DAVID Y. IGE
GOVERNOR

KEITH T. HAYASHI
INTERIM SUPERINTENDENT

STATE OF HAWAI`I

DEPARTMENT OF EDUCATION

P.O. BOX 2360

HONOLULU, HAWAI`I 96804

OFFICE OF FACILITIES AND OPERATIONS

April 19, 2022

TO: Mary Alice Evans
Director, Office of Planning and Sustainable Development
Environmental Review Program

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

SUBJECT: **Environmental Assessment and Anticipated Finding of No Significant Impact**
Maui High School Girls Athletic Locker Room and Other Facilities
660 South Lono Avenue
Kahului, Maui, Hawai‘i
Job No.: Q55225-20
Tax Map Key: (2) 2-8-007: 098

The Hawaii State Department of Education has reviewed the Environmental Assessment for the Maui High School Girls Athletic Locker Room and Other Facilities and comments received during the 30-day comment period and has issued a Finding of No Significant Impact (DEA-FONSI determination. Please publish this determination in the next edition of the Environmental Notice.

The primary purpose of the project is to meet Title IX Education Act Amendments of 1972 by providing equitable sports facilities for girl athletes and sports. The girls Physical Education (PE) and athletic teams currently share the girls PE locker room. The project will provide a separate facility for girls athletic teams and also correct a shortage of lockers available for girls P.E.

A second building for multi-purpose uses will be constructed to provide classrooms and accommodate group meetings and functions.

The Final Environmental Assessment and FONSI will be uploaded to the Environmental Review Program website.

Should you have any questions, please contact Mitch Tamayori, Project Coordinator of the Facilities Development Branch, Project Management Section, at (808) 784-5116 or via email at mitch.tamayori@k12.hi.us.

ESI:mt

c: Facilities Development Branch

From: webmaster@hawaii.gov
To: DBEDT OPSD Environmental Review Program
Subject: New online submission for The Environmental Notice
Date: Friday, April 22, 2022 8:37:38 AM

Action Name

New Maui High School Girls Athletic Locker Room and Other Facilities

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

Wailuku, Maui

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

[2] 3-8-007: 098

Action type

Agency

Other required permits and approvals

Variance from Pollution Control, Disability and Communication Access Board, Chapter 6E Review, Building, Grading and Grubbing, Certificate of Occupancy, Fire Protection, Temporary Water Permit

Proposing/determining agency

Department of Education

Agency contact name

Mitch Tamayori

Agency contact email (for info about the action)

Mitch.Tamayori@k12.hi.us

Email address or URL for receiving comments

Mitch.Tamayori@k12.hi.us

Agency contact phone

(808) 784-5116

Agency address

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, HI 96789
United States
Map It

Action summary

The Department of Education, State of Hawai‘i, proposes to construct a Girls Athletic Locker Room on the campus of Maui High School. The primary purpose of the proposed action is to meet Title IX Education Act Amendments of 1972 by providing equitable sports facilities for girl athletes and sports. A second purpose is to correct a shortage of lockers available for girls P.E.

The Locker Room will be constructed as a rectangular shaped, one-story structure with a floor area of approximately 6,350± square feet. Program spaces include a locker area, showers, restrooms, classroom, coach’s office, laundry, and storage.

A Multi-Purpose Building will be constructed to the southeast of the new Locker Room. The one-story, 1,800 square foot structure will provide space for large meetings/functions or can be separated into two smaller meeting rooms.

The current construction cost budget is $6.1 million and will be funded by the State of Hawai‘i.

Reasons supporting determination

See Section 7 Determination of Significance in the Final Environmental Assessment.

Attached documents (signed agency letter & EA/EIS)

- Maui-High-School.pdf
- FONSI-letter-Maui-HS-Signed.pdf

Shapefile

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

Action location map

- Maui-High-School-Fig-1-Vicinity-Map-Standard.zip

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

FOR

MAUI HIGH SCHOOL
NEW GIRLS' ATHLETIC LOCKER ROOM AND OTHER FACILITIES

KAHULUI, MAUI COUNTY, HAWAII
DOE Project No: Q55225-20

Prepared in Partial Fullfillment 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

April 2022

PREPARED FOR

HAWAII DEPARTMENT OF EDUCATION
State of Hawaii
Office of Facilities and Operations
Facilities Development Branch – Project Management Section
3633 Waialae Avenue
Honolulu, HI 96816

SUBMITTED BY:

DESIGN PARTNERS INCORPORATED

PROJECT PROFILE

Project:	Maui High School Girls Athletic Locker Room DOE Job No. Q55225-20
Street Address:	660 South Lono Avenue Kahului, Maui, Hawai'I 96732
Proposing/Determining Agency:	Department of Education Facilities Development Branch State of Hawai'i 3633 Waialae Avenue Honolulu, Hawai'i 96816
Tax Map Key:	[2] 3-8-007: 098
Land Area:	73.538 acres
Area To Be Disturbed:	*Approximately 21,000± square feet*
Land Owner:	State of Hawai'i
State Land Use Designation:	Urban
Maui Island Plan:	Urban
Community Plan:	Public/Quasi-Public
Community Zoning:	R-2 Residential
Special Management Area	Outside Special Management Area
Existing Use:	Public high school
Need for Environmental Assessment:	Chapter 343, Hawai'i Revised Statutes §343-5(a)(1) Propose the use of state or county lands or state or county funds
Determination:	[~~Anticipated~~] Finding of No Significant Impact
Project Contact:	***Mitch Tamayori,*** Project Coordinator Hawaii Department of Education Office of Facilities and Operations Facilities Development Branch Project Management Section 3633 Waialae Avenue Honolulu, HI 96816 Phone: 808-784-***5116*** Email: ***Mitch.Tamayori***@k12.hi.us

*Note: Substantive revisions to the text of the Draft Environmental Assessment are in **bold italic** type. Deleted text is in brackets with a [~~strikethrough~~].*

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SECTION 1
DESCRIPTION OF THE PROPOSED ACTION

The Department of Education, State of Hawai'i, proposes to construct a Girls Athletic Locker Room on the campus of Maui High School located in the town of Kahului, District of Kahului, Maui, Hawai'i. Maui High School ("Maui High" or "School") is located in a residential area and bounded on three sides by residential subdivision streets---Lono Avenue on the east, W. Papa Avenue on the south, and Molokai Hema Street on the west. A section of Laau Street, dwellings, and Kahului Elementary School border the School on the north.

The square-shaped parcel bears Tax Map Key: [2] 3-8-***007***: 098. The 73.538 parcel is owned by the State of Hawai'i. A Vicinity Map and Tax Map are shown as Figures 1 and 2.

A. Purpose of the Proposed Action

The primary purpose of the proposed action is to meet Title IX Education Act Amendments of 1972 (renamed the Patsy T. Mink Equal Opportunity in Education Act in 2002) requirements by providing equitable sports facilities for girl athletes and sports.

Maui High School fields boys and girls athletic teams that compete in the Maui Interscholastic League. While the boys athletic teams have a locker facility girls athletic teams do not. Girls P.E. and athletic teams currently share the Girls P.E. locker room. The proposed project will provide a separate facility for girls athletic teams and enhance the school's athletic program for females. MHS girls teams compete in softball, volleyball, track & field basketball, cheerleading, bowling, air riflery, paddling, swimming, wrestling, soccer, and cross country.

A second purpose is to correct a shortage of lockers available for girls P.E. The existing P.E. locker room is short by 50 lockers. The shortfall will be made up by providing 50 lockers for P.E. in the new Girls Athletic Locker Room ("GALR") in addition to lockers for athletes.

A second building for multi-purpose uses will be constructed to provide classrooms and accommodate group meetings and functions.

B. Technical Characteristics

1. Demolition

The GALR will be constructed on an existing grass lawn between Buildings Q (Gymnasium) and R (Restrooms). The Project Limits are shown on Sheet C301 and is estimated at 21,000 square feet or 0.482 acres. The estimate includes areas for miscellaneous improvements and a buffer area around the building sites.

There are no on-site structures to be demolished. An existing water line, several irrigation lines, and a sewer line will be cut, plugged, and removed. A large monkeypod tree, signs, bollards, and a concrete headwall will be demolished.

2. Girls Athletic Locker Room Building

As shown on Sheet C201, the GALR will be constructed as a rectangular shaped, one-story structure. The building footprint measures 138'-0" X 46'-0" with a floor area of approximately 6,350± square feet including program and non-program spaces (restrooms, circulation areas). The project will provide 150 lockers which is equivalent to the number of boys' athletic team lockers. The finish floor elevation is 62 feet.

Program Spaces are listed in Table 1 and shown on the Floor Plan (Sheet A1.0).

Table 1. Girls Athletic Locker Room Program Spaces

Function	Area (sf)
Locker Room (P.E. and Athletic Team Lockers)	1,640
First Aid/Training Room	375
Showers	1,040
Restrooms	180
Classroom	175
Coach's Office	235
Laundry	230
Support	400
Storage	410

Source: Design Partners, Schematic Drawings, 2021.

3. Multi-Purpose Building

A one-story Multi-Purpose Building will be constructed to the southeast of the new GALR (See Sheet C201). The approximately 1,800 square foot structure (60'-0" X 30'-0") provides space for large meetings/functions or can be separated into two smaller meeting rooms. The finish floor elevation is 60.5 feet. A Floor Plan is shown on Sheet A-1.01.

Both structures will be erected on poured in place shallow concrete foundations, framed with CMU walls, and topped by a standing seam metal roofing system. The roof is a combination of pitched and low sloping surfaces. The height of both structures will not exceed 30'-0" feet measured from grade to top of roof.

Sections and Elevations for the two buildings are shown on Sheets A-2.01, A-2.02, A-3.01, and A-3.02

4. Drainage and Grading

Earthen swales to the north and east drain the building site. An existing 1' X 2' box culvert discharges runoff into the earthen swale on the eastern side of the building site. The swale merges with a similar swale on the northern side forming a retention pond at the convergence. The existing box culvert will be extended approximately 50 feet north from its existing headwall. The headwall will be demolished and a new headwall constructed at the discharge end of the culvert.

The area to be graded for the project is approximately 21,000 square feet. Earthwork quantities are estimated at 50 CY of excavation and 100 CY of embankment. A Grading and Drainage Plan is shown on Sheet C301. Measures for controlling erosion during construction are shown on Sheet C101 and include placing filter socks around the perimeter of the building site, providing a stabilized construction entrance, and installing temporary sediment filters around nearby drain inlets and dry wells.

5. Infrastructure

Existing water and wastewater lines at the building site will be cut and removed. New water (2.5") and wastewater (4") lines s will be installed and connect to the respective existing on-site system. An existing driveway to the south of the new building can accommodate a fire apparatus.

The buildings will not be equipped with a fire sprinkler system.

The entire Locker Room will not be air conditioned. Ceiling fans and natural ventilation will enable air circulation. The Office, Training Room, Classroom, and Multi-Purpose Room will be air conditioned.

6. Circulation and Parking

Changes to vehicle circulation and parking in the vicinity of the building site are not proposed.

7. Sustainability

Both structures incorporate sustainable design features for creating and enhancing a comfortable, productive, healthy, and a quality environment. Features promoting energy conservation and minimizing consumption include energy efficient lighting (LED lights) and controls (dimming switches and occupancy sensors), daylight harvesting (use of natural lighting and reduce artificial lighting), and a high efficiency HVAC system. Provision will be made for electrical connection to a future rooftop PV system and alternative energy sources and storage.

Flow reducers on plumbing fixtures, low gallon flush toilets, and smart irrigation controllers will aid in water conservation in shower and restroom areas and the landscaping.

C. Economic Characteristics

The current construction cost budget is $ 6.1 million and will be funded by the State of Hawai'i. The improvements will be constructed in one phase commencing on or about January 2023 with completion on or about December 2023. Work will commence after all permits and approvals have been received.

D. Social Characteristics

Social characteristics were disclosed in the Purpose of the Proposed Action.

