300-01

Figure No. 1

LOCATION MAP

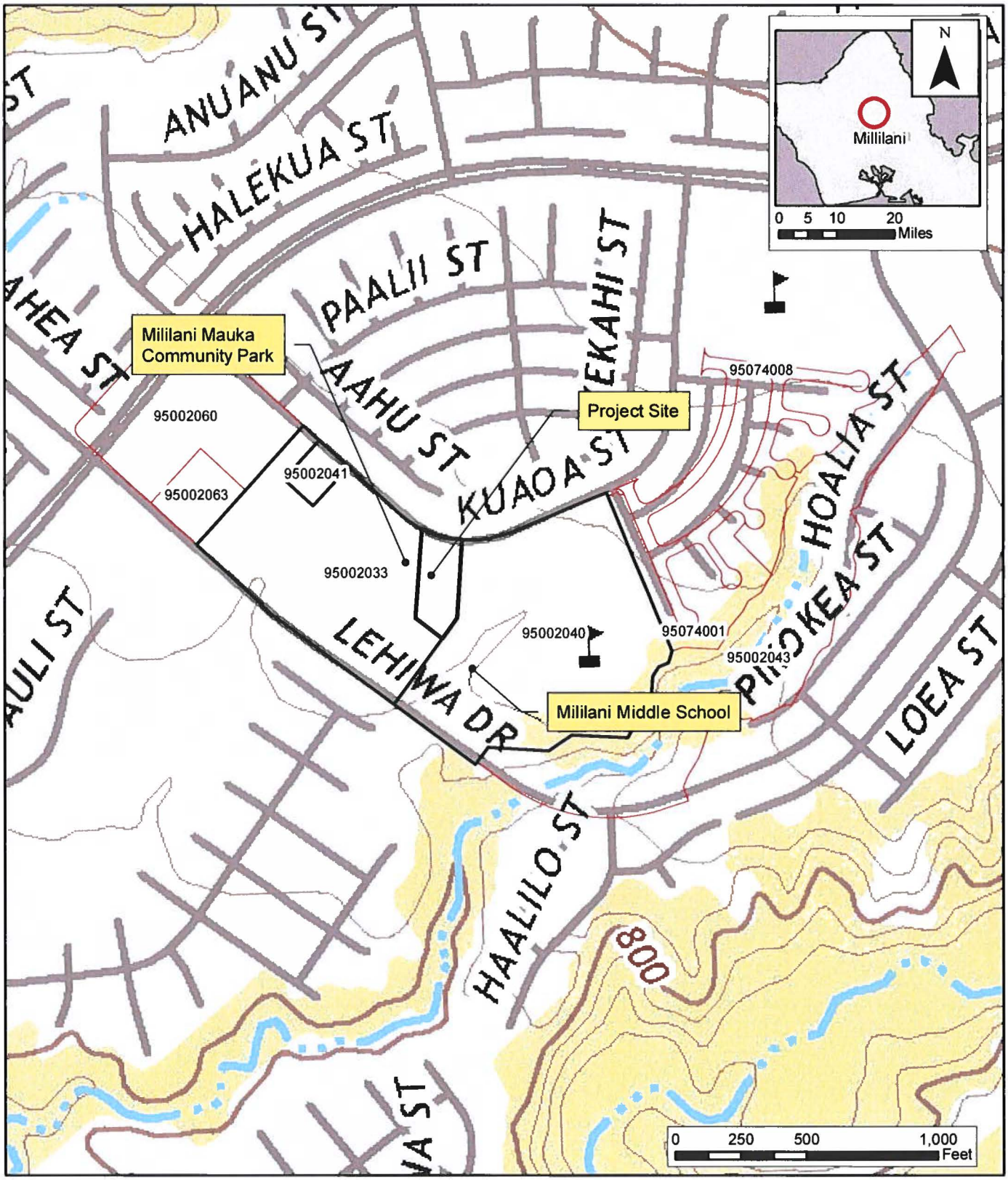


WILSON OKAMOTO CORPORATION

MILILANI MIDDLE SCHOOL NEW CLASSROOM BUILDING - DOE JOB NO. Q7300-01

Figure No. 2

SITE MAP



WILSON OKAMOTO CORPORATION

MILILANI MIDDLE SCHOOL NEW CLASSROOM BUILDING - DOE JOB NO. Q7300-01

Figure No. 3

TAX MAP

View of Project Site Looking North

View of Project Site Looking South

WILSON OKAMOTO CORPORATION

FIGURE 1-4

Project Site Photographs

MILILANI MIDDLE SCHOOL NEW CLASSROOM BUILDING – DOE JOB NO. Q7300--17

Level (MSL) near Kuaoa Street to approximately (+)894 feet MSL at the southeastern corner of the project site. An existing drainage inlet located along the southern boundary of the park south of the project site provides drainage for the park. Underground infrastructure is located within the right-of-way of Kuaoa Street.

The project site was selected to minimize the walking distance between the new building and the other classroom buildings on the campus. Although excavation will be required for placement of the basement level, the project site and surrounding areas also show little gradient change, which would minimize construction costs.

Land Transfer

The 0.99-acre project site is located entirely within the boundaries of Mililani Mauka Community Park, owned by the City and County of Honolulu. Land ownership of the project site will be transferred from the City and County of Honolulu to the State of Hawaii, Department of Land and Natural Resources. The land would then be set aside by executive order to the DOE.

On December 1, 2016, the City Council unanimously adopted Resolution 16-28, CD 1 authorizing the execution of a Letter of Intent between the City and DOE to condemn land for the expansion of Mililani MS. On December 27, 2016, the City executed Letter of Intent which included a number of various provisions. Provision 5 sets forth "the State, with County assistance, shall subdivide TMK: 9-2-002:003 (the Park parcel) upon final order of condemnation". Appendix B-2 shows the letter of intent.

On April 7, 2015, the DPP provided information regarding the park dedication credits for Mililani Mauka Community Park and transfer of the Park land from the City to the DOE. Further, DPP stated their records indicated the 12.122-acre Mililani Mauka Community Park has approximately 4.23 acres of unused land credit surplus to the Mililani Mauka development by Castle & Cooke. Based on this information from DPP, use of the Park land for expansion of Mililani Middle School will not cause Castle & Cooke to be out of compliance with its City park dedication requirements. Appendix B-3 shows the DPP letter.

Once the land transfer of the 0.99-acre project site is complete, the Park will be about 11.132 acres.

On April 21, 2015, the Mililani Mauka/Launani Valley Neighborhood Board No. 35 at their regular meeting unanimously adopted a resolution requesting transfer of land from the City to the State for the purposes of expanding the Mililani Middle School campus. During the discussion, it was stated the land is not usable park land. Appendix B-4 shows the meeting minutes and the resolution.

1.3.3 Other Project Site Data

The State Land Use Commission designates the project site in the Urban District.

The project site is located within the area covered by the City and County of Honolulu *Central Oahu Sustainable Communities Plan Public Review Draft* dated January 2015. The Urban Land Use map shows the project site is located on lands designated as "Residential and Low Density Apartment" and within the Urban Community Boundary. Further, the Urban Land Use map shows a symbol for an intermediate school for the area of Mililani Middle School.

The City and County zoning designation of the project site is P-2 General Preservation with a height limit of 25 feet. Public schools are Public Uses and Structures according to the City and County of Honolulu *Land Use Ordinance* Table 21-3. As such, public uses and structures are a permitted use in the P-2 Preservation District.

The City and County of Honolulu Department of Planning and Permitting (DPP) has indicated the following development standards for the P-2 District: front yard setback is 30 feet, the side/rear is 15 feet and the height limit is 25 feet. Further, the maximum building area is 10.0 percent of the zoning lot and the minimum lot size is 5.0 acres. The DPP has stated a zoning waiver will be required, if the development standards of the P-2 District cannot be met. The DOE will file a zoning waiver for the applicable development standards.

The project site is not located within the City and County of Honolulu Special Management Area (SMA).

1.4 Project Description

1.4.1 Project Site Plan

The new classroom project site is located within the boundaries of the Mililani Mauka Community Park adjacent to western boundary of the existing campus. The project site is grassed and contains no structures or other vegetation. The project site is currently used for various recreation purposes, including by Mililani MS students during school hours.

The site plan shows the total project site will be about 42,975 square feet (0.99 acres). The design plans also show the finished floor elevation building is set at (+)900.5 feet MSL with the walkway access area elevation at (+)891 feet MSL. Given the existing slope of the project site, the walkway access area level would require almost no excavation. The new classroom building will require fill up to 9.5 feet in depth under the building which will be supported by columns of 7 to 10 feet. A retaining wall will be required along the southern end of the building at the court yard area. In addition, fills of about 2.5 feet thick and cuts of up to about 3 feet deep will be required to achieve the design finished grades at the parking lot area. The finish grades of the project site will be blended back down to the existing park grades with minimal disruption to the park area. Figure 1.5 shows the project site plan.

The project site will have security fencing along the portion of the west boundary adjacent to the new classroom building and on northern end of the east boundary which will be connected to the

existing security fence along the campus. A gate will be provided on the east side to secure the new classroom building and the existing campus after classes and on weekends. There will be no fencing along the west boundary in the area of the parking lot to allow access to the park. The southern portion of the eastern boundary will have direct access from the new classroom building to the existing campus. Walkways will provide access between the new classroom building and the existing campus. The design drawings show the building can be secured when the school is closed.

There will be 2 one-way access driveway connections to Kuaoa Street for the student drop off/pick up area and to provide parking for a total of 25 stalls on the north end of the building. The east access driveway will be for exit only and will be sited about 100 feet west of the existing bus entry access. The west access driveway will be for entry only and will be sited about 24 feet from the east exit driveway. The two driveways will be the only connections to Kuaoa Street, which is a City street under the jurisdiction of Department of Transportation Services (DTS). Other than the driveway connections, the only work within the City street will be underground utility connections in Kuaoa Street.

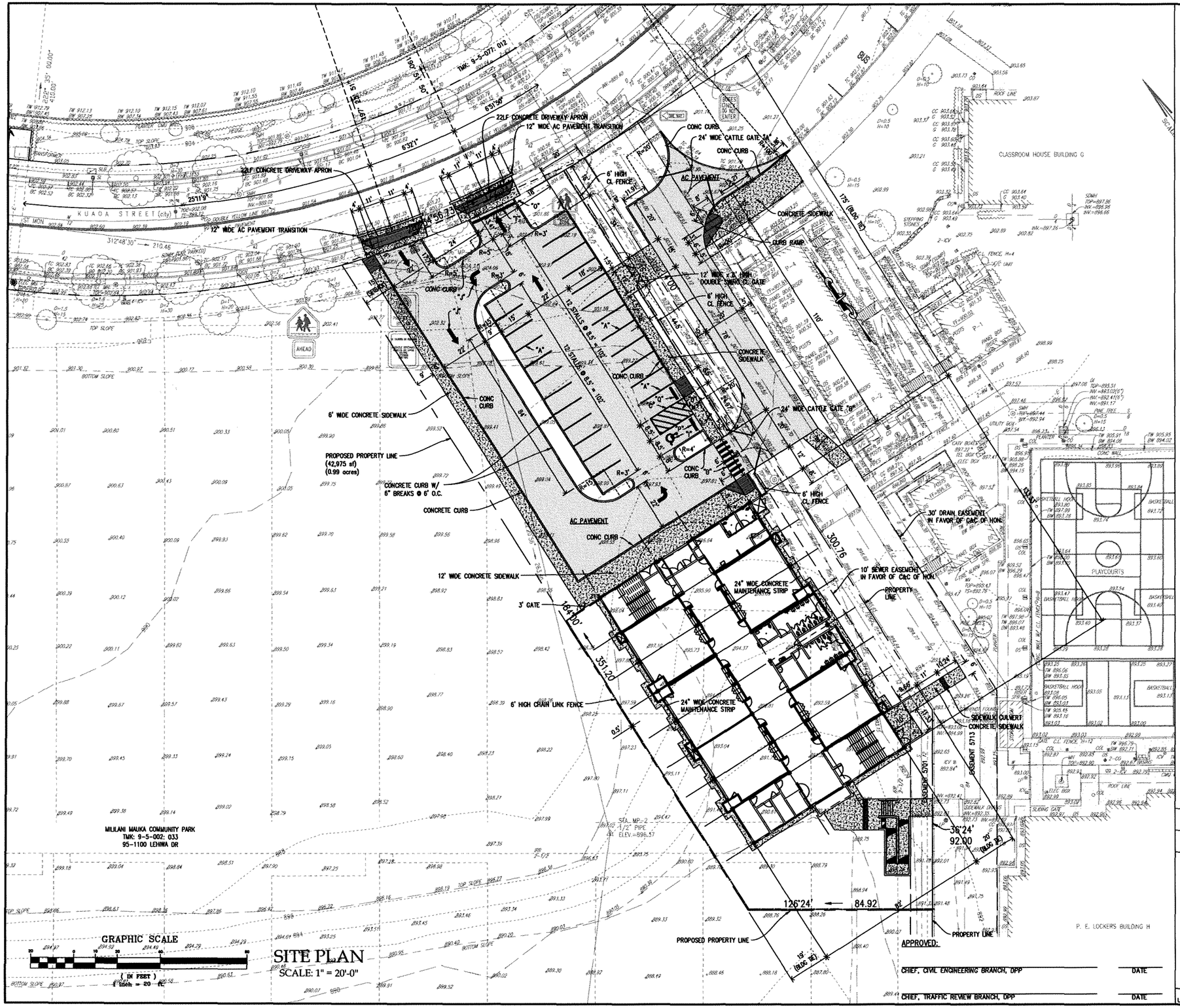
The contractor will need to obtain a street usage permit, should the construction work involve temporary closure of a City street. Damage to the existing roadway and sidewalk caused by the work in the City street should be repaired to applicable standards. The design plans will be submitted to appropriate agencies as part of the building permit process.

The school parking lot could be made available for park users when it is not needed for school purposes.

The new classroom building project site has no electrical service. Electrical service to the new classroom building will be from the existing campus HECO service on Kuaoa Street. From there, an underground line will be routed along the northern boundary of the existing campus, over the 84-inch drain line and the 12-inch sewer line, to a pad mounted transformer on the western end of new classroom building project site. The new classroom building service will be from a line routed along the western boundary of the project site and then to the main electrical room on the southwest corner of the building.

Water service for the new classroom building will be from a connection to the existing 12-inch potable water main located in Kuaoa Street. Wastewater will be disposed of through a connection to the existing 12-inch sewer line located along the eastern boundary of the project site. The existing 12-inch line is connected to the City wastewater collection system on Lehiwa Drive.

There will be 2 dry wells in the parking lot to collect runoff from downspouts on the new classroom building, the parking lot and 4 drain inlets, with 2 inlets in the parking lot and one on each side of the building, which will also collect the flows from the downspouts. The 2 dry wells will function as pre-treatment, allowing sediments to settle. The drywells will be connected to 2 rows each with 30 storm drain chambers located under the west side of the parking lot. Also, a vegetative biofilter will be used as an infiltration area for collecting surface flows from the parking stalls. This



SITE PLAN
SCALE: 1" = 20'-0"

STRIPING AND PAVEMENT MARKING NOTES:

"A"	4" WIDE WHITE STRIPE
"B"	CROSS WALK STRIP, 12" WIDE, 18" SPACE
"C"	4" WIDE BLUE STRIPE
"D"	4" WIDE BLUE DIAGONAL STRIPE @ 2.5' O.C. SPACING
"E"	~~4" WIDE YELLOW STRIPE~~
"F"	12" WIDE WHITE STOP BAR
"G"	~~WORD "STOP" IN 4' HIGH WHITE LETTERS~~
"H"	~~WORD "LOADING" IN 12" HIGH YELLOW LETTERS~~
"I"	ISA BLUE PAVEMENT SYMBOL
"J"	PAVEMENT ARROW
"K"	~~"ACCESSIBLE" PARKING SIGN~~
"L"	"VAN ACCESSIBLE" PARKING SIGN
"M"	"ACCESS AISLE" PARKING SIGN
"N"	~~"LEV" PARKING SIGN~~
"O"	"STOP" SIGN
"P"	CONCRETE WHEELSTOP PAINTED BLUE
"Q"	CONCRETE WHEELSTOP

NOTES:

1. FOR CONCRETE SIDEWALK IN ROW SEE DPW STD DET R-28.
2. FOR CONCRETE DRIVEWAY APRON SEE DPW STD DETAIL R-29A DATED JULY 2009. PROVIDE CONTRACTION JOINTS AS PER THE ENGINEERING AND POLICY MEMORANDUM NO CEB-1-09 DATED 4/6/2009.
3. FOR CONCRETE SIDEWALK RESTORATION SEE DETAIL
4. FOR CONCRETE SIDEWALK SEE DETAIL
5. FOR CONCRETE CURB AND CURB WITH CURB BREAKS SEE DETAIL
6. FOR CONCRETE PAVEMENT SEE DETAIL
7. FOR ASPHALT PAVEMENT SEE DETAIL

Figure 1.5
SITE PLAN

REVISION NO.	SYM.	DESCRIPTION	SHT. __ OF __	DATE	APPROVED:

APPROVED:

CHIEF, CIVIL ENGINEERING BRANCH, DPP — DATE

CHIEF, TRAFFIC REVIEW BRANCH, DPP — DATE

HARVEY K. HIDA
LICENSED PROFESSIONAL ENGINEER
No. 4363-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

SIGNATURE

LICENSE EXPIRATION DATE: 04/30/20

DEPARTMENT OF EDUCATION
STATE OF HAWAII

MILILANI MIDDLE SCHOOL
NEW CLASSROOM BUILDING
95-1140 LEHIWA DRIVE, MILILANI, OAHU, HAWAII
TMK: (1) 9-5-002: 40, 33 POR

SITE PLAN

HIDA OKAMOTO & ASSOC. INC.		DOE JOB NO. Q73000-17	DRAWING NO. C2.04
DESIGNED BY: CYO	CHECKED BY: HKH		
DRAWN BY: CYO	APPROVED BY: HKH	DATE: MAY 2018	SHEET 18 OF 229 SHTS.
SCALE: AS SHOWN			

FILE _____ DRAWN _____ PLOTTED _____

system will meet the City's storm drainage standards. In addition, to meet DPR concerns related to drainage, a new drain connection to the existing 84-inch drainline will be provided for overflow runoff for rain events exceeding the design parameters. Based on these design features, there will be no discharge of runoff from the project site. Overall, the new classroom project site will not increase runoff quantities over existing conditions and will not discharge runoff from the parking lot or the building to the adjacent park area. Figure 1.6 shows the utility plan. (See figures at end of section.)

The existing landscape irrigation system consists of a 2-1/2" irrigation mainline running along the perimeter of the park and also through the middle. The mainline will need to be re-routed around the project site. The existing irrigation system which also covers the project site will be modified by capping the affected portions of the system and removing the lines. In addition, the valves and controller for the system will be modified so that remainder of the park irrigation system will not be affected.

There are existing bicycle racks located between Building A, Administration, and Building H, Lockers, near the western edge of the existing school campus. The existing bicycle racks will serve the new classroom building.

1.4.2 Building Plan

The new classroom building would be designed to accommodate about 375 to 450 students out of the approximately 600 students in the 6th grade. It has been designed to minimize the building footprint to provide the required parking within the project site and, more importantly, to preserve the adjacent park area. Based on these considerations, and yet provide the necessary classrooms, the design of the building footprint needed to be compact. Thus, the new classroom building will be a 3-story structure with a partial ground level and adjacent walkway access to take advantage of the sloping grade on the south end of the project site. Figure 1.7 shows the ground level overall floor plan. See figures at end of this section.

The new classroom building will be oriented approximately north-south with a foot print of about 11,800 square feet and will provide a total of about 34,340 square feet of space. The building will be approximately 133 feet long by 82 feet wide and will be about 50 feet above grade. The main entrance will be on the north side of the building with two sets of double doors with a small entry lobby. A roof overhang on the north side will protect the main entry lobby from rain and a roll down gate will be used to secure the building when the school is closed. The gradient slope of the project site will provide for walkway access area on the south side of the building. The walkway access area will have a set of stairs and a pedestrian ramp to provide access to the main campus. A canopy will protect the south side entry doors.

The partial ground level on the south end of the building will be used for circulation to the upper floors and for the elevator and utility rooms. The walkway access area will have a wall on west and south sides. The lower portion, about 5 to 6 feet, will be a retaining wall with another about 5 feet extending above grade. The wall area facing the park will be graded to match the ground elevation of the adjacent park.

The building design shows

- 15 general classrooms, 5 classrooms on each floor;
- Movable walls/partitions on selected classrooms;
- Tall storage closets/cabinets and counter with a sink in each classroom;
- Student lockers along the corridors on each floor;
- Faculty room on each floor, with two single user restrooms, large work table, base and wall storage cabinets, space of copier/printer, and kitchenette-type facilities;
- Student restrooms, unisex restroom, and an area for recycle bins on each floor;
- Custodial room on each floor;
- Air conditioning system to all spaces;
- Fire protection system for the spaces;
- Electrical and communication rooms on each floor; and
- One elevator.

Figure 1.8 shows the first level overall floor plan. Figure 1.9 shows the second level overall floor plan. Figure 1.10 shows the third level overall floor plan. (See figures at end of section.)

The building will be secured after-hours with lockable gates at the building entrances.

The building will be equipped with a roomless machine type elevator which needs only a control room and does not require a separate elevator machine room.

The new classroom building will be designed with conduits and related spaces to accommodate a solar/photovoltaic system, should the system be installed in the future.

An analysis showed the buildings on the existing campus are generally one and two story concrete masonry buildings with sloped metal roofs. Most of these buildings have large building footprints and consequently have very tall roof structures. The sloped metal roofs with numerous hips and valleys provide dynamic visual interest and tend to reduce the mass of the large roof structure. However, the existing buildings are currently experiencing water leaks where the exact cause has not been pinpointed. The numerous hips and valleys are suspected as likely points of entry for the water leaks.

The new classroom building will be designed with a low-sloped roof and will have a surrounding parapet. The low-sloped roof will minimize the potential for water leaks and will be used to house mechanical equipment for the air-conditioning system and photovoltaic panels (PVs), which could be installed at a future date. Locating the equipment on the roof will allow for more efficient piping runs for the air conditioning system and eliminate the need to construct additional enclosures at grade which would increase ground area space need for the building. In addition, use of the roof will allow the equipment to be hidden from public view which will also help reduce vandalism and theft. Figure 1.11 shows the exterior elevations east-west. Figure 1.12 shows the exterior elevations north-south. (See figures at end of section.)

The new classroom building will be constructed primarily of reinforced concrete for footings and columns, with concrete masonry unit (CMU) exterior and interior walls, and precast hollow core planks with a concrete topping for the roof and other main horizontal surfaces.

The building's exterior walls will have decorative panels and will be painted with a beige color scheme similar to the buildings on the existing campus. The window frames and trim areas will be a grayish/green color also similar to the existing campus. The windows on the east side will have sun screens for protection from sun during times of the year when the sun is low on the horizon.

The DOE stated that they require their new buildings to comply with the Collaborative for High Performance Schools (CHPS) sustainability program. The CHPS program began in November 1999 when the California Energy Commission called together the State's major utility companies to discuss the best way to improve the performance of California's schools. Out of this partnership CHPS grew to include a diverse range of government agencies, various utility companies, school districts, non-profit organizations and private companies, all with a unifying goal: to improve the quality of educational facilities for California's children.

The Hawaii CHPS (HI-CHPS) criteria was developed by Hawaii stakeholders to take advantage of Hawaii climates, school needs, state codes and regulations, and environmental priorities of the region. The HI-CHPS criteria explicitly defines a high performance school as one with environments that are healthy, comfortable, energy, resource, and water efficient, safe, secure, adaptable, and easy to operate and maintain. Schools that meet the HI-CHPS criteria are environmentally sustainable and healthy places of learning that demonstrate that while high performance technologies may be new, they need not be complicated, expensive or unreliable. HI-CHPS schools are saving money through energy and water utility savings and increasing occupant health and productivity. Sustainable items will be included in the Mililani MS new classroom building and related system to the greatest extent possible.

The project will be self-certified according to the HI-CHPS report card.

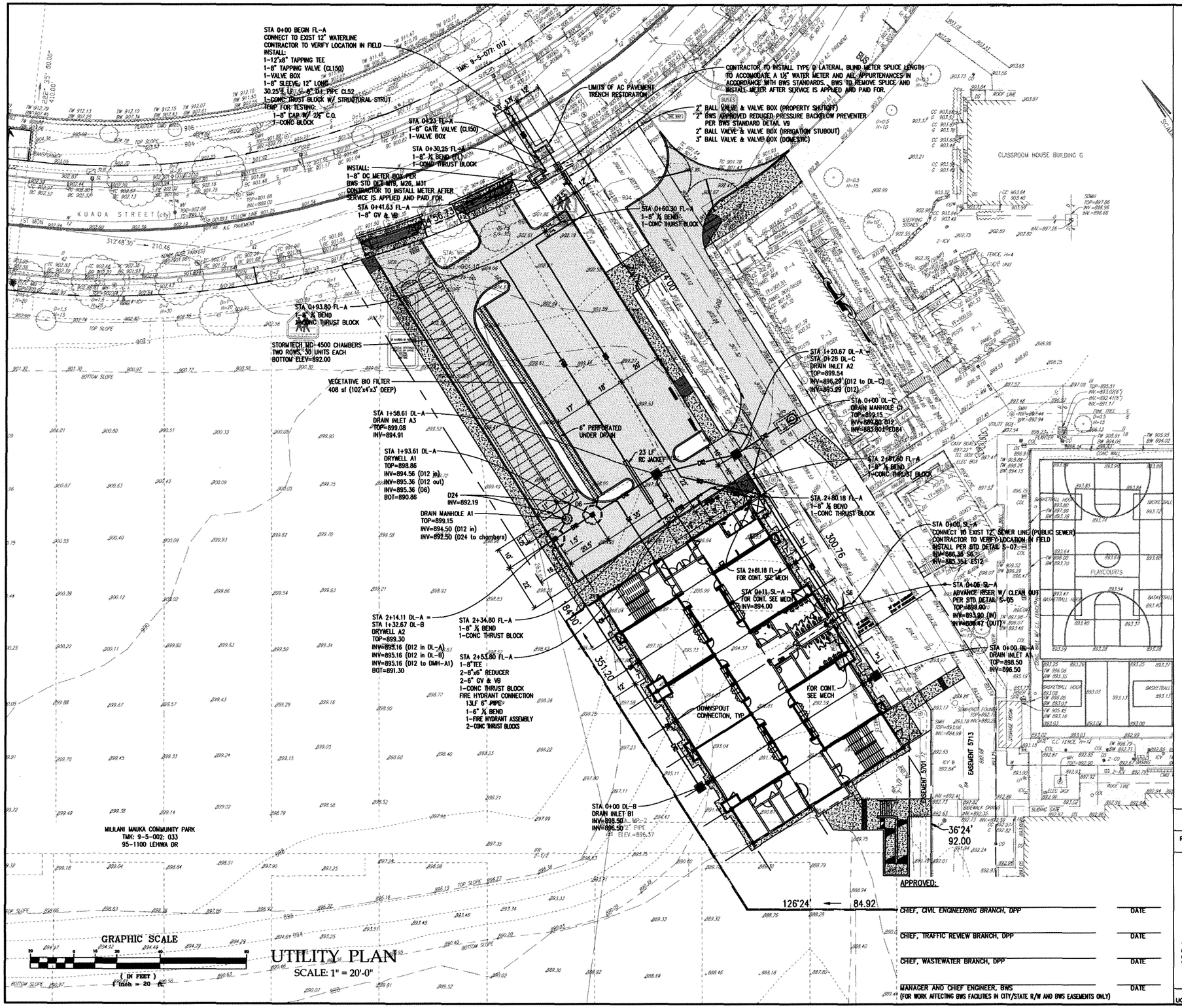
The project site is located within the Mililani Mauka community which has various rules and covenants regarding construction of improvements set forth by the Mililani Town Association. Section 3.08 of the rules states, *"the rules restrictions on improvements, use and occupancy shall not apply to any lot or other area while and so long as the same is owned by or leased to State of Hawaii or City and County of Honolulu, or any governmental agency, public utility, eleemosynary institution, religious or educational institution, or community or civic organization and used for public, governmental, public utility, charitable, religious, educational, community or civic purposes."* As previously discussed, the new classroom building will be a public facility owned by the DOE.

1.5 Preliminary Cost Estimate

The budgeted construction cost for the new classroom building project is approximately $18.0 million.

1.6 Project Schedule

Construction is anticipated to start in the spring of 2019 and should require about 18 months to complete. The new classroom building is anticipated to be ready for occupancy by the spring of 2021.



BOARD OF WATER SUPPLY REQUIREMENTS			
P/ID: NEW METER No.: NEW 1½" METER	FIXTURE UNITS (FU)	GALLONS PER MINUTE (GPM)	GALLONS PER DAY (GPD)
A. PROPOSED DOMESTIC (flush valve)	197.5	91	2,000
B. PROPOSED IRRIGATION (to be done during non-peak hours)	5	2	247.8
C. TOTAL PROPOSED (A+B)	202.5	91	2,247.8
D. TO BE REMOVED/DEMOLISHED	0	0	0
E. NET CHANGE (C-D)	202.5	91	2,247.8
F. EXISTING TO REMAIN	0	0	0
G. GRAND TOTAL (E+F)	202.5	91	2,247.8

FOR ESTIMATING PURPOSE ONLY PID: M/N:

DESCRIPTION OF WORK		ESTIMATE
NEW 2" DOMESTIC SERVICE		
NEW 1-1/2" METER	$ 196	$ 376.00
INSTALLATION CHARGE	$ 180	
WATER SYSTEM FACILITIES CHARGES (3-components) (commercial)		
50.0 F.U. @ $620.85 / F.U.	$31,042.50	$ 64,636.73
152.5 F.U. @ $220.29 / F.U.	$33,594.23	
*CREDIT	N/A	N/A
S/N		
S/N		
NEW 6" FIRE SERVICE		
8" DC METER	$ 1,861.00	$ 1,861.00
INSTALLATION CHARGE	$ 0	$ 0
ONE-TIME CHARGE	$21,100.00	$ 21,100.00
TOTAL		$ 87,973.73

* CREDITS WILL BE DETERMINED WHEN THE BUILDING PERMIT APPLICATION IS SUBMITTED FOR BWS REVIEW AND APPROVAL. THE ESTIMATE IS SUBJECT TO CHANGE. A FORMAL WRITTEN QUOTATION MAY BE OBTAINED AND ALL PAYMENTS FOR THE CHARGES SHOWN ON THE QUOTATION MADE WITHIN 30 DAYS AFTER THE CONSTRUCTION PLAN IS APPROVED BY BWS. IF PAYMENTS ARE NOT RECEIVED WITHIN THE 30 DAY PERIOD, THE PROJECT WILL BE SUBJECT TO THE PREVAILING RATES.

NOTES:
1. HYDRO TESTING WATER SHALL NOT BE DISCHARGED INTO DRAINAGE SYSTEM, OR BE ALLOWED TO FLOW OFFSITE. IT SHALL BE CONTAINED ONSITE AND ALLOWED TO PERCOLATE INTO THE GROUND IN TRENCHES OR PITS.
2. FOR CONCRETE THRUST BLOCK, SEE BWS STD DET B2-B13.
3. FOR FIRE HYDRANT, SEE BWS STD DET FH5.
4. FOR SERVICE LATERAL, SEE BWS STD DET L13, L14, L18.
5. FOR TYPE "III" METER BOX, SEE BWS STD DET M4, M5, M6.
6. FOR VALVE BOX, SEE BWS STD DET V14, V16, V17.
7. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS IN PAVED AREAS AND UNDER SIDEWALKS.
8. FOR CLEAN OUT TO GRADE (COTG), USE CAST IRON FRAME AND COVER AS PER DETAIL 1/C-403.
9. DRAIN MANHOLE A1 IS C&C STD PRECAST PER DWP STD DET D-22
10. DRAIN MANHOLE C1 IS SPECIAL TYPE, SEE SHEET_____.

Figure 1.6
UTILITY PLAN

REVISION NO.	SYM.	DESCRIPTION	SHT. OF	DATE	APPROVED:

APPROVED:

CHIEF, CIVIL ENGINEERING BRANCH, DPP — DATE

CHIEF, TRAFFIC REVIEW BRANCH, DPP — DATE

CHIEF, WASTEWATER BRANCH, DPP — DATE

MANAGER AND CHIEF ENGINEER, BWS (FOR WORK AFFECTING BWS FACILITIES IN CITY/STATE R/W AND BWS EASEMENTS ONLY) — DATE

HARVEY K. HIDA
LICENSED PROFESSIONAL ENGINEER
No. 4363-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

SIGNATURE

LICENSE EXPIRATION DATE: 04/30/20

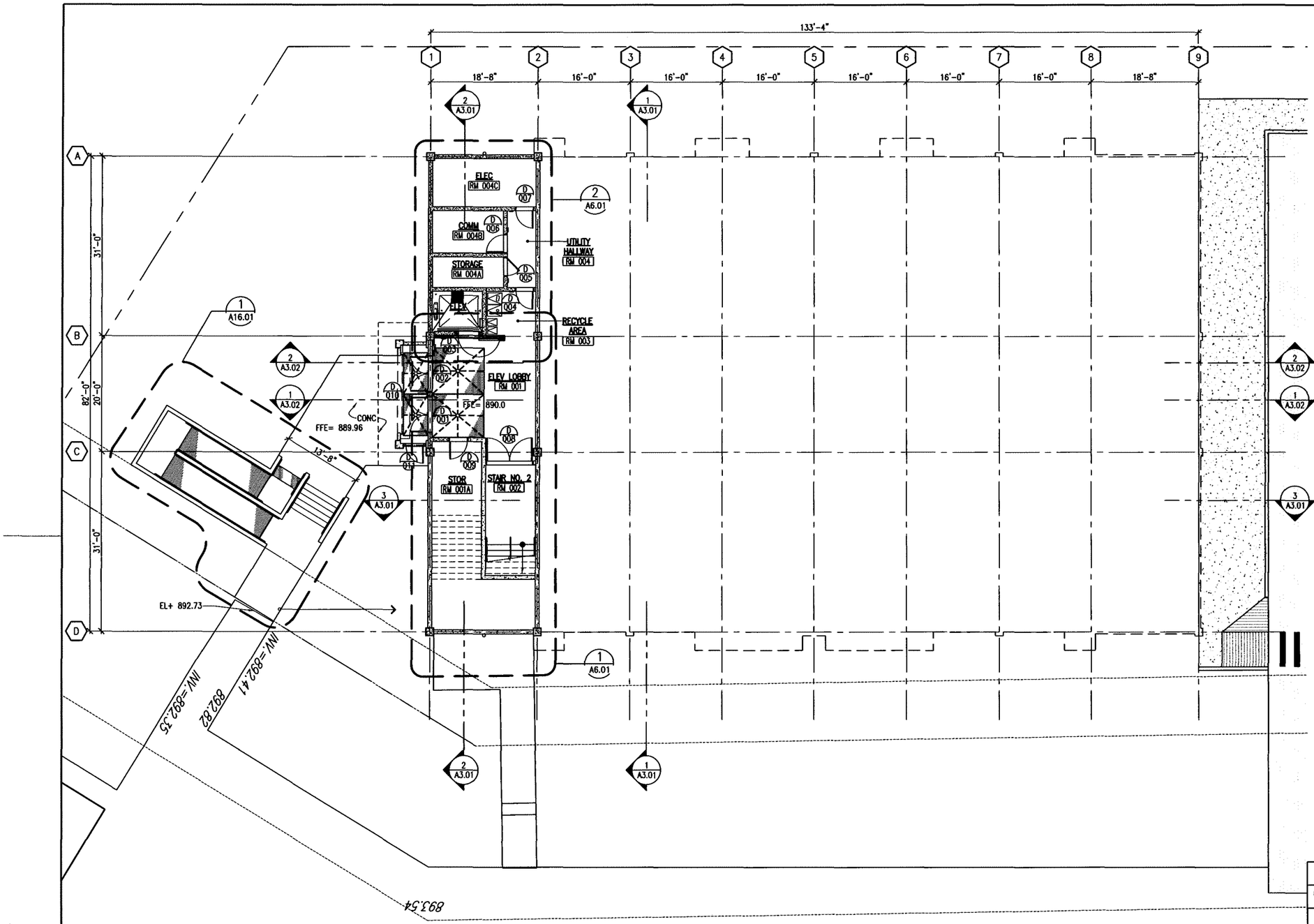
DEPARTMENT OF EDUCATION
STATE OF HAWAII

MILILANI MIDDLE SCHOOL
NEW CLASSROOM BUILDING
95-1140 LEHUWA DRIVE, MILILANI, OAHU, HAWAII
TMK: (1) 9-5-002: 40, 33 POR

UTILITY PLAN

HIDA OKAMOTO & ASSOC. INC.		DOE JOB NO. Q73000-17	DRAWING NO. C2.05
DESIGNED BY: CYO	CHECKED BY: HKH		
DRAWN BY: CYO	APPROVED BY: HKH	DATE: MAY 2018	SHEET 19 OF 229 SHTS.
SCALE: AS SHOWN			

FILE _____ NAME _____ FOLDER _____



PROGRAM AREA TABULATION

ROOM NO.	ROOM NAME	FADS (Net sf)	ACTUAL (Net sf)	ACTUAL (Gross sf)
002	STAIR NO. 2		167.0	*192.3
001	ELEVATOR LOBBY	–	351.4	393.9
003	RECYCLING AREA	–	69.1	81.6
004	UTILITY HALLWAY	–	66.7	83.6
004C	ELECTRICAL	–	143.0	175.6
004B	COMMUNICATIONS	–	91.4	107.1
004A	STORAGE	–	61.3	75.1
	ELEVATOR SHAFT		60.0	*75.2
001A	STORAGE		360.7	418.1
TOTAL GROUND FLOOR NET FLOOR AREA			1,371	
TOTAL GROUND FLOOR GROSS FLOOR AREA				1,603

*LUO AREAS FOR THESE SPACES WOULD BE 1/2 THE AREA SHOWN.

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

To the best of my knowledge, this project's design substantially conforms to the Energy Code for:

X Building Component Systems
___ Electrical Component Systems
___ Mechanical Component Systems

Signature: Date: MAY 4, 2018
Name: JOHN A. ADVERSALO
Title: ARCHITECT
License No.: A 5709

A1.00 GROUND LEVEL OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY TO EXTERIOR ELEV: WEST, SOUTH, NORTH, EAST

GRAPHIC SCALE 0' 4' 8' 16' 24' — 1/8" = 1'-0"

PLAN NORTH

Figure 1.7
GROUND LEVEL OVERALL FLOOR PLAN

REVISION NO.	SYM.	DESCRIPTION	SHT. OF	DATE	APPROVED:

JOHN ALLAN ADVERSALO LICENSED PROFESSIONAL ARCHITECT No. 5709 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

SIGNATURE
LICENSE EXPIRATION DATE: 04/30/20

DEPARTMENT OF EDUCATION
STATE OF HAWAII

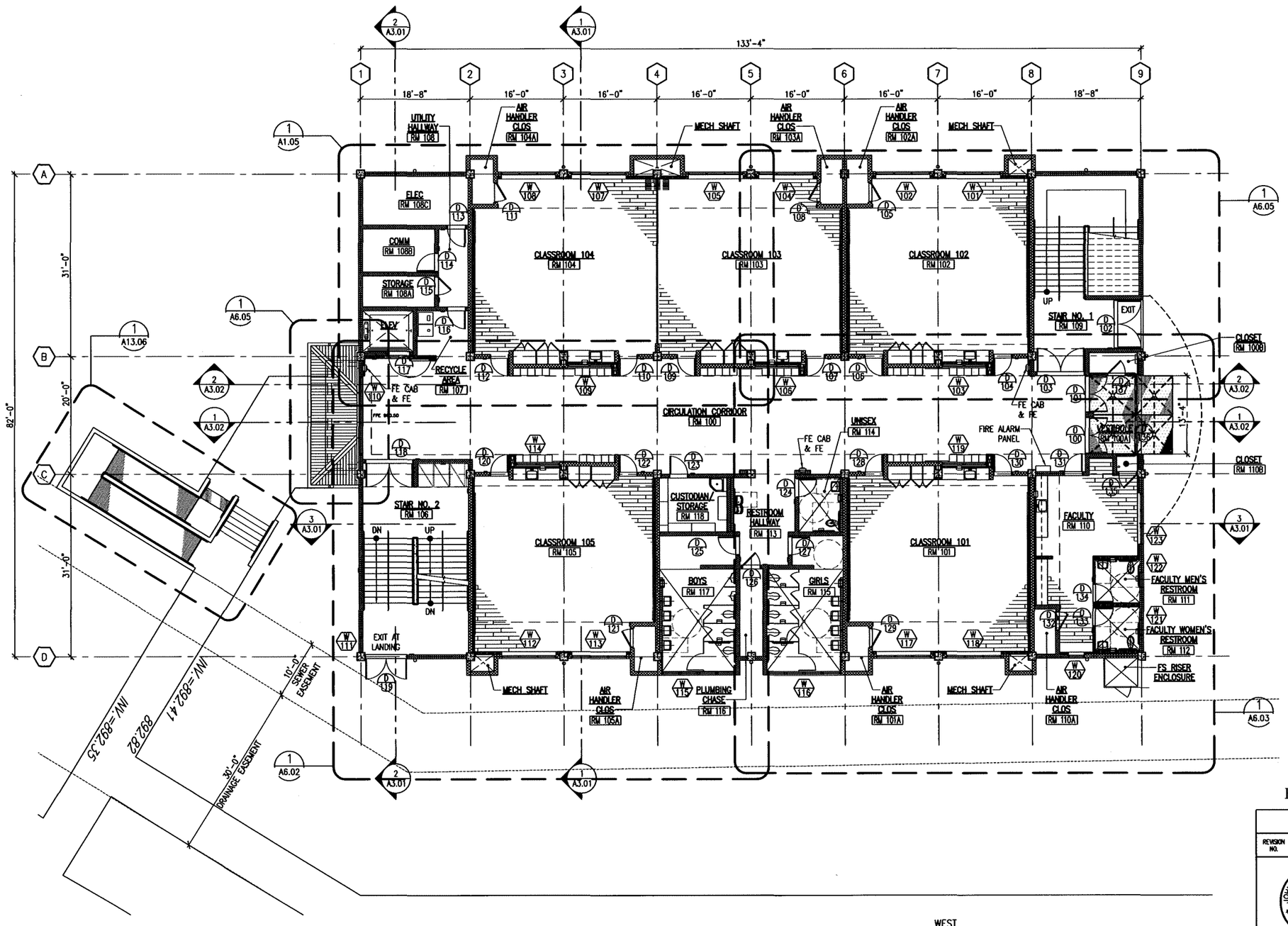
MILILANI MIDDLE SCHOOL
NEW CLASSROOM BUILDING
95-1140 LEHUA DRIVE, MILILANI, OAHU, HAWAII
TMK: (1) 9-5-002: 40, 33 POR

GROUND LEVEL OVERALL FLOOR PLAN

ARCHITECTS PACIFIC, INC.

