



FILE COPY

SEP 23 2021

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF FACILITIES AND OPERATIONS

September 3, 2021

TO: Mr. Keith E. Kawaoka
Acting Director, Office of Environmental Quality Control
Department of Health

FROM: Edward S. Ige *Edward S. Ige*
Facilities Director, Facilities Development Branch

SUBJECT: **Finding of No Significant Impact**
Paia Elementary School Classroom Building
Hamakua Poko, District of Makawao, Maui, Hawaii
Job No.: Q53001-17
Tax Map Key: (2) 2-2-005:004

The Hawaii State Department of Education (Department) has reviewed all comments received during the 30-day public comment period for the Draft Environmental Assessment Paia Elementary School Classroom Building. The Department has determined that the project will not result in significant adverse effects and has issued a Finding of No Significant Impact (FONSI). Please publish the determination in the next edition of the Environmental Notice.

The Final Environmental Assessment (FEA) and FONSI determination in Adobe Acrobat PDF format and the Office of Environmental Quality Control (OEQC) publication form will be uploaded to the OEQC website. A printed copy of the FEA will be mailed to the Hawaii Documents Center.

Should you have any questions, please contact Arnold Fukunaga, Project Coordinator of the Facilities Development Branch, Project Management Section, at (808) 784-5131 or via email at arnold.fukunaga@k12.hi.us.

ESI:af

c: Facilities Development Branch

22 - 032

From: webmaster@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Wednesday, September 15, 2021 5:45:28 PM

Action Name

Paia Elementary School Classroom Building

Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds

Judicial district

Makawao, Maui

Tax Map Key(s) (TMK(s))

[2]2-5-005:004

Action type

Agency

Other required permits and approvals

Variance from Pollution Control, NPDES General Permit, DCAB Review, Historic Site Review (Chapter 6E HRS), Building Permit, Grading Permit, Certificate of Occupancy, Fire Protection, Temporary Water Permit

Proposing/determining agency

Department of Education

Agency contact name

Arnold Fukunaga

Agency contact email (for info about the action)

Arnold_Fukunaga@notes.k12.hi.us

Email address or URL for receiving comments

gpark@gpup.biz

Agency contact phone

(808) 784-5110

Agency address

Office of School Facilities and Support Services
3633 Waialae Avenue
Honolulu, HI 96816
United States
[Map It](#)

Was this submittal prepared by a consultant?

Yes

Consultant

Gerald Park Urban Planner

Consultant contact name

Gerald Park

Consultant contact email

gpark@gpup.biz

Consultant contact phone

(808) 625-9626

Consultant address

95-595 Kanamee Street #324
Mililani, Hawaii 96789-1431
United States
[Map It](#)

Action summary

The purpose of the project is to construct a two-story, 8-classroom building to accommodate English and Hawaiian Language Immersion Program students. Space for the School's Administrative office, Computer Resource/Media /Video classroom, Special Education, Faculty Center, restrooms, and support areas will be provided. The building footprint is approximately 9,828 square feet and the second floor 9,320 square feet.

A single-level classroom building will be attached to the northwest wing of the larger building. The approximately 1,400 square foot building will provide a self-contained classroom, shower, and toilet for Pre-Kindergarten children.

The structures will be sited at the front of the School adjoining the existing Cafeteria. A covered bus stop in the area will be demolished and replaced with a new covered bus stop integrated with the new building.

The \$13.0 million construction cost will be funded by the State of Hawai'i.

Reasons supporting determination

Reasons supporting the determination are summarized in Section 7 of the Final EA.

Attached documents (signed agency letter & EA/EIS)

- [Paia-Elementary-School-Final.pdf](#)
- [Log-5227-09-03-21-DOH-FONSI-Kawaoka-Paia-ES-Classroom-Blg-Q53001-17-signed-1.pdf](#)

Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

Authorized individual

Gerald Park

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

FINAL ENVIRONMENTAL ASSESSMENT

**PĀI'A ELEMENTARY SCHOOL
CLASSROOM BUILDING**

Hāmākua Poko, District of Makawao, Maui, Hawai'i

Prepared for

Department of Education, State of Hawai'i
Office of School Facilities and Support Services
Facilities Development Branch-Project Management Section
3633 Waialae Avenue
Honolulu, Hawai'i 96816

'Aukake 2021

FINAL ENVIRONMENTAL ASSESSMENT

**PĀI'A ELEMENTARY SCHOOL
CLASSROOM BUILDING**

Hāmākua Poko, District of Makawao, Maui, Hawai'i

Prepared in Partial Fulfillment of the Requirements of Chapter 343, Hawai'i Revised Statutes
and Title 11-200.1, Hawai'i Administrative Rules, Department of Health, State of Hawai'i

Prepared for

Department of Education, State of Hawai'i
Office of School Facilities and Support Services
Facilities Development Branch-Project Management Section
3633 Waialae Avenue
Honolulu, Hawai'i 96816

Prepared by

Gerald Park Urban Planner
95-595 Kaname'e Street #324
Mililani, Hawai'i 96789

and

Design Partners Inc.
1580 Makaloa Street, Suite 1100
Honolulu, Hawai'i 96814

'Aukake 2021

PROJECT PROFILE

Proposed Action: Pā'ia Elementary School Classroom Building
DOE Job No. Q530017

Proposing/Determining Agency: Department of Education, State of Hawai'i
Office of School Facilities and Support Services
Facilities Development Branch
Project Management Section
3633 Waialae Avenue
Honolulu, Hawai'i 96813

Street Address/Location: 955 Baldwin Avenue
Pā'ia, Maui 96779

Tax Map Key: (2) 2-5-005: 004
Landowner: State of Hawai'i
Land Area: 9.954 acres

Existing Use: Public Elementary School

State Land Use Designation: Agricultural
Paia-Haiku Community Plan: Public/Quasi-Public (P)
Zoning: County Interim District
Special Management Area: Outside Special Management Area

Contact Person: Arnold Fukunaga, Project Manager
Department of Education, State of Hawai'i
Office of School Facilities and Support Services
Facilities Development Branch
Project Management Section
3633 Waialae Avenue
Honolulu, Hawai'i 96816

Telephone: (808) 784-5110
Email: Arnold_Fukunaga@notes.k12.hi.us

TABLE OF CONTENTS

Project Profile	i
Table of Contents	ii
Figures, Tables, and Photographs	iii
Preface	v
SECTION 1 DESCRIPTION OF THE PROPOSED ACTION	1
A. Purpose of the Project	1
B. Technical Characteristics	1
1. Building Plan	1
2. Pre-Kindergarten Classroom Building	2
3. Site Plan	2
4. Infrastructure and Utilities	3
5. Landscaping	3
6. Sustainability	4
C. Economic Characteristics	4
D. Social Characteristics	4
E. History	4
SECTION 2 EXISTING CONDITIONS	17
A. Background Information	17
B. Environmental Characteristics	19
C. Land Use Controls	23
D. Public Facilities and Services	28
SECTION 3 SUMMARY OF POTENTIAL ENVIRONMENT IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS	32
1. Short-Term Impacts	32
2. Long-Term Impacts	35
SECTION 4 ALTERNATIVES TO THE PROPOSED ACTION	38
1. No Action	38
2. Alternative Location	38
SECTION 5 PERMITS AND APPROVALS	39
SECTION 6 AGENCIES AND ORGANIZATIONS TO BE CONSULTED	40
SECTION 7 DETERMINATION OF SIGNIFICANCE	41
REFERENCES	44

EXHIBITS

- A GOVERNOR'S EXECUTIVE ORDER No. 797
- B HISTORICAL BACKGROUND STUDY FOR PĀ'IA ELEMENTARY SCHOOL, HĀMĀKUA POKO AHUPUA'A, MAKAWAO DISTRICT, MAUI ISLAND, TMK: (2) 2-5-05:04
- C ZONING AND FLOOD CONFIRMATION FORM
- D COMMENTS AND RESPONSES (ORIGINAL ENVIRONMENTAL ASSESSMENT) PRE-ASSESSMENT CONSULTATION COMMENTS
- E COMMENTS AND RESPONSES**
- F FINDING OF NO SIGNIFICANT IMPACT DETERMINATION**

FIGURES

<u>Figure</u>	<u>Title</u>	<u>Page</u>
1	Location/Vicinity Map	7
2	Tax Map	8
Sheet C401	Site Plan	9
Sheet A-1.01	Ground Floor Plan	10
Sheet A-1.02	Second Floor Plan	11
Sheet A-2.01	Exterior Elevations	12
Sheet A-2.02	Exterior Elevations	13
Sheet C402	Grading Plan	14
Sheet C403	Utility Plan	15
Sheet L-1.0	Landscape Planting Plan	16
3	Detailed Land Classification	21
4	ALISH	22
5	State Land Use Districts	25
6	Paia-Haiku Community Plan	27
7	Land Zoning Map 15	29

TABLES

<u>Table</u>	<u>Title</u>	<u>Page</u>
1	Permanent Buildings	17

PHOTOGRAPHS

<u>Photograph</u>	<u>Title</u>	<u>Page</u>
1	Building Site Looking East. Bus Shelter and Edge of Cafeteria Roof on Right. Building C (Library) and H in the Background.	18
2	Proposed Parking Area Looking East from the Turnaround.	19

PREFACE

The Draft Environmental Assessment for the Pāi'a Elementary School Classroom Building Project is the second environmental assessment prepared for buildings planned at the School. The first environmental assessment titled Pāi'a Elementary School Classroom Building was prepared in January 2019. The Draft Environmental Assessment for the project was published in the Office of Environmental Quality Control's Environmental Notice of March 3, 2019 and distributed to agencies and organization. Comments received during the 30-day review period (March 8 to April 8, 2019) and associated responses were to be incorporated into a Final Environmental Assessment. A Final Environmental Assessment, however, was not prepared.

The Department of Education has since revised the original project to add a second building for Pre-Kindergarten students. The agency also determined that a new environmental assessment should be prepared for the two new buildings. The Original Draft Environmental Assessment and this Draft Environmental Assessment have the same titles. The completion date for the latter is cited as Mei 2021.

It is this author's decision to incorporate material from the Original Draft Environmental Assessment (2019) into this document. In addition, comments received on the Original Draft Environmental Assessment are treated as pre-consultation comments for this document and found in Exhibit D.

The Department of Education (DOE), State of Hawai'i proposes to construct a new classroom building at Pā'ia Elementary School. Located in upper Pā'ia about 1.6 miles east of the town of Pā'ia., the school is bounded by agricultural lands to the north, east, and west and Baldwin Avenue and Holy Rosary Church to the south. A Vicinity Map is shown as Figure 1.

A. Purpose of the Project

The purpose of the project is to provide a permanent classroom building at the School. The proposed building will provide safe, functional, and visually stimulating environments for general education and Hawaiian Language Immersion Program classes. The project will incorporate advanced communication systems to support technology programs and general communications.

This facility will be designed and constructed to support the concepts of 21st Century School curriculum for interactive and project-based learning along with the traditional passive learning methods.

The original project has been modified to include a classroom building and play area to accommodate existing and future enrollment in Pre-Kindergarten students,

B. Technical Characteristics

1. Classroom Building

A two-story 8-classroom, U-shaped building will be erected near the entrance to the campus. The "building site" is a grass lawn behind a covered bus drop-off area at the driveway turnaround. The 0.72 acre building site includes a section of an existing 9 stall parking area. An Architectural Site Plan is shown as Sheet A-0.01.

Three General Education Classrooms, Administrative Center, restrooms, and support space will be provided on the approximately 9,828 square feet Ground Floor. The existing Administration Office in Building A will be relocated to the new building and the vacated space renovated to serve as an additional classroom.

The 9,320 square foot second floor provides space for three General Education Classrooms, a Computer Resource/Media/Video Classroom, Special Education Itinerant Room, Faculty Center, Teacher Collaboration Room, restrooms, utility rooms, and support space. In total, net floor are for the two-story structure is approximately 17,080 square feet (rounded). Floor plans for both levels are shown as Sheets A-1.01 and A-1.02.

The building will be erected concrete slab on grade on concrete spread footings. Exterior walls will be formed by poured in-place concrete with concrete interior columns. The load bearing exterior walls and interior columns will support precast prestressed hollow core concrete planks comprising the second floor. Open web steel joists will support a standing

seam metal gable roof. The building will be painted in tones similar to other campus buildings.

Stairways on north and west ends of the structure and an elevator on the north end will provide access between floors.

The building is approximately 30 feet high and does not exceed the height limit for the County of Maui Interim zoning district. Exterior Elevations are shown as Sheets A-2.01 and A-2.02 and Sections as Sheet A-3.01.

Air conditioning will be provided to the Computer/Media/Video Room and Administrative Office Suite. All core learning spaces are sited on the north wing to take advantage of the natural ventilation with the prevailing wind direction coming from northeast.

A fire sprinkler system will be installed throughout the building.

2. Pre-K Classroom Building

A single-level classroom building will be attached to the larger building on its northwest end (or leg). The approximately 1,400 square foot, rectangular shaped structure will provide a large self-containing classroom, shower, and toilet. The classroom is designed to accommodate 10 to 15 children and will be staffed by two educators.

An enclosed landscaped play area will be provided adjoining the classroom building.

3. Site Plan (Civil Site Plan Sheet C401)

The existing drop off shelter will be demolished and replaced with a new covered drop off at the same location. The new drop off is approximately 60'L X 10'W and contemporaneous in design with the new building. The overhead roof is approximately 15 feet in height.

Walkways crossing the building site will be demolished and replaced. New walkways will be 6-feet wide, ADA accessible, and connect with retained walkways for access to other campus buildings.

The main entry to the school is from Baldwin Avenue. A 175-foot long 20-foot wide paved driveway leads to a turnaround at the front of the school where buses and parents can drop off and pick up children. Driveway improvements are not proposed.

Parking improvements are planned at two locations. An existing 9 stall parking area adjoining the building site on the east will be reconfigured to provide two additional handicap parking stalls. The reconfiguration will provide four handicap stalls, two access aisles, and six regular stalls. One regular stall will be lost to the reconfiguration.

A new parking area will be constructed on the south side of Building H. This area is currently used for overflow parking. The proposed parking area is approximately 0.44 acres and 32 parking stalls will be provided. Access will be taken from the existing turnaround and sloped driveway.

Grading will provide building pad elevations consistent with the requirements for drainage. The building site and new parking area are relatively flat notwithstanding the existing sloped

The Department of Education (DOE), State of Hawai'i proposes to construct a new classroom building at Pā'ia Elementary School. Located in upper Pā'ia about 1.6 miles east of the town of Pā'ia., the school is bounded by agricultural lands to the north, east, and west and Baldwin Avenue and Holy Rosary Church to the south. A Vicinity Map is shown as Figure 1.

A. Purpose of the Project

The purpose of the project is to provide a permanent classroom building at the School. The proposed building will provide safe, functional, and visually stimulating environments for general education and Hawaiian Language Immersion Program classes. The project will incorporate advanced communication systems to support technology programs and general communications.

This facility will be designed and constructed to support the concepts of 21st Century School curriculum for interactive and project-based learning along with the traditional passive learning methods.

The original project has been modified to include a classroom building and play area to accommodate existing and future enrollment in Pre-Kindergarten students,

B. Technical Characteristics

1. Classroom Building

A two-story 8-classroom, U-shaped building will be erected near the entrance to the campus. The "building site" is a grass lawn behind a covered bus drop-off area at the driveway turnaround. The 0.72 acre building site includes a section of an existing 9 stall parking area. An Architectural Site Plan is shown as Sheet A-0.01.

Three General Education Classrooms, Administrative Center, restrooms, and support space will be provided on the approximately 9,828 square feet Ground Floor. The existing Administration Office in Building A will be relocated to the new building and the vacated space renovated to serve as an additional classroom.

The 9,320 square foot second floor provides space for three General Education Classrooms, a Computer Resource/Media/Video Classroom, Special Education Itinerant Room, Faculty Center, Teacher Collaboration Room, restrooms, utility rooms, and support space. In total, net floor are for the two-story structure is approximately 17,080 square feet (rounded). Floor plans for both levels are shown as Sheets A-1.01 and A-1.02.

The building will be erected concrete slab on grade on concrete spread footings. Exterior walls will be formed by poured in-place concrete with concrete interior columns. The load bearing exterior walls and interior columns will support precast prestressed hollow core concrete planks comprising the second floor. Open web steel joists will support a standing

seam metal gable roof. The building will be painted in tones similar to other campus buildings.

Stairways on north and west ends of the structure and an elevator on the north end will provide access between floors.

The building is approximately 30 feet high and does not exceed the height limit for the County of Maui Interim zoning district. Exterior Elevations are shown as Sheets A-2.01 and A-2.02 and Sections as Sheet A-3.01.

Air conditioning will be provided to the Computer/Media/Video Room and Administrative Office Suite. All core learning spaces are sited on the north wing to take advantage of the natural ventilation with the prevailing wind direction coming from northeast.

A fire sprinkler system will be installed throughout the building.

2. Pre-K Classroom Building

A single-level classroom building will be attached to the larger building on its northwest end (or leg). The approximately 1,400 square foot, rectangular shaped structure will provide a large self-containing classroom, shower, and toilet. The classroom is designed to accommodate 10 to 15 children and will be staffed by two educators.

An enclosed landscaped play area will be provided adjoining the classroom building.

3. Site Plan (Civil Site Plan Sheet C401)

The existing drop off shelter will be demolished and replaced with a new covered drop off at the same location. The new drop off is approximately 60'L X 10'W and contemporaneous in design with the new building. The overhead roof is approximately 15 feet in height.

Walkways crossing the building site will be demolished and replaced. New walkways will be 6-feet wide, ADA accessible, and connect with retained walkways for access to other campus buildings.

The main entry to the school is from Baldwin Avenue. A 175-foot long 20-foot wide paved driveway leads to a turnaround at the front of the school where buses and parents can drop off and pick up children. Driveway improvements are not proposed.

Parking improvements are planned at two locations. An existing 9 stall parking area adjoining the building site on the east will be reconfigured to provide two additional handicap parking stalls. The reconfiguration will provide four handicap stalls, two access aisles, and six regular stalls. One regular stall will be lost to the reconfiguration.

A new parking area will be constructed on the south side of Building H. This area is currently used for overflow parking. The proposed parking area is approximately 0.44 acres and 32 parking stalls will be provided. Access will be taken from the existing turnaround and sloped driveway.

Grading will provide building pad elevations consistent with the requirements for drainage. The building site and new parking area are relatively flat notwithstanding the existing sloped

driveway for the latter. Earthwork quantities are estimated at 800 CY excavation and 1,500 CY embankment. Areas around the buildings will be sloped to direct runoff away from the building. Grading should manage a rate of flow and quantity to pre-construction levels to the extent possible and reduce site runoff where possible. Building roof down spouts will convey runoff by buried pipe to a dry well system for storage and percolation. A Grading Plan is shown as Sheet C402.

The *new* parking lot will be paved and sloped to drain towards *its* [~~the parking area driveway~~] entry *where* an infiltration trench *the full length of the pavement* will be installed *for stormwater management and recharge*. [~~at the entry for runoff control.~~]

All new areas of impervious surface have been considered for stormwater management and appropriate measures are being taken (Response to Department of Water Supply Comment).

4. Infrastructure and Utilities

The on-campus water system consists of an existing 3" domestic water line and 8" fire supply line. Sections of both lines crossing under or near the building site will be relocated. Service to the new building will be drawn from the relocated lines.

A new fire hydrant will be installed on the north side of the building with service from the on-site 8" fire supply line.

A new Individual Wastewater System (IWS) will be constructed on a section of lawn to the west of the new building. The system will consist of a 4' sewer line, 7,000 gallon septic tank, distribution box, and two micro leaching chamber disposal fields of approximately 2,682 square feet apiece. A Utility Plan is shown as Sheet C403.

Telephone, data, and cable TV systems and associated utilities will be provided. Advanced communication systems will support technology program requirements as well as general communication. The building footprint lays over existing communication, electrical, and water lines and these lines will be relocated.

A complete secondary electrical distribution system will provide power to the new buildings. The system will include trenches, concrete encased ducts, handholes, and wiring. Provision will be made for electrical connection to a future rooftop PV system and alternative energy sources. The location of the larger building conflicts with existing power distribution location, utility poles, and electrical handholds. These conflicts, as well as their associated underground ducts and overhead lines, will require relocation to accommodate new construction work.

Communication lines will be routed from the Cafeteria to the Telecom room on the second floor of the new building.

5. Landscaping

The goal of the landscape design is to provide an appropriate and visually appealing landscape that meets the functional and program requirements of the School and community within the framework of 21st Century School design guidelines. Native and

cultural plants will be provided in all landscaped areas to support the Hawaiian Language Immersion Program.

A fenced play area of approximately 1,830 square feet will be provided for the Pre-K program. The play area will provide a synthetic turf surface, musical garden, and a concrete tricycle track with textured squares for sensory development.

Landscaped areas will be provided with a permanent [spray] irrigation system. ***The irrigation system will run during off-peak hours to minimize evaporation and allow for maximum infiltration. Functional lawn areas will be irrigated by rotor spray heads. Shrub/groundcover planting areas will be irrigated by spray heads on separate valves with a lower water output as they are Native Hawaiian plants with a low-water demand. A permanent irrigation control system with dedicated submeter and rain gauge to monitor water usage and allow for manual adjustment of water output (as needed) will allow for additional water conservation measures (Response to Department of Water Supply Comment)***

A preliminary Landscape Plan is shown as Sheet L-1.

6. Sustainability

The buildings will incorporate to the extent practical sustainable features utilizing Hawaii Collaborative for High Performance Schools (HI-CHPS) criteria. A high-performance school is defined as having learning environments that are healthy and comfortable, energy resource and water efficient, safe, secure and adaptable, and easy to operate and maintain.

HI-CHPS criteria will be used in developing sustainable features for the project during design, construction, and performance phases. Design strategies will be developed and documented for the design phase; construction related criteria will be developed and documented for the construction phase; and operation and maintenance criteria documented for the performance phase (typically 12 to 18 months after occupancy).

C. Economic Characteristics

The cost of the classroom buildings and associated improvements is estimated at \$13.0 million and will be funded by the Department of Education Capital Improvements Program.

The project will be built in one construction phase. Construction is projected to commence in 2022 with completion in 2025.

1. Land Ownership

The school site bears Tax Map Key Zone 2, 2-5-004: 004 (See Figure 2) and the entire 9.954 acre school site is owned by the State of Hawai'i (See Exhibit "A"). Site control is vested with the DOE.

The property was turned over by the Territory of Hawai'i in 1938 to the Department of Public Instruction (the predecessor of the Department of Education) by Governor's Executive Order No. 797 (See Exhibit "A"). The stated public purpose for setting aside government land was "for Paia School to be under the control and management of the Department of Public Instruction".

D. Social Characteristics

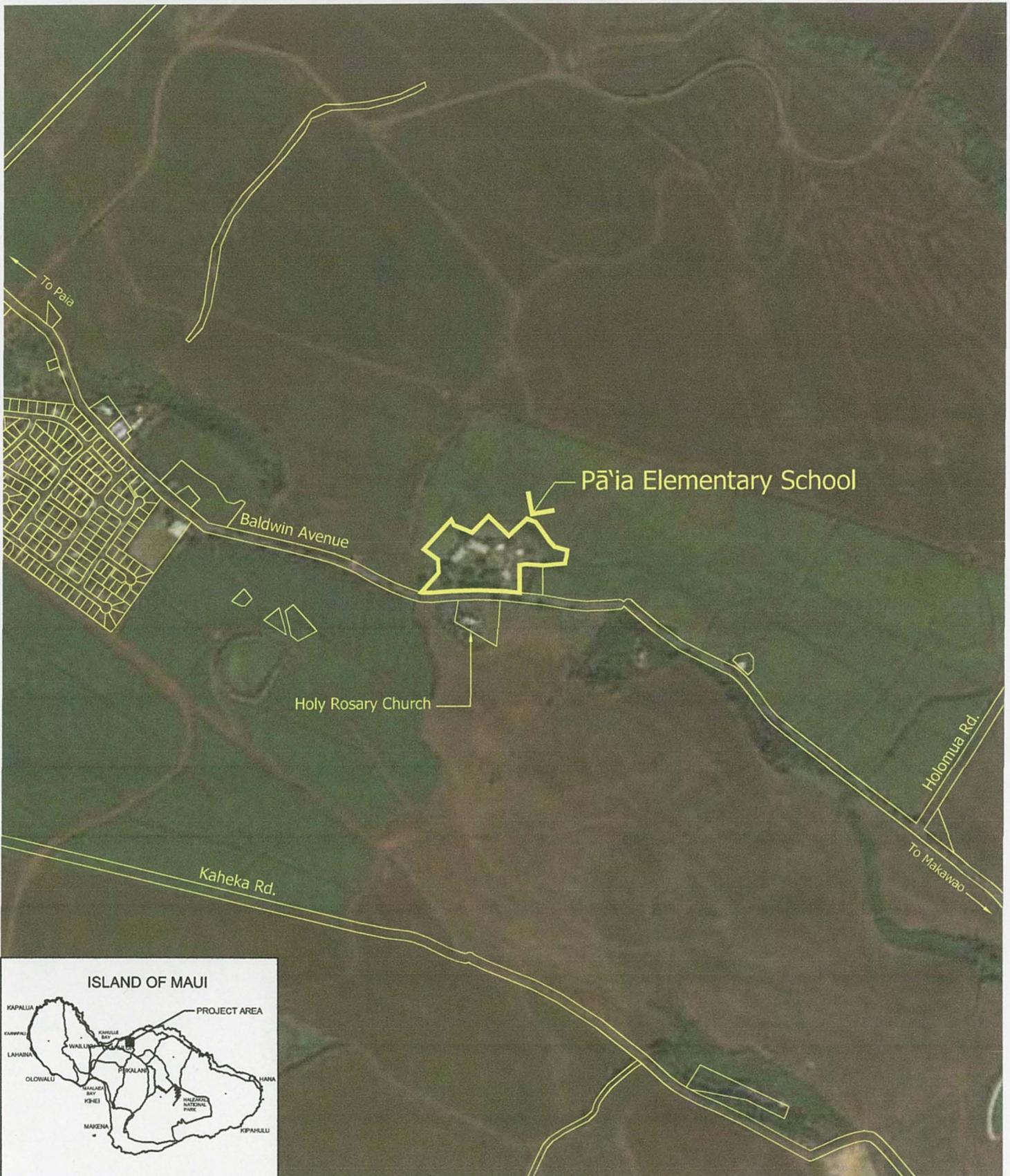
The building site is an open lawn area free of structures. A volleyball net on a section of the site indicates the area is used for grass volleyball. Long-term use of the area for volleyball will be determined in the future.

E. History

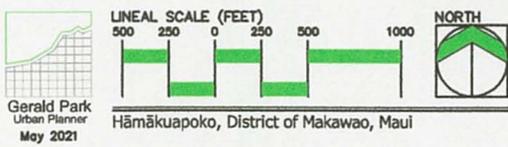
A historical background study is found in Exhibit "B". A brief historical chronology of Pā'ia Elementary School is presented below.

- 1881 The original Pā'ia School, at a different location (in Lower Pā'ia), opened on January 17, 1881 with 20 pupils in a 28' X 40' structure that "looked like a dwelling house" and was the first all English speaking government school on Maui (Cook, 1922 in Moy, 1992).
- 1901 Land survey initiated for an elementary school in Upper Pā'ia.
- 1908 A site for Pā'ia Elementary School is conveyed by deed to the Department of Public Instruction from a partnership between the Maui Agricultural Company, Paia Plantation, and Central Mil Company. At this time the lot size was increased to 4.75 acres.
- 1909 The school moved to its current location on a site deeded by the Maui Agricultural Company. The first structure built was a three-story building with eight classrooms and two large basement rooms which were used for the kitchen and dining room (Robello, No Date).
- 1924 The school is cited as the first all English-speaking school on Maui.
- 1928 A housekeeping training cottage is constructed as a model to demonstrate lessons for homemaking students, a first for public schools on Maui.
- 1930 A two-story classroom building designed by architect William D'Esmond is constructed.
- 1936 A new school cafeteria building is constructed.
- School enrollment reaches 1,300 students and 43 teachers.
- 1938 Governor's Executive Order No. 797 transfers 8.58 acres of government land to the Department of Public Instruction "for Paia School".
- The Maui Agricultural Company donates 1.374 acres of land to the school bringing the total lot size to 9.954 acres. This acreage is the current lot size.
- 1947 A brass plaque commemorating former students who died in World War II is dedicated. The names of 15 former students are listed thirteen of whom served in the Japanese-American 442nd Regimental Combat Team.

- 1962 The first structure built at the school in 1909 is destroyed by a cane fire burning near the school.
- 1988 The Hawaiian Language Immersion Program is introduced into the curriculum. This is the first "immersion" program on Maui where classroom instruction for Grades K to 5 is taught in the Hawaiian language.
- 1992 The school is listed on the Hawaii and National Registers of Historic Places as part of a nomination of several Maui public schools.
- 2005 Fire destroys the school cafeteria. Building E is converted for use as a temporary cafeteria. Hot meals (breakfast and lunch) are prepared at Kalama Intermediate School, delivered to Pā'ia Elementary School daily, and served in Building E.
- 2013 New cafeteria constructed.
- Building E renovated for classroom use.



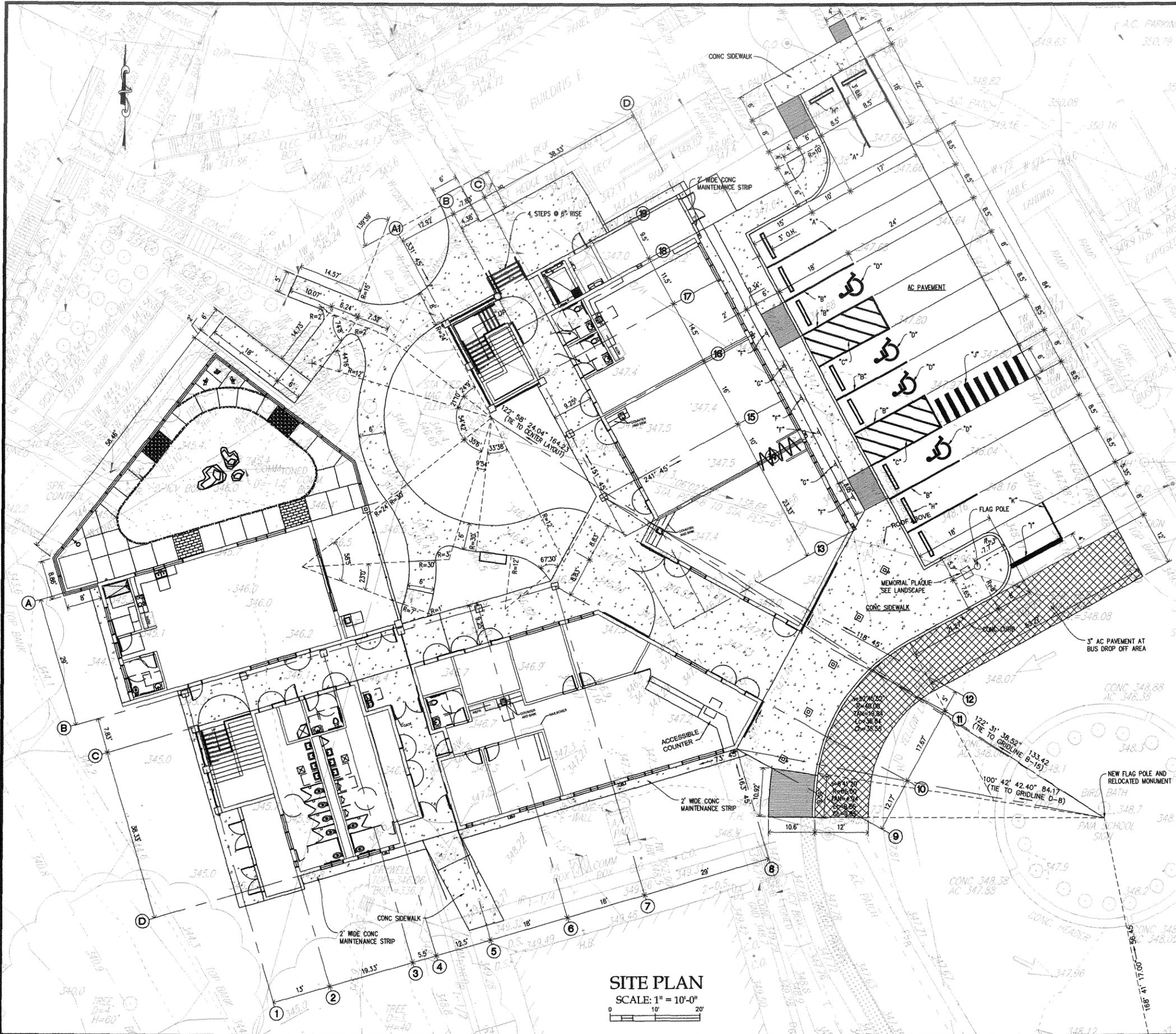
Source: Aerial-Google Earth Website



Gerald Park
Urban Planner
May 2021

Hāmākuapoko, District of Makawao, Maui

Figure 1
Location/Vicinity Map
Pā'ia Elementary School Classroom Building



- STRIPING AND PAVEMENT MARKING NOTES:**
- "A" 4" WIDE WHITE STRIPE
 - "B" 4" WIDE BLUE STRIPE
 - "C" 4" WIDE BLUE DIAGONAL STRIPE @ 2.5' O.C. SPACING
 - "D" ISA BLUE PAVEMENT SYMBOL
 - "E" "ACCESSIBLE" PARKING SIGN
 - "F" "VAN ACCESSIBLE" PARKING SIGN
 - "G" "ACCESS AISLE" PARKING SIGN
 - "H" CONCRETE WHEELSTOP
 - "I" 12" WIDE WHITE STOP BAR
 - "J" 12" WIDE WHITE CROSSWALK STRIPE W/ 2.5' SPACING
 - "K" 4" WIDE WHITE STRIPE

SITE PLAN
 SCALE: 1" = 10'-0"
 0 10' 20'

REV. NO.	SYMBOL	DESCRIPTION	SHT. OF	DATE	APPROVED STATE PUBLIC WORKS ENGINEER

DEPARTMENT OF EDUCATION
 STATE OF HAWAII

PAIA ELEMENTARY SCHOOL
NEW CLASSROOM BUILDING
 PAIA, MAUI, HAWAII
 TMK: 25-005-004

SITE PLAN

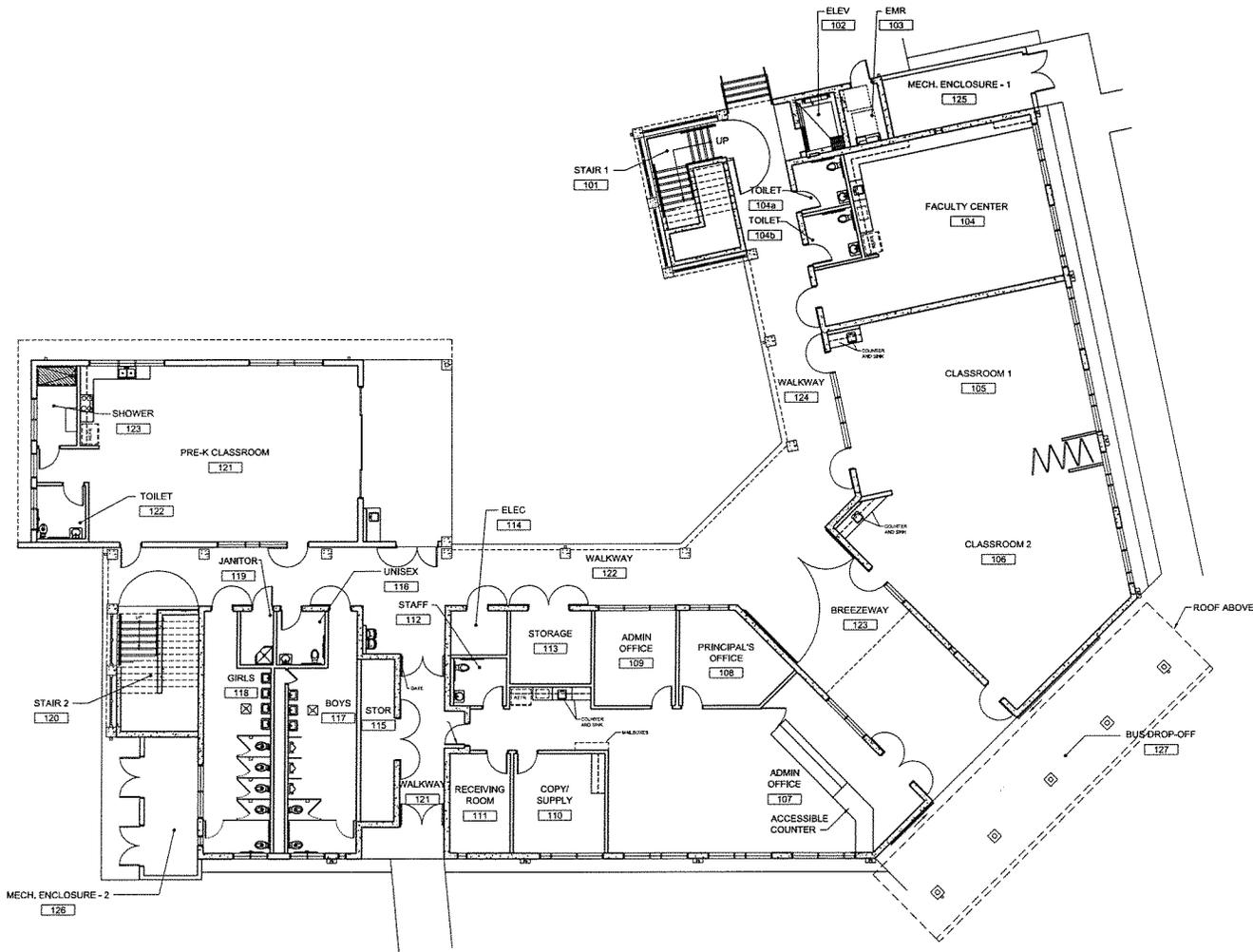
HIDA OKAMOTO & ASSOC., INC. DADS JOB NO. DRAWING NO.

