



EXECUTIVE CHAMBERS

HONOLULU

JOHN WAIHEE
GOVERNOR

December 5, 1986

Ms. Letitia N. Uyehara
Director
Office of Environmental Quality Control
465 South King Street, Room 115
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Based on the recommendation of your office, I am pleased to accept the site selection study and final environmental impact statement for the new Maui Intermediate School, Kahului, Maui, as a satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes.

This environmental impact statement will be a useful tool in deciding whether this project should be allowed to proceed. My acceptance of the statement is an affirmation of its adequacy under applicable laws and does not constitute an endorsement of the proposal.

When the decision is made regarding this action, I expect the proposing agency to carefully weigh the societal benefits against the environmental impact which will likely occur. This impact is adequately described in the statement, and, together with the comments made by reviewers, provides a useful analysis of alternatives to the proposed action.

With warm personal regards, I remain,

Yours very truly,

John Waihee

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**Site Selection Study
and Final Environmental
Impact Statement**

for

**The New Maui Intermediate School
Kahului, Maui**

Prepared for:

**State of Hawaii
Department of Accounting
& General Services**

Prepared by:

Wilson Okamoto & Associates, Inc.

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SITE SELECTION STUDY AND FINAL ENVIRONMENTAL IMPACT STATEMENT
FOR THE
NEW MAUI INTERMEDIATE SCHOOL
KAHULUI, MAUI, HAWAII

This environmental document is prepared pursuant
to Chapter 343, HRS

Proposing Agency:

Department of Accounting and General Services
State of Hawaii

Accepting Authority:

Governor, State of Hawaii

Responsible
Official:


HIDEO MURAKAMI, COMPTROLLER

NOV 20 1986

DATE

Prepared by

WILSON OKAMOTO AND ASSOCIATES, INC.
Planners, Engineers, Architects
Honolulu, Hawaii

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PREFACE

This environmental document is prepared pursuant to the requirements of Chapter 343, Hawaii Revised Statutes, and Environmental Impact Statement Rules.

A Site Selection Study is incorporated within this document to identify the most suitable sites for the proposed Maui Intermediate School. A total of seven (7) potential sites were identified for evaluation against minimum site criteria, as set forth by the Department of Education (DOE). Four (4) of the seven potential sites were determined to meet the minimum site criteria and were designated candidate sites. The four candidate sites were further evaluated with respect to DOE-established school site and community site criteria, as well as cost considerations. Results of this evaluation provide for a relative rating of each site with respect to the other three sites.

All four candidate sites are addressed with respect to Chapter 343, HRS, and Environmental Impact Statement Rules.

SUMMARY

Proposing Agency: Department of Accounting and General Services, State of Hawaii

Proposed Project: New Maui Intermediate School

I. PROPOSED ACTION

- A. Continued and projected population growth in the Kahului region of Maui has and will continue to stress the operating capacities of the region's public schools. In keeping with the Department of Education's (DOE) goal of ensuring the provision of adequate and accessible educational services and facilities, the DOE proposes a new intermediate school (Grades 6-8) for the Kahului area.

II. DESCRIPTION OF ENVIRONMENT

- A. The project service area will encompass all of the Kahului residential areas, east of Maui Memorial Hospital, including Puunene Town and Alexander and Baldwin Inc.'s proposed Maui Lani planned community.

Existing land uses in the Kahului service area are representative of land uses typically found in an urbanized community. While single family residences occupy a major portion of lands within the service area, other land uses include transportation facilities (e.g., Kahului Airport, Kahului Harbor), shopping centers (e.g., Kaahumanu Shopping Center, Maui Mall, Kahului Shopping Center), hotels (e.g., Maui Beach Hotel, Maui Palms Hotel, Maui Hukilau Hotel), educational facilities (e.g., Maui Community College, public and private elementary, intermediate and high schools), industrial areas (e.g., Maui Industrial Park) and the Kanaha Pond Wildlife Sanctuary.

III. POTENTIAL SCHOOL SITES

- A. Seven (7) potential school sites were identified for evaluation against minimum site criteria, as set forth by the DOE. The seven potential school sites are the: (1) Maui High School Site; (2) Maui Lani North Site; (3) Maui Lani South Site; (4) Old Lihikai School Site; (5) Kahului Fairground Site; (6) Kiihelani Highway Site; (7) Maui Lani East Site. The potential school sites are illustrated in Figure S1.

IV. ENVIRONMENTAL IMPACTS

- A. Regional impacts include those associated with the economy and social and cultural environments.

- B. Short-term construction related site impacts are associated with noise, air quality, water quality, erosion, traffic, public health and safety, and archaeology.
- C. Long-term site impacts include flora, fauna, traffic and social impacts.
- D. Infrastructure impacts include those associated with development of the proposed school.

V. RELATIONSHIP TO PUBLIC LAND USE POLICIES AND CONTROLS

- A. Land use considerations pertinent to the alternative school sites are as follows:

- 1. State Land Use Classification: Urban
- 2. Proposed Community Plan Designation: School Use
- 3. County Zoning Designations:

Candidate Site 1 - Maui High School Site: R-2 Residential

Candidate Sites 2, 3 & 7 - Maui Lani Sites: Subject to interim zoning provisions

VI. ALTERNATIVES CONSIDERED

- A. The "no action" alternative is considered to be unacceptable as the schools within the project service area are presently operating beyond capacity and continued population growth is projected for the region.
- B. Adjustment of the existing school service area would not provide an acceptable solution because of unavailable excess capacities at other Maui schools. All schools in the area are operating at capacity.
- C. Busing to other schools is similarly considered to be infeasible due to the current lack of adequate additional facilities to accommodate bused students, as well as the lack of unused space within which construction of new facilities would be possible.
- D. Construction of a new K-8 school is considered unacceptable as this would perpetuate unsatisfactory conditions such as inadequate program offerings caused by a limited 7th and 8th grade enrollment, and the difficulty in providing enough teachers for seventh and eighth graders. This alternative is considered a higher cost alternative as expensive special facilities would need to be constructed at three locations.

- E. Expanding the capacities of existing K-8 schools was examined and determined infeasible given the lack of sufficient land area at both Lihikai and Kahului Schools. Additionally, a K-8 organization would perpetuate problems as discussed in D. above. Moreover, the cost of expanding the existing schools has been determined to be greater than the cost of constructing a new intermediate school.

VII. RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

- A. Implementation of the proposed project will include local short-term uses of man's environment during the construction phase of the project. Over the long-term, however, the new Maui Intermediate School will assure the continued maintenance and enhancement of public education and social welfare by providing an essential educational service and facility that will meet the enrollment requirements of the region.

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

- A. Irretrievable resources committed to the project will include fuel, labor, funding and materials to implement construction of the new intermediate school. Development of the proposed project will involve the commitment of land for school use.

I. PROJECT DESCRIPTION

I. PROJECT DESCRIPTION

A. Study Purpose

In keeping with the Department of Education's (DOE) goal of ensuring the provision of adequate and accessible educational services and facilities, the DOE proposes a new intermediate school (Grades 6-8) for the Kahului area of Maui. This study represents the State's initial effort towards implementation of a new intermediate school by:

- (1) Identifying and evaluating potential school sites;
- (2) Assessing environmental impacts of viable school sites pursuant to Chapter 343, Hawaii Revised Statutes.

B. Project Need

Continued and projected population growth in the Kahului region has and will continue to stress the operating capacities of the region's public schools. Lihikai and Kahului Schools, the area's two existing grades K-8 schools, enrolled 2,163 students in 1984. Enrollment projections to 1990 reflect an additional 526 students, and projections to the year 2005 estimate a total of 3,000 students at both campuses.

While both campuses presently utilize 18 portable classrooms, there is still a shortage of nine classrooms.

Options considered by the DOE to address this capacity constraint included: (1) adjusting existing school service areas; (2) busing to schools outside the Kahului school service area; (3) constructing a new K-8 school; and (4) expanding the capacity of existing schools. However, these options were considered to be infeasible due to (1) unavailable excess capacities at other Maui schools and (2) relatively higher cost.

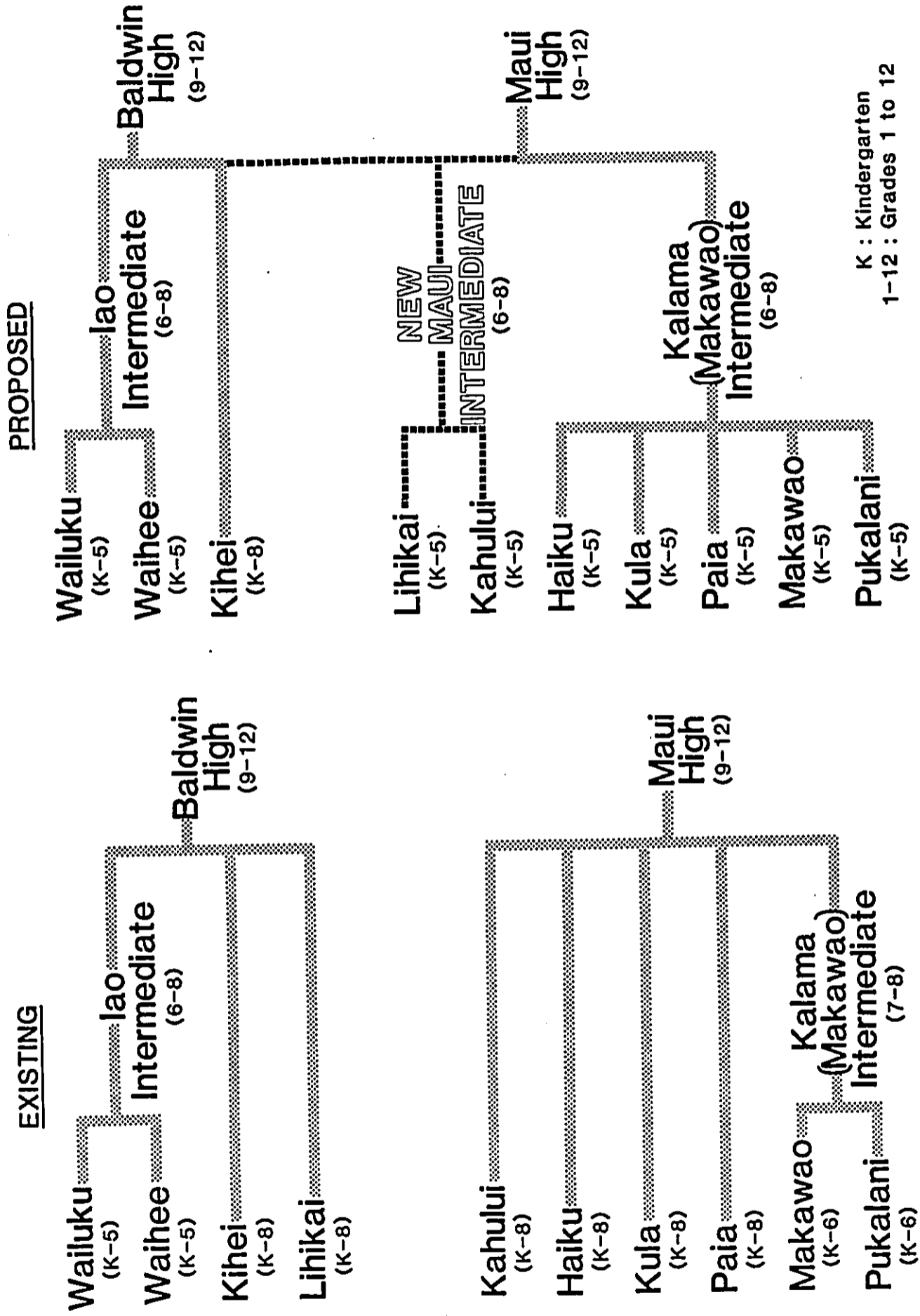
In light of the above, the DOE has determined that construction of a new intermediate school offers the most appropriate and cost effective approach to meeting enrollment requirements in the Kahului region.

C. Existing and Proposed Wailuku-Kahului Educational Structure

The Wailuku-Kahului educational complex is comprised of two high school-feeder school systems (See Figure 1). Baldwin High School (Grades 9-12) serving the Wailuku region, is fed by Iao Intermediate School (Grades 6-8), Lihikai School (Grades K-8), and Kihei School (Grades K-8). Iao Intermediate School is fed by the Wailuku Elementary School (Grades K-5) and Waihee School (Grades K-5).

Wailuku-Kahului Educational Feeder Network

fig. 1



The second system, serving the Kahului region, consists of the Maui High School (Grades 9-12) and its five feeder schools, Kahului, Haiku, Kula and Paia (all Grades K-8), and Makawao Intermediate School (Grades 7 and 8) which has been renamed the Samuel Kalama Intermediate School. The Pukalani and Makawao Schools (Grades K-6) feed the new Kalama Intermediate School (first increment opened in September 1985).

(Department of Education, March 8, 1985 and October 8, 1985)

Under the proposed restructuring plan, Iao will continue to service grades 6-8 (receiving students from Wailuku Elementary School and Waihee School). Both Iao and Kihei (Grades K-8) will continue to feed Baldwin High School. The Maui High School system, with the new Maui Intermediate School, will be restructured by converting Lihikai and Kahului Schools from K-8 to K-5 schools. Grades 6-8 from both schools will be transferred to the new Maui Intermediate School. Haiku, Paia and Kula Schools will be converted from K-8 to K-5 schools. Makawao and Pukalani Schools (Grades K-6) will also become K-5 schools. These elementary schools will feed Kalama Intermediate School. Both the new Maui and Kalama Intermediate Schools will feed Maui High School. (Department of Education, June 1984)

Lihikai School students feeding the new Maui Intermediate School will attend Baldwin High School.

The reassignment of grades 7 and 8 to the new Maui Intermediate School is expected to bring enrollment at Kahului and Lihikai Schools to a more manageable level.