DESIGNED BY:	CHECKED BY:	JOB NO.	DRAWING NO.
SLI	–	Q73000-17	A1.00
DRAWN BY:	APPROVED BY:	DATE	SHEET
SU	–	MAY 2018	36 OF 229 SHTS.
SCALE: AS SHOWN			

FILE ____ CRAB ____ FOLDER ____



A A1.01 FIRST LEVEL OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY TO EXTERIOR ELEV
WEST SOUTH NORTH EAST

GRAPHIC SCALE
0' 4' 8' 16' 24'
1/8" = 1'-0"

PLAN NORTH

PROGRAM AREA TABULATION

ROOM NO.	ROOM NAME	Revised FADS (Net sf)	ACTUAL (Net sf)	ACTUAL (Gross sf)
100	CORRIDOR		2,155.7	2,279.9
100A	VESTIBULE		105.0	117.0
100B	CLOSET		28.5	42.2
101	CLASSROOM 101	940	916.8	1003.5
101A	AIR HANDLER CLOSET		28.3	39.6
102	CLASSROOM 102	940	916.8	1003.5
102A	AIR HANDLER CLOSET		27.5	38.5
103	CLASSROOM 103	940	936.8	1003.5
103A	AIR HANDLER CLOSET		27.5	38.5
104	CLASSROOM 104	940	936.8	1003.5
104A	AIR HANDLER CLOSET		28.3	40.6
105	CLASSROOM 105	940	916.9	1003.5
105A	AIR HANDLER CLOSET		28.3	39.6
106	STAIR NO. 2		*583.8	*578.4
107	RECYCLING AREA		68.0	77.5
108	UTILITY HALLWAY		66.7	79.3
108A	STORAGE		61.3	75.1
108B	COMMUNICATIONS	80	91.4	107.7
108C	ELECTRICAL		143.0	170.9
109	STAIR NO. 1		*524.5	*578.4
110	FACULTY	940/3	374.8	428.2
110A	AIR HANDLER CLOSET		28.0	37.3
110B	CLOSET		9.3	15.8
111	MEN'S RESTROOM	70	55.6	67.7
112	WOMEN'S RESTROOM	70	55.6	76.9
113	RESTROOM HALLWAY		159.0	171.8
114	UNISEX RESTROOM		64.0	80.3
115	GIRL'S RESTROOM		265.3	303.3
116	PLUMBING CHASE		59.3	73.8
117	BOY'S RESTROOM		288.3	327.8
118	CUSTODIAN/STORAGE	160	105.4	122.1
	ELEVATOR SHAFT		59.9	75.7
COMBINED	MECHANICAL SHAFTS/PLUMBING CHASE		*53.4	*93.9
SUBTOTAL NON-PROGRAMMED AREAS				
TOTAL 1ST FLOOR NET FLOOR AREA			10,169.7	
TOTAL 1ST FLOOR GROSS FLOOR AREA				11,195.3

*LUO AREAS FOR THESE SPACES WOULD BE 1/2 THE AREA SHOWN.

Figure 1.8
FIRST LEVEL OVERALL FLOOR PLAN

REVISION NO.	SYM.	DESCRIPTION	SHT. OF	DATE	APPROVED:

JOHN ALLAN ADVERSALO
LICENSED PROFESSIONAL ARCHITECT
No. 5709
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

SIGNATURE
LICENSE EXPIRATION DATE: 04/30/20

DEPARTMENT OF EDUCATION
STATE OF HAWAII

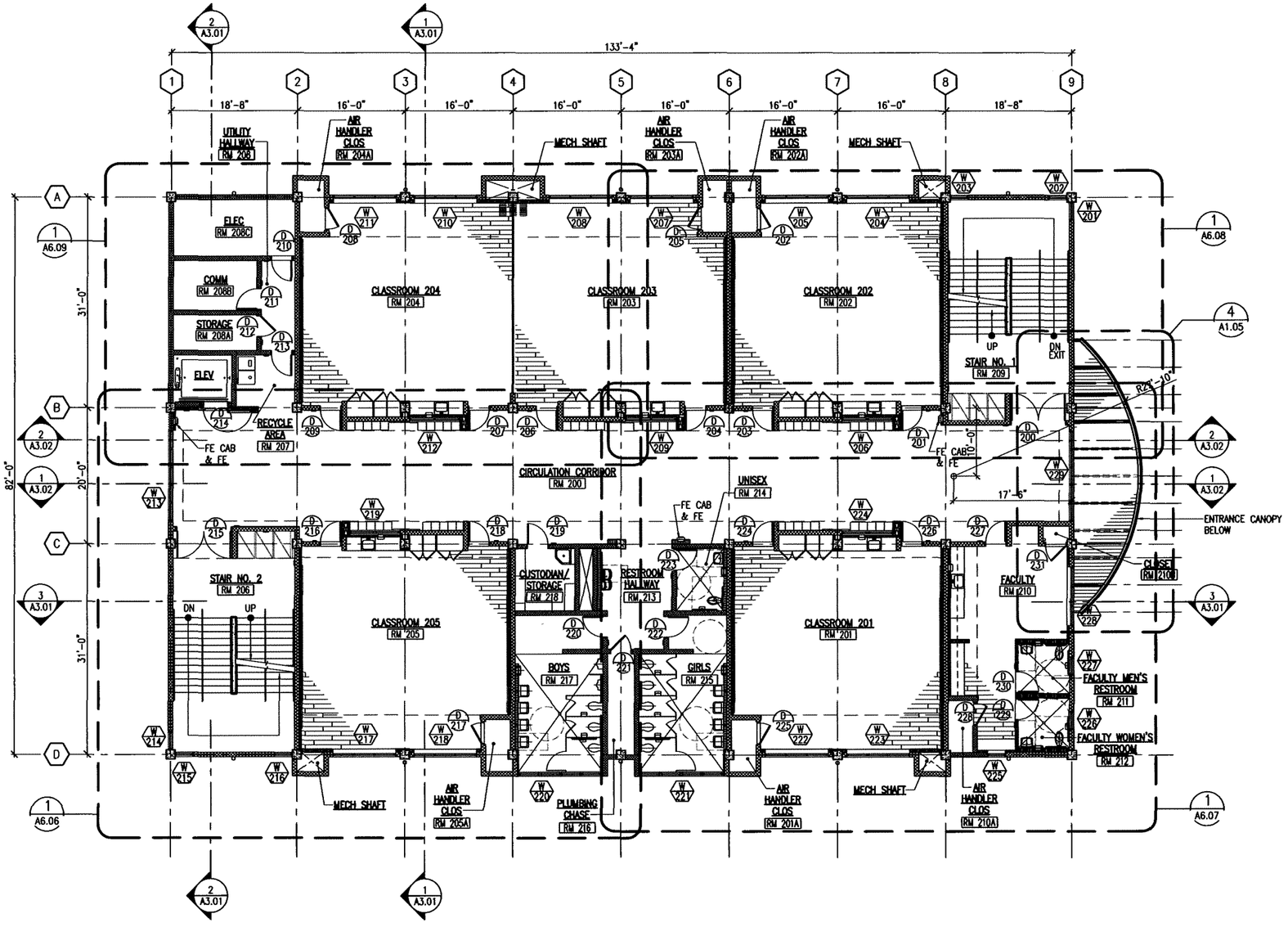
MILILANI MIDDLE SCHOOL
NEW CLASSROOM BUILDING
95-1140 LEHIWA DRIVE, MILILANI, OAHU, HAWAII
TMK: (1) 9-5-002: 40, 33 POR

FIRST LEVEL OVERALL FLOOR PLAN

ARCHITECTS PACIFIC, INC.

DESIGNED BY:	CHECKED BY:	BOE JOB NO.	DRAWING NO.
SLI	–	Q73000-17	A1.01
DRAWN BY:	APPROVED BY:	DATE	SHEET
SLI	–	MAY 2018	37
SCALE: AS SHOWN			OF 229 SHTS.

FILE _____ BRANCH _____ FOLDER _____



A A1.02 SECOND LEVEL OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROGRAM AREA TABULATION

ROOM NO.	ROOM NAME	Revised FADS (Net sf)	ACTUAL (Net sf)	ACTUAL (Gross sf)
200	CORRIDOR		2,292.2	2,430.9
201	CLASSROOM 201	940	916.8	1003.5
201A	AIR HANDLER CLOSET		28.3	39.6
202	CLASSROOM 202	940	916.8	1003.5
202A	AIR HANDLER CLOSET		27.5	38.5
203	CLASSROOM 203	940	936.8	1003.5
203A	AIR HANDLER CLOSET		27.5	38.5
204	CLASSROOM 204	940	936.8	1003.5
204A	AIR HANDLER CLOSET		28.3	40.6
205	CLASSROOM 205	940	916.8	1003.5
205A	AIR HANDLER CLOSET		28.3	39.6
206	STAIR NO. 2		*583.8	*578.4
207	RECYCLING AREA		68.0	77.5
208	UTILITY HALLWAY		66.7	79.3
208A	STORAGE		61.3	75.1
208B	COMMUNICATIONS	80	91.4	107.7
208C	ELECTRICAL		143.0	170.9
209	STAIR NO. 1		*524.5	*578.4
210	FACULTY	940/3	374.8	428.2
210A	AIR HANDLER CLOSET		28.0	37.3
210B	CLOSET		9.0	14.9
211	MEN'S RESTROOM	70	55.6	67.7
212	WOMEN'S RESTROOM	70	55.6	76.9
213	RESTROOM HALLWAY		159.0	171.8
214	UNISEX RESTROOM		64.0	80.3
215	GIRL'S RESTROOM		265.3	303.3
216	PLUMBING CHASE		59.3	73.8
217	BOY'S RESTROOM		288.3	327.8
218	CUSTODIAN/STORAGE	160	81.0	93.5
	ELEVATOR SHAFT		59.9	75.7
COMBINED	MECHANICAL SHAFTS/PLUMBING CHASE		*75.7	*131.6
TOTAL 2ND FLOOR NET FLOOR AREA			10,170.3	
TOTAL 2ND FLOOR GROSS FLOOR AREA				11,195.3

*LUO AREAS FOR THESE SPACES WOULD BE 1/2 THE AREA SHOWN.

Figure 1.9
SECOND LEVEL OVERALL FLOOR PLAN

KEY TO EXTERIOR ELEV: WEST / SOUTH / NORTH / EAST

GRAPHIC SCALE 0' 4' 8' 16' 24' — 1/8" = 1'-0"

PLAN NORTH

REVISION NO.	SYM.	DESCRIPTION	SHT. OF	DATE	APPROVED:

JOHN ALLAN ADVERSALO LICENSED PROFESSIONAL ARCHITECT No. 5709 HAWAII U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

SIGNATURE
LICENSE EXPIRATION DATE: 04/30/20

DEPARTMENT OF EDUCATION
STATE OF HAWAII

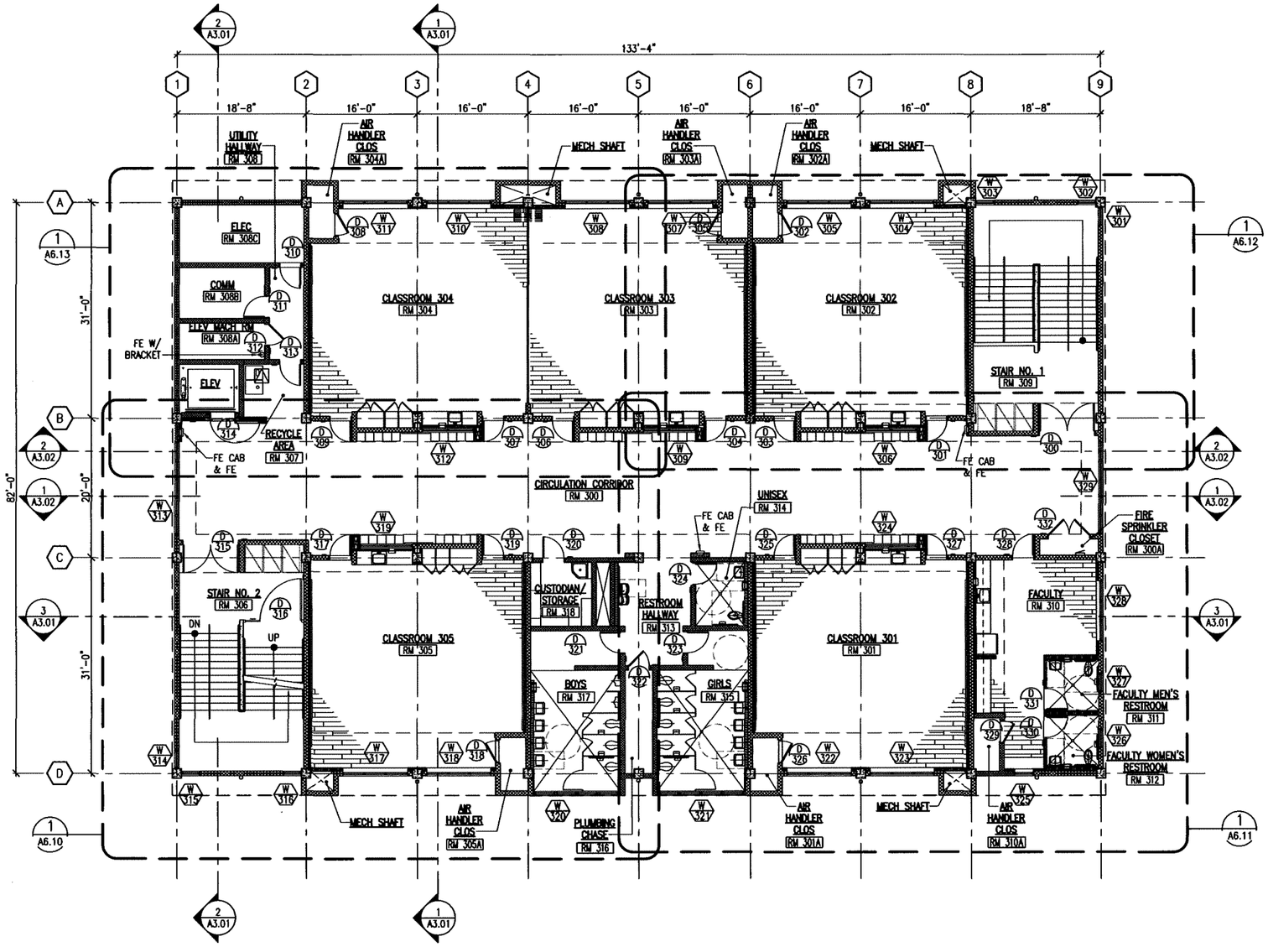
MILILANI MIDDLE SCHOOL
NEW CLASSROOM BUILDING
95-1140 LEHUNA DRIVE, MILILANI, OAHU, HAWAII
TMK: (1) 9-5-002: 40, 33 POR

SECOND LEVEL OVERALL FLOOR PLAN

ARCHITECTS PACIFIC, INC.

DESIGNED BY:	CHECKED BY:	INC JOB NO.	DRAWING NO.
SLI	–	Q73000-17	A1.02
DRAWN BY:	APPROVED BY:	DATE	SHEET
SLI	–	MAY 2018	38 OF 229 SHTS.
SCALE: AS SHOWN			

FILE _____ DRAW _____ FOLDER _____



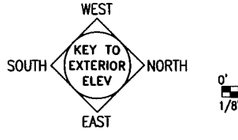
A A1.03 THIRD LEVEL OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROGRAM AREA TABULATION

ROOM NO.	ROOM NAME	Revised FADS (Net sf)	ACTUAL (Net sf)	ACTUAL (Gross sf)
300	CORRIDOR		2,292.2	2,430.9
300A	FIRE SPRINKLER CLOSET		19.9	28.6
301	CLASSROOM 301	940	916.8	1003.5
301A	AIR HANDLER CLOSET		28.3	39.6
302	CLASSROOM 302	940	916.8	1003.5
302A	AIR HANDLER CLOSET		27.5	38.5
303	CLASSROOM 303	940	936.8	1003.5
303A	AIR HANDLER CLOSET		27.5	38.5
304	CLASSROOM 304	940	936.8	1003.5
304A	AIR HANDLER CLOSET		28.3	40.6
305	CLASSROOM 305	940	916.8	1003.5
305A	AIR HANDLER CLOSET		28.3	39.6
306	STAIR NO. 2		*583.8	*578.4
307	RECYCLING AREA		68.0	77.5
308	UTILITY HALLWAY		66.7	79.3
308A	STORAGE		61.3	75.1
308B	COMMUNICATIONS	80	91.4	107.7
308C	ELECTRICAL		143.0	170.9
309	STAIR NO. 1		*524.5	*578.4
310	FACULTY	940/3	362.8	414.5
310A	AIR HANDLER CLOSET		28.0	37.3
311	MEN'S RESTROOM	70	55.6	67.7
312	WOMEN'S RESTROOM	70	55.6	76.9
313	RESTROOM HALLWAY		159.0	171.8
314	UNISEX RESTROOM		64.0	80.3
315	GIRL'S RESTROOM		265.3	303.3
316	PLUMBING CHASE		59.3	73.8
317	BOY'S RESTROOM		288.3	327.8
318	CUSTODIAN/STORAGE	160	81.0	93.5
	ELEVATOR SHAFT		59.9	75.7
COMBINED	MECHANICAL SHAFTS/PLUMBING CHASE		*75.7	*131.6
TOTAL 3RD FLOOR NET FLOOR AREA			10,162.2	
TOTAL 3RD FLOOR GROSS FLOOR AREA				11,195.3

*LUO AREAS FOR THESE SPACES WOULD BE 1/2 THE AREA SHOWN.

Figure 1.10
THIRD LEVEL OVERALL FLOOR PLAN



GRAPHIC SCALE
0' 4' 8' 16' 24'
1/8" = 1'-0"

PLAN NORTH

REVISION NO.	SYM.	DESCRIPTION	SHT. — OF —	DATE	APPROVED:

JOHN ALLAN ADVERSALO LICENSED PROFESSIONAL ARCHITECT No. 5709 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

SIGNATURE
LICENSE EXPIRATION DATE: 04/30/20

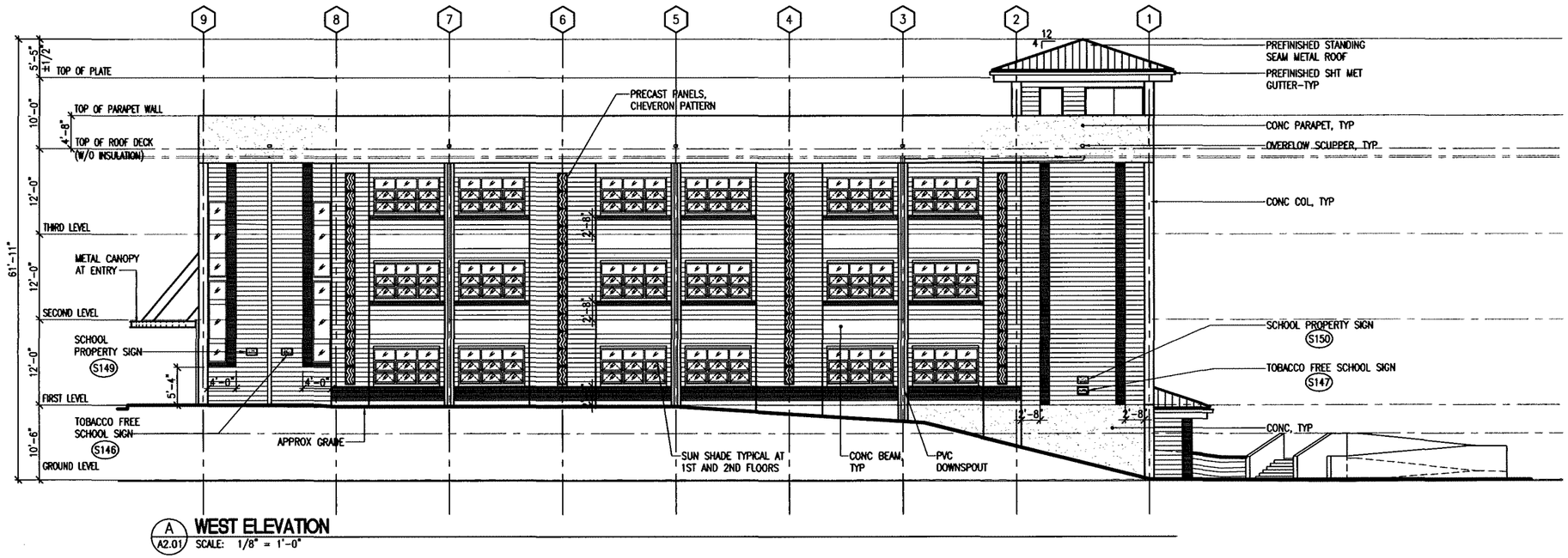
DEPARTMENT OF EDUCATION
STATE OF HAWAII

MILILANI MIDDLE SCHOOL
NEW CLASSROOM BUILDING
95-1140 LEHUA DRIVE, MILILANI, OAHU, HAWAII
TMK: (1) 9-5-002: 40, 33 POR

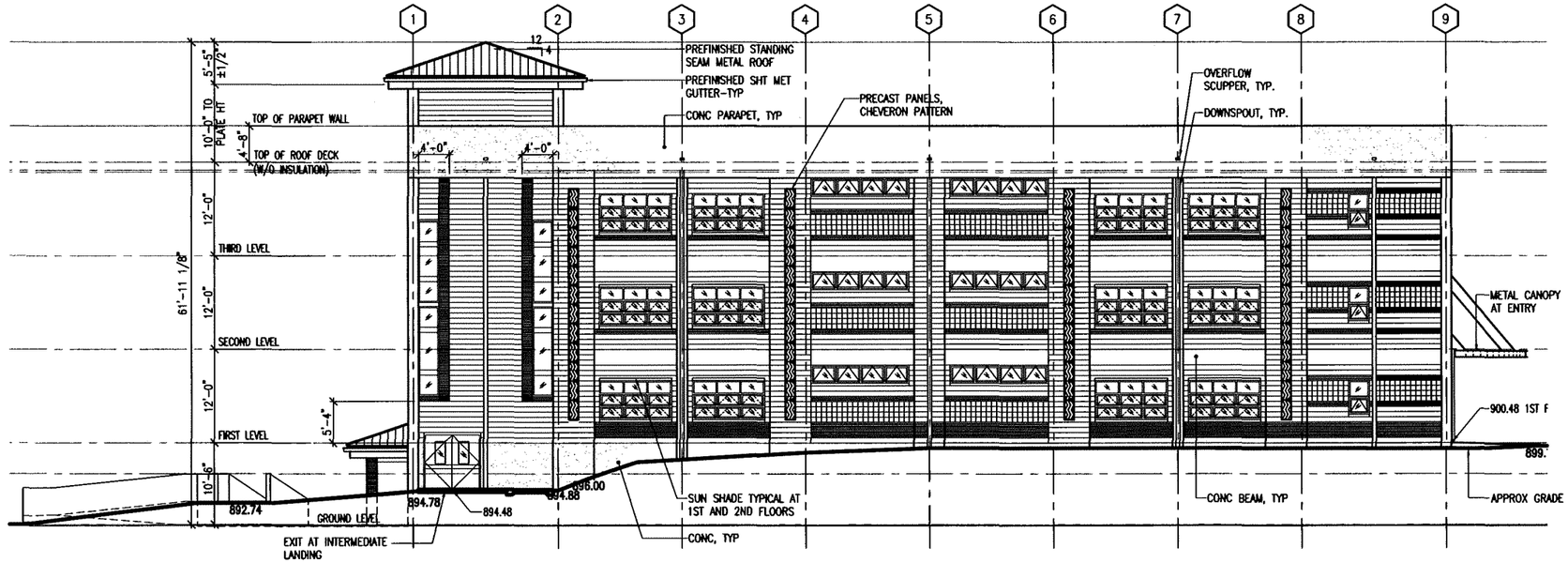
THIRD LEVEL OVERALL FLOOR PLAN

ARCHITECTS PACIFIC, INC.		DOE JOB NO. Q73000-17	DRAWING NO. A1.03
DESIGNED BY: SLJ	CHECKED BY: —		
DRAWN BY: SLJ	APPROVED BY: —	DATE: MAY 2018	SHEET 39 OF 229 SHTS.
SCALE: AS SHOWN			

FILE _____ DRAWN _____ FOLDER _____



A A2.01 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



B A2.01 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

LEGEND FOR CMU TYPES

- CMU TYPE 1: 8X8X16 STANDARD BLOCK (STRIKE VERTICAL JOINTS FLUSH), PT-
- CMU TYPE 2: 8X8X16 BLOCK W/ ONE VERTICAL SCORE LINE @ MID POINT, PT-
- CMU TYPE 3: 8X8X16 SPLIT FACE BLOCK TYPICAL AT BANDING ABOVE & BELOW WINDOWS & IN STACK BOND @ SIDES OF WINDOWS, PT-
- CMU TYPE 4: 8X8X16 GLAZED FACE BLOCK ACCENT BLOCK @ CORNERS OF WINDOWS, PT-

Figure 1.11
EXTERIOR ELEVATION WEST-EAST

GRAPHIC SCALE
0' 4' 8' 16' 24'
1/8" = 1'-0"

REVISION NO.	SYM.	DESCRIPTION	SHT. OF	DATE	APPROVED:

JOHN ALLAN ADVERSALO LICENSED PROFESSIONAL ARCHITECT No. 5709 HAWAII U.S.A.

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SIGNATURE
LICENSE EXPIRATION DATE: 04/30/20

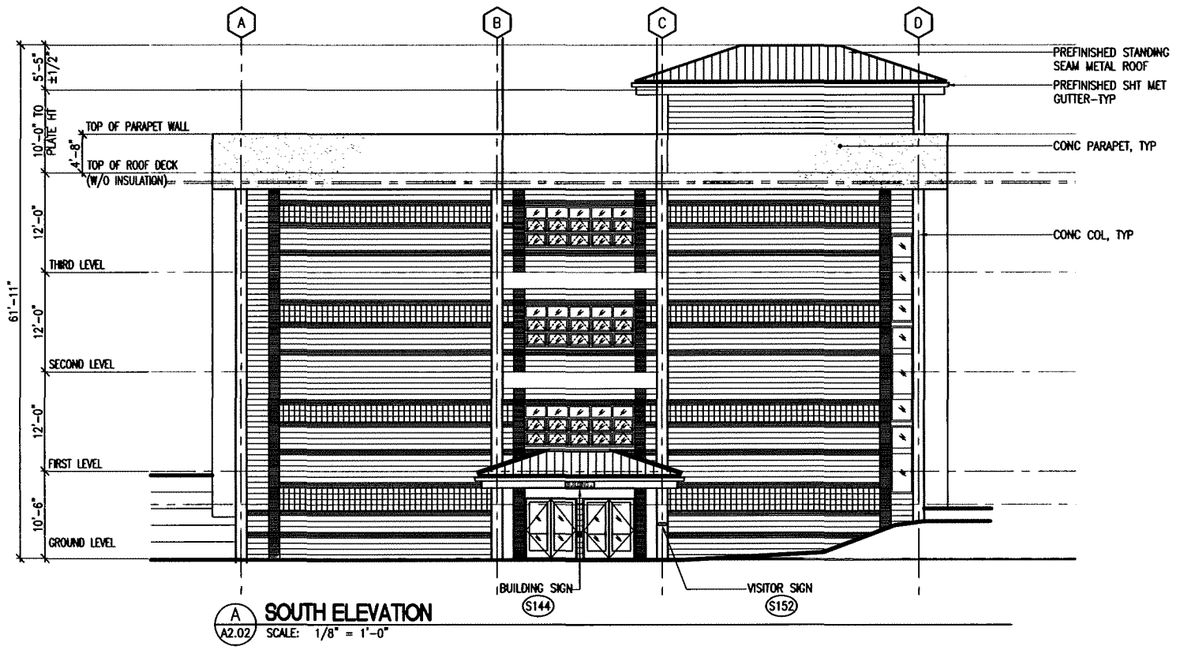
DEPARTMENT OF EDUCATION
STATE OF HAWAII

MILILANI MIDDLE SCHOOL
NEW CLASSROOM BUILDING
95-1140 LEHUA DRIVE, MILILANI, OAHU, HAWAII
TMK: (1) 9-5-002: 40, 33 POR

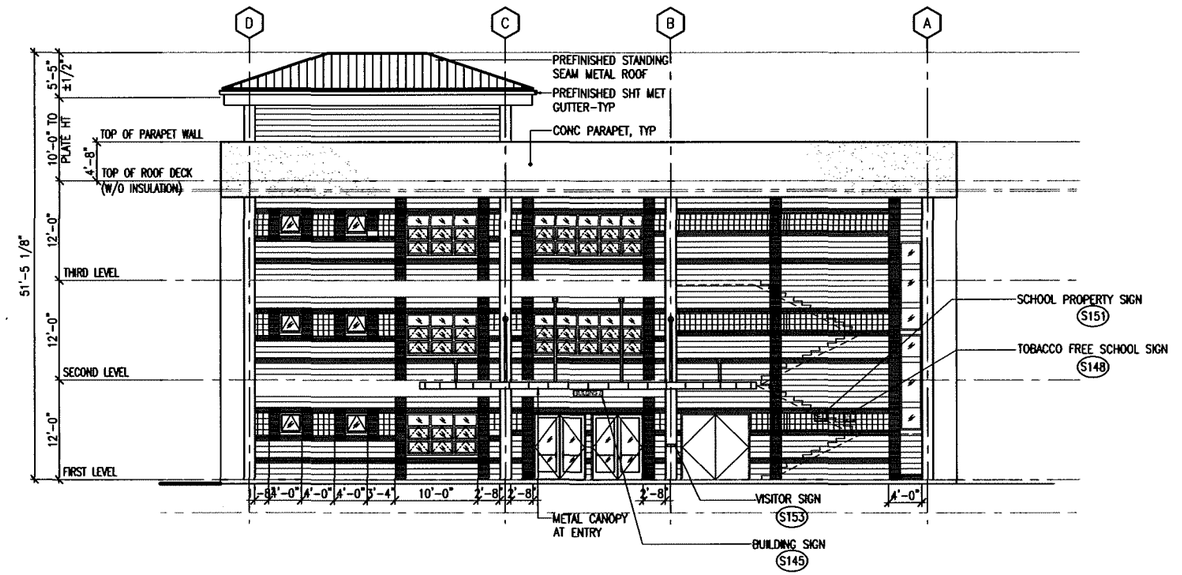
EXTERIOR ELEVATIONS

ARCHITECTS PACIFIC, INC.		DOE JOB NO. Q73000-17	DRAWING NO. A2.01
DESIGNED BY: SLI	CHECKED BY: –		
DRAWN BY: SLI	APPROVED BY: –	DATE: MAY 2018	SHEET 45 OF 229 SHTS.
SCALE: AS SHOWN			

FILE _____ CRAM _____ FOLDER _____



A A2.02 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



B A2.02 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE
0' 4' 8' 16' 24'
1/8" = 1'-0"

LEGEND FOR CMU TYPES

- CMU TYPE 1: 8X8X16 STANDARD BLOCK (STRIKE VERTICAL JOINTS FLUSH)
- CMU TYPE 2: 8X8X16 BLOCK W/ ONE VERTICAL SCORE LINE @ MID POINT
- CMU TYPE 3: 8X8X16 SPLIT FACE BLOCK TYPICAL AT BANDING ABOVE & BELOW WINDOWS & IN STACK BOND @ SIDES OF WINDOWS
- CMU TYPE 4: 8X8X16 GLAZED FACE BLOCK ACCENT BLOCK @ CORNERS OF WINDOWS

Figure 1.12
EXTERIOR ELEVATIONS SOUTH-NORTH

REVISION NO.	SYM.	DESCRIPTION	SHT. OF	DATE	APPROVED:

JOHN ALLAN ADVERSALO
LICENSED PROFESSIONAL ARCHITECT
No. 5709
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

SIGNATURE
LICENSE EXPIRATION DATE: 04/30/20

DEPARTMENT OF EDUCATION
STATE OF HAWAII

MILILANI MIDDLE SCHOOL
NEW CLASSROOM BUILDING
95-1140 LEHUA DRIVE, MILILANI, OAHU, HAWAII
TMK: (1) 9-5-002: 40, 33 POR

EXTERIOR ELEVATIONS

ARCHITECTS PACIFIC, INC.		DOE JOB NO.	DRAWING NO.
DESIGNED BY: SLI	CHECKED BY: –	Q73000-17	A2.02
DRAWN BY: SLI	APPROVED BY: –	DATE: MAY 2018	SHEET: 46 OF 229 SHTS.
SCALE: AS SHOWN			

FILE _____ DRAWING _____ FOLDER _____

2. DESCRIPTION of EXISTING ENVIRONMENT, IMPACTS and MITIGATION

2.1 Geology and Soils

2.1.1 Existing Environment

Oahu was built by the extrusion of basaltic lavas from the Waianae and Koolau shield volcanoes. The older Waianae Volcano forms the bulk of the western third of the island and the younger Koolau Volcano forms the majority of the eastern two-thirds of the island. The Waianae Volcano became extinct while the Koolau Volcano was still active, and its eastern flank was partially buried below the Koolau lavas banking against its eastern flank. These banked or ponded lavas formed a broad plateau referred to as the Schofield Plateau.

The project site is located within the Schofield Plateau, which was formed when lavas from the Koolau Volcano ponded against the already eroded slopes of the Waianae Volcano. The lava flows on the plateau have undergone in-situ weathering to depths of 50 to 100 feet and are characterized by the reddish color of the soil.

This in-situ weathering of the lava has formed a mantle of residual soils that grade to saprolite with increasing depth. In general, saprolite is composed mainly of silty material while residual soils are more clayey. Both residual and saprolitic soils are typical of the tropical weathering of volcanic rocks. The residual and saprolitic soils grade to basaltic rock formation with increased depth. Spheroidally weathered boulders within the residual and saprolitic soils are typical in the Schofield Plateau.

The geotechnical borings undertaken as part of the new classroom design encountered a surface fill layer, consisting of very stiff clayey silts, extending to depths of about 1 to 2.5 feet below the existing ground surface. The surface fills were generally underlain by residual soils and saprolites, consisting of stiff to hard clayey silts, extending to the maximum depth explored of about 22 feet below the existing ground surface.

The geotechnical report for the borings stated that, considering the expansive nature of the on-site soils, surface and subsurface drainage are especially critical as part of the site and building plans. The finished grades outside the new building should be sloped adequately to shed water away from the foundations and slabs and to reduce the potential for ponding around the structure. In addition, the report recommended installing a gutter system around the building and diverting the discharge away from the foundation and slab areas. Also, excessive landscape watering near the foundations and slabs also should be avoided. Planters next to foundations should be avoided or have concrete bottoms and drains to reduce the potential for excessive water infiltration into the subsurface

Groundwater was not encountered in the drilled borings at the time of the field exploration. However, it should be noted that groundwater levels are subject to change due to rainfall, time of year, seasonal precipitation, surface water runoff, and other factors.

In general, earthquakes throughout the world are caused by shifts in the tectonic plates. In contrast, earthquake activity in Hawaii is linked primarily to volcanic activity, which means earthquake activity in Hawaii generally occurs before or during volcanic eruptions. The Island of Hawaii experiences thousands of earthquakes each year, but most are so small that they can be detected only by sensitive instruments. However, some of the earthquakes are strong enough to be felt, and a few cause minor to moderate damage.

In the last 150 years, earthquakes greater than Magnitude 6 have not been recorded on Oahu. In 1948, an earthquake of Magnitude 4.8 to 5.0 occurred along the Diamond Head Fault of Oahu. The moderate tremor resulted in broken store windows, ruptured building walls, and broken underground water mains.

The Soil Survey of Island of Oahu prepared by the US Department of Agriculture Soil Conservation Service (now Natural Resources Conservation Service) shows soils of the project is classified primarily as Leilehua silty clays and some as Helemano silty clay. Leilehua silty clay, (LeB), 2 to 6 percent slopes, consists of well-drained sols on uplands and have developed in material weathered from basic igneous rock. In a representative profile, the surface layer is dark reddish-brown silty clay about 12 inches thick. It contains concentrations of heavy minerals. The subsoil, about 36 inches thick, is dark reddish-brown and dusky-red silty clay and clay that has subangular blocky structure. The soil is extremely acid throughout the profile. Permeability is moderately rapid, runoff is slow, and the erosion hazard is slight. Helemano silty clay, (HLMG), 30 to 90 percent slopes, occurs on alluvium fans and colluvial slopes on the sides of gulches. Permeability is moderately rapid, runoff is medium, and the erosion hazard is severe to very severe.

2.1.2 Impacts and Mitigation Measures

Given the existing slope of the project site and finished floor elevation, the walkway access level would require almost no excavation for construction of the new classroom building. The new classroom building will require fill up to 9.5 feet in depth under the building which will be supported by columns of 7 to 10 feet in depth. In addition, fills of about 2.5 feet thick and cuts of up to about 3 feet deep will be required to achieve the design finished grades at the parking lot area. The finish grades of the project site will be blended back down the existing park grades with minimal disruption to the park area. These activities will disturb surface and subsurface soils and displace the soils with on-grade slab foundations below the building and trenches for the utility lines. However, these disturbances will not adversely affect the soils and geology of the project site and surrounding area.

In addition, trenching will be required for placement of the water, sewer and dry wells for the drainage system. The trenching will be done to meet the applicable agency standards and guidelines in relation to depth of cover over the line, side and bottom cushion clearances and type of material used.

Temporary erosion control measures will be used during construction activities to prevent soil loss and surface flows to adjacent areas. These mitigation measures will include erection of silt

fences and placement of filter socks to minimize surface runoff into adjacent areas. These measures will contain loose soil material within the project site to the extent possible during the construction period.

The new classroom building will be designed and constructed to meet the requirements of the 2006 International Building Code (IBC) as amended by the State of Hawaii and the 2006 IBC as amended by the City and County of Honolulu. The building will comply with seismic loadings established for the State and the City and County. This will ensure that the new classroom building will meet the seismic loadings established in the IBC. This will also ensure that the geological conditions at the project site do not adversely affect the new classroom building and related facilities.

The purpose of the seismic provisions in the IBC is primarily to safeguard against major structural failures and loss of life, not to limit damage or maintain functions. Structures are to be designed and constructed at a minimum to resist the effects of ground motions from seismic events. The site seismic hazard characteristics in the IBC are based on the seismic zone and proximity of the site to active seismic sources.

2.2 Water Resources and Flood Hazard

2.2.1 Existing Environment

The project site is located in the central area of Oahu at an elevation of about 900 feet mean sea level (msl). The US Department of the Interior Geological Survey (USGS) topographic map shows there are two surface water resources in the vicinity of the project site, Kipapa gulch located east of the Mililani MS campus and Kipapa Stream located about 1 mile to the southeast.

The Mililani Mauka Community Park generally slopes in the north-south direction from Kuaoa Street to Lehiwa Drive. There are three existing grated drainage inlets located south of the project site near the southeast corner of the park. These inlets capture surface runoff from this area of the park and convey the flows to the Lehiwa Drive regional drainage system (8-foot by 8-foot box culvert). This system eventually discharges to Kipapa Gulch by a 10-foot by 12-foot box culvert located southeast of the project site. Both Mililani MS and the City DPR have indicated that the existing campus and the project site have not experienced flooding problems.

Research of the Federal Insurance Rate Map (FIRM) Panel 15003CINDOC, Map Revised November 5, 2014, shows the project site is located within Panel 15003CO229. The note indicates, Panel 15003CO229 is not printed and all areas of the map to be within Zone D defined as "area of undetermined but possible flood hazard."

An existing storm water quality basin is located adjacent to the northern edge of Kuaoa Street or up gradient from the project site. The existing storm water quality basin (TMK: 9-5-077:011) occupies about 0.966 acres (42,079 square feet) and has a 42-inch outlet pipe connecting to the Kuaoa Street drainage system and to the 84-inch pipe which runs along the boundary of the project site and Mililani MS. The 84-inch pipe conveys runoff from residential areas north or

above Kuaoa Street, including from the existing storm water quality basin, and is connected to the Lehiwa Drive regional drainage system.

The geotechnical investigation indicated that ground water was not encountered in the borings at the time of the field exploration. However, the geotechnical report also noted that ground water levels likely will change due to seasonal precipitation, surface water runoff, and other factors. The maximum depth explored in the geotechnical investigation was about 22 feet below the existing ground surface.