DESIGNED BY: **CYO** CHECKED BY: **ATO** **Q5300117** **C401**

DRAWN BY: **CYO** APPROVED BY: **ATO** DATE SHEET

SCALE: **NOVEMBER 2018** OF _____ SHEETS

FILE: DRAWER: FOLDER:



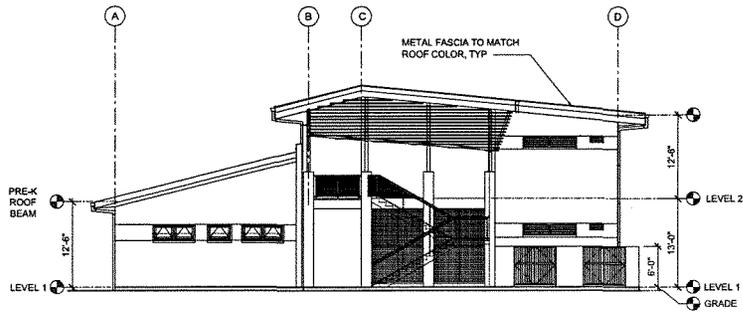
A1
A-101 GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

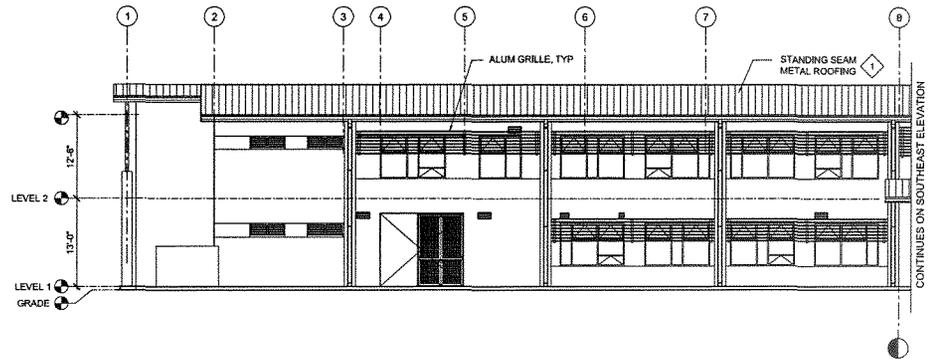


0 2' 4' 6' 16'
SCALE: 1/8" = 1'-0"

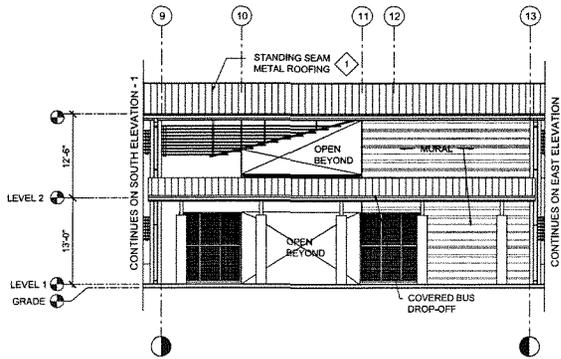
DEPARTMENT OF EDUCATION STATE OF HAWAII			
PAIA ELEMENTARY SCHOOL NEW CLASSROOM BUILDING PAIA, MAUI, HAWAII PROJECT NUMBER: 0511			
GROUND FLOOR PLAN			
DESIGN PARTNERS, INC.	DATE: 01/11/21	DRAWN BY: A-1.01	
DESIGNED BY: KE, NN	CHECKED BY: NN, CN	PROJECT NO: Q5300117	
DRAWN BY: CN	APPROVED BY: KE, NN	DATE: 01/11/21	ISSUE: 01
SCALE: AS SHOWN	JAN 2021		



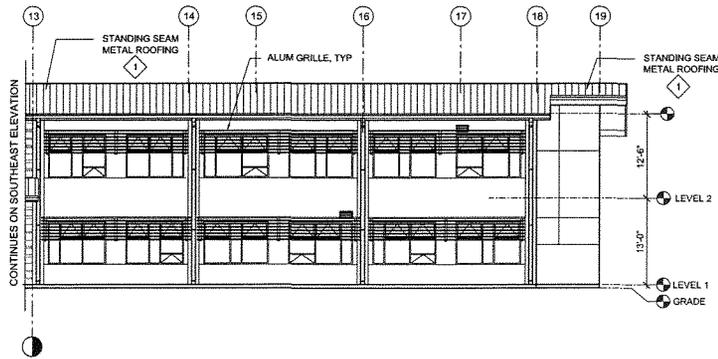
C1 WEST ELEVATION - 1
SCALE: 1/8" = 1'-0"



C3 SOUTH ELEVATION - 1
SCALE: 1/8" = 1'-0"



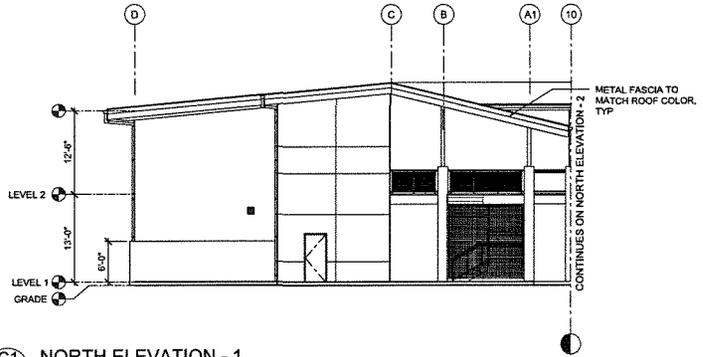
A1 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



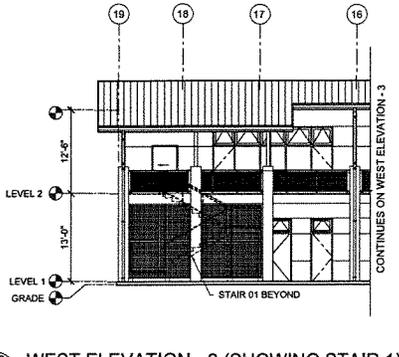
A3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION	BY	CHK	APPROVED, DATE
					PROJECT ENGINEER
DEPARTMENT OF EDUCATION PAIA ELEMENTARY SCHOOL NEW CLASSROOM BUILDING PAIA, HAWAII 96781 TRAC 24-015-004 EXTERIOR ELEVATIONS					
DESIGN PARTNERS, INC. 1000 W. WILSON AVENUE SUITE 200 CHICAGO, IL 60656			SHEET NO. A-2.01		PROJECT NO. Q5300117
DRAWN BY KE, NN	CHECKED BY NN, CN	DATE JAN 2021	SCALE AS SHOWN	PROJECT PAIA	SHEET 11 OF 12



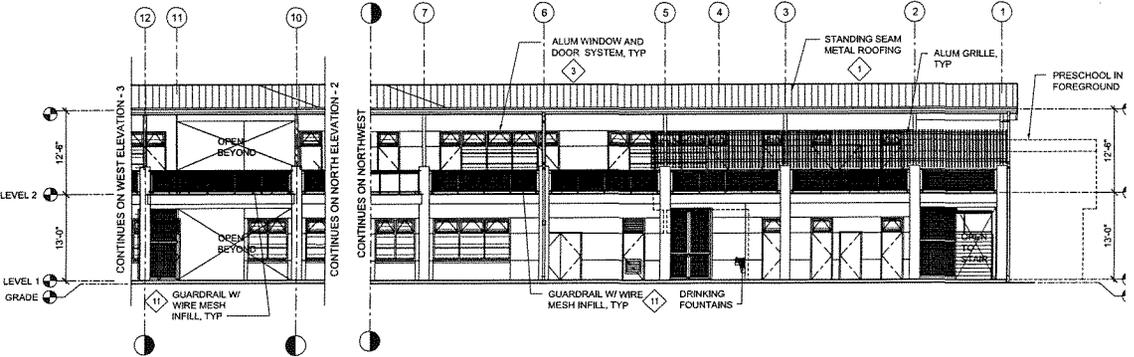
C1 NORTH ELEVATION - 1
A-2.02 SCALE: 1/8" = 1'-0"



C3 WEST ELEVATION - 2 (SHOWING STAIR 1)
A-2.02 SCALE: 1/8" = 1'-0"

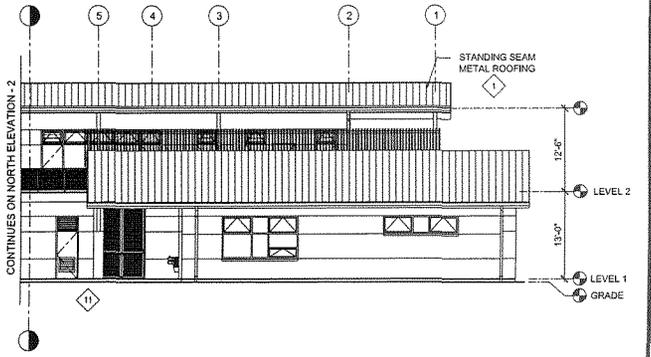


C4 WEST ELEVATION - 3
A-2.02 SCALE: 1/8" = 1'-0"

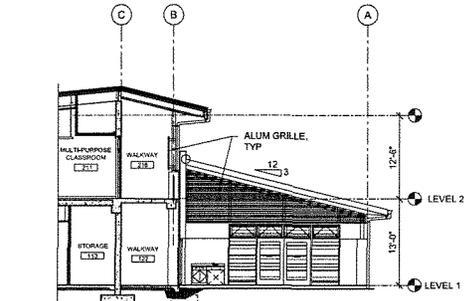


B1 NORTHWEST ELEVATION
A-2.02 SCALE: 1/8" = 1'-0"

B2 NORTH ELEVATION - 2
A-2.02 SCALE: 1/8" = 1'-0"



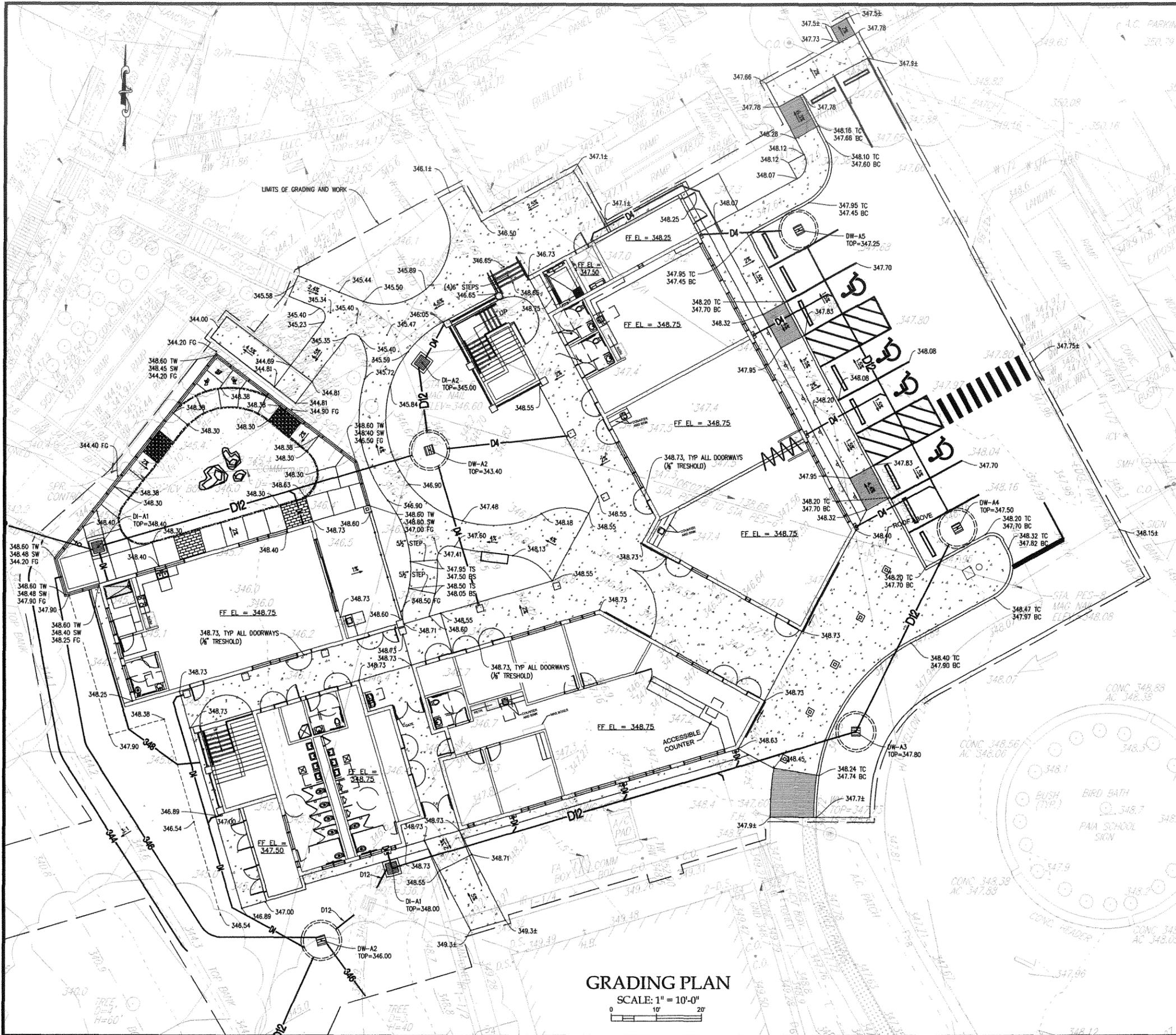
B4 NORTH ELEVATION - 3 (SHOWING PRESCHOOL)
A-2.02 SCALE: 1/8" = 1'-0"



A1 EAST ELEVATION - 2
A-2.02 SCALE: 1/8" = 1'-0"

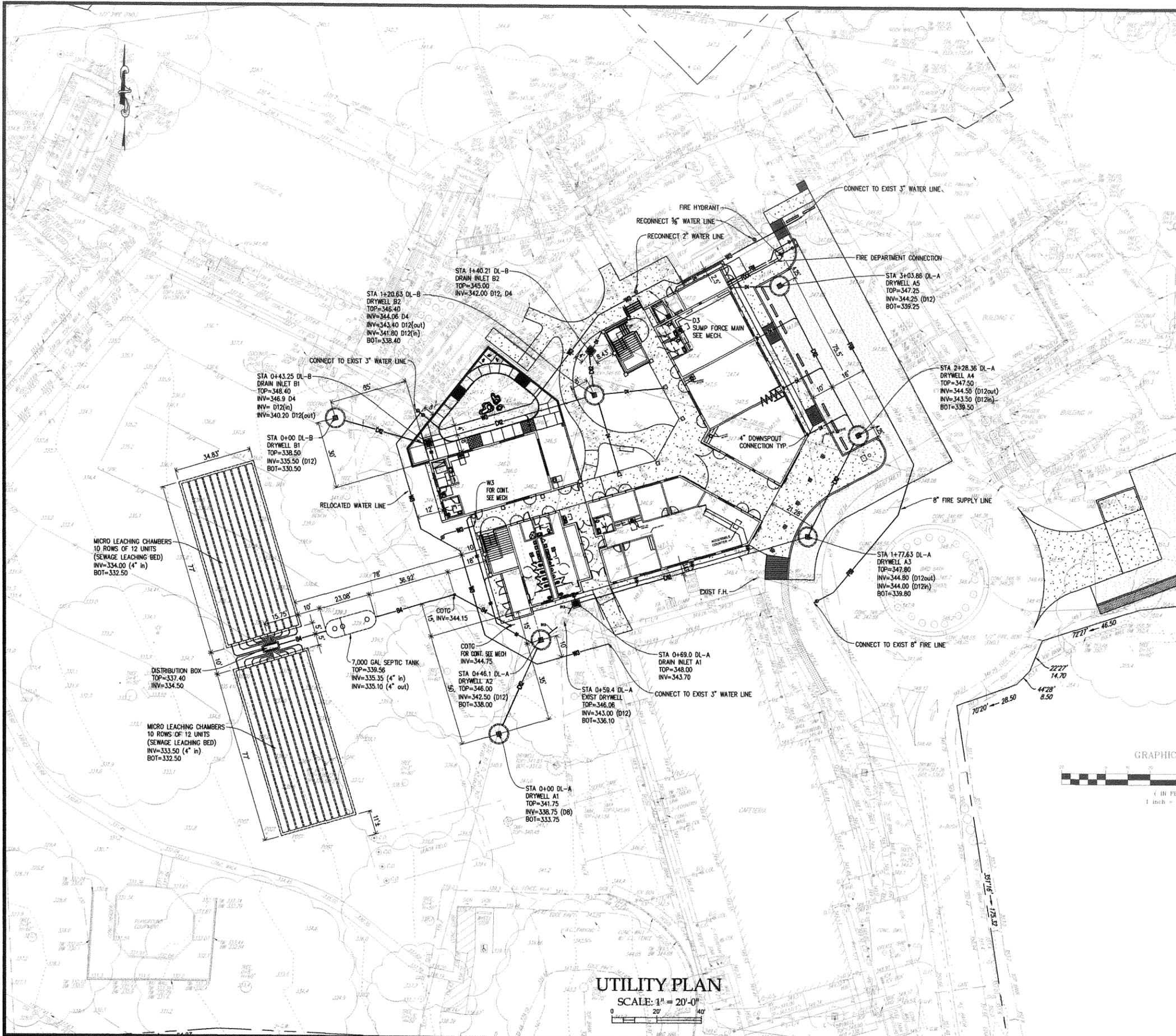
0' 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY	CHKD	DATE	APPROVED BY/DATE
DEPARTMENT OF EDUCATION PAIA ELEMENTARY SCHOOL NEW CLASSROOM BUILDING PAIA, HAWAII THIRD FLOOR ELEVATIONS EXTERIOR ELEVATIONS						
DESIGN PARTNERS, INC.			DATE: 05/30/17	DRAWING NO: A-2.02		
DESIGNED BY: KE, NN	CHECKED BY: NN, CN	DATE: 05/17/17	SCALE: AS SHOWN	DATE: JAN 2021		



GRADING PLAN
 SCALE: 1" = 10'-0"
 0 10' 20'

REV. NO.	SYM.	DESCRIPTION	SHT. OF	DATE	APPROVED STATE PUBLIC WORKS ENGINEER
DEPARTMENT OF EDUCATION STATE OF HAWAII PAIA ELEMENTARY SCHOOL NEW CLASSROOM BUILDING PAIA, MAUI, HAWAII TMK: 2-5-005: 004					
GRADING PLAN					
DESIGNED BY: CYO		CHECKED BY: ATO		DRAWING NO. C402	
DRAWN BY: CYO		APPROVED BY: ATO		DATE: NOVEMBER 2018	
SIGNATURE: CY OYADOMARU		DATE: 4/30/2022		SCALE: 1" = 10'-0"	
FILE: _____ DRAWER: _____ FOLDER: _____					



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

NOTES:

1. REMOVE ALL EXISTING WATER LINES WITHIN LIMITS OF WORK. ALL EXISTING LATERALS KNOWN ARE SHOWN ON THE PLANS. CONTRACTOR TO EXPOSE AND REMOVE EXISTING 3" WATER MAIN AND TRACE EXISTING LATERAL CONNECTIONS FOR ANY LATERALS NOT SHOWN ON THE PLANS. EXISTING LATERALS SHALL BE RECONNECTED TO THE NEW 3" WATER MAIN.
2. SEE LANDSCAPE PLANS FOR IRRIGATION REMOVAL AND RELOCATION WORK.

REV. NO.	SYMBOL	DESCRIPTION	DATE	APPROVED: STATE PUBLIC WORKS ENGINEER

CRAIG Y. OYADOKARI
LICENSED PROFESSIONAL ENGINEER
No. 10554-C
HAWAII, U.S.A.

DEPARTMENT OF EDUCATION
STATE OF HAWAII

PAIA ELEMENTARY SCHOOL
NEW CLASSROOM BUILDING
PAIA, MAUI, HAWAII
TMK: 2-5-005: 004

UTILITY PLAN

DESIGNED BY: CYO	CHECKED BY: ATO	DATE: 4/30/2022	DRAWING NO.: Q5300117	DRAWING NO.: C403
DRAWN BY: CYO	APPROVED BY: ATO	DATE: NOVEMBER 2018	SCALE: 1" = 20'-0"	SHEET: OF 01

Existing conditions described in this section are derived from recent documents disclosing conditions at the School. The documents were reviewed and, where appropriate and applicable, information therein included in this assessment. Conditions at both building sites were updated by field investigation, consultant reports, and civil engineering drawings for the current project. The referenced documents are:

- Park Gerald Urban Planner. June 2010. *Final Environmental Assessment Pā'ia Elementary School Cafeteria*. Prepared for Department of Education, State of Hawai'i, Facilities Development Branch, Project Management Section.
- Planning Department, County of Maui. May 2011. *Maui Planning Department Report to the Maui Planning Commission. Docket No. SUP2 2011/0001*. Gerald Park on Behalf of the State of Hawai'i Department of Education.

A. Background Information

The 9.954 acre school site has been improved for school use since 1909. Based on the historical record, between 1909 and 1936 permanent structures were gradually constructed to accommodate the growing school age population resulting from economic growth in the immediate region.

Permanent buildings comprising the School's physical plant are listed in Table 1 and shown on the Schematic Design Plan.

Table 1. Permanent Buildings

Building	Area (SF)	Floors	Year Built	Current Use
A	16,080	2	1926	Administration, Classroom, Auditorium
B	6,362	1	1936	Classrooms
C	1,546	1	1923	Library
D	8,340	1	2013	Cafeteria, Classroom
E	1,324	1	1924	Classroom
F	N/A	1	N/A	Storage, Custodian Work Area
G	832	1	1930	Boys and Girls Restrooms
H	1,200	1	1923	Classroom, Faculty/Staff Work Room

Source: DOE Facilities Inventory Report, 2006.

Note: Buildings A and B are listed on the State and National Registers of Historic Places.

Pā'ia Elementary School is one of five elementary schools comprising the Kekaulike Complex of public schools in Central Maui. The student population fluctuates during the school year and 394 students are currently enrolled in Grades K-5 of which 301 students are in the Hawaiian Language Immersion Program and 93 in the English Program (Leona Luuwai, 2021). The design enrollment for the School is 250 students. Administrators, faculty, and support personnel number 59 personnel.

The school operates as a year-round school with classes beginning in early August and ending in late May.

In 1988, the Hawaiian Language Immersion Program was introduced into the School curriculum. It is one of two public elementary schools on Maui with an “Immersion” program; Princess Nahi’ena’ena School in Lahaina is the other. Beyond elementary school, all students in the Immersion Program can continue their program studies at Kalama Intermediate School and King Kekaulike High School.

Students are enrolled in either the Immersion program or regular English-speaking classes from Kindergarten to 5th Grade. There is one English speaking class per grade level and the Immersion Program has 3 to 4 classes per grade level. Kindergarten has 4 Immersion classes (Kehau Luuwai, 2018).

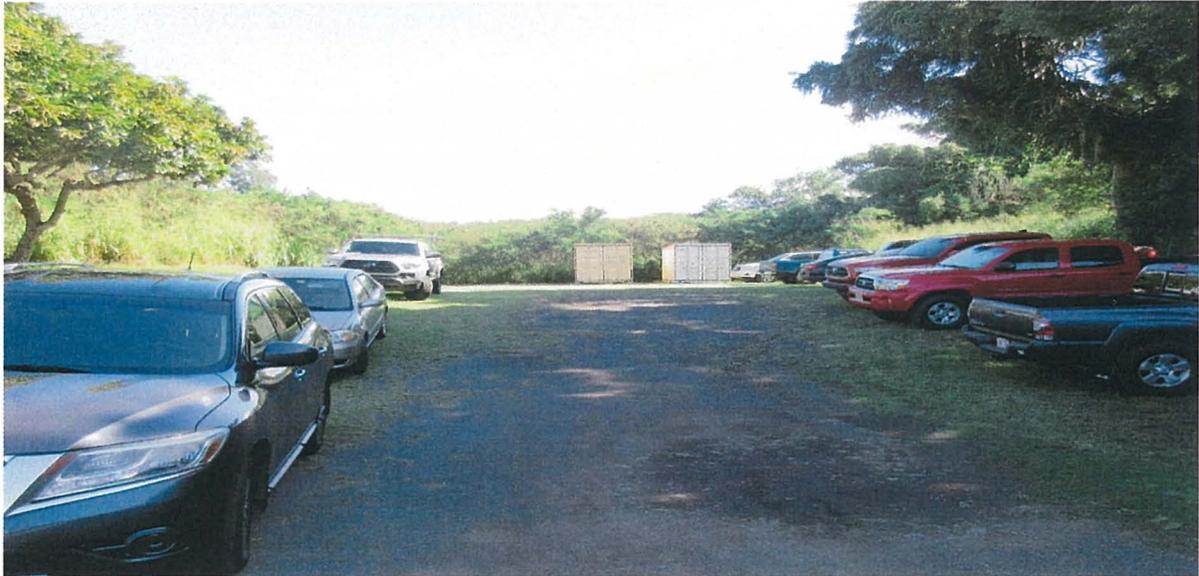
The building site includes the existing bus drop drop-off shelter and the open lawn behind the shelter. Besides from the shelter and the adjoining cafeteria there are no other structures on or near the site. An electrical transformer and an air conditioning compressor for the cafeteria are located on the site. The transformer is enclosed by chain link fencing and the compressor by a low hollow tile wall and gate. A net for grass volleyball and the present-day school flagpole are located in the vicinity of the proposed wastewater disposal field.



Photograph 1. Building Site Looking East. Bus Shelter and Edge of Cafeteria Roof on Right. Building C (Library) and H in the Background.

Located adjacent to Building H, the overflow parking area has been graded and compacted but not paved. Mowed weeds grow out of the gravel compacted surface. There are no striped stalls. Vehicles park perpendicular on the Baldwin Avenue side and parallel along Building H. Eighteen vehicles were parked at the time of this author’s field investigation. The lot is relatively flat with a sloped driveway from the turnaround to the flat parking area.

Two shipping containers are placed at the rear of the area and a trash enclosure is located next to the parking area entry.



Photograph 2. Proposed Parking Area Looking East from the Turnaround.

B. Environmental Conditions

1. Climate

Maui's climate, like most of the State of Hawai'i, can be described as sunny, mildly temperate, moderately humid, and cooled by the northeast trade winds. Temperatures in Pā'ia range from 54° to 94° F, with the lowest temperatures typically occurring between December and February, and the highest temperatures in August and September. Situated at the base of Haleakala, Pā'ia is located directly in the path of the northeast trade winds. The trade winds usually range from 15 to 25 miles per hour and increase in strength during the day from March to September. Winds usually become light and variable with the absence of the trade winds.

Pā'ia receives about 25 inches of rainfall annually. Following the wet winter/dry summer pattern typical for most of Hawai'i, the Pā'ia-Haiku region usually receives two (2) to three (3) times of its average monthly rainfall in the winter months compared to the summer months (Munekiyo & Hiraga, 2005).

2. Topography

The school has been at this location since 1909 and the natural grade has been modified over time by the construction of buildings, driveways, parking areas, walkways, utilities, lawns, and landscaping.

The building site is flat but overall slopes from east to west. The length of the 9-stall parking area is probably at the high elevation and the ground gradually falls to play areas on a large expanse of grass lawn at the center of the school.

The new parking area slopes from east to west with a gradual but noticeable grade change along the driveway where it meets the turnaround. The change in grade is estimated at 1-2 feet.

3. Soils and Agricultural Classification

The Soil Conservation Service (1972) maps a single soil type---Paia silty clay, 3 to 7 percent slopes (PcB)--for the entire school. Paia clay developed in material derived from basic igneous rock and the soil is about 50 inches thick and underlain by soft igneous rock. The soil is moderately permeable, runoff is slow, and the erosion hazard is slight. The Service indicates that this soil is used for sugarcane and small acreages are used for homesites.

The Detailed Land Classification Map for Maui (Land Study Bureau, 1967) does not classify the school site for agricultural productivity. The Bureau classifies agricultural land using an alphanumeric combination with the letter indicating the master productivity rating and the numeral the land type. The master productivity rating evaluates each land type according to its general productive capacity, not for a specific crop. A five class productivity rating is applied using the letters A, B, C, D, and E with A representing the class of highest productivity and E the lowest.

There is no land type classification rating *per se* for Pā'ia Elementary School in spite of its location in the State agricultural district. The School is identified by the letter "U" which designates areas used for urban activities (See Figure 3).

The Agricultural Lands of Importance to the State of Hawai'i ("ALISH") system consists of the mapped identification of three broad classes of agricultural land. The three classes are, in order of productivity criteria, Prime Agricultural Land, Unique Agricultural Land, and Other Important Agricultural Land. Prime Agricultural land is defined as "land best suited for the production of food, feed, forage, and fiber crops. This class of land has the soil quality, growing season, and moisture supply needed to economically sustain high yields of crops when treated and managed (including water management) according to modern farming methods. Prime agricultural land gives the highest yields with the lowest inputs of energy or money and with the least damage to the environment (Department of Agriculture, 1977)".

Unique Agricultural Land is "land that has the special combination of soil quality, location, growing season, moisture supply and is used to produce sustained high quality and or high yields of a specific crop when treated and managed according to modern farming methods (Ibid)."

Other Important Agricultural Land is "land other than Prime or Unique Agricultural Land that is of state wide or local importance for agricultural use (Ibid)."

The ALISH map for this section of the island does not rate the school site as prime, unique, or other important agricultural land. The property is delineated by a dashed line indicating "Existing Urban Development". Agricultural lands to the north, east, south (beyond Baldwin Avenue and Holy Rosary Church), and west of the school, however, are rated prime agricultural land (See Figure 4).



Legend

A	Highly Productive Lands
B	↓
C	
D	
E	

Source: Detailed Land Classification - Island of Maui
Land Study Bureau, University of Hawaii, May 1967

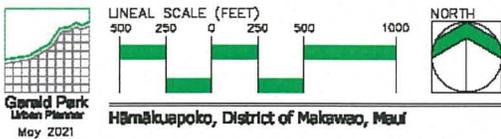
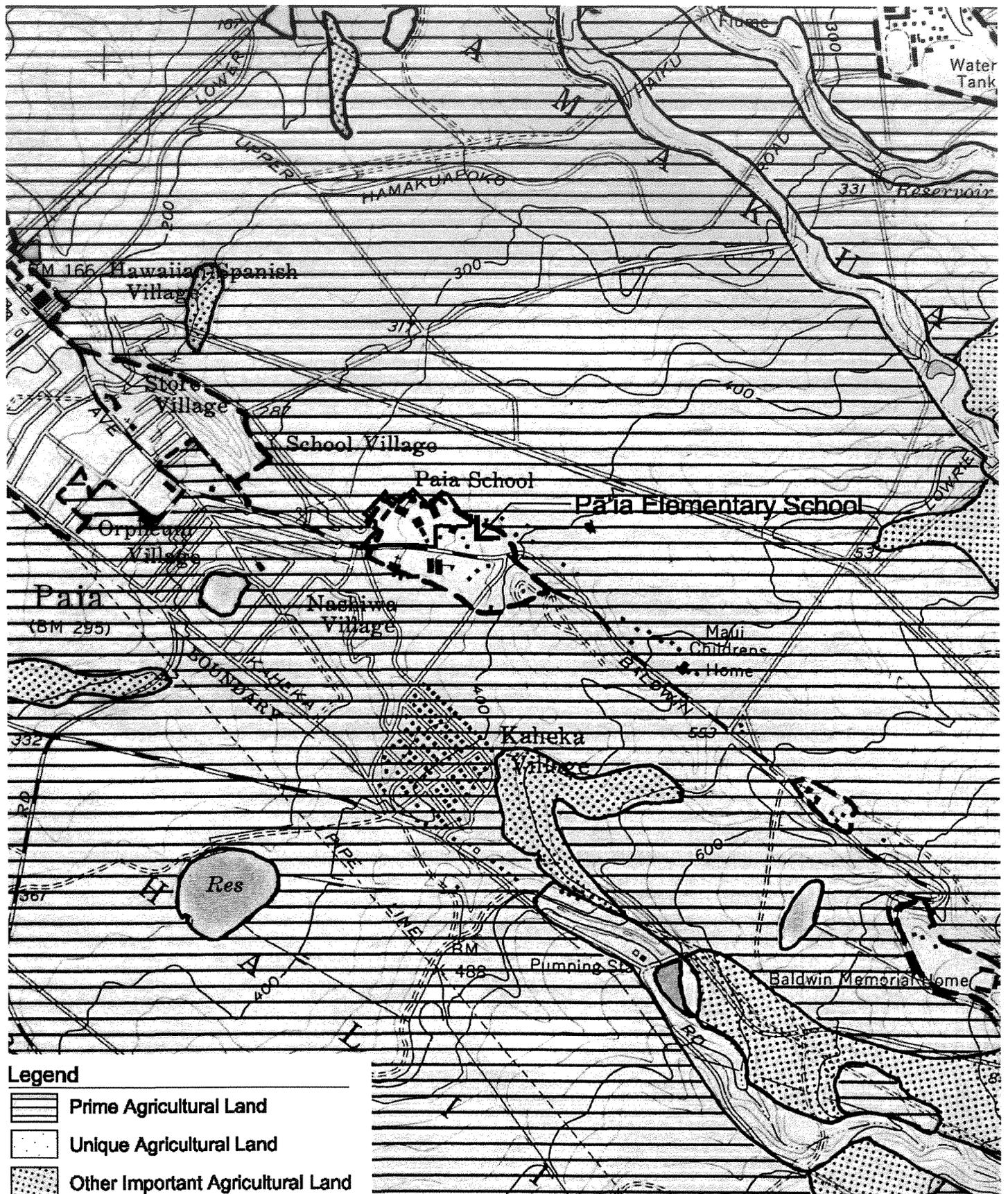


Figure 3
Detailed Land Classifications - Island of Maui
Pā'ia Elementary School Classroom Building



Source: Department of Agriculture, State of Hawaii, 1977.