Source: Aerial-Goggle Earth Website

Figure 1
Vicinity Map
Maui High School
Girls' Athletic Locker Room

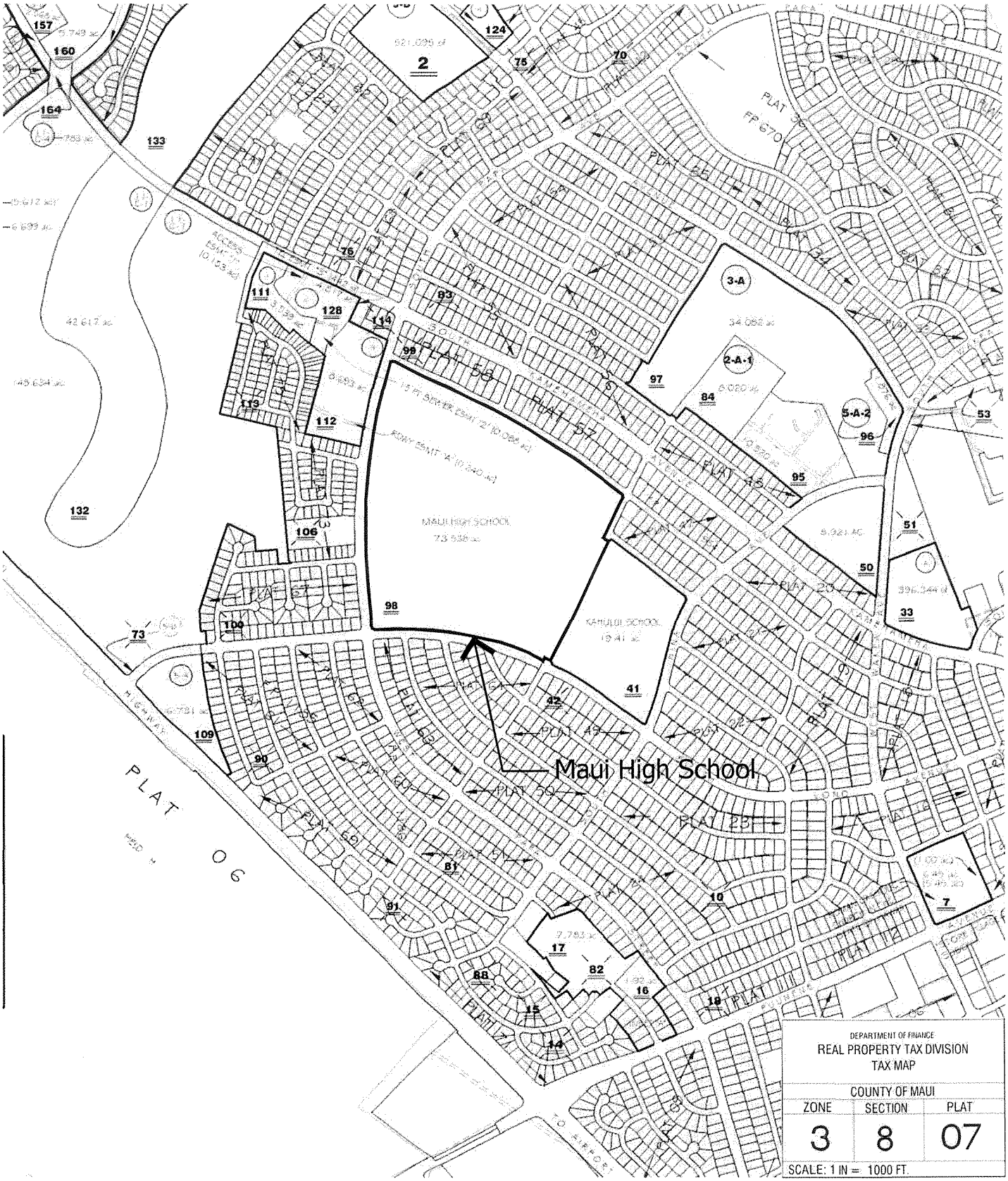
Gerald Park
Urban Planner
December 2019

LINEAL SCALE (FEET)
500 250 0 250 500 1000

NORTH

District of Wailuku, Maui

Department of Education, State of Hawai'i



Source: Maui Property Tax Website

Figure 2
Tax Map
Maui High School
Girls Athletic Locker Room

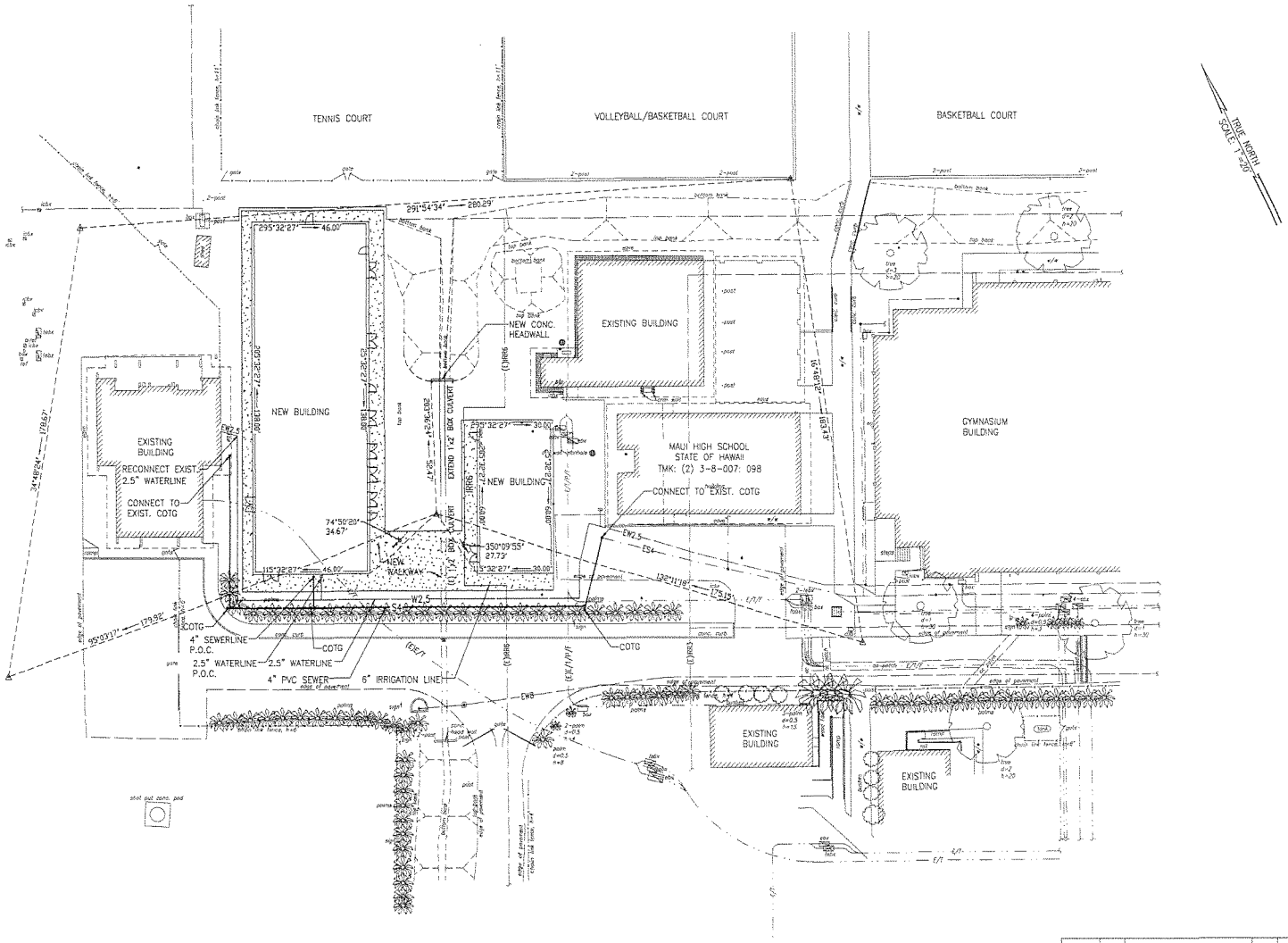
Gerald Park
Urban Planner
January 2022

LINEAL SCALE (FEET)
500 250 0 250 500 1000

NORTH

District of Wailuku, Maui

Department of Education, State of Hawai'i



SITE LAYOUT AND UTILITY PLAN

SCALE: 1"=20'

REVISION NO.	SYM.	DESCRIPTION	BY	DATE	APPROVED

EXP. 4/30/2022

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

DEPARTMENT OF EDUCATION
STATE OF HAWAII

MAUI HIGH SCHOOL
GIRLS P.E. AND ATHLETICS LOCKER ROOM
121 KULA HIGHWAY MAKAWAO, MAUI, HAWAII 96768
TMK: (2) 2-3-007: 032

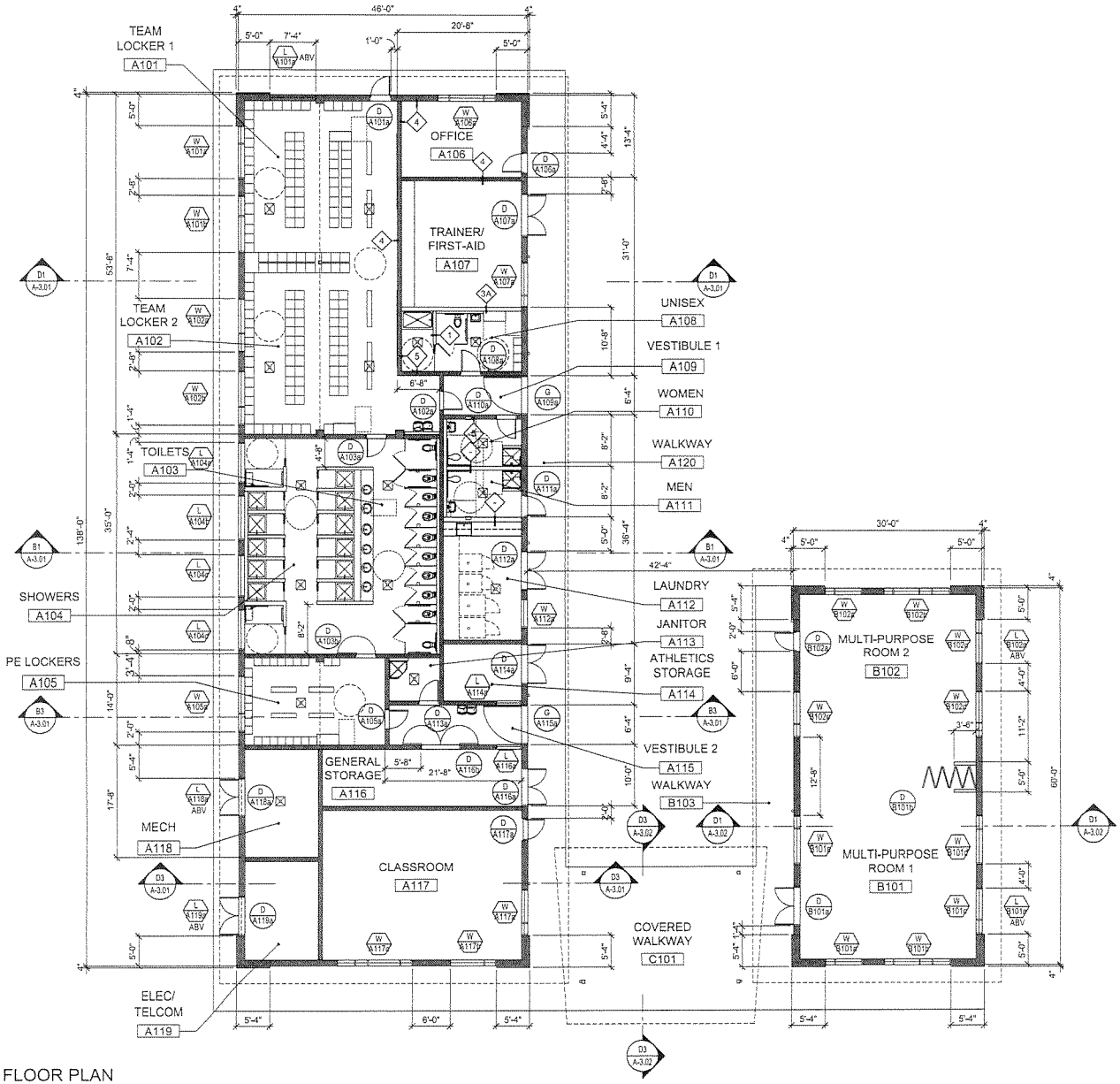
SITE LAYOUT AND UTILITY PLAN

ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ARCHITECTS ENGINEERS

DESIGN BY	CHECKED BY	DOE JOB NO.	DRAWING NO.
KS	KS	Q55225-20	C201
DRAWN BY	APPROVED BY	DATE	SHEET
ATA	KS	11/17/21	2 OF XX SHTS.
SCALE: AS NOTED			

Y:\2021\21-028 Maui HS Athletic Locker Room and Other Facilities\ENGINEERING\DWG\C201 SITE LAYOUT AND UTILITY PLAN.dwg, November 17, 2021

MAUI HIGH SCHOOL GIRLS P.E. AND ATHLETICS LOCKER ROOM, TMK (2) 3-8-007:098, DOE JOB NO. Q55225-20



A1 FLOOR PLAN
A-1.01 SCALE: 1/8" = 1'-0"

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

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

KENDALL ELLINGWOOD III LICENSED PROFESSIONAL ARCHITECT No. 9075 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

Signature 4/30/22
Expiration Date of the License

DEPARTMENT OF EDUCATION
STATE OF HAWAII

MAUI HIGH SCHOOL
GIRLS ATHLETIC LOCKER RM AND OTHER FACILITIES
KAHULUI, MAUI, HAWAII
TMK: 3-8-007: 098

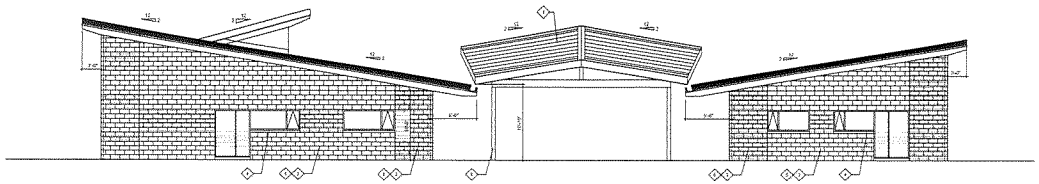
FLOOR PLAN

DESIGN PARTNERS, INC.		PROJ. JOB NO.	DRAWING NO.
DESIGNED BY: KE, KS	CHECKED BY: KS, CN	Q55225-20	A-1.01
DRAWN BY: JM, HI, CN	APPROVED BY: KE	DATE: NOV 2021	SHEET: OF SHTS.
SCALE: AS SHOWN			

FILE ____ DRAWN ____ FOLDER ____

ELEVATION NOTE:

1. SEE SHEET A-2.02 FOR EXTERIOR FINISH MATERIAL COLOR SCHEDULE.



D1 / A-2.01 SOUTH ELEVATION
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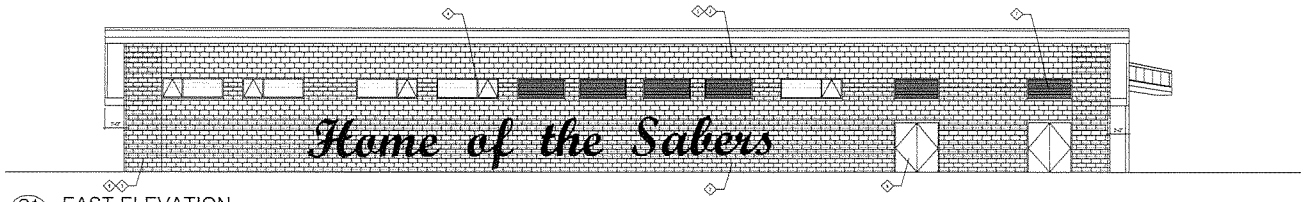
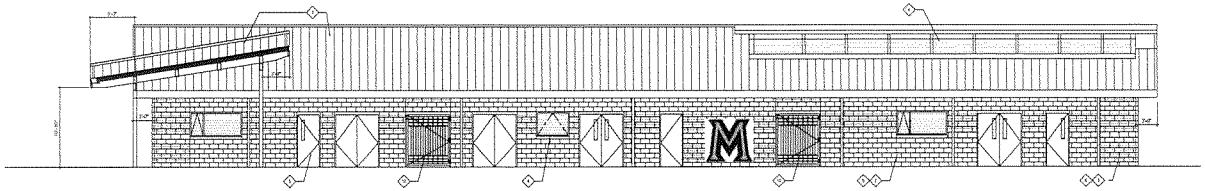


C1 / A-2.01 EAST ELEVATION
SCALE: 1/8" = 1'-0"



B1 / A-2.01 WEST ELEVATION
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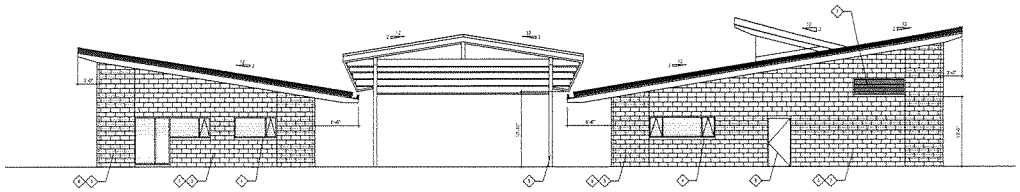


A1 / A-2.01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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

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

KENDALL ELLINGWOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 8075
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

Signature
4/30/22
Expiration Date of the License

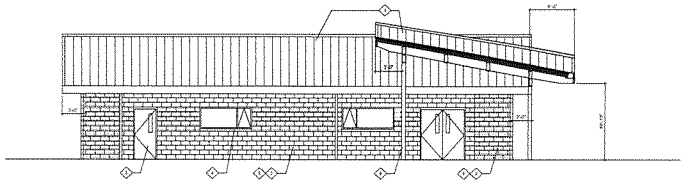
DEPARTMENT OF EDUCATION
STATE OF HAWAII

MAUI HIGH SCHOOL
GIRLS ATHLETIC LOCKER RM AND OTHER FACILITIES
KAHULUI, MAUI, HAWAII
TMK: 3-8-007: 090

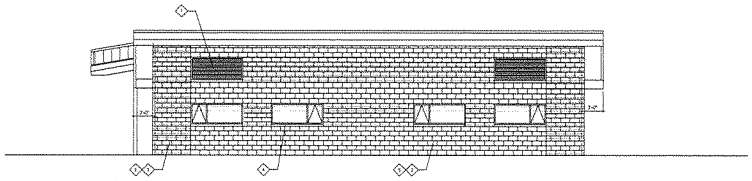
EXTERIOR ELEVATIONS (GIRLS' LOCKER ROOM)

DESIGN PARTNERS, INC.		DATE JOB NO.	DRAWING NO.
DESIGNED BY: KE, KS	CHECKED BY: KS, CN	Q55225-20	A-2.01
DRAWN BY: JM, HI, CN	ATTACHED BY: KE	DATE: NOV 2021	SHEET OF
SCALE: AS SHOWN			

FILE_____ DRAWER_____ FOLDER_____



D1 A-2.02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

ELEVATION NOTE:

1. SEE SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION
2. BRAND NAMES IN THE MATERIAL AND FINISH SCHEDULE ARE FOR DESIGN PURPOSES ONLY AND ARE LISTED TO DEFINE QUALITY, PERFORMANCE AND VISUAL APPEARANCE OF THE DESIRED FINISH. OTHER BRANDS MAY BE USED PROVIDED THEY MEET THE CRITRIA OF THE NOTED FINISH FOR THE PERFORMANCE, DURABILITY, QUALITY AND APPEARANCE AS SPECIFIED.
3. CONTRACTOR IS RESPONSIBLE FOR ALIGNING ALL GROOVES, JOINTS, WINDOW MULLIONS, ETC., EXACTLY AS SHOWN ON THE EXTERIOR ELEVATIONS.

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

EXTERIOR FINISH MATERIAL COLOR SCHEDULE

SYMBOL	MANUFACTURER/ SUPPLIER	COLOR NAME/ NUMBER	DESCRIPTIONS	REMARKS
1	KLOECKNER METALS	TBD	STANDING SEAM METAL ROOF	-
2	TILECO	-	12" x 8" x 16" STANDARD CMU BLOCK	-
3	TILECO	-	16" x 8" x 16" STANDARD CMU BLOCK	-
4	EFCO CORPORATION	TBD	ALUMINUM WINDOWS	-
5	SHERWIN WILLIAMS	TBD	PAINT ON CMU AND CONRETE	-
6	SHERWIN WILLIAMS	TBD	PAINT ON CMU AND CONRETE	-
7	-	MATCH 4 IN FINISH COLOR	ALUMINUM LOUVER	DOUBLE DRAINABLE LOUVER
8	-	MATCH 4 IN FINISH COLOR	METAL PAINTED DOORS	-
9	SHERWIN WILLIAMS	-	PAINT ON METAL TUBE COLUMN	
10	-	MATCH 4 IN FINISH COLOR	METAL GATE	
11				
12				
13				

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

KENDALL ELLINGWOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 5075
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

Signature
4/30/22
Expiration Date of the License

DEPARTMENT OF EDUCATION
STATE OF HAWAII

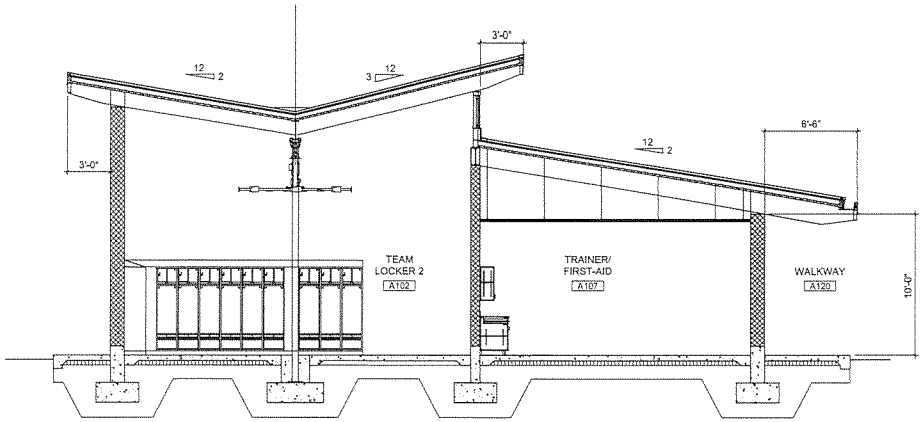
MAUI HIGH SCHOOL
GIRLS ATHLETIC LOCKER RM AND OTHER FACILITIES
KAHULUI, MAUI, HAWAII
TMK: 3-8-007: 098

EXTERIOR ELEVATIONS (MULTI-PURPOSE ROOM)

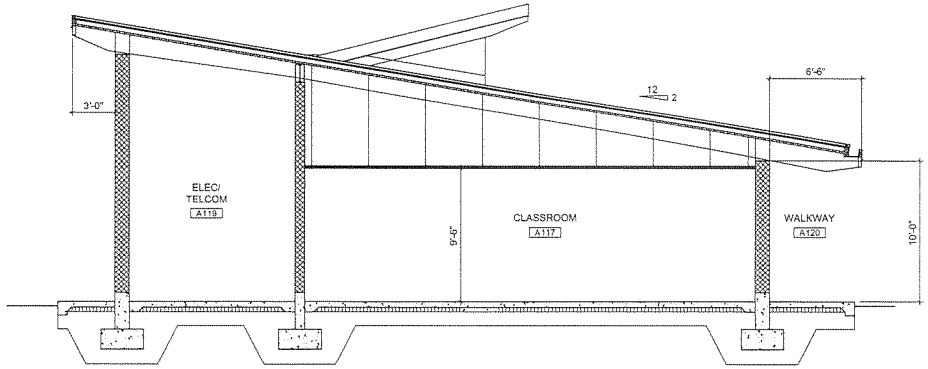
DESIGN PARTNERS, INC.

DESIGNED BY:	CHECKED BY:	CHECK JOB NO.	DRAWING NO.
KE, KS	KS, CN	Q55225-20	A-2.02
DRAWN BY: JM, HI, CN	APPROVED BY: KE	DATE: NOV 2021	SHEET
SCALE: AS SHOWN			OF

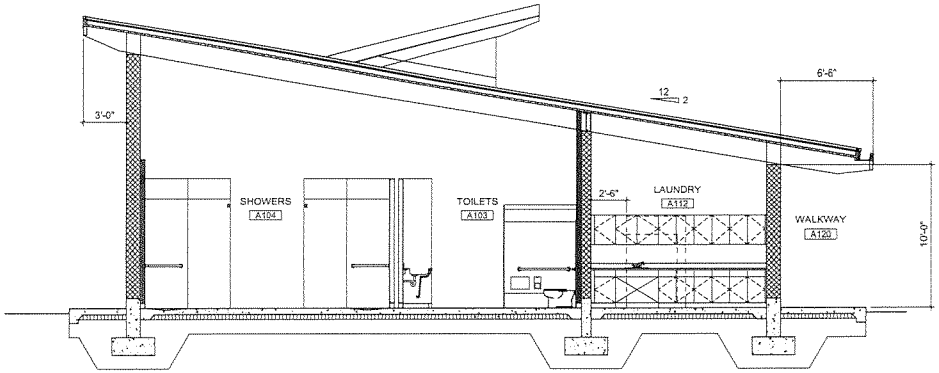
F.B.S. _____ DRAWER _____ FOLDER _____



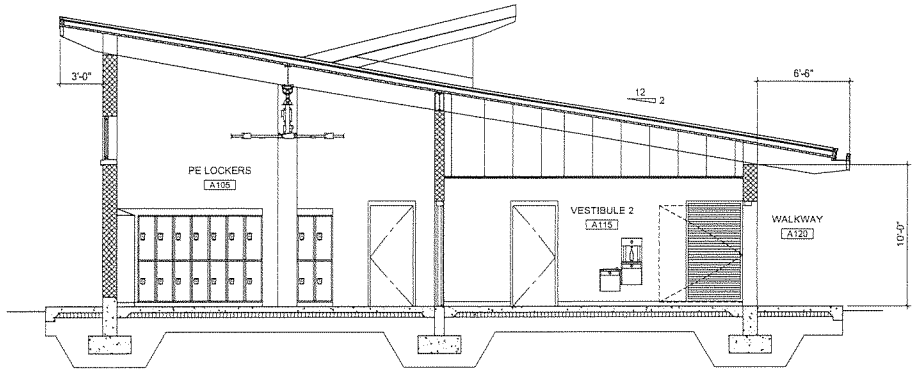
D1 A-3.01 BUILDING SECTION
SCALE: 1/4" = 1'-0"



D3 A-3.01 BUILDING SCTION
SCALE: 1/4" = 1'-0"



B1 A-3.01 BUILDING SECTION
SCALE: 1/4" = 1'-0"



B3 A-3.01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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

REV. NO.	SYM.	DESCRIPTION	BY	DATE	APPROVED: STATE PUBLIC WORKS ENGINEER

KENDALL ELLINGWOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 9075
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

Signature 4/30/22
Expiration Date of the License

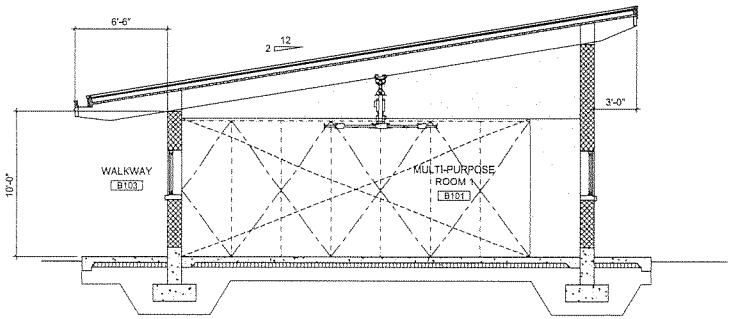
DEPARTMENT OF EDUCATION
STATE OF HAWAII

MAUI HIGH SCHOOL
GIRLS ATHLETIC LOCKER RM AND OTHER FACILITIES
KAHULUI, MAUI, HAWAII
TMK: 3-8-007: 098

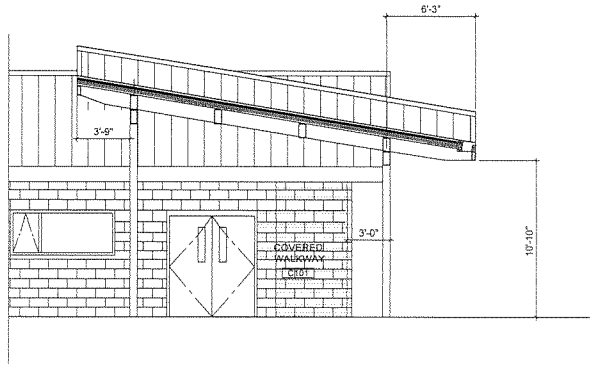
BUILDING SECTIONS

DESIGN PARTNERS, INC.		PWCS JOB NO. Q55225-20	DRAWING NO. A-3.01
DESIGNED BY KE, KS	DRAWN BY KS, CN		
DRAWN BY JM, HI, CN	APPROVED BY KE	DATE NOV 2021	SHEET OF DATE
SCALE AS SHOWN			

FILE_____ DRAWER_____ FOLDER_____



D1 A-3.02 BUILDING SECTION (MULTI-PURPOSE ROOM)
SCALE: 1/4" = 1'-0"



D3 A-3.02 BUILDING SECTION (COVERED WALKWAY)
SCALE: 1/4" = 1'-0"

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

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

KENDALL ELLINGWOOD III LICENSED PROFESSIONAL ARCHITECT No. 9075 HAWAII, U.S.A.