The geotechnical investigation further stated that, in accordance with the City's new storm water requirements, infiltration tests and test pits/borings are required to support the on-site disposal design. To provide information for the design of the detention/filtration system, four boreholes were advanced to a depth of about 5 feet below the existing ground surface and temporary casing were installed in the boreholes. The infiltration tests were conducted through the bottom of the cased boreholes in general accordance with the procedures described in the Maryland Stormwater Management Manual.

According to the geotechnical investigation, each boring was pre-soaked with water for approximately 2 hours prior to testing. Water was introduced into the boring to a depth of about 2 feet above the bottom of the boring; and, the drop of the water level in the boring was measured with respect to time to determine a one-hour falling head test for each of the four individual borings. The water level was refilled, as necessary, for each trial. The tests were carried out in several increments until achieving a steady-state with a relatively constant water infiltration rate.

The infiltration test results indicated that the infiltration rates at the test locations range from about 0.1 to 0.9 inches per hour. It should be noted that each percolation test was conducted through a 4-inch borehole, which may not represent the actual infiltration condition within a typical infiltration chamber footprint or an open basin. Due to the variability of the subsurface conditions, the actual infiltration rates could also vary considerably from those obtained in the infiltration testing

2.2.2 Impacts and Mitigation Measures

There are no surface water sources on the project site. Kipapa Stream is located about 1 mile southeast of the project site. There will be no discharges from the project site directed to waters of the US or waters of the State of Hawaii.

The 0.99-acre project site would be cleared and graded to construct the 3-story classroom building, parking area and related facilities. There will be 3 dry wells to collect runoff from the parking lot. These dry wells will be connected to 6 dry wells located on the southern end of the project site. The area of the parking stalls will be sloped to collect runoff into a vegetative bio filter. Runoff from the new classroom building roof gutters will be collected into down spouts. Drain lines from the downs spouts will be connected to 6 dry wells where the collected flows will be allowed to percolate to the subsurface. Overall, the new classroom project site will not increase runoff quantities over existing conditions.

The proposed project will not alter the existing drainage pattern below the project site. Runoff will flow to the grassed swales around the new building and sheet flow to the existing swale located at southeast corner of the park, where the runoff is captured by existing drain inlets and conveyed to the Lehiwa Drive regional drainage system.

Temporary erosion control measures will be used during construction to prevent runoff to nearby areas, including to the adjacent streets and areas on the campus. The design drawings include an erosion control plan which shows 12-inch diameter compost filter socks will be placed along the perimeter of the project site. In addition, a diversion berm will be constructed along the western boundary of the project site to prevent surface flows onto the park area. These measures will contain surface flows within the project site during the construction period.

A National Pollutant Discharge Elimination System (NPDES) permit is required 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, an NPDES general permit coverage can be obtained by submitting a Notice of Intent (NOI) form to cover. storm waters 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.

All discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 Water Quality Certification 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.

2.3 Agricultural Lands

2.3.1 Existing Conditions

In 1975, the US Department of Agriculture Soil Conservation Service (now Natural Resources Conservation Service) initiated a nationwide inventory of important farmlands. When completed, the inventory included three categories "prime", "unique", and "other farmlands of state-wide and local importance". This classification was later adopted by the State of Hawaii Department of Agriculture under the title "Agricultural Lands of Importance to the State of Hawaii" (ALISH).

According to the ALISH system, the project site is classified as "prime". The ALISH system defines "prime agricultural land" as the best suited for food, forage, and timber crops. "Unique agricultural land" is defined as land other than prime, used for the production of high-value food crops. "Other agricultural land" is defined as land used for the production of food, feed, fiber and forage crops, but not classified as "prime" or "unique".

Further, prime agricultural is defined as land best suited for the production of food, feed, forage and fiber crops. The land has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed, including water management, according to modern farming methods. Since the definition of prime agriculture land is based on the characteristics of the soil, despite its development for residential and other urban uses, the entire Mililani Mauka area is also still designated as prime agricultural land.

As set forth in Act 183, Twenty-Third Legislature, 2005, HB 1640, the classification of agriculturally important lands does not in itself constitute a designation of any area to a specific land use. The classification should, however, provide decision makers with an awareness of the long-term implications of various land use options for production of food, feed, forage, and fiber crops in Hawaii.

2.3.2 Impacts and Mitigation Measures

The new classroom building and parking area project site will occupy a total area of about 0.99 acres. Since the project site and the surrounding lands have been fully developed and are no longer used for agricultural production, use of the project site for the new classroom building and parking lot would not adversely affect agricultural production or the available agricultural land in Hawaii.

2.4 Hazardous Waste

2.4.1 Existing Environment

In May 2016, a Phase I Environmental Site Assessment (ESA) was conducted as part of the Multi-Track Transition Study. The purpose of the Phase 1 ESA was to research the history of land use and conduct a site reconnaissance to identify the presence of hazardous substances and petroleum products on the project site and to identify recognized environmental conditions (RECs), defined as the presence or likely presence of any hazardous substances or petroleum products, in, on, or at the project site: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The Phase 1 ESA was conducted in accordance with American Society for Testing & Materials (ASTM) Standard E1527-13 for conducting Phase I ESAs. ASTM E1527-13 standard is recognized by U.S. EPA to be compliant with all appropriate inquires. The ASTM practice defines good commercial and customary practice in the U.S. for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (42 U.S. Code [U.S.C.] §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability that is, the practice constitutes all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

In addition, as required by ASTM E1527-13, research of the history of land use conducted during the Phase 1 ESA provided information related to recognized environmental concern (REC) defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Controlled RECs (CRECs) are defined as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action (NFA) letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The analysis related to the CREC review of the DOH's soil and hazardous waste site environmental data base showed the Mililani Wells I, located approximately ½-mile south southwest and hydraulically crossgradient, as having an on-going assessment on groundwater for DBCP, 1,2,3-trichloropropane, and EDB. These wells are used to supply the area with drinking water. A granular-activated carbon filtration system has been installed at the Mililani well field to remove detectable levels of contaminants in the water system.

The ESA stated, historical releases of hazardous substances related to (CRECs) have been addressed to the satisfaction of the regulatory agency, with hazardous substances allowed to remain in place subject to the implementation of engineering controls (i.e., granular-activated carbon filtration system).

Historical RECs (HRECs) are defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meets unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

HREC shows a Department of Defense site located approximately 1/4 mile to the north-northeast and hydraulically upgradient was listed by the U.S. Environmental Protection Agency as a Superfund Site (EPA No. HI7210090026). The 17,725-acre Schofield Barracks site was established in 1908 to provide a base for the Army's mobile defense of Pearl Harbor and the entire island. Industrial operations involved maintenance, repair, painting, and degreasing, all of which required using various organic solvents. In 1985, the DOH informed the Army that high levels of volatile organic compounds (VOCs) contaminated wells that supply drinking water to 25,000 people at Schofield Barracks. In 1986, the Army began removing the contaminants from the water by using an air-stripping facility. Approximately 55,000 people in Wahiawa and Mililani obtain drinking water from public wells located within three miles of the base. Three miles

downstream of the base is Wahiawa Reservoir, which is used to irrigate 3,000 acres of pineapple fields. The reservoir is also used for recreational activities. In 2000, the site was delisted from the National Priorities List after the Army completed all work necessary to protect human health and the environment.

The analysis related to the REC shows, from around the 1930s to 1987-1988, the project site and surrounding lands were in agricultural use (i.e., pineapple field and/or plantation camp). Historic topographic maps indicate the area was part of "Kipapa Camp 5". Pineapple production typically relies on the use of chemical pesticides. In addition, the plantation camps have environmental concerns including, but not limited to pesticides, lead based paints remaining from the maintenance and/or demolition of structures, and use of arsenic in gardens and termite treatments. Environmental assessments on the groundwater and soil in the Mililani-Mauka area, including the project site and surrounding lands, indicate elevated levels of 1,2-dibromo-3-chloropropane (DBCP) and ethylene dibromide (EDB) in the groundwater and the heavy metals, arsenic, and copper in the soil. A granular-activated carbon filtration system was installed at the Mililani well field to remove detectable levels of contaminants in the water system.

A field reconnaissance of the project site was conducted as part of the Phase 1 ESA report. The following were not observed during the site reconnaissance:

1. Soil staining or discoloration of the soil.
2. Evidence of underground storage tanks, including vent piping, dispensing equipment, and pavement variations.
3. Evidence of aboveground storage tanks, including, concrete foundations or saddles, pedestals, or steel support structures.
4. Evidence of in-ground hydraulic equipment, including, hydraulic elevators or lifts that have hydraulic fluid-containing reservoirs or jacks below ground surface. Although not regulated as underground storage tanks, hydraulic equipment can be of concern due to the potential for oil leaks from the hydraulic cylinders. Hydraulic fluid in equipment installed in 1978 or before may contain polychlorinated biphenyls (PCBs). No evidence of in-ground hydraulic equipment was observed during the site reconnaissance.
5. Evidence of polychlorinated biphenyls (PCBs) in liquid-cooled electrical units, including transformers, light ballasts, and capacitors; fluorescent light ballasts and fixtures.
6. Evidence of wastewater and/or wastewater systems on the site, including oil/water separators, clarifiers, sumps, and trenches, and floor slabs with hatches, or patches. Although not regulated as underground storage tanks, these features can be of concern due to the potential for leaks into the subsurface.
7. Presence of septic systems, including clean outs, manholes, records, and interviews.
8. Presence of wells, including supply, dry, and monitoring wells.
9. Pits, ponds, or lagoons likely to hold liquids or sludge containing hazardous substances or petroleum products.
10. Dry cleaning operations.

Based on the ESA site reconnaissance, no evidence of possible sources of hazardous substances was found on the project site.

The ESA stated, past release of a hazardous substance related to the HRECs has been addressed to the satisfaction of the regulatory agency.

2.4.2 Impacts and Mitigation Measures

As previously discussed, Phase 1 Environmental Site Assessment indicated the past release of hazardous substances related to Historical Recognized Environmental Concern (HREC) has been addressed to the satisfaction of the regulatory agencies. The visual site inspection of the project site showed no evidence of possible sources of hazardous substances. The Phase I report indicated the project site and surrounding lands were in agricultural use, mostly for pineapple production which typically relies on chemical pesticides that may still be present in the surface and subsurface soils in the project site.

Based on the findings, pending approval of access to the project site, a Phase II Environmental Site Assessment will be conducted to confirm the presence/absence of surface and subsurface soil contamination to the approximate maximum depth of excavation required for the new classroom building and related uses. The Phase II ESA work involves surface samples, borings to sample subsurface soils, and laboratory analysis of the samples. The objectives of the Phase II ESA will be to:

- Characterize the magnitude of contaminants in soil to evaluate potential environmental hazards and risks associated with contaminated soil (if any) and
- Characterize the soil for on/off-site reuse and/or disposal at a permitted on-island landfill.

Depending on results of the samples, if necessary, soil management and abatement/ remediation plans and documents will be prepared to handle the excavated material from the project site so that it will be disposed according to requirements set forth by the State of Hawaii Department of Health Hazard Evaluation and Emergency Response Office.

Based on these findings, the possible presence of hazardous substances from past use of the project site and, if necessary, adherence to the soil management and abatement/remediation plans and documents for handling the excavated material identified in the Phase II report, past uses of the project site and surrounding lands should not adversely affect use of the project site for the new classroom building.

Prior to transfer of the project site to the DLNR and DOE, the Phase 1 Environmental Site Assessment will be updated to meet property transfer requirements.

2.5 Biological Resources

2.5.1 Existing Environment

Flora

The project site and surrounding area were cleared and graded during development of the Mililani Mauka community. This clearing and grading would have removed any vegetation that might have been present on the project site at that time. Subsequently, the Mililani Mauka Community Park was constructed at which time the entire park was planted with Bermuda grass. This plant material is not a threatened or endangered species. Thus, no listed or candidate threatened or

endangered botanical species as set forth by the US Department of the Interior Fish and Wildlife Service (FWS) are found on the project site. Similarly, no species list as endangered by the State of Hawaii Department of Land and Natural Resources (DLNR) under Chapter 342D, Hawaii Revised Statures (HRS), are found on the project site.

Fauna

The planted grass material and trees found on the project site could provide habitat and foraging birds species found in the area. These species include those found in typical urban settings such as Common Waxbill (*Estrilda astrild*), Common Myna (*Acridotheris tristis*), Spotted Dove (*Streptopelia chinensis*) House Sparrow (*Passer domesticus*) and Red-vented Bulbul (*Pycnonotus jocosus*). The native indigenous migratory Pacific Golden-Plover (*Pluvialis fulva*) could be present at the project site during the fall and winter months. These species are not listed or candidate threatened or endangered bird species as set forth by the FWS and by the DLNR.

2.5.2 Impacts and Mitigation Measures

Flora

Construction of the new classroom building will require removal of the surface vegetation from the project site and grading and excavating for construction of the foundation and building. Removal of the surface vegetation will not create an adverse impact to the flora of this area of Oahu.

The project site contains no listed or candidate threatened or endangered botanical species as set forth by the FWS and the DLNR. Thus, construction of the new classroom building will not have an adverse impact to threatened or endangered flora species.

Fauna

The planted grass on the project site could provide habitat and foraging areas for birds. However, the remaining portion of the Park would provide similar habitat and foraging areas for the birds. Thus, construction of the new classroom building would not adversely affect the bird population in the area of the project site or any FWS or DLNR listed or candidate threatened or endangered species.

2.6 Traffic

2.6.1 Existing Environment

The project site and surrounding lands were developed during the late 1980s/early 1990s as part of the Mililani Mauka community. As part of the development process of the Mililani Mauka community, the developer would have designed and constructed the streets, sidewalks, curbs and gutters, and drainage system all to applicable City standards applicable at that time. Subsequently, the streets, sidewalks, curbs and gutters and drainage system would have been dedicated to the City and County of Honolulu. Thus, the streets, sidewalks, curbs and gutters in the Mililani Mauka community are part of the public transportation facilities under the ownership and control of the City and County of Honolulu which includes planning and managing their uses.

The new classroom building will have 2 one-way access driveway connections to Kuaoa Street, a City street under the jurisdiction of Department of Transportation Services (DTS). Other than the access driveway connections, the only work within the City street will be underground utility connections in Kuaoa Street. The driveway connections and underground utility connections will be designed to applicable City standards for driveway connections and utility facilities in City-owned Kuaoa Street. The new classroom building will not include any improvements or changes to the existing driveway connections on Kuaoa Street or Lehiwa Drive used by the Mililani MS. The new classroom building does not involve new construction of a public highway or road as set forth in Chapter 226-20.5, HRS, nor does its involve construction of a transportation facility as set forth in Ordnance 12-15, Bill 26 (201s) and Article 33 Revised Ordinances of Honolulu.

Mililani MS currently contracts for bus service in the morning and afternoon for students who reside outside of a 1.5-mile radius of the school. A total of 13 runs are made in the morning, 9 runs in the first group and 4 runs in the second. In the morning, the first group of runs leaves the school staring at about 7:05am and the second group leaves at about 7:25am. In the afternoon, the buses leave the school at about 2:05pm and 3:10pm. The school estimates about 800 students ride these buses, with more students riding in the morning than in the afternoon.

The entire Mililani Mauka community and the project site are serviced by City bus Route 501, which runs along Lehiwa Drive and then to Kuaoa Street after circulating the eastern portion of Mililani Mauka. A City bus stop is located on the south side of Lehiwa Drive west of the pedestrian cross walk and another on the north side of Kuaoa Street across from the community park comfort station. In the afternoon, students will use the bus service to reach the Mililani Town Center.

In addition, a number of students ride bicycles to school and park them in existing bicycle racks located between Building A, Administration, and Building H, Lockers, near the western edge of the existing school campus.

A Traffic Impact Analysis Report (TIAR) was conducted for the new classroom building project. The purpose of the TIAR was to identify and assess the traffic impacts resulting from the new classroom building and increase in the number of on campus students. The scope of the TIAR included:

- Evaluation of existing roadway and traffic operations in the vicinity;
- Analysis of future roadway and traffic conditions without the proposed project;
- Analysis and development of trip generation characteristics for the proposed project;
- Superimposing site-generated traffic over future traffic conditions;
- The identification and analysis of traffic impacts resulting from the proposed project; and
- Recommendations of improvements, if appropriate, that would mitigate the traffic impacts resulting from the proposed project.

In the vicinity of the project site, Meheula Parkway is a predominantly four-lane, two-way divided roadway generally oriented in the north-south direction and provides a sharrow facility for bicycles on both sides. West of the project site, Meheula Parkway intersects Lehiwa Drive. At this

signalized intersection, both approaches of Meheula Parkway have an exclusive left-tum lane, one through lane, and a shared through and right-tum lane. Lehiwa Drive is a two-lane, two-way roadway that serves the adjacent residential and school uses along its alignment. At the intersection with Meheula Parkway, both approaches of Lehiwa Drive have one lane that serves all traffic movements. Field observations indicate that, although the westbound and eastbound approaches only have one striped lane, vehicles utilized the approaches as a two-lane approach with a shared through and left-turn/right-turn lane.

North of the intersection with Lehiwa Drive, Meheula Parkway intersects Kuaoa Street. At this signalized intersection, both approaches of Meheula Parkway have an exclusive left-tum lane, one through lane, and a shared through and right-tum lane. In the vicinity of the project site, Kuaoa Street is predominantly a two-lane, two-way roadway generally oriented in the east-west direction with parking allowed on both sides of the street. At the intersection with Meheula Parkway, both approaches of Kuaoa Street have one lane that serves all traffic movements.

East of the intersection with Meheula Parkway, Kuaoa Street is a two lane roadway with each lane serving all allowable traffic movements. There are 2 one-way driveways on Kuaoa Street that serve as the Mililani MS the bus drop-off/pick-up area. At these unsignalized T- intersections, buses enter through the west driveway and exit via the east driveway. The east driveway is also used as the egress for the school's one-way internal roadway.

South of the project site, Lehiwa Drive is two lane roadway generally oriented an east-west direction with each lane serving all allowable traffic movements. In the vicinity of the school, no parking is allowed on either side of Lehiwa Drive. There are 2 one-way driveways that serve as the school's student drop-off/pick-up area and the school's parking facilities. At these unsignalized T-intersections, vehicles enter the east driveway and exit the west driveway which allows unrestricted turning movements. The east driveway also provides access to a one-way internal roadway which exits at the north end of the school along the east driveway on Kuaoa Street.

Field investigations were conducted as part of the TIAR between June 13th and 22nd 2017 and consisted of manual turning movement count surveys on 3 typical school days during the morning school peak hours between 6:00 AM and 9:00 AM, and the afternoon school peak hours between 1:00 PM and 4:00 PM. These survey hours ensured the counts covered the typical school day which begins at 8:20 AM and ends at 2:35 PM every day except on Wednesdays when school ends 30 minutes earlier at 2:05 PM. The manual counts were conducted at the following four intersections:

- Meheula Parkway and Lehiwa Drive;
- Meheula Parkway and Kuaoa Street;
- Kuaoa Street and the existing school driveways; and
- Lehiwa Drive and the existing school driveways.

The manual turning movement counts were conducted on multiple days to account for the slight variation in the school's daily schedule.

The highway capacity analysis performed in the TIAR is based upon procedures presented in the "Highway Capacity Manual", Transportation Research Board, 2000, and the "Synchro" software, developed by Trafficware. The analysis is based on the concept of Level of Service (LOS) to identify the traffic impacts associated with traffic demands during the peak periods of traffic. LOS is a quantitative and qualitative assessment of traffic operations. Levels of Service are defined by LOS "A" through "F"; LOS "A" representing ideal or free-flow traffic operating conditions and LOS "F" unacceptable or potentially congested traffic operating conditions.

"Volume-to-Capacity" (v/c) ratio is another measure indicating the relative traffic demand to the road carrying capacity. A v/c ratio of one (l.00) indicates that the roadway is operating at or near capacity. A v/c ratio of greater than 1.00 indicates that the traffic demand exceeds the road's carrying capacity.

A comparison of the collected data indicates that traffic volumes did not fluctuate significantly between the survey days and, as such, the traffic count from June 13, 2017 was used to represent baseline conditions. The AM peak hour of traffic generally occurs between 7: 15 AM and 8:15 AM while the PM peak hour of traffic generally occurs between 2:30 PM and 3:30 PM. The analysis is based on these peak hour time periods for each intersection to identify the traffic impacts resulting from the proposed project.

Lehiwa Drive and Meheula Parkway

At the intersection with Lehiwa Drive, Meheula Parkway carries 660 vehicles northbound and 777 vehicles southbound during the AM peak period. During the PM peak period, the overall traffic volume is less with 728 vehicles traveling northbound and 433 vehicles traveling southbound. The northbound approach of Meheula Parkway operates at LOS "B" during both peak periods, while the southbound approach operates at LOS "C" during the AM peak period and LOS "B" PM peak period. Traffic queues occasionally formed on the Meheula Parkway approaches of the intersection with the most significant queuing occurring on the northbound approach during both peak periods. Average queue lengths of 7-12 vehicles were observed with a maximum queue length in excess of 20 vehicles. These queues were observed to clear the intersection after each traffic signal cycle change. Field observations indicate that queuing along the northbound approach of Meheula Parkway seem to be comprised of vehicles accessing Mililani MS as queuing was primarily observed prior to the start and end of the school day.

The Lehiwa Drive approaches of the intersection carries 130 vehicles eastbound and 421 vehicles westbound during the AM peak period. During the PM peak period, traffic volumes are less with 11 vehicles traveling eastbound and 271 vehicles traveling westbound. The eastbound approach of Lehiwa Drive operates at LOS "B" during both peak periods, while the westbound approach operates at LOS "C" during both peak periods. Traffic queues occasionally formed on the Lehiwa Drive approaches with the most significant queuing occurring on the westbound approach during both peak periods. Average queue lengths of 15-20 vehicles were observed

with a maximum queue length in excess of 20 vehicles. Most of the vehicles within the queues had to wait for more than one traffic signal cycle change to clear the intersection. Field observation indicate that queueing along the westbound approach of Lehiwa Drive seem to be comprised of vehicles accessing Mililani MS as queuing was primarily observed prior to the start and end of the school day.

Kuaoa Street and Meheula Parkway

At the intersection with Kuaoa Street, Meheula Parkway carries 381 vehicles northbound and 482 vehicles southbound during the AM peak period. During the PM peak period, the overall traffic volume is less with 500 vehicles traveling northbound and 268 vehicles traveling southbound. The northbound approach of Meheula Parkway operates at LOS "C" while the southbound approach operates at LOS "B" during the AM peak period. Both approaches operate at LOS "B" during the PM peak period. Traffic queues occasionally formed on the Meheula Parkway approaches of the intersection with the most significant queuing occurring on the southbound approach during the AM peak period. Average queue lengths of 3-6 vehicles were observed with a maximum queue length of 9 vehicles. These queues were observed to clear the intersection after each traffic signal cycle change.

Kuaoa Street and the Mililani Middle School Driveways

Kuaoa Street carries 159 vehicles eastbound and 64 vehicles westbound during the AM peak period at the Mililani MS driveways. During the PM peak period, traffic volumes are less with 131 vehicles traveling eastbound and 39 vehicles traveling westbound. The westbound approach of Kuaoa Street operates at LOS "A" during both peak periods. During the field investigation, a number of private vehicles were observed dropping off students along the south side of the roadway near the driveways then executing U-turn maneuvers along Kuaoa Street to return to Meheula Parkway.

There are 2 one-way driveways on Kuaoa Street used by Mililani MS with the west driveway marked as ingress for buses only and the east driveway as the egress. During the AM peak period, 37 vehicles were observed entering the west driveway while 10 vehicles were observed entering during the PM peak period. At the east driveway, 23 vehicles were observed exiting during the AM peak period and 3 I vehicles during the PM peak period. The driveways are used for the two rounds of picks-ups and drop offs buses that service the school. Although there is a sign for buses only at the west ingress driveway, a few private vehicles were also observed turning and exiting from the Kuaoa Street driveways during field investigations. In addition, a low volume of vehicles were observed using the school's internal delivery/maintenance roadway and exiting through this driveway. The Mililani MS east driveway operates at LOS "A" during both peak periods.

Lehiwa Drive and Mililani MS Driveways

Lehiwa Drive at the Mililani MS driveways carries 436 vehicles eastbound and 86 vehicles westbound during the AM peak period. During the PM peak period, the overall traffic volume is less with 154 vehicles traveling eastbound and 87 vehicles traveling westbound. The eastbound approach of Lehiwa Drive operates at LOS "A" during both peak periods.

Counts at the east one-way driveway on Lehiwa Drive show 428 vehicles entering during the AM peak period and 146 vehicles during the PM peak period. The eastbound left-tum traffic movement into this driveway operates at LOS "A" during both peak periods. At the west driveway, 340 vehicles were observed exiting during the AM peak period and 162 vehicles during the PM peak period. That approach operates at LOS "B" during the AM peak period and LOS "A" during the PM peak period.

Vehicular queues from the school's pick up/drop off area were observed extending to and along Lehiwa Drive. Along the eastbound direction of Lehiwa Drive, average queue lengths of 3-7 vehicles were observed during both peak periods with a maximum queue length of 12 vehicles. Occasionally, these queues extended past the MMS west driveway. However, field observations indicate that traffic operations at the west driveway are not significantly affected since the majority of the vehicles exiting at this driveway turned right onto Lehiwa Drive. The internal and external queues at these driveways were clustered around the start and end of the school day and dissipated relatively quickly.

Mid-Block Crosswalks

A mid-block crosswalk is also provided across Kuaoa Street between the driveways for the Mililani Middle School. 19 pedestrians were observed crossing Kuaoa Street during the AM peak period while 22 pedestrians were observed crossing during the PM peak period. As previously noted, a number of private vehicles were observed executing U-turn movements near the Mililani MS driveways in the vicinity of the mid-block crosswalk. These vehicles occasionally conflicted with pedestrians within the mid-block crosswalk.

A mid-block crosswalk with a refuge island is also provided across Lehiwa Drive approximately 225 feet west of the exit driveway for the adjacent Mililani MS. Field observations indicate that pedestrians crossing at this mid-block crosswalk are comprised of students who are dropped off at the adjacent neighborhood at the end of Makaikai Street where a pedestrian access leads to the mid-block crosswalk. During the AM peak period, 85 pedestrians were observed crossing Lehiwa Drive while 187 pedestrians were observed crossing during the PM peak period. In addition, field observations also indicate that traffic operations along Lehiwa Drive are influenced by the high number of conflicts between pedestrian and vehicular traffic at this mid-block crosswalk with queues occasionally extending to the adjacent Mililani MS exit driveway. However, as previously stated, traffic queues were clustered around the start and end of the school day and dissipated relatively quickly.

The new classroom building project does not include changes to these mid-block crosswalks.

2.6.2 Impacts and Mitigation Measures

The trip generation methodology used in TIAR is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in *Trip Generation, 9th Edition* 2012. The ITE trip generation rates are developed empirically by correlating vehicle trip generation data with various land use characteristics such as the number of vehicle trips generated per student. The proposed schedule change is anticipated to create an increase of

approximately 460 on-campus students on a typical day. In addition, the Department of Education anticipates that the student population at Mililani MS will remain relatively stable in the near term. As such, for the purpose of this study, the total enrollment at the school was assumed to remain similar to existing conditions. Table I summarizes the trip generation characteristics related to the new classroom building applied to the AM and PM peak hours of traffic.

Table 2-1:
Peak Hour Trip Generation

MIDDLE SCHOOL/JUNIOR HIGH SCHOOL INDEPENDENT VARIABLE: # of Additional Students = 460		
		PROJECTED TRIP ENDS
AM Peak	Enter	137
	Exit	111
	Total	248
PM Peak	Enter	62
	Exit	76
	Total	138

Trip Distribution

Access to Mililani MS is expected to continue being provided from the two existing driveways along Lehiwa Drive and from the two existing driveways along Kuaoa Street which will be expected to continue serving as the school's bus drop-off/pick-up area. In addition, the 2 new one-way driveways off Kuaoa Street will provide access to the new classroom building. According to the DOE, the distribution of students between the 6th, 7th, and 8th grades at the school is approximately equal. As such, a third of the existing vehicles currently accessing the school were reassigned along the adjacent roadways from the existing drop-off/pick-up area along Lehiwa Street to the new area near the new building off Kuaoa Street. Similarly, a third of the additional site-generated vehicles associated with the anticipated increase in students at the school on a typical day were assumed to use the drop-off/pick-up area off Kuaoa Street with the remainder assumed to use the area off Lehiwa Drive.

The directional distribution of all site-generated vehicles at the study intersections was based upon the relative distribution of households in the neighborhoods served by the Mililani MS. As such, 63 percent were assumed to be traveling to/from the south via Meheula Parkway, 12 percent were assumed to be traveling to/from the north, 15 percent were assumed to be traveling to/from the east via Kuaoa Street and Lehiwa Drive, and 10 percent were assumed to be traveling to/from the west during both peak periods. The distribution of all site-generated vehicles at the study intersections was based on their assumed origin/destination, allowed turning movements, and the relative convenience of the available routes.

Forecasted Through Traffic

The travel forecast is based upon historical traffic count data obtained from the State DOT, Highways Division at survey stations located along Meheula Parkway in the vicinity of the project site. The historical data indicates relatively stable traffic volumes along Meheula Parkway. As such, an annual traffic growth rate of approximately 0.5% was conservatively assumed in the project vicinity. Using 2017 as the Base Year, a growth rate factor of 1.01 was applied to the existing through traffic demands along Meheula Parkway to achieve the projected Year 2019 traffic demands.

Total Traffic Volumes Without Project

Under Year 2019 without project conditions, traffic operations are expected to generally remain similar to existing conditions. Along Meheula Parkway, traffic operations at the study intersection with Lehiwa Drive and Kuaoa are expected to operate at LOS "C" or better during both peak periods. Traffic operations at the remaining study intersections along Lehiwa Drive and Kuaoa Street are expected to operate at LOS "B" or better during both peak periods. The projected Year 2019 AM and PM peak period traffic volumes and operating conditions without the proposed expansion of Mililani Middle School are shown below

Table 2-2
Existing and Projected Year 2019 (Without Project) LOS
Traffic Operating Conditions

Intersection	Approach/ Critical Movement	AM		PM	
		Exist	Year 2019 w/out Project	Exist	Year 2019 w/out Project
Meheula Pkwy/ Lehiwa Drive	Eastbound	B	B	B	B
	Westbound	C	C	C	C
	Northbound	B	B	B	B
	Southbound	C	C	B	B
Meheula Pkwy/ Kuaoa Street	Eastbound	A	A	B	B
	Westbound	B	B	C	C
	Northbound	C	C	B	B
	Southbound	B	B	B	B
Kuaoa St/ School Ent. Dwy	Westbound (LT*)	A	A	A	A
Kuaoa St/ School Exit Dwy	Northbound (LT*)	A	A	A	A
Lehiwa Dr/ School Ent. Dwy	Eastbound (LT*)	A	A	A	A
Lehiwa Dr/ School Exit Dwy	Southbound (LT*)	B	B	A	A

*LT = Left-turn

The TIAR also conducted analysis of AM and PM traffic conditions resulting from the projected external traffic and the new classroom building. The cumulative volumes consist of site-generated traffic superimposed over Year 2019 projected traffic demands. This cumulative analysis shows in Year 2019 with project conditions, traffic operations in the vicinity are in general expected to be similar to without project conditions despite the anticipated increases in traffic along the surrounding roadways. Along Meheula Parkway, traffic operations at the intersections with Lehiwa Drive are expected to continue operating at LOS "C" or better during both peak periods while the intersection with Kuaoa Street is expected to continue operating at LOS "C" or better during the AM peak period and LOS "B" during the PM peak period. The northbound approach of the new driveway along Kuaoa Street is expected to operate at LOS "B" during both peak periods. The following table provides a Year 2019 comparison of these conditions with and without the new classroom building.

Table 2-3:
Existing and Projected Year 2019 (Without and With Project)
LOS Traffic Operating Conditions

Intersection	Approach/ Critical Movement	AM			PM		
		Exist	Year 2019		Exist	Year 2019	
			w/out Proj	w/ Proj		w/out Proj	w/ Proj
Meheula Pkwy/ Lehiwa Dr	Eastbound	B	B	B	B	B	B
	Westbound	C	C	C	C	C	C
	Northbound	B	B	B	B	B	B
	Southbound	C	C	C	B	B	B
Meheula Pkwy/ Kuaoa St	Eastbound	A	A	B	B	B	B
	Westbound	B	B	C	C	C	B
	Northbound	C	C	B	B	B	B
	Southbound	B	B	C	B	B	B
Kuaoa St/ Bus Ent. Dwy	Westbound (LT*)	A	A	A	A	A	A
Kuaoa St/ School Dwy**	Northbound (LT*)	-	-	B	-	-	B
Kuaoa St/ School Exit Dwy	Northbound (LT*)	A	A	B	A	A	A
Lehiwa Dr/ School Ent. Dwy	Eastbound (LT*)	A	A	A	A	A	A
Lehiwa Dr/ School Exit Dwy	Southbound (LT*)	B	B	B	B	B	B

*LT = Left-turn

**New project driveway

Despite the expected increase in traffic volumes and anticipated changes in circulation along the adjacent roadways as a result of the proposed project, traffic operations in the project vicinity are

expected to be similar to without project conditions. Field observations indicate that student drop-offs and pick-ups are occurring along the adjacent public roadways, as well as within the surrounding neighborhoods. Also, there are existing conflicts between pedestrian and vehicular traffic at adjacent mid-block crosswalk. Based on these conditions plus the designation of a second student pick-up/drop-off area along Kuaoa Street, the TIAR recommended a Traffic Management Plan be prepared to address daily school traffic and pedestrian issues observed during the field investigations.

A Traffic Impact Assessment Report was included in the February 1987 Final Environmental Impact Statement for the completion of the Mililani Town Master Plan. As stated in that Traffic Impact Assessment Report, the Mililani Town Master Plan project included the 1,250-acre site planned to include 6,600 dwelling units, commercial centers, schools, churches, parks and other uses. Since the new classroom building will be part of the existing school, the new classroom building is not a change in the total development covered by the previous TIAR.

As previously stated, Mililani MS currently contracts for bus service in the morning and afternoon for students who reside outside of a 1.5-mile radius of the school. The school estimates about 800 students ride these buses, with more students riding in the morning than in the afternoon. The 1.5 miles radius is approximately the H-2 Freeway which means that students living north (mauka) of the freeway would be generating most of the vehicle trips. As such, the new classroom building would not affect the H-2 interchange.

2.7 Air Quality

2.7.1 Existing Environment

The State of Hawaii Department of Health, Clean Air Branch, publishes an Annual Summary of Air Quality, with the most current version for 2015. This publication states the Clean Air Branch monitors the ambient air in the State of Hawaii for various gaseous and particulate air pollutants. The US Environmental Protection Agency (EPA) has set national ambient air quality standards (NAAQS) for six criteria pollutants: carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, ozone, and particulate matter (PM_{10} and $PM_{2.5}$). Hawaii has also established a state ambient air standard for hydrogen sulfide. The primary purpose of the statewide monitoring network is to measure ambient air concentrations of these pollutants and ensure that the federal and State ambient air quality standards are met.

Air pollution is caused by a variety of different man-made and natural sources. There are industrial sources of pollution, such as power plants and refineries; mobile sources, such as cars, trucks, and buses; agricultural sources, such as during fie preparation and harvesting; and, natural sources, such as windblown dust and volcanic activity. There are four air monitoring stations on Oahu. The closest station is located about 6 miles south of the project site at the Leeward Health Center in Pearl City. Particulate matter (PM_{10} and $PM_{2.5}$) are monitored at the Pearl City site. The data show, in 2015, Hawaii, including the Pearl City station, was in attainment of the 24-hour PM_{10} and $PM_{2.5}$ of the national ambient air quality standard, as well as the other criteria pollutants.

The project site is located in the central area of Oahu within the Mililani Mauka, an area characterized by mostly residential and some commercial development and almost no industrial facilities. Residential development generally indicates mobile sources of emissions, primarily vehicles, would affect ambient air quality.

2.7.2 Impacts and Mitigation Measures

Potential short-term adverse air-quality impacts during the construction phase include: 1) generation of fugitive dust from soil grading and excavation activities and construction-related vehicle movements to/from the project site; and, 2) exhaust emissions from on-site construction equipment and from construction workers' vehicles traveling to and from the project site. These adverse impacts will be short-term during the period of construction.

Construction activities must comply with provisions of Chapter 11-60.1, Hawaii Administrative Rules (DOH), "Air Pollution Control" and, with respect to fugitive dust, as shown in Section 11-60.1-33. Typically, the contractor must maintain the areas within and without the project limits free from dust which would cause hazards to the work and to other persons or property. The contractor will use accepted methods for dust control such as enclosures and filtering. It is expected that the contractor will comply with State regulations and provide adequate means to control dust during the various phases of construction. The design plans also show a dust screen around the project site during construction to minimize effects to surrounding areas.

Once construction has been completed, vehicle traffic related to student drop off/pick up will remain at about current levels. Thus, new classroom building will not increase vehicle emissions over current levels. This low level of vehicle activity will not adversely affect air quality in the area. The vehicle activity will not cause an exceedance in any of the criteria pollutants in the national ambient air quality standards (NAAQS).

2.8 Noise

2.8.1 Existing Environment

The project site is located in the central area of Oahu within Mililani Mauka, an area characterized by mostly residential and some commercial development and almost no industrial facilities. Lands surrounding the project site on the north and south are residential development. Lands to east are the existing campus of Mililani MS and to the west the remaining portion of Mililani Mauka Community Park. These areas lack major stationary noise sources.

Vehicle traffic on Kuaoa Street and Lehiwa Drive would be the primary source of noise near the project site. Noise generated by vehicle traffic would primarily occur during morning and afternoon peak periods, with relatively lower traffic volumes and resultant noise during the remaining periods.

Noise generated by the existing campus would primarily be confined to times when the students are not in the classrooms, such as before and after class periods, during use of the covered outdoor play courts, at lunch times, or at breaks between classes. This noise would be confined to within the campus.

2.8.2 Impacts and Mitigation Measures

Construction activities such as grading, excavating for footings and foundations, and erecting the building will generate noise. The equipment used for these activities typically include pick-up trucks, excavators, graders, rollers, backhoes, concrete delivery trucks, water tank trucks, hydraulic cranes, and forklifts. Noise generated by these activities will be short-term during the period of construction. No night-time construction work will be conducted. Once construction has been completed, the noise impact will no longer occur.

Once construction has been completed, noise will be generated by vehicles used by to drop off/pick up students. Although the new classroom building would result in an increase in the number of students, the noise levels related to this vehicle traffic would be confined to short-term period before and after school hours. Aside from these periods, the noise levels near the new classroom building will not be higher than current levels. In addition, activities related to the new classrooms would occur within the enclosed interior area of the building. Thus, the new classroom building should not create an adverse effect to the noise environment in the area of the project site.

2.9 Archaeological and Cultural Resources

2.9.1 Existing Environment

In August 2017, an Archaeological Literature Review and Field Inspection report for consultation with the State of Hawaii Department of Land and Natural Resources State Historic Preservation Division (SHPD) was prepared for the for the project site. The document was intended to support project-related historic preservation consultation among stake-holding state agencies, interested Native Hawaiian groups and individuals, and community groups.

On July 7, 2017, a field inspection of the project site was undertaken and consisted of pedestrian sweeps approximately 6 m apart. The field work was carried out under field work permit No. 17-08 issued by the SHPD under the requirements set forth in Hawaii Administrative Rules (HAR) §13-282. The archaeological field inspection particularly looked for any lithic artifacts as might indicate traditional Hawaiian occupation or any historic trash such as ceramic shards and glass and metal fragments as might indicate post-Contact occupation. No evidence of historic properties was observed.

The 2017 Archaeological report documented approximately 17 previous studies in the Waipio-Mililani area since the early 1980's. These reports show no historic properties have been identified within 500 m of the project site. The 2017 Archaeological report also documents the findings of the 1985 Literature Search and Archaeological Reconnaissance Survey which covered the area to be developed as the final phase of Mililani Town (the area now called Mililani Mauka). That 1985 study concluded "if any structural remains of an archaeological or historical nature over existed on the subject property pineapple cultivation has long since erased any such evidence."

The 1985 study was documented in the *Final Environmental Impact Statement of the Mililani Mauka Residential Community* which was accepted by the City and County of Honolulu in February 1987. The EIS also stated that the SHPD concurred with the finding that "if any

structural remains of an archaeological or historical nature ever existed on the subject property, pineapple cultivation has long since erased any such evidence."

2.9.2 Impacts and Mitigation Measures

The 2017 Archaeological report and the 1985 study both found no archaeological resources on the project site. The 2017 Archaeological report stated no further archaeological work is recommended and, based on HAR § 275-7, determining effect to significant historic properties, a "no historic properties affected" is recommended. Also, previously discussed, overtime the project site has been extensively modified and disturbed, initially, with the cultivation of the pineapple fields, then during removal to the pineapple field, and finally with construction of the community park. Based on the findings of the 1985 study, the recommendations of the 2017 Archaeological report, and the extensive modification and disturbance to the project site, construction the new classroom building and related features on the project site would have no adverse impact to archaeological and cultural resources.

2.10 Infrastructure

2.10.1 Water

Existing Conditions

The Mililani area, including Mililani MS is served by the City and County of Honolulu Board of Water Supply (BWS) for potable and fire protection water service. The water system within the existing campus is serviced by an 8-nch waterline connected to a 12-inch water main on Kuaoa Street. Water to the existing campus school is metered by a BWS water meter located at the north side of the school bus parking lot on Kuaoa Street.