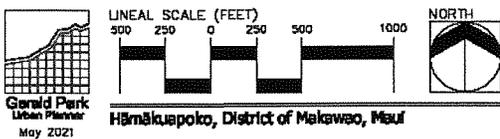


Figure 4
Agricultural Lands of Importance to the State of Hawaii
Paia Elementary School Classroom Building

5. Water Resources

a. Surface Water

There are no streams, lakes, ponds, open bodies of water, or wetlands on the premises.

b. Ground Water

Almost all the Pā'ia region including the elementary school overlies the Paia aquifer system of the Central Sector (Mink and Lau, 1990). The Paia aquifer is characterized by an unconfined high-level aquifer on an impermeable layer of rock above an unconfined basal aquifer in flank lava flows. The upper aquifer is classified as having no potential use, low saline content (between 250 and 1,000 parts per million chloride), replaceable, and highly vulnerable to contamination.

The lower aquifer provides fresh (less than 250 parts per million chloride) basal drinking water, is irreplaceable, and moderately vulnerable to contamination (Mink and Lau, 1990).

6. Flood Hazard

The School is located in Flood Hazard Zone X which is defined as "areas of minimal flooding". (See Zoning and Flood Confirmation Form in Exhibit C).

7. Botanical Resources

The landscape at the School can be characterized as simple and institutional in character. Lawn areas are planted in Bermuda grass. Broad canopy monkey pod trees edge the open lawn at the front of the campus and single specimens are spot planted at various campus locations.

The building site is a well-maintained Bermuda grass lawn. Plant material adjoining the site include a stand of plumeria trees adjacent to a section of the 9-stall parking lot with shrubs such as bird-of-paradise, torch ginger, and golden eranthemum

The overflow parking area is not landscaped. However, vegetation growing around the lot include ti, coconut, banyan trees, dragon fruit, koa haole, and Guinea grass.

8. Wildlife Resources

Few wildlife resources were observed during a field investigation. Mynah bird and barred dove foraging for food were the only two avian species observed.

9. Historic Resources

There are no historic resources *per se* associated with the building site. Pā'ia Elementary School, however, is considered historic property and was listed on the Hawaii Register of Historic Places (Site No. 50-5040-1630) in 1992 and on the National Register of Historic Places (Building-#00000664) in 2000. The School was listed as part of a multiple listing of Maui public schools on the State Register.

Two features of historical interest are also found at or near the School. A bronze plaque mounted on a low stone pedestal at the base of the present-day School flagpole commemorates the names of fifteen former students who died in World War II. A square-shaped stacked stone enclosure is located behind the southwest corner of Building A. Headstones inscribed with Japanese characters suggest this might be a Japanese cemetery. It is not known if the headstones mark actual burials or erected in memory only (Cultural Surveys Hawaii, 2011).

The Pa'ia –Ha'iku Community Plan does not list the school as a significant traditional place. It should be noted, however, that the list of traditional places cited in the community plan is a representative rather than comprehensive listing of historic and cultural resources found in both communities.

10. Cultural Resources

Cultural resources are not known to be present on the School grounds.

A low-stone enclosure with five upright headstones is located either in the northeast corner of the school grounds or on an adjoining lot. It is not known if the headstones are associated with actual burials.

11. Hazardous Materials

Hazardous materials are not known to be associated with the building site.

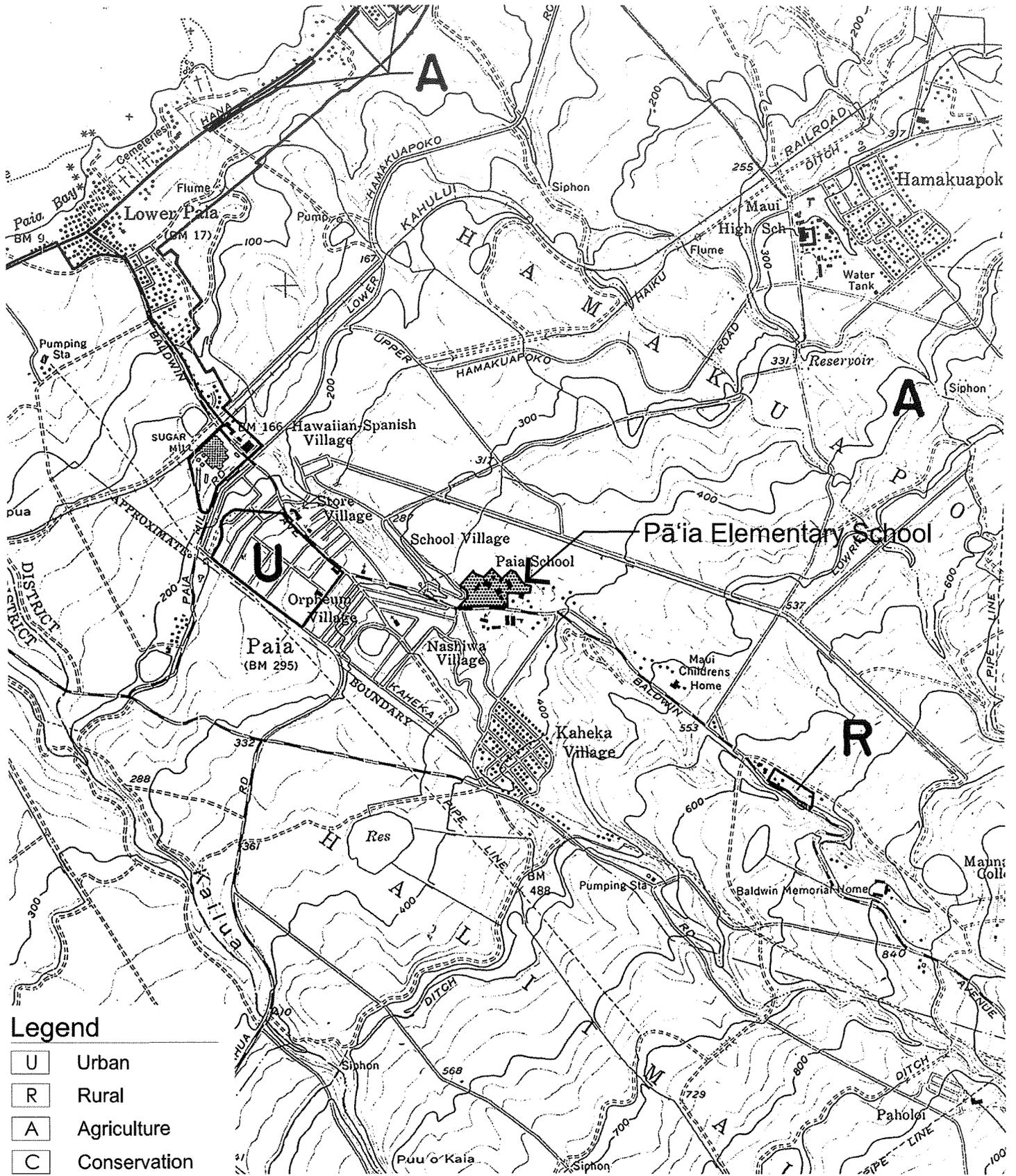
C. Land Use Controls

1. State Land Use Law

Pursuant to Chapter 205 HRS, the Hawaii Land Use Law, the State Land Use Commission classifies all land in the State of Hawaii into one of four classifications: Urban, Agricultural, Conservation, or Rural. The project site is designated Agricultural (See Figure 5). Uses and activities permitted in said district are regulated by Chapter 205, HRS (204-4.5). Land zoned by the counties for agricultural uses are regulated by the respective counties.

2. The General Plan of the County of Maui

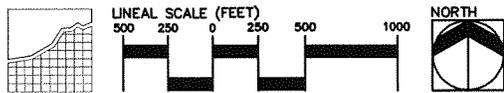
The General Plan of the County of Maui is a “statement of resident’s needs and desires” (General Plan Update, 1990). It is a policy plan that expresses these overall needs as five major themes (or goals): protecting agricultural land and maintaining a rural identity, managing growth, protecting the shoreline, maintaining a viable economy and creating diverse employment opportunities, and providing for needed resident housing. Objectives and policies for attaining the themes are prescribed in the functional areas of population and land use, economic activity, housing and urban design, transportation, social infrastructure, and government. A seventh functional area prescribes objectives and policies for Molokai, Lāna‘i, and Kaho‘olawe.



Source: State of Hawaii, Land Use Commission,
M-7 Paia Quadrangle,
Effective Dated: Dec 23, 1974

Legend

- U Urban
- R Rural
- A Agriculture
- C Conservation



Gerald Park
Urban Planner
May 2021
Hāmākuapoko, District of Makawao, Maui

Figure 5
State Land Use Districts
Pā'ia Elementary School Classroom Building

Two of the functional areas appropriate for this application are land use and education. The applicable objectives and policies for both are recited below.

Land Use:

Objective: To preserve for present and future generations existing geographic, cultural and traditional community lifestyles by limiting and managing growth through environmentally sensitive and effective use of land in accordance with the individual character of the various communities and regions of the County.

To use the land within the County for the social and economic benefit of all the County's residents.

Education:

Objective: To provide Maui residents with continually improving quality educational opportunities which can help them better understand themselves and their surroundings and help them realize their ambitions.

- Policies:
- a) Support educational and training programs that will equip our people with knowledge and skills that can be utilized in our basic industries and encourage those industries to be innovative so as to provide new and different employment opportunities.
 - b) Require that quality education facilities and services be available to all residents.
 - c) Seek continual improvement in the quality of education at all levels for all residents.
 - g) Support the State and the Maui community in the provision of:
 - Improvement and timely development of facilities.
 - Expanded opportunities for non-classroom "hands-on" educational experiences.

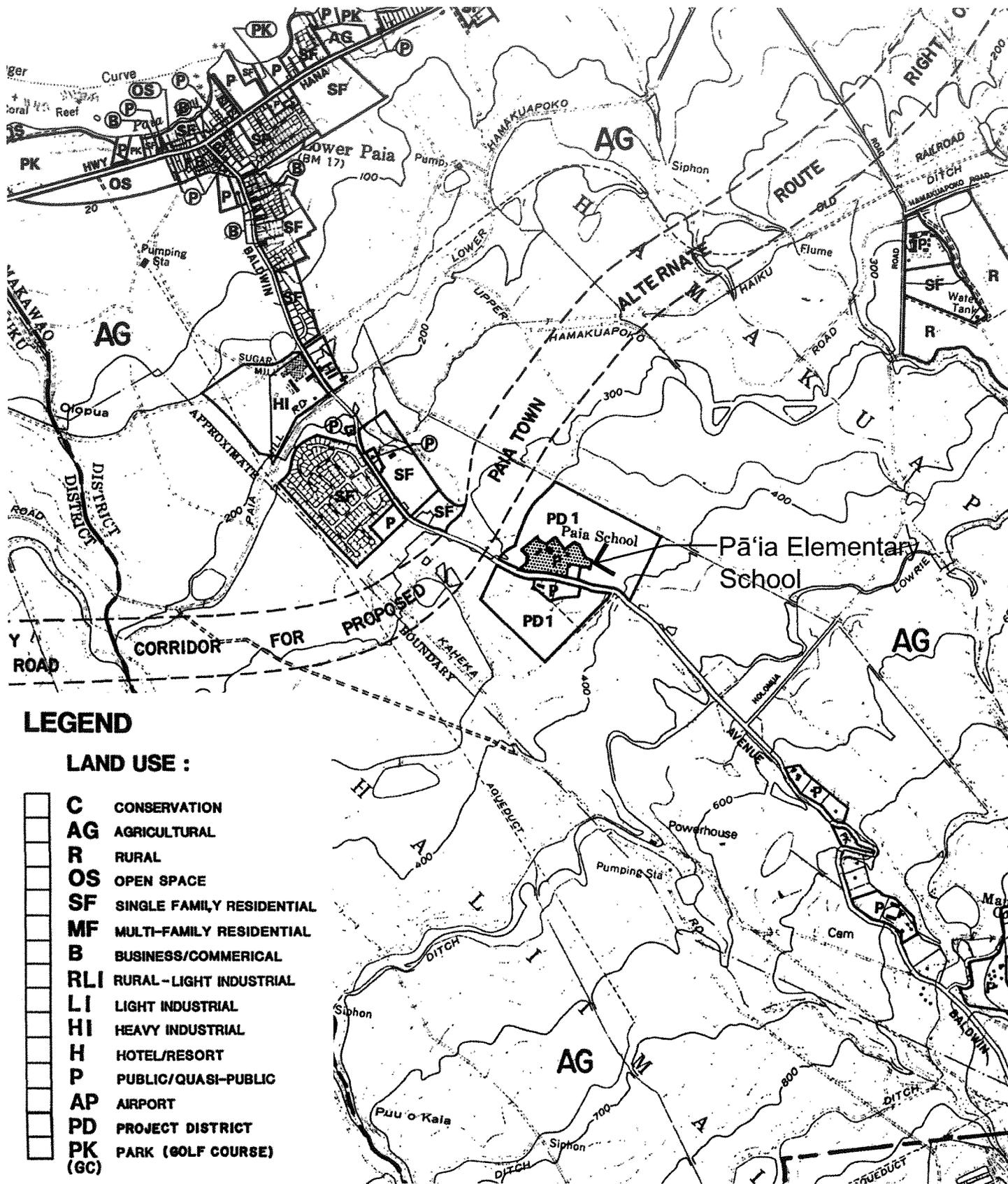
3. Pa'ia-Ha'iku Community Plan

Nine community plan regions have been established for Maui County. Each region has a community plan with statements of objectives and policies consistent with the General Plan of the County of Maui. Each region's community plan specifies implementing actions for achieving the stated objectives. The community plans also include a land use component in the form of land use maps that allocate and designate lands within the region for specific uses.

The Pa'ia-Ha'iku Community Plan goal for education is stated thusly: "Quality education that meets the needs of residents and provides a solid foundation for self-understanding and enrichment, and future educational and employment opportunities. "

The operative policies are: (1) Provide permanent school facilities within the region as needed and (2) Avoid the use of portable structures when permanent facilities are warranted.

The land use map of the Pa'ia-Ha'iku Community Plan (1995) designates "Paia School" Public/Quasi-Public (P) (See Figure 6). This land use designation "includes schools,



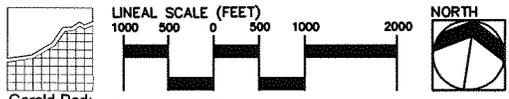
Source: County of Maui Website

LEGEND

LAND USE :

- C** CONSERVATION
- AG** AGRICULTURAL
- R** RURAL
- OS** OPEN SPACE
- SF** SINGLE FAMILY RESIDENTIAL
- MF** MULTI-FAMILY RESIDENTIAL
- B** BUSINESS/COMMERICAL
- RLI** RURAL - LIGHT INDUSTRIAL
- LI** LIGHT INDUSTRIAL
- HI** HEAVY INDUSTRIAL
- H** HOTEL/RESORT
- P** PUBLIC/QUASI-PUBLIC
- AP** AIRPORT
- PD** PROJECT DISTRICT
- PK** PARK (GOLF COURSE)
- (GC)**

Figure 6
 Paia - Haiku Community Plan Map
 Pā'ia Elementary School Classroom Building



libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers (Ibid)". School use is thus allowed as a permitted use by the Community Plan.

The community plan map also identifies approximately 80 acres of land around Pā'ia Elementary School and the Holy Rosary Church as Project District 1. Project District 1 is described in the text as the Pa'ia School Community, a proposed residential community that will provide "up to 330 residential units of various types for a range of consumer groups including affordable housing for all income levels in the "affordable range" in accordance with all applicable State and County requirement." Particulars for implementing the vision for this Project District plan are not described.

4. Zoning

The School site is zoned County Interim (See Figure 7 and Exhibit "C"). The Interim zoning allows as permitted property uses, "Day care nurseries, museums, churches, libraries, kindergartens, elementary schools, intermediate schools, high schools and universities (Chapter 19.02.030 A.4, Interim Zoning Provisions). Publically owned buildings are also a permitted property use (Chapter 19.02.030 A.5.). The use of the site for an elementary school is thus permitted under the current zoning.

5. Special Permit

Pā'ia Elementary School is allowed in the State Agricultural district by State Special Use Permit approved by the County of Maui Planning Commission in May 2011.

In 2010, the DOE applied for a building permit to construct a new cafeteria to replace the former cafeteria that was destroyed by fire in 2005. The Planning Department, County of Maui, subsequently informed the DOE that construction permits could not be issued because under the State land use law (Chapter 205, Hawai'i Revised Statutes) and controls for the school site the cafeteria building (and the entire elementary school) is not a permitted use in the State land use agricultural district (§Section 205-4.5).

Subsequent to the Planning Department's determination, the DOE applied for a State Special Use Permit in March 2011. The request was to allow the continued use of Paia Elementary School in the State Agricultural district. The scope of the request also included construction of a new cafeteria as the old cafeteria was destroyed by fire.

In May 2011, the County of Maui Planning Commission approved a Special Use Permit (Docket No. SUP2 2011/0001) to allow the continued use of Pā'ia Elementary School in the State Agricultural District. The Special Use Permit also allowed the DOE to construct a new cafeteria at the School. Because the Special Use Permit applies to the 9.954 acre lot and elementary school, the proposed new classroom building should be allowed under the approved Special Use Permit.

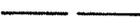
E. Public Facilities and Services

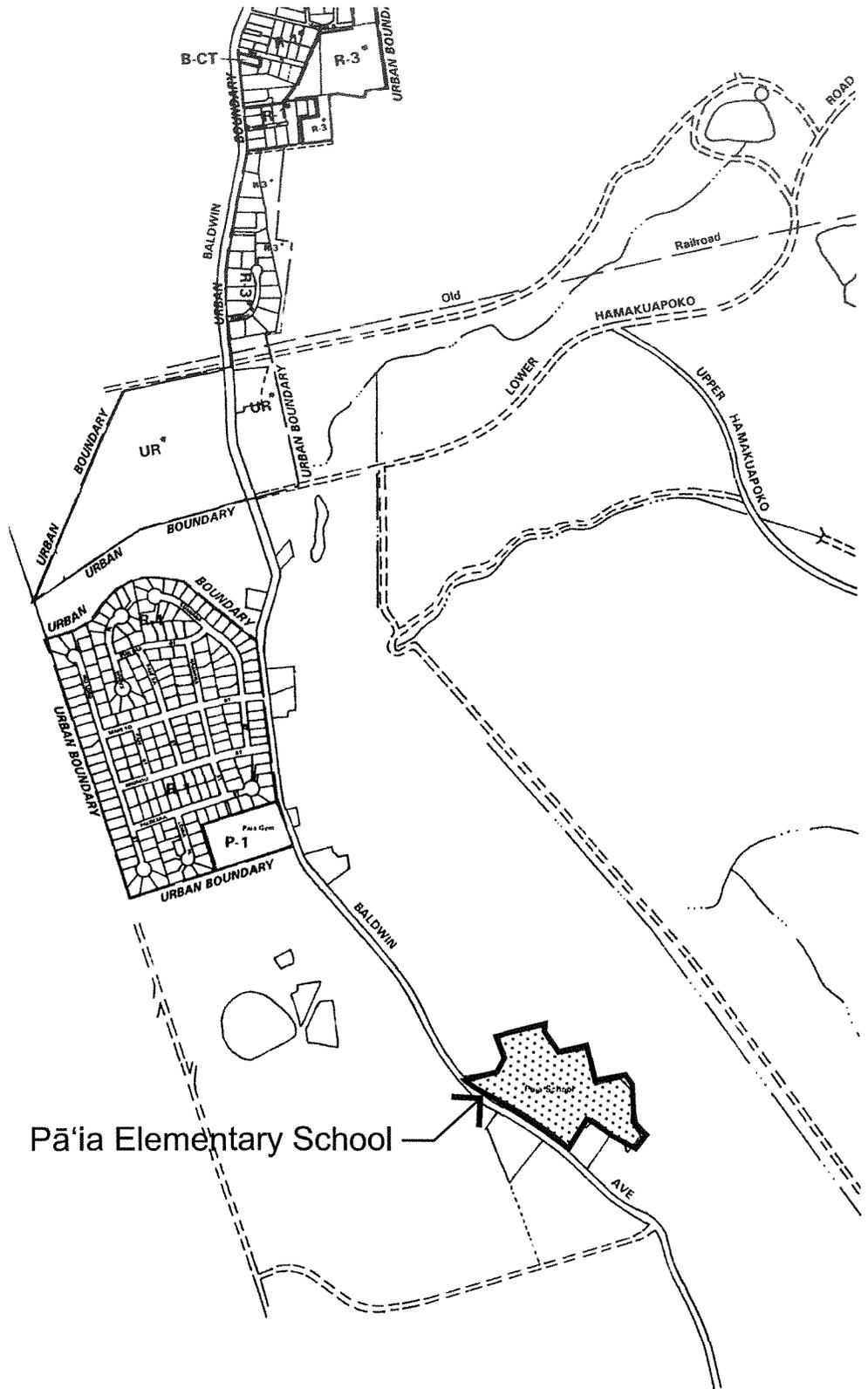
1. Circulation

Baldwin Avenue, a two-lane, two-way all-weather surface road passes to the west of the school. The right-of-way varies between 28 to 30 feet wide and is without curbs, gutters,

LEGEND

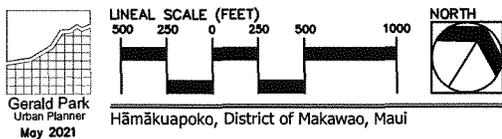
UR	Urban Reserve
R-0	Residential R-0
R-1	Residential R-1
R-2	Residential R-2
R-3	Residential R-3
DPX	Duplex
A-1	Apartment A-1
A-2	Apartment A-2
H-1	Hotel H-1
H-M	Hotel H-M
H-2	Hotel H-2
B-1	Business B-1 Neighborhood
B-2	Business B-2 Community
B-3	Business B-3 Central
B-R	Business B-R Resort
B-CT	Business B-CT Country Town
M-1	Light Industrial M-1
M-2	Heavy Industrial M-2
A	Airport
P	Public/Quasi-public
PK-1	Park PK-1 Neighborhood
PK-2	Park PK-2 Community
PK-3	Park PK-3 Regional
PK-4	Park PK-4 Golf Course
PD	Project District
OS	Open Space
R	Rural
AG	Agriculture
C	Conservation

 **URBAN BOUNDARY**
 **SMA LINE**
 **INTERIM** (Not Shown on Map)



Source: County of Maui.

Figure 7
 Land Zoning Map 15
 Pā'ia Town to Kuau & Surrounding Areas
Pā'ia Elementary School Classroom Building



Gerald Park
 Urban Planner
 May 2021

Hāmākuapo, District of Makawao, Maui

and sidewalks. Posted speed limit signs were not observed fronting the school. The speed limit in the school zone is presumed to be 20 miles per hour. Crosswalks across Baldwin Avenue are marked at the *mauka* and *makai* ends of the school.

Baldwin Avenue is the primary road connecting Pā'ia with Makawao and other Upcountry communities. The approximately 8.0 mile long road connects Hana Highway in Lower Pā'ia to Makawao Avenue and Olinda Road in Makawao.

2. Water

The Department of Water Supply maintains a 12" water main in Baldwin Avenue. Water for the School is drawn through from the main through a 3-inch water meter. The on-site water system provides domestic water via a 3" distribution line and fire flow via an 8" fire supply line.

Fire flow is provided from three fire hydrants on Baldwin Avenue and fire hydrants on the school grounds.

3. Sewer

There is no County wastewater treatment service in this area of Pā'ia (Planning Department, 2011). Three existing on-site individual wastewater systems (septic tank and leach field) collect and treat wastewater.

4. Power and Communication

Electrical power and communication systems to the school are provided by local utility companies from overhead systems along Baldwin Avenue. Maui Electric Company provides electrical service, Hawaiian Telcom provides voice and data communication, and Spectrum provides cable television and data service.

5. Protective Services

Police protection originates from the County of Maui Police Department headquarters building on Mahalani Street in Wailuku. There are three (3) patrol divisions on the island of Maui, serving the Wailuku, Lahaina, and Hana regions. The Wailuku division services Central Maui, Paia-Haiku, Upcountry and the Kihei-Makena areas (Munekiyo & Hiraga, 2005). A substation is located at the Eddie Tam Memorial Complex in Makawao about 6.5 miles away (Hart, 2008).

Fire service is provided by the County of Maui Department of Fire Control's Pā'ia Station located in Lower Pā'ia along Hana Highway. Fifteen fire fighters are assigned to the station.

6. Educational Facilities

Doris Todd Memorial Christian School, a private educational facility, is located to the southeast of the School. The elementary school enrolls students from Kindergarten through the 6th grade (Planning Department, 2011).

7. Parks

Major park and recreational resources in the Pā'ia region include the County maintained H.A. Baldwin Park, Lower Pā'ia Park (Baby Beach), Pā'ia Community Center, Pā'ia Gymnasium, Rainbow Park, and Ho'okipa Beach Park.

3

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

The scope of the project was discussed with the consulting architect, members of the design team, and staff of the Facilities Development Branch, Department of Education. State of Hawai'i and County of Maui agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the School. The School's principal provided information about the Immersion Program. The sum total of the consultations and field investigation helped to identify existing conditions and features that could affect or be affected by the project. These conditions are:

- The classroom buildings and overflow parking area are proposed in areas that have been altered over time;
- There are no rare, threatened or endangered flora or fauna on the two sites;
- There are no archaeological resources or cultural practices associated with the property;
- Pā'ia Elementary School is a registered historic site on the State and National Registers of Historic Places;
- The property is not identified as a visual resource by the Pā'ia -Haiku Community Plan;
- The property is not located in a flood hazard zone;
- There are no streams, ponds, lakes, or wetlands on the premises;
- The existing water system can accommodate the proposed use; and
- The building will connect to a new on-site Individual Wastewater System (IWS).

A. Short-Term Impacts

Site work, a necessary function to prepare the land for building temporary and permanent improvements to follow is the most disruptive construction activity on the environment. Approximately 0.7 acres will be grubbed, graded, and existing walkways and the covered drop off shelter demolished. Grubbing will remove all vegetation and grading will recontour the building site to attain preliminary and final design elevations.

Earth moving activities are a persistent source of fugitive dust. Site work contractors are aware that fugitive dust is a nuisance to construction workers, people living and working near job sites, and in this instance school age children and staff. Because the project is proposed on school ground it is imperative for the contractor to maintain stringent dust controls. Water sprinkling is probably the most effective dust control measure given the size of the building site and the scale of the proposed improvements. Dust curtains erected around the perimeter of the building site will also aid in containing rather than spreading dust. The contractor, however, may choose to implement other measures and best management practices based on their experience with similar projects and site conditions.

Paia clay poses a slight erosion hazard under normal conditions. Dust control can be magnified on windy days and the site work contractor will have to implement stringent dust control measures during these times.

The contractor will be responsible for general housekeeping of the site and for keeping the driveway, parking area, and nearby streets (Baldwin Avenue) free of dirt and mud and construction debris and litter.

The building site is a flat lawn area with man-made improvements consisting of a bus drop off area and shelter and walkways traversing the grassy lawn. These features will be demolished.

Site work will expose soil creating opportunities for erosion and construction-related runoff. Approximately 1.16 acres will be graded at the building site and parking area. Total earthwork quantities are estimated at 800 CY of cut and 1,500 CY of fill. Site work impacts can be mitigated by adhering to Best Management Practices (BMPs) specified in Chapter 20.08 of the Maui County Code for drainage and dust, erosion, and sedimentation controls. BMPs will be submitted for review and approval by the Departments of Public Works and Environmental Management.

The combined construction area of the building site and parking area exceeds one acre thus a National Pollutant Discharge Elimination System (NPDES) permit for storm water runoff associated with construction activities will be required.

Schools are considered noise sensitive facilities. Construction noise will be audible in classrooms and buildings near the building site and is expected to vary in volume, frequency, and duration based on construction activity and equipment in use. Buildings C (Library) and H (Classroom and Faculty Work Room) to the south and Building E (Classroom) to the west are about 50 feet from edges of the building site. At this distance construction noise will be audible in the buildings and could interfere with instruction and distract students. These buildings are of wood construction which is not a noise attenuating material. The Cafeteria is adjacent to the building site but construction noise is not expected to constantly disrupt meal serving and dining. Students talking and laughing and sounds associated with a serving kitchen would help mask outside construction noise. The student dining area occupies the middle section of the cafeteria and is more than 50 feet from the building site.

There is, however, a cause for concern. The Cafeteria is less than 50 feet from the northwest wing of the larger building. Two spaces on the east end of the Cafeteria are used for classrooms. Construction noise will be audible inside both rooms. Fencing around the building site and closing doors and windows may aid in noise attenuation and the contractor may suggest alternatives. If construction noises are detrimental to students and instructors and disruptive to learning activities then relocating the two classrooms to an alternate space inside the Cafeteria should be considered.

Noise will vary also by construction phase, the duration of each phase, and the type of equipment used during the different phases. For this project, noise will be most pronounced during the early stages when the site is grubbed, graded, and building foundation poured. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source would be generated by heavy machinery during site work. Noise will diminish as the structure is erected and roofed. Once the structures are erected, most construction activities will take place inside the building and the exterior walls will help to attenuate noise.

Community Noise Control regulations (Hawaii Administrative Rules Chapter 46) establish a maximum permissible sound level for construction activities occurring within (acoustical) zoning districts. The School is in an Interim zoning district and considered to be a Class A zoning district for noise control purposes. The maximum permissible daytime sound level for excessive noise sources (to include stationary noise sources and construction and industrial activities) in the Class A zoning district is 55 dBA from 7:00 AM to 10:00 PM (Ibid). Construction activities often produce noise in excess of the permissible daytime noise level and a variance (or Noise Permit) may be needed. The contractor will be responsible for obtaining the variance and complying with applicable conditions.

Scheduling site work during the summer break period would preclude dust, noise, and construction vehicle traffic from affecting daily school activities and mitigate safety concerns. Construction noise, dust, and movement of men and material is expected to persist over the three year construction period.

Plywood fencing or dust curtains will be erected around the building site for dust containment, noise attenuation, and overall safety for school children, staff, and construction workers. Walkways near the building site will be relocated during construction for safety reasons. The contractor and School administrators will collaborate on a safety plan for the duration of construction.

The project is proposed on a school campus that has been altered by previous site work and improvements. Should excavation unearth subsurface archaeological sites, artifacts, or cultural deposits, work in the immediate area will cease and the proper authorities notified for disposition of the finds. If *iwi kupuna* are uncovered and appear to be less than 50 years old, the County of Maui Police Department will be notified. If the burials appear to be more than 50 years old, then the State Historic Preservation Officer will be notified. As a matter of protocol, both agencies will be notified for inspection and proper disposition of the finds.

The School is listed on the Hawaii and National Registers of Historic Places. The State Historic Preservation Division will therefore review the building plans for design consistency with the historic buildings and applicable design standards.

On-site lawn, shrubs, and trees are not considered rare, threatened or endangered or proposed for that status.

Improvements are not required in the Baldwin Avenue right-of-way. The School's driveway is the only vehicle entry onto the campus. The bus drop off area will be temporarily relocated to a to be determined location.

To minimize traffic impacts during construction, the contractor will:

- Post notices alerting drivers of scheduled work on and around the driveway and turnaround;
- Position traffic cones or other directional devices to guide vehicles around work areas;
- Post flagmen for traffic control;
- Cover open trenches with steel plates during non-working hours and post safety devices with warning lights to alert motorists;
- Schedule work to avoid student drop-off and pick-up times; and

- Coordinate construction work and traffic movement/mitigation with School administrators.

Vehicles carrying workers and material will contribute to traffic on Baldwin Avenue. Material deliveries will be scheduled during non-peak traffic hours to minimize impact on school traffic. As much as practical building materials will be off-loaded at the construction base yard or building site. If the turnaround or driveway is used for unloading flagmen will be posted for traffic control. Mitigating measures also will be implemented for loading material during and after construction.

A field office and base yard may be set up at a location to be determined. Material will be unloaded and stockpiled at the base yard but in some instances on the building site. Material and large equipment will be stored at the base yard and the yard secured after working hours.

B. Long-term Impacts

Pā'ia Elementary School has a current enrollment of 394 students. The design enrollment is 250 students (DOE Facilities Inventory, 2006). The rural school has managed to accommodate enrollment increases and provide English speaking and Hawaiian Language Immersion Program classes. Given the disparity between design and current enrollment few persons would dispute the contention "the School has a classroom shortage". Towards that end the proposed project will provide eight classrooms and a Pre-Kindergarten classroom with the objective improving and enhancing the learning environment for all students now attending the School and future students. Ancillary spaces will be provided for School Administrators, educators, and staff with the objective of improving the work and teaching environment and operational efficiencies.

The project will provide the physical space and technological infrastructure for a 21st Century School. Flexible classroom arrangements will be provided with the teaching curricula and program setting established by Administrators and educators. A Faculty Center provides space for faculty gatherings and collective collaboration. The space also can serve other purposes such as a workroom or laboratory for student and faculty projects.

A Computer Resource Center can be considered a starting point (or continuation) of Science, Technology, Engineering and Math programs where students can learn basic skills in these disciplines and carry over to middle and high school.

All Administrative functions will co-locate to the new building. This space will be located at the front of the building for ease of access for all including visitors. A principal's office, administrative and clerical spaces, supply room, copy room, receiving area and staff room are planned.

Ambient air quality should not be adversely affected in the long-term. The principal source of air pollution is expected to be exhaust emissions from vehicles entering and exiting the school grounds and not the new building. Emissions will be dispersed by the prevailing winds.

Elementary schools are not significant noise generators. Noise associated with classroom use can be expected and confined to interior spaces by walls and doors. Sounds of students talking and laughing outside of the classroom are typical of elementary schools and

should not be constantly audible. Given the school's location in an agricultural area, there is a paucity of residences to be affected by noise.

Water usage at the new building will depend on occupant usage and types of water fixtures. Average daily water load is estimated at 789 gallons per day. The water system will be designed with low flow fixtures and devices for faucets, toilets, and water closets. The strategy is to reduce potable water use by 20% for new construction.

Wastewater flow is projected at 665 gallons per day. Low flow toilets, urinals, and basin fixtures will be provided. Plumbing fixtures will have shut off capabilities to prevent leakage when not in use. The strategy is to reduce potable water usage for sewage conveyance by 30%

Post-development storm water runoff quantity is expected to increase due to the increase in impervious surfaces. The increase cannot be avoided and the storm water system will be designed for a "net zero increase" in runoff quantity. Runoff will be collected and **piped /** directed to on-site drywells and infiltration trenches for ground infiltration **and aquifer recharge.**

In anticipation of an increase in electrical consumption and to help offset the increase the larger building has been sited so that classrooms can be cooled and ventilated by the natural trade wind and to promote natural lighting. Insulated materials for walls, energy efficient fixtures, and low-E glazed glass will also promote energy conservation. The electrical system will be designed to accommodate photovoltaic (PV) panels for later installation.

The computer center and communication rooms will be air conditioned. All other rooms will be equipped with ceiling fans. Both actions will aid in energy conservation.

Elevator sump water will pass through an oil-water separator where solids and pollutants will be removed. Effluent from the separator will discharge into a rock filled, soil covered trench before infiltrating into the ground. The combination of oil-water separator and infiltration trench will minimize introducing pollutants into the environment.

The building will present a new object to be seen on campus. At two floors in height, it will be the same height as several existing campus buildings. Trees and shrubs planted near or alongside the building will "soften" its mass and add a vertical element to its form. It will be visible from Baldwin Avenue through a narrow tree-lined view corridor (the driveway). Over time, it will come to blend with the existing permanent classroom buildings and visual environment. The building is designed as a two-story structure to minimize its footprint and fit within the building site leaving ample area for future improvements. A Perspective Rendering is shown on the cover of this Environmental Assessment.

The Pre-K building too will present a new object to be seen on campus. It would be overshadowed by the taller building and landscape plantings would help blend the structure into its location.

Elementary schools are a permitted use in the Interim zoning district. Adding a classroom building to an existing permitted property use will not alter the character of surrounding areas, the zoning of adjacent properties, and the uses and zoning of the School property.