D. New Maui Intermediate School Service Area

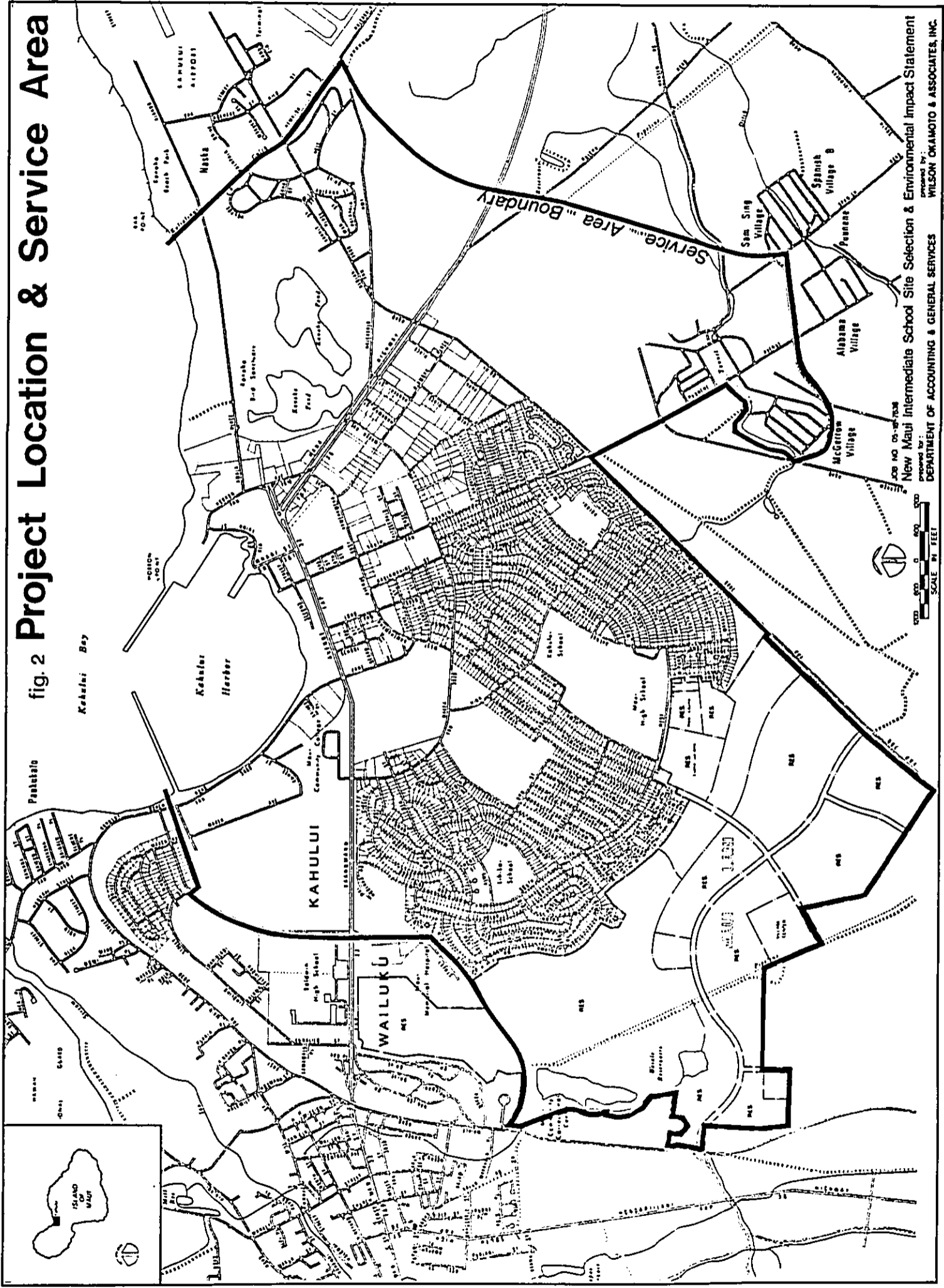
The proposed Maui Intermediate School will be located within the Kahului region of Maui, as shown in Figure 2. The school's service area will encompass all of the Kahului residential areas, east of Maui Memorial Hospital, including Puunene Town and Alexander and Baldwin Inc.'s proposed Maui Lani planned community.

Inclusion of the Maui Lani development extends the service area south of the existing "built-up" area. This 1,040 acre development will be a major contributor to the public school system in Kahului. More than 250 residential units have been developed with 3,250 more units proposed to be developed.

E. School Development Requirements

The new Maui Intermediate School will be developed in accordance with DOE specifications and standards (DOE, 1980). The DOE has established the following requirements for the proposed school:

fig. 2 Project Location & Service Area



DEPARTMENT OF ACCOUNTING & GENERAL SERVICES
prepared by:
WILSON OKAMOTO & ASSOCIATES, INC.

JOB NO. 05-47-1048
New Maui Intermediate School Site Selection & Environmental Impact Statement
prepared by:
WILSON OKAMOTO & ASSOCIATES, INC.

- o Type of School - Intermediate, Grades 6-8
- o Scheduled Opening Date - September, 1989
- o Acreage Required - Approximately 12 acres
- o Design Enrollment - 1,000 students
- o Peak Enrollment - 1,200 students
- o Enrollment Projected at School Opening - 500 students

Proposed school facilities will include the following:

- o Forty (40) permanent classrooms
- o Four portable classrooms with space and infrastructure for an additional eight to accommodate peak enrollment
- o Administration building
- o Library
- o Physical education facilities and play areas
- o Parking lot
- o Cafeteria

II. THE PROJECT SETTING

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A. Regional Overview

The Islands of Maui, Molokai, Lanai, and Kahoolawe (a total area of 1,161.6 square miles) constitute the County of Maui, the second largest County in the State of Hawaii. Maui County is the third most populous County in the State with a population of approximately 83,300 in 1984.

Tourism is Maui County's primary industry, followed by trade and agriculture. Scientific research, diversified agriculture, and marine projects are also becoming increasingly important to the County's economy.

There are no separate municipal governments within Maui County, and like Hawaii's two other Neighbor Island Counties, the County is governed by a Mayor-County Council form of government.

The Island of Maui is the seat of the County Government, as well as the center of trade and tourism. Kahului, Wailuku, Lahaina, and Kihei are major population centers on Maui.

B. Environmental Setting of the Service Area

1. Existing Land Use

Existing land uses in the Kahului service area are representative of land uses typically found in an urbanized community. While single family residences occupy a major portion of lands within the service area, other significant land uses are also found, as follows:

- o Transportation facilities (e.g., Kahului Airport, Kahului Harbor)
- o Shopping centers (e.g., Kaahumanu Shopping Center, Maui Mall, Kahului Shopping Center)
- o Hotels (e.g., Maui Beach Hotel, Maui Palms Hotel, Maui Hukilau Hotel)
- o Educational facilities (e.g., Maui Community College, public and private elementary, intermediate and high schools)
- o Industrial areas (e.g., Maui Industrial Park)

The service area also includes the Kanaha Pond Wildlife Refuge, which is located near the shoreline, east of Hana Highway.

The proposed 1,040 acre Maui Lani planned community is located south of the existing Kahului residential area. This area is for the most part, undeveloped and covered with kiawe, koa haole, and shrubs and grasses. Portions of the proposed Maui Lani area are, however, currently used for agricultural purposes (52 acres for passion fruit farming and 59 acres for seed cane).

2. Climate

Both Wailuku and Kahului are located on the Central Maui isthmus where the weather is typically sunny and dry. This contrasts greatly with the climate of the windward slopes of the West Maui Mountains and East Maui (Haleakala) which may receive as much as 400 and 300 inches of rain per year, respectively.

The Kahului area experiences a typical semi-tropical climate, with temperatures for the coolest month averaging 71.6°F and for the warmest month, 78.8°F. Average annual precipitation is 18.43 inches. The prevailing winds are the northeasterly tradewinds which

generally vary from between 13 to 24 miles per hour. Tradewinds are prevalent from spring to fall and are affected by Mt. Haleakala and the West Maui Mountains. A southeasterly evening breeze is created by temperature fluctuations on the slopes of Mt. Haleakala.

3. Flora

The zonation of plants is highly dependent on climatic factors, with the most important climatic factor governing plant distribution in the Kahului area being average annual rainfall.

There are no known endangered species of flora within the project service area. Flora generally found within the service area are listed in Table 1.

The prevalent vegetation within the Kahului service area are kiawe and lowland shrubs. Characteristic plants within this zone are kiawe, koa haole, finger grass, and the native Hawaiian pili grass.

The prevalent vegetation within the Wailuku vicinity of the service area include lantana, koa haole, klu, panini, ilima, and Natal redtop grass.

TABLE 1
 FLORA FOUND IN THE KAHULUI AREA

<u>SPECIES</u>	<u>COMMON NAME</u>
<u>Bidens cordifolia L.</u>	Spanish Needle Beggar Tick (Kookoolau)
<u>Sida cordifolia L.</u>	Lei Ilima
<u>Sida rhombifolia L.</u>	Rhomboid Ilima
<u>Lantana camara L.</u>	Lantana
<u>Acacia farnesiana L.</u>	Klu
<u>Rhynchelytrum repens</u>	Natal Redtop Grass
<u>Leucaena leucocephala</u>	Koa Haole
<u>Amaranthus spinosus L.</u>	Spiny Amaranth (Pakai Kuku)
<u>Abutilon molle sweet</u>	Hairy Abutilon
<u>Prosopis pallida</u>	Kiawe
<u>Eugenia cominii L.</u>	Java Plum
<u>Nicotiana glauca</u>	Wild Tobacco
<u>Scaevola sp.</u>	Naupaka
<u>Cocos nucifera</u>	Coconut Trees
<u>Cynodon dactylon</u>	Bermuda Grass
<u>Chloris radiata</u>	Finger Grass
<u>Opuntia megacantha</u>	Panini
<u>Heteropogon contortus</u>	Pili Grass
<u>Asystasia gangetica</u>	Chinese Violet
<u>Panicum maximum</u>	Guinea Grass
<u>Ipomoea congesta</u>	Morning Glory
<u>Cenchrus ciliaris</u>	Buffelgrass
<u>Verbesina encelioides</u>	Golden Crown-beard
<u>Waltheria americana</u>	Hi'aloa
<u>Saccharum officinarum</u>	Sugar Cane
<u>Paspalum digitatum</u>	Paspalum Grass
<u>Euphorbia spp.</u>	Spurges
<u>Cairica papaya</u>	Papaya
<u>Passiflora edulis var. flavicarpa</u>	Passion Fruit
<u>Casuarina equisetifolia</u>	Ironwood
<u>Scirpus spp.</u>	Great Bulrush
<u>Echinochloa colona</u>	Jungle Rice
<u>Coix lachryma-jobi</u>	Job's Tears
<u>Brachiaria mutica</u>	California Grass
<u>Pluchea odorata</u>	Sour Bush
<u>Commelina diffusa</u>	Honohono
<u>Cassia teschenaultiana</u>	Partridge Pea
<u>Indigofera suffruticosa</u>	Indigo
<u>Cyperus laevigatus</u>	Makaloa
<u>Sporobolus virginicus</u>	Beach Dropseed

Sources: References 1, 7, 18, 19, 21, 24

4. Fauna

The project service area is primarily occupied by the Wailuku and Kahului urban centers. Fauna within these urban centers is generally limited to dogs, cats, rats, mice, and mongooses. Birds found in the vicinity include the cardinal, barred dove, mockingbird, myna, golden plover, pueo, ricebird, house sparrow, white eye, and spotted dove.

The Kanaha Pond Wildlife Sanctuary, located on the northeastern edge of Kahului, is one of Hawaii's most important waterfowl refuges. Kanaha Pond is an ancient Hawaiian fishpond that was declared a Registered National Natural Historic Landmark in 1971. Endangered waterbirds supported by Kanaha Pond are the Hawaiian Stilt, Hawaiian Coot, and Black-crowned Night Herons. The area is also frequented by migratory waterfowl and shorebirds.

There are no known endangered species of fauna within the project service area except for birds found at the Kanaha Pond Wildlife Sanctuary. Fauna generally found within the service area are listed in Table 2.

TABLE 2
FAUNA FOUND IN THE KAHULUI AREA

<u>SPECIES</u>	<u>COMMON NAME</u>
<u>BIRDS:</u>	
<u>Streptopelia c. chinensis</u>	Spotted Dove
<u>Geopelia striata</u>	Barred Dove
<u>Mimus polyglottos</u>	Mockingbird
<u>Zosterops japonicus</u>	Japanese White-eye
<u>Acridotheres tristis</u>	Common Indian Myna
<u>Lonchura punctulata</u>	Spotted Munia or Ricebird
<u>Passer domesticus</u>	House Sparrow
<u>Cardinalis cardinalis</u>	Cardinal
<u>Pluvialis dominica fulva</u>	Pacific Golden Plover
<u>Asio flammeus sandwichensis</u>	Pueo
<u>Himantopus knudseni</u>	Hawaiian Stilt
<u>Fulica americana alai</u>	Hawaiian Coot
<u>Nycticorax nycticorax hoactli</u>	Black-crowned Night Herons
<u>MAMMALS:</u>	
<u>Herpestes auropunctatus</u>	Small Indian Mongoose
<u>Felis catus</u>	Feral Cat
<u>Rattus norvegicus</u>	Brown Rat
<u>Rattus exulans hawaiiensis</u>	Hawaiian Rat
<u>Rattus rattus</u>	Black (roof) Rat
<u>Canus familiaris</u>	Dogs
<u>Mus musculus</u>	House Mouse
<u>REPTILES:</u>	
<u>Typhlina bramina</u>	Blind Snake
<u>Family Gekkonidae</u>	Geckos
<u>Family Scincidae</u>	Skinks

Sources: References 7, 22, 24

5. Soils

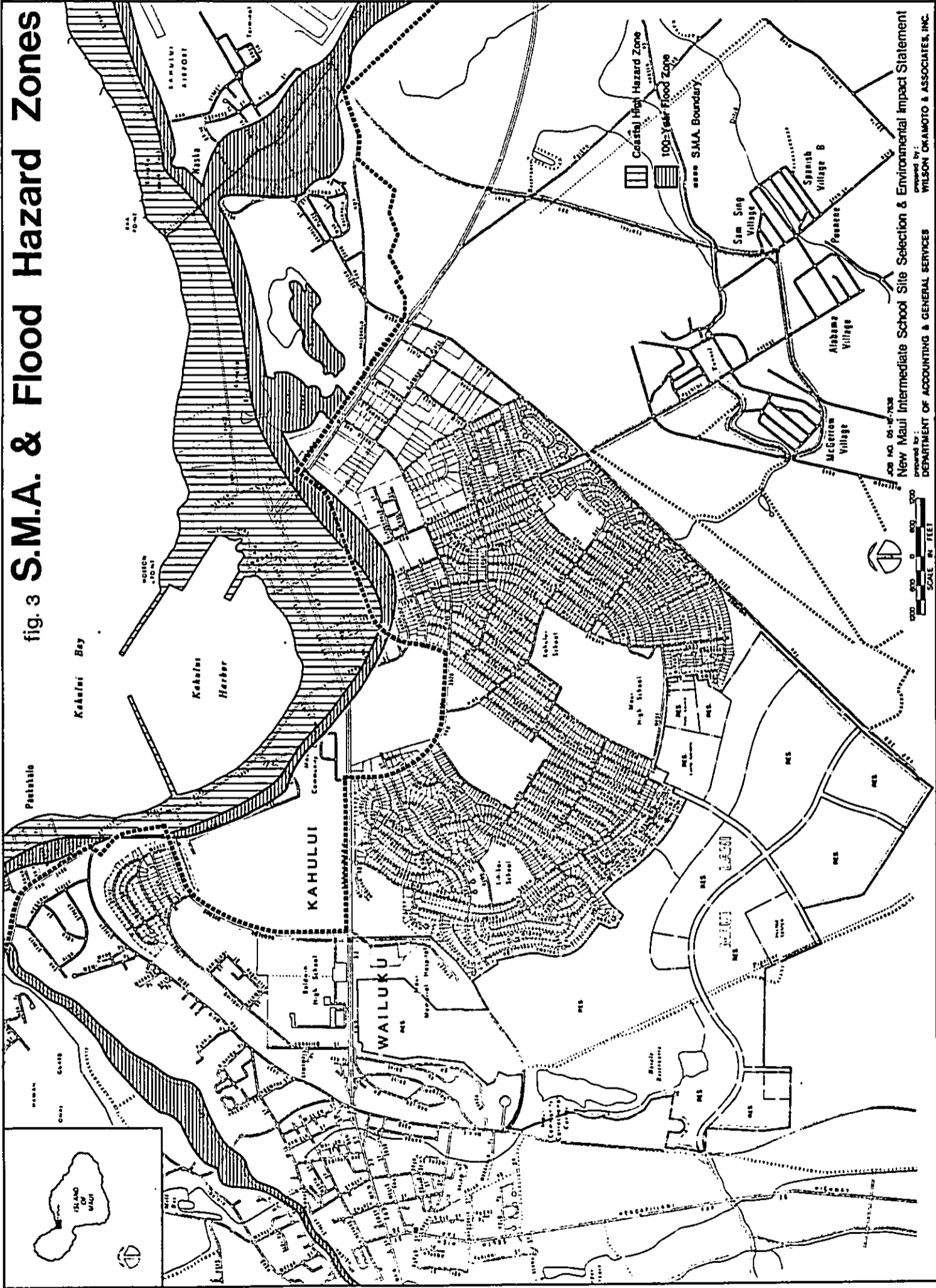
There are a variety of soil series within the project service area. The soil association prevalent in the Kahului and Puunene areas is known as the Pulehu-Ewa-Jaucas association (U.S. Department of Agriculture, 1972). These soils are located on alluvial fans and in basins on the island of Maui, mainly Central Maui. They developed in alluvium weathered from basic igneous rock, coral, and seashells. The Pulehu-Ewa Jaucas association is characteristic of four (4) percent of the soils on the island of Maui. This association of soils consist of deep, nearly level to moderately sloping, well-drained and excessively drained soils. They have a moderately fine to coarse-textured subsoil and may be used for sugarcane, truck crops, pasture, wildlife habitats, and homesites.