There are five (5) existing fire hydrants located in the vicinity of the project site. One fire hydrant is located by the entrance of the school bus parking lot on Kuaoa Street. One fire hydrant is located further Ewa side of the project site on Kuaoa Street. The other 3 fire hydrants are located within the school campus. According to the BWS standards, the required spacing between fire hydrants is 250 feet.

The existing landscape irrigation system consists of a 2-1/2" irrigation mainline running along the perimeter of the park and also through the middle. The mainline will need to be re-routed around the project site. The existing irrigation system, which also serves the project site will be modified by capping the affected portions of the system and removing the lines. In addition, the valves and controller for the system will be modified so that remainder of the park irrigation system will not be affected.

Impacts and Mitigation Measures

The project site is currently not serviced by an existing water system. Based on preliminary plans, water service to the new classroom building will be from the Kuaoa Street line through a new 3-inch line connecting to a 2-inch water meter to supply domestic water and to an 8-inch meter for fire protection. A new reduced pressure backflow preventer will be installed to protect the BWS supply from cross-contamination. The irrigation system will be connected to the 2-inch meter along with a backflow preventer.

The waterline to service the building will be located on the east side of the building and will require about 200 feet of trenching and the fire protection line will require approximately 175 feet of trenching to connect to the fire hydrant located near the northwest corner of the building.

The landscape plan shows approximately 1,040 SF of irrigated area for the street frontage plantings along Kuaoa Street. Based on that area, the irrigation demand will be about 92 gallons per day. Watering will be done during off peak hours, overnight or early in the morning. The parking lot includes trees near the parking stalls and along the entry lane north of the new classroom building. Since surface runoff from the parking lot is directed to those areas, the trees will not be irrigated, as is the case for trees on the existing campus, which are also not irrigated.

Water usage guidelines are shown the State of Hawaii *Water System Standards* 2002, which cover water supply agencies of all four counties, including the BWS. These guidelines show an average daily usage or consumption of 60 gallons per student. Based on 600 students for the new classroom, the average daily water demand will be 36,000 gallons per day, or 0.036 million gallons per day (mgd) for the new classroom building.

On October 23, 2017, the BWS commented on the Pre-Assessment notification and stated the existing water system is adequate to accommodate the new classroom building. However, the final decision on the availability of water will be confirmed when the building permit application is submitted for approval. See Appendix A.

Trenching will be required to construct the water and fire protection lines. The BWS standards will be followed for construction trenching, including standards related to depth of cover over the line, pipe cushion material below and on the sides of the line, and backfill material. Further, the erosion control plan will ensure there are no adverse impacts from surface runoff during construction of the trench. Adherence to BWS standards will ensure there are no adverse impacts from construction waterline.

Also, given the estimated water demand and the availability of water from the BWS system, the new classroom building is not expected to create an adverse impact to potable resources.

2.10.2 Sewer

Existing Conditions

The Mililani area, including Mililani MS is served by the City and County of Honolulu wastewater collection system. There is no sewer service currently serving the project site. There is an existing 10-foot wide sewer easement for a 12-inch sewer line located along the boundary between the Mililani MS and the Mauka Community Park. The 12-inch line is connected to the 15-inch sewer main located on Lehiwa Drive, south of the project site. This line is connected to the wastewater system that eventually flows to the City's Honouluilui Wastewater Treatment Plant for treatment and disposal through the Barbers Point deep marine outfall.

Impacts and Mitigation Measures

The new classroom building will include student restrooms on each floor. In addition, the faculty room on each floor will have restrooms. Also, there will be one sink in each classroom.

The following factors are used to estimate the sewer average daily demand.

- 15 classrooms;
- 30 students/faculty member per room;
- 25 gallons per capita per day (City standard for schools);and
- Average per capita flow is 80 gallons per day.

Based on these factors, the equivalent population is approximately 141 capita (15*30*25/80). The sewer average daily demand is 0.011 mgd (141*80/1,000,000), or about 11,000 gallons per day.

Trenching will be required for placement of the sewer line between the building and the existing 12-inch line. Based on the preliminary drawings, about 20 feet of trenching will be required for the connection. The sewer system, including the trenching, will be designed to the requirements of the City and County of Honolulu Department of Planning and Permitting (DPP) Wastewater Branch. The final estimated quantity and line sizes will be confirmed during design after submittal DPP Wastewater Branch (WWB) for review. The WWB authorizes sewer connection applications for developments requiring sanitary sewer service.

2.10.3 Storm Drainage

Existing Conditions

The existing drainage system for the Mililani Mauka community was constructed in late 1980s-during development of the entire community. The *Preliminary Drainage Master Plan Mililani Mauka* prepared for Mililani Town Inc., Revised March 15, 1989, shows the basic criteria for the drainage system for the entire Mililani Mauka area. The Master Plan Hydrologic Analysis shows that the rational method was used to determine the storm runoff factors for the Mililani Mauka development. According to the Master Plan, the rational method was appropriate since Mililani Mauka was to be developed incrementally and the construction plans were to use this method to estimate storm runoff for designing the drainage system. The storm runoff factors were in accordance with the Department of Public Works Storm Drainage Standards, May 1988. The Master Plan stated that the runoff factors were to be used to determine the four drainage systems for Mililani Mauka and that a 50-year recurrence interval was to be used. The drainage system planning reports and design plans would have been submitted to the City and County of Honolulu for review and approval. Based on the need for this approval, the planning and design of the drainage system would have met the standards applicable at that time.

There is an existing 0.96-acre storm water quality basin located north of Kuaoa Street, almost across from the project site. This storm water quality basin has a 42-inch outlet pipe connecting to the Kuaoa Street drainage system which is connected to the 84-inch line conveying runoff from areas north or above Kuaoa Street. The 84-inch line is connected to the Lehiwa Drive regional

drainage system which eventually discharges to the unnamed gulch by a 10-foot by 12-foot box culvert located southeast of the project site.

The 84-inch line lies within the existing 30-foot drainage easement located along the boundary of Mililani Mauka Community Park and Mililani MS.

The Mililani Mauka Community Park generally slopes in the north-south direction from Kuaoa Street to Lehiwa Drive. The topographic survey for the project site and the eastern area of the park shows slopes such that surface runoff from the new classroom building project site currently flows to 3 grated inlets at the southern end of the park near Lehiwa Drive, including one inlet that drains directly to the 84-inch line. A line from these inlets discharges to the Lehiwa Drive regional drainage system, an 8-foot by 8-foot box culvert. This system eventually discharges to the unnamed gulch through a 10-foot by 12-foot box culvert located southeast of the project site. As previously stated, both Mililani MS and the City DPR have indicated the existing campus and the project site have not experienced flooding problems.

Impacts and Mitigation Measures

There will be 2 dry wells in the parking lot to collect runoff from downspouts on the new classroom building, the parking lot and 4 drain inlets, with 2 inlets in the parking lot and one on each side of the building, which will also collect the flows from the downspouts. The 2 dry wells will function as pre-treatment, allowing sediments to settle. The drywells will be connected to 2 rows each with 30 storm drain chambers located under the west side of the parking lot. Also, a vegetative biofilter will be used as an infiltration area for collecting surface flows from the parking stalls. This system will meet the City's storm drainage standards. In addition, to meet DPR concerns related to drainage, a new drain connection to the existing 84-inch drainline will be provided for overflow runoff for rain events exceeding the design parameters. Based on these design features, there will be no discharge of runoff from the project site. Overall, the new classroom project site will not increase runoff quantities over existing conditions and will not discharge runoff from the parking lot or the building into the adjacent park area. See Figure 1.6.

The design drawings include an erosion control plan which shows 12-inch diameter compost filter socks will be placed along the perimeter of the project site. In addition, a diversion berm will be constructed along the western boundary of the project site to prevent surface flows onto the park area. The erosion control plans also shows a construction access pad located at the western access driveway to minimize mud and debris from being tracked onto the adjacent streets. Lastly, compost filter socks will be placed along drainage inlets and catch basins to control silt and debris from entering the drainage system. Once construction is complete, the erosion control measures will be removed, including compost filters socks. Removal of the socks will allow the drainage system to operate as designed.

There is concern regarding surface flows onto the park and project site, potentially caused either by blocked or inadequate street gutters (on Kuaoa Street), or by a major breach in the storm water quality basin located north of Kuaoa Street during severe rainfall events. DPR has stated there are silt filtration socks (filter socks) blocking the storm gutters on both sides of Kuaoa Street

(County) and, if there were heavy rainfall, water would flood Kuaoa Street and drain toward the park. As described above, typically, filter socks used during the construction period are to be removed upon completion of construction. Thus, if such filtration socks are in place along Kuaoa Street, DPR should notify the City Department of Facility Maintenance (DFM) to remove the socks so the drainage system can operate as designed.

The runoff factors for a 50-year recurrence interval storm were to be used for planning and design of the drainage system for the entire Mililani Mauka community, which met the planning and City's design standards the applicable at that time. The new classroom building does not require changes or modifications to the drainage system for the Mililani Mauka community.

2.10.4 Electrical

Existing Conditions

The new classroom building project site has no electrical service. Primary Hawaiian Electric Co. (HECO) electrical service in the area is located along Kuaoa Street. The existing campus is connected to the HECO service via an underground line along the perimeter road. This underground line connects to a pad mounted transformer and, from there, the line is routed to the main switchboard in the electrical room located on the eastern corner of Building C, the Student Center/Cafeteria. The pad mounted transformer steps down the primary electrical service to 480V, 3-phase, 2500A secondary feeder. The main switchboard feeds the entire campus through an underground electrical system a4 480v, 3-phase service. The existing buildings are fed from the underground system. Peak demand in 2016 was 674kW, or 810.7Amps. The peak load is currently about 40 percent of the system capacity.

Impacts and Mitigation Measures

The new classroom building electrical load is estimated to be about 290 KW or 340A at 480V, 3-phase and accounts for interior and exterior lighting, the air conditioning system, an elevator, and general purpose loads. The electrical site plan shows service to the new classroom will be from the existing campus HECO service on Kuaoa Street. From there, an underground line will be routed along the northern boundary of the campus, over the 84-inch drain line, and the 12-inch sewer line, to a pad mounted transformer on the western end of new classroom building project site. The new classroom building service will be from a line routed along the western boundary of the project site and then to the main electrical room on the southwest corner of the building.

At this time, photovoltaic or solar systems are not included in the new classroom building design drawings. However, the plans include conduits and designated space in the two electrical rooms future use by photovoltaic or solar systems. In addition to the electrical systems, the structural components of the new classroom building have been designed to accommodate these rooftop systems should either be implemented at a future date.

2.11 Recreation

2.11.1 Existing Conditions

The *Central Oahu Sustainable Communities Plan Public Review Draft* issued by the City and County of Honolulu Department of Planning and Permitting, January 2015, includes discussion

of various parks and recreation facilities in Central Oahu. This plan states, as of 2014, Central Oahu had over 1,100 acres in existing or planned parks, of which 370 acres are in community-based public and private parks. DPR's community-based parks standards for size and distance apart include district parks (20 acres, 2 miles), community parks (10 acres, 1 mile), neighborhood parks (5 acres, ½-mile), and mini-parks (no specific size, ½-mile). The Communities Plan also states that Central Oahu needs significantly more district parks to meet DPR standard. However, Central Oahu has more acreage in the smaller community-based parks than is called for by the DPR standard.

The DPR operates and maintains a system of various public parks and recreation facilities on Oahu, including regional. district, community and neighborhood parks. In addition, there are private parks serving various communities through their community associations. In the central Oahu-Mililani area, the Patsy T. Mink Central Oahu Regional Park located approximately 4 miles to the south of Mililani Mauka and across H-2 Freeway and Kamaehameha Highway provides a total of 269 acres containing a various playing fields, courts and an aquatic center.

The Mililani area is served by Mililani District Park (21 acres), Mililani Neighborhood Park (5 acres), Mililani Town Center Neighborhood Park (8 acres), and Mililani Waena Neighborhood Park (7 acres). All of these facilities are located south (makai) of the H-2 Freeway and provide recreation facilities for the various nearby areas. In addition, Mililani Town Association has 4 private recreation centers also located south of the H-2 Freeway.

The Mililani Mauka area is served by two DPR facilities, the 16-acre Mililani District Park located about one mile west of the Mililani Mauka Community Park, and Mililani Mauka Community Park. Mililani District Park includes a baseball field with two dug outs, spectator bleachers, 4 outdoor basketball courts, comfort station and parking lot. A comfort station is the only improvement in Mililani Mauka Community Park.

Mililani Mauka Community Park was developed to provide a recreational area for the Mililani Mauka community. Currently, the park contains only planted grass material, with the exception of a comfort station located on the northern boundary about 350 feet west of the project site along Kuaoa Street.

The Mililani Mauka Community Park is used extensively for soccer, including by the American Youth Soccer Organization (AYSO), whose games are held in the park on weekends and by the Hawaii Youth SO (HYSO). Currently, the upper portion of the park is used for either six to eight U6 fields (measuring 15 yards by 30 yards), in rows oriented in the north south-direction separated by about 20 feet or one U12 field (50 yards by 100 yards) oriented in east-west direction. The topographic survey shows less than one-half of the upper portion of the project site is relatively flat, which is similar to other areas of the park to the west. The remaining portion of the project site slopes from about 899 feet msl to 889 feet msl, a drop of approximately 10 feet. This change in elevation would make it difficult to use the project site as a soccer field. The project site has been reduced to avoid impacting the soccer fields.

2.11.2 Impacts and Mitigation Measures

The new classroom building would remove about 0.99 acres from the existing park area of 12.122 acres. The remaining portion of Mililani Community Park would be 11.132 acres. Since the DPP has indicated approximately 4.23 acres of unused land credits surplus to the Mililani Mauka development by Castle & Cooke. Based on this information, use of 0.99 acres of the Park land for the new classroom building will not cause Castle & Cooke to be out of compliance with its City park dedication requirements. Furthermore, the 11.132 acres remaining would still meet the DPR standard for a community parks (10 acres).

Based on the above considerations, use of the project site for the new classroom building will not be an adverse impact to the recreation use of Mililani Mauka Community Park or to the recreation facilities of the Mililani Mauka community.

2.12 Visual Considerations

2.12.1 Existing Conditions

The project site and existing Mililani MS campus are located within the Mililani Mauka community which was developed in the late 1980s-early 1990s, as a master planned residential community. The lands surrounding project site and Mililani MS are almost all fully developed with single-family residences. Since the area was developed as a community, the lots and homes have a similar appearance in terms of exterior wall and roof material and colors. As previously discussed, the Mililani Mauka community has various rules and covenants regarding construction of improvements, as set forth by the Mililani Town Association. These rules act to preserve the visual appearance of the entire community.

2.12.2 Impacts and Mitigation Measures

The new classroom building will be a three-story structure with roof parapet about 43 feet above the surrounding grade. The exterior walls will have beige finish, similar to the existing permanent buildings on campus and the sun shades above the 3 rows of windows on the 1st and 2nd floors will be green/gray color similar to the window trim on the existing buildings. The roof access structure will have a metal roof of a green color also similar to the existing buildings on campus.

The new classroom building is sited adjacent to the northwest edge of the existing campus. This location means the predominant public views of the new classroom building will be from Kuaoa Street and the adjacent park. The selected exterior wall color and roof access structure material of the new classroom building will blend in with the other campus buildings so that new building will somewhat extend but still preserve the visual character of the entire school and will not present an adverse impact to public views from other areas.

3. RELATIONSHIP to PLANS, POLICIES and CONTROLS

3.1 Hawaii State Plan

The Hawai'i State Plan, Chapter 226, HRS, as amended, provides goals, objectives, policies, and priorities for the State. The purpose of the Hawaii State Plan is to set forth a plan that shall serve as a guide for the future long-range development of the State; identify the goals, objectives, policies, and priorities for the State; provide a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improve coordination of federal, state, and county plans, policies, programs, projects, and regulatory activities; and to establish a system for plan formulation and program coordination to provide for an integration of all major state, and county activities The proposed project's consistency with applicable objectives and policies are in Table 3-1.

Table 3.1 Hawaii State Plan Objectives and Policies

Objectives and Policies of the Hawaii State Plan	Discussion
§226-4 State goals. In order to ensure, for present and future generations, those elements of choice and mobility that ensure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve: (1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations. (2) 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. (3) Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.	The Mililani MS project will support the State economy, provide an educational facility to enhance the mental and physical well-being of students, and will enhance this area of Oahu.
§**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 contained in this chapter.	The Mililani MS project does not include facilities or improvements that could guide or otherwise affect population growth in the central area of Oahu.
§226-6 Objectives and policies for the economy--in general. (a) Planning for the State's economy in general shall be directed toward achievement of the following objectives:	The Mililani MS project does not include facilities or improvements that affect the economy of the central area of Oahu.
§226-7 Objectives and policies for the economy--agriculture. (a) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:	The Mililani MS project does not include facilities or improvements which would affect agriculture of the central area of Oahu.

Objectives and Policies of the Hawaii State Plan	Discussion
§226-8 Objective and policies for the economy--visitor industry. (a) Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaii's economy	The Mililani MS project does not include facilities or improvements that would affect the visitor industry of the central area of Oahu.
§226-9 Objective and policies for the economy--federal expenditures. (a) Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaii's economy.	The Mililani MS project does not affect federal expenditures.
§226-10 Objective and policies for the economy--potential growth and innovative activities. (a) Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawaii's economic base.	The Mililani MS project does not include facilities or improvements that would affect the potential growth of the central area of Oahu. The Mililani MS project would provide a facility for students to participate in future innovative activities.
§226-10.5 Objectives and policies for the economy--information industry. (a) Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawaii as a leader in broadband and wireless communications and applications in the Pacific Region.	The Mililani MS project does not include facilities or improvements that would affect the information industry of the central area of Oahu.
§226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine 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.	The Mililani MS project site is located about 900 feet mean sea level and would not affect shoreline or marine resources.
§226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources. (b) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to: (3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.	The Mililani MS project does not include facilities or improvements that would affect the scenic, natural beauty and historic resources of the central area of Oahu.

Objectives and Policies of the Hawaii State Plan	Discussion
§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: (2) Promote the proper management of Hawaii's land and water resources. (3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.	The Mililani MS project does not include facilities or improvements that would affect the physical environment of the central area of Oahu.
§226-14 Objective and policies for facility systems--in general.	The Mililani MS project is consistent with the DOE and the City and County of Honolulu plans for facilities
§226-15 Objectives and policies for facility systems--solid and liquid wastes.	The Mililani MS project does not include facilities or improvements that would affect solid or liquid waste facilities. Solid waste will befrom the new classroom will be collected by school. Wastewater will be disposed of through the City's wastewater collection, treatment and disposal system.
§226-16 Objective and policies for facility systems--water. (a) Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.	The Mililani MS project does not include facilities or improvements that would affect water facilities. Water service will be provided by the City BWS.
§226-17 Objectives and policies for facility systems--transportation. (a) Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:	The Mililani MS project does not include facilities or improvements that would adversely affect transportation systems serving the Mililani Mauka community.
§226-18 Objectives and policies for facility systems--energy. (a) Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:	The Mililani MS project does not include facilities or improvements that would affect energy systems. Electrical service will be provided by HECO.
[§226-18.5] Objectives and policies for facility systems--telecommunications. (a) Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.	The Mililani MS project does not include facilities or improvements that would affect telecommunications. Mililani MS will be connected to the DOE communication and data systems.
§226-19 Objectives and policies for socio-cultural advancement--housing. (a) Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:	The Mililani MS project does not include facilities or improvements that would affect housing.
§226-20 Objectives and policies for socio-cultural advancement--health. (a) Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:	The Mililani MS project does not include facilities or improvements that would affect the health of this area of Oahu.

Objectives and Policies of the Hawaii State Plan	Discussion
§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	The Mililani MS project is to construct a new classroom building so that school can operate on a traditional school schedule and to overcome the deficiency of classroom space.
§226-22 Objective and policies for socio-cultural advancement--social services. (a) Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.	The Mililani MS project does not include facilities or improvements that would affect social services of this area of Oahu.
§226-23 Objective and policies for socio-cultural advancement--leisure. (a) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.	The Mililani MS project does not include facilities or improvements that would affect the leisure activities.
§226-24 Objective and policies for socio-cultural advancement--individual rights and personal well-being. (a) Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.	The Mililani MS project does not include facilities or improvements that would affect individual rights.
§226-25 Objective and policies for socio-cultural advancement--culture. (a) Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.	The Mililani MS project does not include facilities or improvements that would affect the cultural advancement.
§226-26 Objectives and policies for socio-cultural advancement--public safety. (a) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:	The Mililani MS project does not include facilities or improvements that would adversely affect public safety of this area of Oahu.
§226-27 Objectives and policies for socio-cultural advancement--government. (a) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:	The Mililani MS project does not include facilities or improvements that would affect the advancement of government.
§226-101 Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern. [L 1978, c 100, pt of §2; am L 1984, c 236, §14]	The Mililani MS project does not include facilities or improvements that would affect overall priority guidelines of statewide concern. Curricula may address some areas.

Objectives and Policies of the Hawaii State Plan	Discussion
§226-102 Overall direction. The State shall strive to improve the quality of life for Hawaii's present and future population through the pursuit of desirable courses of action in seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.	The Mililani MS project will improve the quality of life for Hawaii as the project will provide a facility for quality education.
§226-103 Economic priority guidelines. (a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawaii's people and achieve a stable and diversified economy:	The Mililani MS project will provide jobs, especially during construction of the new classroom building and related improvements.
§226-104 Population growth and land resources priority guidelines. (a) Priority guidelines to effect desired statewide growth and distribution:	The Mililani MS project does not include facilities or improvements that would affect population growth.
§226-105 Crime and criminal justice. Priority guidelines in the area of crime and criminal justice:	The Mililani MS project does not include facilities or improvements that would affect crime and criminal justice.
§226-106 Affordable housing. Priority guidelines for the provision of affordable housing:	The Mililani MS project does not include facilities or improvements that would affect the affordable housing.
§**226-107 Quality education.** Priority guidelines to promote quality education:	The Mililani MS project is to construct a new classroom building so that school can operate on a traditional school schedule and to overcome the deficiency of classroom space, which will promote quality education.
§226-109 Climate change adaptation priority guidelines. Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy.	The Mililani MS project does not include facilities or improvements that would affect climate change.

3.2 Land Use Plans and Policies

3.2.1 State Land Use District

The Hawaii Land Use Law of Chapter 205, Hawaii Revised Statutes, classifies all land in the State into four land use districts: Urban, Agriculture, Conservation, and Rural. The Mililani MS new classroom building project site is located in the Urban District classification. The Mililani MS new classroom building is consistent with land uses in the Urban District.

3.2.2 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu provides a comprehensive statement of objectives and policies for the long-range aspirations of Oahu's residents and the strategies of actions to achieve them. The General Plan is the first tier of a comprehensive planning process that addresses physical, social, economic and environmental concerns affecting the City and County of Honolulu. This three tier planning process serves as means by which the City and County government provides direction to accommodate the future growth projected for Oahu.

As the first tier of planning, the General Plan establishes policy guidance for Oahu as a whole. All subsequent plans and implementing regulations area required to be consistent with the General Plan. The second tier of planning consists of the eight regional Development Plans (DPs) and Sustainable Communities Plans (SCPs). These plans relate to specific regions of the island, and (1) conceptually describe the pattern of land use desired for the region, (2) provide guidance for functional infrastructure planning, and (3) identify areas within the DP/SCP boundary that might benefit from more detailed planning. The third tier is comprised of the specific mechanisms to implement the two higher levels of the planning hierarchy. These include the implementing ordinances and regulations set forth in the Land Use Ordinance, the Subdivision Rules and Regulations, and the City's Capital Improvement Program, public facilities and infrastructure functional plans, and special area plans that give specific guidance for specific portions of the DP or SCP area.

The objective and policies for Health and Education have been combined in the General Plan. As stated in the General Plan, health care services for the individual on Oahu is largely a function of the private sector. Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities, appropriate facility location, and the promotion of Honolulu as a center for higher education in the Pacific.

The applicable education objective and policies are found in Objective B_1 which includes policies is to provide a wide range of educational opportunities for the people of Oahu.

Policy 1: Support education programs that encourage the development of employable skills.
Policy 2: Encourage the provision of informal educational programs for people of all age groups.
Policy 3: Encourage the after-hours use of school buildings, grounds, and facilities.
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.

The new classroom building would be designed to accommodate the approximately 600 students in the 6th grade. It will allow Mililani MS to transition from a multi-track school year to a traditional school year. The new classroom building would be consistent with SB 1345 HD1 CD1, Act 116 Relating to Public Schools signed by the governor on June 12, 2015. As previously discussed, the purpose of Act 116 was to transition public schools away from the multi-track schedule and

to develop facilities to accommodate the student population. Thus, the new classroom building would be consistent with the Oahu General Plan objectives and Act 116 by providing a facility to meet the need of the students at Mililani MS.

3.2.3 City and County of Honolulu Central Oahu Sustainable Communities Plan

The new classroom building project site is located within the area covered by the *City and County of Honolulu Central Oahu Sustainable Communities Plan Public Review Draft* (SCP) dated January 2015. This version of the SCP has been under public review since 2015 and has not been adopted. The SCPs, the second tier of the City's planning process, are adopted by ordinance. The Plan's vision statement and policies sustains Central Oahu's character, lifestyle and economic opportunities by focusing future residential development on master planned suburban communities within a Community Growth Boundary and on redevelopment around two transit centers in Waipahu.

The SCP sets forth policies and principles to guide the planning and construction of proposed public and private public facility projects and infrastructure systems to carry out the vision for the future development of Central Oahu. These policies and guidelines are not regulations, but provide guidance that decision makers and administrators should follow, where sensible, in approving projects and revising rules, regulations and best practice standards. Information on timing and phasing of both planned and proposed infrastructure and public facilities projects, which was available during plan preparation is also included. However, each project proposal is only identified and presented conceptually; not on a site-specific basis.

The SCP notes, the Department of Education (DOE) faces an enormous shortfall in funding to meet projected needs for new classrooms.

Further the SCP states, Act 245 (2007) established a system for collecting school impact fees from new residential developments. Developers are required to provide "their proportionate share of the land and construction cost of new or expanded school facilities needed to serve new residential developments." Act 245 requires developers contribute 100 percent of the land, but only 10 percent of school construction costs.

Based on expected development, the DOE projects a need for five new elementary schools, one new intermediate school, and one new high school in Central Oahu by 2025. The minimum site size recommended by the DOE for elementary schools is 8 to 15 acres, for intermediate schools is 15 to 20 acres, and for high schools is 45 to 55 acres.

The following guidelines suggest how general policies for school facilities development principles in Central Oahu should be implemented:

- Schools as Community Centers. The difficult financial problems for all sectors means new communities are likely to have fewer churches, private social halls, and recreation facilities. As a result, schools may have to assume important functions as cultural and

recreational centers and as meeting facilities. The State DOE should design school facilities to facilitate community use during non-school hours and weekends.

- Co-location with Parks. Elementary and intermediate schools should be co-located with neighborhood or community parks, and designs of facilities should be coordinated by the State DOE and the Department of Design and Construction when needless duplication of parking and of athletic, recreation, and meeting facilities can be avoided.

- Shared Facilities. The Department of Design and Construction should coordinate the development and use of athletic facilities such as swimming pools and gymnasiums with the DOE where such facilities would maximize use and reduce duplication of function.

Fair Share Contribution. The City will support the DOE's establishment of impact districts to obtain fair share requirements from developers of residential projects and enforce existing agreements so that the DOE can provide adequate school facilities at existing and new schools to meet the needs of residents.

The Public Facilities Map in the SCP shows a symbol for a school at the Mililani MS site.

Based on the above information, the new classroom building will be consistent with the polices and principles set forth in the Central Oahu Sustainable Communities Plan, including those related to Adequate Infrastructure for schools and the Public Facilities Map symbols for existing and future schools. The new classroom building will be co-located within the grounds of Mililani Mauka Community Park. The parking lot for the new classroom building will be available for use by park users after school hours and on weekends. The new classroom building is also consistent with the principles for planning and operating schools in Central Oahu.

3.2.4 City and County of Honolulu Zoning

The City and County zoning designation of the project site is P-2 General Preservation with a height limit of 25 feet. Public schools are Public Uses and Structures according to the City and County of Honolulu *Land Use Ordinance* Table 21-3. As such, public uses and structures are a permitted use in the P-2 Preservation District.

The City and County of Honolulu Department of Planning and Permitting (DPP) has indicated the following for the P-2 District: front yard set back is 30 feet and the side/rear 15 feet and the height limit is 25 feet. Further, the maximum building area is 10.0 percent of the zoning lot. Also, the minimum lot size in P-2 District is 5.0 acres. The DPP has stated a zoning waiver will be required, if the development standards of the P-2 District cannot be met. The DOE will file a zoning waiver for the applicable development standards. Appendix B-5 shows the information from DPP.

3.2.5 City and County of Honolulu Special Management Area

The Coastal Zone Management Act contains the general objectives and policies upon which all counties within the State have structured specific legislation which created Special Management Areas (SMA). Any development within the Special Management Area boundary requires a SMA

Use permit which is administered by the County of Hawaii. The project site is not located within the City and County of Honolulu Special Management Area (SMA).

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4. ALTERNATIVES TO THE PROPOSED ACTION

4.1 No Action Alternative

The No Action alternative would retain the existing Mililani MS campus site with its mix of permanent and portable classroom structures. The No Action alternative also means Mililani MS would continue to operate on the multi-track system. As stated in the Transition study, in 1995, the Board of Education adopted the Multi-Track Policy, which states that schools with a projected or actual enrollment that exceeds design capacity by 120% should operate on a multi-track schedule. Moreover, Transition Study provides that if a school was designed and built to operate as a multi-track school it should have commonly-used facilities, such as cafeterias, that are sized smaller than schools with similar overall student populations that operate on the traditional schedule. Lastly, with the growth in the student population and changing needs, some school facilities have been modified for uses that are different or more specialized than originally designed at the school. Therefore, when a school is transitioned to the standard single-track schedule, it would not be able to accommodate all four tracks concurrently (i.e., the entire student and teacher population). Both students and staff need adequate classrooms and related facilities to provide the high level of instruction needed in the future. Adequate facilities are needed to give students the environment necessary for successful learning opportunities. Based on these considerations, the No Action alternative is not regarded as a feasible alternative.

4.2 Other Sites

Use of alternative sites within the existing campus was considered in the Transition Study. The first site considered was the area currently occupied by the existing bus drop-off /pick-up located on the northern edge of the existing campus. This area occupies about 0.85-1.0 acres in a long (about 700 feet) narrow (approximately 80 feet) configuration. Although the area is not occupied by a building or structure, which would minimize demolition, a long narrow classroom building would not be practical solution for classrooms. Moreover, an area with direct access to a street would still be needed to accommodate bus drop-off/pick-up operations. Given the existing campus is fully developed with structures and facilities, there is no other area that is suitable for bus drop-off/pick-up operations. Thus, the site is not considered a feasible alternative.

A second on-campus site was evaluated in the Transition Study. This area is currently occupied by 6 portable classroom buildings in the northeast section of campus between Building F and the bus drop-off/pick-up area and comprises about 1.0-acre. However, use of this site would require relocating the portable classroom buildings or constructing a comparable building somewhere on campus to replace those classrooms. Moreover, this site would not provide sufficient space to provide the necessary parking required to meet City code requirements for off-street parking for the new buildings. Thus, site is not considered a feasible alternative

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5. DETERMINATION

Short-term construction impacts include disruption to the project site and surrounding areas during construction, decline in air quality from construction activities, and increase in noise levels. Once construction has been completed, the short-term adverse impacts will no longer occur.

Based on analysis of the anticipated impacts, a Finding of No Significant Impact (FONSI) is determined for the Mililani Middle School New Classroom Building project. The significance criteria to make this determination are set forth below and in Hawaii Administrative Rules Title 11, State of Hawaii Department of Health, Chapter 200, Environmental Impact Statement Rules.

1) *Involve an irrevocable commitment to loss or destruction of any natural or cultural resources*;

The new classroom building project site does not provide habitat for federal or State of Hawaii listed or candidate threatened or endangered species of flora or fauna. The project site has been cleared graded and planted with grass and has been used as part of Mililani Mauka Community Park. Thus, the new classroom building project site will not result in the loss or destruction of natural resources.

Based on the results of the archaeological field survey, construction of the new classroom building and related improvements should have no adverse impacts to historic sites or cultural resources.

2) *Curtail the range of beneficial uses of the environment*;

The new classroom building will use lands within the community park that have been used for recreation purposes by Mililani MS and the community for a number of years. The new classroom building and parking lot will occupy a total area of about 0.99 acres within a portion the existing park that has been previously cleared and planted with grass. The remainder of the park will still be available for recreational use as a community park. Thus, the new classroom building will not curtail the beneficial uses of the environment.

3) Conflict with the State's long-term environmental policies or goals as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;

The new classroom building project will not involve actions or activities that would adversely affect natural resources of the project site. The new classroom building project will be consistent with the guidelines of Chapter 344, HRS, as it will provide a facility to support the educational needs of students enrolled at Mililani Middle School. As such, the new classroom building will not conflict with the State's long-term environmental policies or goals as expressed in Chapter 344, HRS.

4) Substantially affect the economic or social welfare of the community or state;

The new classroom building will be a facility to be used to meet the educational needs of students in the Mililani area. The new classroom building is an integral part of the infrastructure needed to maintain the health and welfare of the community, along with the educational purposes of the community. Therefore, the new classroom building will have not have an adverse effect on the economic or social welfare of the community.

5) Substantially affect public health;

Efficient educational facilities are needed to enhance the educational experience of students while in school. An educated population is needed to maintain the public health of residents. Thus, the new classroom building project will not have an adverse effect on public health.

6) Involve substantial secondary impacts, such as population changes or effects on public facilities;

The new classroom building will be a public facility that will be used by the students of the Mililani area. The new classroom building is to allow Mililani Middle School to end the current multi-track system and to adopt a traditional school year schedule for currently enrolled students. Thus, construction of the new classroom building will not create secondary impacts, such as population changes or effects on public facilities.

7) Involve a substantial degradation of environmental quality;

The new classroom building is anticipated to result in short-term impacts to noise, air quality and traffic in the immediate vicinity of the project site during the period of construction. The new classroom building project site does not contain federal or State listed or candidate threatened or endangered species of flora or fauna.

Further, based on the results of the archaeological field survey, construction of the new classroom building and related improvement should have no adverse impacts to historic sites.

Based on the above findings, the new classroom building and related improvements project will not result in a substantial degradation of environmental quality.

8) Have a cumulative effect upon the environment or involves a commitment for larger actions;

The new classroom building does not involve a commitment to further actions to other State of Hawaii-related projects in the vicinity. As a result, the new classroom building will not have a cumulative effect upon the environment or involve a commitment by the State to larger actions.

9) Affect a rare, threatened or endangered species;

The new classroom building project site does not contain federal or State listed or candidate threatened or endangered species of flora. Also, the new classroom building site does not provide habitat for federal or State listed or candidate threatened or endangered species of fauna. Thus, the new classroom building project site will not affect a threatened or endangered species.

10) *Detrimentally affect air or water quality or ambient noise levels;*

Operation of construction equipment would increase noise and exhaust emission levels in the immediate vicinity of the new classroom building project site during the construction period. Once construction has been completed, the new classroom building will contribute almost no additional noise or air emissions to the local area or detrimentally affect air or water quality.

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

Research of the Federal Insurance Rate Map (FIRM) Panel 15003CINDOC, Map Revised November 5, 2014, shows the project site is located within Panel 15003CO229. The note indicates that Panel 15003CO229 is not printed and all areas of the map are within Zone D defined as "area of undetermined but possible flood hazard." The runoff factors for 50-year recurrence interval were to be used for design of the drainage system for the Mililani Mauka. The project site is not located within the tsunami evacuation zone. The new classroom building project site is also not within the County of Hawaii Special Management Area. In addition, the new classroom building project site is not within the coastal shoreline area. Thus, the new classroom building project site is not located in an environmentally sensitive area.

12) Substantially affect scenic vistas and viewplanes identified in county or state plans or studies;

The selected exterior wall color and roof access structure material of the new classroom building will blend in with the other campus buildings so that new building preserve the visual appearance of the entire school and will not present an adverse impact to the public views from other areas.

13) Require substantial energy consumption.

The new classroom building is a new facility that will be planned and designed to minimize use of electrical power. Thus, the new classroom building project will not create a substantial increase in energy consumption.

Based on these findings and the assessment of potential impacts from the new classroom building, a Finding of No Significant Impact (FONSI) is determined.

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6. LIST of PERMITS and APPROVALS

State of Hawaii Department of Health

National Pollutant Discharge Elimination System (NPDES) Permit

City County of Honolulu

Grading Permit
Building Permit
Street Usage Permit

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7. CONSULTED PARTIES

7.1 Pre-Assessment Consultation

The following agencies were consulted during the pre-assessment phase of the Draft Environmental Assessment. Each agency was sent a copy of a project summary and a request for their written comments on the project. Those who formally replied are indicated with a ▲. All written comments and responses are reproduced in Appendix A.

Federal Agencies

Department of the Army, US Army Engineer District, Honolulu
US Department of the Interior of the Fish and Wildlife Service
US Environmental Protection Agency

State Agencies

▲ Department of Accounting and General Services
Department of Business, Economic Development & Tourism (DBED&T)
DBED&T – Strategic Industries Energy Resources and Technology Division
DBED&T Land Use Commission
▲ DBED&T Office of Planning
Department of Defense
Department of Defense, State Civil Defense
Department of Hawaiian Home Lands
Department of Health
▲ Department of Health - Environmental Management Office
Department of Health – Hazard Evaluation and Emergency Response
Department of Health – Office of Environmental Quality Control
▲ Department of Land and Natural Resources
Department of Land and Natural Resources Historic Preservation Division
Department of Land and Natural Resources Office of Conservation and Coastal Lands
▲ Department of Transportation
▲ Department of Transportation Airports Division
Office of Hawaiian Affairs
Department of Education – State Library
Department of Education – Mililani Public Library
▲ University of Hawaii Environmental Center

City and County of Honolulu

▲ Department of Design and Construction
Department of Environmental Services
▲ Department of Facility Maintenance
Department of Parks and Recreation
▲ Department of Planning and Permitting
▲ Department of Transportation Services
▲ Honolulu Fire Department

City and County of Honolulu

- ▲ Honolulu Police Department
- ▲ Board of Water Supply
- Office of the Mayor

Officials

- Senator Donovan Dela Cruz
- Representative Beth Fukumoto
- Councilmember Ron Menor

Public Utilities

- Hawaii Electric Company
- Hawaiian Telcom
- ▲ Spectrum Hawaii
- Hawaii Gas

Organizations

- Mililani Mauka Neighborhood Board No. 35
- Mililani/Waipio/Melemanu Neighborhood Board No. 25
- Mililani Town Association

7.2 Agencies and Organizations Consulted on the Draft EA

Availability of the Draft EA will be published in the Office of Environmental Quality Control (OEQC) Environmental Notice dated July 23, 2018.

No comments were submitted during the Draft EA 30-day comment period.

8. REFERENCES

Architects Pacific Inc. Mililani Middle School New Classroom Building Basis of Design. November 15, 2017.

City and County of Honolulu Department of Planning and Permitting. Central Oahu Sustainable Communities Plan Public Review Draft. January 2015

City and County of Honolulu Department of General Planning. Mililani Mauka Development Plan Amendment Final Environmental Impact Statement. February 1987.

Chapter 264-20.5, Hawaii Revised Statutes, (Act 54, SLH 2009) Complete Streets.

City and County of Honolulu. Ordinance 12-15 Bill 26 (2012). Relating to Complete Streets. May 9, 2012.

City and County of Honolulu. Revised Ordinances of Honolulu. Article 33. Complete Streets. Chapter 14-33.1.

City and County of Honolulu. Resolution 16-28, CD 1 authorizing the execution of a Letter of Intent Between the City and DOE to condemn land for the expansion of Mililani MS. December 1, 2016.

EDP Hawaii Inc Preliminary Drainage Master Plan for Mililani Mauka. Revised March 15, 1989.

Federal Emergency Management Agency. Federal Insurance Rate Map (FIRM) Panel 15003CINDOC, Map Revised November 5, 2014

State of Hawaii Department of Agriculture. Agricultural Lands of Importance to the State of Hawaii, Island of Hawaii. Sheet H-25. January 1977.

State of Hawaii. Department of Education. DOE Multi-Track Transition Study. April 2016.

State of Hawaii Department of Health. State of Hawaii Annual Summary 2015 Air Quality Data. September 2016.

The Hawaii State Plan Chapter 226, Hawaii Revised Statutes. Office of the Governor Office of State Planning. 1988.

State of Hawaii Department of Health. Title 11 Hawaii Administrative Rules Chapter 46 Community Noise Control. September 23, 1996.

State of Hawaii. SB 1345 HD1 CD1, Act 116 Relating to Public Schools. June 12, 2105.

US Department of Agriculture Soil Conservation Service. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai Hawaii. August 1972.

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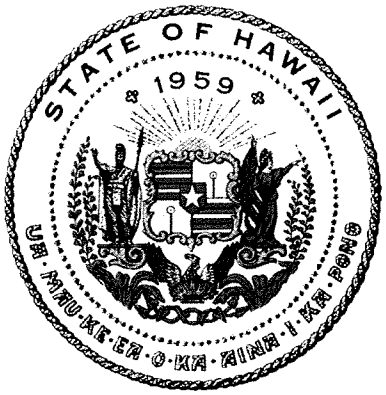


APPENDIX A

DAVID Y. IGE
GOVERNOR

10291-01
10/16/17

RODERICK K. BECKER
Comptroller

AUDREY HIDANO
Deputy Comptroller

cc: API
DOE

EM

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

OCT 12 2017

(P)1342.7

RECEIVED
OCT 13 2017
WILSON OKAMOTO CORPORATION

Mr. Earl Matsukawa, AICP, Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Pre-Assessment/Draft Environmental Assessment
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Hawaii
DOE Job No. Q73000-17
TMK: (1) 9-5-002:003 and 040

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

If you have any questions, your staff may contact Mr. Kimo Marion of the Public Works Division at 586-0491.