The building and associated improvements (such as landscaping) will be designed and built to “high performance” criteria incorporating sustainability features in design, construction, and operations. The project thus supports a State goal for fostering sustainability in new construction. HI-CHPS defines a high performance school “as having learning environments that are healthy and comfortable, energy resource and water efficient, safe, secure, and adaptable and easy to operate and maintain”. In the long-run it is the students, educators, and parents that will determine if Pā‘ia Elementary School functions as a high-performance school.

The University of Hawai‘i at Mānoa Institute for Astronomy commented about artificial lighting and potential effects on sensitive telescopes atop Haleakala. The Institute recommended mitigation measures below that will be incorporated into the building design and lighting.

- ***Motion sensor activated light fixtures will be mounted on all exterior walls.***
- ***Outdoor lighting will adhere to the Maui County lighting ordinance. Light fixtures will be fully shielded and light will not be cast above the horizontal plane.***
- ***Ensure all existing luminaires will be either filtered LED lights or amber LED lights.***
- ***Ensure outdoor lighting has a color temperature of 2700K or below.***

A. No Action

The No Action Alternative would not achieve the objectives of the project. This alternative would maintain the status quo of the building site thus precluding the occurrence of all environmental impacts short and long-term, beneficial and adverse described and disclosed in this assessment.

B. Alternative Location

Alternative locations are available but were dismissed from consideration. During the preliminary design process, the School's preference was to locate the classroom building and Pre-Kindergarten building near the Cafeteria to better serve students and the general public.

Permits required for the project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

State of Hawai'iDepartment of Health

NPDES General Permit
Disability and Communication Access Board (Facility Access Review)
Variance from Pollution Controls (Noise Permit)

Department of Land and Natural Resources

Historic Site Review (Chapter 6E)

County of MauiDepartment of Public Works

Building Permit
Grading and Grubbing Permit
Certificate of Occupancy

Department of Water Supply

Temporary Water Permit (To Be Determined)

Fire Department

Fire Protection (Fire Sprinkler Plans)

6

AGENCIES AND ORGANIZATIONS TO BE CONSULTED IN THE ENVIRONMENTAL ASSESSMENT PROCESS

The Draft Environmental Assessment for the Pā'ia Elementary School Classroom Building was published in the Office of Environmental Quality Control's Environmental Notice of March 8, 2018. Publication initiated a 30-day public review period ending on April 8, 2018. The Draft Environmental Assessment was mailed to the agencies and organizations identified below requesting written comments on the Building project. An asterisk * identifies agencies and organizations that submitted written comments during the review period.

Received comments are treated as Pre-Assessment Consultation Comments for this Environmental Assessment. All comment letters and responses are found in Exhibit D. Consulted parties that responded with a "no comment", provided information only, or did not reply will not be consulted for this document. Those agencies and organizations are shown in *italics*.

A second Draft Environmental Assessment for the Paia Elementary School Classroom Building was published in the Office of Environmental Quality Control Environmental Notice of June 23, 2021. Publication initiated a 30-day public review period ending on July 23, 2021. Agencies shown in bold italic below provided comments. All comment letters and responses are found in Exhibit E.

State of Hawai'i

Department of Health

**Maui District Health Office*

****Clean Air Branch***

Department of Land and Natural Resources

Historic Preservation Division

County of Maui

**Department of Environmental Management*

**Department of Parks and Recreation*

**Department of Public Works (Late Response Provided)*

*****Department of Water Supply (2 Comment Letters)***

**Planning Department (Late Response Provided)*

Fire and Public Safety

**Police Department*

Others

**Maui Electric Company, Inc.*

Makawao Public Library (Placement)

****University of Hawai'i at Mānoa Institute for Astronomy***

Hawai'i Administrative Rules, Title 11, Department of Health, Chapter 200.1 (Environmental Impact Statement Rules) establishes criteria for determining whether an action may have significant effects on the environment (§11-200.1-13). The relationship of the proposed project to these criteria is discussed below.

1) Irrevocably commit a natural, cultural, or historic resource;

The loss or destruction of natural and cultural resources is not anticipated since said resources are not present on or associated with the building site. Should site work unearth subsurface features, work in the immediate area will cease and proper authorities notified of the finds.

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

The project does not curtail the beneficial uses of the environment. There is a need for additional classrooms at the School to accommodate existing and future student enrollment. The project area is a grass lawn and already has been modified. The new buildings are a beneficial use of the underused building site.

3) Conflict with the State's environmental policies or long-term environmental goals established by law;

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;

The project will not substantially affect the economic or social welfare of the State.

5) Have a substantial adverse effect on public health;

Short-term environmental impacts in the form of fugitive dust, noise from construction equipment, and minor erosion can be expected. These impacts will be mitigated by measures described in this Assessment and measures, such as BMPs for erosion control, to be submitted with construction plans and documents.

Building materials to be used will not expose students and educators to public health hazards.

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

Population changes and adverse effects on public facilities are not anticipated.

7) Involve a substantial degradation of environmental quality;

Environmental quality will not be degraded. The building site was previously altered by grubbing and grading associated with initial construction of the school and subsequent improvements such as the bus drop off area and Cafeteria. The building site is currently a grass lawn

The building site provides a benefit as open space and accessible site for student drop offs. Open space will be lost to the new buildings and replaced by a landscaped area for outdoor learning and gatherings. The bus drop off will be replaced with a new structure at about the same location as the existing.

8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;

Construction and long-term facility use will not result in significant adverse short and long-term environmental impacts or involve a commitment for a larger action.

9) Have a substantial adverse effect on a rare, threatened or endangered species, or its habitat;

Rare, threatened or endangered flora and fauna are not found on the building site.

10) Have a substantial adverse effect on air or water quality or ambient noise levels;

Ambient air quality will be affected by fugitive dust and combustion emissions during construction but can be controlled by measures stipulated in this Assessment. Construction noise will be pronounced during site preparation work but should diminish once the structural improvements are completed. Classes in the nearby Cafeteria will be affected and mitigating measures are disclosed in this Assessment. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

Erosion control measures will be prescribed in grading plans and best management practices prepared for the project.

11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The classroom building is not located in an environmentally sensitive area.

12) Have a substantial adverse effect on scenic vistas and view planes, day or night, identified in county or state plans or studies, or,

Pā'ia Elementary School and its immediate environs are neither identified as a visual resource nor located within scenic vistas or view planes identified in county or state plans.

- 13) **Require substantial energy consumption or emit substantial greenhouse gases**
Energy consumption is anticipated to increase but prudent site planning, the use of energy efficient fixtures, sustainable architectural design, and energy conserving building materials should help offset some of the increase and promote energy conservation.

The energy infrastructure is designed to accommodate alternative sources of energy.

REFERENCES

- Chapter 205, Hawaii Revised Statutes. As Amended. *Land Use Commission*.
- Code of the County of Maui. 1980. *Title 19 Zoning, Article 1, Interim Zoning Provisions*.
- County of Maui. September 1991. *The General Plan of the County of Maui 1990 Update (As Amended)*. Ordinance No. 2039, September 17, 1991.
- Cultural Surveys Hawai'i, Inc. January 2011. *Historical Background Study for Pā'ia Elementary School, Hāmākua Poko Ahupua'a, Makawao District, Maui Island, TMK: (2) 2-5-005:004*. Job Code: MAKAWAO 4. Prepared for Gerald Park Urban Planner.
- Department of Agriculture, State of Hawaii. 1977. *Agricultural Lands of Importance to the State of Hawai'i*.
- Department of Business, Economic Development, and Tourism. As Amended. *Hawai'i Administrative Rules, Title 15, Subtitle 3 State Land Use Commission, Chapter 15 Land Use Commission Rules*.
- Department of Land and Natural Resources, State Historic Preservation Division. Hawai'i and National Registers of Historic Places. <http://www.state.hi.us/dlnr/hpd/>
- Department of Planning, County of Maui. 1995. *Pa'ia-Ha'iku Community Plan*. Ordinance No. 2415.
- Department of Planning, County of Maui. February 2011. *Zoning and Flood Confirmation*.
- Design Partners, Inc. June 2018. *Basis of Design for Pa'ia Elementary School New Classroom Building*. Prepared for Department of Education, State of Hawai'i.
- Land Study Bureau. May 1967. *Detailed Land Classification Island of Maui*. University of Hawaii.
- Mink, John F. and L. Stephen Lau. February 1990. *Aquifer Identification and Classification for Maui: Groundwater Protection Strategy for Hawai'i*. Technical Report No. 185. Water Resources Research Center, University of Hawaii at Manoa. Honolulu, Hawaii.
- Park Gerald Urban Planner. June 2010. *Final Environmental Assessment Pā'ia Elementary School Cafeteria*. Prepared for Department of Education, State of Hawai'i, Facilities Development Branch, Project Management Section.
- U.S. Department of Agriculture Soil Conservation Services. August 1972. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. In Cooperation with The University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office, Washington D.C.

EXHIBIT A

Governor's Executive Order No. 797

Executive Order No. 797**Setting Aside Land for Public Purposes**

By this Executive Order, I, the undersigned, Governor of the Territory of Hawaii, by virtue of the authority in me vested by paragraph q of Section 73 of the Hawaiian Organic Act, and every other authority me hereunto enabling, do hereby order that the public land hereinafter described be, and the same is, hereby set aside for the following public purpose: **for PAIA SCHOOL to be under the control and management of the Department of Public Instruction.**

**PAIA SCHOOL LOT
Paia, Hamakua, Maui**

Being portions of the ahupuaa of Hamakua, Maui conveyed to the Department of Public Instruction and the Territory of Hawaii by the following Deeds:

1. Paia Plantation etal to Department of Public Instruction by Deed dated September 25, 1908 and recorded in Liber 810, Page 195. 4.75
2. Maui Agricultural Company, Limited to Territory of Hawaii by Deed dated December 21, 1928 and recorded in Liber 975, Page 430. 2.93
3. Maui Agricultural Company, Limited to Territory of Hawaii by Deed dated April 13, 1937 and recorded in Liber 1373, Page 299. .90
804

The above Deeds are portions of the land described in Deed of the Board of Education to Trustees of Oahu College dated January 30, 1860 and recorded in Liber 12, Page 400.

Beginning at the Southeast corner of this parcel of land and on the North side of the Government Road to Paia, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Puunene" being 280.60 feet North and 1154.27 feet East as shown on Government Survey Registered Map 1286 and running by azimuths measured clockwise from true South:

1. 96° 56' 156.26 feet along the North side of the Government Road to Paia;
2. 92° 25' 202.90 feet along same;
3. 86° 17' 54.27 feet along same;

4. 82° 39' 30" 175.00 feet along same;
5. 90° 50' 175.73 feet along same;
6. 103° 18' 52.22 feet along same;
7. 220° 21' 782.20 feet along the remaining portion
of the Ahupuaa of Hamakuaapeke;
8. 315° 07' 229.74 feet along same;
9. 224° 35' 175.95 feet along same to a 3/4-inch pipe;
10. 277° 18' 58.20 feet along same to a 3/4-inch pipe;
11. 318° 48' 235.20 feet along same to a 3/4-inch pipe;
12. 295° 00' 115.15 feet along same to a 3/4-inch pipe;
13. 1° 30' 125.20 feet along same to a 3/4-inch pipe;
14. 116° 08' 20.00 feet along same;
15. 98° 15' 45.30 feet along same;
16. 89° 06' 41.50 feet along same;
17. 84° 20' 130.60 feet along same;
18. 72° 27' 46.50 feet along same;
19. 22° 27' 14.70 feet along same;
20. 44° 28' 8.50 feet along same;
21. 70° 20' 28.50 feet along same;
22. 351° 16' 175.32 feet along same to the point of
beginning and containing an

AREA OF 8.58 ACRES

In Witness Whereof, I have hereunto set my hand and
caused the Great Seal of the Territory of Hawaii to be affixed.

Done at the Capitol at Honolulu this twenty-fourth day of
March, Nineteen Hundred and thirty-eight

By the Governor:

Chambers
Secretary of Hawaii.

J. B. Kump

Approved as to form:

B. B. Kump
Deputy Attorney General.

ISWM

Territory of Hawaii

Office of the Secretary

This is to Certify That the within is a true copy of Executive Order No. 797
setting aside land for public purposes, the original of which is on file in this office.

In Testimony Whereof, the Secretary of the Territory of Hawaii, has hereunto subscribed his name and caused the Great Seal of the Territory to be affixed.

DONE in Honolulu, this Twenty-fourth day of March, A. D. 1938

Chamberlain

Executive Order No. _____
**Setting Aside Land for
Public Purposes**

Land
.....
Purpose
.....
Date

EXHIBIT B

HISTORICAL BACKGROUND STUDY FOR PĀ'IA ELEMENTARY
SCHOOL, HĀMĀKUA POKO AHUPUA'A, MAKAWAO DISTRICT,
MAUI ISLAND, TMK: (2) 2-5-05:04

**HISTORICAL BACKGROUND STUDY
FOR PĀ'IA ELEMENTARY SCHOOL,
HĀMĀKUA POKO AHUPUA'A,
MAKAWAO DISTRICT,
MAUI ISLAND
TMK: (2) 2-5-05:04**

**Prepared for
Mr. Gerald Park, Urban Planner
95-595 Kanamee Street #324
Mililani, Hawai'i 96789**

**Prepared by
Robert R. Hill, B.A.
Tanya Lee-Greig, M.A.
and
Hallett H. Hammatt, Ph.D.**

**Cultural Surveys Hawai'i, Inc.
Wailuku, Hawai'i
(Job Code: MAKAWAO 4)**

January 2011

O'ahu Office
P.O. Box 1114
Kailua, Hawai'i 96734
Ph.: (808) 262-9972
Fax: (808) 262-4950

www.culturalsurveys.com

Maui Office
1860 Main Street
Wailuku, Hawai'i 96793
Ph: (808) 242-9882
Fax: (808) 244-1994

Management Summary

Reference	Historical Background Study for Pā'ia Elementary School, Hāmākua Poko Ahupua'a, Makawao District, Maui Island [TMK: (2) 2-5-05:04] (Hill et al. 2010).
Date	January 2011
Project Number (s)	CSH Job Code: MAKAWAO 4
Project Location	Pā'ia Elementary School is located 1/2 mile east of the former Hawaiian Commercial & Sugar Company (HC&S) Pā'ia Mill, at 955 Baldwin Avenue, Hāmākua Poko Ahupua'a, Makawao District, Maui Island, TMK: (2) 2-5-05:04. This area is depicted on the 1997 USGS 1:24000 topographic map (Paia Quadrangle).
Project Description	A historic background study for Pā'ia Elementary School was requested by Gerald Park, Urban Planner, as part of a Land Use Commission Special Permit Application. The 9.954-acre school site, located at 955 Baldwin Avenue, is listed on the Federal Register of Historic Places (No. 00000664) and on the State Register as State Inventory Historic Property No. 50-50-05-1630. The school is under the jurisdiction of the State Department of Education.
Project Acreage	9.954 acres or 4.02824 hectares

Table of Contents

Management Summary	i
Section 1 Historic Study of Pā'ia Elementary School.....	1
1.1 Introduction.....	1
1.2 Pā'ia Elementary School.....	4
1.2.1 Period of Construction/Use.....	4
Section 2 Historical Background	16
2.1 Traditional Period	16
2.1.1 <i>Mo'olelo</i> : Mythological and Traditional Accounts.....	16
2.1.2 Additional Traditional Accounts	19
2.2 Historic Period	21
2.2.1 Early Historic Accounts.....	21
2.2.2 The Great Māhele (1848) through the late 1800s	23
2.2.3 The Early 20 th Century (1900-1945).....	26
2.2.4 World War II (1941-1945).....	27
2.2.5 Postwar Land Use (1946–1956)	27
2.2.6 Modern Era (1960–Present).....	28
Section 3 Summary	29
Section 4 References Cited	30
Appendix A Additional Historic Properties	36

List of Figures

Figure 1. Portion of the U.S. Geological Survey topographic map 7.5 Minute Series, Paia Quadrangle (1997), showing the current project area (red cross-hatched area with red outline) located south of the residential areas of Pā'ia, along Baldwin Avenue.	2
Figure 2. The project area [Tax Map Key (2) 2-5-05] is shown outlined in red along Baldwin Avenue. The locations of Lower Pā'ia and the former HC&S sugar mill in Pā'ia, are both north (left) of the project area. North is located to the upper left of this map.	3
Figure 3. The first multi-story Pā'ia Elementary School Classroom Building, constructed in 1909 and photographed for the <i>Maui News</i> in December, 1926 (Bowser 1926).....	5
Figure 4. The main campus building of the Pā'ia Elementary School, under construction in 1926 (<i>Maui News</i> 12-4-26 3:1).....	7
Figure 5. Plan view of the Pā'ia Elementary School campus with the 1937 addition of land east of the main campus, consisting of 0.947 acres (Map courtesy of Alexander & Baldwin, Inc.).....	9
Figure 6. Plan view of Pā'ia Elementary School showing the 1938 addition of land, outlined in red, bringing the total school lot to 9.954 acres (Map courtesy of Alexander & Baldwin, Inc.).....	10
Figure 7. A WWII group photograph of infantrymen assigned to the 100 th Battalion, Company E, taken during a break in the fighting in the vicinity of Cassino, Italy. Former Pā'ia Elementary School student Katsui Jinnohara is shown kneeling, second from right (Photograph published 12-10-43 by Acme Wire Service, New York).....	11
Figure 8. Present-day classroom and administrative office structures at the Pā'ia Elementary School. “Building B,” originally constructed between 1930-1936, is shown on the left and “Building A,” constructed in 1926, is shown on the right. (Building designations are taken from the 1992 Federal Register Nomination Form).....	14
Figure 9. Historic American Buildings Survey (HABS) photo of the Hamakuapoko Mill Ruins (Library of Congress, accessed in 2011), photographed in 1966.	24
Figure 10. The Makawao Union Church, circa 1909, which had been constructed on top of the foundation of Henry Perrine Baldwin’s first sugar mill, located at Paliuli This church was replaced in 1917 with the present-day Gothic-style Makawao Union Church constructed of basalt veneer over reinforced concrete (Photo courtesy Ms. Mary Cameron Sanford).25	25
Figure 11. The Holy Rosary Catholic Church, a contributing structure of the Upper Pā'ia Historic District, dates to 1927. Portions of the sanctuary are dedicated to Saint Damien, a Catholic priest famous for his work at the Kalaupapa leprosy settlement on the island of Moloka'i.....	28
Figure 12. Marker No. 1 translation: “Kei ni Myotei” (honorable given surname) “Died Meiji Era 37 February 6.” (February 6, 1904), “Namu Amida Butsu” (Buddhist prayer).	36
Figure 13. Marker No. 2: translation not possible.	37
Figure 14. Marker No. 3: translation not possible.	37
Figure 15. Marker No. 4 translation: “Kiura” (surname), “Yamaguchi ken, Tenshima ken” (Prefectures), and “Namu Amida Bustu” written in phonetic Kanji, “Na Mo E Mi Tuo Fo.”.....	38

Figure 16. Marker No. 5 translation: (unreadable surname), “Fukuoka ken, Hachimei gun” (Prefectures), and prayer, “Namu Amida Butsu” written in standard Kanji characters. ...38

List of Tables

Table 1. List of servicemen killed in action during World War II appearing on memorial plaque at the Pā‘ia Elementary School flag pole.....	12
Table 2. Place names in the vicinity of the Pā‘ia Elementary School (Pukui, et al. 1974).....	16

Section 1 Historic Study of Pā'ia Elementary School

1.1 Introduction

Pā'ia Elementary School, at its present location (**Figure 1 and Figure 2**), was opened in 1909 to serve the community of Upper Pā'ia, most of whom worked for the Haiku Sugar Company or the Paia Plantation, both of which had recently merged, forming the Maui Agricultural Company (*Maui News* 10-31-03 3:1). Prior to 1906, when the Maui Agricultural Company centralized all of its sugar manufacturing in Pā'ia, Pā'ia School was located in Kāheka (Burns 1991:60). As regional sugar operations at Hāmākua Poko were transferred to Upper Pā'ia, it meant the end of the first commercially successful sugar mill established by the partnership of Henry P. Baldwin and Samuel T. Alexander (Dean 1950:100).

Still in use in 2011, Pā'ia Elementary School was constructed in the earliest days of the Hawai'i Territorial Department of Public Instruction. During its period of use, Pā'ia Elementary School became the first "English Standard" school on Maui (Moy 2000). At the time of its construction, Pā'ia Elementary School joined two other regional schools established to support East Maui plantation camps: Hamakuapoko Grammar School, which opened in 1881 (Alexander and Baldwin 1881), and Haiku School (Baldwin and Atherton 1887), which opened in 1892.

During the first half of the twentieth century (1900-1950), the history of Pā'ia Elementary School reflected rapid changes in the social history of the Hāmākua Poko region. During this time, the size of the school grounds expanded from 0.75 acres to 9.954 acres, and new stone buildings replaced earlier wooden structures. As the district population swelled with plantation laborers moving into the region to follow new agricultural jobs, the school added more buildings. In 1936, a cafeteria was constructed, further expanding the school lunch program begun in 1920. Beginning in 1941, the number of United States military personnel stationed on the island of Maui during World War II (1941-1945) temporarily doubled the overall island population. Following the war, the populations of both Upper and Lower Pā'ia increased with the return of Mauians from military service (Hart 2006:8).

Beginning in 1950, the plantation system of regional labor villages and camps was phased out in favor of fee-simple home ownership. Many of the schools constructed to support the plantation villages of East Maui, located in Spreckelsville, Pe'ahi, Keāhua and Kaupakalua were closed, with students shifted to elementary schools located in Kahului, Makawao and Kula. With the coming of Statehood in 1959, tourism began to replace agriculture as Maui's main employer, providing new jobs in hotel construction and management and causing a further shift of residential population to resort areas in Kihei and Kā'anapali (Murphy 1966:40).

At present (January 2011), 15 teachers at Pā'ia Elementary School provide educational opportunities for 215 students. Although plantation milling operations in the region of Pā'ia Elementary School have ended, sugar cane continues to be grown on lands adjacent to the school grounds. Pā'ia Elementary School continues today as an important element of the cultural and social heritage for the residents of Upper Pā'ia.

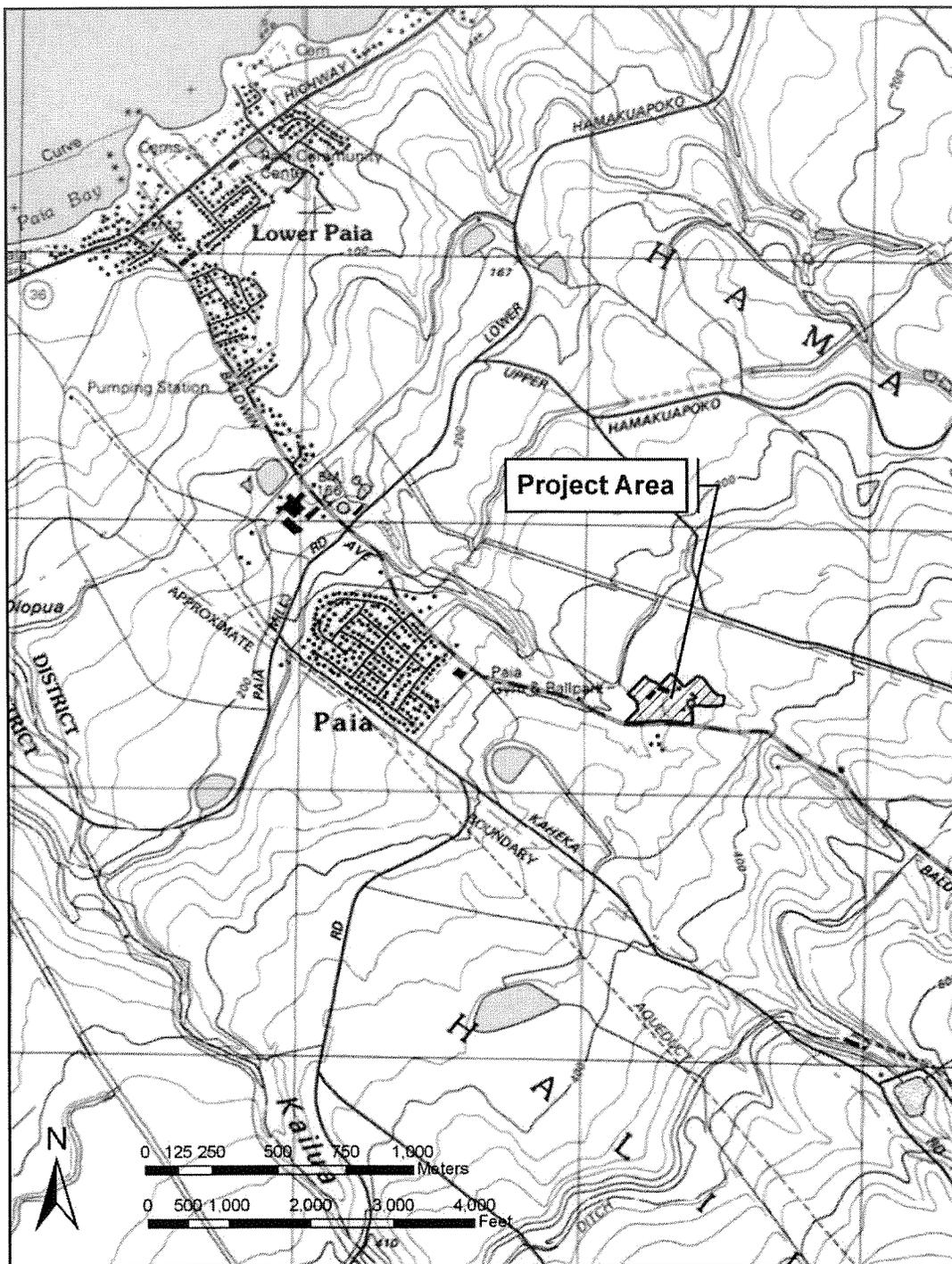


Figure 1. Portion of the U.S. Geological Survey topographic map 7.5 Minute Series, Paia Quadrangle (1997), showing the current project area (red cross-hatched area with red outline) located south of the residential areas of Pā'ia, along Baldwin Avenue.

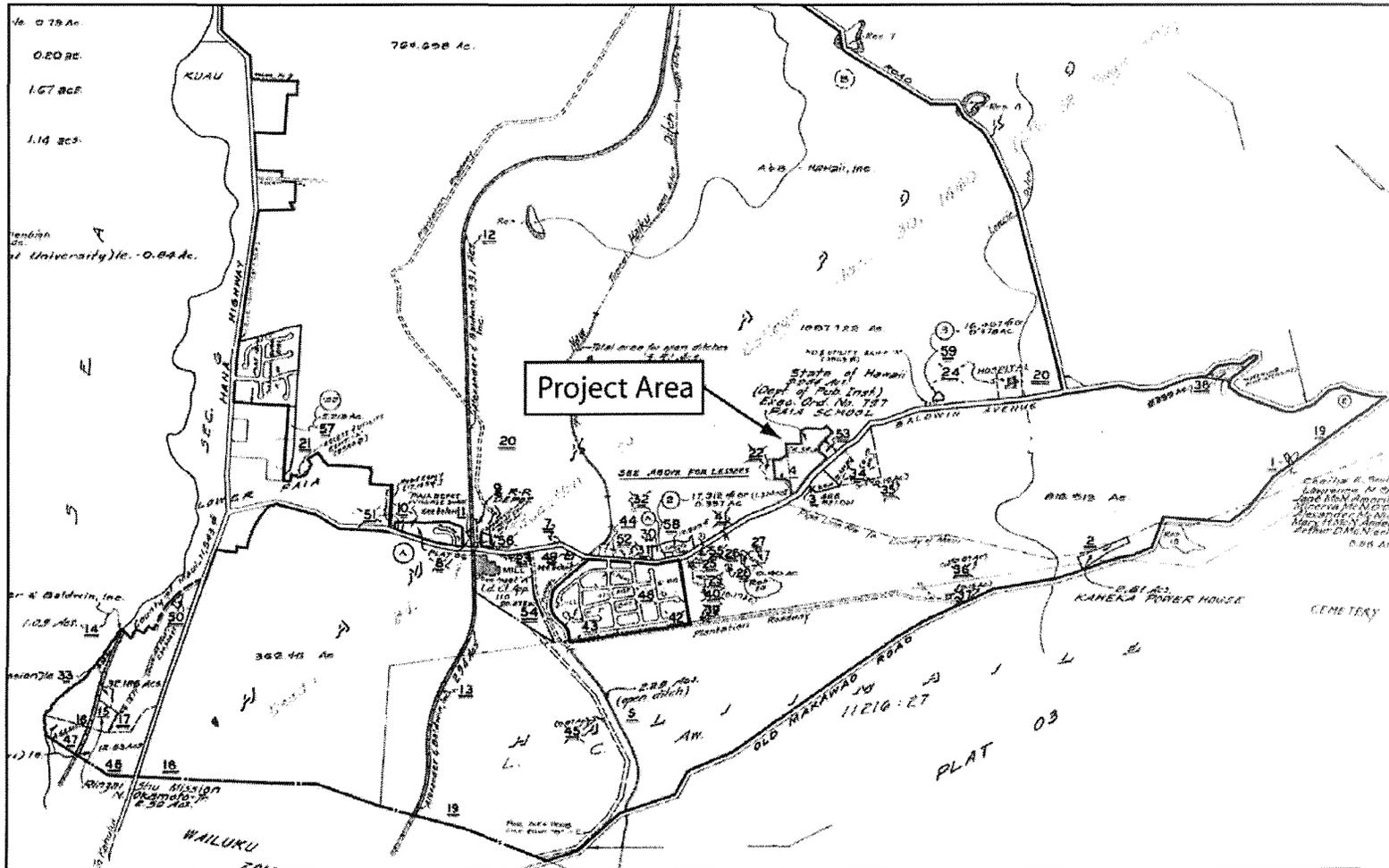


Figure 2. The project area [Tax Map Key (2) 2-5-05] is shown outlined in red along Baldwin Avenue, The locations of Lower Pā'ia and the former HC&S sugar mill in Pā'ia, are both north (left) of the project area. North is located to the upper left of this map.

1.2 Pā'ia Elementary School

1.2.1 Period of Construction/Use

In 1853, during the time of the Māhele, the government of the Kingdom of Hawai'i set aside the 5,000-acre *ahupua'a* of Hāmākua Poko for the benefit of its Board of Education. In 1860, Hāmākua Poko Ahupua'a was deeded to the Trustees of O'ahu College. With the exception of a small number of *kuleana* parcels belonging to native Hawaiians, the *ahupua'a* was sold by the Trustees in 1861 to the Haiku Sugar Company.

Pā'ia Elementary School is located on property that was part of a series of land acquisitions, which, by 1877, resulted in the formation of a 2,000-acre sugar plantation. The owners, Samuel T. Alexander and Henry P. Baldwin, joined with other large regional land holders; the Haiku Sugar Company and the Paia Plantation, to establish Hamakuapoko Town, and to expand other regional plantation camps in Pā'ia (Dean 1950:21).

David Dwight Baldwin, son of the missionary Reverend Dwight Baldwin of Lāhainā, was an important historic figure associated with improving public education in the Hāmākua Poko region. Beginning in 1874, D. D. Baldwin taught at the Lahainaluna Seminary and beginning in 1877 served as Inspector-General of Public Schools for the Kingdom of Hawai'i. He advocated the adoption of the English language for instruction in the public schools, and instituted the new curriculum at Hamakuapoko Grammar School in 1890, where he taught until 1903. (Townsend, et al. 1900).

In the late-1890's, the mill at Hāmākua Poko was abandoned and the assets of the three sugar plantations operating east of the Māliko Gulch were moved west, to Pā'ia. By 1900, the layout for an expanded plantation town in Upper Pā'ia had been accomplished, and the construction of new mill infrastructure, including railroad lines and roads, was well underway. A small plantation village was located northwest of the present-day Pā'ia Elementary School, which came to be known as "Pump Camp." The village, populated primarily by Japanese laborers, included a Japanese-language school and a Japanese-Christian church (Collins 1914).

Initially surveyed by the Department of Public Instruction for the Territory of Hawai'i in 1901, the 0.75 acres set aside for an elementary school in Upper Pā'ia was enlarged by an additional 0.51 acres during a government survey conducted specifically for public school sites in 1906 (Wall 1907:16). The site for Pā'ia Elementary School was conveyed by deed to the Department of Public Instruction from the partnership between the Maui Agricultural Company, the Paia Plantation, and the Central Mill Company on September 25, 1908. At this time, the lot size was increased to an overall size of 4.75 acres (Damon and Waterhouse 1908). Construction commenced on a two-story wood-frame/stucco building with a basement, which was completed in mid-1909 (**Figure 3**). The layout of the school soon grew to include three separate single-story wood-frame dormitory buildings occupied by teachers, a one-story administration building, a custodial/storage cottage and a detached restroom.

By 1917, school enrollment at Pā'ia Elementary School was 323 students. In 1918, two of the teacher's cottages were destroyed by fire (*Maui News* 10-18-18 1:4), which were subsequently rebuilt. During this period, 14 additional wood-frame classroom structures had been constructed;

of which only two remain today. One is currently used as the school library, and the other as a teacher's workroom. In 1924, Pā'ia Elementary School was cited as the first all-English speaking public school on Maui (*Maui News* 1-22-24 6:5). At about the same time, Pā'ia Elementary School began serving lunches from its own kitchen.

The main campus land area was further augmented by the conveyance of 2.93 acres of cane land on December 21, 1925. The additional lot was deeded to the Territory of Hawai'i by the Maui Agricultural Company (Waterhouse and Cooke 1925) which made possible the location and construction of additional classroom buildings along the northern portion of the school campus.

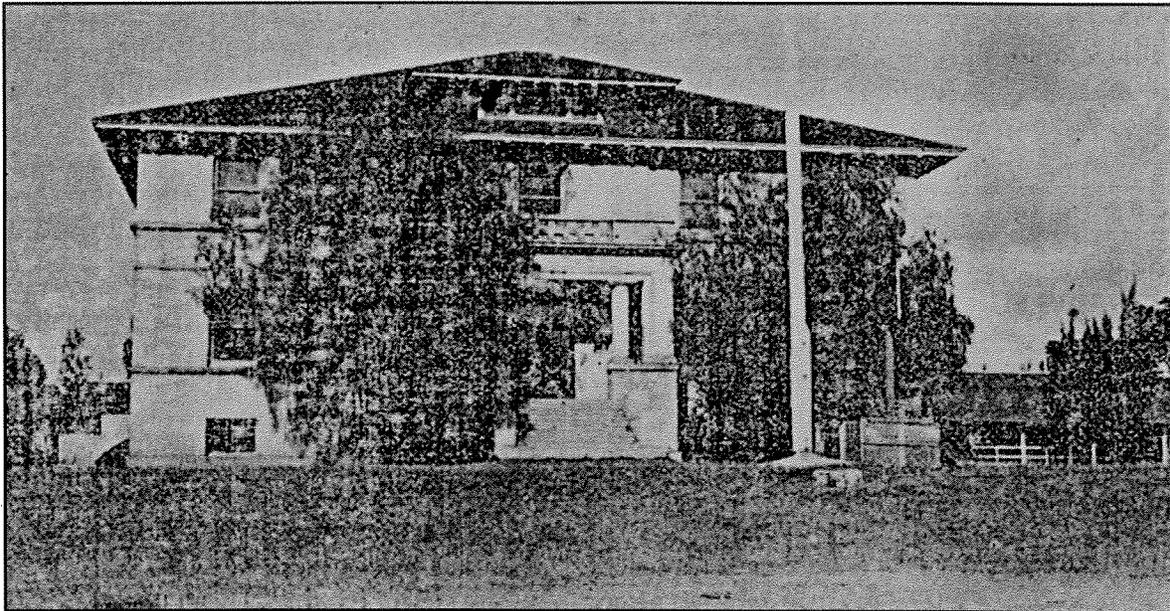


Figure 3. The first multi-story Pā'ia Elementary School Classroom Building, constructed in 1909 and photographed for the *Maui News* in December, 1926 (Bowser 1926).

In 1920, the Department of Public Instruction in the Territory of Hawai'i required multi-story school buildings to be constructed entirely of masonry and stucco. In 1926, Architect William D'Esmond was hired to design a new two-story school building for Pā'ia Elementary School. Nineteen classrooms, made up of 9 rooms measuring 25 x 26 ft and 10 rooms measuring 241 x 26 ft, for a total of 7,936 square feet per floor and overall dimensions of 133 x 59 x 8 ft 10 inches per floor, made up the interior improvements. The cost was estimated as \$40,000.