Classification of soil types found within the candidate school sites is discussed in Section IV-B.

6. Flood/Tsunami Hazard

The shoreline bordering the Kahului area is within the Coastal High Hazard Area as designated on the Federal Flood Boundary and Floodway Map (see Figure 3).

fig. 3 S.M.A. & Flood Hazard Zones



The majority of the project service area is within the Zone C designation of the Federal Flood Insurance Rate Map (FIRM) (see Figure 2). Zone C is described as an area of minimal flooding.

The Kanaha Pond Wildlife Sanctuary, the area along Kalia'inui Gulch and Iao Stream, and the portion of the shoreline proximate to the Coastal High Hazard Zone are within the 100-year flood boundary and are designated Zone A, indicating a one percent probability of flood occurrence in any given year.

Flood hazard designations for the potential school sites are discussed further in Section III-D.

7. Scenic Characteristics

Although the Wailuku and Kahului urban areas are centers of population, cultural and economic activity, they are surrounded by open space and scenic natural resources. The Wailuku and Kahului urban centers afford panoramic vistas of Mount Haleakala to the east, the West Maui Mountains, agricultural lands to the south, and Kahului Bay and the vast Pacific Ocean to the north.

8. Archaeological/Historic Sites

There are no archaeological or historic sites listed on the National Register of Historic Places or the State Register of Historic Places within the project service area. There are, however, a series of sand dunes located along the coast of Maui from Kahului Harbor to beyond Waihee which may have been used in the past as burial grounds (Department of Anthropology, Bernice P. Bishop Museum, June 1978).

Human skeletal remains and stone tools have been unearthed in the sugar fields to the south of the Maui Lani development area. Therefore, findings indicate a possibility that subsurface remains may be present in this vicinity. Past agricultural practices have probably destroyed any ancient Hawaiian structures which may have existed within this area (A & B Properties, Inc., July 1977).

Kanaha Pond, located northeast of Kahului, is a State wildlife sanctuary and was declared a Registered National Natural History Landmark in 1971.

9. Geology

The Kahului isthmus, more than eight miles wide, is located between two large, dormant shield volcanoes, Mount Haleakala in the east and the West Maui Mountains in the west. This lowland link between former islands was formed when lava flows from Mount Haleakala, the younger volcano, joined the landmass formed by the West Maui Mountains. The Kahului isthmus is composed primarily of a combination of both older and younger alluvium. Erosion created deep valleys in West Maui lava formations at depths hundreds of feet below the present sea level. As the sea level rose, deposits of alluvium accumulated in valleys and coalescing alluvial fans formed a sloping alluvial plain. Younger alluvium originated from stream action eroding the older alluvium and depositing sand, silt, and gravel on the plains at the bases of the alluvial fans.

10. Water Quality

Kahului Bay waters are presently classified as Class A waters, and Kahului Harbor waters as Class II waters, under Chapter 54 of Title 11, Water Quality Standards of the Administrative Rules (Department of Health, State of Hawaii, 1984). Class A waters are intended to be

protected for recreational purposes and aesthetic enjoyment. Class II waters are intended to be protected for all uses compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation.

There are no perennial streams proximate to the potential school site properties.

C. Socioeconomic Characteristics of the Service Area

The "census designated places" of Kahului and Puunene (State Department of Planning and Economic Development, 1980) are used to define the regional context of the proposed intermediate school.

1. Population

Resident population projections for Maui County in the years 1990, 1995, 2000, and 2005 are 101,400, 116,300, 129,900, and 135,700, respectively. Population growth shows a steady upward trend from the 1980 resident population of approximately 71,900.

The resident population of Kahului, a major population center on Maui, and Puunene was 13,550 in 1980. This represented an increase of approximately 44% from the

1970 population of 9,412. In 1980, there were approximately 4,024 households in the area with about 3.37 persons per household. Population is concentrated in the urban center of Kahului.

2. Employment and Income

The Wailuku-Kahului region encompasses the civic and business centers of Wailuku and Kahului, surrounding agricultural lands, the major seaport of Kahului Harbor, and the Kahului Airport.

The mean (average) Kahului household income in 1979 was \$24,735. The retail trade industry employed the most persons (16 years old and over) in 1980.

The mean (average) Puunene household income in 1979 was \$16,715. The manufacturing industry employed the most persons (16 years old and over) in 1980.

The annual average unemployment rate for Maui County in 1983 was 7.9 percent. The 1982 per capita personal income for Maui and Kalawao County was \$10,458.

3. Public Services

a. Recreational Facilities

The project service area offers a host of recreational facilities (see Figure 4). Coastal, active and passive recreational facilities, as well as school park facilities provide residents and visitors with many opportunities for varied recreational pursuits.

County of Maui-maintained parks include:

Kahului Ball Park; Kahului Breakwater Park; Kahului Community Park; Kamalii Park; Kamehameha Avenue Bikeway; Kanaha Beach Park and Lihikai Park

b. Schools

Educational services within the project area include a community college, high school, and two elementary/intermediate schools (see Figure 4). The Maui Community College is part of the University of Hawaii's community college system. (The existing and proposed Wailuku-Kahului educational structure is discussed in Section I-C). There are also 2

private schools located within the Kahului area. These are the Christ the King School (Pre-K to 6) and the Emmanuel Lutheran School (Pre-K to 6).

Existing public educational facilities and enrollments within the service area are listed in Table 3.

c. Police Protection

The proposed intermediate school will be served by the Wailuku Station of the Maui County Police Department (see Figure 4). Three (3) uniformed officers in each of three (3) shifts daily are assigned to patrol the Kahului area.

A new police station, which will be located on Mahalani Street (between Kahului and Wailuku), is currently being constructed.

d. Fire Protection

The proposed intermediate school will be served by the Wailuku Station of the Maui County Fire Department (see Figure 4). The station has two (2)

TABLE 3
PUBLIC EDUCATIONAL FACILITIES & ENROLLMENTS

<u>College</u>	<u>Fall 1983 Enrollment</u>
Maui Community College	2,183 ^a
<u>School</u>	<u>1984 Enrollment^b</u>
Maui High School (9-12)	1,397
Lihikai School (K-8)	1,080
Kahului School (K-8)	1,083

^a Source: State of Hawaii, Department of Planning and Economic Development, 1985.

^b Source: State of Hawaii, Department of Education, 1985.

fire engines and a staff of nine (9) persons on duty 24 hours a day.

A new fire station, which will be located within the Kahului industrial area, is being planned. If approved, construction of this facility may begin in 1987.

e. Health Care Facilities

Public health services (see Figure 4) include the Maui Memorial Hospital located between Kahului and Wailuku. The Maui Memorial Hospital provides acute care services.

Other health and related care facilities in the Kahului area include Hawaii Planned Parenthood, Maui Clinic, St. Francis Hospital Hemodialysis Satellite Facility, and Maui Community Mental Health Center Outpatient Services.

f. Transportation

i. Ground Transportation

Facilities for ground transportation in the expanding urban areas of Wailuku and Kahului

include a State highway system, and smaller collector and local roadways. (see Figure 4). Kahului Beach Road, a State secondary thoroughfare, extends in a northwesterly direction along the perimeter of Kahului Harbor. Kahului Beach Road intersects Kaahumanu Avenue, a principal divided State thoroughfare. The eastern extent of Kaahumanu Avenue intersects Hana Highway. Hana Highway connects to the Haleakala and Kiihealani Highways. Puunene Avenue and Kamehameha Avenue are also major roadways within the project area.

The Island of Maui is not serviced by a public bus transportation system.

ii. Ocean Transportation

Kahului Harbor (see Figure 4) is the only State commercial harbor on Maui. At 2,000 feet in width, the Kahului Harbor Basin is the widest commercial harbor in the State of Hawaii. In 1982 there were 1,110 total inbound vessels (excluding domestic fishing craft) at Kahului Harbor. Freight traffic in 1982 exceeded 1.4 million short tons.

iii. Air Transportation

The Kahului Airport (see Figure 4) is the only commercial airport on Maui providing passenger, military, general aviation, and cargo services. It is located near the northern shoreline of Maui, approximately 2-1/2 miles northeast of Kahului.

There were over 321,000 overseas passengers, 3.3 million interisland passengers, 19,700 tons of interisland cargo and 2,800 tons of interisland mail passing through the Kahului Airport in 1983.

D. Infrastructure Within the Service Area

1. Water System

Water service in the Kahului area is provided by the Maui County Department of Water Supply.

Water sources that supply water to the Kahului area are the Mokuhao well system (10 MGD) and the Waiehu wells (8.5 MGD).

Two Department of Water Supply concrete reservoirs are located adjacent to the Waiale Reservoir. A 2.0 million gallon tank and a 3.0 million gallon tank are located at the northern and southern ends of the reservoir, respectively.

A major domestic water transmission line is the Central Maui Water Transmission Line. This 36-inch transmission line connects the Waiehu source with the Kahului, Wailea, and Makena areas. A second major domestic water main is the 16-inch transmission line that connects the 2.0 million gallon reservoir at Waiale to the Kea Street and Papa Avenue intersection one block north of Lihikai School. An 18-inch domestic transmission line connects the 3.0 million gallon reservoir at Waiale to the Onehee Avenue and Papa Avenue intersection two blocks south of Lihikai School.

Numerous 8-inch, 12-inch, and 24-inch domestic water transmission lines service the Kahului area.

2. Sewer System

The Wailuku-Kahului area is serviced by Maui County sewerlines and sewage pumping stations. The Paukukalo

Pump Station in Wailuku, Kahului Pump Station, and the Wailuku-Kahului Wastewater Treatment Plant (WWTP) are important components of the sewage collection, treatment and disposal system.

The Wailuku-Kahului WWTP is an activated sludge type secondary treatment facility with a design capacity of 6.0 million gallons per day (MGD).

Situated north of Kanaha Pond, the Wailuku-Kahului WWTP disposes of effluent from the Paukukalo Pump Station and the Kahului Pump Station via a series of four (4) injection wells located seaward of the WWTP. Existing flows are approximately 4.5 MGD. Expansion of the sewer system is projected in 1987. A storage pond within the WWTP currently accomodates peak flows.

The Kahului Wastewater Pump Station (WWPS), proximate to the Maui Mall and Hana Highway, has a design capacity of approximately 5.26 MGD. The existing flow is approximately 2.1 MGD which allows an adequate reserve capacity to handle additional sewage.

In 1980 there were only five (5) known cesspools within the Kahului community. The failure rate of these cesspools was estimated to be 100 percent due to a relatively high water table and periodic flooding.

3. Fuel System

The Maui Gas Company, a division of Gasco, Inc., provides propane gas on the island of Maui. Gasco has metered gas available in limited areas of Kahului and Wailuku.

4. Electrical and Telephone Systems

Electric power for residential and industrial use in Kahului is provided by Maui Electric Company, Limited, a subsidiary of Hawaiian Electric Company, Inc. from various transmission and distribution substations within the Kahului area. Firm electrical power for the Island of Maui is provided by Maui Electric's Kahului and Maalaea Power Plants, and by Hawaiian Commercial and Sugar Company, Inc. under a purchase power contract.

Telephone service in the Kahului area, like the rest of the State, is provided by the Hawaiian Telephone Company.

5. Drainage System

Existing storm drainage facilities in the Kahului area consist generally of a network of storm drainage pipes and culverts of varying sizes. Storm runoff collected by these pipes and culverts is either discharged and disposed of in sumps, drywells, injection wells, or the ocean. In general, the sandy nature of the overlying soil in the Kahului area affords percolation of rainwater into the ground. No significant ponding and flooding complaints were recorded in the Kahului area.

Several injection wells exist in the vicinity of the Kahului Fairgrounds southwest of Kanaha Pond. These wells are utilized for storm runoff disposal from storm drain pits.

An existing drainage channel to the west of Kanaha Pond provides a major storm runoff outlet to the ocean for the southeastern part of Kahului.

Within the Kahului Community Park complex, four (4) existing wells discharge runoff to 120 feet below MSL.

E. Land Use Plans, Policies, and Controls

1. Hawaii State Plan

The Hawaii State Plan establishes a statewide planning system that provides goals, objectives, and policies which detail priority directions and concerns of the State of Hawaii. The proposed project is consistent with the following State objective and policy:

- o Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.
- o To achieve the education objective, it shall be the policy of this State to:

Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.

2. Hawaii State Education Plan

The State Education Plan is prepared in compliance with Chapter 226, Hawaii Revised Statutes, by the State Department of Education. This State functional plan helps to implement the Hawaii State Plan, advances priority directions for the Department of Education, and improves the quality of education in Hawaii.

The proposed project is consistent with the following State policies, State priority directions, Board of Education concerns, and/or State Education Plan Advisory Committee concerns regarding educational support services:

- o Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.
- o Provide a safe and secure environment for schools and libraries.

3. State Land Use Designation

The State Land Use Law regulates the classification and uses of State lands to accommodate growth and development, and to retain the natural resources of the

area. All State lands are classified by the State Land Use Commission, with consideration given to the General Plan of the County, as either Urban, Rural, Agricultural, or Conservation.