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Signature 4/30/22
Expiration Date of the License

DEPARTMENT OF EDUCATION
STATE OF HAWAII

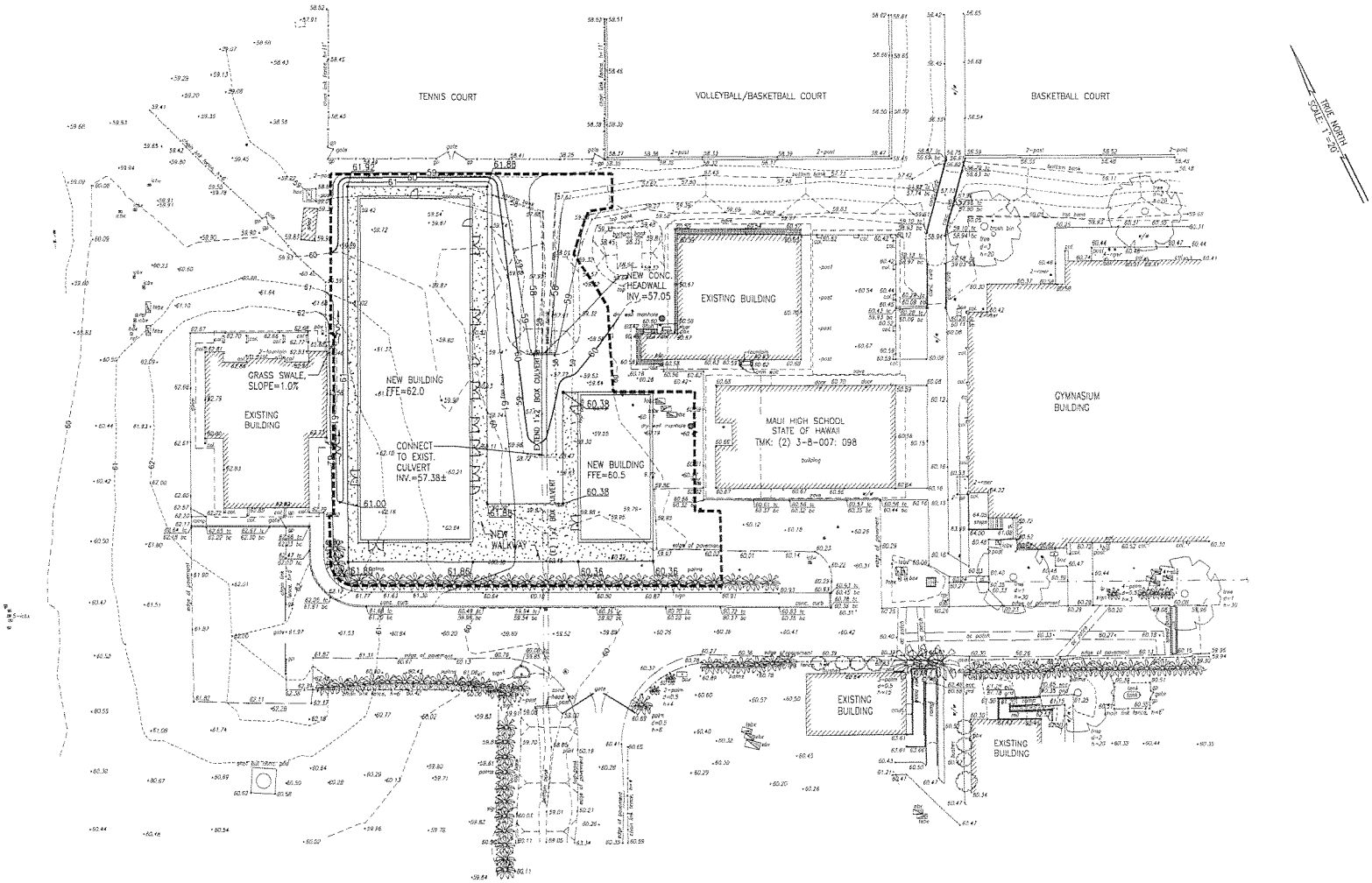
MAUI HIGH SCHOOL
GIRLS ATHLETIC LOCKER RM AND OTHER FACILITIES

KAHULUI, MAUI, HAWAII
TMK: 3-8-007: 098

BUILDING SECTIONS

DESIGNED BY: KE, KS	CHECKED BY: KS, CN	DAGS JOB NO. Q55225-20	DRAWING NO. A-3.02
DRAWN BY: JM, HI, CN	APPROVED BY: KE	DATE NOV 2021	SHEET
SCALE: AS SHOWN			OF SHTS.

FILE_____ DRAWER_____ FOLDER_____



SITE GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

LEGEND:

- LIMITS OF GRADING AND DISTURBANCE
- 60 EXIST. CONTOUR LINE
- NEW CONTOUR LINE
- FLOW ARROW
- 60.38 SPOT ELEVATION

NOTES:

1. 0.48 ACRES TO BE DISTURBED

REVISION NO.	SYM.	DESCRIPTION	BY	DATE	APPROVED

DEPARTMENT OF EDUCATION
STATE OF HAWAII

MAUI HIGH SCHOOL
GIRLS P.E. AND ATHLETICS LOCKER ROOM
121 KULA HIGHWAY MAKAWAO, MAUI, HAWAII 96768
TMK: (2) 2-3-007: 012

SITE GRADING AND DRAINAGE PLAN

EXP. 4/30/2022

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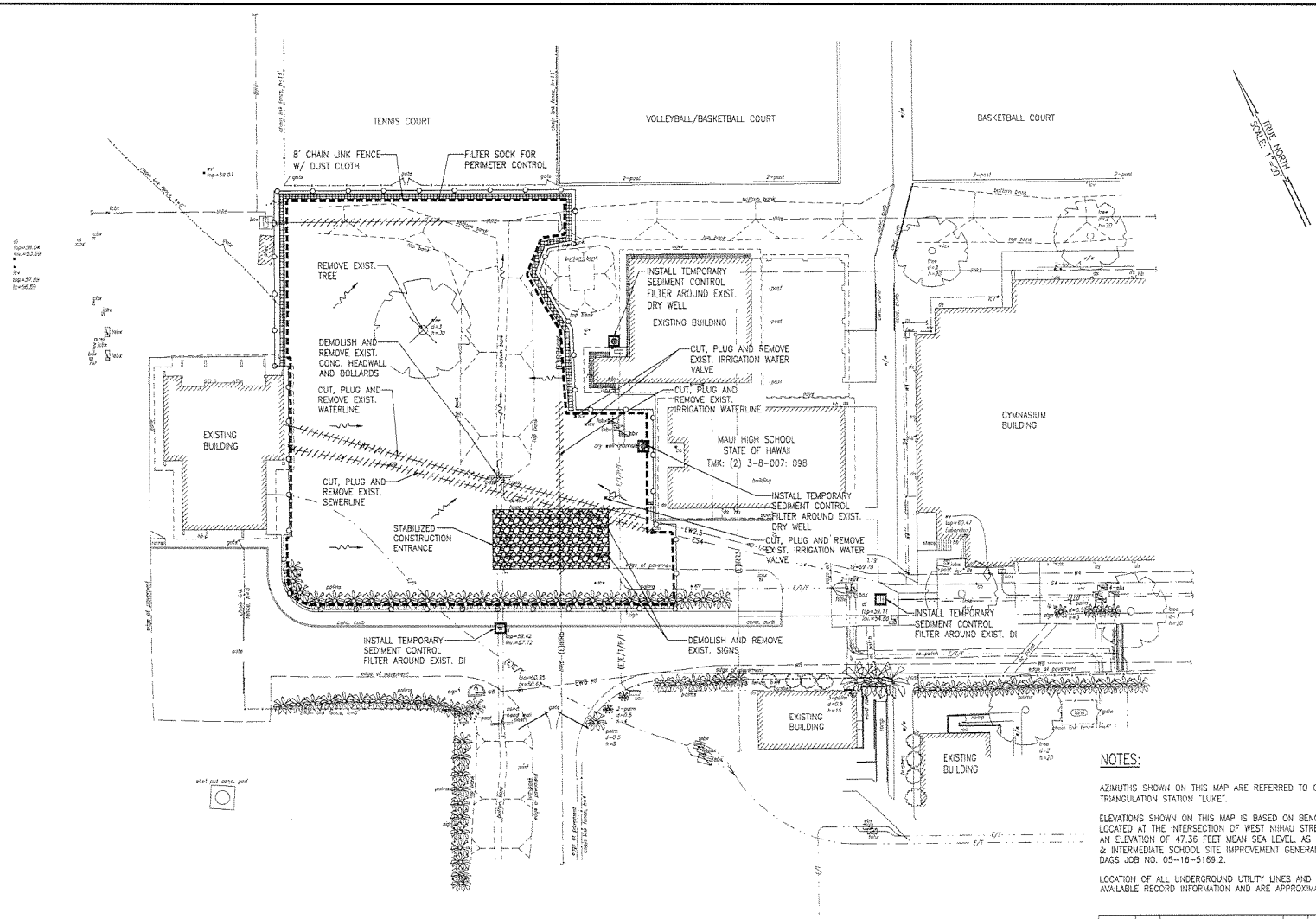
ATA ALDEN, TOITSUKA & ASSOCIATES, INC.

DESIGNED BY: KS	CHECKED BY: KS	FILE JOB NO. 055225-20	DRAWING NO. C301
DRAWN BY: ATA	APPROVED BY: KS	DATE 11/17/21	SHEET 3 OF XX SHTS
SCALE: AS NOTED			

Y:\2021\21-028 Maui HS Athletic Locker Room and Other Facilities\ENGINEERING\DWG\C301 SITE GRADING AND DRAINAGE PLAN.dwg; November 17, 2021

MAUI HIGH SCHOOL GIRLS P.E. AND ATHLETICS LOCKER ROOM, TMK (2) 3-8-007:098, DOE JOB NO. Q55225-20



EXISTING TOPOGRAPHY AND EROSION CONTROL PLAN

SCALE: 1"=20'

NOTES:

AZIMUTHS SHOWN ON THIS MAP ARE REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LUKE".

ELEVATIONS SHOWN ON THIS MAP IS BASED ON BENCHMARK SMH LN. 9-14 LOCATED AT THE INTERSECTION OF WEST NIHIAU STREET AND LAAU STREET WITH AN ELEVATION OF 47.36 FEET MEAN SEA LEVEL, AS SHOWN ON NEW MAUI HIGH & INTERMEDIATE SCHOOL SITE IMPROVEMENT GENERAL PLAN DRAWING NO. C-1, DAGS JOB NO. 05-16-5169.2.

LOCATION OF ALL UNDERGROUND UTILITY LINES AND APPURTENANCES ARE FROM AVAILABLE RECORD INFORMATION AND ARE APPROXIMATE ONLY.

LEGEND:

- LIMITS OF GRADING AND DISTURBANCE
- 8' CHAIN LINK FENCE WITH DUST CLOTH
- FILTER SOCKS FOR DETAIL, SEE SHT. XXX
- STABILIZED CONSTRUCTION ACCESS, SEE SHT. XXX
- TEMPORARY SEDIMENT CONTROL FILTER AT DRAIN INLET, SEE SHT. XXX
- FLOW ARROW

REVISION NO.	SYM.	DESCRIPTION	BY	DATE	APPROVED

EXP. 4/30/2022

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DEPARTMENT OF EDUCATION
STATE OF HAWAII

MAUI HIGH SCHOOL
GIRLS P.E. AND ATHLETICS LOCKER ROOM
121 KULA HIGHWAY MAKAWAO, MAUI, HAWAII 96768
TMK (2) 3-3-007: 032

EXISTING TOPOGRAPHY AND EROSION CONTROL PLAN

ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC. ARCHITECTS HONOLULU / HILO		DOE JOB NO. Q55225-20	DRAWING NO. C101
DESIGNED BY KS	CHECKED BY KS		
DRAWN BY ATA	APPROVED BY KS	DATE 11/17/21	SHEET 1 OF XX SHTS
SCALE AS NOTED			

Y:\2021\21-028 Maui HS Athletic Locker Room and Other Facilities\ENGINEERING\DWG\C101 EXISTING TOPOGRAPHY AND EROSION CONTROL PLAN.dwg, November 17, 2021

MAUI HIGH SCHOOL GIRLS P.E. AND ATHLETICS LOCKER ROOM, TMK (2) 3-8-007:098, DOE JOB NO. Q55225-20

SECTION 2
DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Existing Conditions

The building site is a grass lawn on the eastern side of the School campus located between the Gymnasium (Building Q) to the east, tennis courts to the north, a restroom (Building R) to the west, and a paved driveway to the south.