Sincerely,

RODERICK K. BECKER
Comptroller

WILSON OKAMOTO
CORPORATION
INNOVATORS • PLANNERS • ENGINEERS

10291-01
June 28, 2018

Mr. Roderick K. Becker, Comptroller
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810-0119

Attention: Mr. Kimo Marion, Public Works Division

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Becker:

Thank you for your October 12, 2017 comment letter [(P)1342.7] regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will include the information that the project does not impact any of the Department of Accounting and General Services projects or existing facilities.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

OFFICE OF PLANNING
STATE OF HAWAII

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

(1029-01)
10/31/17

DAVID Y. IGE
GOVERNOR

cc: DOE
API

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: http://planning.hawaii.gov/

DTS 201710261549

October 27, 2017

EM

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
OCT 30 2017
WILSON OKAMOTO CORPORATION

Dear Mr. Matsukawa:

Subject: Pre-Assessment Draft Environmental Assessment – Mililani Middle School New Classroom Building, Waipio, Ewa, Oahu; TMK: (1) 9-5-002: 033 and 040

Thank you for the opportunity to provide comments on the pre-consultation request for the preparation of a Draft Environmental Assessment (Draft EA) for the proposed construction of a classroom building for Mililani Middle School by the State Department of Education (DOE). The pre-consultation review material was transmitted to our office via letter dated September 29, 2017.

It is our understanding that the DOE seeks to develop a three-story facility on the campus of Mililani Middle School that can house 20 classrooms, which will accommodate up to 600 students. Mililani Middle School is the largest middle school in the DOE system. By 2020 the DOE anticipates an enrollment increase of 33% from today's student population of 1,382.

Construction activities will focus on the building of the structure, parking areas, walkways, and supporting utilities. Construction activities are expected to start in 2018 and be completed by 2020.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. Pursuant to Hawaii Administrative Rules (HAR) § 11-200-10(4) – general description of the action's technical, economic, social, and environmental characteristics, this project must demonstrate that it is consistent with a number of state environmental, social, economic goals, and policies. Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Planning Act, provides goals, objectives, policies, planning coordination and implementation, and priority guidelines for growth, development, and the allocation of resources throughout the state.

The Draft EA should include a discussion on the project's ability to meet all parts of HRS Chapter 226. The analysis should examine consistency with these statutes or clarify where it is in conflict with them. If any of these statutes are not applicable to the project, the analysis should affirmatively state such determination, followed by discussion paragraphs.

2. The coastal zone management (CZM) area is defined as "all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the U.S. territorial sea" (HRS § 205A-1).

   HRS Chapter 205A-5(b) requires all state and county agencies to enforce the CZM objectives and policies. The Draft EA should include an assessment as to how the proposed action conforms to each of the goals and objectives as listed in HRS § 205A-2. Compliance with HRS § 205A-2 is an important component for satisfying the requirements of HRS Chapter 343.

3. Pursuant to HAR § 11-200-10(6) – identification and summary of impacts and alternatives considered; in order to ensure that the surface water and marine resources of Oahu remain protected, the negative effects of stormwater inundation, potentially caused by the proposed development activities, should be evaluated in the Draft EA.

   Issues that may be examined include, but are not limited to, project site characteristics in relation to flood and erosion prone areas, open spaces, the potential vulnerability of surface water resources, drainage infrastructure currently in place, soil absorption characteristics of the area, and examining the amount of permeable versus impervious surfaces in the project area. These items should be considered when developing mitigation measures for the protection for surface water resources and the coastal ecosystem, pursuant to HAR § 11-200-10(7).

   Based on the information provided, due to the project's location, parcel size, and the potential increase of impervious surfaces in the area, this proposed action may be subject to the City and County of Honolulu, Department of Planning and Permitting (DPP) updated rules on drainage and onsite stormwater management. Please contact DPP on the application and necessity of their low impact development (LID) post-construction standards as they pertain to this project.

   To assist in the development of onsite stormwater management strategies and the use of LID measures, OP has developed guidance documents on this subject. We recommend consulting these stormwater evaluative tools when developing mitigation approaches for polluted runoff. They offer useful techniques to keep land-based pollutants and sediment in place, while considering the management practices best

suited for the topography of the area and the types of contaminants potentially impacting nearby water resources. The evaluative tools that should be used during the design process include:

- Stormwater Impact Assessments can be used to identify and analyze information on hydrology, sensitivity of coastal and riparian resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area. http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_imapct/final_stormwater_impact_assessments_guidance.pdf
- Low Impact Development (LID), A Practitioners Guide covers a range of structural best management practices for stormwater control management, onsite infiltration techniques, water reuse methods, and building layout designs that minimize negative environmental impacts. http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf

If you have any questions regarding this comment letter, please contact Joshua Hekekia of our office at (808) 587-2845.

Sincerely,

Leo R. Asuncion
Director

WILSON OKAMOTO CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Mr. Leo R. Asuncion, Director
Office of Planning
State of Hawaii
630 South Beretania Street
Honolulu, HI 96843

Attention: Joshua Hekekia

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Asuncion:

Thank you for your October 27, 2017 (DTS201710261549) comment letter regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will be prepared to meet the requirements of Chapter 343, Hawaii Revised Statutes (HRS), as amended, and Hawaii Administrative Rules (HAR) Title 11, State of Hawaii Department of Health, Chapter 200, Environmental Impact Statement Rules. As such, the document will include: 1) A Plans, Policies and Control section that will discuss the relationship of the project to Chapter 226 (HRS), Chapter 205A, HRS, relevant OP documents, and the Hawaii Collaborative for High Performance Schools (HI-CHPS) sustainability program, as adopted by the DOE. It will also discuss existing conditions and impacts the proposed project may have on surface water resources; drainage and surface runoff, flood hazard, and DPP storm water management.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API; S. Irvine, API

1907 S. Beretania Street, Suite 400 • Honolulu, Hawaii • 96826 • (808) 946-2277

DAVID Y. IGE
GOVERNOR OF HAWAII

(1079-01) EVH
10/27/17 SY
VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH
CC: APF
DOE

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

In reply, please refer to:
File:
EPO 17-250

October 24, 2017

RECEIVED
OCT 26 2017
WILSON OKAMOTO CORPORATION

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

SUBJECT: Pre-Assessment Consultation Draft Environmental Assessment (PAC DEA) for Mililani Middle School New Classroom Building, Oahu
TMK: 9-5-002:033, 040

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your PAC DEA to our office on October 4, 2017.

We understand from the project summary that, *"The purpose of the new classroom building is to provide spaces which would allow Mililani MS to transition from the current multi-track system to the traditional schedule. The existing campus is fully developed with classroom buildings and other facilities such that the adjacent Mililani Mauka Community Park, owned by the City and County of Honolulu, was identified in the Transition Study as the project site for the new classroom building."*

Hawaii's environmental review laws require Environmental Assessments (EAs) and Environmental Impact Statements (EISs) to consider health in the discussion and the mitigation measures to reduce negative impacts. In its definition of 'impacts,' §11-200-2, Hawaii Administrative Rules (HAR) includes health effects, whether primary (direct), secondary (indirect), or cumulative. Further, §11-200-12(b)(5), HAR, lists public health as one of the criteria for determining whether an action may have a significant impact on the environment.

In the development and implementation of all projects, EPO strongly recommends regular review of State and Federal environmental health land use guidance. State standard comments to support sustainable healthy design are provided at: http://health.hawaii.gov/epo/landuse. Projects are required to adhere to all applicable standard comments.

We suggest you review the requirements of the Clean Water Branch (Hawaii Administrative Rules (HAR), Chapter 11-54-1.1, -3, 4-8) and/or the National Pollutant Discharge Elimination System (NPDES) permit (HAR, Chapter 11-55) at: http://health.hawaii.gov/cwb. If you have any questions, please contact the Clean Water Branch (CWB), Engineering Section at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov. If your project involves waters of the U.S., it is highly recommended that you contact the Army Corps of Engineers, Regulatory Branch at: (808) 835-4303.

Any waste generated by the project (that is not a hazardous waste as defined in state hazardous waste laws and regulations), needs to be disposed of at a solid waste management facility that complies with the applicable provisions (HAR, Chapter 11-58.1 "Solid Waste Management Control"). The open burning of any of these wastes, on or off site, is strictly prohibited. You may wish to review the Minimizing Construction & Demolition Waste

Management Guide at: http://health.hawaii.gov/shwb/files/2016/05/constdem16.pdf Additional information is accessible at: http://health.hawaii.gov/shwb. For specific questions call (808) 586-4226.

A phase I Environmental Site Assessment (ESA) and site investigation may need to be conducted. If the investigation shows that a release of petroleum, hazardous substance, pollutants or contaminants may have occurred at the site, the site should be properly characterized through an approved Hawaii State Department of Health (DOH)/Hazard Evaluation and Emergency Response Office (HEER) soil and/or groundwater sampling plan. Please refer to Sections 3 and 4 of the HEER Office Technical Guidance Manual http://www.hawaiidoh.org. If the site is found to be contaminated, then all removal and remedial actions to clean up hazardous substance or oil releases by past and present owners/tenants must comply with State Law (HRS, Chapter 128D, "Environmental Response Law", Chapter 451, "State Contingency Plan"). To identify HEER records related to the property, visit http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/public-records. For information on site assessment and cleanup programs review: http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/site-assessment-and-cleanup-programs. Any specific questions should be directed to the HEER office at (808) 586-4249.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal at: https://eha-cloud.doh.hawaii.gov. This site provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings.

To better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed an environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: http://www.epa.gov/ejscreen.

We hope this information is helpful. If you have any questions please contact us at DOH.epo@doh.hawaii.gov or call us at (808) 586-4337. Thank you for the opportunity to comment.

Mahalo nui loa,

Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

LM:nn

c: DOH: CWB, HEER (via email only)

Attachment: U.S. EPA EJSCREEN Report for Project Area

Please be advised:
The Environmental Planning Office (EPO), along with the Clean Air, Clean Water, and Wastewater Branches will be moving in December 2017. The new address, for EPO, **as of January 1, 2018,** will be:
Environmental Planning Office, DOH, Hale Ola, 2827 Waimano Home Road #109, Pearl City, Hawaii 96782
Please feel free to come and visit our new offices anytime. Please note that there is a security guard at the bottom of the hill (before entering DOH property). Our office phone numbers, email and website will all remain the same.

Attachment: U.S. EPA EJSCREEN Report for Project Area

EJSCREEN Report (Version 2017)

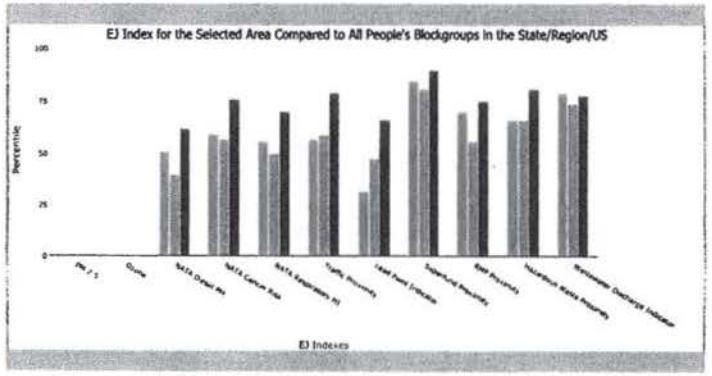
1 mile Ring Centered at 21.476430,-157.990338, HAWAII, EPA Region 9

Approximate Population: 18,801

Input Area (sq. miles): 3.14

(The study area contains 1 blockgroup(s) with zero population.)

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	N/A	N/A	N/A
EJ Index for Ozone	N/A	N/A	N/A
EJ Index for NATA* Diesel PM	51	40	62
EJ Index for NATA* Air Toxics Cancer Risk	59	57	76
EJ Index for NATA* Respiratory Hazard Index	56	50	70
EJ Index for Traffic Proximity and Volume	57	59	79
EJ Index for Lead Paint Indicator	32	48	66
EJ Index for Superfund Proximity	85	81	90
EJ Index for RMP Proximity	70	56	75
EJ Index for Hazardous Waste Proximity	66	66	81
EJ Index for Wastewater Discharge Indicator	79	74	78



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

EPA United States Environmental Protection Agency

EJSCREEN Report (Version 2017)

1 mile Ring Centered at 21.476430,-157.990338, HAWAII, EPA Region 9

Approximate Population: 18,501

Input Area (sq. miles): 3.14

(The study area contains 1 blockgroup(s) with zero population.)

Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

EPA United States Environmental Protection Agency

EJSCREEN Report (Version 2017)

1 mile Ring Centered at 21.476430,-157.990338, HAWAII, EPA Region 9

Approximate Population: 18,501

Input Area (sq. miles): 3.14

(The study area contains 1 blockgroup(s) with zero population.)

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m³)	N/A	N/A	N/A	9.9	N/A	9.14	N/A
Ozone (ppb)	N/A	N/A	N/A	41.8	N/A	38.4	N/A
NATA* Diesel PM (µg/m³)	0.0612	0.149	37	0.978	<50th	0.938	<50th
NATA* Cancer Risk (lifetime risk per million)	30	34	43	43	<50th	40	<50th
NATA* Respiratory Hazard Index	0.79	1	40	2	<50th	1.8	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	130	1000	47	1100	39	590	55
Lead Paint Indicator (% Pre-1960 Housing)	0.013	0.16	21	0.24	21	0.29	14
Superfund Proximity (site count/km distance)	0.2	0.1	86	0.15	86	0.13	86
RMP Proximity (facility count/km distance)	0.25	0.39	59	0.98	36	0.73	45
Hazardous Waste Proximity (facility count/km distance)	0.068	0.1	57	0.12	52	0.093	60
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	7.4E-07	0.04	75	13	61	30	44
Demographic Indicators							
Demographic Index	47%	51%	34	47%	52	36%	71
Minority Population	87%	77%	61	59%	78	38%	88
Low Income Population	8%	26%	10	36%	7	34%	8
Linguistically Isolated Population	1%	6%	30	9%	23	5%	51
Population With Less Than High School Education	3%	9%	20	17%	14	13%	15
Population Under 5 years of age	7%	6%	69	7%	62	6%	66
Population over 64 years of age	9%	16%	19	13%	37	14%	28

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

WILSON OKAMOTO
CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Ms. Laura Leialoha Phillips McIntyre, AICP, Program Manager
Environmental Planning Office
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Ms. Phillips McIntyre:

Thank you for your October 24, 2017 comment letter (EPO 17-250) regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will include discussions of the following items pertaining to your comments:

- The new classroom building will meet applicable codes including those related to the protection of public health.
- Consideration of public health according to Hawaii Administrative Rules Title 11, State of Hawaii Department of Health, Chapter 200.
- Air quality; water resources; hazardous waste; noise; water infrastructure; solid waste; and wastewater.
- Although the project site is 0.99 acres, a National Pollutant Discharge Elimination Permit most likely will be required.
- Solid waste from the new classroom will be collected and disposed following current School procedures.
- A Phase 1 Environmental Site Assessment (ESA) was conducted as part of the Transition Study. The ESA will be updated as part of the land transfer.
- The new classroom building will be constructed using only funds provided by the State of Hawaii.

1907 S. Beretania Street, Suite 400 • Honolulu, Hawaii • 96826 • (808) 946-2277

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE; C. Nishio, API; S. Irvine, API

(10079-01)
10/27/17 CS

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

CC: API
DOE

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 27, 2017

Wilson Okamoto Corporation
Attention: Mr. Earl Matsukawa, AICP
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

via email: woc@wilsonokamoto.com

Dear Mr. Matsukawa:

SUBJECT: Pre-Assessment/Draft Environmental Assessment for Mililani Middle School New Classroom Building

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division and (b) Land Division – Oahu District on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 4, 2017

RECEIVED
LAND DIVISION
2017 OCT 11 AM 10:5

MEMORANDUM

TO:

DLNR Agencies:
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
From: X Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
___ Office of Conservation & Coastal Lands
X Land Division – Oahu District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment/Draft Environmental Assessment for Mililani Middle School New Classroom Building
LOCATION: Waipio, Ewa, Island of Oahu; TMK: (1) 9-5-002:033 and 040
APPLICANT: State of Hawaii Department of Education

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by **October 26, 2017.**

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 Lydia Morikawa at 587-0410. Thank you.

Attachments

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

Signed:
Print Name: Carty S. Chang, Chief Engineer
Date: 10/10/17

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Pre-Assessment/Draft Environmental Assessment for Mililani Middle School New Classroom Building, Waipio, Ewa, Island of Oahu; TMK: (1) 9-5-002:033 and 040

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a designated Flood Hazard.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zone designations can be found using the Flood Insurance Rate Map (FIRM), which can be accessed through the Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4846.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/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 is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Signed: _____
for CARTY S. CHANG, CHIEF ENGINEER

Date: 10/10/17

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

2017 OCT 10 A11 8:1
RECEIVED
LAND DIVISION

October 4, 2017

MEMORANDUM

TO: **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
__ Office of Conservation & Coastal Lands
X Land Division – Oahu District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment/Draft Environmental Assessment for Mililani Middle School New Classroom Building
LOCATION: Waipio, Ewa, Island of Oahu; TMK: (1) 9-5-002:033 and 040
APPLICANT: State of Hawaii Department of Education

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by **October 26, 2017**.

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 Lydia Morikawa at 587-0410. Thank you.

Attachments

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

Signed: Darlene Bryant-Takamatsu

Print Name: Darlene Bryant-Takamatsu
Date: 10/9/17

cc: Central Files

WILSON OKAMOTO
CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Mr. Russell Y. Tsuji, Land Administrator
Land Division
State of Hawaii
Department of Land and Natural Resources
Post Office. Box 621
Honolulu, HI 96809

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Tsuji:

Thank you for your October 27, 2017 comment letter regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will include:

- Research to document the flood hazard designation for the project site;
- The project's water demand and discussion of infrastructure required to meet project needs will be included in the Draft EA. The design drawings will be submitted to the Board of Water Supply for review and approval along with their determination of the applicable fees. The Draft EA will be filed with the Office of Environmental Quality Control who makes the document available for review by interested parties.
- The Draft EA will note the Land Division-Oahu District had no comments.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

1907 S. Beretania Street, Suite 400 • Honolulu, Hawaii • 96826 • (808) 946-2277

DAVID Y. IGE
GOVERNOR

10291-01
11/1/17
cc: DOE
API
PP

FORD N. FUCHIGAMI
DIRECTOR

Deputy Director
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:
DIR 1259
HWY-PS 2.5975

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

October 23, 2017

EM

Mr. Earl Matsukawa
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
OCT 31 2017
WILSON OKAMOTO CORPORATION

Dear Mr. Matsukawa:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu
TMK: (1) 9-5-002:033, 040

The Hawaii Department of Education (DOE), as directed by Act 116, is required to plan for and to transition public schools from a multi-track schedule to a traditional schedule. A new classroom building is proposed for Mililani Middle School to accommodate the change and a predicted 2020 student body. Mililani Middle School is located with the Mililani Mauka development.

The Hawaii Department of Transportation requests that the project Traffic Impact Analysis Report be revised and include an evaluation that compares the Mililani Middle School Traffic Impact as part of the Master Plan for the Mililani Mauka development to that of the current future expansion of the Middle School. There should be an analysis that determines whether this change to the assumption underlying the Middle School would have any significant impact to the traffic at the H-2 interchange and whether the improvements are needed. If improvements due to this change are needed, the DOE is expected to provide the improvements.

If there are any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Division, Planning Branch, at (808) 587-1830. Please reference file review number PS 2017-138 in all contacts and correspondence regarding these comments.

Sincerely,

FORD N. FUCHIGAMI
Director of Transportation

WILSON OKAMOTO CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Mr. Jade T. Butay, Director of Transportation
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813

Attention: Ken Tatsuguchi

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Butay:

Thank you for the October 23, 2017 comment letter (DIR 1259 HWY-PS 2.5975) regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will include an analysis of traffic related to the new classroom building. A Traffic Impact Report was conducted as part of the project and will be included as an appendix to the Draft EA. The Traffic Impact Report identifies and assesses the traffic impacts resulting from the new classroom building and the increase in the number of on campus students.

A Traffic Impact Assessment Report was included in the February 1987 Final Environmental Impact Statement for the completion of the Mililani Town Master Plan. As stated in that Traffic Impact Assessment Report, that project included the 1,250-acre site planned to include 6,600 dwelling units, commercial centers, schools, churches, parks and other uses. Since the new classroom building will be part of the existing school, the new classroom building is not a change in development covered by the previous TIAR.

The Draft EA will include that Mililani Middle School currently contracts for bus service in the morning and afternoon for students who reside outside of a 1.5-mile radius of the school. A total of 13 runs are made in the morning, 9 runs in the first group and 4 runs in the second. In the morning, the first group of runs leaves the school staring at about

7:05am and the second group leaves at about 7:25am. In the afternoon, the buses leave the school at about 2:05pm and 3:10pm. The school estimates about 800 students ride these buses, with more students riding in the morning than in the afternoon. The 1.5 miles radius is approximately the H-2 Freeway which means that students living north (mauka) of the freeway would be generating most of the vehicle trips and would not affect the H-2 interchange.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

DAVID Y. IGE
GOVERNOR

(10291-01)
10/24/17
cc: API
DOE

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:
AIR-EP
17.0120

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

October 13, 2017

EM

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
OCT 23 2017
WILSON OKAMOTO CORPORATION

Dear Mr. Matsukawa:

Subject: PRE-ASSESSMENT/DRAFT ENVIRONMENTAL ASSESSMENT
MILILANI MIDDLE SCHOOL NEW CLASSROOM BUILDING
TMK: 9-5-002:033 and 040

Thank you for the opportunity to provide comments on the proposed new classroom building at the Mililani Middle School next to the Mililani Mauka Community Park.

We have no comments to provide at this time. We recommend you consult with Wheeler Air Field, which is located within 3 miles of the proposed site.

Please contact Mr. Henry Bruckner, General Aviation Officer, at (808) 838-8701 or Mr. Ray Severn, Planner, at (808) 838-8817 to clarify any questions you may have.

Sincerely,

ROSS M. HIGASHI
Deputy Director – Airports

WILSON OKAMOTO CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Mr. Ross M. Higashi, Deputy Director Airports
Airports Division
State of Hawaii
Department of Transportation
400 Rodgers Boulevard, Suite 700
Honolulu, HI 96819-1880

Attention: Mr, Henry Brucker, General Aviation Officer

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Higashi:

Thank you for your October13, 2017 comment letter regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will include that Airports Division has no comments. The Draft EA will also include that Mililani Middle School is occasionally overflown by aircraft enroute to the military training area north of the School. Further, the Draft EA will include that the new classroom will be a 3-story structure and no aviation facilities will be part of the project. The Draft EA will be filed with the Office of Environmental Quality Control which makes the document available for review by interested parties, including Wheeler Air Field.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

1907 S. Beretania Street, Suite 400 • Honolulu, Hawaii • 96826 • (808) 946-2277

UNIVERSITY of HAWAI'I® MĀNOA

Water Resources Research Center

10291-01
10/17/17

cc: API
DOE

RECEIVED
OCT 17 2017
WILSON OKAMOTO CORPORATION

October 10, 2017

Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu HI 96826
Attention: Mr. Earl Matsukawa, AICP, Project Manager

Mr. Matsukawa:

This is to acknowledge receipt of your letter for review of a draft Environmental Assessment for the Mililani Middle School New Classroom Building.

Unfortunately, the Water Resources Research Center does not have the capacity to review the environmental impact statement at this time due to the faculty position vacancy.

While we continue to explore filling the current vacancy, the Center will exclude itself from commentary on this specific environmental assessment study.

Sincerely,

Darren T. Lerner, PhD
Interim Director

2540 Dole Street, Holmes Hall 283
Honolulu, Hawai'i 96822
Telephone: (808) 956-7847
Fax: (808) 956-5044

WILSON OKAMOTO CORPORATION
INNOVATORS • PLANNERS • ENGINEERS

10291-01
June 28, 2018

Darren T. Lerner, PhD, Interim Director
Water Resources Research Center
University of Hawaii Manoa
2540 Dole Street, Holmes Hall
Honolulu, HI 96822

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Dr. Lerner:

Thank you for your October10, 2017 comment letter regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

We acknowledge that the Water Resources Research Center will not review Draft EA.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

1907 S. Beretania Street, Suite 400 • Honolulu, Hawaii • 96826 • (808) 946-2277

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

JCCM-01
JS
EM ✓ 1/23/18
cc: API
DOE

KIRK CALDWELL
MAYOR

ROBERT J. KRONING, P.E.
DIRECTOR

MARK YONAMINE, P.E.
DEPUTY DIRECTOR

January 17, 2018

RECEIVED
JAN 22 2018
WILSON OKAMOTO CORPORATION

Wilson Okamoto Corporation
ATTN: Earl Matsukawa
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa,

Subject: Pre- Assessment/Draft Environmental Assessment, Mililani Middle School New Classroom Building
DOE Job: Q73000-17; TMK: 9-5-002:033 and 040

Thank you for the opportunity to review and comment. The Department of Design and Construction Facilities Division had some comments that I have attached for you review.

Should you have any questions regarding these comments, please contact Clifford Lau, Chief of our Facilities Division at 768-8483.

Sincerely,

Robert J. Kroning
Director

RJK:ms(704988)

Pre-Assessment DEA – Mililani Middle School – New Classroom Building

1. The proposed use of a significant portion of the park for the school expansion will have a major impact on the important field area for this heavily used park. This has a major impact on the park master plan. The loss of 1/5 of the park land area eliminates the ball field and one of the two (2) multi-purpose fields from the master plan for this park. How does the school propose to mitigate this major impact to the community which relies heavily on the field area in this park?

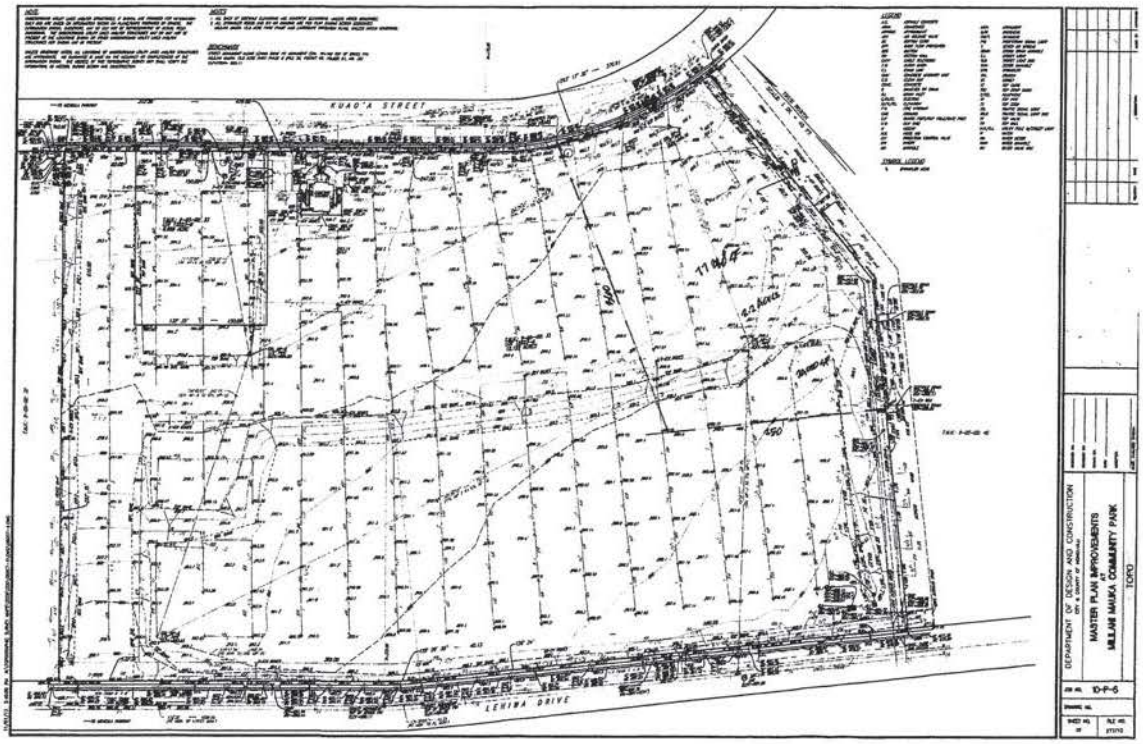
2. Also, what will be the impact to storm drainage for the park and adjoining areas? The new construction will be placed over a swale which the park and adjoining area rely on as part of the permanent storm drainage system. The park's storm water drainage pattern will be adversely impacted. The major interceptor swale will be required to be altered and shifted onto the active ball fields. This will render the field unsuitable as a ball field. School expansion area will be considered as off-site whereby any off-site drainage of storm water runoff onto the remaining park area is prohibited (see attached topo plan).

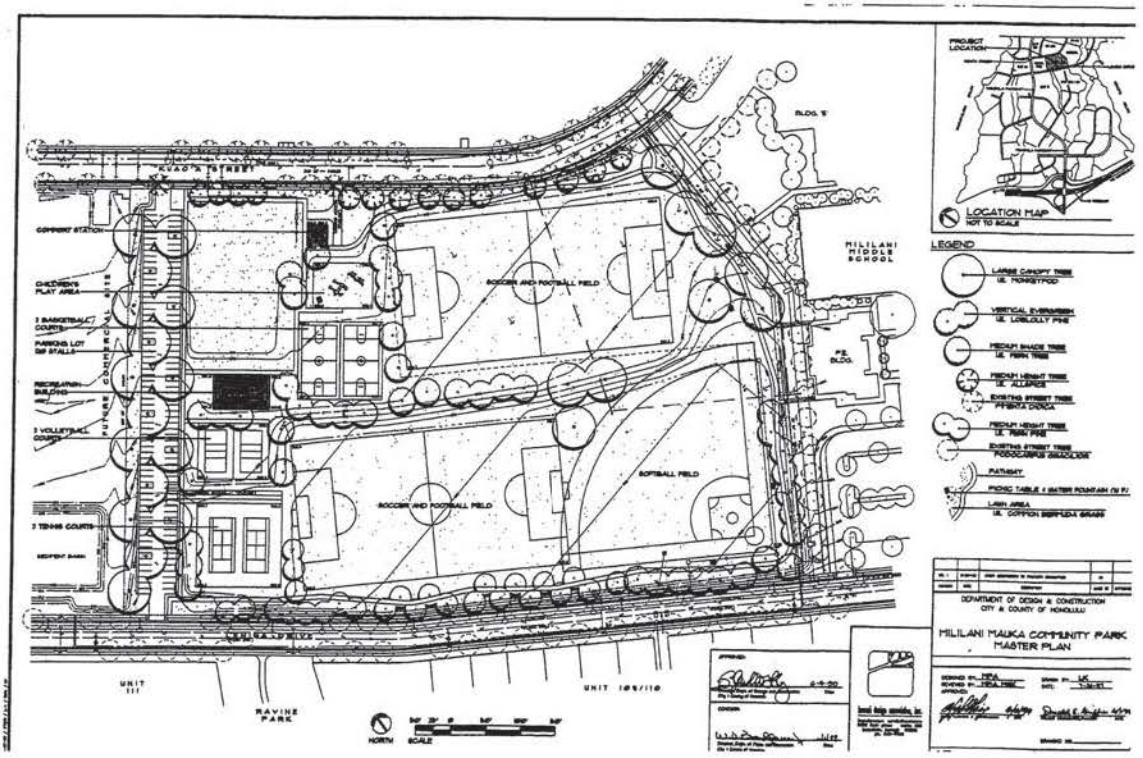
3. To mitigate the loss of the field area, will the school allow use of the new parking lot constructed by the school project by the park users during park hours? This would eliminate the need for the parking lot in the current park master plan. This would free up land for other park use. This school project will need to pay for the costs to revise the master plan for the park and show how they will mitigate the negative impacts their project will have on the park (see attached copy of the master plan).

4. School expansion will require extensive alteration of the irrigation system sprinkler heads and valves necessary for proper coverage.

5. Title search and subdivision of the parcel will be required. Land deed requires the "Park Area" to be used for park purpose. Failure to use the "Park Area" for park purpose for a period of two or more years, the property reverts back to Castle and Cooke Homes Hawaii. A legal definition of "Park Area" is required (see attached land documents).

6. By inspection, the cost to alter the park land to allow the school expansion is estimated to be above $500,000.00.


KUAO'A STREET
LEHUA DRIVE
DEPARTMENT OF DESIGN AND CONSTRUCTION
MASTER PLAN IMPROVEMENTS
AT
MILILANI MAUKA COMMUNITY PARK
TOPO


KUAO'A STREET
LEHUA DRIVE
MILILANI MIDDLE SCHOOL
SOCCER AND FOOTBALL FIELD
SOFTBALL FIELD
RAVINE PARK
UNIT III
UNIT I & II
PROJECT LOCATION
LOCATION MAP
NOT TO SCALE
LEGEND
DEPARTMENT OF DESIGN & CONSTRUCTION
CITY & COUNTY OF HONOLULU
MILILANI MAUKA COMMUNITY PARK
MASTER PLAN

L-617 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED

JUL 30, 1999 10:00 AM

Doc No(s) 2564329

on Cert(s) 470,254

Issuance of Cert(s) 536,623

/s/ CARL T. WATANABE
ASSISTANT REGISTRAR

CONVEYANCE TAX: $0.00

LAND COURT SYSTEM | REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL ( ) PICK-UP (X):

City and County of Honolulu
Division of Land Survey & Acquisition
Phone: 527-5086

MILILANI COMMUNITY PARK

DEED

GRANTOR: Castle & Cooke Homes Hawaii, Inc.
P. O. Box 2780
Honolulu, Hawaii 96803

GRANTEE: City and County of Honolulu
Honolulu Hale
City and County of Honolulu
Honolulu, Hawaii 96813

TMK: 9-5-02-33

Total No. of Pages: 7

ORIGINAL

LAND COURT SYSTEM | REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL ( ) PICK-UP ( ):

Tax Map Key: 9-5-02-33

KNOW ALL MEN BY THESE PRESENTS:

That CASTLE & COOKE HOMES HAWAII, INC., a Hawaii corporation, hereinafter called the "Grantor", for the sum of ONE DOLLAR ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, whose principal office and post office address is Honolulu Hale, Honolulu, City and County of Honolulu, State of Hawaii, hereinafter called the "Grantee", its successors and assigns, forever, the property described in Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with the rents, issues and profits thereof, the improvements thereon and the tenements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto the Grantee, its successors and assigns, on the express condition, however, that a portion of the premises containing approximately 12 acres (the "Park Area") shall be used for park purposes, and that if the Grantee shall fail to use the Park Area for the above-mentioned purpose for a period of two (2) or more consecutive years, then all the estate and interest hereby granted in and to the Park Area shall cease and said Park Area and all right, title and interest therein shall revert to the Grantor, its successors and assigns.

The Grantor does hereby for itself and its successors covenant with the Grantee and its successors and assigns that it is lawfully seised in fee simple of the granted premises and has good right to sell and convey the same in the manner aforesaid, that said premises are free and clear of all encumbrances, except as aforesaid and real property taxes which are to be prorated as of the date of delivery of this instrument and that it will and its successors shall warrant and defend the same unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has executed these presents this 29th day of July, 1998.

CASTLE & COOKE HOMES HAWAII, INC.

By _____
B. GARCIA
Its Sr. Vice President

By _____
ROLAND KIM
Its Vice President

APPROVED
Contents: CKK
Form: STANDARD

APPROVED AS TO CONTENTS:

By _____
Department of Parks
and Recreation

APPROVED AS TO FORM
AND LEGALITY:

By _____
Deputy Corporation Counsel

Approved and Accepted by the City Council on JUL 2 2 1999, effective as of the date of recordation in the Bureau of Conveyances.

_____
City Clerk

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 29th day of July, 1998, before me appeared B. GARCIA and ROLAND KIM, to me personally known, who, being by me duly sworn, did say that they are the Sr. Vice President and Vice President, respectively, of CASTLE & COOKE HOMES HAWAII, INC., a Hawaii corporation; that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said officers acknowledged said instrument to be the free act and deed of said corporation.

Cynthia Kadekawa
Notary Public, State of Hawaii
Cynthia Kadekawa
My commission expires: 3/22/2002

EXHIBIT A

Description Compared and Checked Division of Land Survey and Acquisition

THAT certain parcel of land situate at Waipio, Ewa, Oahu, State of Hawaii, more particularly described as Lot 15223, area 12.811 acres, as shown on Map 952, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1000 of John Ii Estate, Limited, and being a portion of the lands described in Transfer Certificate of Title No. 470254 issued to Castle & Cooke Homes Hawaii, Inc.

TOGETHER WITH a non-exclusive, appurtenant easement for vehicular access over, across, along and upon such portion of Lots 15227 and 15228 as shown on said Map 952, and Lot 14669 as shown on Map 898, of Land Court Application 1000 (collectively, the "Roadway Lots") as may be necessary and designated by Grantor from time to time for access to a public road; said Lots 15227 and 15228 being land described in Transfer Certificate of Title No. 470254, and said Lot 14669 being land described in Transfer Certificate of Title No. 468728; RESERVING to Grantor, however, the right to relocate said access to such other location as Grantor may from time to time designate in writing by recordation of any instrument designating the relocation of such access (without necessity of amending this deed); PROVIDED, HOWEVER, that in the event that any portion or all of the relocated lots or other designated access areas are conveyed to the State of Hawaii or City and County of Honolulu, or any other appropriate governmental authority, said easement as to the area so conveyed shall immediately terminate.

SUBJECT, HOWEVER, to the following:

1. Certificate and Authorization dated June 21, 1989, by and between Castle & Cooke, Inc. and Mililani Town, Inc., filed as Document No. 1645132, as amended.

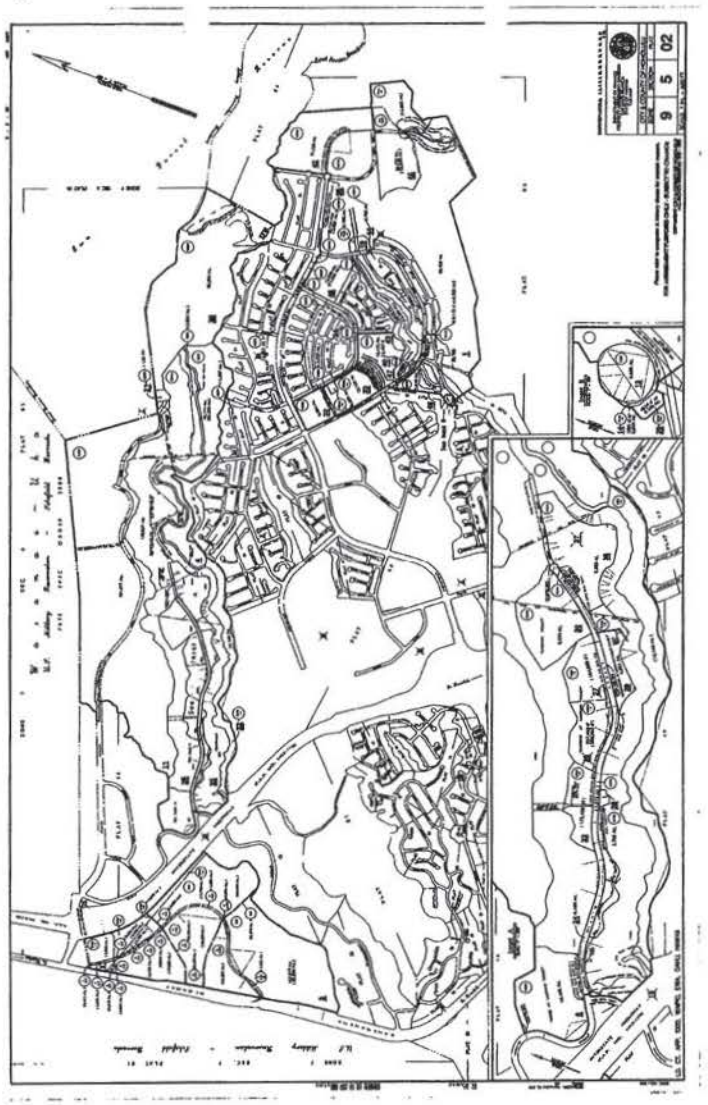
2. Unilateral Agreement and Declaration for Conditional Zoning dated March 25, 1993, filed in the Bureau of Conveyances as Document No. 93-048714, as amended by Amended and Restated Unilateral Agreement and Declaration for Conditional Zoning, dated August 10, 1995, filed in said Bureau of Conveyances as Document No. 95-103612 and filed in the Office of the Assistant Registrar of the Land Court as Document No. 2254252.

3. Declaration of Conditions dated July 30, 1992, filed as Document No. 1940080, as amended.

4. Designation of Easement 5497 as shown on Maps 898 and 952 as set forth by Land Court Order No. 117686, filed August 12, 1994.

5. Designation of Easement 5701 as shown on Map 952 as set forth by Land Court Order No. 123377, filed February 12, 1996.

END OF EXHIBIT A



WILSON OKAMOTO
CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Mr. Robert J. Kroning, Director
Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Attention: Clifford Lau

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Kroning:

Thank you for your January 17, 2018 comment letter regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project. The following are responses to your comments regarding the project ad will be included in the Draft Environmental. (EA):

1. As you are aware, on December 1, 2016, the City Council unanimously adopted Resolution 16-28, CD 1 authorizing the execution of a Letter of Intent between the City and DOE to condemn land for the expansion of Mililani MS. There is no discussion in the Letter of Intent or any other document regarding the use of 2.5 acres or 1/5 of the park for the new classroom building. Use of the 0.99-acre project site for a new classroom building will amount to 1/12th or 8.1 percent of the park. According to the park master plan,the project site would affect a portion of one soccer/football field.