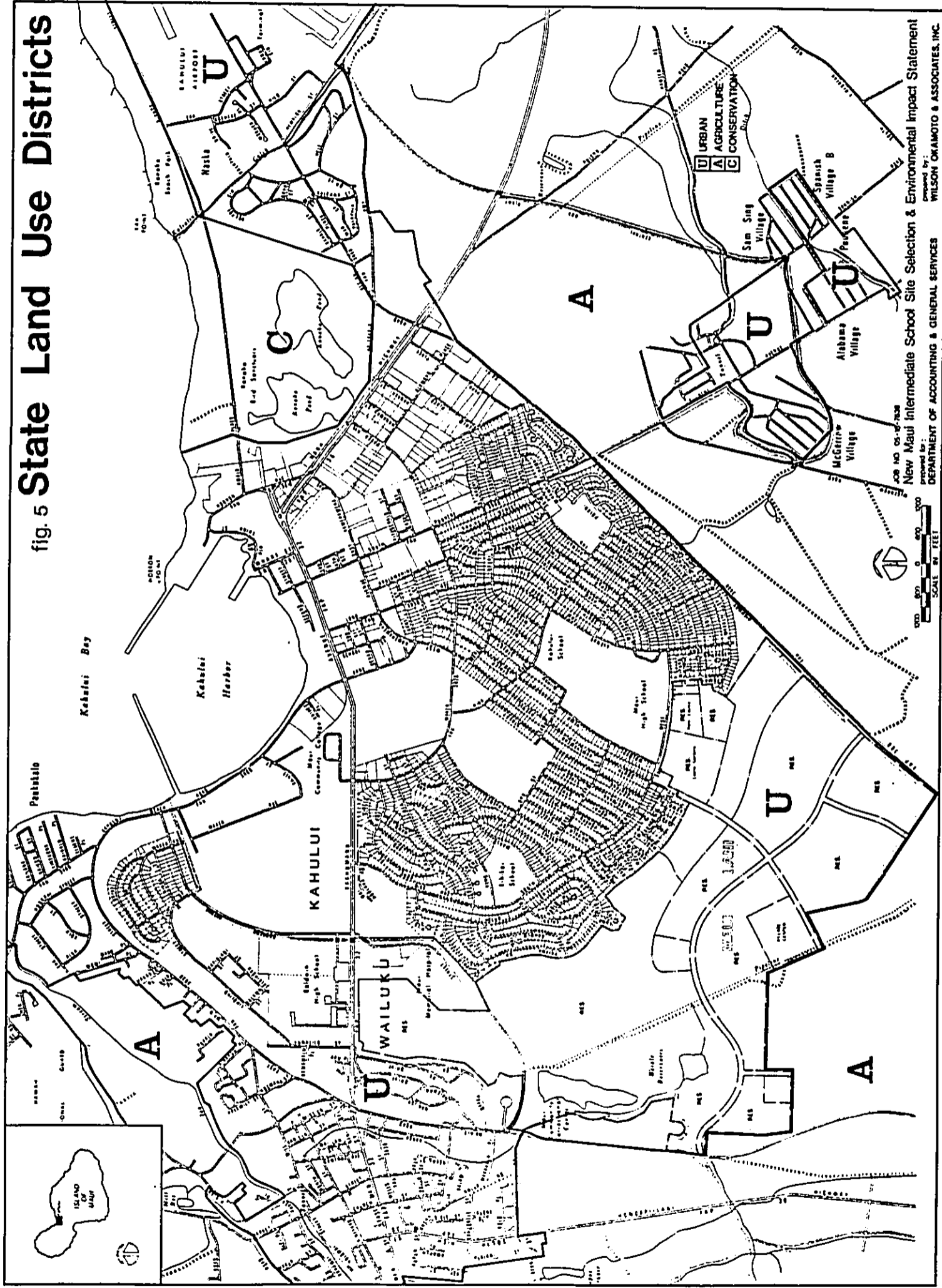
A major portion of the Kahului project service area is located within the State Urban District (see Figure 5). The Kanaha Pond Wildlife Sanctuary area is within the State Conservation District. Lands north of Puunene and east of Kahului are within the State Agricultural District.

Classification of lands within the candidate school sites are discussed in Section IV-B.

4. Maui County General Plan

The new Maui Intermediate School will be consistent with the objectives and policies of the Maui County General Plan. Specifically, the school will support the educational objective of the Plan to "provide our people with educational opportunities which can help them better understand themselves and their surroundings and help them realize their ambitions." Construction of the school will implement the Plan's policy to "require that

fig. 5 State Land Use Districts



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educational facilities and services be available to all residents." Moreover, the new school will further the Plan's objective to "improve the quality of public facilities throughout the County."

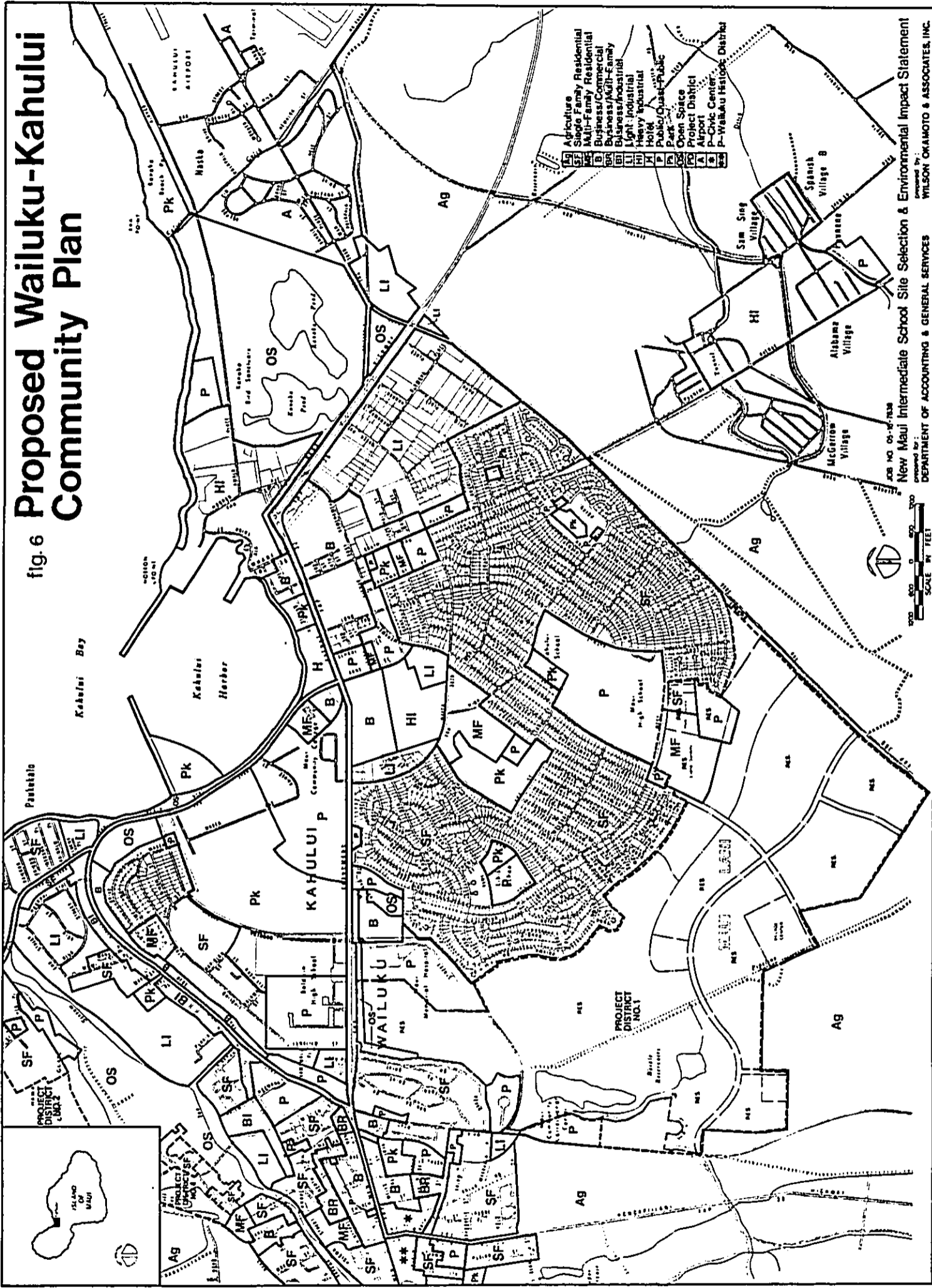
5. Proposed Wailuku-Kahului Community Plan

The new Maui Intermediate School will be consistent with the recommendations of the proposed Wailuku-Kahului Community Plan (see Figure 6). The purpose of the proposed Wailuku-Kahului Community Plan is to "establish a program for implementing the County General Plan within the Wailuku-Kahului region of Maui." The proposed Community Plan is currently pending review and action by the Maui County Council. Once this Plan is adopted, it will service the County until the year 2000, with incorporation of new data, analyses, and events occurring every five years.

An education recommendation of the proposed Plan is to "coordinate with the State Department of Education" for the improvement of educational facilities through the allocation of "sufficient land areas as part of residential project district specifications to meet future school site needs."

Proposed Wailuku-Kahului Community Plan

fig. 6



Agriculture
 Single Family Residential
 Multi-Family Residential
 Business/Commercial
 Business/Multi-Family
 Business/Industrial
 Light Industrial
 Heavy Industrial
 Hotel
 Public/Quasi-Public
 Park
 Open Space
 Project District
 Airport
 Civic Center
 P-Wailuku Historic District

SCALE IN FEET
 0 400 800 1200

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Included within the proposed Plan's land use recommendations is the following:

"Establish a project district approach for the major residential growth areas adjacent to Wailuku, Kahului, and Waiehu to allow flexibility in master planning. These growth areas will contain a variety of residential unit types as well as supporting community services, including recreational and educational facilities."

The Maui Lani planned community, under the Project District Development approach has been designated as Project District 1. The implementation of Maui Lani includes the development of a full range of community facilities such as schools, open space, churches, and neighborhood commercial services, as justified by the projected population. Alexander and Baldwin, Inc., will seek a Project District ordinance approval for Maui Lani once the proposed Wailuku-Kahului Community Plan is adopted.

6. Maui County Zoning Districts

County of Maui Zoning Districts within the project service area include Residential, Business, Light

Industrial, Heavy Industrial, and Agricultural Districts. Schools are permitted uses within Residential Districts.

Lands within Maui Lani (which are proposed for designation as Project District 1) are not assigned to any zoning category and are subject to interim County zoning provisions. Development of schools are permitted within the interim zoning designation and would involve County review and coordination. Zoning designations for these lands will be made following adoption of the Wailuku-Kahului Community Plan.

7. Landownership

In 1984, ownership of approximately 278,115 acres or 69 percent of the Island of Maui (approximately 402,900 acres) belonged to private landowners. The State of Hawaii owned approximately 24 percent (96,628 acres) of all lands, the Federal Government 6.7 percent (26,872 acres), and the County of Maui 0.3 percent (1,285 acres).

Landownership of the potential school sites is further discussed in Chapters III and IV.

8. Special Management Area

Development along the shorefront of the coastal zone is regulated by the County of Maui, Department of Planning, through the establishment of a Special Management Area (SMA).

The purpose of the SMA is to preserve, protect, and where possible, restore the natural resources of the coastal zone. The SMA is a special control on development which helps accomplish the following:

- o Avoidance of permanent loss of valuable resources and the foreclosure of land use and management options.
- o Insurance of adequate public access provided to beaches, recreational areas, and natural reserves.

Land within the SMA extends inland from the shoreline "as delineated on maps filed with the Maui County Planning Commission as of November 19, 1975, or as amended pursuant to Section 205A-23, Hawaii Revised Statutes, and the Special Management Area Rules and Regulations" (County of Maui, Department of Public Works, June 1983).

The candidate school sites will not be located within the Special Management Area (see Figure 3).

III. IDENTIFICATION OF POTENTIAL SITES AND DETERMINATION
OF VIABLE SITES

III. IDENTIFICATION OF POTENTIAL SITES AND DETERMINATION OF VIABLE SITES

A. Methodology

A site selection study was performed to determine the most suitable sites for the proposed Maui Intermediate School. General guidelines set forth by the DOE, (Board of Education Policy 6700) for site selection and facility layout formed the basis for the selection of potential intermediate school sites. These guidelines recommend the following:

- o Sites in a quiet location are preferred over sites adjacent to existing and foreseeable noise generators such as airports, freeways, and heavy industries.
- o Sites upwind of noisy sources are preferred over sites downwind of noisy sources.
- o Sites exposed to the wind which provide natural ventilation of facilities are preferred over sites without natural ventilation because of the cost of mechanical ventilation.
- o Sites in medium rainfall areas are preferred over sites in a low or high rainfall area.

- o Sites shaded by tall trees or mountains during part of the school day are preferred over sites without such shading.
- o Sites free from specular heat reflections from water are preferred over sites subject to such reflections.

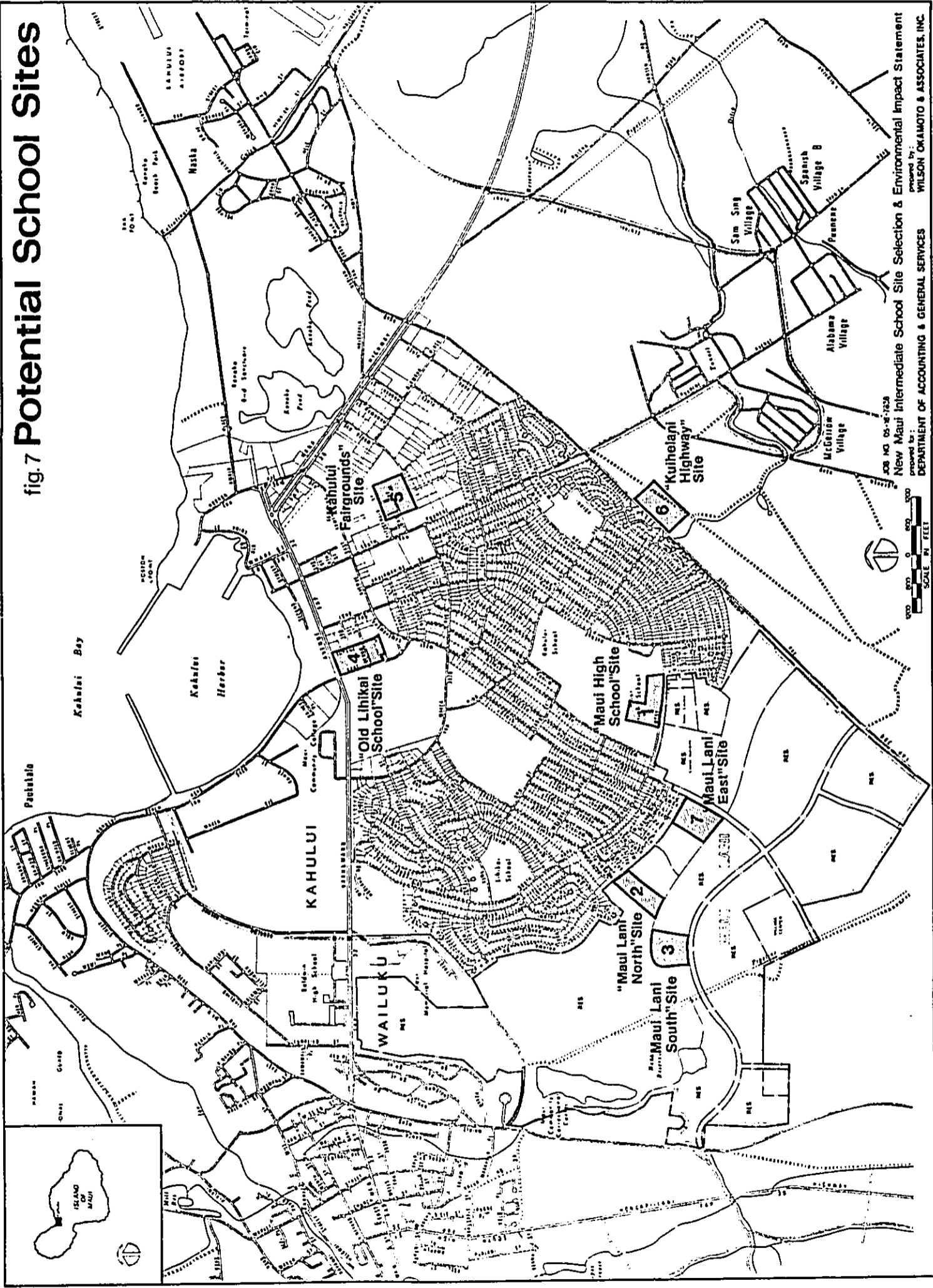
While the above guidelines were generally observed, selection of potential school sites was undertaken with a recognition that Kahului is an expanding urban, business, and industrial center. As such, limitations exist on available land areas within the region which would be sufficient, suitable, and acquireable for development into a school site.

To facilitate identification of potential school sites, separate discussions were held with DOE officials, Alexander and Baldwin, Inc. officials, and County of Maui agencies. In addition, aerial photographs and tax maps were reviewed to assist in identifying potential school sites.