A single monkey pod grows on the building site and there are no temporary or permanent structures thereon (See Photograph 1).

Photograph 1. Partial View of Building Site and Monkeypod Tree Looking West (Building R in Background).

Maui High School, home of the Sabers, originally opened in 1913 in Hāmākua Poko, a plantation village in northeastern region of Maui It was the first public school on Maui and had an initial enrollment of 16 students. The school consisted of a two-story, seven room, wooden building that served both high school and grammar school students (Cultural Surveys Hawa'ii, 2020).

The School moved to its current location in 1972. Since its opening, the school campus has expanded to include 13 permanent buildings (two additional buildings are proposed or under construction), portable classrooms, athletic fields for baseball, football, and track, tennis courts, parking lots, and grass lawns.

Maui High is part of the Baldwin-Kekaulike-Maui Complex Area consisting of elementary, middle, and high schools in Central Maui. The Maui Complex comprises Kahului, Kamaili,

Kihei, Lihikai, and Pomaikai Elementary Schools, Lokelani and Maui Waena Intermediate Schools, and Maui High School. The five Elementary schools "feed" students into the two intermediate schools which in turn "feed" students into Maui High School.

For School Year 2020 – 2021 Maui High enrolled 2,100 students (DOE, 2020). The design capacity of the school is 2,200 students (Ibid, 2006).

B. Environmental Characteristics

1. Climate

Maui's climate, like most of the State of Hawai'i, can be characterized as sunny, mildly temperate, moderately humid, and cooled by the northeast trade winds. Average temperatures in Kahului range from lows in the mid 60's to highs in the mid 80's. September is historically the warmest month and January and February the coolest. Average annual rainfall in Kahului is about 20 inches. The trade winds usually range from 15 to 25 miles per hour and increase in strength during the day from March to September (Department of Geography, 1998; Munekiyo & Hiraga, 2011).

2. Topography

Most of the building site is relatively level with an elevation between 60 to 61 feet above mean sea level. The ground drops off on its north and east sides forming an earthen swale for drainage purposes. Runoff in the swale on the eastern side drains from the south to a percolation pond at the northern end of the swale.

3. Soils

The Soil Conservation Service (1972) maps primarily one soil type---Puuone sand 7 to 30 percent slopes (Symbol: PZUE)---underlying Maui High and subdivision development surrounding the School. The soil developed from weathered coral and seashells and is characterized as being rapidly permeable, moderate to severe erosion hazard, and slow runoff. Areas of Jaucus sand (JaC) have been mapped along the southern boundary of the campus well distant from the building site.

Considering the long period of construction beginning in 1970, site improvements probably have blurred the distinctions between surface and subsurface soil layers. Because of grading, backfilling, and landscaping the existing surface material is a mixture of Puuone sand, imported engineered fill, and imported topsoil.

4. Water Resources

a. Groundwater

According to groundwater maps prepared by Mink and Lau (1990), the School overlies the Kahului aquifer of the Central aquifer sector (See Table 2). The Kahului aquifer is characterized by an unconfined sedimentary basal aquifer above a confined flank basal aquifer. The sedimentary aquifer is comprised of moderately brackish water, is ecologically important, and is highly vulnerable to contamination. The dike-confined aquifer is currently used, ecologically important, low in salinity, and with a moderate vulnerability to contamination. Groundwater in both aquifers is not potable.

Table 2. Aquifer Classification System

Aquifer Code	60301116	60301111
Island Code	6 - Maui	6 - Maui
Aquifer Sector	03 - Central	03 - Central
Aquifer system	01 - Kahului	01 - Kahului
Aquifer Type, hydrogeology	1 - Basal	1 - Basal
Aquifer Condition	1 - Unconfined	1 - Unconfined
Aquifer Type, geology	6 - Sedimentary	1 - Flank
Status Code	**12211**	**12212**
Developmental Stage	1 - Currently Used	1 – Currently Used
Utility	2 – Ecologically Important	2 – Ecologically Important
Salinity (in mg/L Cl^-)	2 – Low (250 – 1,000))	2 - Low (250-1,000)
Uniqueness	1 - Irreplaceable	1 - Replaceable
Vulnerability to Contamination	1 - High	2 - Moderate

Source: Mink and Lau, 1990.

Sustainable yield of the Central Aquifer is estimated at 26 million gallons per day; sustainable yield of the Kahului aquifer is estimated at <1 million gallons per day (Wilson Okamoto, 2008).

b. Surface Water

There are no freshwater streams, rivers, ponds, or wetlands on-campus.

5. Flood Hazard

The Flood Insurance Rate Map for this section of Kahului (Figure 3) places Maui High School in Flood Zone "X" which is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (the 500-year flood).

The flood zone information is confirmed by the Zoning Administration Enforcement Division, Planning Department, County of Maui (See Exhibit A).
Flood Hazard

6. Biological Resources

The building site is planted in several types of grass with Bermuda grass the dominant species. A solitary monkeypod tree stands on the building site.

7. Archaeological Resources

Cultural Surveys Hawai'i (2022) prepared a Literature Review / Field Investigation of the building site and portions of Maui High School. The report indicated "No potential historic properties were observed on the surface of the project area during the field inspection."

Source: https://msc.fema.gov/portal/search

Legend

Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood

- Zone A — No Base Flood Elevations Determined.
- Zone AE — Base Flood Elevation Determined.
- Zone VE — Coastal Flood Zone with Velocity Hazard (Wave Action); Base Flood Elevations Determined.

Floodway Areas in Zone AE

Other Flood Areas

- Zone X — Areas of 0.2% Annual Chance Flood; Areas of 1% Annual Chance Flood with Average Depths of Less than 1 Foot or with Drainage Areas Less than 1 Square Mile; and Areas Protected by Levees from 1% Annual Chance Flood.

Other Areas

- Zone X — Areas Determined to be Outside the 0.2% Annual Chance Floodplain.

LINEAL SCALE (FEET)
625 312.5 0 312.5 625 1250

NORTH

Figure 3
Flood Insurance Rate Map
Maui High School
Girls' Athletic Locker Room

Gerald Park
Urban Planner
December 2019

District of Wailuku, Maui

Department of Education, State of Hawai'i

C. Land Use Controls

State and County land use controls are cited below:

State Land Use Designation: Urban
Maui General Plan: Community Wide Plan
Maui Island Plan
Community Plan: Wailuku-Kahului
Land Use Map: Public/Quasi-Public
Zoning: R-2 Residential

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 Urban. Uses and activities permitted in Urban districts are regulated by the respective counties.

General Plan of the County of Maui

General planning on Maui derives from three general plans adopted by the County of Maui. The overarching plan is the County Wide Policy Plan. The Plan is a series of value statements and an umbrella document that provides direction for island plans (County Wide Policy Plan, 2010). Island plans prepared for Maui, Lanai, and Molokai articulate and refine the policies in the Policy Plan setting forth community-shared objectives and actions for the respective island. The third general plan level is community plans prepared for different regions or communities on each island. In total there are nine community plans. 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.

Each general plan is not presented in this assessment. However, the relevancy of the Maui Island Plan and the Wailuku-Kahului Community Plan relative to public education [~~and their relationship to theSTEM Building and Autism Center~~] is cited.

Maui Island Plan

Section 4 Economic Development and Education

§4.7 Goal
Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.

§4.7.1 Objective

Improve preschool and K-12 education to allow our youth to develop the skills needed to successfully navigate the 21st century.

Goal

Maui will have school and library facilities that meet residents' needs and goals. Policy: 6.8.1.e Encourage the State to upgrade, modernize, and expand school facilities, including those in remote communities (Planning Department Comment).

Wailuku-Kahului Community Plan

Nine community plan regions have been established for Maui County. Each region has a community plan with statements of objectives and policies and implementing actions consistent with the overarching general plans. Unlike the County Wide Policy Plan and Maui Island Plan which are policy plans, the community plans include land use maps that identify by geographical areas where different land uses should occur.

Several objectives and policies relative to the proposed project are cited below. Project plans have been prepared and studies conducted in support of the applicable objective and policy set.

Cultural Resources

- Require development projects to identify all cultural resources located within the project area as part of the initial project studies. Further, require that all proposed activity include recommendations to mitigate potential adverse effects on cultural resources.

Education, Objectives and Policies

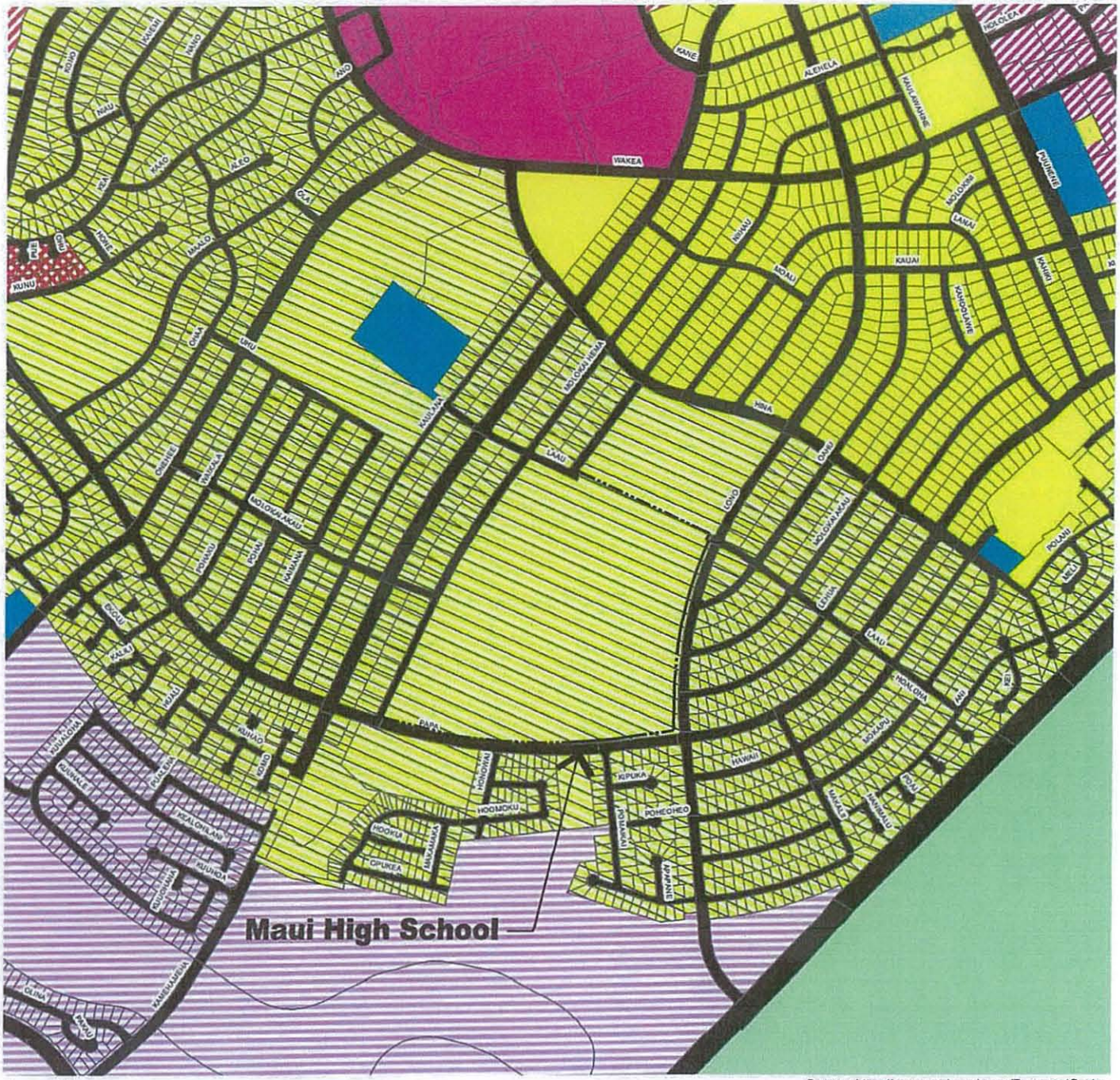
- Support the maintenance and improvement of existing school facilities.

Energy

- Promote the use of alternative energy sources such as biomass, wind and solar.
- Expand efforts to utilize environmental and cost-effective renewable resources for energy production such as solar, biomass, and wind energy.
- Encourage energy efficient building design and site development practices.
- Support energy conservation measures, including solar heating and photo-voltaic systems, in conjunction with urban uses.

The land use map of the Wailuku-Kahului Community Plan designates "Maui High School" Public/Quasi-Public (P). This land use designation "includes schools, 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. Moreover, the land use designation underscores the desire to site a school at this location.