2. The Draft EA will describe the project as including 2 dry wells beneath the parking lot to collect runoff from downspouts on the new classroom building and from the parking lot and 4 drain inlets, with 2 inlets in the parking lot and one on each side of the building, to also collect the flows from the downspouts. The 2 dry wells will function as pre-treatment, allowing sediments to settle. The drywells will be connected to 2 rows of storm drain chambers, each with 30 storm drain chambers located under the west side of the parking lot. Also, a vegetative biofilter will be used as an infiltration area for collecting surface flows from the parking stalls. This system will meet the City's storm drainage standards. In addition, to meet Department of Parks and Recreation concerns related to drainage, a new drain connection to the existing 84-inch drainline will be

3. provided for overflow runoff from rain events exceeding the design parameters. With these design features, there will be no discharge of runoff from the project site. Overall, the new classroom project site will not increase runoff quantities over existing conditions and will not discharge runoff from the parking lot or the building to the adjacent park area.

4. The Draft EA will include the school parking lot could be made available for park users when it is not needed for school purposes. DOE is willing to review master plan documents provided by the City, including as-built drawings, surveys, reports, and statements of purpose and need.

5. The Draft EA will state the existing landscape irrigation system consists of a 2-1/2" irrigation mainline running along the perimeter of the park and also through the middle. The mainline will need to be re-routed around the project site. The existing irrigation system, which also covers the project site will be modified by capping the affected portions of the system and removing the lines. In addition, the valves and controller for the system will be modified so that remainder of the park irrigation system will not be affected.

6. The Draft EA will state that the 0.99-acre project site is located entirely within the boundaries of Mililani Mauka Community Park, owned by the City and County of Honolulu. Land ownership of the project site will be transferred from the City and County of Honolulu to the State of Hawaii, Department of Land and Natural Resources. The land would then be set aside by executive order to the DOE.

   Further, the Draft EA will explain that by correspondence dated April 7, 2015, the DPP provided information regarding the park dedication credits for Mililani Mauka Community Park and transfer of the Park land from the City to the DOE. According to their records, DPP indicated the 12.122-acre Mililani Mauka Community Park has approximately 4.23 acres of unused land credit surplus to the Mililani Mauka development by Castle & Cooke. This means that, based on this information from DPP, use of the Park land for expansion of Mililani Middle School will not cause Castle & Cooke to be out of compliance with its City park dedication requirements.

7. The cost related to preparation of the project site is included in the overall project budget.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

DEPARTMENT OF FACILITY MAINTENANCE

CITY AND COUNTY OF HONOLULU

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

10291-01
11/28/17 EM ✓
cc: DOE
API

KIRK CALDWELL
MAYOR

ROSS S. SASAMURA, P.E.
DIRECTOR AND CHIEF ENGINEER

EDUARDO P. MANGLALLAN
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 17-622

November 24, 2017

Mr. Earl Matsukawa, AICP, Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
NOV 27 2017
WILSON OKAMOTO CORPORATION

Dear Mr. Matsukawa:

Subject: Pre-Assessment/Draft Environmental Assessment
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Request for Comment

Thank you for the opportunity to review and provide comments regarding the subject project.

Our comments are as follows:

- Once construction phase commences, install approved Best Management Practices fronting all drainage facilities on Lehiwa Drive and Kuaoa Street.
- During construction and upon completion of project, any damages/deficiencies to Lehiwa Drive and Kuaoa Street's right-of-way shall be corrected to City standards and accepted by the City.
- Please note that there is a drainage easement within the project area, which is under the jurisdiction of the State Department of Education.

If you have any questions, please call Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

Sincerely,

Ross S. Sasamura, P.E.
Director and Chief Engineer

WILSON OKAMOTO CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Mr. Ross S. Sasamura, PE, Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
1000 Uluohia Street, Suite 215
Kapolei, Hawaii 96707

Attention: Kyle Oyasato

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Sasamura:

Thank you for your November 24, 2017 comment letter (DRM 17-622) regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will discuss that:

- Best Management Practices will be included in the construction plans;
- The project will comply with City standards during and upon completion of construction; and,
- The project site plans show a fire access lane to be constructed over a portion of a drainage easement.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

1907 S. Beretania Street, Suite 400 • Honolulu, Hawaii • 96826 • (808) 946-2277

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEBSITE: www.honoluludpp.org • CITY WEBSITE: www.honolulu.gov

KIRK CALDWELL
MAYOR

KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

10281-OV
10/19/17
cc: API
DOE

2017/ELOG-2017(JS)

October 17, 2017

Mr. Earl Matsukawa
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
OCT 19 2017
WILSON OKAMOTO CORPORATION

Dear Mr. Matsukawa:

SUBJECT: Pre-Assessment Consultation
Mililani Middle School Expansion
Tax Map Key 9-5-002: 033

This responds to your request (letter received October 2, 2017), for comments regarding the new classroom building for Mililani Middle School. A portion of the Mililani Mauka Community Park (Park) will be condemned and transferred to the Department of Education (DOE) for a new classroom building. We have the following comments:

1. The expansion site is in the P-2 General Preservation District. The front and side/rear yards are 30 feet and 15 feet, respectively, the height limit is 25 feet, and the maximum building area is 10 percent of the zoning lot.

2. The Mililani Middle School is a "public use and structure" and permitted in the P-2 Preservation District. The project summary indicates that the proposed building will be a three-story structure. Should improvements on the site exceed the development standards of the zoning district (e.g. height limit and building area), the DOE is eligible to apply for a zoning waiver in accordance with Land Use Ordinance Section 21-2.130(1).

3. The Letter of Intent indicates that the condemned portion of Parcel 033 will be subdivided from the Park site. The Draft Environmental Assessment (DEA) should discuss whether the new zoning lot will be consolidated or joint-developed with the existing middle school lot.

4. The DEA should include a complete listing of required permits and approvals.

We look forward to reviewing and commenting on the DEA. Should you have any questions, please contact Joyce Shoji, of our staff, at 768-8014.

Very truly yours,

for Kathy K. Sokugawa
Acting Director

WILSON OKAMOTO
CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Ms. Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Attention: Joyce Shoji

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Ms. Sokugawa:

Thank you for your October17, 2017 comment letter (2017/ELOG-2017 (JS)) regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment will discuss the following:
The Draft Environmental Assessment (EA) will include:

1) The project site is in the P-2 General Preservation District and the front set back is 30 feet and the side and rear 15 feet. Also, the height limit is 25 feet and maximum building area of 10 percent of the zoning lot.
2) The Mililani Middle School project is a "public use and structure" permitted in the P-2 District. Therefore, if the project cannot meet the District's development standard, the DOE is eligible to apply for a zoning waiver.
3) The land transfer process for the project site from the City to the State.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API; S. Irvine, API

1907 S. Beretania Street, Suite 400 • Honolulu, Hawaii • 96826 • (808) 946-2277

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL
MAYOR

WES FRYSZTACKI
DIRECTOR

JON Y. NOUCHI
DEPUTY DIRECTOR

10291-01
11/1/17 S.

cc: DOE
API
PP

TP10/17-707045R

October 27, 2017

EM

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
OCT 31 2017
WILSON OKAMOTO CORPORATION

Dear Mr. Matsukawa:

SUBJECT: Pre-Consultation Draft Environmental Assessment (DEA) for Mililani Middle School New Classroom Building, Mililani, Oahu, Hawaii

In response to your letter dated September 29, 2017, we have the following comments:

1. **Traffic Impact Analysis Report (TIAR).** The TIAR should be replaced with a Transportation Assessment, which:

   a. Analyzes the multi-modal nature of the Mililani neighborhood; vehicle, pedestrian and bicycle impacts to the surrounding roadways and sidewalks; and corresponding measures to mitigate these impacts by applying Complete Streets principles.

   b. The increase of 600 students plus faculty will add more vehicles, pedestrians and bicyclists to the area during morning opening and afternoon dismissal periods. Examine the multi-modal access to and from the school and include a discussion of how the increase in vehicles, pedestrians and bicyclists will affect the current operations in the area and the improvements that will be completed to the major intersections and roadways to accommodate this increase.

   c. Includes a Safe Routes to School analysis, which identifies safe and accessible routes for students traveling from the neighboring community.

   d. Includes a discussion to improve traffic patterns and operations in the drop off and pick up area.

   e. Identifies parking management strategies both on- and off-street that will support the area. All parking needs for the proposed facility (employees and visitors) should be handled on-site. Also, include a discussion of overflow parking for school events.

2. **Traffic Management Plan (TMP).** Prepare a TMP which:

   a. Is jointly reviewed and accepted by the Department of Transportation Services (DTS) and the Department of Planning and Permitting.

   b. Provides a discussion of the traffic impacts that the project may have on any surrounding City roadways, including short-term impacts during construction and long-term impacts after construction with corresponding measures to mitigate these impacts by applying Complete Streets principles.

   c. Construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.), but not during the school's morning opening and afternoon dismissal periods for the safety of the students and to minimize any possible disruption to traffic on the local streets.

   d. Best practice TMPs provide the City with information by which to monitor construction areas. The City will require cameras where sidewalks are closed to help assess effectiveness of management.

   e. Construction schedules should be coordinated with other nearby properties that have planned developments to ensure minimal impacts on City streets.

3. **Complete Streets.** The Application should contain discussion of compliance with County and State Complete Streets policies, pursuant to Act 54, Session Laws of Hawaii 2009, HRS §264-20.5 and ROH 12-15. The Project should elaborate on how it will comply with Complete Streets policies, including specific adherence to the following key Complete Streets principles: safety, Context Sensitive Solutions, accessibility and mobility for all, use and comfort of all users, consistency of design

guidelines and standards, energy efficiency, health and green infrastructure. For additional information regarding Complete Streets, contact the City's Complete Streets Administrator Michael Packard at 768-8326.

4. **Bike Racks.** On-site bike racks for employees, students and visitors should be included and located on the site plan.

5. **Public Transit Service Area.** This project is in an existing public transit service area. To ensure that the project development does not affect public transit services (bus operations, bus routes, bus stops and para-transit operations); submit project plans to DTS - Public Transit Division (PTD) for review and approval. Contact DTS-PTD at 768-8396, 768-8370, 768-8374 or TheBusStop@honolulu.gov.

6. **Priority Guidelines on Sustainability.** In addressing priority guidelines on sustainability through HRS § 226-108, the Project should consider certification by a green building rating system, including but not limited to nationally recognized rating systems such as Leadership in Energy and Environmental Design (LEED), the Living Building Challenge, Green Globes, or another comparable State-approved, nationally recognized, and consensus-based guideline, standard, or system.

   The DTS supports certification such as the LEED for Building Design and Construction Version 4.0 as it mitigates Location and Transportation (LT) impacts including but not limited to: minimizing the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff; reducing pollution by promoting alternatives to conventionally fueled automobiles; increasing access to quality transit; reducing Vehicle Miles Traveled (VMT) through the integration of bicycle facilities; and compact, walkable development that encourages a density and diversity of surrounding uses.

7. **Driveway Design.** All access driveways to the project site should be designed with the highest pedestrian and bicycle safety measures and constructed to current City standards.

8. **Vehicle/Pedestrian Crossing.** Any existing pedestrian, bicycle and vehicle access/crossing shall be maintained with the highest safety measures during construction.

9. **Best Management Practice Controls.** Best Management Practice controls should be included at construction site to prevent trailing of dirt and debris on City roadways.

10. **Roadway Damage.** Any damage to the existing roadway and sidewalk area caused by the project should be repaired to current City standards as well as meet Americans with Disabilities Act (ADA) requirements.

11. **Neighborhood Impacts.** The area Neighborhood Board, as well as the area businesses, emergency personnel (fire, ambulance and police), Oahu Transit Services, Inc. (TheBus and TheHandi-Van), etc., should be kept apprised of the details of the proposed project and the impacts that the project may have on the adjoining local street area network.

12. **Street Usage Permit.** A street usage permit from the City's Department of Transportation Services should be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.

13. **Disability and Communication Access Board (DCAB).** Plans should be reviewed and approved by DCAB to ensure full compliance with the ADA.

We reserve further comment pending review of the DEA.

Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

Very truly yours,

Wes Frysztacki
Director

WILSON OKAMOTO
CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Mr. Wes Frysztacki, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Attention: Renee Yamasaki

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Frysztacki:

Thank you for your October 27, 2017 comment letter (TP10/17-707045R) regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will include the project site and surrounding lands were developed during the late 1980s/early 1990s as part of the Mililani Mauka community. As part of the development process of the Mililani Mauka community, the developer would have designed and constructed the streets, sidewalks, curbs and gutters, and drainage system would have been designed and constructed to meet all City standards applicable at the time. Prior to construction, the design plans would have been submitted to the appropriate City agency for review and approval to ensure the plans met the applicable City standards. Subsequent to construction, the streets, sidewalks, curbs and gutters and drainage system were dedicated to the City and County of Honolulu. Thus, the streets, sidewalks, curbs and gutters in the Mililani Mauka community are part of the public transportation facilities under the ownership and control of the City and County of Honolulu which includes planning and managing their uses.

The new classroom building will have 2 one-way access driveway connections to Kuaoa Street for the student drop off/pick up area and provides 25 parking stalls on the north end of the building. The east access driveway will be for exit only and will be sited about 100 feet west of the existing bus entry access. The west access driveway will be for entry only and will be sited about 24 feet from the east exit driveway. There will be no restrictions to turning movements from the exit driveway. The two driveways will be the only connections to Kuaoa Street, which is a City street under the jurisdiction of Department of Transportation Services (DTS). Other

1907 S. Beretania Street, Suite 400 • Honolulu, Hawaii • 96826 • (808) 946-2277

than the access driveway connection, the only other work within the City street will be underground utility connections in Kuaoa Street. The driveway connection and underground utility connections will be designed to applicable City standards for utility facilities in a public street and for a driveway connection to City-owned Kuaoa Street. The new classroom building will not include any improvements or changes to the existing driveway connections on Kuaoa Street or Lehiwa Drive that are currently used by the Mililani MS. Therefore, the new classroom building does not involve construction of a transportation facility. Accordingly, the Draft EA has been prepared as discussed below:

1. Based on the scope of the new classroom project and the single connection to City-owned street, the DOE has determined a Traffic Impact Report is appropriate for the project.
2. A traffic management plan will be prepared and submitted for review when the detail design plans have been developed.
3. The Draft EA will include discussion of Chapter 264-20.5, Hawaii Revised Statutes and ROH 14-33.1 and 14-33.2, as they relate to the new classroom building project. See also #6 below.
4. The Draft EA will discuss provision of a bike rack for the new classroom building and its location, should DOE determine that one is needed.
5. The Draft EA will discuss public transit services in the vicinity of the project site. .
6. The Draft EA will include the new classroom building project's compliance with the Hawaii Collaborative for High Performance Schools (HI-CHPS) sustainability program, as adopted by the DOE.
7. The Draft EA will confirm that the new classroom building's proposed access driveway will comply with the design guidelines for a driveway connection to a City street.
8. The Draft EA will confirm that the new classroom building project will not change the existing pedestrian crossings near the campus and that the contractor should ensure appropriate safety measures during construction.
9. The Draft EA will state that the proposed project's erosion control plans will include appropriate best management practices.
10. The Draft EA will state that any damage to the existing roadway and sidewalk caused by the project should be repaired to applicable standards.
11. The Draft EA will be submitted to the Office of Environmental Quality Control, which will make it available for any interested party to review.
12. The Draft EA will list the street usage permit as a requirement, should construction work involve temporary closure of a City street.
13. The Draft EA will state that the design plans will be submitted to appropriate agencies as part of the building permit process.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

HONOLULU FIRE DEPARTMENT

CITY AND COUNTY OF HONOLULU

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

10291-01
10/30/17
cc DOE API

KIRK CALDWELL
MAYOR

MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

October 23, 2017

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
OCT 30 2017
WILSON OKAMOTO CORPORATION

Dear Mr. Matsukawa:

Subject: Preassessment/Draft Environmental Assessment
Mililani Middle School New Classroom Building
Department of Education Job No. Q73000-17
Tax Map Keys: 9-5-002: 033 and 040

In response to your letter dated September 29, 2017, regarding the abovementioned subject, the Honolulu Fire Department (HFD) has no comments at this time.

Should you have questions, please contact Battalion Chief Wayne Masuda of our Fire Prevention Bureau at 723-7151 or wmasuda@honolulu.gov.

Sincerely,

Socrates D. Bratakos

SOCRATES D. BRATAKOS
Assistant Chief

SDB/JL:bh

WILSON OKAMOTO CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Assistant Chief Socrates D. Bratakos
Fire Department
City and County of Honolulu
Department of Land and Natural Resources
Post Office. Box 621
Honolulu, HI 96809

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Assistant Chief Bratakos:

Thank you for your October 23, 2017 comment letter regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will include the Honolulu Fire Department had no comments.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

POLICE DEPARTMENT

CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE (808) 529-3111 · INTERNET: www.honolulupd.org

10291-01
10/13/17

cc: API
DOE
CHIEF

KIRK CALDWELL
MAYOR

CARY OKIMOTO
DEPUTY CHIEF

OUR REFERENCE MT-DK

October 12, 2017

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
OCT 18 2017
WILSON OKAMOTO CORPORATION

Dear Mr. Matsukawa:

This is in response to your letter of September 29, 2017, requesting comments on a Pre-Assessment, Draft Environmental Assessment, for the Mililani Middle School New Classroom Building project.

Based on the information provided, this project should have no significant impact on the services or operations of the Honolulu Police Department at this time.

If there are any questions, please call Major Darren Izumo District 2 (Wahiawa) at 723-8703.

Thank you for the opportunity to review this project.

Sincerely,

CARY OKIMOTO
Acting Chief of Police

By
MARK TSUYEMURA
Management Analyst VI
Office of the Chief

Serving and Protecting With Aloha

WILSON OKAMOTO CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Chief Susan Ballard, Chief of Police
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, HI 96813

Attention: Mark Tsuyemura, Management Analyst VI

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Chief Ballard:

Thank you for your October 12, 2017 comment letter (MT-DK) regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will state that the project should have no significant impact on the service or operations of Honolulu Police Department.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

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BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com

October 23, 2017

RECEIVED
OCT 30 2017
WILSON OKAMOTO CORPORATION

Mr. Earl Matsukawa
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Your Letter Dated September 29, 2017 Requesting Comments on the Draft Environmental Assessment for the Proposed New Classroom Building on Lehiwa Street at Mililani Middle School – Tax Map Key: 9-5-002: 033, 040

Thank you for your letter regarding the proposed new classroom building.

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

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.

Very truly yours,

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

WILSON OKAMOTO CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Mr. Ernest Y.W. Lau, Manager and Chief Engineer
Board Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, HI 96843

Attention: Robert Chun, Project Review Branch

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Lau:

Thank you for your October 23, 2017 response letter regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will include the existing water system is adequate to accommodate the proposed new classroom building. Also, the final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

Transmittal

Charter COMMUNICATIONS
200 Akamainui St. Mililani, HI 96789
(808) 625 - 2100

10/16/17 cc: APT DOE

Date: 10/03/17

RE: PROJECT LOCATION/WORK ORDER

To: Wilson Okamoto Corp
1907 S. Beretania St, Suite 400
Honolulu, HI 96826
Office: 946-2277

Attention: Mr. Earl Matsukawa, AICP

Mililani Middle School
New Classroom Building
DOE JOB No. Q73000-17

RECEIVED
OCT 05 2017
WILSON OKAMOTO CORPORATION

We are sending you the following:

- ☐ Pole / Conduit Application
- ☐ Permit Applications
- ☐ Copy of Letter
- ☐ Preliminary / Final Drawings
- ☐ Return Prints
- ☒ Other Site Map

Copies	Sht / Appl. #	Description
1		Site Map of nearby CATV underground infrastructure

The Above is transmitted:

MY CALL TO DEAN YONEZAWA. THE U/G CONDUIT INCL A FIBER LINE 10/17/17

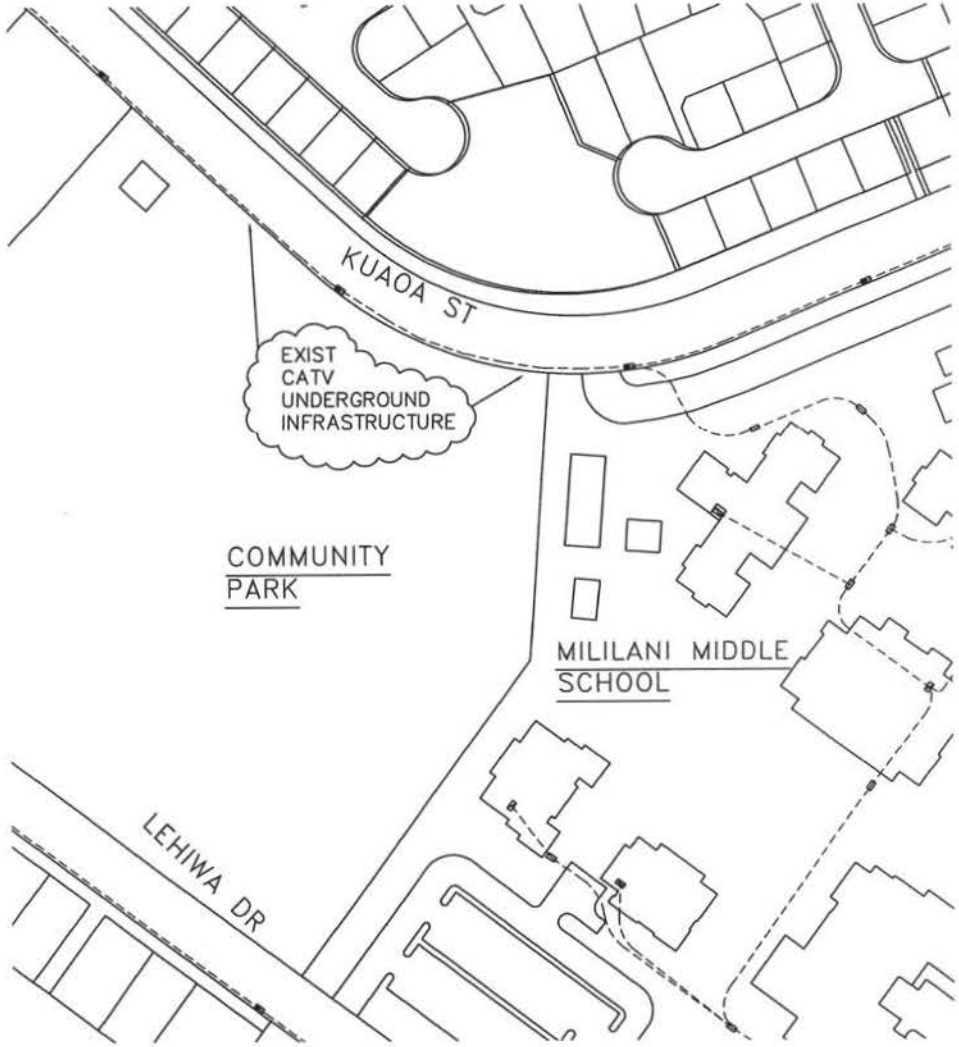
- ☐ For Your Approval
- ☐ For Review and Comment
- ☐ For Your Use / Records
- ☒ As Requested
- ☐ As Approved
- ☐ Other

Comments / Remarks: Please find attached map indicating nearby CATV underground infrastructure. Pls mention reference# E-23996 should you have any questions. My direct office number is 625-8456.

Thank-you for sending your inquiry,

cc: _____

Signed: Dean Yonezawa
Printed Engr/Title: Dean Yonezawa, OSP Engineer



WILSON OKAMOTO
CORPORATION
INNOVATORS · PLANNERS · ENGINEERS

10291-01
June 28, 2018

Mr. Dean Yonezawa, OSP Engineer
Spectrum Hawaii
200 Akamainui Street
Mililani, HI 96789

Subject: Pre-Assessment/Draft Environmental Assessment,
Mililani Middle School New Classroom Building
Waipio, Ewa, Oahu, Island of Hawaii
DOE JOB No. Q73000-17; Tax Map Key: 9-5-002:033 and 040
Response to Comment

Dear Mr. Yonezawa:

Thank you for your October 3, 2017 transmittal (E-23996) regarding the State of Hawaii Department of Education (DOE) Mililani Middle School New Classroom Building project.

The Draft Environmental Assessment (EA) will include the information you provided regarding existing underground infrastructure along Kuaoa Street.

We appreciate your participation in the Draft EA process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: W. George, DOE
C. Nishio, API
S. Irvine, API

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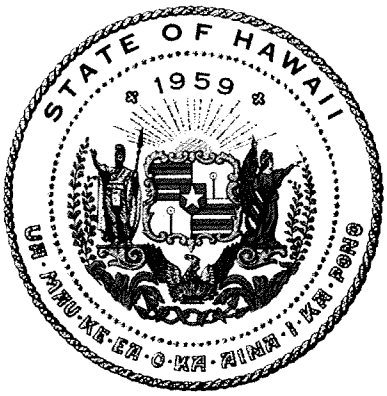

APPENDIX B

GOV. MSG. NO. 1216

EXECUTIVE CHAMBERS
HONOLULU

DAVID Y. IGE
GOVERNOR

June 12, 2015

The Honorable Ronald D. Kouchi,
President
and Members of the Senate
Twenty-Eighth State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Joseph M. Souki,
Speaker and Members of the
House of Representatives
Twenty-Eighth State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

Dear President Kouchi, Speaker Souki, and Members of the Legislature:

This is to inform you that on June 12, 2015, the following bill was signed into law:

SB1345 HD1 CD1 RELATING TO PUBLIC SCHOOLS
ACT 116 (15)

Sincerely,

DAVID Y. IGE
Governor, State of Hawai'i

RECEIVED
SENATE
OFFICE OF THE PRESIDENT

'15 JUN 12 P4:10

RECEIVED
THE SENATE
CLERK'S OFFICE
STATE OF HAWAII

'15 JUN 12 P5:11

Approved by the Governor
on JUN 12 2015

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2015
STATE OF HAWAII

ACT 116
S.B. NO. 1345 H.D. 1 C.D. 1

A BILL FOR AN ACT

RELATING TO PUBLIC SCHOOLS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that the use of multi-track scheduling in the public schools is not in the best interest of public school students. The multi-track schedule results in fewer instructional days for students. In an attempt to compensate for fewer days, the students and staff are subject to longer hours. Families are also disrupted by the schedule as the traditional summer break does not always fall in the summer months, and it is very possible that children in the same family who attend different schools would have traditional school breaks at different times. Moreover, the multi-track schedule is in place for the purpose of managing the resources available to overpopulated schools, not for any educational benefit.

The purpose of this Act is to transition public schools away from the multi-track schedule and develop facilities to accommodate the student population.

SECTION 2. The department of education shall develop a transition plan to end the use of multi-track schedules in public schools. The plan shall:

(1) Detail the needs of each school currently on a multi-track schedule in order to transition to a traditional schedule;

(2) Include a timeline for each school's transition to a traditional schedule; and

(3) List any funding necessary to implement each school's transition to a traditional schedule.

The department of education shall report to the legislature with the transition plan and any proposed legislation, including any funding needs, no later than twenty days prior to the convening of the regular session of 2016.

SECTION 3. There is appropriated out of the general revenues of the State of Hawaii the sum of $200,000 or so much thereof as may be necessary for fiscal year 2015-2016 for the department of education to develop a transition plan to end the use of multi-track schedules in public schools.

The sum appropriated shall be expended by the department of education for the purposes of this Act.

SECTION 4. This Act shall take effect on July 1, 2015.

APPROVED this 12 day of JUN , 2015

GOVERNOR OF THE STATE OF HAWAII

APPENDIX B - 2

Ken

B-2

1/27/17

OFFICE OF THE MAYOR
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 300 • HONOLULU, HAWAII 96813
PHONE: (808) 768-4141 • FAX: (808) 768-4242 • INTERNET: www.honolulu.gov

17 JAN -4 A10:46

KIRK CALDWELL
MAYOR

SUPT'S OFFICE

2016 DEC 30 A 8:47

ROY K. AMEMIYA, JR.
MANAGING DIRECTOR

GEORGETTE T. DEEMER
DEPUTY MANAGING DIRECTOR

cc: BCH

2/7/17

OSFSS- w/encl
Info
2758EA
12/30

cc:

December 27, 2016

Ms. Kathryn Matayoshi
Superintendent
State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804

Re: Letter of Intent to Work Cooperatively Toward the Transfer of a Fee Simple Interest and Title of Property Located Adjacent to Mililani Middle School from the City and County of Honolulu to the State of Hawaii

Dear Superintendent Matayoshi:

Thank you for responding to the City's concerns regarding the proposed Letter of Intent to work cooperatively towards the transfer of the fee simple interest and title to an approximately one acre parcel within Tax Map Key No. 92002033.

On December 1, 2016, Resolution 16-289, CD1 – "Authorizing the Execution of a Letter of Intent between the City and County of Honolulu and the State of Hawaii Department of Education to Condemn Land for the Expansion of Mililani Middle School" was adopted by the Honolulu City Council. Therefore, I am pleased to submit to you the attached executed Letter of Intent.

We look forward to continued discussions regarding this proposed project. If you have any questions, please do not hesitate to contact me at 768-6634.

Warm Regards,

Roy K. Amemiya, Jr.
Acting Mayor

Attachments

cc: Michele K. Nekota, Director
Department of Parks and Recreation

DAVID Y. IGE
GOVERNOR

KATHRYN S. MATAYOSHI
SUPERINTENDENT

B 22

STATE OF HAWAI`I

DEPARTMENT OF EDUCATION

P.O. BOX 2360

HONOLULU, HAWAI`I 96804

OFFICE OF THE SUPERINTENDENT

September 26, 2016

Mr. Roy K. Amemiya, Jr.
Managing Director, Office of the Mayor
City and County of Honolulu
530 South King Street, Room 300
Honolulu, Hawaii 96813

Re: Letter of Intent to Work Cooperatively toward the Transfer of a Fee Simple Interest and Title of property located adjacent to Mililani Middle School from the City and County of Honolulu to the State of Hawaii

Dear Mr. Amemiya:

This Letter of Intent ("LOI") memorializes the intention of the City and County of Honolulu ("County") and the State of Hawaii ("State") to work cooperatively toward the objective of completing the transfer of the fee simple interest and title to an approximately one acre parcel within Tax Map Key No. 92002033 ("Property"), of which the County is the current title holder of record. The precise timing and terms of such a transfer have yet to be agreed upon and therefore the parties understand and agree that the only commitment made by the parties in this LOI is to work cooperatively together until the transfer is complete or until either party provides written communication to the other of its intention not to pursue the matter further.

The following provisions are working guidelines and assumptions regarding the anticipated transfer:

1. The approximately one acre parcel to be transferred ("Lot A") is located within the Property and will abut the current site of the Mililani Middle School. The area that Lot A is to be located within is shown on the map attached hereto as Exhibit "A." The parties intend to identify the specific location by mutual agreement pending further study by the State.

2. The parties anticipate a no-cost transfer. The County recognizes the benefit to County residents of expanding Mililani Middle School.

3. The parties anticipate accomplishing the transfer by way of the State Attorney General's Office filing a special proceeding (condemnation) under Hawaii Revised Statutes chapter 101, part III, Special Proceedings Relating to Public Property. The County intends to work cooperatively with the State and not to contest this action, but reserves the right to act in the best interests of the County.

4. Both parties understand that action by third-parties, such as previous title holders, the Land Use Commission, and the Board of Land and Natural Resources may be required to effect the transfer. The County, as record title holder, agrees to work cooperatively with the State in obtaining any necessary action by such third-parties.

5. The State, with County assistance, shall subdivide Tax Map Key No. 92002033 upon final order of condemnation by the court effecting the transfer.

6. The County will work with the State to facilitate access to Lot A prior to the transfer for purposes of evaluating Lot A, effecting the transfer, and preliminary planning for the site.

7. A specific timetable of the actions required to accomplish the transfer is not currently available, but the parties agree to use their best efforts to accomplish the transfer as soon as is practical.

8. Transfer of the site is predicated on the sole purpose of expanding Mililani Middle School. Should the State determine that the site cannot be developed for this purpose, due to site conditions, lack of funding, or other unforeseen circumstances, there shall be a reverter clause reverting ownership of the parcel back to the County. The conditions of the reverter clause shall include a time period agreed upon by both the State and County.

9. The State shall take care to minimize the imposition of the site, and facilities, on the function and activities of the existing County Park. The State shall include the County in the site design/layout review. The final location and size of parcel shall be in agreement with the County.

10. The design and placement of vehicle parking, for the new school acreage, shall consider the potential for weekend and after hour use of the parking areas by Park users.

11. Given the Park's recreational function the State shall extend the physical grading of the site, beyond the site lines of the parcel to be transferred, to facilitate the existing recreational purpose. The extent of grading shall serve to mediate the impacts of the school project and improve the adjacent areas of the park to provide park user with viable spaces for recreational use. The State shall work with the County to determine the appropriate extent of work to be done.

12. The site design for the new facility shall effectively manage site drainage, both natural and man-made, to ensure public safety and safe playing condition in adjacent areas of the park and surrounding areas.

13. Should the State's action be deemed contrary to the intent of the Letter of Intent (LOI) the County reserves the rights in such actions.

14. The State shall prepare and file, subject to the review and approval of the County, all necessary paperwork to effectuate the intent of the LOI.

15. The State shall provide the County with a copy of all plans for their review and approval prior to any construction work on the proposed parcel.

Please provide your written acceptance to this LOI in the space provided below.

If you have questions or concerns, please contact Kenneth G. Masden II, Public Works Manager of the Planning Section of the Facilities Development Branch, at (808) 784-5080.

Very truly yours,

Kathryn S. Matayoshi
Superintendent

KSM:jmb
Attachment: Exhibit "A"

c: Office of School Facilities and Support Services
Facilities Development Branch

As a duly authorized representative of the City and County of Honolulu, I Roy K. Amemiya, Jr. agree with the intentions expressed herein and will work cooperatively with the Department of Education to accomplish the transfer of land anticipated by this letter of intent.

Signature

Acting Mayor
Title

12/27/2016
Date


TMK: 95002033
Mililani Mauka Community Park
Lot A to be located within this area
Mililani Middle School

Exhibit A

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 16-289, CD1

RESOLUTION

AUTHORIZING THE EXECUTION OF A LETTER OF INTENT BETWEEN THE CITY AND COUNTY OF HONOLULU ("CITY") AND THE STATE OF HAWAII DEPARTMENT OF EDUCATION ("DOE") TO CONDEMN LAND FOR THE EXPANSION OF MILILANI MIDDLE SCHOOL.

WHEREAS, Chapter 1, Article 8, Revised Ordinance of Honolulu 1990 (ROH), requires that any intergovernmental agreement or any amendments thereto that place an obligation upon the City or any agency thereof, require prior City Council consent and approval; and

WHEREAS, ROH Chapter 1, Article 8, also requires that, when carrying out the provisions of any intergovernmental agreement, all applications and/or amendments thereof, statistical data programs, reports or other official communications which support the application and which are required to be provided by the City or its component departments to any other governmental or quasi-governmental agency shall first be presented to the City Council for its review and approval prior to their transmittal; and

WHEREAS, the Superintendent of DOE has transmitted a Letter of Intent to work cooperatively toward the transfer of fee simple interest and title of property located adjacent to Mililani Middle School ("the school") from the City to the State of Hawaii, attached hereto as Exhibit A and by reference is made a part of this resolution; and

WHEREAS, the DOE has identified an approximately one acre parcel within the Mililani Mauka Community Park, identified as Tax Map Key No. 9-5-002: 033 ("the property") of which the City is the current title holder of record; and

WHEREAS, Castle and Cooke Homes Hawaii, Inc. deeded the property to the City with a deed restriction that restricts use of the property to park purposes; and

WHEREAS, the DOE is willing to condemn the property to acquire it for the school's expansion; and

WHEREAS, Act 116, Session Laws of Hawaii 2015, required the DOE to develop a transition plan to end multi-track schedules in public schools and report to the Legislature regarding the plan and any proposed legislation; and

WHEREAS, the DOE Multi-Track Transition Study ("the Study") was completed in April 2016 and determined that approximately 16 permanent classrooms and parking are needed at Mililani Middle School for the transition to traditional school hours; and

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 16-289, CD1

RESOLUTION

WHEREAS, the Study also indicated that the existing Mililani Middle School campus is almost fully developed and below the preferred acreage for middle school facilities; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu, that the proposed Letter of Intent attached hereto as Exhibit A is hereby consented to and approved; and

BE IT FURTHER RESOLVED that the Mayor or the Mayor's designee is hereby authorized to:

1. Execute the Letter of Intent with the Superintendent of DOE in substantially the same form as attached hereto as Exhibit A, and

2. Execute any incidental or related agreements and documents in furtherance of the above agreement so long as such agreements and documents do not incur additional obligations on the part of the City; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor and the Superintendent of the Department of Education.

INTRODUCED BY:

Ernest Martin (br)

DATE OF INTRODUCTION:

November 2, 2016
Honolulu, Hawaii

Councilmembers

DAVID Y. IGE
GOVERNOR

KATHRYN S. MATAYOSHI
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF THE SUPERINTENDENT

September 26, 2016

Mr. Roy K. Amemiya, Jr.
Managing Director, Office of the Mayor
City and County of Honolulu
530 South King Street, Room 300
Honolulu, Hawaii 96813

Re: Letter of Intent to Work Cooperatively toward the Transfer of a Fee Simple Interest and Title of property located adjacent to Mililani Middle School from the City and County of Honolulu to the State of Hawaii

Dear Mr. Amemiya:

This Letter of Intent ("LOI") memorializes the intention of the City and County of Honolulu ("County") and the State of Hawaii ("State") to work cooperatively toward the objective of completing the transfer of the fee simple interest and title to an approximately one acre parcel within Tax Map Key No. 92002033 ("Property"), of which the County is the current title holder of record. The precise timing and terms of such a transfer have yet to be agreed upon and therefore the parties understand and agree that the only commitment made by the parties in this LOI is to work cooperatively together until the transfer is complete or until either party provides written communication to the other of its intention not to pursue the matter further.

The following provisions are working guidelines and assumptions regarding the anticipated transfer:

1. The approximately one acre parcel to be transferred ("Lot A") is located within the Property and will abut the current site of the Mililani Middle School. The area that Lot A is to be located within is shown on the map attached hereto as Exhibit "A." The parties intend to identify the specific location by mutual agreement pending further study by the State.

2. The parties anticipate a no-cost transfer. The County recognizes the benefit to County residents of expanding Mililani Middle School.

3. The parties anticipate accomplishing the transfer by way of the State Attorney General's Office filing a special proceeding (condemnation) under Hawaii Revised Statutes chapter 101, part III, Special Proceedings Relating to Public Property. The County intends to work cooperatively with the State and not to contest this action, but reserves the right to act in the best interests of the County.

Exhibit A

4. Both parties understand that action by third-parties, such as previous title holders, the Land Use Commission, and the Board of Land and Natural Resources may be required to effect the transfer. The County, as record title holder, agrees to work cooperatively with the State in obtaining any necessary action by such third-parties.

5. The State, with County assistance, shall subdivide Tax Map Key No. 92002033 upon final order of condemnation by the court effecting the transfer.

6. The County will work with the State to facilitate access to Lot A prior to the transfer for purposes of evaluating Lot A, effecting the transfer, and preliminary planning for the site.

7. A specific timetable of the actions required to accomplish the transfer is not currently available, but the parties agree to use their best efforts to accomplish the transfer as soon as is practical.

8. Transfer of the site is predicated on the sole purpose of expanding Mililani Middle School. Should the State determine that the site cannot be developed for this purpose, due to site conditions, lack of funding, or other unforeseen circumstances, there shall be a reverter clause reverting ownership of the parcel back to the County. The conditions of the reverter clause shall include a time period agreed upon by both the State and County.

9. The State shall take care to minimize the imposition of the site, and facilities, on the function and activities of the existing County Park. The State shall include the County in the site design/layout review. The final location and size of parcel shall be in agreement with the County.

10. The design and placement of vehicle parking, for the new school acreage, shall consider the potential for weekend and after hour use of the parking areas by Park users.

11. Given the Park's recreational function the State shall extend the physical grading of the site, beyond the site lines of the parcel to be transferred, to facilitate the existing recreational purpose. The extent of grading shall serve to mediate the impacts of the school project and improve the adjacent areas of the park to provide park user with viable spaces for recreational use. The State shall work with the County to determine the appropriate extent of work to be done.

12. The site design for the new facility shall effectively manage site drainage, both natural and man-made, to ensure public safety and safe playing condition in adjacent areas of the park and surrounding areas.

13. Should the State's action be deemed contrary to the intent of the Letter of Intent (LOI) the County reserves the rights in such actions.

14. The State shall prepare and file, subject to the review and approval of the County, all necessary paperwork to effectuate the intent of the LOI.

15. The State shall provide the County with a copy of all plans for their review and approval prior to any construction work on the proposed parcel.

Please provide your written acceptance to this LOI in the space provided below.

If you have questions or concerns, please contact Kenneth G. Masden II, Public Works Manager of the Planning Section of the Facilities Development Branch, at (808) 784-5080.

Very truly yours,

Kathryn S. Matayoshi
Superintendent

KSM:jmb
Attachment: Exhibit "A"

c: Office of School Facilities and Support Services
Facilities Development Branch

As a duly authorized representative of the City and County of Honolulu, I _____ agree with the intentions expressed herein and will work cooperatively with the Department of Education to accomplish the transfer of land anticipated by this letter of intent.