B. Potential Sites

Seven (7) potential school sites were identified (based on the methodology discussed above) for evaluation against minimum site criteria, as set forth by DOE (see Section III-C). A summary description of each site is presented below. The seven potential school sites are illustrated in Figure 7.

fig. 7 Potential School Sites



Scale: 1" = 1/2 Mile
0 500 1000 2000 Feet

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1. Potential Site 1 - The Maui High School Site

This site (TMK: 3-8-07:98) is a parcel of undeveloped open space adjacent to the existing Maui High School (see Figures 8a, b, c). Located on State-owned lands within a single family residential neighborhood, this seven acre rectangular site is afforded scenic mountain views. An existing playground/park adjacent to the site would meet the proposed school's recreation requirements.

2. Potential Sites 2 and 3 - The Maui Lani North and South Sites

Sites 2 and 3, referred to as Maui Lani North and Maui Lani South, respectively, (see Figures 9a and b) are located within the proposed Maui Lani planned community (TMK: 3-8-07:2). Each potential twelve acre rectangular site owned by Alexander and Baldwin, Inc., is currently undeveloped.

3. Potential Site 4 - The Old Lihikai School Site

Located one block south of Kahului Harbor, potential site 4, the Old Lihikai School Site, (see Figures 10a, b, c) consists of the 5.57 acre site of the former Lihikai School (TMK: 3-7-04:3) and the adjoining 3.67 acre vacant lot (TMK:

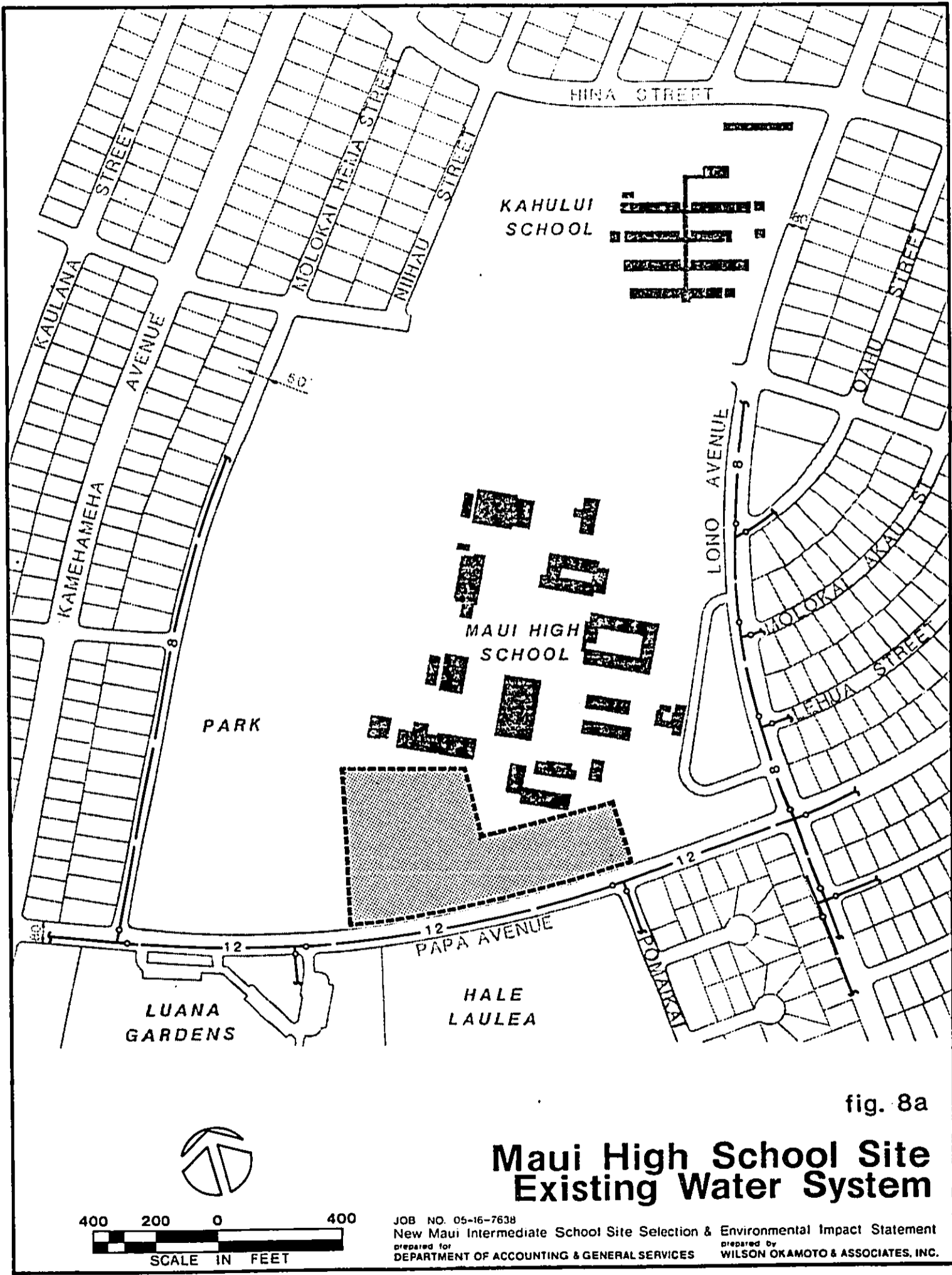


fig. 8a

Maui High School Site Existing Water System

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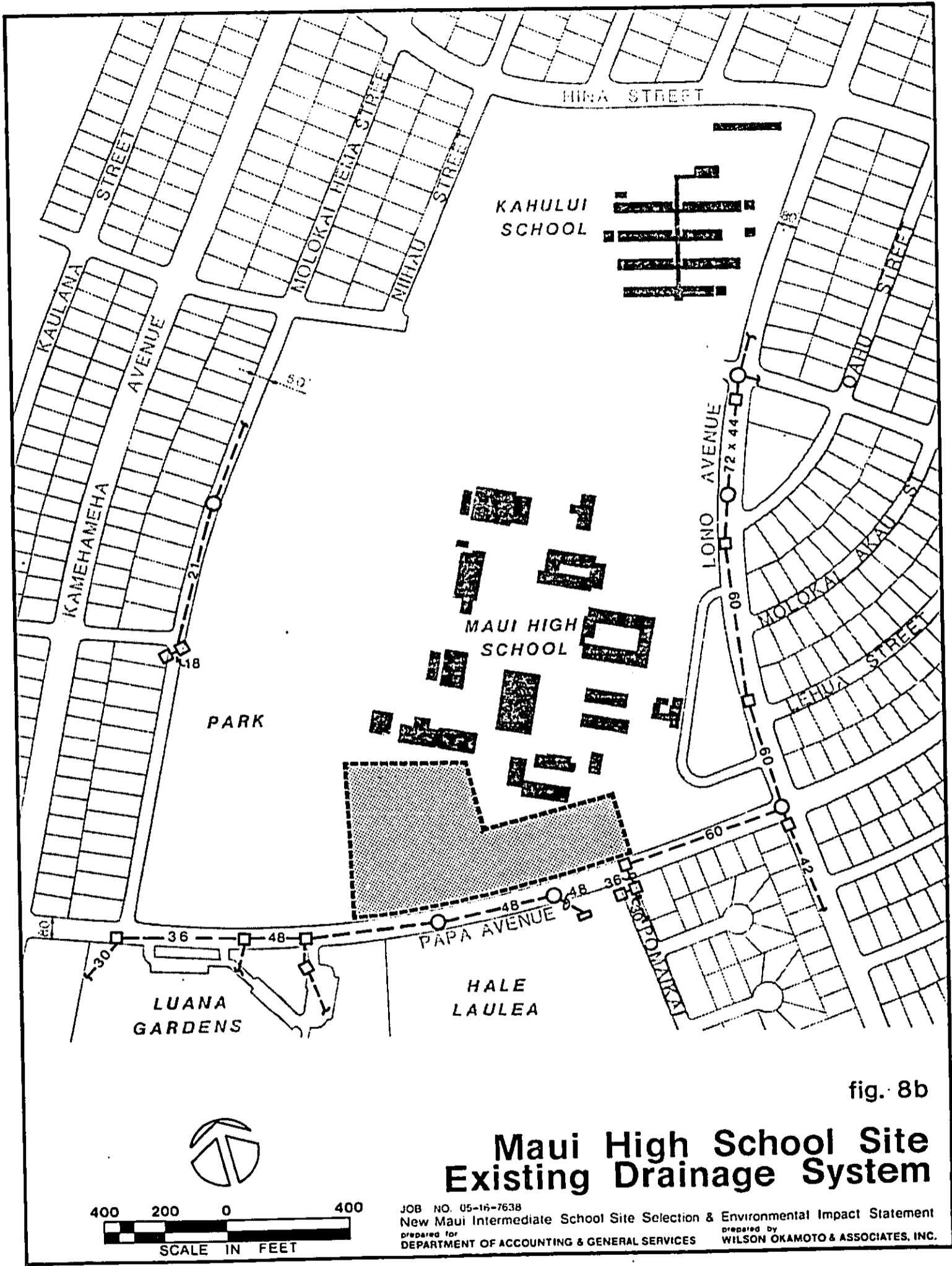


fig. 8b

Maui High School Site Existing Drainage System

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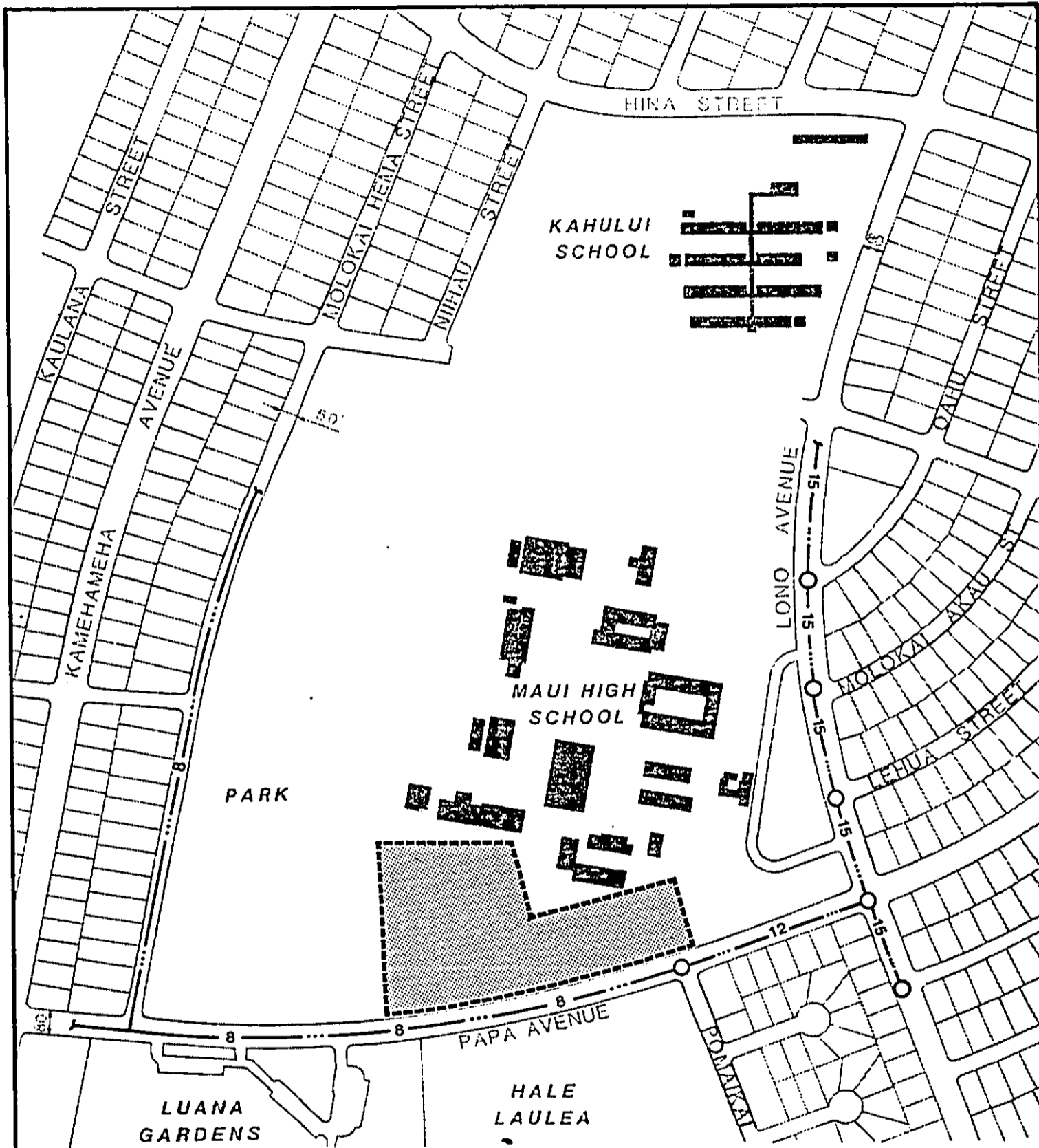
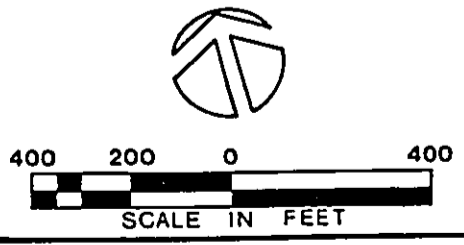
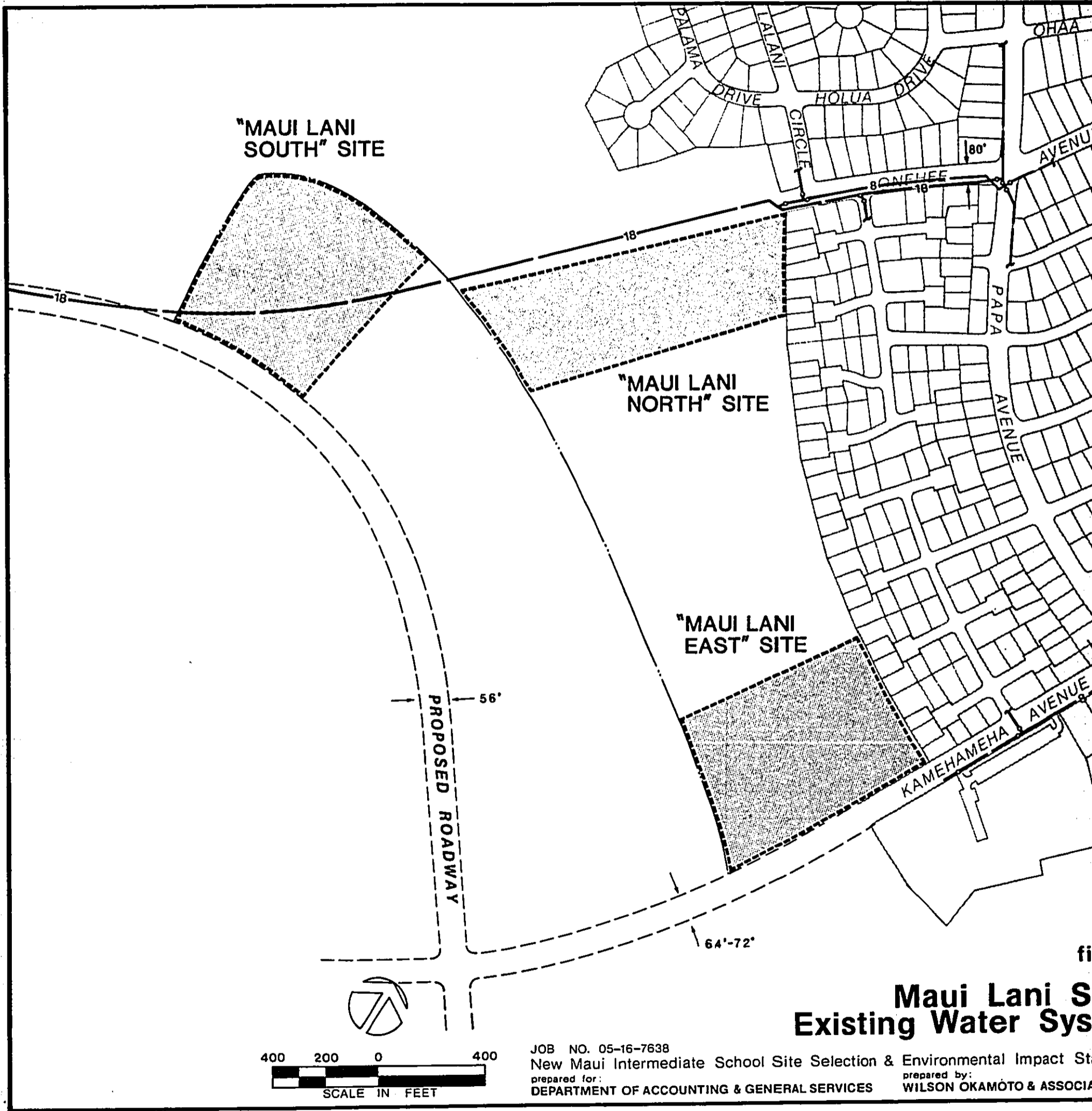


fig. 8c

Maui High School Site Existing Sewer System



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Maui Lani S
Existing Water Sys