William D'Esmond was an important historic figure, who received his training in civil engineering at the British Ordnance and Engineering School in Woolrich, England, and at the University Of Maine. He began his engineering career between 1900 and 1902 in the United States Navy. He worked for the Department of Yards and Docks at Cavite in the Philippines before being assigned to the Hawaiian Islands as a military engineer in 1912 (Nellist 1925).

D'Esmond left the military and arrived on Maui in 1920 to pursue a career in architecture. In 1923, D'Esmond designed the general office building for the Kahului Railroad Company at the Kahului Harbor. In 1924, his designs were selected for the Wailuku Sugar Company office and

for the Pioneer Mill Company manager's home. In 1925, he designed both the two-story classroom building at Pā'ia Elementary School and the two-story reinforced concrete County Office building in Wailuku (the current County Department of Planning building).

The D'Esmond-designed two-story school classroom building at Pā'ia Elementary School was built in 1926 (**Figure 4**). It was designated in the 1992 National Register of Historic Properties nomination form as "Building A" and described by architectural historian Tonia Moy:

The hip roofs are constructed with corrugated sheet metal with walls of class B construction, reinforced concrete, painted beige, with six engaged flat columns painted white which defines five equal spaces. All of the large classroom windows in this building have been replaced with wood jalousies. What appears to have once been small balconies on the two ends of the second floor, has become part of two fire escapes. Ramps have been added to the side entrances as well. These additions have not significantly altered the front appearance of the building. The original side doors and transom windows with a four wooden strip star pattern remain on this building. The entrance from the front of the building is through a central porch which protrudes from the first floor and is several steps up from the ground.

The interior wooden staircase to the right side of the entrance hall as one enters the building appears to be in excellent condition and many 5-panel doors remain, although the interior transom windows have been removed and boarded

Partition walls and ceiling are sheathed in plasterboard, molding is used at ceiling/wall intersections and floor/wall intersections. The 10 classrooms on the second floor remain intact with its 9'6" hallway. The 9 class rooms on the first floor have become the offices and an assembly room with two folding or accordion doors apparently removed, while the health room and toilets remain. One large class room on the first floor was also originally two rooms with the folding or accordion door apparently removed. The original maple floor appears to be in very good condition. (Moy 2000).

In 1928, a housekeeping training cottage was constructed as a model to demonstrate lessons for homemaking students: another first for a school on Maui (*Maui News* 11-3-28 2:3). The student population, which had increased to a high of 1,300 students and 43 teachers, was reduced by approximately 500 students in 1936, when the adjacent Holy Rosary Church opened a Catholic School.

A one-story classroom structure was constructed on the school grounds just west of the 19-room building in 1930. It initially contained four classrooms, but was expanded in subsequent years to eight. In the 1992 National Register of Historic Properties nomination form, architectural historian Tonia Moy designated this structure "Building B" and described it thus:

Today, eight classrooms remain along its double-loaded corridor, but the original central entry has been converted into a special education class with a toilet added. The corrugated sheet metal roof is of similar proportion and slope as the main

Building A and the front entrance is also through a central porch. The walls are of class B, reinforced concrete construction with the same beige coloring as the main building and white painted, engaged flat columns between four equal bays with a smaller, central entry. Some of the double hung windows remain, but most have been replaced by wooden or glass jalousies. The interior transom windows with the four wooden strip star pattern, the moldings for the wainscot, floor/wall and ceiling/wall intersections and the five panel doors remain, but a new wall and door on the hall side of the special education class has been added. One accordion door remains between rooms D-1 and D-2.

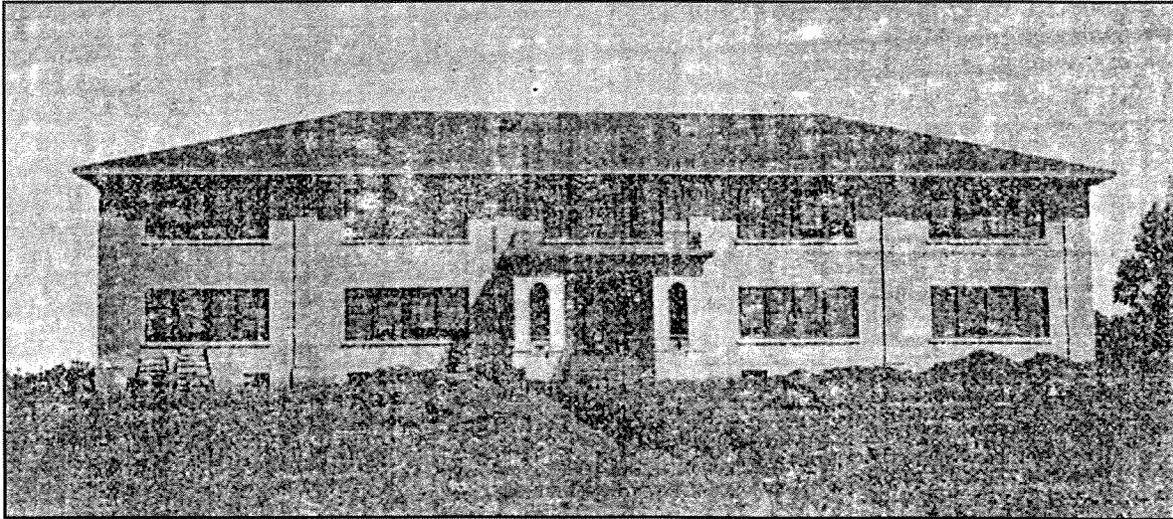


Figure 4. The main campus building of the Pā'ia Elementary School, under construction in 1926 (*Maui News* 12-4-26 3:1).

In 1936, a formal cafeteria building was constructed, which in part, allowed for the further expansion of the school. Two further additions of land were made by the Maui Agricultural Company. The first, of 0.947 acres, was made on April 20, 1937 (Hemenway and Cooke 1937) (**Figure 5**). On March 24, 1938, Joseph B. Poindexter, Governor of the Territory of Hawai'i, under the terms of Executive Order 797, established the lot size for Paia Elementary School at 8.58 acres. On July 11, 1938, a final 1.374 acre parcel was added to the school (Waterhouse and Morgan 1938), bringing the total lot size to 9.954 acres (**Figure 6**). Just prior to the outbreak of World War II, the school had 821 pupils and 26 teachers. At some point during the war, the teachers' cottages were torn down because they represented a shrapnel hazard in the event of a bomb attack (Pu 2009).

During the war years, between 1941 and 1945, many emergency measures were taken at the public schools on Maui. The Po'okela Independent Church was converted for use as a school, in order that the newly-constructed Makawao Elementary School could be converted into a military hospital (Whitney 1968). Students at Pā'ia Elementary School recalled school being temporarily closed in the early portion of the war, when air raid warnings were issued. When classes resumed, an activity to aid in the war effort (for older students) included the fabrication and painting of small aircraft models to be used in recognition training by the military. An informant,

Mikio Sato, recalled being issued a gas mask, and the construction of air raid trenches next to each classroom at Pā'ia Elementary School, with each class having assigned spots in each trench. Mr. Sato stated that smaller sizes of gas masks were issued to the smaller children. Mr. Sato also recalled that school would close on certain days to allow the children to work in the cane fields (Sato 1993).

The Japanese were an important ethnic group associated with the pre-World War II student population at Pā'ia Elementary School. Specifically, they were the *nisei*, the American-born second-generation children of Japanese immigrants to Hawai'i. In the region surrounding the school were a number of Japanese communities and businesses, all associated with the sugar plantation. When the first National Draft was declared by the U. S. Congress in 1940, many draft-age men of Japanese ancestry in Hawai'i, including those from Pā'ia, volunteered for military service in the National Guard. Subsequently, many volunteered for the 100th Infantry Battalion, made up almost entirely of Japanese Americans from both Hawai'i and the mainland United States (Chang 1991) (**Figure 7**).

Following the end of World War II in 1945, Pā'ia Elementary School honored its students who had been killed during World War II. At the base of the present-day school flagpole is a brass plaque commemorating the names of fifteen former students (**Table 1**). According to the *Maui News* (9-13-47 1:6), the plaque was dedicated in September 1947. Thirteen of the students listed had been members of either the Japanese American 100th Infantry Battalion or the 442nd Regimental Combat Team.

The original multi-story Pā'ia Elementary School classroom building, constructed in 1909, burned down on July 25, 1962. A Hawaiian Commercial & Sugar Company (HC&S Co.) cane fire, burning less than 300 yards from the campus, caused the event. School records were saved from the burning building by James W. O'Neal, the Maui Schools Superintendent, Meyer Ueoka, Chairman of the Maui Schools Advisory Council, and other volunteers at the scene. The 53-year-old structure was completely destroyed (*Maui News* 7-28-62 1:2).

The first "immersion" program in the public school system of Hawai'i to offer classes in the Hawaiian language was pioneered at Pā'ia Elementary School in 1988, where children beginning in Kindergarten through the fifth-grade were taught the Hawaiian language (Engledow 2001). The immersion concept was taught by program staff of Na Leo Kako'o o Maui, which provided lessons entirely in Hawaiian. The program developed for Pā'ia Elementary School became a model for two other regional Maui schools. 1988 was also the year that the first personal computers were introduced into classrooms at Pā'ia Elementary School (Lindsey 1988).

Two buildings at the Pā'ia Elementary School [SIHP No. 50-50-04-1630] were listed on the Hawai'i Register of Historic Places (<http://www.hawaii.gov/dlnr/hpd/hpregistr.htm>) on June 02, 1992. On August 22, 2000, Pā'ia School was listed on the National Register of Historic Places (Building - #00000664) as representing a significant type of structure in American history and culture, and for its contribution to education as a symbol of changing educational philosophies (Moy 2000) (**Figure 8**). Pā'ia Elementary School, along with the school in Pu'unēnē, also on the island of Maui, were among the first permanent concrete school buildings built on large land parcels donated by the local sugar companies (U.S. Dept. of Interior, National Park Service 2009).

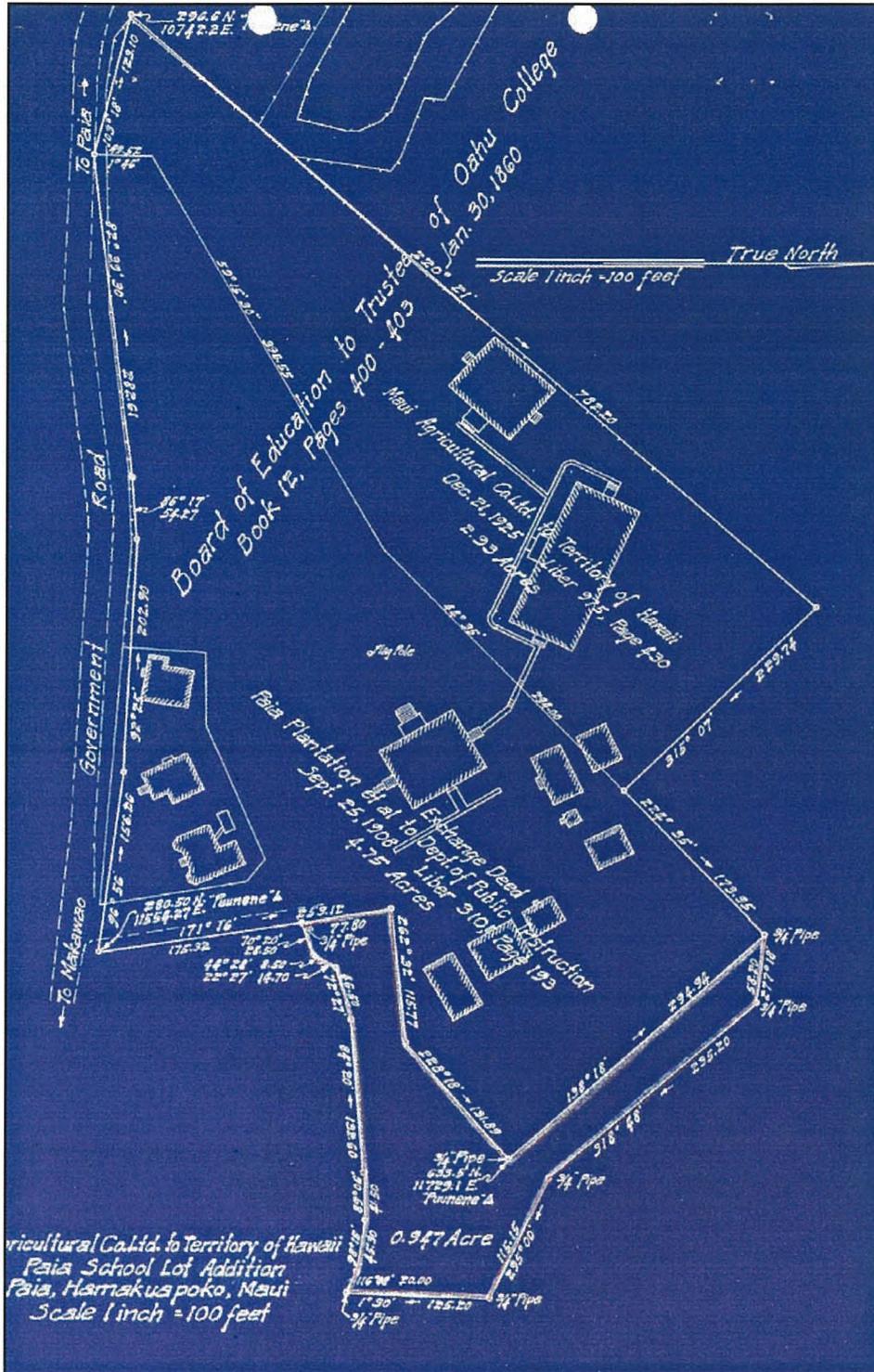


Figure 5. Plan view of the Pā'ia Elementary School campus with the 1937 addition of land east of the main campus, consisting of 0.947 acres (Map courtesy of Alexander & Baldwin, Inc.).

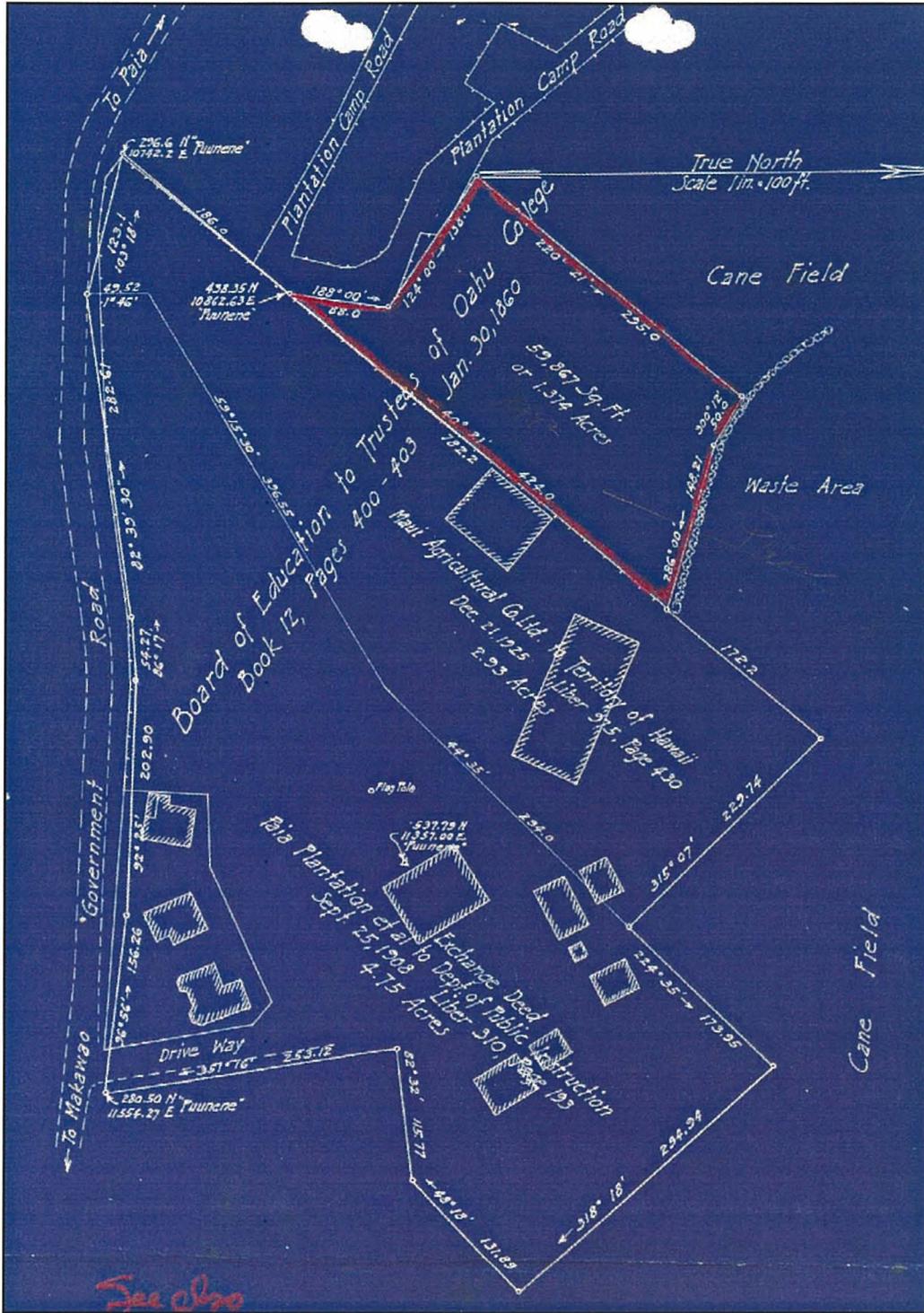


Figure 6. Plan view of Pā'ia Elementary School showing the 1938 addition of land, outlined in red, bringing the total school lot to 9.954 acres (Map courtesy of Alexander & Baldwin, Inc.).



Figure 7. A WWII group photograph of infantrymen assigned to the 100th Battalion, Company E, taken during a break in the fighting in the vicinity of Cassino, Italy. Former Pā'ia Elementary School student Katsui Jinnohara is shown kneeling, second from right (Photograph published 12-10-43 by Acme Wire Service, New York).

Table 1. List of servicemen killed in action during World War II appearing on memorial plaque at the Pā'ia Elementary School flag pole.

Name	Rank	Unit/Company	Hometown	Comments
Ernest Correa	Private First Class	27 th Infantry Division	Pā'ia	KIA June 29, 1944, on the island of Saipan, (<i>Maui News</i> 7-19-44 1:2).
Hideyuki Hayashida	Technician 5 th Grade	100 th Infantry Battalion/ Medical Detachment	Pa'uwela	KIA January 10, 1944, at Cervaro, Italy (<i>Maui News</i> 2-5-44 1:6). Posthumously received Purple Heart (<i>Maui News</i> 4-5-44 1:6).
Katsui Jinnohara	Sergeant	100 th Infantry Battalion/ Company E	Pā'ia	KIA December 2, 1943, in the vicinity of Cassino, Italy (<i>Maui News</i> 12-29-43 1:5).
Richard Keiji Magarifuji	Private First Class	100 th Infantry Battalion/ Company C	Kailua (Kāheka)	KIA June 2, 1944, in the vicinity of Nettuno, Italy (<i>Maui News</i> 7-01-44 1:6).
Hideo Nagata	Private First Class	100 th Infantry Battalion/ Company C	Pā'ia	KIA October 23, 1943, in Cassino, Italy (<i>Maui News</i> 11-20-43 1:1). Posthumously received Purple Heart (<i>Maui News</i> 3-04-44 1:1).
Akio Nishikawa	Private First Class	442 nd Infantry Regiment/ Medical Detachment	Pā'ia	KIA July 11, 1944, en route to Leghorn, Italy. (<i>Maui News</i> 8-5-44 1:2). Awarded Silver Star posthumously (Odo 2004:234).
Fred S. Ogata	Private	442 nd Infantry Regiment, Company K	Pā'ia	KIA October 29, 1944 in the Vosges Mountains, France (Chang 1991:49) (<i>Maui News</i> 11-12-44 1:8). Received Purple Heart posthumously (<i>Maui News</i> 3-17-45 1:2).
Yasuichi (Sam) Oshiro	Private First Class	442 nd Infantry Regiment, Company I	Pā'ia	KIA November 1, 1944, at La Houssiere Valley, France (<i>Maui News</i> 11-29-44 1:7).
Hideo Shigeta	Private First Class	100 th Infantry Battalion/ Company A	Pā'ia	KIA October 17, 1944, in the outskirts of Bruyeres, France (<i>Maui News</i> 11-11-44 1:6).

Roy K. Shimabuku	Private First Class	100 th Infantry Battalion/ Company C	Pā'ia	KIA on October 23, 1943, in Cassino, Italy (<i>Maui News</i> 3-11-44 1:5).
Kizo Shirokane	Private	100 th Infantry Battalion/ Company C	Pā'ia	KIA April 16, 1945 in the vicinity of Ortonovo, Italy (<i>Maui News</i> 5-05-45 1:8).
Masao H. Tamanaha	Sergeant	442 nd Infantry Regiment/ Company K	Pe'ahi, Ha'ikū	KIA April 17, 1945 in the vicinity of Posterla, Italy (<i>Maui News</i> 5-05-45 1:8). Awarded Purple Heart posthumously (<i>Maui News</i> 8-04-45 2:3).
Teruto Tanimoto	Sergeant	100 th Infantry Battalion/ Company C	Pā'ia	KIA December 3, 1943, in the vicinity of Cassino, Italy (<i>Maui News</i> 10-24-45 1:7). Received Purple Heart posthumously (<i>Maui News</i> 1-26-46 1:2).
Isami Tomita	Private First Class	100 th Battalion/ Company C	Kāheka	KIA July 9, 1944 at Dasale, Italy (<i>Maui News</i> 8-02-44 1:5).
Minoru Tosaka	Private First Class	100 th Battalion/ Company D	Ha'ikū	KIA November 5, 1943 at the Voltorno River, Italy (<i>Maui News</i> 12-08-43 1:6).
George Wong	(no information available)			



Figure 8. Present-day classroom and administrative office structures at the Pā'ia Elementary School. “Building B,” originally constructed between 1930-1936, is shown on the left and “Building A,” constructed in 1926, is shown on the right. (Building designations are taken from the 1992 Federal Register Nomination Form).

Early in the morning, on Saturday, December 17, 2005, a fire started in the 2,700-square-foot cafeteria structure at Pā'ia Elementary School. In the 30 minutes it took for four fire companies to respond and bring the fire under control, the 69-year-old wood plantation-era building was completely gutted. Electrical circuit boxes for the entire school, located in the cafeteria building, were also damaged. The *Maui News* reported that one of the destroyed kitchen appliances, a dough mixer, was thought to have been as old as the building itself (Loomis 2005:1).

For the past five years, meals for Pā'ia Elementary School students have been prepared at Kalama Intermediate School, trucked nine miles, and delivered to a temporary campus lunchroom (Loomis 2008). On April 18, 2008, the *Maui News* reported that the Hawai'i State administration had released \$5,000,000 for the construction of a replacement cafeteria.

Section 2 Historical Background

2.1 Traditional Period

The division of Maui's lands into political districts occurred during the rule of Kaka'alaneo, under the direction of his *kahuna*, Kalaiha'ōhi'a (Beckwith 1970:383). This division resulted in twelve districts or *moku* during traditional times: Honua'ula, Kahikinui, Kaupō, Kīpahulu, Hāna, Ko'olau, Hāmākua Loa, Hāmākua Poko, Wailuku, Ka'anapali, Lāhainā, and Kula. The Pā'ia Elementary School is located within the windward region of Haleakalā in the *ahupua'a* of Hāmākua Poko. According to Folk (1990), the *ahupua'a* lands of Hāli'imaile, Pā'ia, Kū'au and Hulā'ia (spelled Hulē'ia in Fornander 1916:284), were made a part of the larger Hāmākua Poko Ahupua'a sometime prior to the land division known as the Great Māhele, in 1848.

2.1.1 Mo'olelo: Mythological and Traditional Accounts

Tales of great wars fought in Hāmākua Loa somewhat overshadow mythological and traditional accounts of the Hāmākua Poko area. An analysis of the place name meanings (Table 2) for the region surrounding the project area may yield some insight into the patterns of life in this *ahupua'a* that stretches from the ocean to the uppermost slopes of Haleakalā. Literal translations of several of the place names for land areas and divisions near to the project area are listed below. Unless otherwise noted, the translations are taken from Pukui and others (1974).

Table 2. Place names in the vicinity of the Pā'ia Elementary School (Pukui, et al. 1974).

'Alelele	Name for a portion of a gulch which feeds into the Māliko Gulch just before Kōkomo (Sterling 1998:98).
Hāli'imaile	<i>Lit.</i> , "maile vines strewn." The location of a village, an <i>ahupua'a</i> land division, and a Congregational church.
Hāmākua Poko	<i>Lit.</i> , "short Hāmākua." District name. "The short back of [Maui] island," according to Walker (Walker 1931:28)
Hulā'ia	<i>Lit.</i> , "pushed through," in reference to a union between the god Kamapua'a and the goddess Pele (Fornander 1918:308).
Kahaupali	<i>Lit.</i> , "the <i>hau</i> trees of the cliff." The region <i>makai</i> of Mauna 'olu school campus.
Kāheka	<i>Lit.</i> , "shallow pool." Name of plantation village located south and adjacent to the Pā'ia Elementary School.
Kailua (Gulch)	<i>Lit.</i> , "two seas." Name for the western boundary gulch of Hāmākua Poko Ahupua'a.
Kalahau	Name for a pre-contact burial area at Kū'au Beach.
Kaluanui	<i>Lit.</i> , "the big pit." Given in place name chants as "standing by the twin hills, the palm houses of Kane" (Fornander 1917:286). Also, the

	region of the present-day Hui Noeau Visual Arts Center.
Kamole	<i>Lit.</i> , “the main root.”
Kapalaea	<i>Lit.</i> , “the daubing with ‘alaea (pala = to smear, daub; ‘alaea = red, ochreous earth).” Pukui (In Sterling 1998:98) felt the reference to preparations made for dedicating a <i>luakini heiau</i> applied here. The <i>ahupua‘a</i> boundary roadway was cleared of weeds, a stone altar was placed at each boundary of the <i>ahupua‘a</i> , and a priest smeared with a mixture of ‘alaea and water offered a prayer and smeared the wooden image of a <i>pua‘a</i> (pig’s head) with the ‘alaea. The land known as Kapalaea was the original site of the Haleakala Ranch in Makawao (Sterling 1998:97).
Kawa‘apae	According to Sterling (1998:97), the place name for the rise above Kaluanui, the place where J. Walter and Frances Cameron once lived.
Ku‘aihulumoa	<i>Lit.</i> , “butchered chicken feathers,” gulch adjacent to Makawao town which joins Māliko Gulch (Sterling 1998).
Kū‘au	<i>Lit.</i> , “handle.” Landing where sugar from the Hāli‘imaile Plantation and Paia Plantation Company was shipped (Dean 1950).
Lilinoe	<i>Lit.</i> , “mists.” Two legendary references for this name. The first, named for a goddess of the mists, and sister of Poliahu, goddess of snow. The second, the name given to the wife of Nu‘u, the Hawaiian counterpart of the biblical Noah (Fornander 1919b:Vol.VI 269). A name for the area of the J. Walter Cameron estate above Kaluanui (Sterling 1998:97).
Makawao	<i>Lit.</i> , “forest beginning.” Name given to the town located <i>mauka</i> , in the mountainous region of the <i>ahupua‘a</i> .
Māliko (Gulch, Bay)	<i>Lit.</i> , “budding.” Once the site of an important coastal landing, where sugar was shipped out of the Pa‘uwela region.
Mauna ‘olu	<i>Lit.</i> , “cool mountain.” The site of Maunaolu Seminary, a school for women, established at the present site in 1900. The previous site of the school, between 1859 and 1899, was in Olinda.
Paholei	Fornander (1918:606) states Paholei was the word used for ‘ <i>awa</i> (<i>Piper methysticum</i>), the intoxicating plant of Polynesia. Also, the place name in Hāli‘imaile where early <i>paniolas</i> (cowboys) trained horses (Sterling 1998).
Pā‘ia	<i>Lit.</i> , “noisy.” Name given to the plantation town located <i>makai</i> , just inland of the northern coastline of the <i>ahupua‘a</i> .
Pālau‘ili	<i>Lit.</i> , “to blow from various directions” [as a swirling wind]. The site of the present-day Makawao Union Church, completed in 1917 (Sterling

	1998:97).
Paliuli	<i>Lit.</i> , “green cliff,” Paliuli is one of two legendary hills under the powers of Kāne and Kanaloa (Fornander 1916:518). In another legend, Paliuli is the cliff under which the lizard-god, Kihanuilulumoku, sleeps (Fornander 1919c:416). Site of present-day Rainbow Park (Sterling 1998) and regional name for the Robert Hind sugar mill, circa 1870 (Dean 1950). Kalākaua refers to Paliuli as the mythological “Paradise” where the newly created man, Kumu-honua, and woman, Ke-ola-ku-honua, lived (Kalakaua and Daggett 1888:35).
Po‘okela (Church)	<i>Lit.</i> , “foremost.” Located on a sharp rise east of Makawao town.
Pukalani	<i>Lit.</i> , “heavenly gate.” Village located south of Makawao town.
Pu‘u ‘alaea	<i>Lit.</i> , “hill of red rain,” named for the ochreous red earth used during religious ceremonies of pre-contact Hawai‘i.
Pu‘u o Kāka‘e	<i>Lit.</i> , “hill of Kāka‘e,” named for a high-ranking order of Maui chiefs (Kamakau 1992:85).
Pu‘u Makani	<i>Lit.</i> , ‘hill of wind.’ The hill which the present-day Mauna ‘olu Seminary campus occupies.
Wa‘aluawai	<i>Lit.</i> , “canoe water hole,” regional place name <i>makai</i> of the original Makawao Union Church, in lower Makawao town.
Wai‘alalā	<i>Lit.</i> , “screaming water.”

The above place names, together with the environmental data, suggest that the lands within Upper Pā‘ia were fertile agriculturally, with ample rains. According to Mann and others (2003), informant Sam Ka‘ai reported that the rains of the Makawao region were given many names by Native Hawaiians, some because of the specific area (such as Pi‘iholo) where the rains fell (Mann, et al. 2003). According to Rechtman and Clark (2001), pre-contact permanent habitation of the *ahupua‘a* took place in the coastal region of Kū‘au and Pā‘ia, based on pronounced evidence of midden deposits, ceremonial structures, and pre-contact burials (Rechtmen and Clark 2001).

Additional evidence of continuing habitation along the coast and into the early historic-era included the structural remnants of small sugar plantations that predate large-scale commercial ventures beginning in the 1880’s. Evidence of pre-contact agriculture and habitation in the upland portion of Hāmākua Poko begins within the sidewalls and valleys of the Māliko and Hāmākua Poko Streams: areas less affected by widespread commercial cultivation of sugar and pineapple in historic times. According to Inez Ashdown (1970), a *heiau* named Kau-ma-ka-‘ula was once found in Māliko Gulch. The *heiau* was originally associated with high chief Ka-me-ha-i-kau‘a but it was later rededicated to the chief Ke-kua-o-ka-lani (Ashdown 1970:30).

The movement of people in pre-contact times between the coastal settlements and habitation areas further upland resulted in the establishment of ceremonial *heiau* structures (Kennedy 1990)

along the upper reaches of Kailua Gulch. It is notable that the *ahupua'a* is bounded by two large gulches, Kailua to the west and Mālika with its perennial flow, to the east. It is between these two gulches, and entirely within this single *ahupua'a*, that a climb can be made to the rim of Haleakalā crater without great difficulty (Richards, et al. 1829). When the first Protestant missionaries made the ascent in 1828, they were undoubtedly guided by those who had traditionally made the journey from the isthmus many times before.

2.1.2 Additional Traditional Accounts

According to Folk (Folk 1990:284; Fornander 1917), the *ahupua'a* lands of Hāli'imaile, Pā'ia, Kū'au and Hulā'ia (also spelled Hulē'ia) (Fornander 1917:284) were made a part of the larger Hāmākua Poko Ahupua'a sometime prior to the land division known as the Great Māhele, in 1848. In traditional times, Hāmākua Poko Ahupua'a formed a natural and political land division between the six major "Kula" land divisions which extended from the leeward shoreline to the upper reaches of Haleakalā to the south, and the traditional region known as Hāmākua Loa, a collection of thirty narrow windward land divisions that include five perennial streams. Hāmākua Poko Ahupua'a measures four miles in width along the shoreline, and is roughly pie-shaped, with both north-south boundaries joining at Pu'u o Kāka'e, some 4,800 ft. above mean sea level (amsl).

A landform which appears at the uppermost elevation of the Hāmākua Poko Ahupua'a is a cinder cone named Pu'u Alaea. The promontory name is noteworthy because *alaea* is a word of great import in the Hawaiian language. According to Fornander (1919), two separate priests, the *kualaea* priest (he who oversees the colored earth basin) and the *kahalaalaea* priest (he who is marked with colored earth), were both essential to the process of dedicating temples. In the following account, the importance of these priests becomes clear:

After the king and the priest had come to a decision, and the day for the dedication of the temple was near, the king spoke to the kahalaalaea priest, saying: "Be prepared to go into sanctity, with your ordinances and your methods, and if it is favorable let me know." The kahalaalaea priest went into sanctity on the night of Kane, preparing and praying throughout the night; and in the morning, the day of Lono, there stood the basin of colored earth, necessary for the priest's duties; these were the essentials of the temple. And on the next day, that of Maui, the king and a multitude of men came to hear the words of the kahalaalaea priest. The priest then performed the duties of his office. A certain man placed on his (the man's) head a covering of ancient human hair, a custom of his ancestors which was transmitted to him, and a duty also belonging to the temple. The priest praying meanwhile, the king reached the alaea image where the basin of colored earth stood before the priest; this being the deity with a white covering to make its impressiveness as a god more effective (Fornander 1919a:Vol.VI 8).

Fornander notes that the "Night of Kāne" referred to above, was the twenty-seventh of the lunar month; Lono was the twenty-eighth, and Maui was the twenty ninth.

Fornander (1919) describes further in the temple dedication ceremony, a procession whereby the *alaea* image was used to consecrate blocks of *kukui* wood that had been carved with markings to resemble features of hogs for sacrifice. When the *alaea* god arrived at the place for the pig services, the *pua'a-kukui* (kukui-wood hog effigies) were prepared, and marked with red earth by the priest, who offered a prayer, and received tribute from the people in the form of pigs, foodstuffs, feathers, and cloth.

Following additional preparations for the sanctification of the temple was one of the most important steps:

Then the priest who had the *alaea* arose and placed a *hala* wreath on the king, and one around the neck of the idol, and one around his own neck; this was an ordinance of the *alaea* priest. And then he said to the people, "Keep quiet, all of you people and all of you chiefs." He then turned to the king and said: "Listen to my prayer for you. During my supplication, if a chief interferes, he is a traitor to the land: but if a common man he shall die for your god" (Fornander 1919a:Vol.VI 16).

From these accounts, the importance of the landmark Pu'u Alaea, the highest promontory of the *ahupua'a*, is made known. In a similar manner, Fornander (1919) records an account of Kaluanui which assigns great significance to this region of Makawao:

Kaluanui! Kaluanui!
 They stand as twin hills, the hat-palm houses
 Which Kane thatched;
 The birds are calling me from the kakio
 Which Kane cultivated;
 Tilled by Kikau of Hana
 During the oopu season of Waikolu
 I am going home to eat;
 Kala is the fish I will eat until satisfied,
 It is the fish sacred to my god; alas! (Fornander 1919a:Vol.VI 48)

In the earliest traditions of the people of Maui, the place name of Makawao is identified with legends associated with rainfall. In one story, the *'ūkiukiu* rain of Makawao is measured as a soft drizzle, a phenomenon of the region that occurs when "the Kiu rain cloud of Makawao meets the Naulu rain cloud from Kula then the rain comes, the typical Makawao rain" (Sterling 1998:99).