_____
Signature

_____
Title

_____
Date


TMK: 95002033
Mililani Mauka Community Park
Lot A to be located within this area
Mililani Middle School
Kuhoa St
Kekahi St
Paipae St
Lehiwa Dr

Exhibit A

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 16-289, CD1

Introduced: 11/02/16 By: ERNEST MARTIN – BY REQUEST Committee: BUDGET

Title: RESOLUTION AUTHORIZING THE EXECUTION OF A LETTER OF INTENT BETWEEN THE CITY AND COUNTY OF HONOLULU ("CITY") AND THE STATE OF HAWAII DEPARTMENT OF EDUCATION ("DOE") TO CONDEMN LAND FOR THE EXPANSION OF MILILANI MIDDLE SCHOOL.

Voting Legend: * = Aye w/Reservations

11/16/16	BUDGET	CR-367 - RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
12/01/16	COUNCIL	CR-367 AND RESOLUTION 16-289, CD1 WERE ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

GLEN I. TAKAHASHI, CITY CLERK

ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER

APPENDIX B - 3

10241-01
10/19/17

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR

GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

April 7, 2015

SENT VIA EMAIL

Mr. Dane K. Wicker
d.wicker@capitol.hawaii.gov

Dear Mr. Wicker:

This is in response to your email on March 17, 2015, regarding park dedication land credits for Mililani Mauka Community Park (Park), Tax Map Key 9-5-002:033.

You indicated Mililani Middle School is exploring options for expansion, including the use of a portion of the Park which may reduce the existing park area by up to one acre.

Our records indicate the 12.122-acre Mililani Mauka Community Park has approximately 4.23 acres of unused land credits surplus to the Mililani Mauka development by Castle & Cooke. As the Park has already been dedicated to the City, you may wish to coordinate with the Department of Parks and Recreation (DPR) and with Castle & Cooke regarding any proposals for future use of the portion of the Park.

Should you have any questions, please call me at 768-8000.

Very truly yours,

George I. Atta, FAICP
Director

cc: Georgette T. Deemer
Deputy Managing Director
DPR

City and County of Honolulu
Neighborhood Commission Office

Neighborhood Commission Office

Neighborhood Boards

Neighborhood Commission

Resources

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Mililani Mauka/ Launani Valley Neighborhood Board No. 35

April 2015 Minutes

DRAFT REGULAR MEETING MINUTES
TUESDAY, APRIL 21, 2015
MILILANI MAUKA ELEMENTARY SCHOOL

CALL TO ORDER: Chair Dean Hazama called the meeting to order at 7:00 p.m., **with a quorum of eight (8) members present.** Note – This nine (9) member Board requires five (5) members to establish a quorum and to take official Board action.

Board Members Present: Dana Agader, Luella Costales, Dean Hazama, Teresa Lau, Shelly Nakasone, Stanton Oishi, Alan Suwa, and Keith Tamashiro.

Board Members Absent: Lance Yoshimura.

Vacancies: None.

Guests: Boy Scouts Troop 664, Jeanne Ishikawa (Mayor Kirk Caldwell's representative), Thomas Strout (Board of Water Supply), Captain Ian Ah Mook Sang (Honolulu Fire Department), Sergeant Eli Walters, Lieutenant Chad Ikezawa, and Captain Gregory Osbun (Honolulu Police Department), Heidi Tsuneyoshi (Council Chair Ernie Martin's Office), Major Glen MacDonald and Ed Gomez (U.S. Army), Ron Gandelson, David Cho (Senator Donovan Dela Cruz's Office), Janelle Okeneku (Representative Beth Fukumoto Chang's Office), and Risé Doi (Neighborhood Commission Office).

Pledge of Allegiance: Boy Scouts Troop 664 led the Pledge of Allegiance.

MONTHLY REPORTS

Honolulu Police Department (HPD) – Sergeant Eli Walters reported the following:

GO TO TOP

- Safety Tip: Do not text and drive. Pay attention while driving.

- Kamehameha Highway: Senator Dela Cruz's Office had received concerns regarding the repaving of Kamehameha Highway. Cho clarified that the construction equipment has been moved to different locations. Repairs to the timing of stop lights on Kamehameha Highway were to scheduled be completed by early April 2015.

Representative Beth Fukumoto Chang – Janelle Okeneku distributed a newsletter and reported that HB 264 relating to microgrids is dead for the 2015 legislative session.
Questions, comments, and concerns followed: Air Conditioning at Mililani Ike Elementary School: Chair Hazama asked why there was no funding in the CIP budget for air conditioning at Mililani Ike Elementary School. Okeneku will follow up.
Representative Marcus Oshiro – No representative was present; no report was provided.

BOARD BUSINESS
Resolution: **Costales moved and Nakasone seconded to adopt a resolution requesting a transfer of land from the City to the State for the purpose of expanding the Mililani Middle School campus.** Costales read the resolution. A copy of this resolution can be found at the end of this set of minutes.
Discussion followed:
1. Correction: Nakasone commented that the Representative's name should read "Beth Fukumoto Chang."
2. Land: Tamashiro asked and Chair Hazama answered that the City is in discussion with the State regarding the land transaction to expand Mililani Middle School. Chair Hazama noted that the land is not usable park land.
3. Funding: Cho clarified that Mililani Mauka Middle School originally asked for an appropriation of $15 million. $1.5 million is appropriated for the planning and design, and the rest will be used for construction. However, the State will not release the money until the land is transferred.
4. Transfer: Cho noted that the State has not released the property and the City and State is in discussion. Cho noted the land would have to be acquired through a lease, gifting, or be purchased.
5. Timeframe: Chair Hazama asked and Cho answered that the time frame for the project is three (3) years.
6. Multi-Track System: Chair Hazama asked and Cho answered that Mililani Middle School is one of the last few multi-track schools. Nakasone noted some concerns from the community regarding switching to a single-track system. Concerns included traffic congestion and the cost of the project. Cho added that switching to a single-track system is a one-time non-reoccurring cost, and there are enough teachers and staff to accommodate students on a single-track system. Chair Hazama noted that there is a traffic signal at Kuaoa Street that may alleviate some congestion. Chair Hazama and Cho noted that students will lose instructional hours if Mililani Middle School continues on a multi-track system.

A roll call vote was taken. **The resolution was ADOPTED UNANIMOUSLY, 8-0-0 (Aye:** Agader, Costales, Hazama, Lau, Nakasone, Oishi, Suwa, and Tamashiro**).**
Election of Vice Chair: Tamashiro nominated Oishi to be the vice chair. Lau moved and Nakasone seconded to close nominations. **Oishi was elected as vice chair, 8-0-0 (Aye:** Agader, Costales, Hazama, Lau, Nakasone, Oishi, Suwa, and Tamashiro**).**
APPROVAL OF THE MARCH 17, 2015 REGULAR MEETING MINUTES: **The March 17, 2015 regular meeting minutes were ADOPTED as corrected by UNANIMOUS CONSENT, 8-0-0 (Aye:** Agader, Costales, Hazama, Lau, Nakasone, Oishi, Suwa, and Tamashiro**).**
Corrections include the following:

- Page 1:HPD: Child ID Program: Should read "Nakasone commented that there was excellent participation in the Child ID program at the Mililani Carnival."
- Page 2: Mayor Kirk Caldwell's Representative: Comfort Stations: Should read "There was a previous concern regarding cleanliness of the comfort stations at the City Lights event."
- Page 3: Mililani Middle School Campus Expansion: Discussion: Should read "Nakasone commented that scheduling vacations and student participation in summer programs with a multi-track system are a challenge."

REPORTS: There were no reports for Castle & Cooke and Mililani Town Association.
Patsy T. Mink Central Oahu Regional Park: Nakasone reported that on Monday, April 13, 2015, DPR Director Michele Nekota noted that the $2 million set aside by Mayor Caldwell will go toward improving comfort stations and a play apparatus. There is a project to make improvements to an area of undeveloped land bordering the highlands at Waikele Complex. Bill 75 and Bill 13 will be heard tomorrow, Wednesday, April 22, 2015 in the City Council.
Treasurer's Report: Suwa read the financial statement for April 2015. The remaining balance is $259.51. The report was filed.
Education Committee: Lau reported the following:

GO TO TOP

RESOLUTION REQUESTING THE CITY AND COUNTY OF HONOLULU CONVEY A PORTION OF THE LAND IDENTIFIED AS TAX MAP KEY 9-5-002:023 TO THE STATE FOR THE PURPOSE OF EXPANDING THE MILILANI MIDDLE SCHOOL CAMPUS

D - 4 - 3

WHEREAS, Mililani Middle School, which serves one thousand eight-hundred students, and has the largest middle school student population in the State; and

WHEREAS, Mililani Middle School was the first Department of Education school to implement a multi-track schedule in the 1998-1999 school year for the purpose of accommodating its growing student population; and

WHEREAS, section 302A-251, Hawaii Revised Statutes, exempts multi-track schools from required minimum numbers of school days and instructional hours for each school year; and

WHEREAS, if Mililani Middle School continues to operate on a multi-track schedule, by the 2018-2019 school year, students there will receive an equivalent of forty-two fewer student instructional days per school year compared to students who attend schools with traditional schedules; and

WHEREAS, this inequity in instructional time may ultimately require Mililani Middle School to conduct classes on weekends, holidays, or during the traditional winter break observed by other public schools; and

WHEREAS, Mililani Middle School will need a minimum of fifteen additional classrooms as well as additional staff and services in order to transition to a traditional school schedule; and

WHEREAS, Castle & Cooke Homes Hawaii, Inc., dedicated twelve acres of land of the City and County of Honolulu pursuant to 2015-2213 SCR SMA.doc,

section 22-7.3, Revised Ordinances of Honolulu, which requires every sub-divider, as a condition precedent to the approval of a subdivision by the issuance of a building permit for multiple-family development by the Department of Planning and Permitting (DPP), to provide land in perpetuity or dedicate land for park and playground purposes; and

WHEREAS, the City and County of Honolulu now owns the Mililani Community Park parcel identified as tax map key 9-5-002:023, which is adjacent to

Mililani Middle School; now

BE IT RESOLVED that the Mililani Mauka/Launani Valley Neighborhood Board 35 requests the City and County of Honolulu to transfer or lease a portion of the land identified as tax map key 9-5-002:023 to the State for the purpose of constructing an extension of the Mililani Middle School campus; and

BE IT FURTHER RESOLVED that the Department of Education is requested to determine the appropriate acreage necessary for the additional facilities and to build a fifteen classroom building on this land in accordance with the needs of Mililani Middle School to transition from a multi-track schedule to a traditional

school schedule; and

BE IT FURTHER RESOLVED that the land transferred, or leased to the State for the purpose of expanding Mililani Middle School be made available for use by the school in perpetuity, however, should the State no longer use the land for purposes at Mililani Middle School, the property will transfer back to the City and County of Honolulu; and

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Governor David Ige, State Senators Donovan Dela Cruz and Michelle Kidani, State Representatives Ryan Yamane, Beth Fukumoto-Chang and Lauren Matsumoto-Cheape, the Chair of the Board of Education, Superintendent of Education, Mayor Kirk Caldwell, Council Chair Ernie Martin, Councilmember Ron Menor , Castle & Cooke Homes Hawaii, Inc. and Mililani Middle School Principal, Elynne Chung.

Adopted by Mililani Mauka-Launani Valley Neighborhood Board No. 35 at its regular meeting on April 21, 2015, by a vote of 8-0-0)

Last Updated: 03 February 2016

GO TO TOP

APPENDIX B - 5 291-01

B-5-1

9/11/17

JS cc: API

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEBSITE: www.honoluludpp.org • CITY WEBSITE: www.honolulu.gov

KIRK CALDWELL
MAYOR

KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

2017/ELOG-1719(RLD)

September 7, 2017

Mr. John L. Sakaguchi
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
SEP 08 2017
WILSON OKAMOTO CORPORATION

Dear Mr. Sakaguchi:

SUBJECT: Proposed Mililani Middle School Classroom Building
95-1100 Lehiwa Drive – Mililani
Tax Map Key 9-5-002: 033

This is in response to your letter received on August 24, 2017, in which you are requesting determination/concurrence that the Project can proceed as a permitted use. The State Department of Education (DOE) proposes to construct a new classroom building at the Mililani Mauka Community Park, which is adjacent to Mililani Middle School. The property is within the P-2 General Preservation District and is owned by the City and County of Honolulu. Public schools are "Public Uses and Structures;" pursuant to Table 21-3 of Land Use Ordinance (LUO), public uses and structures are a permitted use in the P-2 Preservation District.

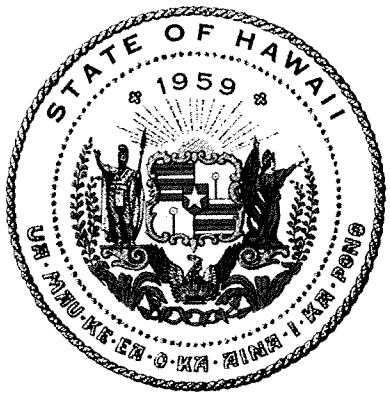
Please be advised that within the P-2 Preservation District the front and side/rear yards are 30 feet and 15 feet, respectively, the height limit is 25 feet, and the maximum building area is five percent. A Zoning Waiver will be required if the development standards of the P-2 District cannot be met.

This letter is based on the information you provided and is not a disclosure statement nor is it intended to substitute for mandatory seller disclosures in real estate transactions regarding the subject property. The City is under no obligation to investigate, research, or participate in the preparation of disclosure statements, other than to provide available public records. This letter does not create liability on the part of the City, or any officer or employee thereof, if used in or as a disclosure statement. The seller or the seller's agent, not the City, is solely responsible for the use of any public record information in the preparation of a disclosure statement.

Should you have any questions, please contact Ronaldo L. Dalisay of our Land Use Approval Branch at 768-8019.

Very truly yours,

for Kathy K. Sokugawa
Acting Director



APPENDIX C

The complete Phase 1 Environmental Site Assessment has been filed with the State of Hawaii Department of Education.

Phase I Environmental Site Assessment
Mililani Middle School Expansion
95-1100 Lehiwa Drive
Mililani, Oahu, Hawaii
Tax Map Key: (1) 9-5-002: Parcel 033 (portion)

Prepared for:

Mr. Vincent Shigekuni
PBR Hawaii & Associates, Inc.
1001 Bishop Street #650
Honolulu, Hawaii 968139

Prepared by:

element environmental llc
environmental · engineering · water resources
98-030 Hekaha Street, Unit 9
Aiea, Hawaii 96701

May 2016

element environmental llc
environmental · engineering · water resources

May 24, 2016

Mr. Vincent Shigekuni
PBR Hawaii & Associates, Inc.
1001 Bishop Street #650
Honolulu, Hawaii 96813

Subject: **Phase I Environmental Site Assessment**
Mililani Middle School Expansion
95-1100 Lehiwa Drive, Mililani, Oahu, Hawaii
Tax Map Key: (1) 9-5-002: Parcel 033 (Portion)

Dear Mr. Shigekuni:

Element Environmental LLC (E2) has completed a Phase I Environmental Site Assessment (ESA) for the subject property located at 95-1100 Lehiwa Drive in Mililani, Oahu, Hawaii and designated as Tax Map Key: (1) 9-5-002: parcel 033 (portion). The Phase I ESA was performed to identify recognized environmental conditions (in general conformance with ASTM International Practice E 1527-13, *Standard Practice for Environmental Site Assessments*) as part of Hawaii State Department of Education's due diligence for expansion of the Mililani Middle School onto the northeastern portion of the Mililani-Mauka Community Park.

The accompanying report summarizes our findings and relates our opinions with respect to the property and potential sources of contamination at the property. Our findings and opinions are based on information that we obtained on given dates through records review, site reconnaissance, interviews, and related activities. It is possible that other information exists or subsequently has become known, just as it is possible for conditions we observed to have changed after our observation. For these and associated reasons, E2 and many of its peers routinely advise clients for ESA services that it would be a mistake to place unmerited faith in findings and opinions conveyed via ESA reports. E2 cannot under any circumstances warrant or guarantee that not finding indicators of hazardous substances, or petroleum products means that hazardous substances or petroleum products do not exist on the property.

It has been a pleasure conducting this assessment for you. If you have questions regarding this report, please contact me on my mobile phone at 551-9552.

Respectfully submitted,

Element Environmental LLC

Arlene H. Campbell

Arlene H. Campbell, L.G.
Senior Geologist

98-030 Hekaha Street Unit 9 Aiea Hawaii 96701 **tel:** (808) 488-1200 **fax:** (808) 488-1300
www.e2hi.com

ELEMENT ENVIRONMENTAL LLC
ENVIRONMENTAL CERTIFICATION

E2 Project No.:	160001
Report:	Phase I Environmental Site Assessment, ASTM International E1527-13
Inspection Dates:	January 25, 2016
Report Date:	May 24, 2016
Site:	Mililani Middle School Expansion 95-1100 Lehiwa Drive Mililani, Oahu, Hawaii Tax Map Key: (1) 9-5-002: Parcel 033 (Portion)
Weather Conditions:	82°, Partly Cloudy
Client:	PBR Hawaii & Associates, Inc.

Report Prepared By:

Angela Peltier

Angela Peltier, Geologist Date: May 24, 2016

ENVIRONMENTAL PROFESSIONAL CERTIFICATION

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312.

Arlene H. Campbell

Arlene H. Campbell, L.G., Senior Geologist Date: May 24, 2016

DIRECTING ENVIRONMENTAL PROFESSIONAL CERTIFICATION

The *Environmental Professional* who directed this project has the specific qualifications based on education, training, and experience to assess a property of nature, history, and setting of the subject property.

We have developed and performed the all appropriate inquiries in conformance with the standards and practices outlined in 40 CFR Part 312.

Executive Summary

Element Environmental LLC (E2) was retained by PBR Hawaii & Associates, Inc. to complete a Phase I Environmental Site Assessment (ESA) for the subject property located at 95-1100 Lehiwa Drive in Mililani, Oahu, Hawaii and designated as Tax Map Key: (1) 9-5-002: parcel 033 (portion); hereinafter referred to as "*the site, the subject property and/or the property*". The Phase I ESA was performed to identify recognized environmental conditions (RECs) (in general conformance with ASTM International Practice E 1527-13, Standard Practice for Environmental Site Assessments) as part of the Hawaii State Department of Education's due diligence for expansion of the Mililani Middle School onto the northeastern portion of the Mililani-Mauka Community Park. The subject property is owned by the City and County of Honolulu.

The site reconnaissance was completed on January 25, 2016. The site is a 12.811-acre parcel of land currently developed as a community park (Mililani Mauka Community Park). The site is secured by a 4-foot high fence with the exception of the north side fronting Kuaoa Street. The site only has one structure, a restroom facility located on the Kuaoa Street side that includes a water fountain, bike rack, and a telephone. A slope easement including a sewer and drainage facility runs along the eastern property boundary. Access to the site is via Kuaoa Street and Lehiwa Drive.

The subject property is roughly rectangular in shape and has been extensively graded to make a relatively flat surface. The site slopes down toward Lehiwa Drive and the school. During development of the site, the original topography, vegetation, and soil were significantly modified or removed. The site was historically used for agricultural use (i.e., pineapple field and/or plantation camp) from circa c. 1930 through c.1987. The site was developed as a community park sometime after 1998, when the CCH acquired the property.

The purpose of the Phase I ESA is to identify recognized environmental conditions (RECs). ASTM guidance defines a REC as the presence or likely presence of any hazardous substances or petroleum products, in, on, or at the property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The assessment has revealed evidence of RECs, as defined by ASTM, associated with the site. Table ES-1 provides a summary of identified RECs. Potential environmental concerns, while not considered to be RECs, were identified and are listed in Table ES-2.

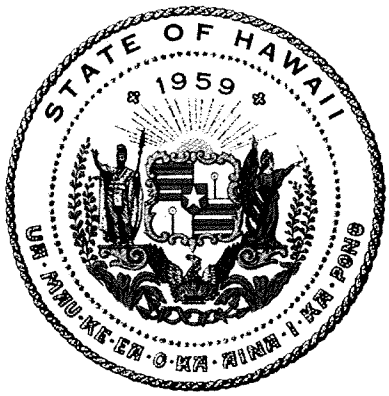
Table ES-1: Recognized Environmental Conditions

Recognized Environmental Concerns (RECs)	REC Categories		
	Release	**Conditions Indicative of a Release**	**Conditions Posing a Material Threat of a Future Release to the Environment**
Previous Agricultural Use: The subject and surrounding properties have been in agricultural use (i.e., pineapple field and/or plantation camp) from c. 1930 to c.1987. Historic topographic maps indicate the area was part of "Kipapa Camp 5". Pineapple production relies on a huge amount of chemical pesticide use; and many environmental concerns are associated with plantation camps including, but not limited to lead-based paint from demolition of structures, pesticides and arsenic in gardens, termite treatments, etc. Environmental assessments on the groundwater water and soil in the Mililani-Mauka area, including the subject and adjoining properties, indicate elevated levels of 1-2-Dibromo-3-cholropropane (DBCP) and ethylene dibromide (EDB) in the groundwater and the heavy metals, arsenic, and copper in the soil. A granular-activated carbon filtration system was installed at the Mililani well field to remove detectable levels of contaminants in the water system.	Pesticides were released to the soil and groundwater from activities associated with historical pineapple production. Arsenic and copper were detected in area-wide soil from an unknown source.		
Controlled Recognized Environmental Concerns (CREC)	**CREC Category**		
State SHWS: EDR identified Mililani Wells I, located approximately ½-mile south southwest hydraulically crossgradient, as having an assessment on-going on groundwater for DBCP, 1,2,3-trichloropropane, and EDB. These wells are used to supply the area with drinking water. The subject and surrounding properties have been in agricultural use (i.e., pineapple fields) from c. 1930 to c.1987. Historical assessments of the groundwater water in the Mililani-Mauka area, including the subject and adjoining properties, indicate elevated levels of DBCP and EDB in the groundwater. A granular-activated carbon filtration system has been installed at the Mililani well field to remove detectable levels of contaminants in the water system.	Historical releases of hazardous substances that have been addressed to the satisfaction of the regulatory agency, with hazardous substances allowed to remain in place subject to the implementation of engineering controls (i.e., granular-activated carbon filtration system).		

Historical Recognized Environmental Concerns (HREC)	HREC Category
Historical Military Use/Superfund Site: The Department of Defense site located approximately 1/4 mile to the north-northeast hydraulically upgradient, is listed by the U.S. Environmental Protection Agency Superfund Site (EPA No. HI7210090026). The 17,725-acre Schofield Barracks site was established in 1908 to provide a base for the Army's mobile defense of Pearl Harbor and the entire island. Industrial operations involved maintenance, repair, painting, and degreasing, all of which required using various organic solvents. In 1985, the HDOH informed the Army that high levels of volatile organic compounds (VOCs) contaminated wells that supply drinking water to 25,000 people at Schofield Barracks. In 1986, the Army began removing the contaminants from the water by using an air-stripping facility. Most of the area around the barracks is rain forest. Approximately 55,000 people in Wahiawa and Mililani obtain drinking water from public wells located within three miles of the base. Three miles downstream of the base is Wahiawa Reservoir, which is used to irrigate 3,000 acres of pineapple fields. The reservoir is also used for recreational activities. The site was delisted from the National Priorities List in 2000 after the Army completed all work necessary to protect human health and the environment.	A past release of a hazardous substance that has been addressed to the satisfaction of the regulatory agency.

Table ES-2: Potential Environmental Concerns

Potential Environmental Concern Category	Potential Environmental Concern
Fill Land and Extensive Grading	A gully previously existed along the east side of the subject and adjoining properties. Sometime around c. 1993, during the general mass grading operations of the area, the gully was filled and raised to the existing grades with up to 40 feet of fill. A geotechnical engineering exploration conducted on the adjacent Mililani Middle School site found minimal amounts of vegetation and debris in the boring drilled within the filled area. The site and surrounding properties were extensively graded during construction of the Mililani-Mauka area. The source of fill is not known, and it is possible that it may contain debris and/or contaminants that may negatively impact the site.



APPENDIX D

The complete Traffic Impact Report has been filed with the State of Hawaii Department of Education.

Traffic Impact Report

Mililani Middle School

Prepared for:
Architects Pacific, Inc.

Prepared by:
Wilson Okamoto Corporation

April 2018

TRAFFIC IMPACT REPORT

FOR

MILILANI MIDDLE SCHOOL

Prepared for:

Architects Pacific, Inc.
938-C Kapahulu Avenue
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April 2018

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I. INTRODUCTION

A. Purpose of Study

The purpose of this study is to identify and assess the traffic impacts resulting from the proposed new classroom building project at Mililani Middle School (MMS) in Mililani on the island of Oahu. The project entails the construction of a new two-story classroom building to accommodate the anticipated increase in on-campus students when the school ends its current multi-track, year-round class schedule and adopts a traditional school year schedule.

B. Scope of Study

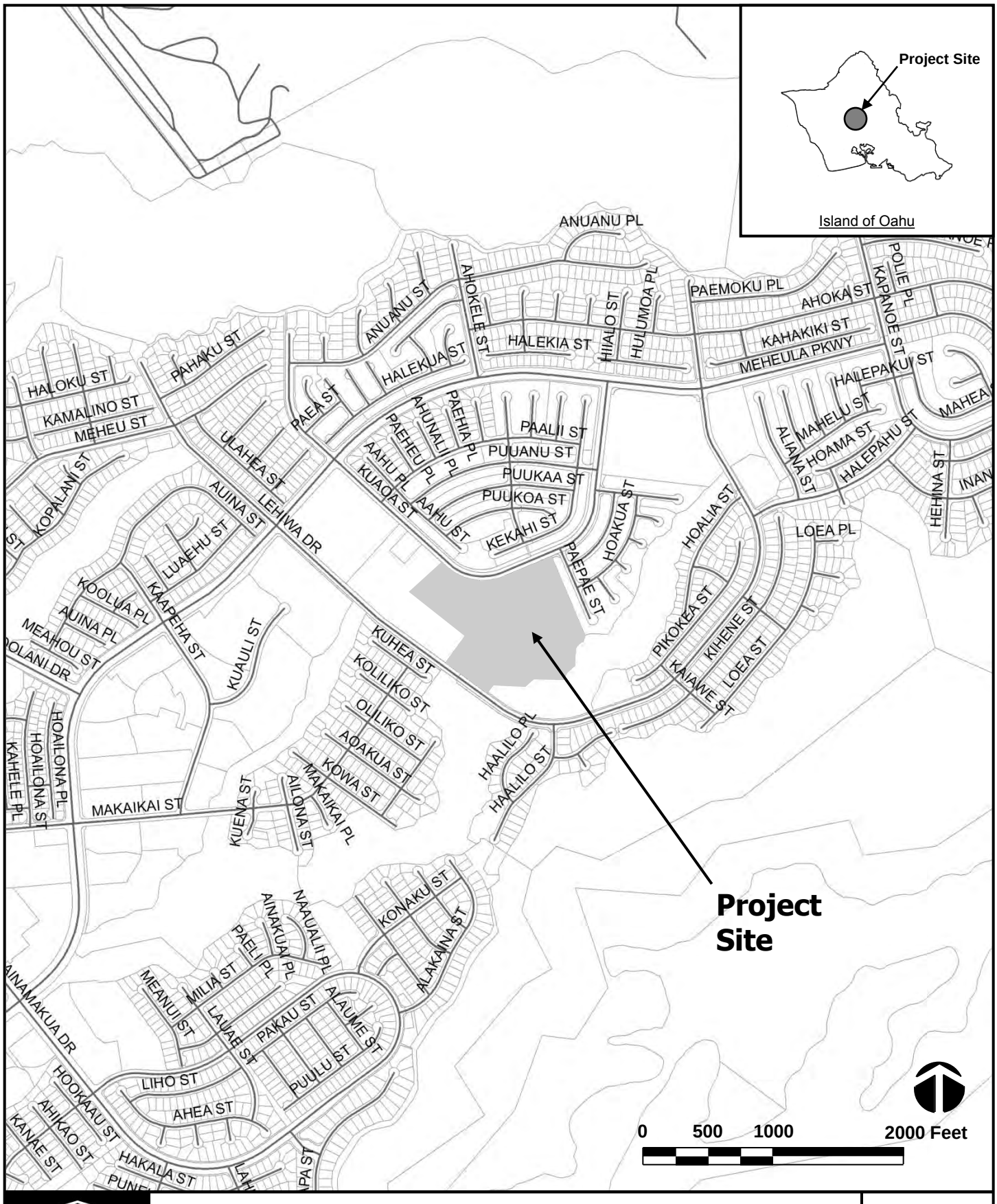
This report presents the findings and conclusions of the traffic study, the scope of which includes:

1. Description of the proposed project.
2. Evaluation of existing roadway and traffic operations in the vicinity.
3. Analysis of future roadway and traffic conditions without the proposed project.
4. Analysis and development of trip generation characteristics for the proposed project.
5. Superimposing site-generated traffic over future traffic conditions.
6. The identification and analysis of traffic impacts resulting from the proposed project.
7. Recommendations of improvements, if appropriate, that would mitigate the traffic impacts resulting from the proposed project.

II. PROJECT DESCRIPTION

A. Location

The existing campus for Mililani Middle School is located adjacent to Lehiwa Drive in Mililani on the island of Oahu (see Figure 1). Mililani Middle School is generally bounded by Lehiwa Drive to the south, residential uses to the east, Kuaoa Street to the north, and the Mililani Mauka Community Park to the west. The project site is further identified as TMK 9-5-002: por. 033 and 040. Access to the school will continue to be provided via existing driveways off Lehiwa Drive and Kuaoa Street. Additionally, two new one-way driveways off Kuaoa Street will also be provided in conjunction with the proposed project.



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MILILANI MIDDLE SCHOOL

LOCATION MAP AND VICINITY MAP

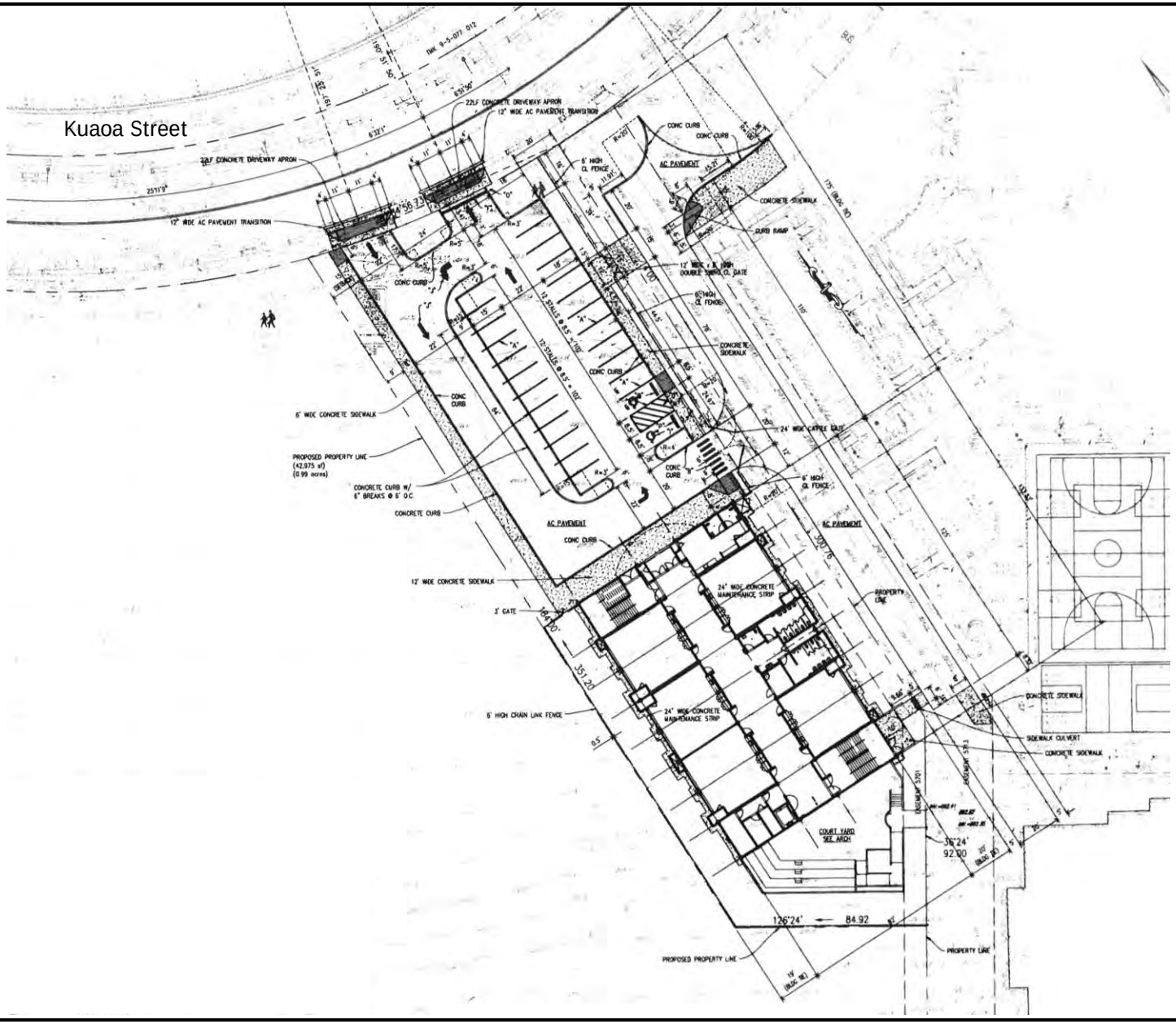
FIGURE 1

B. Project Characteristics

Mililani Middle School is a Department of Education public school serving 6th, 7th, and 8th grade students with an enrollment of approximately 1,800 students. MMS currently follows a multi-track schedule system in which students from all grade levels are divided into groups (referred to as "tracks"), with each track beginning and ending the school year at different times throughout the calendar year. There are currently four tracks at MMS, with three of the four tracks in session at any one time. However, there are plans to discontinue the multi-track system and transition to a traditional schedule in which all students begin and end the school year at the same time. As such, with the implementation of a traditional schedule, an increase of approximately 460 students on campus is expected on a typical school day. To accommodate the anticipated increase in students, the project proposes to construct a new 15-classroom building located near the northwest corner of the existing campus that will house all 6th grade students. The proposed new classroom building is expected to be completed by the Year 2019 in conjunction with the implementation of the new instructional schedule.

Primary access is currently provided via two existing one-way driveways off Lehiwa Drive. A secondary access is also provided via two existing one-way driveways off Kuaoa Street which provide access to the school's bus drop-off/pick-up area. A sign posted at the ingress indicates the driveway is for school buses only. It should also be noted that there is a one-way internal delivery/maintenance roadway that connects the driveways along Lehiwa Drive and Kuaoa Street.

With the proposed project, access will continue being provided via the aforementioned driveways, as well as two new one-way driveways off Kuaoa Street which is expected to be constructed in conjunction with the new classroom building. As previously mentioned, the new building will primarily serve 6th grade students and as such, traffic circulation in the project vicinity is anticipated to change from existing conditions. 6th grade students are expected to be dropped off/picked up from the new driveway along Kuaoa Street while 7th and 8th grade students are expected to continue utilizing the driveways along Lehiwa Drive. Figure 2 shows the proposed project site plan.



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MILILANI MIDDLE SCHOOL

PROPOSED SITE PLAN

FIGURE 2

III. EXISTING TRAFFIC CONDITIONS

A. Area Roadway System

In the vicinity of the proposed project site, Meheula Parkway is a predominantly four-lane, two-way divided roadway generally oriented in the north-south direction. West of the project site, Meheula Parkway intersects Lehiwa Drive. At this signalized intersection, both approaches of Meheula Parkway have an exclusive left-turn lane, one through lane, and a shared through and right-turn lane. Lehiwa Drive is a two-lane, two-way roadway which serves the adjacent residential and school uses along its alignment. At the intersection with Meheula Parkway, both approaches of Lehiwa Drive have one lane that serves all traffic movements. Field observations indicate that although the westbound and eastbound approaches only have one striped lane, vehicles utilized the approaches as a two-lane approach with a shared through and left-turn/right-turn lane.

North of the intersection with Lehiwa Drive, Meheula Parkway intersects Kuaoa Street. At this signalized intersection, both approaches of Meheula Parkway have an exclusive left-turn lane, one through lane, and a shared through and right-turn lane. In the vicinity of the project site, Kuaoa Street is predominantly a two-lane, two-way roadway generally oriented in the east-west direction with parking allowed on both sides of the street. At the intersection with Meheula Parkway, both approaches of Kuaoa Street have one lane that serves all traffic movements.

East of the intersection with Meheula Parkway, Kuaoa Street intersects two one-way driveways for the adjacent MMS. At these unsignalized T- intersections, both directions of Kuaoa Street have one lane that serves all allowable traffic movements. The existing driveways along Kuaoa Street primarily serve the bus drop-off/pick-up area, where buses typically enter through the west driveway and exit via the east driveway. It should be noted that the east driveway is also used as the egress for the school's one-way internal roadway.

South of the project site, Lehiwa Drive intersects two one-way driveways for the adjacent MMS. At these unsignalized T-intersections, both directions of Lehiwa Drive also have one lane that serves all allowable traffic movements. It should be noted that no parking is allowed on Lehiwa Street in the vicinity of the school. The

MMS driveways along Lehiwa Drive serve as the school's student drop-off/pick-up area and provide access to the school's parking facilities. Vehicles typically enter the east driveway and exit via the west driveway. The east driveway also provides access to a one-way internal roadway which exits at the north end of the school along the east driveway on Kuaoa Street.

B. Multimodal Facilities

Mililani Middle School is located in Mililani Mauka, a master-planned suburban community in Central Oahu. As such, the residential neighborhood includes various recreational amenities such as parks, walking trails, and tree-lined roadways with a network of interconnected improved sidewalks. The roadways in the vicinity of the school, Meheula Parkway, Lehiwa Drive, and Kuaoa Street, have tree-lined sidewalks on both sides that allow students to walk to/from the middle school. These sidewalks provide a comfortable walking experience due to the intermittent shade provided by the trees, adequate sidewalk width (at least 5 feet or greater) that allows for comfortably passing or walking side by side, and planting strips that serve as buffers between the sidewalks and the travel way. In addition to sidewalks, the neighborhood also includes walking trails that provide connections between attractive destinations in the vicinity. The closest walking trail to the school, Mililani Ravine Park, is located northwest of the midblock crossing along Lehiwa Drive and runs parallel to Meheula Parkway. This paved trail extends from Lehiwa Drive to Meheula Parkway near the intersection with Ainamakua Drive. Field observation indicate that a number of students utilize this trail to access the shopping center near the Meheula Parkway and Ainamakua Drive intersection during after school hours. At the intersections of Meheula Parkway with Lehiwa Drive and Kuaoa Street, marked crosswalks are provided across all approaches of the intersections with the existing traffic signal system facilitating pedestrian crossing within these crosswalks.

In the immediate vicinity of Mililani Middle School, a midblock crosswalk is located between the ingress and egress driveways along Kuaoa Street while another midblock crosswalk is located along Lehiwa Drive east of the egress driveway. At the midblock crosswalk along Lehiwa Drive, the travel lanes have been narrowed and a landscaped median has been provided to calm traffic along the roadway and

encourage slower speeds. It should be noted that the midblock crosswalks across Kuaoa Street and Lehiwa Drive are located near pedestrian access points to/from the adjacent residential areas northwest and east of the project site. The close proximity of these crossings to those access points provide convenient connections to the surrounding areas and encourage the use of the marked crossing instead of jaywalking. In addition, it should also be noted that parking is restricted in the vicinity of these crossings to increase visibility of pedestrians within the crosswalk.

A school bus service is provided for students who live outside of a mile and half radius from Mililani Middle School. Approximately 13 school buses drop-off/pick up at Mililani Middle School during the morning and afternoon. Other transportation facilities in the vicinity of Mililani Middle School include 5 bus stop locations serviced by TheBus (Route 501) which is operated by the Oahu Transit Services. The bus service runs approximately every hour between 5:00 AM and 9:00 PM during the weekdays. Along Kuaoa Street, a bus stop is located immediately east of the egress driveway of the middle school while along Lehiwa Drive, a bus stop is located west of the midblock crosswalk at this location. The remaining bus stops are located along Meheula Parkway between the intersections with Lehiwa Drive and Kuaoa Street and along Kuaoa near the intersection with Paalii Street. In addition, bicycle facilities are also accessible in the vicinity of Mililani Middle School. Meheula Parkway is a designated bike route extending between the Ainamakua Drive and Kapanoe Street. The outside lanes on both directions of Meheula Parkway include "sharrow" pavement markings to alert motorists to the likelihood of encountering bicyclists traveling in the lane. Alternatively, the Mililani Ravine Park which extends between the MMS and near the intersection of Mehuela Parkway with Ainamakua Drive is a paved pathway that may also be used by bicyclists. At the middle school, bicycle racks are provided for storage.

C. Traffic Volumes and Conditions

1. General

a. Field Investigation

Field investigations were conducted between June 13th and 22nd 2017 and consisted of manual turning movement count surveys on 3

typical school days during the morning school peak hours between 6:00 AM and 9:00 AM, and the afternoon school peak hours between 1:00 PM and 4:00 PM. These survey hours ensured that the counts covered a typical school day at MMS which begins at 8:20 AM and ends at 2:35 PM every day except on Wednesdays when school ends 30 minutes earlier at 2:05 PM. The counts were conducted at the following intersections:

- Meheula Parkway and Lehiwa Drive
- Meheula Parkway and Kuaoa Street
- Kuaoa Street and the existing school driveways
- Lehiwa Drive and the existing school driveways

Manual turning movement count surveys were conducted on multiple days in order to account for the slight variation in the school's daily schedule. Additionally, although traffic data is typically not collected during the summer months, classes at Mililani Middle School are conducted during these months between June and August due to their current multi-track schedule. As such, the traffic volumes in the vicinity of the school are relatively consistent throughout the year. Appendix A includes the existing traffic count data.

b. Capacity Analysis Methodology

The highway capacity analysis performed in this study is based upon procedures presented in the "Highway Capacity Manual", Transportation Research Board, 2000, and the "Synchro" software, developed by Trafficware. The analysis is based on the concept of Level of Service (LOS) to identify the traffic impacts associated with traffic demands during the peak periods of traffic.