Zoning is the County's tool for regulating land use, density (for residential, apartment, hotel districts), and prescribing development standards for the zoning district. Maui High School is located in a residential zoning district and zoned R-2 Residential (See Figure 4). Residential 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). Public owned buildings



Source: https://www.mauicounty.gov/DocumentCenter

Legend

- R-1 Residential
- R-2 Residential
- R-3 Residential
- Residential - MRA
- Multi Family - MRA
- D-1 Duplex
- A-2 Apartment
- H Hotel
- HM Hotel
- H-2 Hotel
- M-2 Heavy Industrial
- M-3 Heavy Industrial
- AP Airport
- AG Agriculture
- RU-0.5 Rural 1/2 Acre
- PD Project District
- HD-3 Historic District 3
- UR Urban Reserve
- OS-2 Active Open Space
- Drainage
- B-1 Business-Neighborhood
- B-2 Business-Community
- B-3 Business-Central
- B-CT Business-Country Town
- WCT Wailuku Country Town District
- Commercial Mixed Use - MRA
- Business Multi Family - MRA
- SBR Service Business Residential
- M-1 Light Industrial
- P-1 Public/Quasi-Public
- P-2 Public/Quasi-Public
- Public/Quasi Public - MRA
- P Public Use
- PK Park
- PK(GC) Park-Golf Course
- Interim
- Not Zoned
- (road)

LINEAL SCALE (FEET)
500 250 0 250 500 1000

NORTH

Gerald Park
Urban Planner
December 2019

District of Wailuku, Maui

Figure 4
Zoning
Maui High School
Girls' Athletic Locker Room

Department of Education, State of Hawai'i

are also a permitted property use (Chapter 19.02.030 A.5.). The use of the site for a high school is permitted and consistent with zoning.

D. Public Facilities

Bordered by streets on three sides, Lono Avenue is the principal access to/from Kahului Town to the north. The two-lane, two-way undivided highway is fully improved with curbs and sidewalks of both sides of the right-or-way. Bike routes on both sides of the travel way are identified by street signs and pavement markings. The posted speed limit is 20 miles per hour in front of the school (and adjoining Kahului Elementary on the north).

Potable water is supplied by the Department of Water Supply, County of Maui. An on-site water system distributes domestic water throughout the campus.

Wastewater is collected through an on-site system and discharged into the municipal system.

Police and Fire services originate from facilities in Kahului Town.

SECTION 3
SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

A. Assessment Process

The scope of the project was discussed with the Project Manager for the Department of Education and the consultants comprising the design team. State and County agencies were contacted for information relative to their jurisdiction and expertise. Field conditions were gleaned from reports prepared by others. From the discussions and field investigations, existing conditions and features that could be affected by or affect the project were identified. These influencing conditions are:

- Maui High School has been at this location since 1972;
- There are no historic features on the building site;
- There are no rare, threatened, or endangered flora and fauna on the building site;
- There are no surface water bodies on the campus;
- Maui High School is not exposed to the 1% and 0.2% annual chance flood;
- Existing public infrastructure and utilities are adequate to service the new GALR and Multi-purpose Buildings;
- A 12-month construction schedule is projected;
- Construction will not displace any School facility or activity.

B. Short-term Impacts

1. Site Work

Approximately 21,000± square feet will be grubbed of vegetation and graded for foundations, footings, and utility excavations. Sewer lines and water lines crossing the building site will be demolished and removed. Best Management Practices (BMPs) will be implemented to control construction-related and unwanted depositing of soil material in adjoining areas and a driveway. Trucks hauling earth will be covered for dust control during transport.

2. Air Quality

Construction will temporarily affect air quality and the acoustical environment. Demolition, grubbing, grading, stockpiling, backfilling and other soil (or earth) moving activities will raise fugitive dust that can settle in adjoining areas. Windy conditions coupled with exposed soil can create severe dust problems. The general contractor will employ dust control measures to prevent the work site and construction equipment and activities from becoming significant dust generators. Control measures shall comply with Chapter 60.1, Air Pollution Control, Title 11, Department of Health, State of Hawaii (and revisions thereto). The site work contractor may implement alternative methods adaptable to the scope of the improvements and features of the site.

Most construction equipment and vehicles are diesel powered and emit exhaust emissions typically high in nitrogen dioxide and low in carbon monoxide. The Federal and State

nitrogen dioxide standard ---100mg/m^3 per annum---which is an annual standard, is not likely to be exceeded during construction. Carbon dioxide emissions should be less than that generated by automobile traffic on adjoining streets. Aldehyde odors from diesel equipment may be detected but should be dispersed by the prevailing winds.

3. Noise

Construction noise, like fugitive dust, cannot be avoided. Exposure to noise will vary by construction phase, the duration of each phase, and the type of equipment used during the different phases. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source will be generated by heavy machinery during site work. After site work is completed, reductions in sound levels, frequency, and duration can be expected as the foundation is formed, concrete footings and floors poured, and the structure erected.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. The school site is zoned residential and considered to be located in the Class A zoning district for noise control purposes. The maximum permissible daytime sound level in the district attributable to stationary noise sources and equipment related to construction activities is 55 dBA during daytime (7:00 AM to 10:00 PM) and 45 dBA during nighttime (10:00 PM to 7:00 AM) (Chapter 46, Community Noise Control, 1996). As disclosed above, construction noise occasionally will exceed the 55 dBA threshold.

In general, construction activities cannot exceed the permissible noise levels for more than ten percent of the time within any twenty-minute period except by permit or variance. Any noise source that emits noise levels in excess of the maximum permissible sound levels cannot be operated without first obtaining a noise permit from the State Department of Health. Although the permit does not attenuate noise per se it regulates the hours during which excessive noise is allowed.

The general contractor will obtain and comply with conditions attached to the permit. Work will be scheduled between the hours of 7:00 AM to 3:30 PM Mondays through Fridays. The contractor will also ensure that construction equipment with motors is equipped with mufflers in proper operating condition.

Noise will be audible over the entire construction period. However, noise should not interfere with classroom instruction given the modest scale of construction and location of the building site with respect to distance from the nearest classroom buildings. All construction activities will comply with Chapter 46 Community Noise Control, Title 11, Administrative Rules, Department of Health, State of Hawai'i.

Plywood panels and/or dust curtains will be erected around the building site for dust containment, noise attenuation, and overall safety for students, 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.

4. Erosion

Site work will create opportunities for erosion and construction-related runoff. Approximately 21,000± square feet will be graded at the building site and adjoining areas. Earthwork

quantities are estimated at 50 cubic yards of excavation and 100 cubic yards of embankment. 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. ***Such measures will include frequent water sprinkling, dust fences, stabilized construction ingress/egress, drain inlet protection, and silt fences / filter socks to minimize environmental impacts (Police Department Response).*** BMPs will be submitted for review and approval by the Departments of Public Works and Environmental Management. The proposed Erosion Control Plan is shown as Sheet C101.

The proposed improvements are less than one (1) acre thus a NPDES General Permit Authorizing Discharges of Storm Water Associated with Construction Activity will not be required from the State Department of Health.

5. Flora

Rare, threatened, or endangered flora or candidates for that status are not found on the building site. Vegetation is primarily a grass lawn and a monkeypod tree. Monkeypod trees are common on the School campus and Maui island. Since the tree will be demolished, this action could be considered an impact on a botanical resource.

6. Historic Features

The archaeological Literature Review/Field Inspection report (Cultural Surveys Hawai'i, 2022) reported "No potential historic properties were observed on the surface of the project area during the field inspection".

In the event subsurface features are unearthed, work in the immediate area will cease and the proper authorities (both historical and police) notified of the finds. Treatment and disposition of the finds will adhere to established protocols of the State Historic Preservation Division and/or the Maui Police Department.

To mitigate impacts on potential historic resources, the consulting archaeologists recommended a) consulting with the State Historic Preservation Division Archaeology Branch to determine appropriate historic preservation requirements and b) archaeological monitoring during project-related ground disturbing activities.

Maui High School was built at this location in 1972 (DOE, 2006). Some School buildings may quality for historic status as 2022 is the year some of the buildings attain 50 years old.

7. Traffic

Construction vehicles hauling workers and material will contribute to traffic on Lono Avenue and adjoining streets. The existing driveway at the front of the School is the principal access for vehicles and buses. To minimize impacts on local and on-campus traffic circulation, material deliveries will be scheduled for after morning drop-offs and before afternoon pick-ups. Construction worker traffic should not be an issue during morning and afternoons because school hours and construction work hours start and end at different times. At this time, the driveway on the south of the building site is designated the primary access to the building site.

Materials will be off-loaded at or near the job site and stored in a construction base yard to be located nearby.

School administrators and the contractor will be co-responsible for traffic control. Measures for minimizing traffic impacts during construction include but are not limited to:

- Posting notices alerting drivers of scheduled work on and around the driveway and turnaround;
- Positioning traffic cones or other directional devices to guide vehicles around work areas;
- Posting flagmen for traffic control;
- Scheduling work to avoid student drop-off and pick- up times; and
- Coordinating construction activities and traffic movement/mitigation with School administrators.

A Traffic Management Plan can be prepared if required,

C. Long-term Impacts

The proposed action will provide a permanent locker room for accommodating Maui High School Girls athletic teams. Female participation and the number of girls' teams engaged in high school sports have been increasing and facilities to support girls' athletic teams are needed. The Locker Room will provide Maui High School girls' teams with a facility built to DOE standards, equivalent to the boys athletic locker room, and comply with Title IX gender equity requirements.

Space in the new building will also provide 50 lockers for girls P.E. remedying a shortage of 50 lockers in the existing girls P.E. building.

Ambient air quality should not be adversely affected in the long-term. The proposed locker room is not a stationary source or generator of air pollution.

The Locker Room Building will not generate noise but jubilant athletes inside will. Noise will be confined to the building interior by walls, sealed windows, and doors. The self-contained building will help to reduce noise from escaping to exterior areas beyond the School grounds. The new locker room is about 550 feet from residential areas along Molokai Hema Street and the separation will aid in noise attenuation. In addition, the new locker room is partially blocked by a Restroom Building (Building R) which should also attenuate noise.

Athletic related noise should not interfere with classroom instruction. The GLAR is expected to be used primarily after school hours and on weekends when classes are not in session.

The structure will be equipped with exterior lights for safety and security. It is recognized that new or artificial light at night can increase the night sky brightness and interfere with and adversely affect astronomical observations performed by several telescopes located on Haleakalā. Measures for mitigating potential project related impacts on astronomical observations include adhering to the County of Maui Lighting ordinance for exterior light, shielding exterior light fixtures to emit zero light above the horizontal plane, and equipping motion sensing exterior fixtures with LED luminaires for its lighting capabilities and energy conservation. ***Additional steps to reduce the impact on the observatories include the use of either filtered LED lights or amber LED lights for exterior lighting and***

otherwise selecting blue-deficient exterior lighting. Blue light is especially damaging to astronomical observations (Institute of Astronomy Comment).

The structure will present a new object to be seen on campus. Over time the low-rise structure will blend with the other institutional buildings comprising the campus's architecture. The structure should not be directly visible from residential lots along Molokai Hema Street to the east. Tall trees on the southeastern end of the track, the distance from the edge of street to the building site (about 550 lineal feet) and the location of a one-story building in front of the Girls Athletic Locker Room Building should mitigate visual impacts from the aforementioned areas. In addition, the taller Gymnasium building in the background rises above the proposed Locker Room and Multi-Purpose Building and is the landmark building on this side of campus.

A color palette for exterior areas has not yet been selected. It is anticipated that the color scheme will match that of existing campus buildings.

Adverse impacts on existing water and wastewater systems are not anticipated. Water use is projected at approximately 540 gallons per day and daily wastewater discharge at 460 gallons per day. Water use will be reduced by using low-gallon flush water closets, automatic fixture cut-offs, and water efficient shower heads. Plumbing fixtures will have shut off capabilities to prevent leakage when not in use. Plans will be submitted to the Department of Water Supply and Department of Public Works for review and approval.

Post-development storm water runoff quantity is expected to increase due to the increase in impervious surface. The increase cannot be avoided. Runoff will be collected and discharged into an existing percolation pond to the north of the building site.

In anticipation of an increase in electrical consumption and to help offset the increase the building is designed with insulated materials for walls, energy efficient fixtures, and low-E glazed glass. The electrical system will provide for installation of a future rooftop PV system and alternative energy sources and storage.

Public schools are a permitted use in the Residential zoning district. A new building added to an existing school will not alter the character of surrounding areas, the zoning of adjacent properties, and the uses and zoning of the property.

SECTION 4
ALTERNATIVES TO THE PROPOSED ACTION

A. No Action / Delay the Action

A No Action / Delay the Action alternative will maintain the status quo of the physical environment and preclude the occurrence of all impacts, short and long term, beneficial and adverse disclosed in this Assessment. A No Action alternative will not achieve the stated objectives of the project. Delaying the Action would suspend the project until such time that it can be constructed.

B. Alternate Sites

Alternate locations in the vicinity of the selected site were examined. Constructing the project at an alternate location would not result in environmental impacts substantially different from what is disclosed in this assessment.

SECTION 5
AGENCIES AND ORGANIZATIONS CONSULTED IN THE ENVIRONMENTAL ASSESSMENT PROCESS

The Draft Environmental Assessment for the Maui High School Girls Athletic Locker Room was published in the Office of Environmental Quality Control Environmental Notice of February 8, 2022. Publication initiated a 30-day public review period ending on March 10, 2022. The Draft Environmental Assessment was mailed to the agencies and organizations identified below requesting comments on the Draft Environmental Assessment. An asterisk * identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Exhibit B.

State of Hawai'i

Department of Land and Natural Resources
Historic Preservation Division
Department of Health
****Clean Air Branch (Late Comment)***
*University of Hawai'i at Mānoa Institute for Astronomy

County of Maui

Department of Environmental Management
****Solid Waste Division***
Department of Public Works
[~~Department of Transportation~~]
Department of Water Supply
*Planning Department
*Fire and Public Safety
*Police Department

Other

*Maui Electric Company
Kahului Public Library (Placement)

SECTION 6
PERMITS AND APPROVALS

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'i

Department of Health

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

Department of Land and Natural Resources, Historic Sites Division

Historic Site Review (Chapter 6E)

County of Maui

Department of Water Supply

Temporary Water Permit (To Be Determined)

Department of Public Works

Building Permit
Grading and Grubbing Permit
Certificate of Occupancy

Fire and Public Safety

Fire Protection (Fire Sprinkler Plans)

SECTION 7
DETERMINATION OF SIGNIFICANCE

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 or summarized below.