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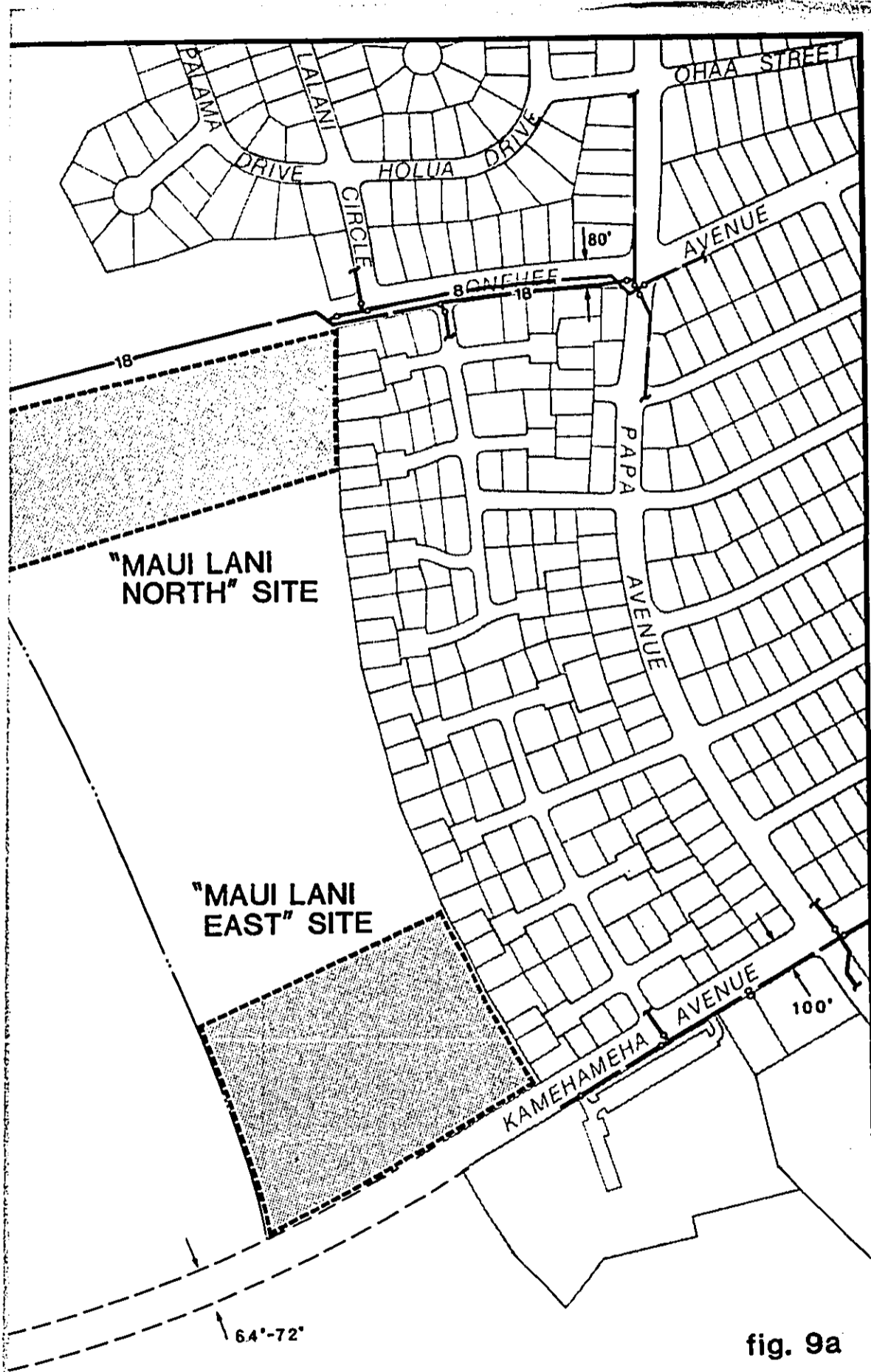


fig. 9a

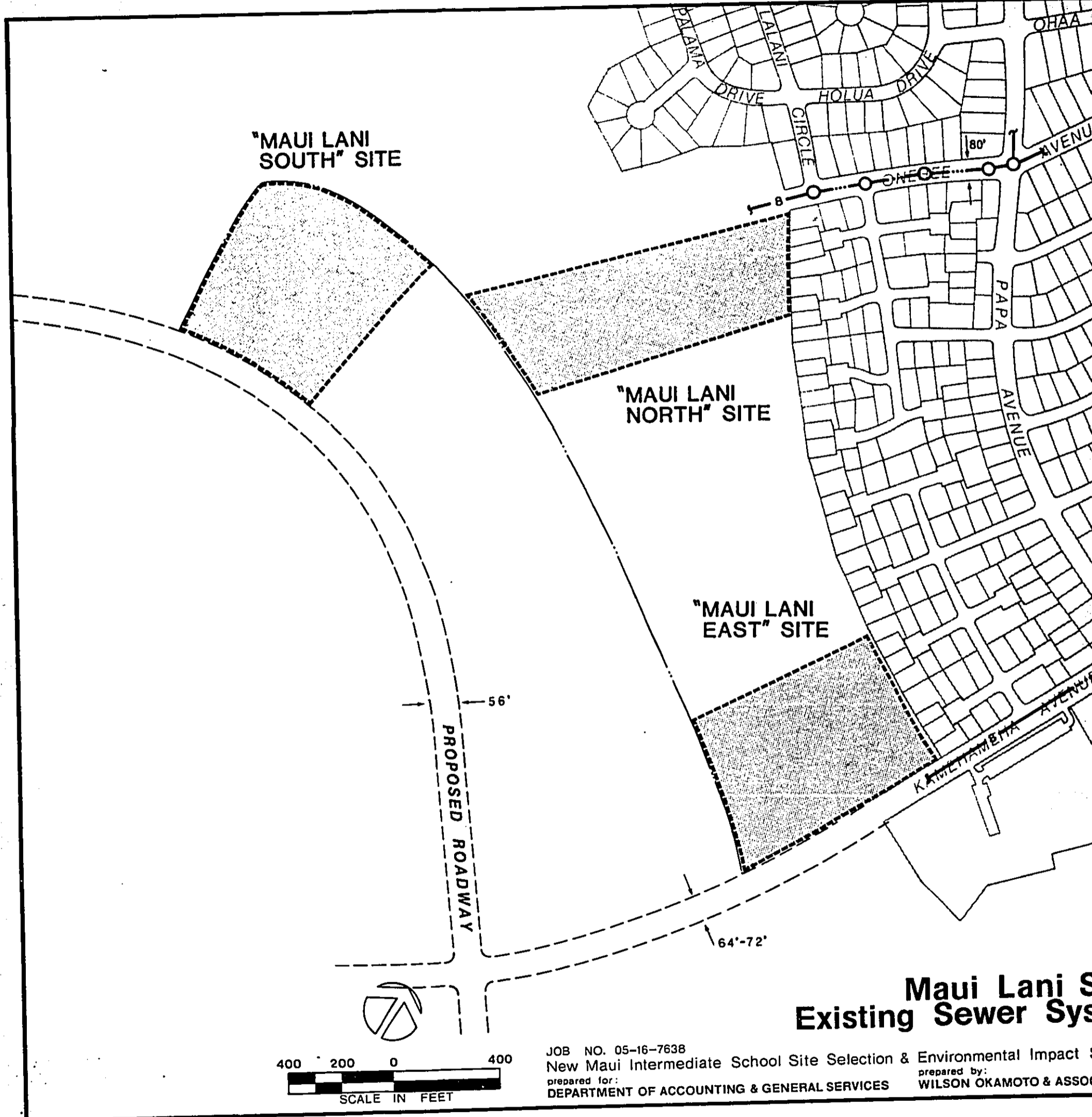
Maui Lani Sites Existing Water System

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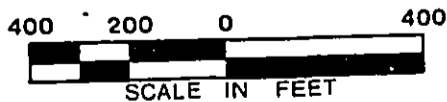
"MAUI LANI SOUTH" SITE

"MAUI LANI NORTH" SITE

"MAUI LANI EAST" SITE

PROPOSED ROADWAY

**Maui Lani S
Existing Sewer Sys**



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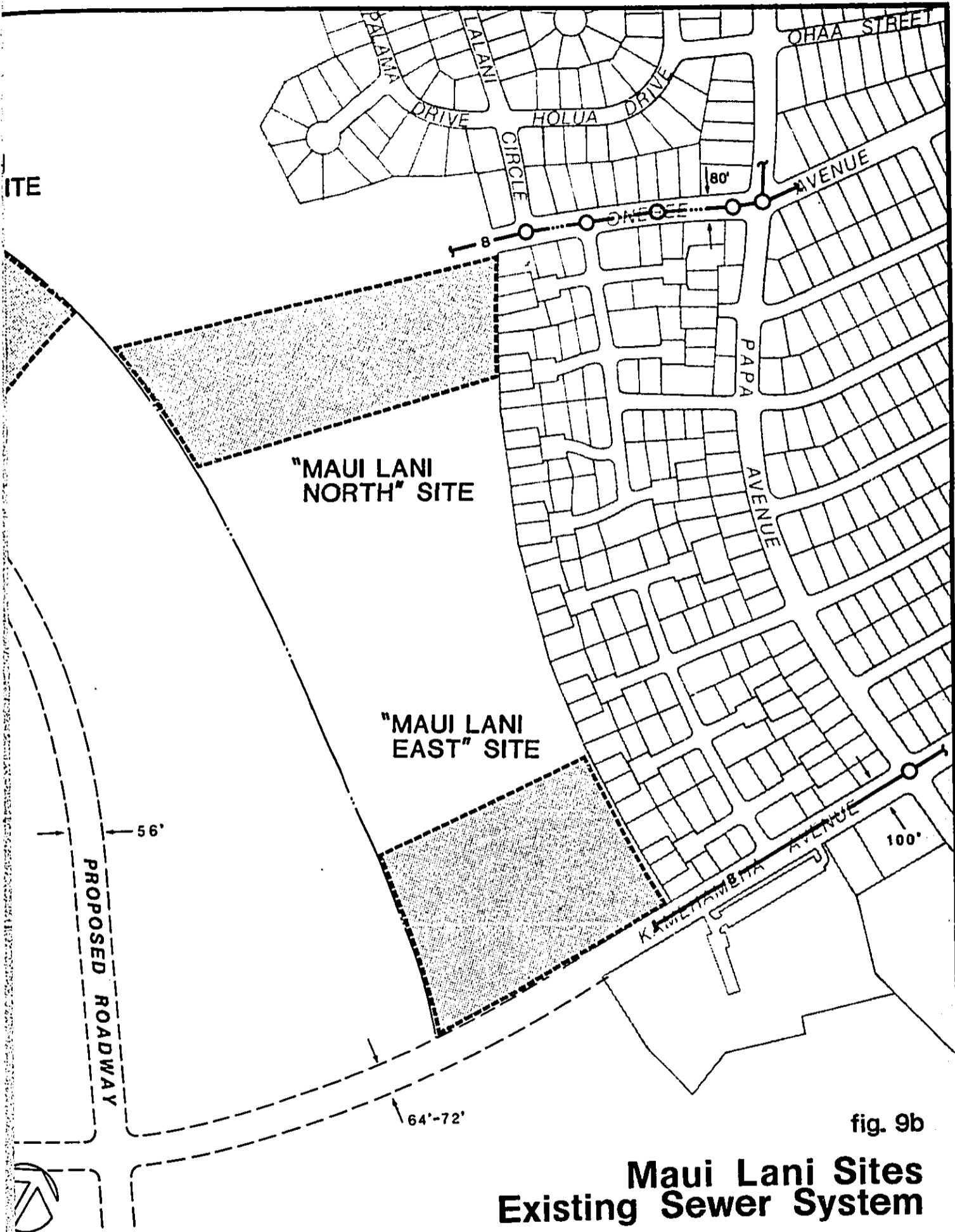