LOS is a quantitative and qualitative assessment of traffic operations. Levels of Service are defined by LOS "A" through "F"; LOS "A" representing ideal or free-flow traffic operating conditions and LOS "F" unacceptable or potentially congested traffic operating conditions.

"Volume-to-Capacity" (v/c) ratio is another measure indicating the relative traffic demand to the road carrying capacity. A v/c ratio of one (1.00) indicates that the roadway is operating at or near capacity. A v/c ratio of greater than 1.00 indicates that the traffic demand exceeds the road's carrying capacity. The LOS definitions are included in Appendix B.

2. Existing Peak Hour Traffic

a. General

As previously discussed, manual turning movement count surveys were conducted over three typical school days. A comparison of the collected data indicates that traffic volumes did not fluctuate significantly between these days and, as such, the traffic count from June 13, 2017 was used to represent baseline conditions. The AM peak hour of traffic generally occurs between 7:15 AM and 8:15 AM while the PM peak hour of traffic generally occurs between 2:30 PM and 3:30 PM. The analysis is based on these peak hour time periods for each intersection to identify the traffic impacts resulting from the proposed project. Figures 3 and 4 show the existing lane use and peak hour traffic volumes. LOS calculations are included in Appendix C.

b. Meheula Parkway and Lehiwa Drive

At the intersection with Lehiwa Drive, Meheula Parkway carries 660 vehicles northbound and 777 vehicles southbound during the AM peak period. During the PM peak period, the overall traffic volume is less with 728 vehicles traveling northbound and 433 vehicles traveling southbound. The northbound approach of Meheula Parkway operates at LOS "B" during both peak periods, while the southbound approach operates at LOS "C" and LOS "B" during the AM and PM peak periods, respectively. Traffic queues occasionally formed on the Meheula Parkway approaches of the intersection with the most significant queuing occurring on the northbound approach during both

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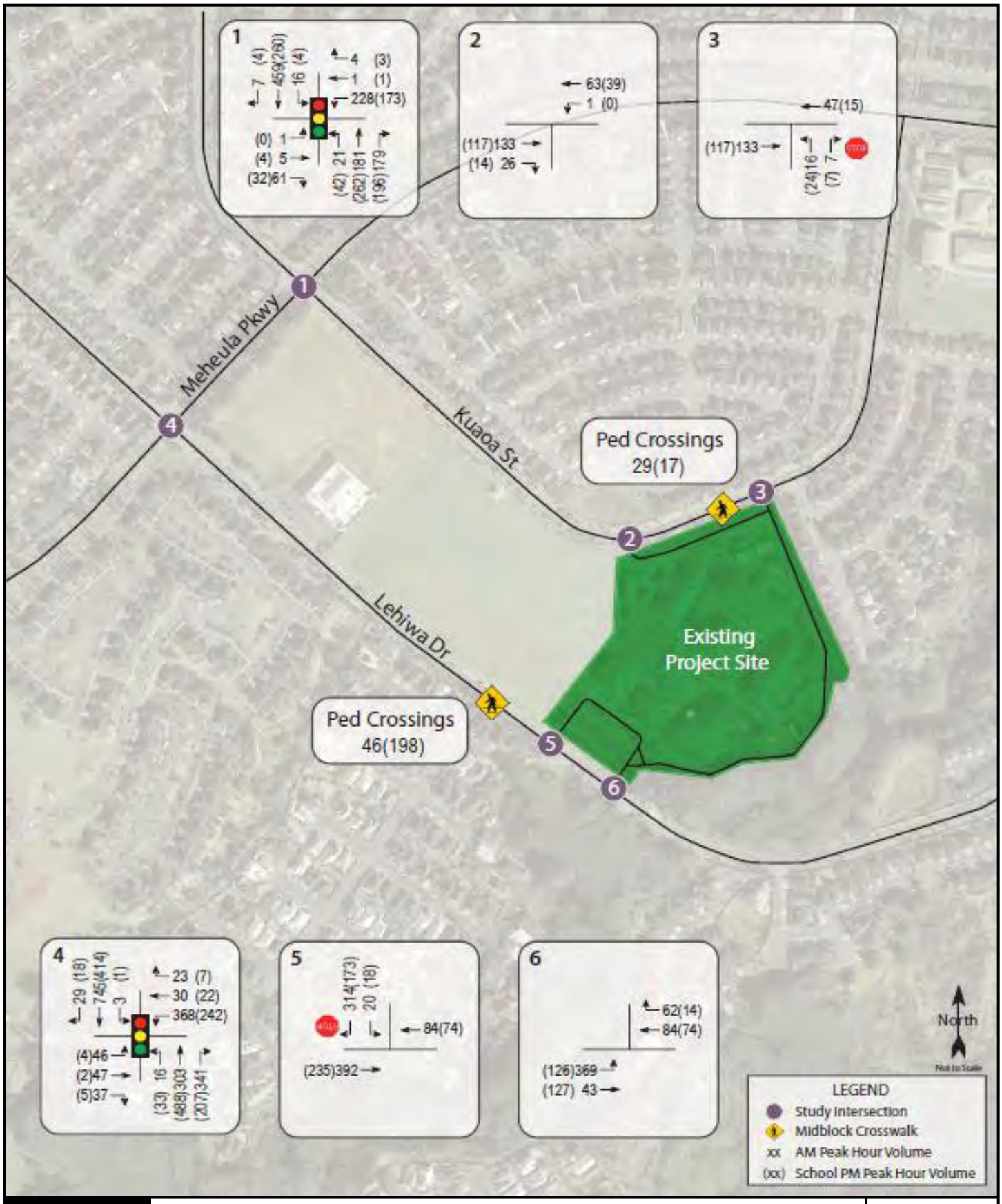
MILILANI MIDDLE SCHOOL

EXISTING LANE CONFIGURATIONS

FIGURE 3



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MILILANI MIDDLE SCHOOL

EXISTING PEAK HOURS OF TRAFFIC

FIGURE 4

peak periods. Average queue lengths of 7-12 vehicles were observed with a maximum queue length in excess of 20 vehicles. These queues were observed to clear the intersection after each traffic signal cycle change. Field observations indicate that queuing along the northbound approach of Meheula Parkway seem to be comprised of vehicles accessing the nearby middle school as queuing was primarily observed prior to the start and end of the school day.

The Lehiwa Drive approaches of the intersection carries 130 vehicles eastbound and 421 vehicles westbound during the AM peak period. During the PM peak period, traffic volumes are less with 11 vehicles traveling eastbound and 271 vehicles traveling westbound. The eastbound approach of Lehiwa Drive operates at LOS "B" during both peak periods, while the westbound approach operates at LOS "C" during both peak periods. Traffic queues occasionally formed on the Lehiwa Drive approaches with the most significant queuing occurring on the westbound approach during both peak periods. Average queue lengths of 15-20 vehicles were observed with a maximum queue length in excess of 20 vehicles. Most of the vehicles within the queues had to wait for more than one traffic signal cycle change to clear the intersection. Field observation indicate that queueing along the westbound approach of Lehiwa Drive seem to be comprised of vehicles accessing the nearby middle school as queuing was primarily observed prior to the start and end of the school day.

Crosswalks are provided across Meheula Parkway on the north and south sides of the intersection, as well as across Lehiwa Drive on the east and west sides of the intersection. During the AM peak period, 2 pedestrians and 15 pedestrians were observed crossing Meheula Parkway on the north and south sides of the intersection, respectively, while 13 pedestrians and 2 pedestrians were observed crossing Lehiwa Drive on the east and west sides of the intersection, respectively. During the PM peak period, 3 pedestrians and 17

pedestrians were observed crossing Meheula Parkway on the north and south sides of the intersection, respectively, while 5 pedestrians and 18 pedestrians were observed crossing Lehiwa Drive on the east and west sides of the intersection, respectively.

c. Meheula Parkway and Kuaoa Street

At the intersection with Kuaoa Street, Meheula Parkway carries 381 vehicles northbound and 482 vehicles southbound during the AM peak period. During the PM peak period, the overall traffic volume is less with 500 vehicles traveling northbound and 268 vehicles traveling southbound. The northbound approach of Meheula Parkway operates at LOS "C" while the southbound approach operates at LOS "B" during the AM peak period. Both approaches operate at LOS "B" during the PM peak period. Traffic queues occasionally formed on the Meheula Parkway approaches of the intersection with the most significant queuing occurring on the southbound approach during the AM peak period. Average queue lengths of 3-6 vehicles were observed with a maximum queue length of 9 vehicles. These queues were observed to clear the intersection after each traffic signal cycle change.

The Kuaoa Street approaches of the intersection carries 67 vehicles eastbound and 233 vehicles westbound during the AM peak period. During the PM peak period, traffic volumes are less with 36 vehicles traveling eastbound and 177 vehicles traveling westbound. The eastbound approach of Kuaoa Street operates at LOS "A" and LOS "B" during the AM and PM peak periods, respectively, while the westbound approach operates at LOS "B" and LOS "C", respectively. Traffic queues occasionally formed on the Kuaoa Street approaches of the intersection with the most significant queuing occurring on the westbound approach during the PM peak period. Average queue lengths of 8-12 vehicles were observed with a maximum queue length

of 15 vehicles. These queues were observed to clear the intersection after each traffic signal cycle change.

Crosswalks are provided across Meheula Parkway on the north and south sides of the intersection, as well as, across Kuaoa Street on the east and west sides of the intersection. During the AM peak period, 1 pedestrian was observed crossing Kuaoa Street on the west side of the intersection while no pedestrians were observed in the other crosswalks. During the PM peak period, no pedestrians were observed crossing Meheula Parkway on the north side of the intersection, while 9 pedestrians were observed crossing Meheula Parkway on the south side of the intersection. Similarly, 4 pedestrians were observed crossing Kuaoa Street on the east side of the intersection, while no pedestrians were observed crossing Kuaoa Street on the west side of the intersection.

d. Kuaoa Street and the Mililani Middle School Driveways

At the intersection with the driveways for MMS, Kuaoa Street carries 159 vehicles eastbound and 64 vehicles westbound during the AM peak period. During the PM peak period, traffic volumes are less with 131 vehicles traveling eastbound and 39 vehicles traveling westbound. The westbound approach of Kuaoa Street operates at LOS "A" during both peak periods. It should be noted that during field investigation, a number of private vehicles were observed dropping off students along the south side of the roadway near the MMS driveways then executing U-turn maneuvers along Kuaoa Street to return to Meheula Parkway.

As previously mentioned, there are two one-way driveways serving MMS along Kuaoa Street with the west driveway serving as the ingress and the east driveway as the egress. During the AM peak period, 37 vehicles were observed entering the west driveway while 10 vehicles were observed entering during the PM peak period. At the east driveway, 23 vehicles were observed exiting during the AM peak

period and 31 vehicles during the PM peak period. It should be noted that the 7 buses that the school currently operates for two rounds of picks-ups and drop offs daily use this adjacent area to service students. Although there is a sign located at the ingress indicating that the west driveway is for buses only, a few private vehicles were also observed turning and exiting from the Kuaoa Street driveways during field investigations. In addition, it should also be noted a low volume of vehicles were observed using the school's internal delivery/maintenance roadway and exiting through this driveway. The MMS east driveway operates at LOS "A" during both peak periods.

A mid-block crosswalk is also provided across Kuaoa Street between the driveways for the Mililani Middle School. 19 pedestrians were observed crossing Kuaoa Street during the AM peak period while 22 pedestrians were observed crossing during the PM peak period. As previously noted, a number of private vehicles were observed executing U-turn movements near the MMS driveways in the vicinity of the mid-block crosswalk. These vehicles occasionally conflicted with pedestrians within the mid-block crosswalk.

e. Lehiwa Drive and the Mililani Middle School Driveways

At the intersection with the driveways for MMS, Lehiwa Drive carries 436 vehicles eastbound and 86 vehicles westbound during the AM peak period. During the PM peak period, the overall traffic volume is less with 154 vehicles traveling eastbound and 87 vehicles traveling westbound. The eastbound approach of Lehiwa Drive operates at LOS "A" during both peak periods.

As previously mentioned, there are two one-way driveways for MMS along Lehiwa Drive with the east driveway serving as the ingress and the west driveway as the egress. At the east driveway, 428 vehicles were observed entering during the AM peak period and 146 vehicles during the PM peak period. The eastbound left-turn traffic movement into this driveway operates at LOS "A" during both peak

periods. At the west driveway, 340 vehicles were observed exiting during the AM peak period and 162 vehicles during the PM peak period. That approach operates at LOS "B" during the AM peak period and LOS "A" during the PM peak period. Vehicular queues from the school's pick up/drop off area were observed extending to and along Lehiwa Drive. Along the eastbound direction of Lehiwa Drive, average queue lengths of 3-7 vehicles were observed during both peak periods with a maximum queue length of 12 vehicles. Occasionally these queues extended past the MMS west driveway. However, field observations indicate that traffic operations at the west driveway are not significantly affected since the majority of the vehicles exiting at this approach turned right along Lehiwa Drive. In addition, the internal and external queues at these driveways were clustered around the start and end of the school day and dissipated relatively quickly.

A mid-block crosswalk with a refuge island is also provided across Lehiwa Drive approximately 225 feet west of the exit driveway for the adjacent MMS. Field observations indicate that pedestrians crossing at this mid-block crosswalk are comprised of students who are dropped off at the adjacent neighborhood at the end of Makaikai Street where a pedestrian access leads to the mid-block crosswalk. During the AM peak period, 85 pedestrians were observed crossing Lehiwa Drive while 187 pedestrians were observed crossing during the PM peak period. In addition, field observations also indicate that traffic operations along Lehiwa Drive are influenced by the high number of conflicts between pedestrian and vehicular traffic at this mid-block crosswalk with queues occasionally extending to the adjacent MMS exit driveway. However, as previously stated, traffic queues were clustered around the start and end of the school day and dissipated relatively quickly.

IV. PROJECTED TRAFFIC CONDITIONS

A. Site-Generated Traffic

1. Trip Generation Methodology

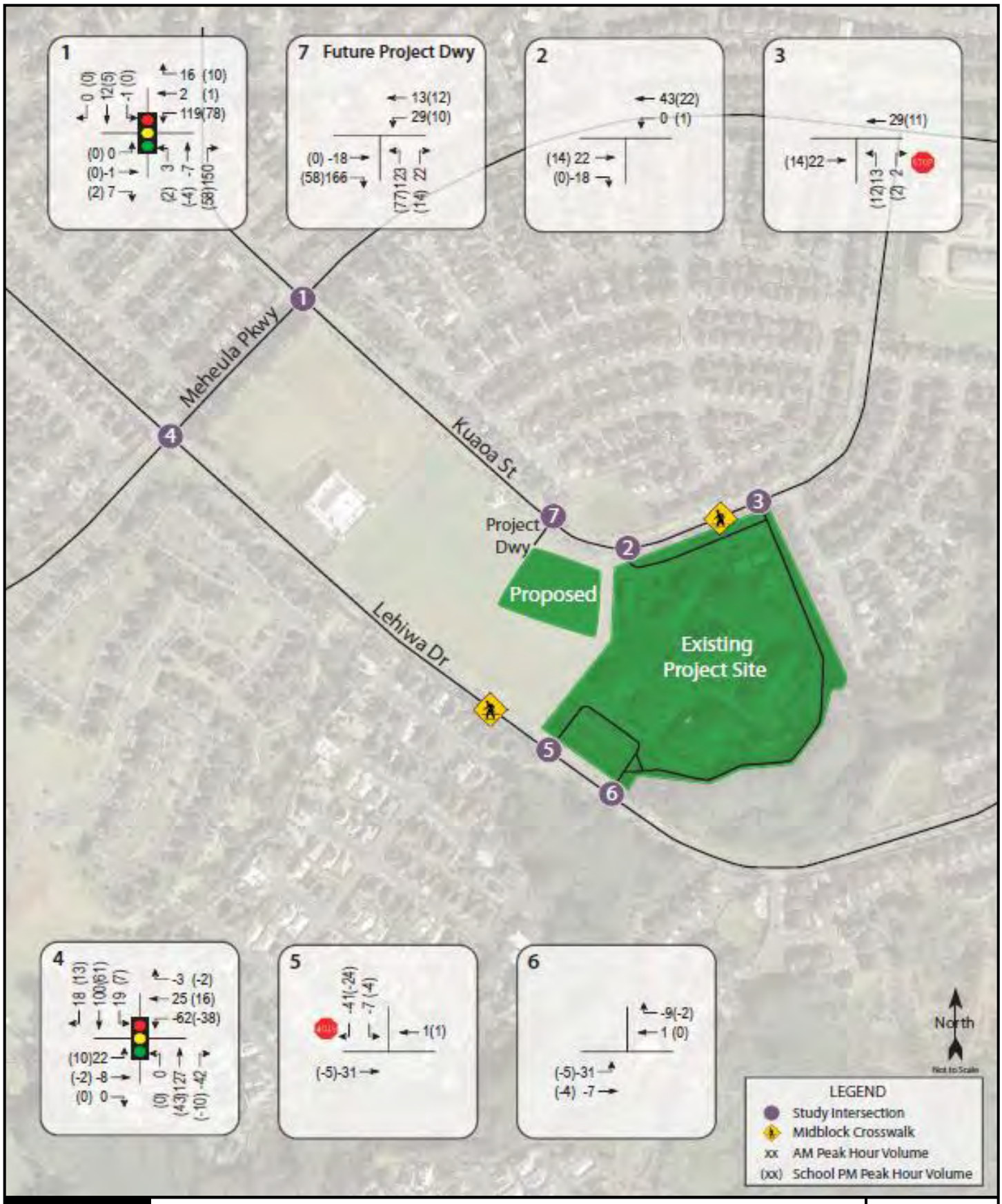
The trip generation methodology used in this study is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation, 9th Edition," 2012. The ITE trip generation rates are developed empirically by correlating vehicle trip generation data with various land use characteristics such as the number of vehicle trips generated per student. As previously discussed, the proposed schedule change is anticipated to increase the number of students (by approximately 460 students) on campus on a typical day as all four tracks of students transition to one instructional schedule. In addition, the Department of Education anticipates that the student population at Mililani Middle School will remain relatively stable in the near term. As such, for the purpose of this study, the total enrollment at the school was assumed to remain similar to existing conditions. Table 1 summarizes the trip generation characteristics related to the proposed new classroom building project at Mililani Middle School applied to the AM and PM peak hours of traffic.

Table 1: Peak Hour Trip Generation

MIDDLE SCHOOL/JUNIOR HIGH SCHOOL INDEPENDENT VARIABLE: # of Additional Students = 460		
		PROJECTED TRIP ENDS
AM PEAK	ENTER	137
	EXIT	111
	TOTAL	248
PM PEAK	ENTER	62
	EXIT	76
	TOTAL	138

2. Trip Distribution

Figure 5 shows the distribution of additional site-generated traffic during the AM and PM peak periods. Access to MMS is expected to continue being provided via the two existing driveways along Lehiwa Drive while the two existing driveways along Kuaoa Street are expected to continue serving



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MILILANI MIDDLE SCHOOL

DISTRIBUTION OF SITE-GENERATED VEHICLES WITH PROJECT

FIGURE 5

the school's bus drop-off/pick-up area. In addition, as previously discussed, two new one-way driveways off Kuaoa Street will also be constructed to provide access to the new 6th grade classroom building. According to the Department of Education, the distribution of students between the 6th, 7th, and 8th grades at the school is approximately equal. As such, a third of the existing vehicles currently accessing the school were reassigned along the adjacent roadways from the existing drop-off/pick-up area along Lehiwa Street to the new area near the new building off Kuaoa Street. Similarly, a third of the additional site-generated vehicles associated with the anticipated increase in students at the school on a typical day were assumed to use the drop-off/pick-up area off Kuaoa Street with the remainder assumed to use the area off Lehiwa Drive.

The directional distribution of all site-generated vehicles at the study intersections was based upon the relative distribution of households in the neighborhoods served by the Mililani Middle School. As such, 63% were assumed to be traveling to/from the south via Meheula Parkway, 12% were assumed to be traveling to/from the north, 15% were assumed to be traveling to/from the east via Kuaoa Street and Lehiwa Drive, and 10% were assumed to be traveling to/from the west during both peak periods. The distribution of all site-generated vehicles at the study intersections was based on their assumed origin/destination, allowed turning movements, and the relative convenience of the available routes.

B. Through Traffic Forecasting Methodology

The travel forecast is based upon historical traffic count data obtained from the State DOT, Highways Division at survey stations located along Meheula Parkway in the vicinity of the project site. The historical data indicates relatively stable traffic volumes along Meheula Parkway. As such, an annual traffic growth rate of approximately 0.5% was conservatively assumed in the project vicinity. Using 2017 as the Base Year, a growth rate factor of 1.01 was applied to the existing through traffic demands along Meheula Parkway to achieve the projected Year 2019 traffic demands.

C. Total Traffic Volumes Without Project

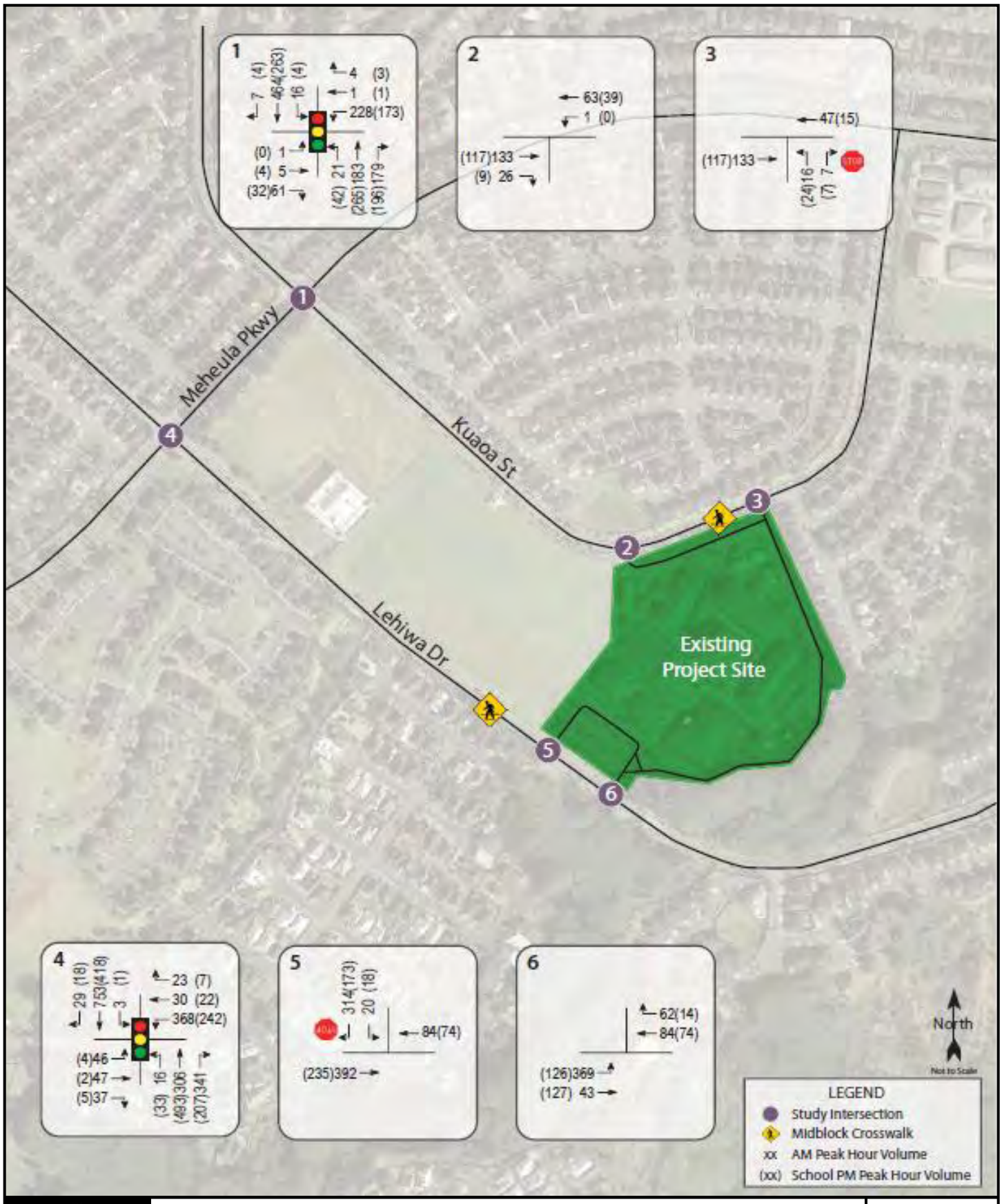
The projected Year 2019 AM and PM peak period traffic volumes and operating conditions without the proposed new classroom building project at Mililani Middle School are shown in Figure 6 and summarized in Table 2. The existing levels of service are provided for comparison purposes. LOS calculations are included in Appendix D.

Table 2: Existing and Projected Year 2019 (Without Project) LOS Traffic Operating Conditions

Intersection	Approach/ Critical Movement	AM		PM	
		Exist	Year 2019 w/out Proj	Exist	Year 2019 w/out Proj
Meheula Pkwy/ Lehiwa Dr	Eastbound	B	B	B	B
	Westbound	C	C	C	C
	Northbound	B	B	B	B
	Southbound	C	C	B	B
Meheula Pkwy/ Kuaoa St	Eastbound	A	A	B	B
	Westbound	B	B	C	C
	Northbound	C	C	B	B
	Southbound	B	B	B	B
Kuaoa St/ School Ent. Dwy	Westbound (LT*)	A	A	A	A
Kuaoa St/ School Exit Dwy	Northbound (LT*)	A	A	A	A
Lehiwa Dr/ School Ent. Dwy	Eastbound (LT*)	A	A	A	A
Lehiwa Dr/ School Exit Dwy	Southbound (LT*)	B	B	A	A

*LT = Left-turn

Under Year 2019 without project conditions, traffic operations are expected to generally remain similar to existing conditions. Along Meheula Parkway, traffic operations at the study intersection with Lehiwa Drive and Kuaoa are expected to operate at LOS "C" or better during both peak periods. Traffic operations at the remaining study intersections along Lehiwa Drive and Kuaoa Street are expected to operate at LOS "B" or better during both peak periods.



WILSON OKAMOTO CORPORATION

MILILANI MIDDLE SCHOOL

YEAR 2019 PEAK HOUR OF TRAFFIC
WITHOUT PROJECT

FIGURE
6

D. Total Traffic Volumes With Project

Figure 7 shows the Year 2019 cumulative AM and PM peak hour traffic conditions resulting from the projected external traffic and the proposed new classroom building project at Mililani Middle School. The cumulative volumes consist of site-generated traffic superimposed over Year 2019 projected traffic demands. The traffic impacts resulting from the proposed project are addressed in the following section.

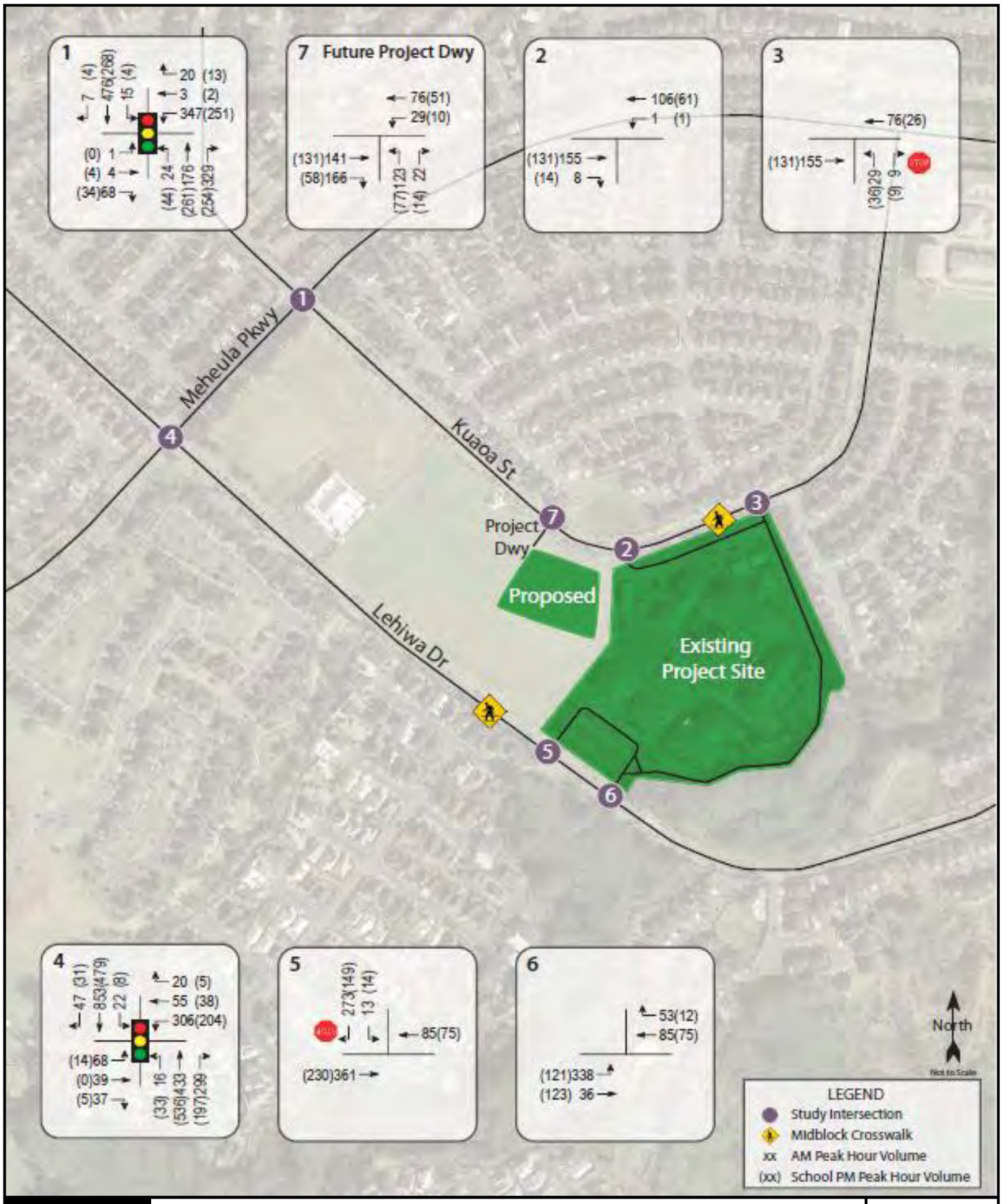
V. TRAFFIC IMPACT ANALYSIS

The Year 2019 cumulative AM and PM peak hour traffic conditions with the proposed new classroom building project at Mililani Middle School are summarized in Table 3. The existing and projected Year 2019 (Without Project) operating conditions are provided for comparison purposes. LOS calculations are included in Appendix E.

Table 3: Existing and Projected Year 2019 (Without and With Project) LOS Traffic Operating Conditions

Intersection	Approach/ Critical Movement	AM			PM		
		Exist	Year 2019		Exist	Year 2019	
			w/out Proj	w/ Proj		w/out Proj	w/ Proj
Meheula Pkwy/ Lehiwa Dr	Eastbound	B	B	B	B	B	B
	Westbound	C	C	C	C	C	C
	Northbound	B	B	B	B	B	B
	Southbound	C	C	C	B	B	B
Meheula Pkwy/ Kuaoa St	Eastbound	A	A	B	B	B	B
	Westbound	B	B	C	C	C	B
	Northbound	C	C	B	B	B	B
	Southbound	B	B	C	B	B	B
Kuaoa St/ Bus Ent. Dwy	Westbound (LT*)	A	A	A	A	A	A
Kuaoa St/ School Dwy**	Northbound (LT*)	-	-	B	-	-	B

*LT = Left-turn
**New project driveway



WILSON OKAMOTO CORPORATION

MILILANI MIDDLE SCHOOL

YEAR 2019 PEAK HOUR OF TRAFFIC
WITH PROJECT

FIGURE
7

Table 3: Existing and Projected Year 2019 (Without and With Project) LOS Traffic Operating Conditions (Cont'd)

Intersection	Approach/ Critical Movement	AM			PM		
		Exist	Year 2019		Exist	Year 2019	
			w/out Proj	w/ Proj		w/out Proj	w/ Proj
Kuaoa St/ School Exit Dwy	Northbound (LT*)	A	A	B	A	A	A
Lehiwa Dr/ School Ent. Dwy	Eastbound (LT*)	A	A	A	A	A	A
Lehiwa Dr/ School Exit Dwy	Southbound (LT*)	B	B	B	B	B	B

*LT = Left-turn
**New project driveway

Under Year 2019 with project conditions, traffic operations in the vicinity are in general expected to be similar to without project conditions despite the anticipated increases in traffic along the surrounding roadways. Along Meheula Parkway, traffic operations at the intersections with Lehiwa Drive are expected to continue operating at LOS "C" or better during both peak periods while the intersection with Kuaoa Street is expected to continue operating at LOS "C" or better during the AM peak period and LOS "B" during the PM peak period. The northbound approach of the new driveway along Kuaoa Street is expected to operate at LOS "B" during both peak periods.

VI. RECOMMENDATIONS

Based on the analysis of the traffic data, the following are the recommendations of this study to be incorporated in the project design.

1. Maintain sufficient sight distance for motorists to safely enter and exit the project driveway.

2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations.

3. Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto public roadways.

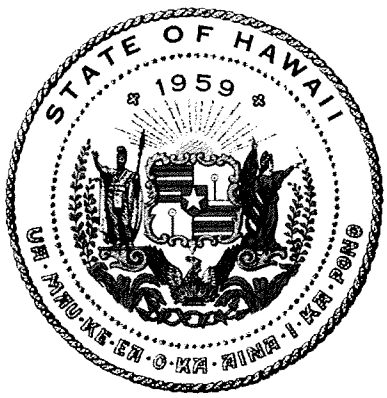
4. Provide sufficient turning radii at all project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.

5. Consider consolidating the proposed 2 one-way driveways on Kuaoa Street to minimize turning conflicts at that location.

6. Prepare or renew the current Traffic Management Plan (TMP) for the middle school to explore and identify strategies to minimize the impact of school related vehicles on the surrounding roadways. This plan should address daily school traffic including issues related to drop-offs/pick-ups along the adjacent public roadways and conflicts with crossing pedestrian traffic, as well as special events.

VII. CONCLUSION

The existing Mililani Middle School is currently on a multi-track, year-round class schedule with approximately 1,378 students on campus at a time. However, there are plans to transition to a traditional school calendar which is expected to increase the number of on campus students by 460 students. As such, existing classrooms are being reallocated to accommodate the additional number of students and a new classroom building is expected to be constructed to house all 6th grade classes by Year 2019. Despite the expected increase in traffic volumes and anticipated changes in circulation along the adjacent roadways as a result of the proposed project, traffic operations in the project vicinity are generally expected to be similar to without project conditions. However, as previously mentioned, field observations indicate that student drop-offs and pick-ups are occurring along the adjacent public roadways, as well as within the surrounding neighborhoods and there are existing conflicts between pedestrian and vehicular traffic at adjacent mid-block crosswalks. In addition, the proposed project entails the designation of a second student pick-up/drop-off area along Kuaoa Street. As such the preparation of a Traffic Management Plan is recommended to address daily school traffic including the issues observed during the field investigations, as well as, special events at the school.



APPENDIX E

Draft

Archaeological Literature Review and Field Inspection and Consultation with SHPD for the Mililani Middle School Project, Waipi‘o Ahupua‘a, ‘Ewa District, O‘ahu TMK: [1] 9-5-002:033

The complete Archaeological Literature Review and Field Inspection has been filed with the State of Hawaii Department of Education and Department of Land and Natural Resources Historic Preservation Division.

Prepared for
Wilson Okamoto Corporation

Prepared by
David W. Shideler, M.A.,
and
Hallett H. Hammatt, Ph.D.

Cultural Surveys Hawai‘i, Inc.
Kailua, Hawai‘i
(Job Code: WAIPIO 21)

August 2017

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Management Summary

Reference	Archaeological Literature Review and Field Inspection and Consultation with SHPD for the Mililani Middle School Project, Waipi'o Ahupua'a, 'Ewa District, O'ahu, TMK: [1] 9-5-002:033 (Shideler and Hammatt 2017)
Date	August 2017
Project Number (s)	Cultural Surveys Hawai'i (CSH) Job Code: WAIPIO 21
Investigation Permit Number	The fieldwork component of the archaeological literature review and field inspection investigation was carried out under archaeological fieldwork permit number 17-08, issued by the Hawai'i State Historic Preservation Division/Department of Land and Natural Resources (SHPD), per Hawai'i Administrative Rules (HAR) §13-282.
Project Location	The project area is located at the southeast end of Mililani Mauka Community Park adjacent to the northwest side of Mililani Middle School just south of Kuaoa Street in the Mililani Mauka area of *mauka* (inland, toward the mountains) Waipi'o Ahupua'a, 'Ewa District, central O'ahu, TMK: [1] 9-5-002:033. The project area is depicted on the 1998 Waipahu U.S. Geological Survey (USGS) topographic quadrangle.
Land Jurisdiction	City and County of Honolulu. It is understood that transfer of a fee simple interest and property title of the project area adjacent to Mililani Middle School from the City and County of Honolulu to the State of Hawaii is in progress
Agencies	SHPD State of Hawai'i Department of Education (DOE)
Project Description	The proposed project is intended expansion of the Mililani Middle School's campus. No details of proposed development are available at this time.
Project Acreage	Approximately 1 acre
Historic Preservation Regulatory Context	This document was prepared to support the proposed project's anticipated historic preservation review under HAR §13-275-3.
Document Purpose	At the request of Wilson Okamoto Corporation (WOC), Cultural Surveys Hawai'i, Inc. (CSH) completed an archaeological literature review and field inspection in support of consultation with SHPD for the Mililani Middle School project. This document is intended to support project-related historic preservation consultation among stake-holding state agencies, interested Native Hawaiian groups and individuals, and community groups.
Fieldwork Effort	Fieldwork was accomplished by David W. Shideler, M.A., of CSH on 7 July 2017 and took approximately 3 hours to complete.

Historic Properties Identified	No historic properties were identified in the project area and no historic properties are believed to be present.
Effect Recommendation	The effect recommendation is "No historic properties affected" (HAR §275-7).
Mitigation Recommendations[4]	No further archaeological work is recommended. Early consultation with the SHPD in the form of a request for a letter of determination per HAR §13-275-3 apending the present study to supply background information is recommended.

DAVID Y. IGE
GOVERNOR

DR. CHRISTINA M. KISHIMOTO
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

August 22, 2017

Susan Lebo, Ph.D.
DLNR—State Historic Preservation Division
Kākuhihewa Bldg., Suite 555
601 Kamōkila Boulevard
Kapolei, Hawaii 96707

Re: Request for a State Historic Preservation Division Determination Letter (as per HAR §13-275-3) for a Mililani Middle School Project, Mililani Mauka, Waipi'o Ahupua'a, 'Ewa District, central O'ahu, TMK: [1] 9-5-002:033 por.

Dear Dr. Susan Lebo:

Transfer of a fee simple interest and property title of the project area adjacent to Mililani Middle School from the City and County of Honolulu to the State of Hawaii Department of Education (DOE) is in progress. The DOE's plans for development of this adjacent land as part of the anticipated growth of Mililani Middle School are not set at this time. As part of the land transfer from the City and County to the DOE certain land development issues are being addressed including any possible effect of school-related development of this project area on historic properties.

The project area is located at the southeast end of Mililani Mauka Community Park adjacent to the northwest side of Mililani Middle School just south of Kuaoa Street in the Mililani Mauka area of *mauka* (inland, toward the mountains) Waipi'o Ahupua'a, 'Ewa District, central O'ahu,

The DOE is requesting a determination letter from the State Historic Preservation Division (SHPD) (as per HAR §13-275-3) for a Mililani Middle School Project on the indicated lands. For the purpose of the requested determination there is no specific project per se at this time (other than transfer of property title) but the DOE is anticipating that any future Mililani Middle School Project(s) in this specific project area will include ground excavation for grading, foundations, utility lines, and landscaping. An SHPD determination for this project area at this time will facilitate planning for the Mililani Middle School Project

In order to facilitate an SHPD letter of determination, the DOE is enclosing a copy of:

> *Archaeological Literature Review and Field Inspection and Consultation with SHPD for the Mililani Middle School Project, Waipi'o Ahupua'a, 'Ewa District, O'ahu, TMK: [1] 9-5-002:033*

This study was prepared in support of consultation with SHPD for the Mililani Middle School project and presents a summary of land use history, previous archaeological studies in the vicinity and finds, and the results of a field inspection. The study concludes that "No historic properties were identified in the project area and no historic properties are believed to be present" and the effect recommendation is "No historic properties affected" (HAR §275-7). No further archaeological work is recommended.

Thank you for your assistance in this matter. Should you have any questions please call William George, Project Coordinator of the Facilities Development Branch, Project Management Section, at (808) 784-5125 or via e-mail at william_george@notes.k12.hi.us.

Sincerely,

Duane Y. Kashiwai
Public Works Administrator
Facilities Development Branch

DYK:lm

c: Architects Pacific, Inc. (Susan Irvine)
Facilities Development Branch