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

   There are no natural, cultural, or historic resource on or associated with the site of the proposed Girls Athletic Locker Room.

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

   Maui High School was established at this site in 1972. At the time it was determined that a public high school was the best use of the land (and environment). The GALR will add to the School's physical plant and continue the long running beneficial use of the environment as the site of a public school.

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

   The project will not conflict with the State's environmental policies or long-term environmental goals.

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

   Substantial adverse effects on the economic welfare, social welfare, or cultural practices of the community and State are not anticipated.

5) Have a substantial adverse effect on public health;

   Public health will not be adversely affected.

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

   Adverse secondary impacts are not anticipated.

7) Involve a substantial degradation of environmental quality;

   Substantial degradation of environmental quality is not anticipated. Environmental quality in the area of the building site will be affected temporarily by construction activities. Measures for mitigating effects on air quality, noise, and erosion are disclosed in this environmental assessment. The contractor can also implement other control measures that would minimize disturbances inside the classroom and disruptions to school activities.

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

The project will not have substantial adverse environmental effects.

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

Rare, threatened, or endangered species and habitat were not observed.

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

Substantial effects on air quality, ambient noise levels, and water quality are not anticipated. Short-term construction activities will raise fugitive dust, increase ambient noise levels, and may generate runoff. Acceptable measures for mitigating dust, noise, and construction runoff were presented in this assessment. The contractor could implement other measures as his/her discretion. In the long-term the building is not anticipated to affect the environmental characteristics in this criterion.

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;

Maui High School is located in flood zone "X" which is areas outside the 0.2% annual chance flood (the 500-year floodplain).

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

The building will be a new object on campus and one that may be seen from adjoining streets and residential areas. Over time its low-rise profile will blend with other campus buildings as part of the architectural landscape.

Scenic vistas and view planes are not identified in the Wailuku-Kahului Community Plan.

13) Require substantial energy consumption or emit substantial greenhouse gases.

The new structure will increase energy use at the School. Design measures for reducing energy use and creating renewable energy were disclosed in the Description of the Proposed Action.

REFERENCES

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Department of Education, State of Hawai'i. 2006. *Department of Education Facilities Inventory System Comprehensive Report, Maui High School.*

Department of Geography, University of Hawai'i at Hilo. 1998. *Atlas of Hawai'i Third Edition.* University of Hawai'i Press. Honolulu.

Design Partners Inc. November 2021. *Plans and Drawings for Maui High School Girls Athletic Locker Room and Other Facilities*

Federal Emergency Management Agency. *September 2009. Flood Insurance Rate Map. Community Panel No. 150030392E.*

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Munekiyo & Hiraga, Inc. March 2011. *Draft Environmental Assessment. Proposed H.P. Baldwin High School Softball Field and Related Improvements 9TMK 92) 3-8-007: 004) (por.).* Prepared for State of Hawaii Department of Education.

Park, Gerald Urban Planner. *September 2019.* Final Environmental Assessment MHS STEM Building and Autism Center.

Pukui, Mary K, Samuel H. Ebert, and Esther T. Mookini. 1974. *Place Names of Hawaii.* University of Hawaii Press.

U.S. Department of Agriculture, Soil Conservation Service. August 1972. *Soil Survey Report for Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i.* In Cooperation with the University of Hawai'i Agricultural Experiment Station.

Wilson Okamoto Corporation. June 2008. *Hawaii Water Plan Water Resource Protection Plan.* Prepared for State of Hawaii Commission on Water Resource Management.

EXHIBIT A

Zoning and Flood Confirmation Form

19/4236

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 AUG 15 2019 COUNTY OF MAUI DEPARTMENT OF PLANNING

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME Gerald Park TELEPHONE 808. 625. 9626

PROJECT NAME Maui HS STEM Bldg & Autism Ctr. E-MAIL gpark@gpup.biz

PROPERTY ADDRESS 660 South Lono Ave. Kahului TAX MAP KEY 3-8-007: 098

☐ 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 PLAN Growth Boundary:[2] ☒ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries

Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☒ Outside Protected Areas

COMMUNITY PLAN:[2] Public/Quasi-Public

COUNTY ZONING: R-2 (residential)

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).

_____ (Signature) ☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).
☐ 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 (Signature) Shelly M. Kan-Hai 8/20/19 (Date)

For: Planning Program Administrator, Zoning Administration and Enforcement Division

EXHIBIT B

Environmental Assessment Comments and Responses

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

JOHN PELLETIER
CHIEF OF POLICE

CHARLES L. HANK III
DEPUTY CHIEF OF POLICE

February 22, 2022

received
2.19.22

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

Re: Maui High School Girls Athletic Locker Room and Other Facilities
660 South Lono Avenue
Kahului, Maui, HI
TMK: (2) 3-8-007:098

Dear Mr. Park:

This is in response to your letter dated February 3, 2022 requesting comments on the Draft Environmental Assessment (EA) for the Maui High School Girls Athletic Locker Room and other facilities project.

In review of the submitted documents, we have concerns of the dust and debris generated from this project, as well as the ingress and egress of heavy construction vehicles and equipment. We recommend measures be taken to minimize any impacts of visibility and obstructions upon the surrounding roadways as the high school is in a heavily populated residential area.

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

Sincerely,

Assistant Chief Clyde Holokai
for: JOHN PELLETIER
Chief of Police

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

[illegible] Kaahumanu Ave.
#[illegible]
Kahului, Hawaii
96732

Telephone:
(808) 871-[illegible]

e-mail:
gerald@geraldpark.biz

March 31, 2022

John Pelletier, Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku, HI 96793

Dear Chief Pelletier:

Subject: Maui High School Girls Athletic Locker Room and Other Facilities
660 South Lono Avenue
Kahului, Maui, HI
TMK: [2] 3-8-007: 098

Thank you for reviewing and providing comments on the Draft Environmental Assessment. We offer the following response to the Police Department comments.

General measures for mitigating construction vehicle impacts on adjoining streets were disclosed in the Draft Environmental Assessment. The general contractor can implement specific measures based on experience with similar job sites and the need to provide safe ingress and egress for all vehicles.

Temporary erosion control measures and Best Management Practices (BMPs) will be incorporated into the construction documents. Such measures will include frequent water sprinkling, dust fences, stabilized construction ingress/egress, drain inlet protection, and silt fences / filter socks to minimize environmental impacts.

The contractor will also comply with public health regulations for dust control at the building site and when hauling construction debris for disposal at an approved disposal site.

We thank the County of Maui Police Department for participating in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

c: M. Tamayori, HIDOE

Gerald Park

From: Okazaki, Ray <ray.okazaki@hawaiianelectric.com>
Sent: Thursday, February 24, 2022 10:16 AM
To: gpark@gpup.biz
Cc: Jolene.velasco@k12.hi.us
Subject: Maui High School Girls Athletic Locker Room and Other Facilities
Attachments: MauiHS-GirlsLocker.pdf

received
2.24.22

Aloha Mr. Park,
Please find the attached as our response to your subject project's Draft Environmental Assessment.

Mahalo,

Ray Okazaki
Engineer II, Engineering (Maui County)

O: 808.871.2390
Direct: 808.871.2340
ray.okazaki@hawaiianelectric.com

Hawaiian Electric
PO Box 398, Kahului, HI 96733

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received
2.24.22

February 24, 2022

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

via email: gpark@gpup.biz

Subject: Maui High School Girls Athletic Locker Room and Other Facilities
Draft Environmental Assessment
660 South Lono Avenue
Kahului, Maui, Hawaii
Tax Map Key: (2) 3-8-007: 098

Dear Mr. Park,

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

In reviewing our records and the information received, Hawaiian Electric Company has no comments to the subject project at this time. Please be advised that the Utility Metering is performed at the primary voltage service level.

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

Sincerely,

Ray Okazaki
Ray Okazaki
Engineer II, Engineering
Hawaiian Electric Company – Maui County

Email copy: Jolene Velasco, Project Coordinator – Department of Education
Jolene.velasco@k12.hi.us

MICHAEL P. VICTORINO
Mayor

BRADFORD K. VENTURA
Fire Chief

GAVIN L.M. FUJIOKA
Deputy Fire Chief

DEPARTMENT OF FIRE & PUBLIC SAFETY
FIRE PREVENTION BUREAU
COUNTY OF MAUI
313 MANEA PLACE
WAILUKU, HI 96793

received
2.25.22

February 25, 2022

VIA EMAIL: gpark@gpup.biz
jolene.velasco@k12.hi.us

Gerald Park Urban Planner
Attn: Gerald Park
95-595 Kaname'e St. #324
Mililani, HI 96789

SUBJECT: MAUI HIGH SCHOOL GIRLS ATHLETIC LOCKER ROOM AND OTHER FACILITIES; TMK (2) 3-8-007:098

Dear Gerald,

Thank you for the opportunity to review your project. At this time Fire Prevention Bureau has no comments.

Our office does reserve the right to comment on the proposed project during the building permit review process when detailed plans for this project are routed to our office for review. At that time, fire apparatus access, water supply for the fire protection, and fire and life safety requirements associated with the subject project will be formally reviewed.

Should you have any specific fire related public safety concerns please identify those to us on this or any future projects you would like us to review.

If there are any questions or comments, please feel free to contact our office at (808) 876-4690 or by email at fire.prevention@mauicounty.gov.

Sincerely,

Plans Review - Fire Prevention Bureau

Gerald Park

From: Elaine Baker <Elaine.Baker@co.maui.hi.us>
Sent: Wednesday, March 2, 2022 2:16 PM
To: gpark@gpup.biz
Cc: Agnes Nolan
Subject: MHS Girls Athletic Locker Room

received
3.2.22

Hi Gerald Park:
Maui County Solid Waste Division has no comments on this project. E

Institute for Astronomy
Office of the Director

UNIVERSITY of HAWAI'I
MĀNOA

March 10, 2022

Via email:

State of Hawai'i, Department of Education
3633 Wai'alae Avenue
Honolulu, HI 96816

received
3.10.22

Attention: Ms. Jolene Velasco (jolene.velasco@k12.hi.us)

Re: Maui High School Girls Athletic Locker Room—Draft EA (AFNSI)
TMK: (2) 3-8-007:098
Wailuku District, Island of Maui

Dear Ms. Velasco:

Thank you for the opportunity to comment on the draft environmental assessment (EA) for the proposed Maui High School Girls Athletic Locker Room project (published February 8, 2022), 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 parties 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:

IfA greatly appreciates the Draft EA's specific acknowledgment that additional artificial lighting will increase the night sky brightness and thus interfere with and adversely affect astronomical observations (Section 3, Part C: "Long-term impacts"). However, we also wish to note that some of the observations from Haleakalā are conducted by the Air Force using their own telescopes at the summit. As these observations are also sky-background limited, any additional exterior artificial lighting may also interfere with their operations, carried out for national defense purposes; in addition to adversely affecting the IfA's observations.

2680 Woodlawn Drive
Honolulu, Hawai'i 96822
An Equal Opportunity/Affirmative Action Institution

IfA also appreciates that mitigating measures have been proposed in the Draft EA, in particular the use of motion sensors with exterior lighting. However, the phrasing used is somewhat unclear: "equipping motion sensing exterior features with LED luminaires for its lighting capabilities and energy conservation" (Section 3, Part C: "Long-term impacts"). A less ambiguous phrasing may be to say that mitigating measures will include "equipping exterior LED luminaires with motion sensors". Additional steps to reduce the impact on the observatories include the use of either filtered LED lights or amber LED lights for exterior lighting; and otherwise selecting blue-deficient exterior lighting. Blue light is especially damaging to astronomical observations.

IfA also applauds the Draft EA's description of the proposed structure's sustainability design features, including the use of "daylight harvesting" (Section 1, Part B: "Technical Characteristics", point #7). The Draft EA indicates that daylight harvesting incorporates the use of natural light and the reduction of artificial lighting but does not specify exactly how this will be achieved. If the use of natural light includes skylights, we respectfully request that shutters be fitted to prevent the escape of light during nighttime.

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,

Doug Simons
Director

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

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

95-595 Kanamaele St
#324
Mililani, Hawaii
96789

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

March 31, 2022

Doug Simons, Director
University of Hawaii at Manoa
Institute for Astronomy
2680 Woodlawn Drive
Honolulu, Hawaii 96822

Dear Director Simons:

Subject: Maui High School Girls Athletic Locker Room – Draft EA (AFNSI)
TMK: [2] 3-8-007: 098
Wailuku District, Island of Maui

Thank for reviewing and providing comments on the Draft Environmental Assessment prepared for the Subject project.

Your comment about using certain LED lights for exterior lighting to minimize light impacts on observatories located on Haleakalā will be written into the Final Environmental Assessment.