fig. 9b

Maui Lani Sites Existing Sewer System



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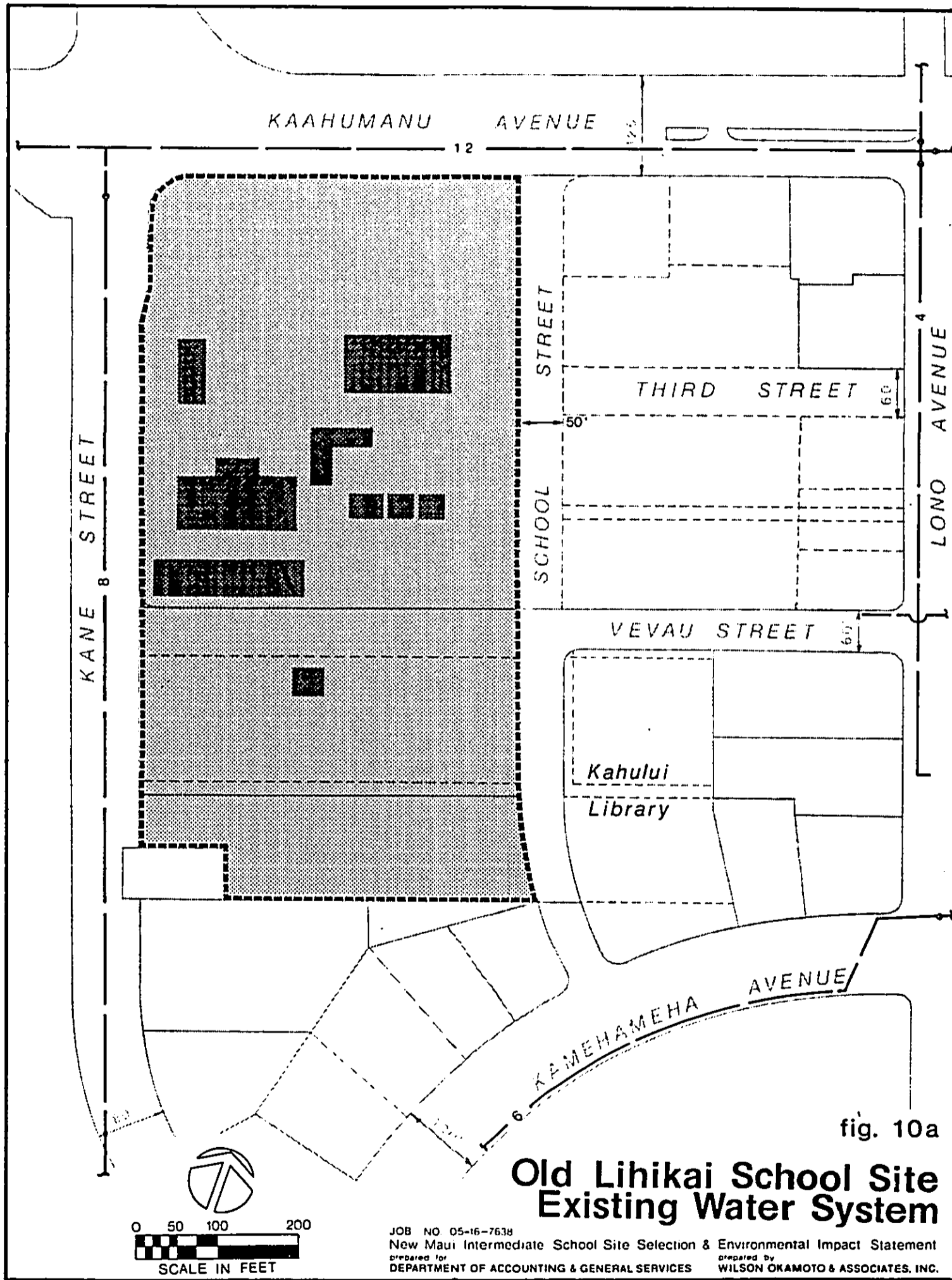
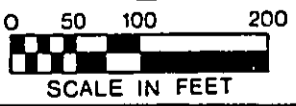
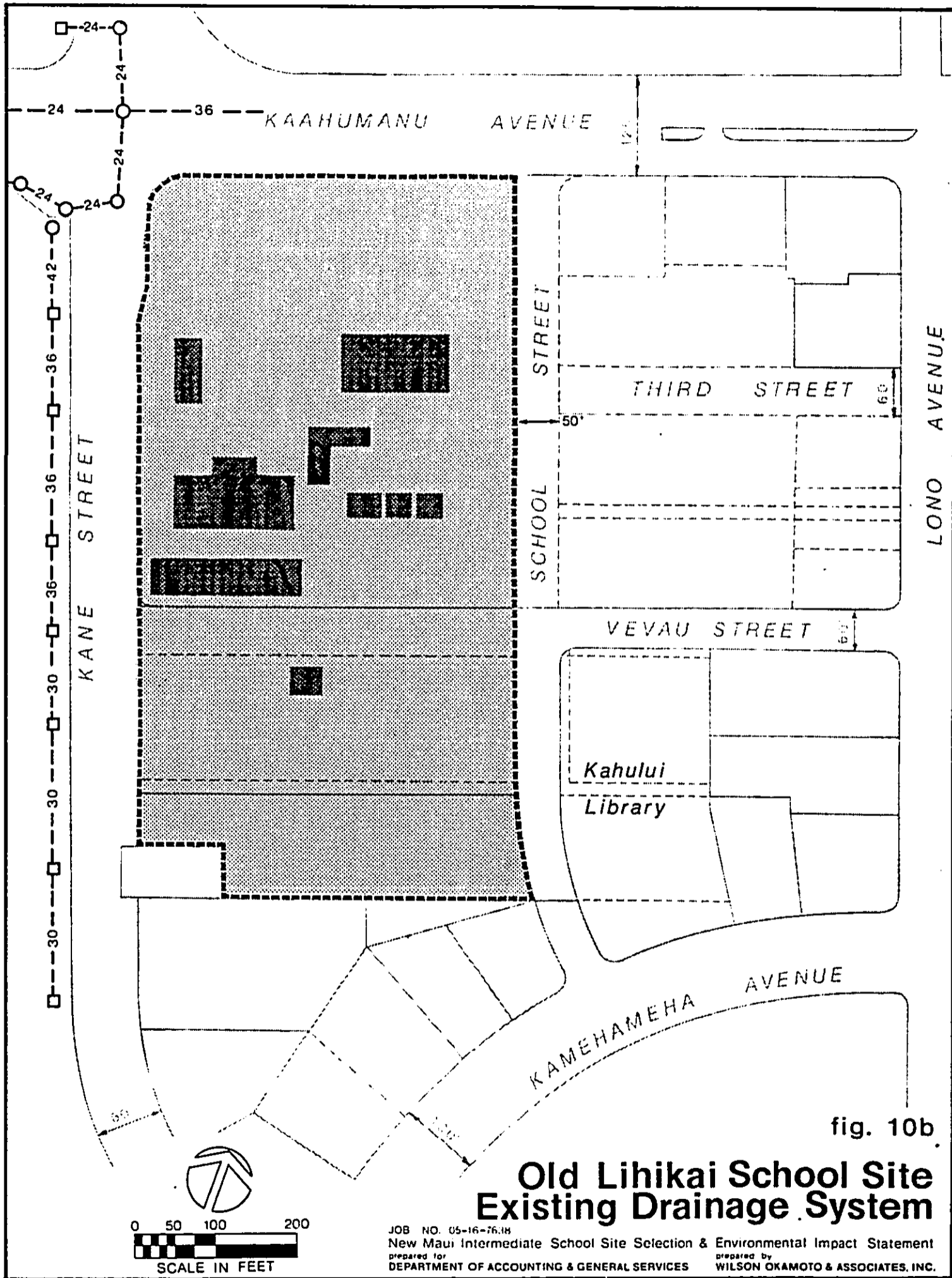


fig. 10a

Old Lihikai School Site Existing Water System



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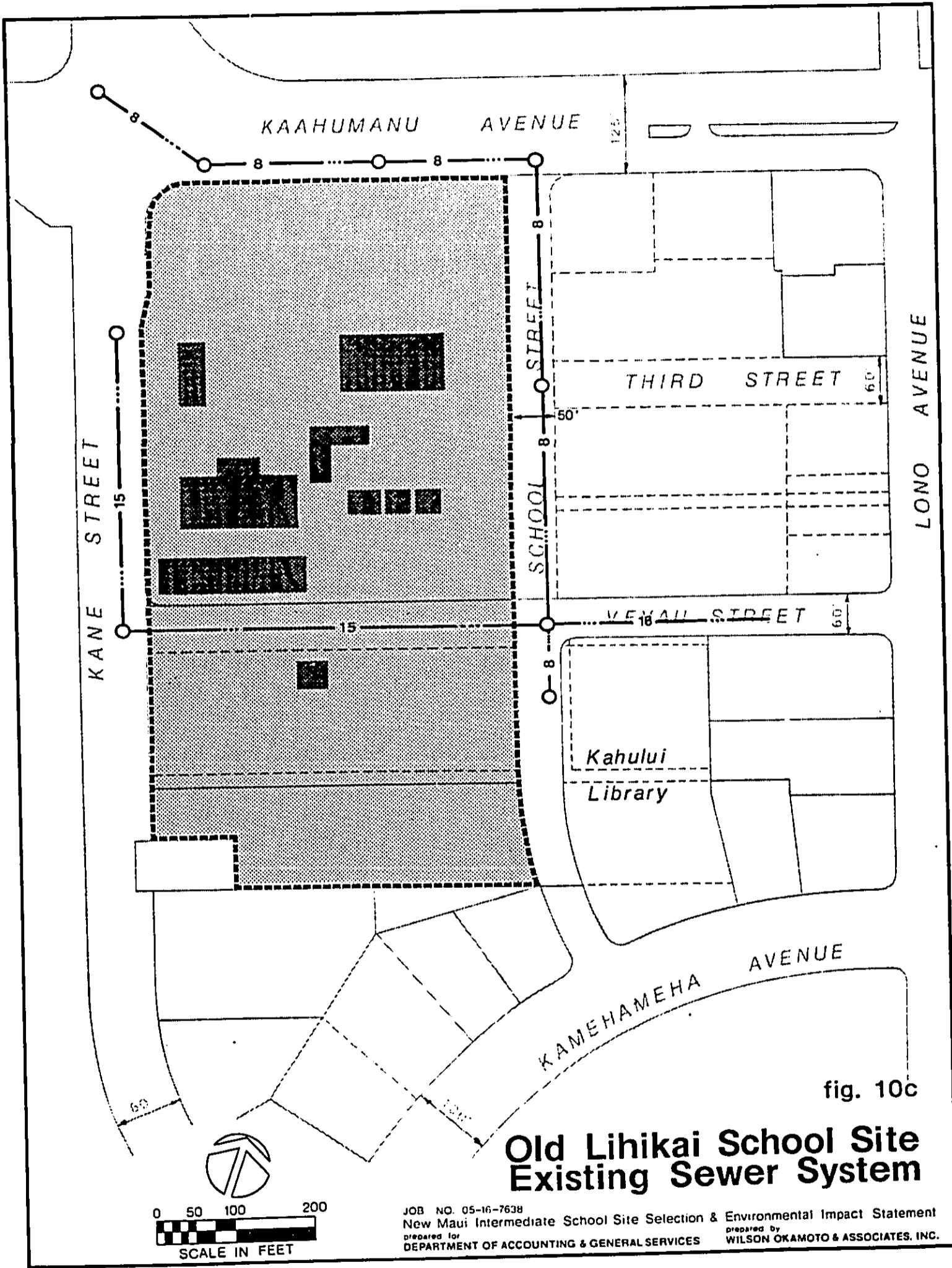


fig. 10c

Old Lihikai School Site Existing Sewer System

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3-7-05:3, 11). These parcels are owned by the State of Hawaii and Alexander & Baldwin, Inc., respectively. The site is located next to major thoroughfares and busy streets characteristic of the surrounding commercial and urban areas.

Significant physical features of the site include large trees, perimeter rock walls, a two-story building, and other wooden structures.

4. Potential Site 5 - The Kahului Fairground Site

Site 5, the Kahului Fairground Site, (see Figures 11a, b, c) is a parcel located within the Kahului Fairgrounds (TMK: 3-7-12:1), two blocks southeast of Kahului Harbor. The Fairgrounds is located adjacent to the commercial and industrial park facilities of "Maui Industrial Park" and the "Hana Highway Industrial Subdivision." The site is presently used for annual fair and carnival activities, and is occupied by several old wooden structures used for carnival events. While the entire Fairground site is 27.28 acres in area, only an 8-acre portion within the southern extent of the Fairground site proximate to Wakea Avenue would be designated for the school.

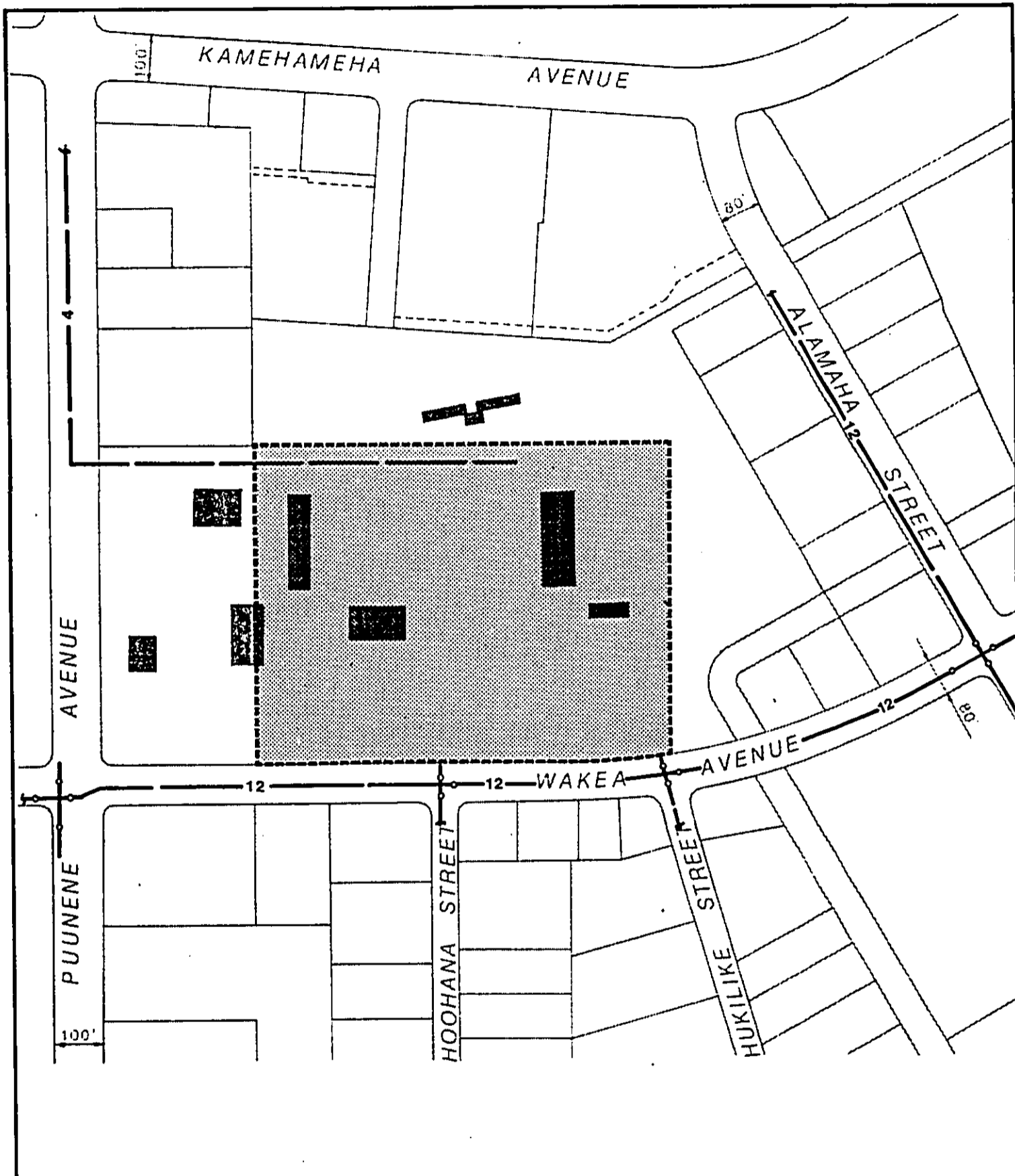
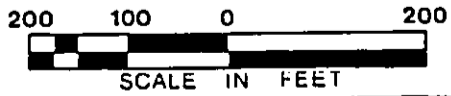