Sterling (Handy, et al. 1991; Sterling 1998:99) recorded six additional words meant to differentiate the many wind and rain combinations found in the Makawao area. These traditional terms for the various rains of Makawao were further defined by Sam Ka'ai in an interview conducted by Mann and others (2003): "Ūkiukiu is the rain proudly moving across the top of Pi'iholo." Sam Ka'ai went further in his analysis of mists and rains of the region, where special meanings have been given to the falling of rain and the generation of streams at Hāmākua Poko:

“The mist rains of ‘ulalena are the reddish-yellow rains, which is, the rain is falling and the light comes through from the dawn, and that is the water spirit, and it would be one of the lower manifestations of the kūohu, the cloud of Kāne’s involvement – when the rain falls. You see, it’s Kāne, it’s the rains of Kāne falling on the forest of Haumea [a female spirit of the forest (Fornander 1920:249)]” (Sam Ka‘ai in Mann et al. 2003:44).

In ancient times, the interior of Māliko Gulch was known for its extensive terracing for dryland taro. (Handy, et al. 1991:498). In an excerpt from E.S.C. Handy in *Sites of Maui* (Sterling 1998:96), cultivation along the Māliko Stream is described: “The deep gulch of Maliko Stream widens at its seaward end into a flat-bottomed valley which, in pre-sugar days, when the stream had a constant flow, harbored a number of terraces. The gradually rising land of Hamakuapoko in earlier times would have been suitable for dry taro but not for wet. It was probably well populated and cultivated, for the *kula* land east of Maliko was a small patchwork of *ahupua‘a*.”

2.2 Historic Period

2.2.1 Early Historic Accounts

Fornander (1880) gives the earliest account concerning Hāmākua Poko during the time of Kamehameha I’s conquest of Maui in 1790. A large force of canoes, sent by Kamehameha I and led by his commander Keawemauhili, embarked from the island of Hawai‘i and landed at Hāmoa, in Hāna. The Maui chief Kalanikupule sent his forces through the district of Hāmākua Loa to meet the invaders, which now included Kamehameha himself. Both armies met in battles at Pu‘ukoa‘e and Halehaku, with the Maui forces eventually being routed and pursued to Hāmākua Poko. There, at Kokomo, a final stand was made. The champion of the Maui forces, Kapakahili, was killed by Kamehameha, causing the remaining Maui defenders to flee. The road to Wailuku lay open to Kamehameha, and his fleet of war canoes was said to have stretched from Kahului to Hopukoa. The resulting battle is perhaps the most famous for which the Maui landmark, ‘Īao Valley, is known. Kamehameha’s forces drove the Maui army into ‘Īao Valley and annihilated them, blocking the waters of ‘Īao Stream with corpses of the defenders. One of the names of the battle is “Kepaniwai,” or the damming of the waters (Fornander 1880:236).

By 1810, Kamehameha I had united all of the Hawaiian Islands and had brought a period of peace across the Kingdom. In 1820, when the first Protestant missionaries from New England arrived in the Sandwich Islands, the conversion of the ruling *ali‘i* [royal families] of Hawai‘i to Christianity was accomplished with the help of fellow native islanders who had learned to speak and read English. The ruling families of Hawai‘i set lands aside for the missionaries to live on, farm, and establish churches and schools. The children of Hawaiian royalty were educated according to western tradition.

On Maui, foreign merchants established a major trading port at Lahaina. In 1828, Protestant missionaries from Lahaina embarked on a tour around the entire island (Richards 1829). The missionaries had been given canoes and native helpers in order to inspect schools which had been established by native teachers. During this tour, resources of the lands of Hāmākua Poko were noted, and the first ascent of Haleakalā by white foreigners was made by way of Hāli‘imaile:

[August] 20 [1828]. Proceeded on our way, by land, crossed the neck, which unites East and West Maui. This neck is about 10 miles wide. It is probable, that Maui was once two islands. After walking eight or ten miles on the beach, we reached Kamakuapoko (sic). This is a large district.... Soon after leaving the place, we began to ascend, towards the mountain, and traveled through tracts of land, of an excellent quality. As there is sufficient rain, at all seasons of the year, on this part of the island, these fields would, doubtless, produce fine wheat, and other English grain. About 3 o'clock P.M., we reached Kaalimaile (sic) and examined another school. There were about 40 scholars. This is a school of no ordinary character; and one, in whose history we were highly gratified.

Here we tarried over night, intending in the morning, to ascend the mountain, near which we were, and sleep on the highest land on Maui. We were told by the natives, that the way was long, but the ascent very easy. We suppose no English travellers [sic] had ever ascended this mountain. (Richards 1829:247)

[August] 21 [1828]. We rose early, and prepared for our ascent. Having procured a guide, we set out; taking only a scanty supply of provisions. Half way up the mountain, we found plenty of good water, and at a convenient fountain, we filled our calabash for tea. By the sides of our path, we found plenty of ohelos, (a juicy berry, very palatable), and, occasionally, a cluster of strawberries. On the lower part of the mountain, there is considerable timber; but as we proceeded, it became scarce, and, as we approached the summit, almost the only thing, of the vegetable kind, which we saw, was a plant that grew to the height of six or eight feet, and produced a most beautiful flower. It seems to be peculiar to this mountain, as our guide and servants made ornaments of it for their hats, to demonstrate to those below, that they had been to the top of the mountain.

The provisioning of ships engaged in whaling, trading for Hawaiian sandalwood and North American furs, and the establishment of sugar plantations and missionary stations spurred the proliferation of small landings on Maui. From two such landings, one at Kū'au and one at Māliko, the Haliimaile Plantation shipped its first cargo of raw sugar and molasses. The Haliimaile Plantation was organized in 1848, and eventually included lands extending from the present-day location of the HC&S Company mill in Pā'ia to the present-day location of the Hui No'eau Visual Arts Center, with its western boundary along the Kailua Gulch. This plantation was renamed the Brewer Plantation in the 1850's, the Union Plantation in the 1860's (during the American Civil War), the Hobron Plantation in the 1870's, and finally the Grove Ranch Plantation, prior to merging with the Paia Plantation in 1889 (Burns 1991).

As the agricultural and ranching population of Hāmākua Poko grew, Makawao became an established plantation town and a focus for Christian life in the 1840's and 1850's. Government-sponsored schools, independent churches and church-organized schools were set up in small villages from Pā'ia to Olinda. By the 1850's, the Hawaiian Kingdom had successfully established private land ownership for a large number of the royal class, a great many commoners, and a number of foreigners. Protestant and Roman Catholic schools and churches began to be self-sufficient. A merchant trade with California and small-scale sugar plantations on each of the major islands made for a promising economy. A spiritual revival among Protestants

allowed for the construction of new large stone churches, including those at Waihe'e, Makawao, Kalepolepo and Kēōkea on Maui.

2.2.2 The Great Māhele (1848) through the late 1800s

The most significant change in land-use patterns and land allocation came with the Great Māhele of 1848 and the privatization of land in Hawai'i. This action hastened the shift of the Hawaiian economy from subsistence-based to market-based. During the Māhele, all of the lands in the Kingdom of Hawai'i were divided between *mō'ī* (king), *ali'i* (chiefs), *konohiki* (resident overseers of an *ahupua'a*), and *maka'āinana* (tenants of the land), which allowed the land to pass into the Western land tenure model of private ownership. On March 8, 1848, Kamehameha III (Kamehameha III) further divided his personal holdings into lands he would retain as private holdings and parcels he would give to the government. This act paved the way for government land sales to foreigners. With the exception of land sales offered by the Kingdom in 1845 at Makawao and at Waialua, on O'ahu, the legislature granted resident aliens the right to acquire fee simple land rights in 1850 (Moffat and Fitzpatrick 1995:41-51).

During this time, Land Commission Awards were granted for approximately sixteen tracts of land in the *ahupua'a* of Hāmākua Poko. Located primarily along the Māliko and Kailua Gulches, the awards gave resident native Hawaiians title to lands claimed for their homes, pasture or farming (Waihona 'Aina 2002).

Land owners within the *ahupua'a* of Hāmākua Poko utilized most of the lands in the lower elevations for sugar, cleared land for ranching throughout Makawao, and developed the upper elevations for watershed. True commercial cultivation of sugar throughout Pā'ia was initiated by Samuel T. Alexander and Henry P. Baldwin in the 1870's, when the first large-scale ditch system to bring water from East Maui to the relatively arid area of Hāmākua Poko was developed (Dean 1950). The hillsides above Makawao became home to the *paniolo*, or Hawaiian cowboy, as cattle ranged across the lands of the Haleakala Ranch (von Tempski 1940). Ambitious projects to develop the water resources for a growing upcountry population led to the construction of reservoirs at the very highest reaches of the *ahupua'a* (Stearns and MacDonald 1942).

Reverend Jonathan Smith Green became an independent pastor for the American Missionary Association, having resigned from service with the American Board of Commissioners for Foreign Missions in Hawai'i. He moved to Makawao with his wife in 1842, first establishing a church for Hawaiians at Makawao (the Po'okela Independent Church), at the invitation of a district chief named Kiha (Green 1948). The land and material for the church were donated by Kamehameha III. In 1845, when the Kingdom of Hawai'i announced that 1,000 acres of land in Makawao would be made available for fee simple purchase. Jonathan Green became an agent for the Kingdom and collected monies due the government. Each parcel was registered as a Land Grant, and was not listed in the Indices of Land Commission Awards, a process which began later in 1848 (Donham 1990).

Although two missionaries (Richard Armstrong and Amos Cooke) established the Haiku Sugar Company in 1858, its commercial success was due to a second-generation missionary descendant, Henry Perrine Baldwin. In 1877, Baldwin constructed a sugar mill, just west of the

Māliko Gulch, named the Hamakuapoko Mill (**Figure 9**), a structure which was placed on the U.S. Historic American Building Survey Register in 1966 (HABS No. HI-44).

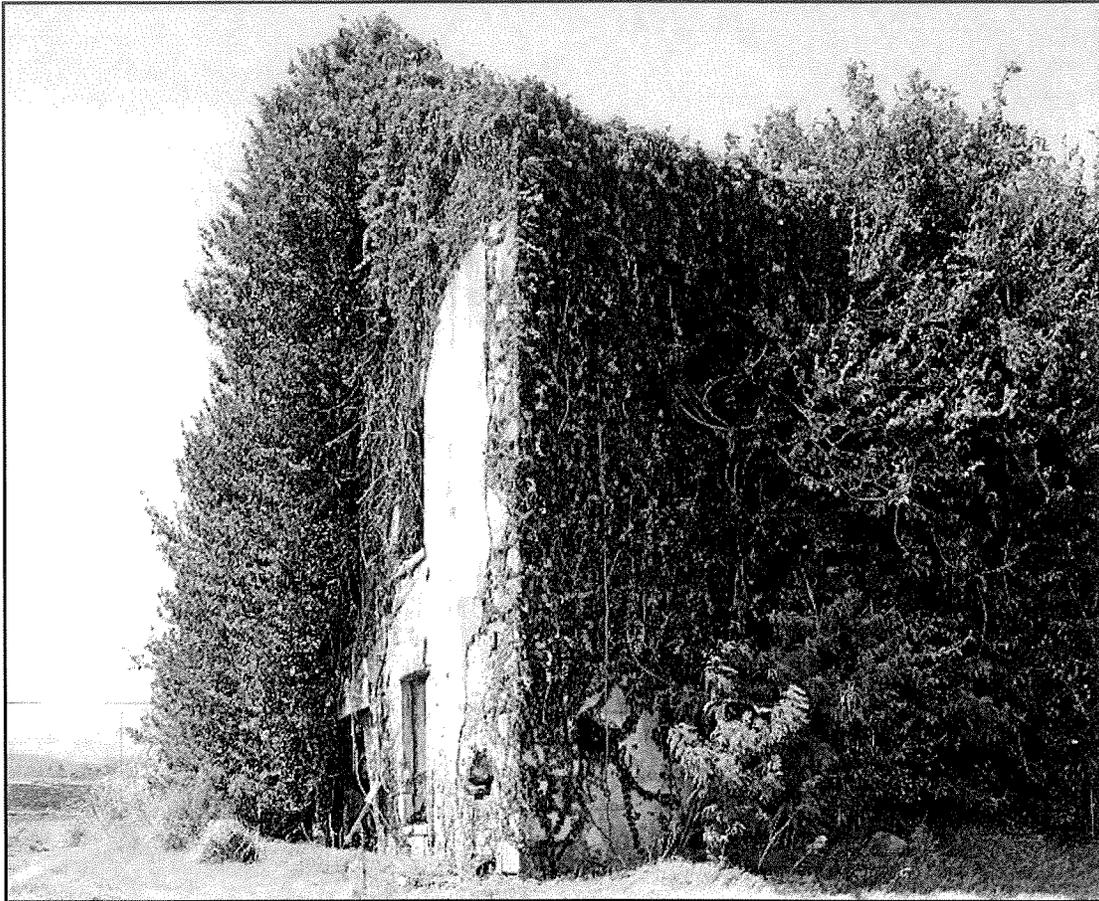


Figure 9. Historic American Buildings Survey (HABS) photo of the Hamakuapoko Mill Ruins (Library of Congress, accessed in 2011), photographed in 1966.

The East Maui Plantation was set up in 1850 by Dr. Robert W. Wood in partnership with Ambrose H. Spencer. Together, they cultivated 500 acres of land in Kaluanui. In 1852, their mill at Kaluanui became the first to use centrifugals to separate sugar from molasses in the sugar manufacturing process (Dorrance 2000). This plantation was acquired by the Haiku Sugar Company in 1886, whereupon the small Kaluanui mill (the ruins of which can still be seen on the grounds of the Hui No'eau Visual Arts Center) was closed (Sanford 2008).

A “foreign” church, which conducted services in English, was built in 1861 near the site of the present Makawao Cemetery. This church was later taken down, but the small cemetery holding many departed members of the most prominent families of Hāmākua Poko remains today. The congregation rebuilt the church in 1889, known today as the Makawao Union Church, at a different site, located some two and a half miles north of the Makawao Cemetery (**Figure 10**). The present stone Makawao Union Church, designed by the prominent architect Charles William Dickey, was actually the second “new” Makawao Union Church, completed in 1917.

The first “new” Makawao Union Church was a wooden structure, with a high peaked roof and an integrated bell tower.

In 1860, Reverend Claudius Buchanan Andrews moved to Makawao in search of a better climate for his wife’s health. In 1861 he purchased a piece of land above Makawao village where he founded the East Maui Female Seminary, just uphill from the Po‘okela Independent Church. The school was dedicated to the education of Hawaiian women, with a course of studies which included home economics and music. Borrowing \$3000, which he added to the \$1000 he had received from his father for emergencies, Andrews built the house that became the school (Andrews 1866). Attendance grew to 70 women (Beyer 2003).

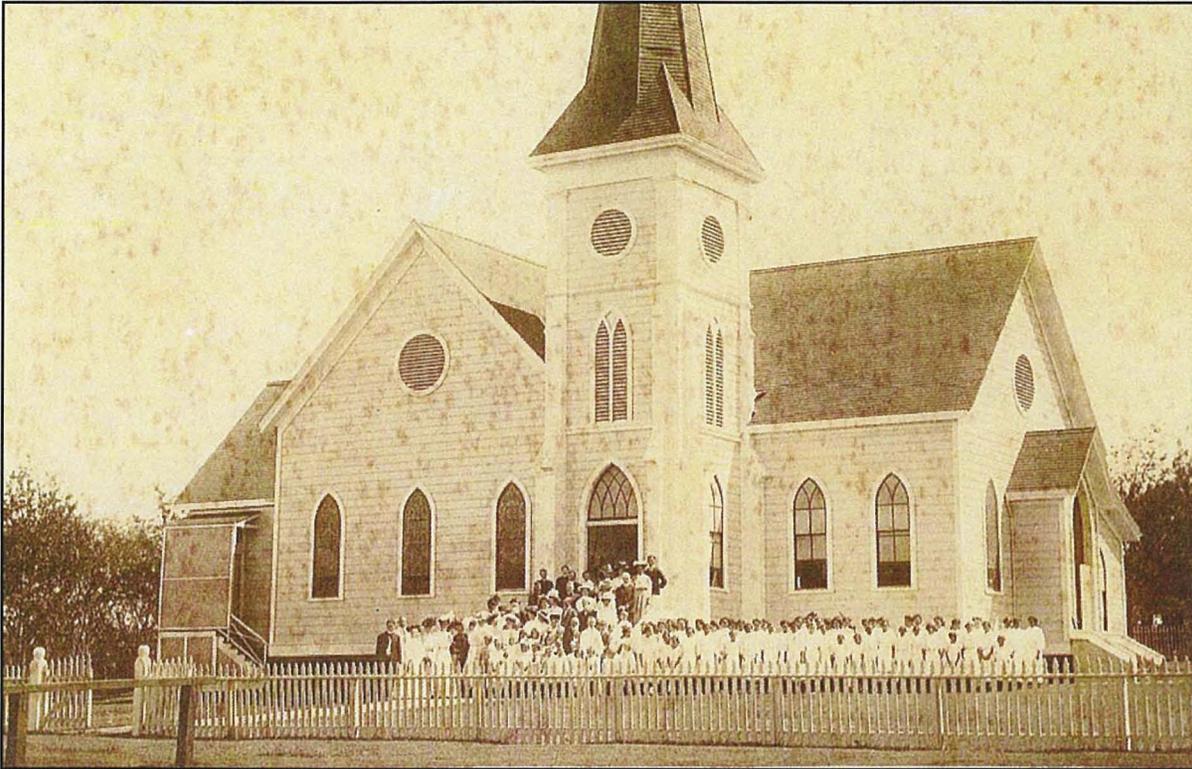


Figure 10. The Makawao Union Church, circa 1909, which had been constructed on top of the foundation of Henry Perrine Baldwin’s first sugar mill, located at Paliuli. This church was replaced in 1917 with the present-day Gothic-style Makawao Union Church constructed of basalt veneer over reinforced concrete (Photo courtesy Ms. Mary Cameron Sanford).

In 1864, the name of the East Maui Female Seminary was changed to the Mauna‘olu Seminary. In 1869, the school building burned down. Donations and materials for a new two-story building were collected across Maui, and the school reopened in 1871 as a special project of the Henry P. Baldwin family (Turner 1929). Additions to the buildings and aid from both the government and the American Board of Commissioners for Foreign Missions led to the enrollment climbing to 100 (Beyer 2003). Following a second fire in 1898, the school was moved to ‘Sunnyside’, a region located about three miles north of Makawao. The original

administration building, constructed in 1900, is the present site of the Hawai'i Job Corps Center, located on Baldwin Avenue.

2.2.3 The Early 20th Century (1900-1945)

By 1900, the largest landowner of the upper Pā'ia region was the Haiku Sugar Company. In 1897, the Haiku Sugar Company and the Paia Plantation had become business partners of Alexander & Baldwin, Ltd. Their company stores offered goods to the population of the plantation towns from Hāmākua Poko to Huelo. Between a huge influx of immigrant workers in 1909, and the burning of village areas in Pā'ia and Kahului to control an outbreak of smallpox in 1910, changes to the plantation "Camp" system were felt in every agricultural region of Maui.

The tiny township of Makawao was expanding, and Chinese-owned businesses began to mingle with those run by the plantations. Lumber was harvested in the lands of Ka'ili'ili, a dairy was started in Pukalani, and polo, "the sport of kings", became an important fixture of "upcountry" life (Bartholomew and Bailey 1994). The plantation workforce continued to expand until 1917, when the United States declared war on Germany, and the accompanying draft temporarily depleted the labor pool. By 1919, postwar requirements for sugar had driven the price to \$471.40 per ton, an all-time high (Burns 1991).

In the mid-1910's, the Libby, McNeill, and Libby Company constructed a pineapple cannery complex just outside of Ha'ikū, in Pa'uwela. Construction of the Pa'uwela facility included a garage located in Ku'iaha, and the establishment of larger laborer camps in Ha'ikū, Pa'uwela, and Makawao. Water was supplied to the cannery by way of the Wailoa Ditch (Stearns 1942). The canneries were bolstered by the construction of a 250-foot tall bridge spanning the 780-foot wide Māliko Gulch in 1913. This bridge allowed the Kahului Railroad Company to construct its easternmost terminus at Ha'ikū, and transport fresh pineapple directly to the wharves at Kahului. The Haiku Fruit and Packing Company operated a cannery in Ha'ikū, an enterprise started by brothers Henry Perrine and Dwight David Baldwin in 1903, which prospered greatly with the construction of the railroad over the Māliko and Ku'iaha Gulches (Dean 1950).

The cultivation of new fields demanded new sources of irrigation water. The commercial agricultural lands of Hāmākua Poko were irrigated by ditches maintained by East Maui Irrigation Company, and augmented with water supplied by pumping stations constructed by each individual plantation. Ownership of the upper Hamakua Ditch, the Kauhikoa and Keahua Ditches, as well as the Keahua Ditch extension all vested with the Maui Agricultural Company. The expansion of Pā'ia Town as a major commercial center occurred as both pineapple cultivation in Pa'uwela and sugar cultivation in the central isthmus accelerated.

Private entrepreneurs in lower Pā'ia opened food markets, restaurants, bars, service stations, hardware stores, hotels and theatres at the intersection of the government belt road to Ha'ikū and the road leading to Makawao. In 1913, the monthly magazine "*Paradise of the Pacific*" published a five-page article extolling the pleasures of a motor-car journey through Hāmākua Poko and horseback rides to the summit of Haleakalā. The author, V. L. Stevenson, pointed out that, "Mauka – or, 'toward the mountain' – [from Māliko] is an old village of Pauwela. The old-time Hawaiian may be seen there, and many the story of the days of long ago are to be heard.

The cottages cluster among mango and alligator pear trees, and the flowers seem to bloom all the time” (Stevenson 1913).

As the plantation villages of Upper Pā‘ia grew, so did the need for religious sanctuaries. In 1927, the Holy Rosary Catholic Church was constructed on property located directly south of the Pā‘ia Elementary School, on the opposite side of Baldwin Avenue (**Figure 11**). In 1936, the church opened a school, which was attended by approximately 500 students who had previously attended Pā‘ia Elementary School.

2.2.4 World War II (1941-1945)

In the months leading up to December, 1941, detachments from the 298^h Infantry Brigade of the Hawaiian National Guard had been assigned to patrol duty on the Island of Maui. Following the events of December 7th, they were replaced by a detachment of the 27th Infantry Division, U.S. Army National Guard: assigned to combat duty in the Territory of Hawai‘i. Defensive positions were placed along the shorelines and ammunition depots were established across the upcountry regions of Ha‘ikū, Makawao and Kula, as well as inland areas of Kahului.

The 27th Infantry Division was soon reinforced by detachments of the 40th Infantry Division (Your Victory 1947). When the 27th and 40th Infantry were reorganized and sent to into combat, they were replaced by detachments from the 33rd Infantry Division (Infantry Journal 1948), who were, in turn, replaced in April 1944 by the 98th Infantry Division. In August 1945, the 98th Infantry Division left Maui for occupation duty in the Japanese home islands.

In similar succession, U.S. Navy Construction Battalions (“Seabees”) were assigned to military construction projects across the island of Maui. In Maui’s upcountry region, the 39th, 48th, 127th and 142nd C.B.’s constructed “Camp Maui” which housed over 15,000 men of the U.S. Marine Corps 4th Marine Division. SeaBees also constructed Naval Air Station Puunene, Naval Air Station Kahului, and training areas, depots and roads used by the vast numbers of soldiers and sailors who would temporarily call Maui “home” during World War II (Turner 1946).

During training periods for the U.S. Navy invasions of the islands of Saipan and Iwo Jima, trucks ferrying 4th Marine Division soldiers to and from their amphibious assault rehearsal areas made up virtually all of the Maui island traffic. At the end of WWII, over 15,000 men of the 4th Marine Division left Camp Maui at Kauhikoa Hill and were transported from the Kahului Harbor to San Diego by aircraft carrier (*Maui News* 10-10-45 1:8).

2.2.5 Postwar Land Use (1946–1956)

The Pā‘ia region in the 1950’s was characterized by modernization and consolidation. Following the end of World War II, trucks replaced railroads, and the largest landowners of the region, the Maui Agricultural Company and the Hawaiian Commercial & Sugar Company, merged their operations. As the large agricultural interests began to shift their emphasis toward the central isthmus, outlying plantation camps in Hāmākua Poko, specifically at Grove Ranch, Hāli‘imaile, Kailua, Ha‘ikū, Kāheka, Ka‘ili‘ili, Pukalani and Pa‘uwela, began to empty. Subdivisions of new homes were developed in increments within the township of Kahului, and a

new regional shopping center; Maui's first, was also completed in increments, between 1951 and 1957 (*Maui News* 10-5-57 1).

2.2.6 Modern Era (1960–Present)

By 1966, the Kahului Railroad Company had suspended its operations in Hāmākua Poko entirely, and sold off the various right-of-ways that had been owned by the railroad (Burnett 1966). Pineapple canning operations in Ha'ikū and Pa'uwela were shifted to the larger cannery in Kahului. The Māliko Gulch and Kui'aha Gulch trestles were dismantled and agricultural businesses once related to the Ha'ikū region were moved either to the HC&S mill in Pā'ia and the HC&S mill in Pu'unēnē.

At the present time, the Pā'ia Elementary School is located in the Upper Pā'ia Historic District. This historic district was set up to include historic properties associated with commercial agriculture in Pā'ia, however, virtually all of the major structural components of the HC&S Company sugar mill in Pā'ia, the cornerstone of the historic district, have been dismantled. The remaining historic structures include the former Kahului Railroad Company passenger depot (operating as a retail store), the HC&S Company Pā'ia office (operated by the East Maui Irrigation Company), and the Holy Rosary Catholic Church (**Figure 11**), which currently maintains a "Saint Damien" garden on its grounds.

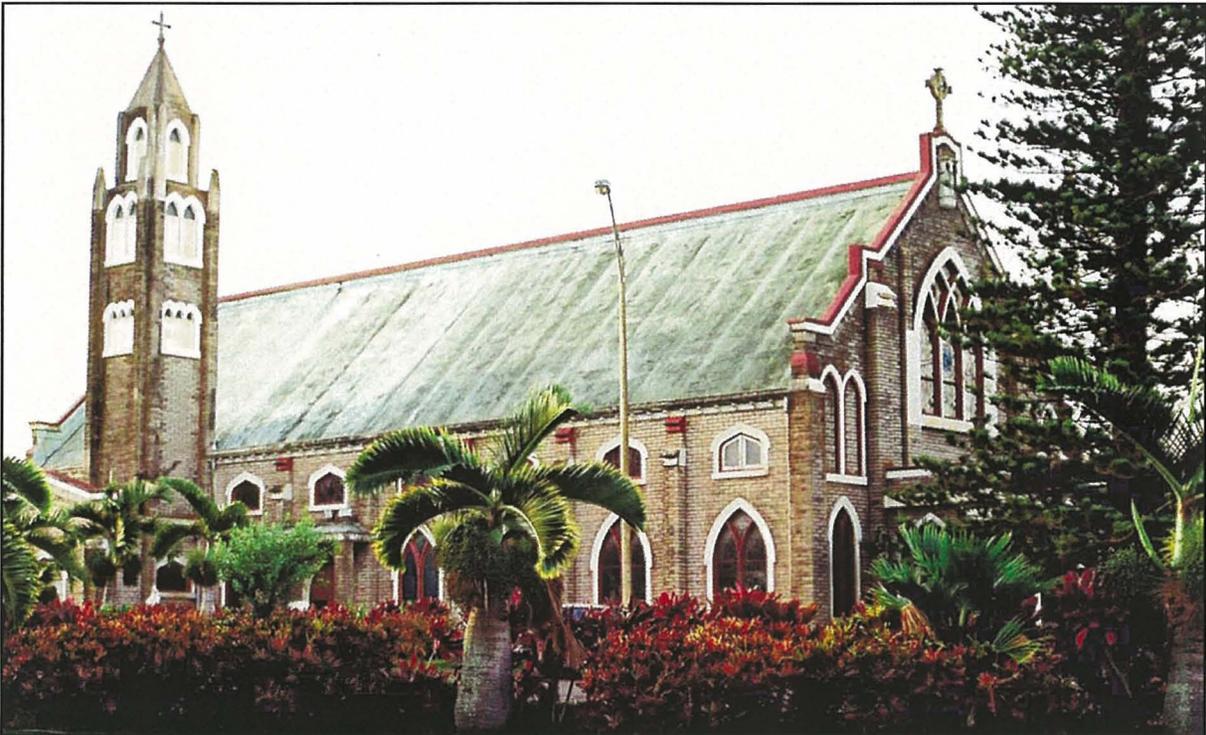


Figure 11. The Holy Rosary Catholic Church, a contributing structure of the Upper Pā'ia Historic District, dates to 1927. Portions of the sanctuary are dedicated to Saint Damien, a Catholic priest famous for his work at the Kalaupapa leprosy settlement on the island of Moloka'i.

Section 3 Summary

For over a century, Pā'ia Elementary School has served the community of Upper Pā'ia. For much of this time, commercial agriculture was the dominant employer in the region. As recently as forty-five years ago, transportation to other parts of Maui was accomplished by railroad. Both facilities and enrollment at Pā'ia Elementary School are presently one-fifth of what they once were seventy years ago. During the historical context of Pā'ia Elementary School, the English language became the standard language for public education in the Hawaiian islands, with Pā'ia Elementary School becoming the first school to adopt this system on Maui.

During its period of use, the school continues to serve the residents of Upper Pā'ia as an important historic property. During the first half of the twentieth century (1900-1950), the history of Pā'ia Elementary School is one of rapid population expansion, owing to the success of sugar during World War I and on through World War II. Thereafter, Pā'ia Elementary School reflects the history of an equally rapid contraction of the regional population, with agricultural jobs lost due to the post-Statehood economic shift to tourism.

The Upper Pā'ia Historic District contains a number of structures significant for their early use in education, industry and religion. These structures include the HC&S Company sugar mill in Pā'ia, originally built in 1880 and completely reconstructed in 1905, the Kahului Railroad Company freight and passenger depot that dates to 1890; the Holy Rosary Catholic Church, constructed in 1927; and the Pā'ia Elementary School, with the earliest existing structure dating to 1926.

Of the structures identified within the boundaries of Pā'ia Elementary School, those structures significant for their historic contributions are "Building A" (constructed in 1926) and "Building B" (constructed in 1930) (Moy 2000). In addition, other historic properties include the school flagpole with the associated WWII memorial plaque, the double-classroom presently converted as the school lunchroom, the double-classroom presently converted as the school library building, the present-day detached restroom building and the single-classroom presently converted as a teacher's workroom building. (The term "historic properties" is used in the State of Hawai'i to note traditional, cultural or historic sites and/or structures, including native Hawaiian temples (*heiau*) and burial sites, World War II sites, theaters, churches, schools, sugar mills and railroads).

The present-day custodial building appears as an early-1960 reconstruction of an original school structure which probably dated to the 1920's. The covered bus-stop structure appears to have been built in the early 1960's. A rock wall enclosure containing Japanese cemetery headstones is constructed on property adjacent to the Pā'ia Elementary School, and not within the property boundaries of the school (see Appendix A).

A former contributing structure, the cafeteria, constructed in 1936, burned down in 2005. An appropriation of \$5,000,000 for a replacement cafeteria was approved in 2007 by the State legislature, with construction commencing in fiscal year 2011 (Hawai'i 2007).

Section 4 References Cited

Alexander, S. T. and H. P. Baldwin

1881 Indenture Made Between Samuel T. Alexander and Henry P. Baldwin and the Board of Education of the Hawaiian Islands for that Piece of Land Situate in Kaheka, Hamakuapoko, Maui, Containing an Area Three-Quarters of an Acre. Alexander & Baldwin Inc. Manuscript. Paia Plantation Document # 12 (1) 17. Kahului, Hawai'i.

Andrews, Claudius B.

1866 Letter to Reverend L.H. Gulick, August 4, 1866. Children of the Mission Collection. Manuscript. Hawaiian Mission Children's Society. Honolulu, Hawai'i.

Ashdown, Inez

1970 *Ke Alaloa O Maui (The Broad Highway of Maui)*. Edited by I. Kama'aina Historians. Ace Printing Company, Wailuku.

Baldwin, H. P. and J. B. Atherton

1887 Deed from Haiku Sugar Company to the Board of Education, Kingdom of Hawaii, for That Certain Piece of Land Situate in Hamkuapoko, Maui Containing 0.965 Acres. Alexander & Baldwin Inc. Manuscript. Haiku Sugar Company Archive Document #72AA. Kahului, Hawai'i.

Bartholomew, Gail and Bren Bailey

1994 *Maui Remembers, A Local History*. Mutual Publishing, Honolulu, Hawai'i.

Beckwith, Martha W.

1970 *Hawaiian Mythology*. University of Hawai'i Press. Honolulu, Hawai'i

Beyer, Carl Kalani

2003 Female Seminaries in America and Hawai'i During the 19th Century. *The Hawaiian Journal of History* 37.

Bowser, George.

1926 Modern Schools of Island. *Maui News* Vol 26 12-4-1926. Wailuku, Hawai'i.

Burnett, Charles "Buster"

1966 Disposition of Assets of the Kahului Railroad Company. *Personal Communication*.

Burns, Irma Gerner

1991 *Maui's Mittee and the General*. Ku Pa'a Incorporated, Honolulu.

Chang, Thelma

1991 *"I Can Never Forget," Men of the 100th/442nd.* SIGI Productions Inc., Honolulu, Hawai'i.

Collins, A. W.

1914 *Map of Sugar Plantation at Paia-Maui T.H. Owned by Maui Agricultural Co.* [map]. 1 Inch = 1000 Feet. Brought Up To Date 1938 by K. Tanimoto, Under Direction of J.H. Foss. Maui Agricultural Company. Pā'ia, Hawai'i On file at Cultural Surveys Hawaii Wailuku Office.

Damon, S. M. and J. Waterhouse

1908 Exchange Deed for All That Certain Lot Situate at Paia, Hamakuapoko, Maui, Containing an Area of 4.75 acres, Known as the Paia Public School Lot, to the Department of Public Instruction, Territory of Hawaii. Maui Agricultural Company Document Manuscript., No. Paia Plantation No. 59. Alexander & Baldwin Inc. Kahului, Hawai'i.

Dean, Arthur L.

1950 *Alexander & Baldwin, Ltd., and the Predecessor Partnerships.* Advertiser Publishing Company, Honolulu, Hawai'i

Donham, Theresa K.

1990 *Archaeological Data Recovery Program, Site 50-50-10-2475, Piilani Residential Community - Phase I, Land of Waiohuli, Makawao District, Island of Maui, [TMK:2-2-02:Por.42].* Paul H. Rosendahl, Inc. Hilo, Hawai'i

Engledow, Jill

2001 *Exploring Historic Upcountry.* Small Town Series Maui. Watermark Publishing, Honolulu, Hawai'i.

Folk, William II

1990 *Archaeological Reconnaissance of a 69-Acre Parcel, Kū'au, Maui (TMK: (2) 2-5-05: 021).* Cultural Surveys Hawai'i, Inc. Kailua

Fornander, Abraham

1880 Origin and Migrations of the Polynesian Race, Vol. II. In *An Account of the Polynesian Race, Its Origins and Migrations* vol. II. Trubner & Co., Ludgate Hill, London.

1916 Legend of Wahanui. In *Fornander Collection of Hawaiian Antiquities and Folklore.* vol. IV. Bernice Pauahi Bishop Museum, Honolulu, Hawai'i.

1917 *The Wager Made by Kakuhihewa Against Lonoikamakahiki.* Translated by T. G. Thrum. Fornander Collection of Hawaiian Antiquities and Folk-Lore. Vol. IV-Part II. Bishop Museum Press, Honolulu, Hawai'i.

1918 Legend of Pamano. In *Fornander Collection of Hawaiian Antiquities and Folk-lore*. vol. V. Bernice Pauahi Bishop Museum, Honolulu, Hawai'i.

1919a Concerning Ancient Religious Ceremonies. In *Fornander Collection of Hawaiian Antiquities and Folk-lore*. vol. VI. Bernice Pauahi Bishop Museum, Honolulu, Hawai'i.