Institute for Astronomy participation in the environmental assessment process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

c. M. Tamayori, HIDOE

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

received
3.15.2022

March 14, 2022

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

Ms. Jolene Velasco, Project Coordinator
Hawaii Department of Education
Project Management Section
3633 Waialae Avenue
Honolulu, Hawaii 96816

Dear Mr. Park and Ms. Velasco:

SUBJECT: REQUEST FOR COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT (DRAFT EA) FOR THE PROPOSED MAUI HIGH SCHOOL GIRLS ATHLETIC LOCKER ROOM AND OTHER FACILITIES, LOCATED AT 660 SOUTH LONO AVENUE, KAHULUI, ISLAND OF MAUI, HAWAII; TMK: (2) 3-8-007:098 (EAC 2022/0004)

The Department of Planning (Department) is in receipt of the request for comments on the Draft EA for the Maui High School Girls Athletic Locker Room and Other Facilities project. The proposed project is estimated to encompass a total of 21,000 square feet or 0.482 acres on an existing grass lawn between Buildings Q (Gymnasium) and R (Restrooms). The proposal includes two structures, which include a Girls Athletic Locker Room and a Multi-Purpose Building which can be separated into two smaller meeting rooms.

Based on the foregoing, the Department provides the following comments in preparation of a Final Environmental Assessment.

1. There are a number of typos that need to be corrected for the Final EA. There is a typo on page 1 of the application in regards to the TMK. Page 1 of the Draft EA states: "The square-shaped parcel bears Tax Map Key: [2] 3-8-00&: 098." The ampersand sign should be corrected as the number 7. Also, on page 1, "Title" is spelled incorrectly in "Tittle IX."

2. On page 1, it is noted that a second building for multi-purposes will also be constructed to provide classrooms and accommodate group meetings and functions. This should be included in the project scope on page i.

3. The land use designations for the project area are:

State Land Use:	Urban
Maui Island Plan:	Urban Growth Boundary/Outside Protected Area
Community Plan:	Public/Quasi-Public
County Zoning:	R-2 Residential
Other:	Outside Special Management Area

4. In regards to Demolition, page 1 states: "There are no on-site structures to be demolished. An existing water line, several irrigation lines, and a sewer line will be cut, plugged, and removed. A large Monkeypod tree, signs, bollards, and a concrete headwall will be demolished." Concerning the concrete headwall, it is assumed that it was built around the same time as the rest of the campus, making it a historic property. This project will need to be submitted for Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) review.

5. In regards to Infrastructure, page 3 states: "The building will not be equipped with a fire sprinkler system." The Department advises working with the Department of Fire and Safety, Fire Prevention Bureau to ensure that appropriate guidelines are followed.

6. In regards to Circulation and Parking page 3 states: "Changes to vehicle circulation and parking in the vicinity of the building site are not proposed." According to the Zoning Administration Enforcement Division, an analysis must be conducted of the square footage of all structures on site for parking requirements. For the Final EA, please provide a parking analysis.

7. In regards to Soils page 15 of the Draft EA, the report stated that the project area is comprised of Pu'uone and Jaucus sand. Although the Literature Review/Field Investigation report indicates "No potential historic properties were observed on the surface of the project area during the field inspection," these sandy soils are known to contain human burials and several previous archaeological studies have documented human burials and pre- and post-contact historic properties within sand deposits to the northwest and southwest. As stated previously, this project will need to be submitted to DLNR-SHPD for review.

8. In regards to General Plan of the County of Maui on page 18, paragraph 5 it is noted that the Maui Island Plan (MIP) and Wailuku-Kahului Community Plan (WKCP) are assessed relative to the "STEM Building and Autism Center." Is this specific reference referring to the "second building for multi-purposes?" If this building is being designed for a specific use and purpose, it would be helpful and useful to disclose that at the beginning of the document (i.e. page 1). The relevancy of the plans to the locker room building should also be included (the two buildings are both being built to address public education needs). However, if the STEM building was already reviewed under a separate EA, then it is advisable that the language on page 18 that makes reference to MIP and WKCP language that relates to the STEM building and Autism Center should be omitted.

The sentence should read: "However, the relevancy of the Maui Island Plan and the Wailuku-Kahului Community Plan relative to public education is cited."

9. On page 19, additional supporting language in the MIP for this project can include:

   Goal: Maui will have school and library facilities that meet residents' needs and goals. Policy: 6.8.1.e Encourage the State to upgrade, modernize, and expand school facilities, including those in remote communities.

10. Given the age of the campus, lead based paint may be a concern. For the Final EA, please state whether any existing paint will be removed. If so, the Applicant will need to abide by the Best Management Practices provided by the Environmental Protection Agency at the following website: https://www.epa.gov/sites/default/files/document/steps.pdf.

11. Substantial lighting may be an area of concern. Given that athletic games occur during different hours throughout the day and night, lighting is a concern for safety for this area. For the Final EA please provide lighting details.

The Department acknowledges the need for the Girls Athletic Locker Room to meet the new Title IX Education Act Amendments of 1972 and to correct the shortage of lockers. The Department also acknowledges the need for a multi-purpose room to provide classrooms and accommodate group meetings and functions.

Thank you for the opportunity to comment on this project. Should you require further clarification, please contact Staff Planner Laury Kanae Sanger by email at laury.kanae@mauicounty.gov or by phone at (808) 270-5568.

Sincerely,

MICHELE MCLEAN, AICP
Planning Director

xc: Clayton I. Yoshida, Planning Program Administrator (PDF)
Jacky Takakura, Acting Planning Program Administrator (PDF)
Laury K. Sanger, Staff Planner (PDF)
Gerald Park, Applicant (PDF)
Project File

MCM:LKS:lp
K:\WP_DOCS\Planning\EAC\2022\0004_MHSGirlsLockerRm\EAC Comment Letter.doc

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

95-595 Kanaenae St
#324
Mililani, Hawai'i
96789

Telephone:
(808) 349-9626

e-mail:
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March 31, 2022

Michelle Choteau Mclean, AICP, Planning Director
Planning Department
County of Maui
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793

Dear Director Mclean:

Subject: Draft Environmental Assessment
Maui High School Girls Athletic Locker Room
660 South Lono Avenue
Kahului, Island of Maui, Hawai'i
TMK: [2] 3-8-007: 098
EAC 2022/0004

1. Typographical Errors

"Typos" have been corrected on page 1.

2. Second Building

Information on the second building was disclosed in Section 1, B.3, page 2.

3. Land Use Information

Land Use information in the Draft Environmental Assessment has been revised per Planning Department comments.

4. The Final Environmental Assessment and an archaeological Literature Review / Field Inspection Report will be submitted to the State Historic Preservation Division for Chapter 6E, HRS review.

5. Fire Plans

Fire plans will be coordinated with the Department of Fire and Public Safety when the plans are submitted for permit. There is no fire suppression scope for the project. Construction drawings will be submitted to the agency for review and approval.

6. Circulation and Parking

A parking analysis is attached. The existing parking is sufficient and the project will not require additional parking on the premises.

7. Soils

See No. 4 above.

8. General Plan

Reference to the STEM building has been deleted. The STEM Building and Autism Center were assessed by a separate environmental assessment (July 2020).

9. Maui Island Plan Supporting Language

Additional language will be added to the Maui Island Plan as noted in this comment.

10. Lead Paint

This project does not propose removing existing paint from any building.

11. Lighting Details

The Draft EA indicated "[T] the structure will be equipped with exterior lights for safety and security" Section 3, C. page 25). Construction plans, including lighting details, will be submitted to County of Maui agencies as part of the building permit process.

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

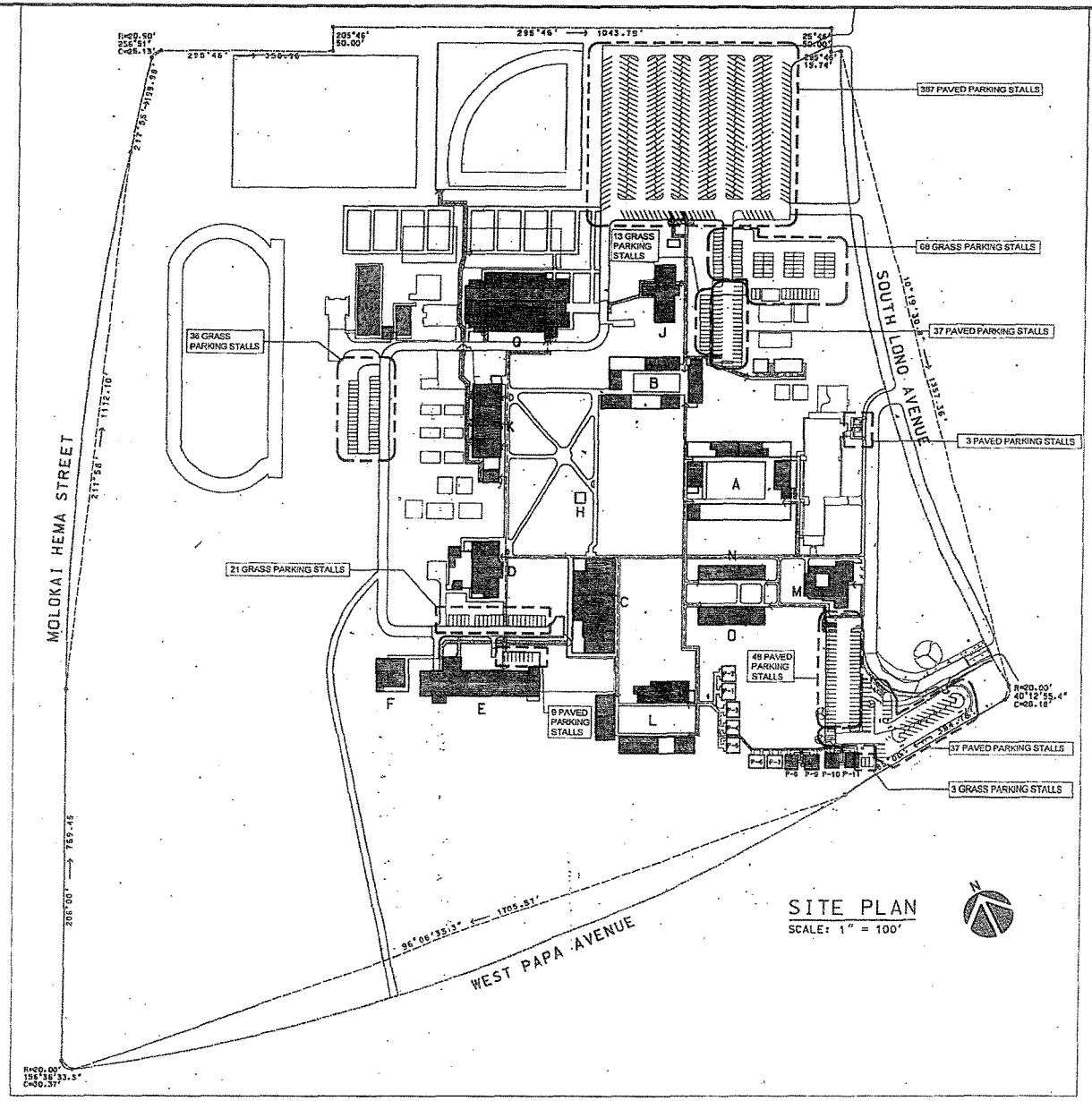
Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

Attachment: Parking Analysis

c. M. Tamayori, HIDOE



SITE PLAN
SCALE: 1" = 100'

N

PARKING STALL DATA	
PAVED PARKING STALLS	387
	37
	3
	48
	37
	9
TOTAL PAVED PARKING STALLS PROVIDED	521
GRASS PARKING STALLS PROVIDED	68
	13
	3
	21
	36
TOTAL GRASS PARKING STALLS PROVIDED (21%)	141
TOTAL PAVED AND GRASS PARKING STALLS PROVIDED	662
TOTAL REQUIRED PARKING STALLS FOR THIS TMK	655

REV NO	SYM	DESCRIPTION	APP. BY	DATE	APPROVED STATE PUBLIC WORKS ENGINEER

RICHARD CLEINGKOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 9073
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

4/30/24
Expiration Date of the License

DEPARTMENT OF EDUCATION
STATE OF HAWAII

MAUI HIGH SCHOOL
GIRLS ATHLETIC LOCKER RM AND OTHER FACILITIES

KAHULUI, MAUI HAWAII
TMK (2) 3-8-007: 055

SITE PARKING PLAN

DESIGN PARTNERS, INC.

DEPARTMENT OF EDUCATION	CHECKED BY KS, CN	PROJECT NO Q55225-20	DRAWING NO G-1.05
DRAWN BY JM, HI, CN	APPROVED BY KE	DATE APRIL 2022	SHEET
SCALE AS SHOWN			OF SHTS

FILE_____ DRAWER_____ FOLDER_____

Gerald Park

From: Cab General <Cab.General@doh.hawaii.gov>
Sent: Wednesday, March 23, 2022 3:31 PM
To: jolene.velasco@k12.hi.us; gpark@gpup.biz
Subject: Maui High School Girls Athletic Locker Room--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

Standard Comments for Land Use Reviews
Clean Air Branch
Hawaii State Department of Health

received
11-24-2021

If your proposed project:

Requires an Air Pollution Control Permit

You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.

Includes construction or demolition activities that involve asbestos

You must contact the Asbestos Abatement Office in the Indoor and Radiological Health Branch.

Has the potential to generate fugitive dust

You must control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near to existing residences, business, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does *not* require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance complaints.

You should provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

a) Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
b) Providing an adequate water source at the site prior to start-up of construction activities;
c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
d) Minimizing airborne, visible fugitive dust from shoulders and access roads;
e) Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
f) Controlling airborne, visible fugitive dust from debris being hauled away from the project site.

If you have questions about fugitive dust, please contact the Enforcement Section of the Clean Air Branch

Clean Air Branch (808) 586-4200 cab@doh.hawaii.gov	Indoor Radiological Health Branch (808) 586-4700

April 1, 2019

Late Comment. A Response is Not Required.