1919b Legend of Hawaii-Loa. In *Fornander Collection of Hawaiian Antiquities and Folk-Lore*. vol. VI. Bernice P. Bishop Museum, Honolulu, Hawai'i.

1919c Stories of the Legend of Laiekawai. In *Fornander Collection of Hawaiian Antiquities and Folk-lore*. vol. V. Bernice Pauahi Bishop Museum, Honolulu, Hawai'i.

1920 Traditional Hawaiian History. In *Fornander Collection of Hawaiian Antiquities and Folk-lore*. vol. VI. Bernice Pauahi Bishop Museum, Honolulu, Hawai'i.

Green, Laura C.

1948 Correspondence regarding Jonathan Smith Green. Mission Houses Museum. Manuscript. Makawao Archive/Hawaiian Mission Children's Society.

Handy, E. S. Craighill, Elizabeth Green Handy and Mary Kawena Pukui

1991 *Native Planters In Old Hawaii, Their Life, Lore and Environment*. Bernice P. Bishop Museum Bulletin 233. Bishop Museum Press, Honolulu, Hawai'i.

Hart, Chris

2006 *Maui Island History: Lessons from the Past - A Guide to the Future*. Chris Hart & Partners, Inc. Wailuku, Hawai'i.

Hawai'i, State of

2007 *Department of Education Department Summary*. State of Hawai'i, Honolulu, Hawai'i.

Hemenway, C. R. and J. P. Cooke

1937 Deed for that Certain Parcel of Land Situate at Paia, Hamakuapoko, Maui, Required by the Grantee for Addition to Paia School, Containing an Area of 0.947 Acre. Manuscript., No. Maui Agricultural Company Document 370. Alexander & Baldwin Inc. Kahului, Hawai'i.

Kalakaua, David and R. M. Daggett

1888 *The Legends and Myths of Hawaii, Fables and Folk-Lore of a Strange People*. Charles L. Webster & Co., New York.

Kamakau, Samuel Manaiakalani

1992 *Ruling Chiefs of Hawaii*. Prepared for Kamehameha Schools. 1887 Makuakane Street, Honolulu. Kamehameha Schools Press. Honolulu, Hawai'i

Kennedy, Joseph

1990 *Archaeological Investigations at a Suspected Heiau Site, Located near Pukalani, District of Kula, Island of Maui*. Archaeological Consultants of Hawaii, Inc. Haleiwa

Lindsey, L.

1988 New and Old Worlds Fuse When Hawaiian School Gets Learning System. *Technical Horizons in Education Journal* 16.

Loomis, Ilima.

2005 "Good Memories" Lost *Maui News* December 18, 2005. Wailuku, Hawai'i.

2008 Funds released for Paia Elementary cafeteria, kitchen. *Maui News* April 18, 2008. Wailuku, Hawai'i.

Mann, Melanie M., Douglas Borthwick and Hallett H. Hammatt

2003 *Cultural Impact Assessment for the Proposed Kahakapao Loop and Waihou Springs Trails, Hāmākua Poko Ahupua'a, Makawao District, Maui Island, TMK: 2-4-16:2, 2-4-15:2,3,4,6,12*. Cultural Surveys Hawai'i, Inc. Kailua, Hawai'i

Moffat, Riley Moore and Gary L. Fitzpatrick

1995 *Surveying the Mahele: Mapping the Hawaiian Land Revolution*. Palapala'aina. Editions Limited, Honolulu, Hawai'i.

Moy, Tonia

2000 *Paia School*. National Park Service. Washington, D.C.

Murphy, Joseph A.

1966 Prices continue upward but sales are steady. In *Hawaii Business and Industry*. Vol. 12, No. 2. Hawaii Business Publishing Corp., Honolulu, Hawai'i.

Nellist, George F.

1925 *The Story of Hawaii and Its Builders*. Honolulu Star Bulletin, Honolulu, Hawai'i.

Odo, Franklin

2004 *No sword to bury: Japanese Americans in Hawaii during World War II*. Temple University Press, Philadelphia.

Pu, Edwin

2009 Paia Elementary School. *Personal Communication*.

Pukui, Mary Kawena, Samuel H. Elbert and Esther T. Mookini

1974 *Place Names of Hawaii*. University of Hawai'i Press, Honolulu, Hawai'i.

Rechtmen, Robert B. and Matthew R. Clark

2001 *An Archaeological Inventory Survey of TMK: (2) 2-6-005:007, 008, 009, Hāmākuapoko Ahupua'a, Makawao District, Island of Maui*. Rechtman Consulting. Kea'au

Richards, William, Lorrin Andrews and Jonathan Green

1829 *A Tour of Maui*. Edited by ABCFM. The Missionary Herald, Proceedings At Large of the American Board of Commissioners for Foreign Missions with a General View of Other Benevolent Operations. Crocker and Brewster, Boston.

Sanford, Mary Cameron

2008 History of Ethel and Harry Baldwin family homes at Kaluanui. *Personal Communication*.

Sato, Mikio

1993 Paia Elementary School activities during World War II. *Personal Communication*.

Stearns, Harold and Gordon MacDonald

1942 *Geology and Ground-Water Resources of the Island of Maui, Hawaii*. U.S. Department of the Interior, Geological Survey, Honolulu.

Sterling, Elspeth P.

1998 *Sites of Maui*. Bishop Museum Press, Honolulu, Hawai'i.

Townsend, Henry Schuler, Edgar Wood, T. H. Gibson and W. G. Needham

1900 *Teachers in the Employ of the Department of Public Instruction, December 31, 1899 (Table 17)* Report of the Minister of Public Instruction to the President of the Republic of Hawaii. Hawaiian Gazette Company Print, Honolulu, Hawai'i.

von Tempski, Armine

1940 *Born in Paradise*. Duell, Sloan & Pierce, New York.

Waihona 'Aina

2002 Mahele Database. Waihona 'Aina Corporation. <http://www.waihona.com/>. (last accessed November 2009).

Walker, Winslow

1931 Archaeology of Maui. Manuscript. Bernice Pauahi Bishop Museum. Honolulu, Hawai'i.

Wall, Walter E.

1907 *Field Work, Island of Maui*. Report of the Surveyor to the Governor of the Territory of Hawaii. Hawaiian Gazette Company, Honolulu, Hawai'i.

Waterhouse, J. and J. P. Cooke

1925 Deed for All That Certain Land Adjoining the Present Paia School Lot Situated at Paia, County of Maui, Territory of Hawaii, Containing an Area of 2.93 Acres. Maui Agricultural Company document Manuscript., No. Document 275. Alexander & Baldwin, Inc. Kahului, Hawai'i.

Waterhouse, J. and Jas. F. Morgan

1938 Deed for Paia School Lot Addition, All that Certain Parcel of Land, 1.374 Acres, Being Portion of Land of Hamakuapoko, Deeded to the Trustees of Oahu College by the Board of Education by Deed Dated January 30, 1860 and Recorded in Book 12, Pages 400-403, in the Bureau of Conveyances, Territorial Office building, Honolulu, Oahu. Maui Agricultural Company Manuscript., No. Document # 370(2). Alexander & Baldwin, Inc. Kahului, Hawai'i.

Whitney, Sheldon A., Dr.

1968 Po'okela Church 1843-1968, A Church History. The Po'okela Church, Olinda, Hawai'i.

Appendix A Additional Historic Properties

A portion of the Pā'ia Elementary School campus includes a traditional Japanese religious memorial, located north of the custodian storage cottage. According to an October 1, 2009 telephone interview conducted with Father Patrick Freitas, the memorial was constructed by a group of church and community volunteers in the mid-1980's, when a project to clean and expand the playground area at the school resulted in the discovery of five "discarded" Japanese grave markers (Figure 12 through Figure 16). The memorial enclosure measures 8.4 meters square and consists of a low basalt cobble wall set in concrete. The wall completely encloses five stone markers, inset with Japanese writing. Two of the markers are of basalt, and the other three appear to be of imported stone. The accompanying Japanese translations were provided by volunteers associated with the Lahaina Restoration Foundation.



Figure 12. Marker No. 1 translation: "Kei ni Myotei" (honorable given surname) "Died Meiji Era 37 February 6." (February 6, 1904), "Namu Amida Butsu" (Buddhist prayer).



Figure 13. Marker No. 2: translation not possible.

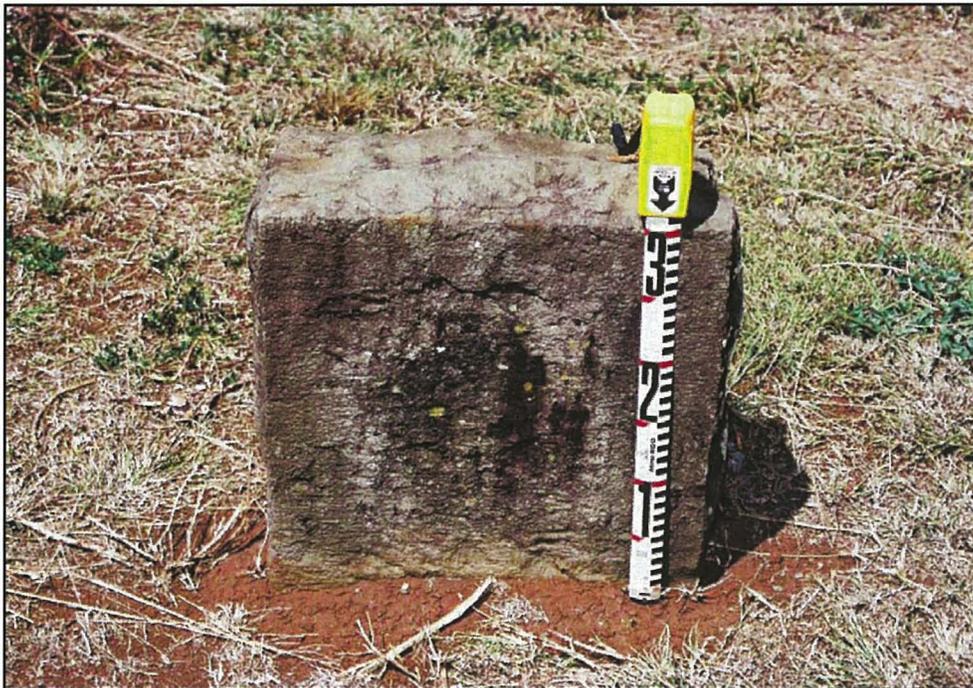


Figure 14. Marker No. 3: translation not possible.

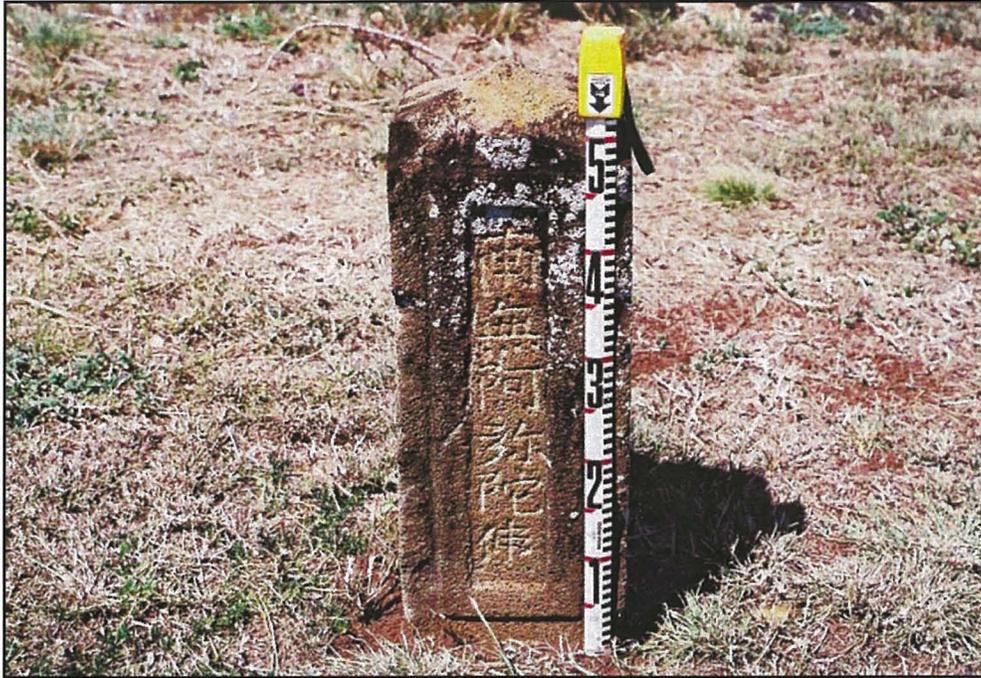


Figure 15. Marker No. 4 translation: “Kiura” (surname), “Yamaguchi ken, Tenshima ken” (Prefectures), and “Namu Amida Bustu” written in phonetic Kanji, “Na Mo E Mi Tuo Fo.”

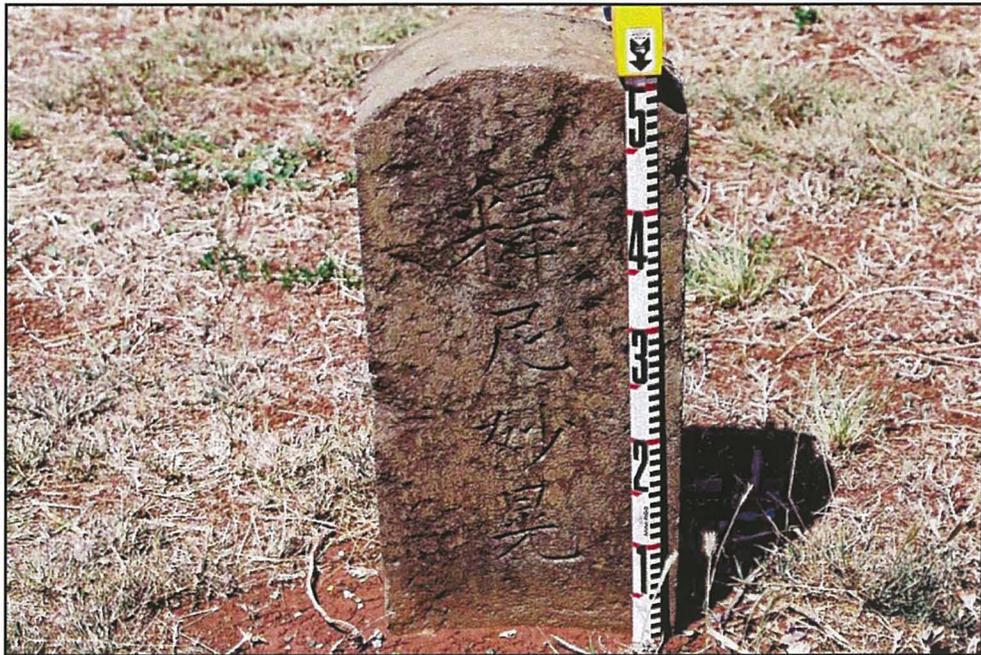


Figure 16. Marker No. 5 translation: (unreadable surname), “Fukuoka ken, Hachimeji gun” (Prefectures), and prayer, “Namu Amida Butsu” written in standard Kanji characters.

EXHIBIT C

ZONING AND FLOOD CONFIRMATION FORM

COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalana Pakui Building
250 South High Street
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT INFORMATION (To be completed by Applicant)

APPLICANT NAME Gerald Park TELEPHONE (808) 625-9626
PROJECT NAME Paia Elementary School E-MAIL gpark@gpupbiz.com
ADDRESS/LOCATION 955 Baldwin Avenue TAX MAP KEY (2) 2-5-005:004

Yes Will this Zoning and Flood Confirmation Form be used with a Subdivision Application, including four (4) or more dwelling units on a parcel, but NOT including subdivisions listed and processed under the exceptions in Section 18.04.030(B), Maui County Code? **IF YES, LIST THE PROPOSED LAND USES BELOW:**

No

- NOTE: 1) Use a separate Zoning and Flood Confirmation Form for each Tax Map Key (TMK) number.
2) If the above "Yes" box is checked AND if the zoning information for the subject property contains multiple State Land Use Districts, Community Plan Designations, or County Zoning, a signed and dated Land Use Designations (LUD) Map, prepared by a licensed surveyor showing all the various districts, designations, zonings, and any subdistricts, shall be submitted for review and approval.
3) If the above "Yes" box is checked AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.

FOR COUNTY USE ONLY (To be completed by ZAED)

ZONING INFORMATION

STATE LAND USE DISTRICT(S) AGRICULTURAL DISTRICT
COMMUNITY PLAN DESIGNATION(S) P/AP PUBLIC/QUASI-PUBLIC DISTRICT
COUNTY ZONING(S) INTERIM DISTRICT
OTHER DESIGNATION(S)

Yes No
See Additional Comments On Page Two

Yes No
See The Attached Land Use Designation Map

Yes No
SPECIAL
MANAGEMENT
AREA (SMA)

Yes No
PLANNED
DEVELOPMENT

Yes No
PROJECT
DISTRICT

FLOOD INFORMATION

FLOOD HAZARD AREA ZONE(S) X For Flood Zone AO, FLOOD DEPTH N/A
BASE FLOOD ELEVATION(S) N/A feet mean sea level, Local Tidal Datum.

*FLOODWAY Yes No *FLOOD DEVELOPMENT PERMIT REQUIRED Yes No
*For flood hazard area zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.
*For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of draingeway, a designation of the 100 year flood inundation limits or a drainage reserve may be required.

SUBDIVISION CONSISTENCY [Section 18.04.030(D), Maui County Code]
 N/A (Not Applicable) **The proposed land uses appear to be consistent _____ a unilateral agreement.

Except as permitted in Section 18.04.030(B) MCC, property containing any Interim Zoning shall NOT be subdivided.

Comments: _____
 **The proposed land uses appear to NOT be consistent.
Comments: _____

** All proposed subdivisions will be further reviewed during the subdivision application process to verify subdivision consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement.

REVIEWED & CONFIRMED BY:
Aaron Shinmoto (Signature) 02.28.11 (Date)
For: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division

EXHIBIT D

**COMMENTS AND RESPONSES (ORIGINAL ENVIRONMENTAL ASSESSMENT)
PRE-ASSESSMENT CONSULTATION COMMENTS**



received
3.19.2019

March 12, 2019

Mr. Gerald Park, Urban Planner
95-595 Kaname'e Street #324
Mililani, Hawaii 96789

Dear Mr. Park,

Subject: Pai'a Elementary School Classroom Building
 Department of Education Job No. Q530017
 Hamakua Poko, District of Makawao, Maui, Hawaii
 Tax Map Key: (2) 2-5-005:004

Thank you for allowing us to comment on the subject project.

In reviewing our records and the information received, Maui Electric Company, Limited has no objection to the project at this time. However, we highly encourage the customer's electrical consultant to submit the electrical plans, electrical demand requirements and project time schedule as soon as practical. Any relocation, removal, or temporary service connection will need to be carefully planned and coordinated in advance.

Should you have any questions or concerns, please feel free to call me at 871-2340.

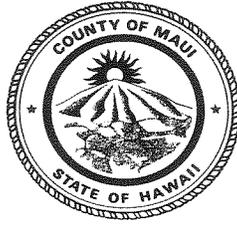
Sincerely,

Ray Okazaki
Engineer II, Engineering

MICHAEL P. VICTORINO
Mayor

MICHAEL M. MIYAMOTO
Director

SHAYNE R. AGAWA
Deputy Director



MICHAEL P. RATTE
Solid Waste Division
ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division
TAMARA FARNSWORTH
Environmental Protection &
Sustainability Division

**COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**
2050 MAIN STREET, SUITE 2B
WAILUKU, MAUI, HAWAII 96793



March 13, 2019

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kaname'e Street, #324
Mililani, Hawaii 96789

**SUBJECT: PAIA ELEMENTARY SCHOOL CLASSROOM BUILDING
DRAFT ENVIRONMENTAL ASSESSMENT
TMK (2) 2-5-005:004, PAIA, MAUI**

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:
 - a. None.
2. Wastewater Reclamation Division (WWRD) comments:
 - a. The County does not have a wastewater system in the area of the subject project.

If you have any questions regarding this letter, please contact Michael Miyamoto at 270-8230.

Sincerely,

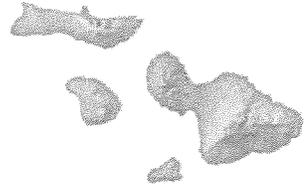
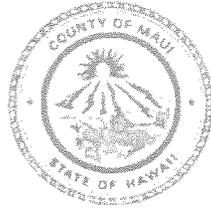
A handwritten signature in black ink that reads "Shayne R. Agawa". The signature is written in a cursive, flowing style.

SHAYNE R. AGAWA
Deputy Director of Environmental Management

MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauewater.org

received
4.1.2019

March 28, 2019

Mr. Gerald Park, Urban Planner
95-595 Waialae Avenue
Honolulu, HI 96814

Re: I.D.: Department of Education Job No. Q530017
TMK: (2) 2-5-005:004
Project Name: Pa'ia Elementary School Classroom Building Draft Environmental
Assessment (DEA)

Dear Mr. Park,

The Department of Water Supply (DWS) thanks you for the opportunity to comment on the DEA for the Pa'ia Elementary School Classroom Building.

Source Availability, System Infrastructure and Consumption

The subject property overlies the Pa'ia aquifer, with a sustainable yield of 7 million gallons per day, according to the Commission on Water Resource Management. An 8" waterline and three fire hydrants run adjacent along Baldwin Avenue on the south side of the property, which is served by two meters, one 5/8" and one 3". According to system standards, water demand would increase by approximately 1,225 gallons per day. As part of the building permit process, irrigation and domestic water calculations provided by a licensed engineer or architect will be required.

Pollution Prevention and Conservation

DWS recommends preventing aquifer pollution by following the attached Best Management Practices (BMPs) for Parking Lots as well as Construction BMPs to protect ground water, and Conservation BMPs for water use reduction.

Should you have any questions, please contact staff Planner Marti Buckner at (808) 463-3104 or marti.buckner@mauicounty.gov.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey T. Pearson, P.E.".

Jeffrey T. Pearson, P.E.

Director

mlb

Cc: DWS Engineering
attachments

"By Water All Things Find Life"

Parking Lots BMPs

Follow these BMPs to control pollutant discharges. The objectives are: 1) to keep pollutants from contacting rain, and 2) to keep pollutants from being dumped or poured into the storm drains. The goal is "only rain in the storm drain."

- Sweep parking lots frequently: at least weekly, daily is preferable. Small areas can be swept with a broom, whereas larger areas may need a vacuum truck or mechanical sweeper. Dispose of sweepings properly.
- Post signs to control litter and prevent patrons from working with automobile fluids in the parking lot (changing oil, adding transmission fluid, etc.).
- Use absorbent material to clean up automotive fluids on the parking lot. Dispose of absorbent material properly. Hazardous materials must comply with hazardous materials storage and disposal requirements.
- Pick up litter daily: dispose of debris in the garbage.
- Keep dumpster areas free of litter and lids closed.
- Discharge wash water from all cleaning operations to the sanitary sewer.
- If cleaning with water and detergent is needed, use a mobile washing unit that is self-contained; **do not** allow the wash water (whether or not it is soapy) to discharge to the storm drain system.

Best Management Practices BMPs

Construction BMPs for Pollution Prevention

In order to protect ground and surface water resources as well as our coastal areas, we recommend that in addition to any required Best Management Practices (BMPs) the following measures designed to minimize infiltration and runoff be implemented during construction:

- Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the ground. Remove all construction debris and toxic substances daily to prevent entry into the ocean.
- Maintain vehicles and equipment to prevent oil or other fluids from leaking. Concrete trucks and tools used for construction should be rinsed off-site.
- Properly install and maintain erosion control barriers such as silt fencing or straw bales.
- Disturb the smallest area possible.
- Retain ground cover until the last possible date. Stabilize denuded areas by sodding or planting as soon as possible. Use high seeding rates to ensure rapid stand establishment. Apply biocides only during dry periods of low rainfall to minimize chemical run-off.
- Keep run-off on site.
- Dust control: Reclaimed water for dust control is available from the Kihei Wastewater Treatment plant at a reasonable cost. If feasible, it should be considered as an alternative source of water for dust control during construction.

Conservation BMPs

Indoor

DWS recommends the following indoor conservation measures be implemented:

- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi.

Outdoor

DWS recommends the following outdoor conservation measures be implemented:

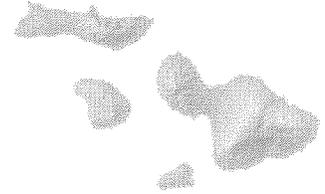
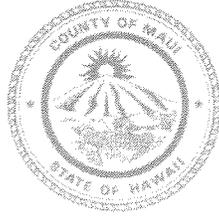
- Use Smart Approved WaterMark irrigation products. Examples include evapotranspiration irrigation controllers, drip irrigation, and water saving spray heads.
- After plants are established, avoid fertilizing and pruning to stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive species.

"By Water All Things Find Life"

MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauewater.org



October 15, 2019

Mr. Gerald Park, Urban Planner
95-595 Kanamee Street #324
Mililani, Hawaii 96789

Dear Mr. Park:

SUBJECT: PA'IA ELEMENTARY SCHOOL CLASSROOM BUILDING DRAFT ENVIRONMENTAL ASSESSMENT (DEA)
Department of Education Job NO. Q530017
TMK: 2-5-005:004, Pa'ia, Maui, Hawaii

The Department of Water Supply sent a response letter dated March 28, 2019 regarding the Pa'ia Elementary School Classroom Building DEA. This letter is to provide supplemental information to the March letter.

The property is serviced by one (1) 3" water meter, not two meters. Should the domestic and irrigation calculations show that demand is exceeding the capacity of the property's existing water meter, you will be required to obtain a larger meter to meet the added demands to the property, which would be subject to limitations set forth in the Administrative Rules (Title 16, Chapter 201). Please note that even though the meter may not need to be upsized, the property's existing water meter box and possibly the water service lateral need to be upgraded to current Department standards because the project is proposing additional water demand.

If you have any questions regarding this letter, please feel free to contact Tammy Yeh of our Engineering Division at (808) 270-7835 or by email at tammy.yeh@mauicounty.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Taomoto".

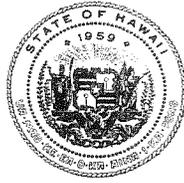
WENDY TAOMOTO, P.E.
Engineering Program Manager

TY

cc: DWS Planning Division

"By Water All Things Find Life"

DAVID Y. IGE
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, Ph.D.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, HAWAII 96793-3378

March 19, 2019



Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kaname'e Street, #324
Mililani, Hawai'i 96789

Dear Mr. Park:

SUBJECT: PAIA ELEMENTARY SCHOOL CLASSROOM BUILDING
TMK: (2) 2-5-005:004
Location: Makawao, Maui, Hawaii
Job No. Department of Education Job No. Q530017

Thank you for the opportunity to review this project. We have the following comments to offer:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for this project. The Clean Water Branch should be contacted at 808 586-4309.
2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.
3. The proposed project must comply with the requirements of Hawaii Administrative Rules, Chapter 11-62, Wastewater Systems. If you have any questions, please contact Roland Tejano, Environmental Engineer, at 808 984-8232.

Mr. Gerald Park
March 19, 2019
Page 2

Should you have any questions, please contact me at 808 984-8230 or email me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

A handwritten signature in black ink that reads "Patti Kitkowski". The signature is written in a cursive style with a large, prominent initial "P".

Patti Kitkowski
District Environmental Health Program Chief

c Sina Pruder, EMD

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Acting Director

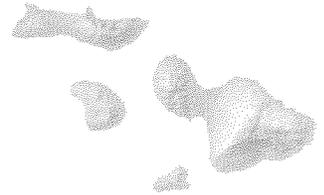
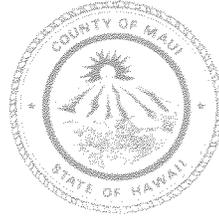
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793



April 1, 2019

Mr. Gerald Park
GERALD PARK URBAN PLANNER
95-595 Kaname'e Street #324
Mililani, Hawaii 96789

Dear Mr. Park:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PĀI'A
ELEMENTARY SCHOOL CLASSROOM BUILDING;
TMK: (2) 2-5-005:004**

We reviewed the subject application and have the following comments:

Comments from the Engineering Division:

The following comments are pertaining to the sections and information within the Draft Environmental Assessment (EA) Report related to drainage. A separate drainage report will be required when construction plans are submitted, at which time additional comments may be provided.

1. Section 1, B.2 of the report states, "Grading should manage a rate of flow and quantity to pre-construction levels." However, calculations showing that this has been achieved were not provided. Drainage calculations for pre-development and post-development conditions must be provided. Please provide a preliminary drainage report for review and comment by the County of Maui Department of Public Works prior to the issuance of a Finding of No Significant Impact (FONSI).
2. Design – Provide design calculations for the drywells to show they will meet the required Water Quality Design Volume (WQDV). Note: It is suggested to follow a published design standard through the County of Maui or another reputable agency (i.e., City Manuals, County Manuals, etc.).

3. Section 1, B.2 – The report states, “The parking lot will be paved and sloped to drain towards the parking area driveway entry. An infiltration trench will be installed at the entry for runoff control.” However, there is no infiltration trench shown on the plans. The report must reflect the design shown on the plans.
4. Grading Plan, Sheet C402 – The plans provided are difficult to read. Provide a clean, legible set.
5. Grading Plan, Sheet C402 – Drywell A1 is not shown on this sheet.
6. Grading Plan & Utility Plan, Sheets C402 & C403 - The drywell at the southwest corner is shown as a low point with a 12” drainline connection; however, it is unclear where this drainline goes to. It must be clearly shown where the drywell overflow is directed to.
7. Grading Plan, Sheet C402 - The drywell at the northeast corner is shown as a low point; however, there is no overflow connection shown. All drywell systems must have overflow drainlines and it must be clearly shown where the drywell overflow is directed to.
8. Grading Plan, Sheet C402 - It appears as if there are downspouts connecting to the drywells; however, they are not labeled. All connections must be clearly indicated.
9. Construction Plans – A drywell detail must be provided showing the size, depth, and design of each system.

Please call me at 270-7845 if you have any questions regarding this letter.

Sincerely,

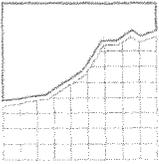


ROWENA M. DAGDAG-ANDAYA
Acting Director of Public Works

RMDA:da

xc: Highways Division
Engineering Division

S:\DSA\Eng\CZM\Draft Comments\25005004_paia_elementary_sch_dea.rtf



GERALD PARK
Urban Planner

■
Planning
Land Use
Research

Environmental
Studies

■
95-595 Kaname'e St.
#324
Mililani, Hawaii
96789

■
Telephone:
(808) 625-9626

e-mail:
gpark@gpup.biz

August 24, 2020
April 5, 2021

Rowena M. Dagdag-Andaya, Acting Director
Department of Public Works, County of Maui
200 South High Street, Room 434
Wailuku, Maui, Hawaii 96793

Subject: Draft Environmental Assessment
Paia Elementary School Classroom Building
TMK [2] 2-5-005: 004

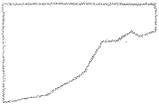
Dear Ms. Dagdag-Andaya:

Thank you for reviewing the Draft Environmental Assessment for the subject project. We offer the responses below in the order your comments were presented.

1. Drainage calculations will be included in a drainage report to be submitted with construction plans for Department of Public Works review and approval. A drainage report has not been completed
2. Design calculations for the drywells will be provided in the drainage report.
3. The proposed infiltration trench was not shown on Sheets C402 and C403. It is shown on another civil drawing, Sheet C301, which was not reproduced for use in the environmental assessment.

The location of the infiltration trench has been revised. The statement in the environmental assessment about the location of the infiltration trench will be replaced by the following statement.

An infiltration trench will be constructed on the Baldwin Avenue side of the parking area and extend the length of the parking area. Water collected in the trench will percolate into the ground.
4. A response is not provided.
5. Drywell A1 was cut off on Sheet C402 but it is shown on Sheet C403.
6. The drywell in the southwest corner is Drywell A1. Drywell A1 is the end drywell for the stormwater retention system and an overflow discharge line is not provided. Overflow water from Drywell A1 will bubble up through a grated inlet on top of the drywell and flow to the grass field below.
7. The drywell in the northeast corner (A5) connects to Drywell A4 and so forth to Drywell A1. The five drywells are connected by a 12" drain line.
8. Downspouts will be labeled and all connections shown on construction plans to be submitted for Department of Public Works review and approval.



Rowena M. Dagdag-Andaya
August 24, 2020
April 5, 2021
Page 2

9. Drywell details will be provided on construction plans submitted for Department of Public Works review and approval. The details are shown on civil Sheet C603 which was not reproduced for use in the environmental assessment.

We thank the Department of Public Works for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

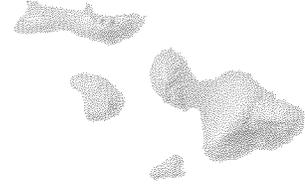
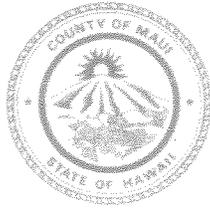

Gerald Park, Principal

c: A. Fukunaga, DOE-OSFSS
K. Ellingwood, DPI

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali`a Nakoa Street, Unit 2, Wailuku, Hawaii 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

April 3, 2019



Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kaname`e Street, Suite No. 324
Mililani, Hawai`i 96789

Dear Mr. Park:

**SUBJECT: PĀI`A ELEMENTARY SCHOOL CLASSROOM BUILDING
TAX MAP KEY: [2] 2-5-005: 004
HAMĀKUA POKO, DISTRICT OF MAKAWAO, MAUI, HAWAI`I
DEPARTMENT OF EDUCATION JOB NO. Q530017**

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Pāi`a Elementary School Classroom Building for the Department of Education, State of Hawai`i.

The Department has no objections to the proposed action as we understand that population changes and adverse effects on public facilities are not anticipated by the development, and that there will be traffic controls provided to minimize impacts on Baldwin Avenue during construction. However, the Department does request to be kept informed of the process as it develops since access to our parks (Paia Gym & Ball Park and Rainbow Park) may be obstructed at certain times during construction.

Feel free to contact me or Robert Halvorson, Chief of Planning and Development, at 270-7981 or Robert.Halvorson@co.maui.hi.us, should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "K. Peters", written over a horizontal line.

KARLA H. PETERS
Director of Parks and Recreation

c: John L. Buck III, Deputy Director of Parks & Recreation
Robert Halvorson, Chief of Planning & Development
Kao Ah Sau, Chief of Recreation
Chris Kinzle, Acting Maintenance Superintendent

KHP:RH:bs



MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

April 3, 2019



TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE



Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kaname'e Street #324
Mililani, Hawaii 96789

Re: Paia Elementary School Classroom Building
TMK: (2) 2-5-005:004
Hamakua Poko, District of Makawao, Maui, Hawaii
Department of Education Job No. Q530017

Dear Mr. Park:

This is in response to your letter dated February 27, 2019 requesting comments on a Draft Environmental Assessment for the Paia Elementary School Classroom Building for the State of Hawaii Department of Education.

In review of the submitted documents, we have no comments or recommendations as long as impacts of noise, traffic, and dust be taken into account by the project manager during the construction phase.

Thank you for giving us the opportunity to comment on this project.

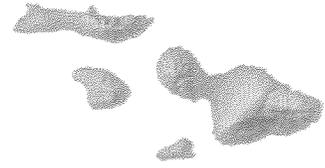
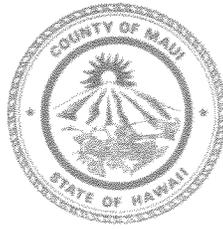
Sincerely,

Acting Assistant Chief Everett Ferreira
for: TIVOLI S. FAAUMU
Chief of Police

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793



April 12, 2019

Mr. Gerald Park, Urban Planner
95-595 Kanamee Street, #324
Mililani, Hawaii 96789

Dear Mr. Park:

SUBJECT: COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR THE PROPOSED PAIA ELEMENTARY SCHOOL CLASSROOM BUILDING, AT 955 BALDWIN AVENUE, PAIA, ISLAND OF MAUI, HAWAII; TMK: (2) 2-5-005:004 (EAC 2019/0003)

The Department of Planning (Department) is in receipt of the above-referenced document for the proposed Paia Elementary School Classroom Building. The Department understands the proposed action includes the following:

- Construction of a new classroom building, parking and related improvements.

Based on the foregoing, the Department provides the following comments in preparation of the Final Environmental Assessment (FEA):

1. The land use designations for the project area are as follows:
 - a. State Land Use: Agricultural
 - b. Maui Island Plan: Rural, Outside Protected Areas
 - c. Community Plan: Public/Quasi-Public
 - d. County Zoning: Interim
 - e. Other: Outside Special Management Area
National Register of Historic Places
2. We would like to note that an amendment to the State Land Use Commission Special Permit (SUP2 2011/0001) will not be required, since the use was addressed in the approval letter dated May 31, 2011. As per condition number four of the approval, a Compliance Report was to have been submitted prior to obtainment of a Certificate of Occupancy for the new cafeteria and obtainment of a permit time extension. We note that

upon a review of our files, we have not received any Compliance Report. If we are mistaken, please send us a copy as soon as possible. Otherwise, please note that a Compliance Report must be submitted immediately, since there is occupancy of the cafeteria.

3. In the DEA, on page two, it says that the parking lot will be paved and sloped to drain toward the parking driveway entry, where an infiltration trench will be installed. On page 38, it says that runoff will be collected and directed to onsite dry wells and infiltration trenches so that there is a net zero increase in runoff. Because there will be an increase in impervious surfaces, it would be helpful to have a drainage plan prepared by a civil engineer.
4. Please find attached a more recent Zoning and Flood Confirmation Form that shows the Maui Island Plan designations. Please include this form in the FEA (Exhibit 1).
5. On page 24, it says that the school is located in Flood Hazard Zone 'C,' an area of minimal flooding. This should be Flood Zone 'X' for the FEA.
6. On page 24, it says that "(t)here are no historic resources per se associated with the building site." The assertion that there are no historic resources associated with the proposed building site is problematic. When you evaluate a project's potential to harm historic properties, you cannot just look at the area where the proposed construction will take place in isolation. This approach disregards the proposed project's potential to harm surrounding historic properties and their historic setting.

The known historic properties on the school's campus should be accounted for in this section of the FEA. Additional guidance on describing these properties is provided below. The lot the campus sits on contains six historic buildings, two of which are listed in the National Register of Historic Places (National Register). The National Register nomination, which was written in 1992, says the four other historic buildings on the campus are not contributing. That means these buildings were last assessed for their significance 27 years ago. The FEA should evaluate the other historic buildings on the campus to see if they qualify for the National Register.

In addition to the six historic buildings on the campus, there are two structures, a covered bus stop structure and a custodial building, which may be more than 50 years old. The FEA needs to determine the age of

these structures. If they are more than 50 years old, they qualify as “historic properties” as defined in HRS Chapter 6E, and the FEA should acknowledge this.

7. On page 26, the statement that the bronze WWII memorial plaque and the Japanese cemetery are “at or near the School” is misleading. The WWII memorial plaque is indeed on the same lot as the school campus. The Japanese cemetery appears to be partially within the campus’s boundaries. The FEA should assess any potential effects the project will have on these resources.
8. On page 26, it says, “Cultural resources are not known to be present on the school grounds. A low-stone enclosure with five upright headstones is located either in the northeast corner of the school grounds or an adjoining lot. It is not known if the headstones are associated with actual burials.” For the FEA please disclose what consultation you have done with the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) to determine whether an archaeological inventory survey is warranted for this project. The project involves earth moving (800 cubic yards and 1,300 cubic yards), and it is surprising the DEA is not accompanied by an archaeological inventory survey. More consultation with the DLNR-SHPD is needed to determine the scope and level of archaeological mitigation required for this project.
9. On page 32, there is a reference to cable television and data service being provided by Oceanic Time Warner. Please note that the company was bought out by Spectrum and should be changed in the FEA.
10. The DEA mentions that the new building should address the classroom shortage. There is no mention of enrollment trends or whether more students will be accommodated in association with the addition of the new building. For the Final FEA, this should be addressed.
11. Because the school is on the National Register, plans for the new building shall be reviewed by the Cultural Resources Commission, whose comments on design shall be considered by the Department prior to building permit approval.
12. On page 43, it says, “The loss or destruction of natural and cultural resources is not anticipated since said resources are not present on or associated with the building site. Should site work unearth subsurface finds, work in the immediate area will cease and proper authorities notified of the finds.” The DEA does not contain sufficient information to

- determine whether the project involves an irrevocable loss of archaeological properties.
13. Agencies nationwide use the *Secretary of the Interior's Standards for Rehabilitation* (Standards) to determine the appropriateness of construction proposals affecting National Register-listed properties. Of the Standards, Standard 9 applies most to this project. The FEA should analyze the project against Standard 9, which states, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

The plans for the new classroom do not appear consistent with Standard 9. When plans for National Register-listed properties are not consistent with the *Standards*, it results in damage to important character-defining features.

While the proposed classroom building is certainly differentiated from the historic buildings on the campus, it is not compatible in terms of massing, size, scale, and architectural features.

The proposed classroom building's footprint is larger than the historic buildings on the campus. It is also approximately 30 feet in height. The FEA should compare this proposed height with the height of the existing buildings on the campus. Based on the square footage of the proposed school building, its scale is considerably larger when compared to the other buildings on the campus. Its footprint and roof shapes make for unusual massing that is not compatible with the massing of the rest of the buildings on the campus. It features a gable roof with uneven pitches. This roof shape is not found on any of the other school buildings. All of the existing buildings have hipped or evenly pitched gable roofs.

The proposed classroom's architectural features are very different than those found on the surrounding historic buildings. In particular, the windows are especially incompatible. Their proportions, solid-to-void ratios, and groupings are not similar to the windows of the other buildings on the campus.

The DEA states that "trees and shrubs planted near or alongside the building will soften its mass and add a vertical element to its form." Based

on the initial analysis provided above, trees and shrubs are not enough to mitigate the incompatibility of the new building's massing, size, and architectural features. The design needs work to be more compatible with the surrounding buildings and setting. Studying the massing, scale, architectural features, location, and orientation of the historic classroom building that caught fire in the 1960s will provide clues about how the proposed classroom building could better integrate and relate to its historic setting. The remaining historic buildings on the campus will also give you clues about appropriate massing, scale, and architectural features for the proposed classroom building.

In addition to studying the existing and former historic buildings on the campus, you should consult the resources below. These resources will help you understand how to develop appropriate new construction within the boundaries of National Register-listed properties:

"New Construction within the Boundaries of Historic Properties," Planning Successful Rehabilitation Projects, Technical Preservation Services, National Park Service, U.S. Department of the Interior, accessed April 3, 2019, <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/new-construction.htm>

Antonio Aguilar, *Interpreting the Standards 41: Incompatible Alterations to the Setting and Environment of a Historic Property* (Washington DC: Technical Preservation Services, National Park Service, U.S. Department of the Interior, 2006). <https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS41-Environment-Changes.pdf>

14. Please note that upon building permit plan review, a parking analysis will need to be submitted to Zoning Administration Enforcement Division, which will determine whether there will be a sufficient number of stalls provided. Please note that per Maui County Code 19.36B.030, two loading zones will be required and will need to be shown on plans. There will also be a review of your setbacks, so please provide a site plan showing the property line.

Mr. Gerald Park
April 12, 2019
Page 6

Thank you for the opportunity to comment. Please include the Department on the distribution list for the FEA. Should you require further clarification, please contact Staff Planner Tara Furukawa at tara.furukawa@mauicounty.gov or at (808) 270-7520.

Sincerely,



MICHELE MCLEAN, AICP
Planning Director

Attachment

xc: Clayton Yoshida, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
Annalise Kehler, Staff Planner (PDF)
Tara K. Furukawa, Staff Planner (PDF)
Gerald Park, Planner, Design Partners, Inc. (PDF),
Arnold Fukunaga, Project Manager, Department of Education (PDF), Arnold.fukunaga@notes.k12.hi.us
Project File

MCM:TKF:lk

K:\WP_DOCS\Planning\EAC\2019\0003_PaiaElementary\FOR AX\Agency Response.doc

18/6 395 924

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

RECEIVED
JUN 29 2018
COUNTY OF MAUI
DEPARTMENT OF PLANNING

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME Central Park TELEPHONE 808-629962
PROJECT NAME Paia Elementary School Classroom Bldg E-MAIL gpark@qpec.biz
PROPERTY ADDRESS 955 Paulina Ave. Paia TAX MAP KEY 2-5-005:004

Yes No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:
A) Yes No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____
B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law): _____

INSTRUCTIONS:

- 1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
- 2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
- 3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: ¹

(SMA)
Special
Management Area

STATE DISTRICT: Urban Rural Agriculture Conservation

MAUI ISLAND Growth Boundary: Urban Small Town Rural Planned Growth Area Outside Growth Boundaries

PLAN Protected Area: Preservation Park Greenbelt Greenway Sensitive Land Outside Protected Areas

COMMUNITY PLAN: ² Public/Quasi-Public

COUNTY ZONING: Interim

OTHER/COMMENTS:

(PD)
Planned
Development
 (PH)
Project District
 See
Additional
Comments (Pg.2)
 See
Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES ³
& BASE FLOOD ELEVATIONS: Zone X

FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH: _____

SUBDIVISION LAND USE CONSISTENCY: Not Consistent, (LUDs appear to have NO permitted uses in common).

Not Applicable, (Due to processing under consistency exemption No. 1, 2, 3, 4, 5).

(Signature) Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

⁴ Consistent, (LUDs appear to have ALL permitted uses in common).

⁴ Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

⁴ Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

- 1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
- 2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
- 3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits, base flood elevations; drainage reserves.
- 4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030 D, Maui County Code].

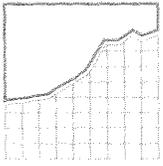
REVIEWED & CONFIRMED BY:

Shelly M. Kan-Hai Shelly M. Kan-Hai
(Signature)

12/20/18
(Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

EXHIBIT 1



GERALD PARK
Urban Planner

■
Planning
Land Use
Research
Environmental
Studies

■
95-595 Kānāmā'e St.
#324
Māhānā, Hawai'i
96789

■
Telephone:
(808) 625-9626
e-mail:
gpark@gpup.biz

August 24, 2020
April 5, 2021

Michele Chouteau McLean, Director
Department of Planning
County of Maui
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793

Dear Director Chouteau Mclean:

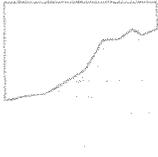
Subject: Draft Environmental Assessment for 8-Classroom Building
Paia Elementary School
955 Baldwin Avenue, Paia, Island of Maui, Hawaii
TMK: (2) 2-5-005 004 (EAC 2019/0003)

Thank you reviewing and commenting on the Draft Environmental Assessment for the subject project. Your comments were received after the 30-day review period that ended on April 8, 2019. However, we offer the responses below in the order your comments were offered.

1. Thank you for the land use information.
2. The request for a Compliance Report should be directed to the Department of Education.
3. Drainage plans will be submitted to the Department of Public Works for review and approval.
4. Thank you for the Zoning and Flood Confirmation Form. It was not available at the time the Draft Environmental Assessment (DEA) was published.
5. The Flood Zone designation will be corrected.
6. It is correct that there are six historic buildings on campus two of which are on the National Register of Historic Places. It was not within the scope of this DEA to evaluate the four other historic buildings for possible qualification to the National Register of Historic Places.

The year built for the covered bus shelter and custodial cottage is not listed in the Department of Education Comprehensive Facility Inventory (2006). More than likely the custodial structure is 50+ years or older which qualifies it as historic property. The covered bus shelter looks to be less than 50 years old.

7. The statement at or near the School is not misleading. It is agreed that that the WWII Memorial Plaque is on the school grounds at the base of the flagpole. The other feature appears to be a cemetery because of upright headstones inscribed with Japanese characters. It is unknown if burials are associated with the headstones. A description and history of this feature was provided in Appendix A for the Draft EA. The authors of the Historical Study used the term Japanese religious memorial rather than cemetery.



Michele Chouteau McLean

August 24, 2020

April 5, 2021

Page 2

As stated in the DEA, the cemetery may be located in a corner of the school grounds or on an adjoining lot. The DEA disclosed the presence of this feature but it was not in the scope of work to survey / confirm its location.

8. The site of Paia Elementary School was previously in sugarcane cultivation. Surface and subsurface archaeological features that may have been present during the period of cultivation were removed before school construction.

New and old improvements in the form of the adjoining cafeteria, bus shelter, walkways, underground utility lines, electrical transformers, and trees all encroach into or over the site. In short, the building site has been altered from the time of sugar cane cultivation in the late 19th century, construction of school facilities in the early 20th century, and to the present.

The Draft EA was sent to the State Historic Preservation Division for review and comment. As of April 8, 2019, the end of the 30-day comment period, the agency has not issued any comments.

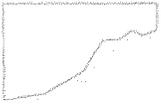
The State Historic Preservation Division reviewed the Draft EA for the Cafeteria and visited the site. In correspondence dated May 24, 2010 the agency states "...we believe the proposed project will have no effect upon historic properties, and concur with the project as proposed in the February 2010 Draft Environmental Assessment." The agency also indicated [While] there is low probability of encountering archaeological sites in this area" work in the immediate vicinity should cease, the finds protected, and SHPD notified immediately.

An archaeological survey was not prepared for the Classroom Building. SHPD determination for the Cafeteria should be applicable to the Classroom Building because of the locational nexus.

9. The name of the cable television provider will be corrected.
10. The student enrollment for school year 2019-2020 is 432 students. The design enrollment is 250 students.

As shown on Table 1 (Section 2, page 18) permanent structures at the school are aged dating back to their construction in the 1920s and 1930s. No classroom buildings have been built since those times in spite of the disparity between the design and current enrollment.

The Cafeteria, which is the newest permanent structure on campus was built in 2013 to replace the old Cafeteria that was destroyed by fire. One space in the building is used as a classroom.



Michele Chouteau McLean
August 24, 2020
April 5, 2021
Page 3

11. Building plans will be submitted for review by the Cultural Resources Commission.
12. The results of our field inspection, previous sugarcane cultivation of the property, above and below ground improvements on and adjacent to the building site, and the Historical Background Study (Exhibit B) provides sufficient information to state there are no natural or cultural resources present that would be affected by the project.
13. The architectural comparison between existing mix of contemporary cafeteria building and Classical architecture style of existing classroom buildings, and proposed structures in terms of massing, size, scale, and architectural features is well thought out. The Planning Department's concern for compatibility in scale, form, and context with the existing historic buildings is also understood.

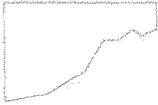
Revisions will be made to the building exterior to be more compatible. Finish materials such as the metal roof and wall color will be matching. Other items such as massing and scale should be similar to the existing buildings.

It must also be noted that the proposed classroom building, is designed as a modern building to meet Hawaii-Collaboration for High Performance Schools (HI-CHPS) sustainable criteria and 21st century school curriculum requirements, providing learning spaces, current technologies, and capabilities for future educational opportunities disseminated through Hawai'i's public education system. The design intent is to be contextual with the exiting buildings but not to replicate the exterior architecture of the two registered campus buildings in spite of their historical provenance.

The new building was designed to meet site constriction with minimum site disturbance and to preserve maximum outdoor open space of the school campus and to be compatible with the new Cafeteria which it will stand next to. The Cafeteria was neither designed to resemble the cafeteria that burned down nor the two registered buildings.

These two new buildings are located at the front of the School well distant from the two Registered buildings. The spatial separation should minimize direct physical and visual impacts to the Registered buildings.

14. A parking analysis and associated drawings will be submitted to the Zoning Administration Enforcement Division.



Michele Chouteau McLean
August 24, 2020
April 5, 2021
Page 4

We thank the Planning Department for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

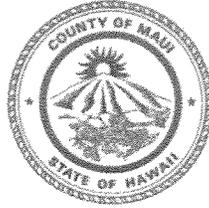
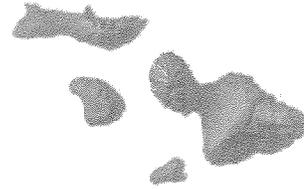
c: A. Fukunaga, DOE-OSFSS
K. Ellingwood, DPI

EXHIBIT E

COMMENTS AND RESPONSES

received
7.29.21

email



MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/water

July 20, 2021

Mr. Gerald Park, Urban Planner
95-595 Kaname'e Street, #324
Mililani, HI 96789

Dear Mr. Park:

Re: Pā'ia Elementary School Classroom Building Draft Environmental Assessment (DEA)
Hāmākua Poko, District of Makawao, Maui, Hawai'i
TMK: (2) 2-5-005:004

Thank you for the opportunity for the County of Maui Department of Water Supply's (MDWS) Water Resources and Planning (WRP) Division to comment on the Pā'ia Elementary School Classroom Building DEA. This letter is intended to supplement our previous WRP letter submitted on March 28, 2019. A letter was also submitted by the MDWS Engineering Division on October 15, 2019. Both letters are included in the DEA's Comments and Responses for the Pre-Assessment Consultation. The MDWS Central System services the Pā'ia area within which the proposed project is located. Please coordinate possible upgrades or system improvements with our Engineering Division at 808-270-7835, in order to address potential MDWS infrastructure impacts.

Stormwater Drainage Management and Aquifer Recharge

The proposed project appears to potentially accomplish stormwater management within and around the footprint, which could be used for stormwater mitigation and aquifer recharge. The Commission on Water Resources Management promotes the protection of ground water and the value of treating stormwater as a resource, including groundwater recharge capability when contained onsite, described in its document titled *A Handbook for Stormwater Reclamation and Reuse Best Management Practices in Hawai'i*, December, 2008: http://files.hawaii.gov/dlnr/cwrm/planning/hsrar_handbook.pdf. We recommend implementing Best Management Practices (BMPs) contained in the document, such as permeable surfaces to reduce storm water loss; for example, vegetated filter strips, and bio-retention

"By Water All Things Find Life"

Mr. Gerald Park, Urban Planner

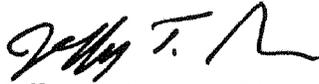
rain gardens.

Landscaping Plan's Alignment with the Draft Maui Island Water Use and Development Plan (WUDP)

In order to optimize the project's sustainability features and to reduce *non-potable* use of Wailuku Aquifer Sector basal and high level water to the extent feasible (Wailuku ASEA Conventional Water Resource Strategy, #6), the proposed project should consider incorporating: 1) xeriscaping with 100 percent Native Hawaiian plants which are climatically appropriate and drought tolerant; and 2) drip irrigation. Although the Landscape Plan calls for Native Hawaiian and cultural plants to be utilized in all landscaped areas (DEA, page 3), we note the term "cultural" often includes non-Native Hawaiian, Polynesian introductions without consideration to geographically/climatically appropriate low-water-use/drought-tolerant xeriscaping. The DEA states that landscaped areas will be provided with a permanent spray irrigation system (DEA, page 4); however, use of well-designed drip irrigation potentially conserves significantly more water than spray irrigation, due to the fact it places water directly into the root zone and minimizes evaporation.

We hope you find this information useful. Should you have any questions, please contact staff planner Alex Buttaro at (808) 463-3103 or alex.buttaro@mauicounty.gov.

Sincerely,



Jeffrey T. Pearson, P.E.

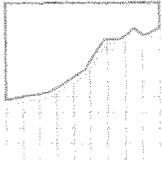
Director

BAB

Cc: MDWS Engineering

Mr. Arnold Fukunaga, Project Manager, Department of Education

S:\PLANNING\Permit_Review\Projects Review\planning review\EA-EIS\225005004PaiaElemSchl\225005004
Paia Elem-final DEA



GERALD PARK
Urban Planner

■
Planning
Land Use
Research

■
Environmental
Studies

■
92195 Kanirohi Street
121

Milani, Hawaii
96789

■
Telephone
(808) 625-9620

e-mail
gppark@gppark.biz

August 6, 2021

Jeffrey T. Pearson, P.E.
Director, Department of Water Supply
County of Maui
200 South High Street
Wailuku, Maui Hawaii 96793

Attention: Alex Buttaro

Dear Director Pearson:

Subject: Pāi'a Elementary School Classroom Building
Hamākuā Poko, District of Makawao, Maui, Hawai'i
TMK: [2] 2-5-005: 004

Thank you for reviewing and commenting on the Draft Environmental Assessment prepared for the Subject project. We offer the responses below in the order your comments were presented.

Stormwater Drainage Management and Aquifer Recharge. This information has been forwarded to the civil engineer for the project.

Landscaping Plan. This information has been forwarded to the landscape architect for the project.

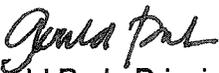
The sentence on page 4 will be replaced with the following:

The irrigation system will run during off-peak hours to minimize evaporation and allow for maximum infiltration. Functional lawn areas will be irrigated by rotor spray heads. Shrub/groundcover planting areas will be irrigated by spray heads on separate valves with a lower water output as they are Native Hawaiian plants with a low-water demand. A permanent irrigation control system with dedicated submeter and rain gauge to monitor water usage and allow for manual adjustment of water output (as needed) will allow for additional water conservation measures.

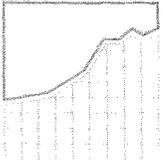
We thank the Department of Water Supply for the information provided and for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park, Principal

c: A. Fukunaga, DOE



GERALD PARK
Urban Planner

■
Planning

Land Use
Research

Environmental
Studies

■
95-595 Kanamele St.
#324

Mililani, Hawaii
96789

■
Telephone:
(808) 625-9626

e-mail:
gpark@gpup.biz

August 10, 2021

Jeffrey T. Pearson, P.E.
Director, Department of Water Supply
County of Maui
200 South High Street
Wailuku, Maui Hawaii 96793

Attention: Alex Buttaro

Dear Director Pearson:

Subject: Pāi'a Elementary School Classroom Building
Hamākuā Poko, District of Makawao, Maui, Hawaii
TMK: [2] 2-5-005: 004

We have revised our prior response to the agency's Stormwater Drainage Management comment. The revised response will be included in the Final Environmental Assessment.

Stormwater Drainage Management and Aquifer Recharge.

All new areas of impervious surface have been considered for stormwater management and appropriate measures are being taken

Post-development storm water runoff quantity is expected to increase due to the increase in impervious surfaces. The increase cannot be avoided and the storm water system will be designed for a "net zero increase" in runoff quantity. Roof and surface runoff from the new building will be collected and piped / directed to on-site drywells and infiltration trenches for ground infiltration and aquifer recharge (Draft EA, page 36).

A new parking lot to be located south of Building H will be paved and sloped to drain towards its entry where an infiltration trench the full length of the pavement will be installed for stormwater management and recharge.

We thank the Department of Water Supply for participating in the environmental assessment review process.

Sincerely,

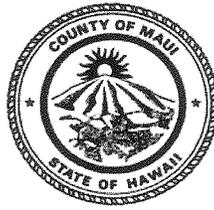
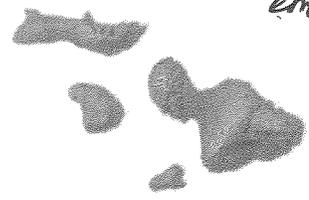
GERALD PARK URBAN PLANNER

Gerald Park, Principal

c: A. Fukunaga, DOE

received
7.29.21

email



MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

July 22, 2021

Mr. Gerald Park
GERALD PARK URBAN PLANNER
via email: gpark@gpup.biz

Dear Mr. Park:

SUBJECT: PAIA ELEMENTARY SCHOOL CLASSROOM BUILDING – DRAFT EA
TMK: (2) 2-5-005:004, Paia, Maui, Hawaii

Thank you for the opportunity to review and comment on the subject project, which includes a two-story, 8-classroom building, Administrative office, Computer Resource/Media/Video classroom, Special Education, Faculty Center, and restrooms. Requirements for building permit will be determined upon submittal of building permit application, however, based on the information contained in the Draft EA, requirements may include, but are not limited to the following:

- The Department's records indicate there is an existing 3-inch water meter. Submission of a Non-Residential Water Meter Sizing Worksheet prepared, signed, and stamped by a licensed (State of Hawaii) professional engineer or architect shall be required. This worksheet shall determine whether the existing 3-inch water meter can provide for the existing and proposed water demands for the subject property.
- If a water meter upgrade is required:
 - Project will need to comply with the Department's Administrative Rules (Title 16, Chapter 201), as amended. These rules clarify large quantity of water usage and the tiers for an applicant's request for new or additional water service from the Department. However, County, state or federal public facility projects, as defined in section 19.04.040, Maui County Code shall be considered exempt, provided that the water system has adequate capacity to meet the project's water needs.

Water usage in gallons per day shall be determined by calculating 140 gallons per 1,000 square feet of additional building floor area plus new irrigation demand.
 - Submit construction plans (24" x 36"), signed and stamped by a State of Hawaii licensed engineer for our review and approval, which show the required improvements to accommodate a larger water meter. Construction work shown on the approved plans shall be completed by a licensed contractor at the property owner's expense.
- In order to ensure that the reduced pressure backflow preventer (RPBP) serving the property's water service and the double check detector assembly (DCDA) serving the property's fire line continues to operate efficiently, it should be tested yearly by a certified tester recognized by the Department. Please provide an updated annual Backflow and Cross

"By Water All Things Find Life"

Mr. Gerald Park
Paia Elementary School Classroom Building – Draft
EA June 22, 2021
Page 2

Connection Control Testing Report for the 3-inch RPBP and 8-inch DCDA (Account #7081351026) for the subject water service and fire line.

If the test indicates that the RPBP and/or DCDA are not functioning properly, they should be repaired, retested by a certified tester, and a satisfactory test report must be submitted to the Department.

- Water system improvements may be necessary based upon the Department of Fire and Public Safety's review of your building permit application. If water system improvements are required, please submit the required construction plans, signed and stamped by a State of Hawaii licensed engineer to the Department of Water Supply for review and approval. Construction work shown on the approved plans shall be completed by a licensed contractor at the property owner's expense.

If you have any questions, please review contact Tammy Yeh of our Engineering Division at (808) 270-7682 or at tammy.yeh@co.maui.hi.us. Engineering Division's main number is (808) 270-7835.

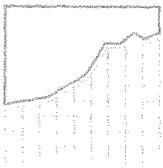
Sincerely,



WENDY TAOMOTO, P.E.
Engineering Program Manager

TY

cc: Mr. Arnold Fukunaga, Department of Education, via email: Arnold_Fukunaga@k12.hi.us



GERALD PARK
Urban Planner

- Planning
- Land Use
- Reservoir
- Environmental studies
- 25 525 Kapaemahu St # 34
- Mililani, Hawaii 96789
- Telephone (808) 625-9626
- e-mail: gpr@kapaemahu.com

August 6, 2021

Wendy Taomoto, P.E.
Engineering Program Manager
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Maui Hawaii 96793

Attention: Tammy Yeh

Dear Ms. Taomoto:

Subject: Pāi'a Elementary School Classroom Building
TMK: [2] 2-5-005: 004
Pāi'a, Maui, Hawai'i

Thank you for reviewing and commenting on the Draft Environmental Assessment prepared for the Subject project. We offer the responses below in the order your comments were presented.

1. Water Meter. A Non-Residential Water Meter Sizing Worksheet will be submitted to the Department of Water Supply with the required professional stipulations.
2. Water Meter Upgrade. Thank you providing information on the Department's Administrative Rules and submittal requirements.
3. Backflow Preventer. This information has been passed on the Department of Education.
4. Water System Improvements. The campus fire protection system was upgraded in 2012 under the Pāi'a Elementary School Cafeteria project. The 8" DCDA which was installed provides 2,000 gpm fire flow for the campus (See Enclosure). The new building will have a sprinkler system installed as well as a new fire hydrant which should provide adequate fire coverage.

We thank the Department of Water Supply for the information provided and for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

c: A. Fukunaga, DOE

Enclosure: Fire Hydrant Calculations

HIDA, OKAMOTO & ASSOCIATES, INC.
CONSULTING ENGINEERS

HYDRAULIC ANALYSIS OF WATER SYSTEM

PROJECT: Paia Elementary School
New Cafeteria

DATE: 8/5/2010
BY: cyo
JOB NO.: 2326
FILE:
C = 110

REMARKS: Fire Hydrant Calculations

RESERVOIR EL. FEET
POINT OF CONN. EL. FEET
STATIC PRESSURE 55 PSI (reading taken from FH#97)

POINT	Q (GPM)	PIPE SIZE (IN)	LENGTH (FT)	TOTAL LENGTH	HEAD LOSS (FT)	PIPE INVERT	ELEV. CHANGE	PRESSURE LOSS(PSI)	RESIDUAL PRESSURE
sta 0+00: 12" main						346.0			55.0
	2000	8.0	22	26.4	2.4		0.0	1.0	
sta 0+22						346.0			54.0
8" DCDA Meter	2000	8.0		0	0.0		0.0	10.0	
sta 0+35.33						346.0			44.0
	2000	8.0	240	288	25.9		-2.0	10.4	
sta 2+74.64						344.0			33.6
	2000	6.0	13	15.6	5.7		0.1	2.5	
Fire Hydrant						344.1			31.1

UNIVERSITY OF HAWAII AT MĀNOA

Institute for Astronomy
Office of the Director

received
7-23-21

email

July 23, 2021

Via email:

State of Hawai'i, Department of Education
Office of School Facilities & Support Services
3633 Wai ālae Avenue
Honolulu, HI 96816

Attention: Mr. Arnold Fukunaga, Project Coordinator
(Arnold_Fukunaga@notes.k12.hi.us)

Re: Draft Environmental Assessment
Proposed Pā'ia Elementary School New Classroom Building, Hāmākua Poko, District of
Makawao, Maui, Hawai'i
Tax Map Key No. (2) 2-5-005:004

Dear Mr. Fukunaga:

Thank you for the opportunity to comment on the draft EA for the proposed Pā'ia Elementary School New Classroom Building project referenced above (published June 23, 2021), specifically with respect to issues and concerns regarding light pollution.

The University of Hawai'i Institute for Astronomy (IfA) conducts research in astronomy using telescopes located on Haleakalā and Maunakea and operated by IfA and our partner institutions. Both Haleakalā and Maunakea are among the best sites in the world for astronomical facilities because of their elevation, clear skies, favorable atmospheric conditions, and low levels of light pollution. Hawai'i-based observatories have played major roles in the advancement of astronomy and astrophysics for over 50 years and are well positioned to remain at the forefront of astronomical research for decades to come.

Because of the outstanding quality and productivity of these facilities, IfA is acutely concerned about negative impacts on astronomy from increased light pollution. Our work to combat light pollution has also brought us into contact with others concerned about light pollution for other reasons, including impacts on wildlife (particularly seabirds) and on human health. While IfA's comments focus on the impacts of light pollution on astronomy, appropriate mitigation measures also help to reduce non-astronomy impacts.

With that background, we offer the following comments:

Any new or additional artificial light at night has an adverse effect on astronomical observations by increasing the night sky brightness. All observations performed by the Pan-STARRS observatories, the ATLAS telescope, and the Faulkes telescope on Haleakalā are sky-background

limited. This means that there is a natural sky brightness coming from airflow and zodiacal light. Artificial light increases the sky brightness, thereby decreasing the sensitivity of the telescopes. Some of the observations performed by the Air Force telescopes atop Haleakala are also sky-background limited, so those observations, performed for national defense purposes, will also be adversely affected.

Appropriate general steps to reduce the impact on the observatories would include:

1. The minimum possible amount of outdoor lighting should be used. Motion sensor activated lighting is strongly preferred.
2. Any outdoor lighting must follow the Maui County lighting ordinance. All lighting must be fully shielded. This means that all lighting fixtures must emit zero light above the horizontal plane.
3. Blue light is most harmful to the observatories, so blue-deficient lighting should be exclusively selected. The best choices are filtered LED lights, or amber LED lights. Under no circumstances should high-intensity discharge lamps such as metal halide be used; fluorescent lights also must be avoided. Both of these types of lamps use mercury and emit light at wavelengths that is very damaging to astronomy.
4. White light should be avoided because the blue component of white light is very damaging to astronomy. White light should always have a Correlated Color Temperature of 2700 K or below.

Finally, we note that there is a strong need for further dialog with the University regarding light pollution on Maui, and a strong need for revision of the present lighting ordinance to properly address the impacts of changes in lighting technology including LED lighting.

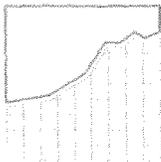
Thank you for your consideration of these comments and attention to IfA's concerns. If you have questions or need further detail regarding these comments, please do not hesitate to contact the undersigned or Richard Wainscoat (rjw@hawaii.edu).

Very truly yours,



Karen Meech
Interim Director

c: Mr. Gerald Park, Urban Planner, (gpark@gpup.biz)



GERALD PARK
Urban Planner

■
Planning

Land Use
Research

Environmental
Studies

■
75-595 Kūhānā'ie St.
#324

Māhāna, Hawaii
96789

■
Telephone:
(808) 625-9626

e-mail:
gpark@ypap.biz

August 6, 2021

Karen Meech, Interim Director
University of Hawaii Institute for Astronomy
2680 Woodlawn Drive
Honolulu, HI 96822

Dear Ms. Meech:

Subject: Pāi'a Elementary School New Classroom Building
Hāmākua Poko, District of Makawao, Maui, Hawaii
Tax Map Key: [2] 2-5-005: 004

Thank you for reviewing and commenting on the Draft Environmental Assessment prepared for the subject project. We offer the responses below in the order that your comments were presented.

1. Motion sensor activated light fixtures will be mounted on all exterior walls.
2. Outdoor lighting will adhere to the Maui County lighting ordinance. Light fixtures will be fully shielded and light will not be cast above the horizontal plane.
3. Will work with the lighting engineer to ensure all existing luminaires will be either filtered LED lights or amber LED lights.
4. Will work with the lighting engineer to ensure outdoor lighting has a color temperature of 2700K or below.

Participation of the Institute for Astronomy in the environmental review process is sincerely appreciated.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park, Principal

c: A. Fukunaga, DOE

Gerald Park

From: Cab General <Cab.General@doh.hawaii.gov>
Sent: Monday, July 26, 2021 8:32 AM
To: arnold.fukunaga@notes.k12.hi.us; gpark@gpup.biz
Subject: Paia Elementary School Classroom Building--Draft EA (AFNSI)

Aloha

Thank you for the opportunity to provide comments on the subject project. I apologize for sending this past the deadline.

Please see our standard comments at:

<https://health.hawaii.gov/cab/files/2019/08/Standard-Comments-Clean-Air-Branch-2019.pdf>

Please let me know if you have any Questions

Lisa M.M. Wallace
EHS QA Officer
Clean Air Branch
Environmental Health Office
Hilo, Hawaii 96720

EXHIBIT F

FINDING OF NO SIGNIFICANT IMPACT DETERMINATION



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF FACILITIES AND OPERATIONS

September 3, 2021

TO: Mr. Keith E. Kawaoka
Acting Director, Office of Environmental Quality Control
Department of Health

FROM: Edward S. Ige *Edward S. Ige*
Facilities Director, Facilities Development Branch

SUBJECT: **Finding of No Significant Impact**
Paia Elementary School Classroom Building
Hamakua Poko, District of Makawao, Maui, Hawaii
Job No.: Q53001-17
Tax Map Key: (2) 2-2-005:004

The Hawaii State Department of Education (Department) has reviewed all comments received during the 30-day public comment period for the Draft Environmental Assessment Paia Elementary School Classroom Building. The Department has determined that the project will not result in significant adverse effects and has issued a Finding of No Significant Impact (FONSI). Please publish the determination in the next edition of the Environmental Notice.

The Final Environmental Assessment (FEA) and FONSI determination in Adobe Acrobat PDF format and the Office of Environmental Quality Control (OEQC) publication form will be uploaded to the OEQC website. A printed copy of the FEA will be mailed to the Hawaii Documents Center.

Should you have any questions, please contact Arnold Fukunaga, Project Coordinator of the Facilities Development Branch, Project Management Section, at (808) 784-5131 or via email at arnold.fukunaga@k12.hi.us.

ESI:af

c: Facilities Development Branch