fig. 11a

Kahului Fairground Site Existing Water System



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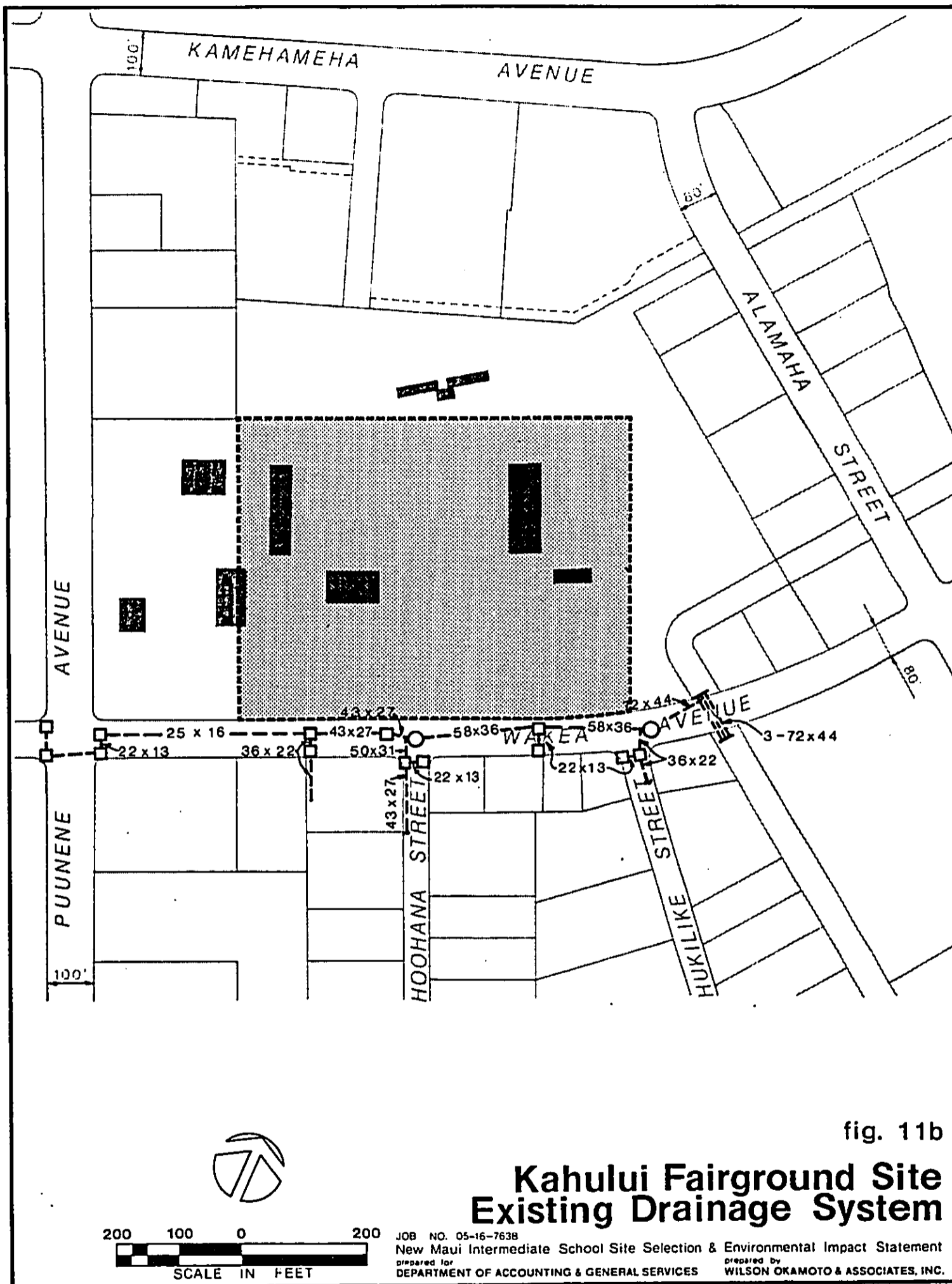
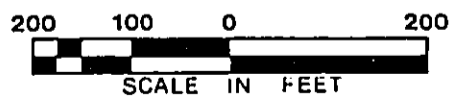


fig. 11b

Kahului Fairground Site Existing Drainage System



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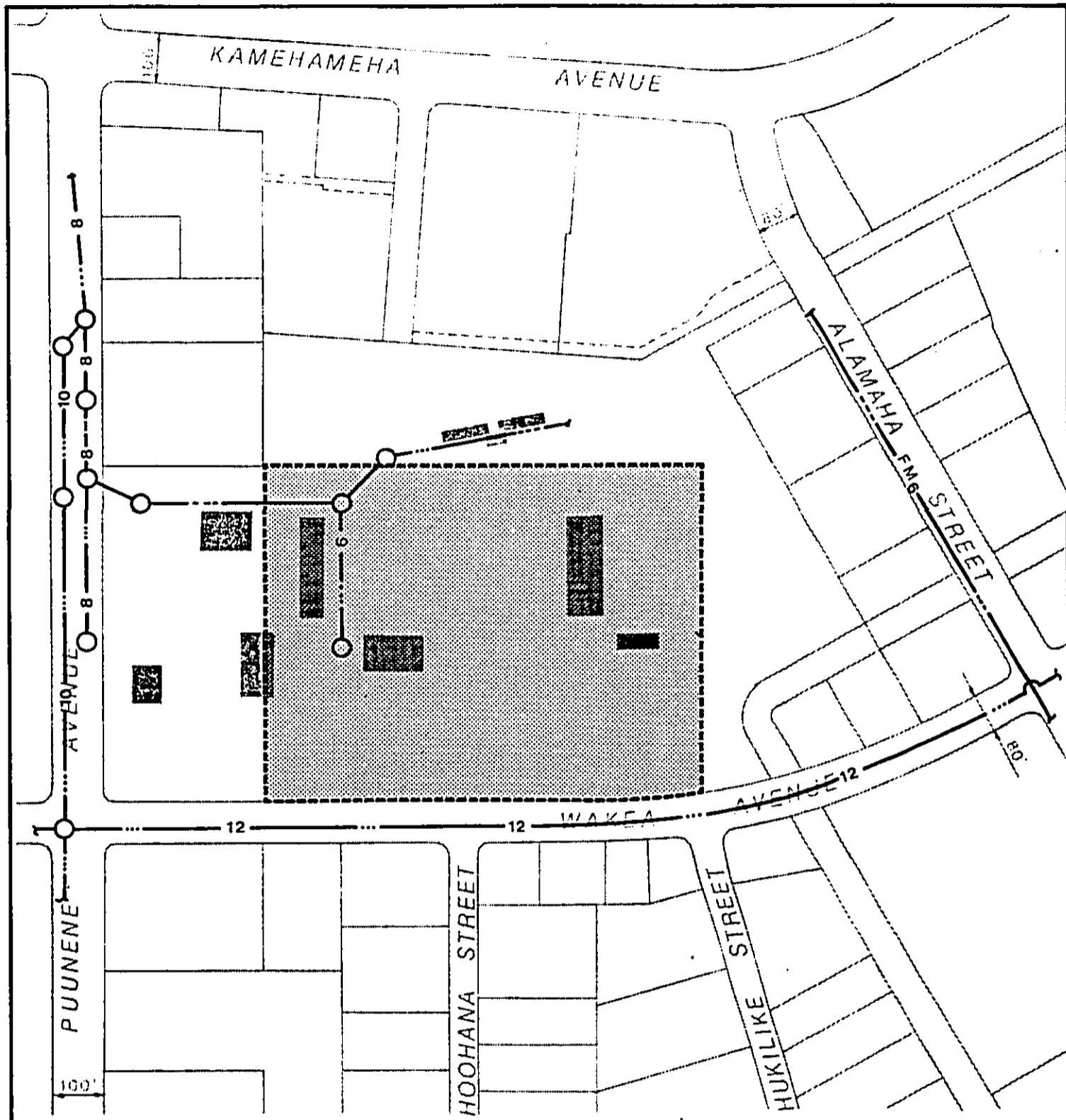
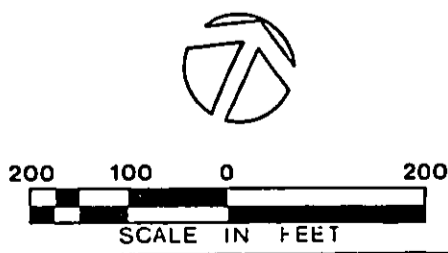


fig. 11c

Kahului Fairground Site Existing Sewer System



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5. Potential Site 6 - The Kuihelani Highway Site

Potential site 6 (see Figure 12) is a twelve acre area within a parcel of land (TMK: 3-8-06:3) which adjoins Kuihelani Highway. The Kuihelani Highway Site is owned by Alexander and Baldwin, Inc., and is presently used for the cultivation of sugar cane. Residential subdivisions are situated across Kuihelani Highway.

6. Potential Site 7 - The Maui Lani East Site

Potential site 7, the Maui Lani East Site, is located within the proposed Maui Lani planned community (TMK: 3-8-7:2). This potential twelve acre rectangular site (see Figures 9a and b) is owned by Alexander and Baldwin, Inc., and is currently undeveloped. The Maui Lani East Site would be proximate to existing and proposed residences. Access to the Maui Lani East Site would be provided by extending South Kamehameha Avenue.

C. Minimum Site Criteria

To assure the viability and compatibility of potential sites for educational activities, the DOE has established minimum site criteria against which each potential site is evaluated.

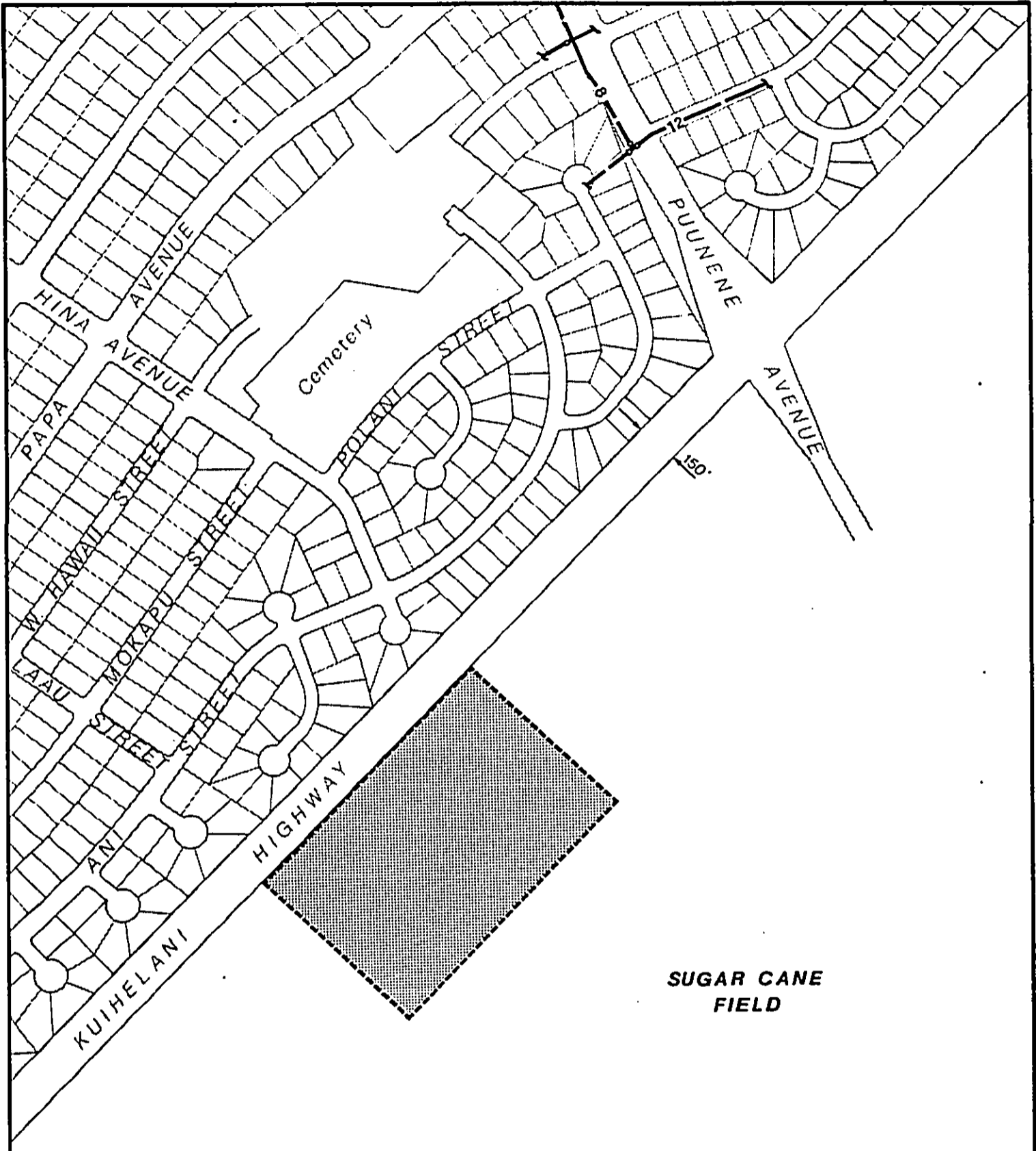
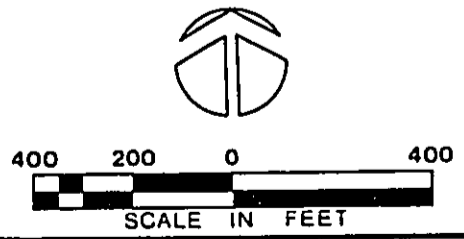


fig. 12

Kuihelani Highway Site Existing Water System



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Sites considered viable with respect to the minimum site criteria are evaluated in further detail to determine their merits relative to other "qualifying" sites. All sites not meeting the minimum site criteria are eliminated from further consideration.

The minimum site criteria are as follows:

- a. Acreage: Minimum 7 acre, maximum 12 acres.
- b. Shape: The length to width ratio of the site must not exceed 2.5 to 1.
- c. Tsunami: The site must not be in a tsunami inundation zone as established by an authorized agency recognized by the State of Hawaii.
- d. Flood: The site must not be in a major flood plain if adequate drainage provisions cannot be made at a reasonable cost.
- e. Landslide: The site must not be located within a known or potential landslide area.
- f. Traffic: The site must not be located in an area hazardous from the standpoint of pedestrian and traffic safety unless adequate safety provisions can be made.

- g. Timing: The acquisition of the site must be possible early enough to allow enough construction time to meet DOE's scheduled school opening date.
- h. Location: The site must be within the ultimate service area.
- i. Displacement: The site must be obtained without mass relocation of families.
- j. Historical: The acquisition and development of the site must be such that no buildings or sites designated as historic and deserving of preservation by the State Historic Preservation Office will be destroyed.

D. Evaluation and Results

Each of seven potential sites identified were evaluated with respect to the minimum site criteria. Four of the seven sites identified were determined to meet all minimum site criteria. These are potential site 1, the Maui High School Site, and potential sites 2, 3 and 7, the Maui Lani North, South and East Sites. Results of the evaluation are presented in Table 4.

Potential site 4, the Old Lihikai School Site, did not meet the tsunami, flood, and traffic criteria. The site is located

TABLE 4
MINIMUM CRITERIA EVALUATION

MINIMUM CRITERIA	SITE*						
	1	2	3	4	5	6	7
Acreage: 7 to 12 acres.	Y	Y	Y	Y	Y	Y	Y
Shape: Maximum L:W ratio of 2.5:1.	Y	Y	Y	Y	Y	Y	Y
Tsunami: Outside inundation zone.	Y	Y	Y	N	Y	Y	Y
Flood: Outside flood plain.	Y	Y	Y	N	Y	Y	Y
Landslide: Outside landslide area.	Y	Y	Y	Y	Y	Y	Y
Traffic: Not in hazardous location.	Y	Y	Y	N	N	N	Y
Timing: Aquisition/construction by 1989.	Y	Y	Y	Y	Y	Y	Y
Location: Within ultimate service area.	Y	Y	Y	Y	Y	N	Y
Displacement: No mass relocation of families.	Y	Y	Y	Y	Y	Y	Y
Historical: No historical features.	Y	Y	Y	Y	Y	Y	Y

KEY: Y = Yes
N = No

- * Site 1 = "Maui High School Site"
- Site 2 = "Maui Lani North Site"
- Site 3 = "Maui Lani South Site"
- Site 4 = "Old Lihikai School Site"
- Site 5 = "Kahului Fairground Site"
- Site 6 = "Kuihelani Highway Site"
- Site 7 = "Maui Lani East Site"

within the Coastal High Hazard Area as designated on the Federal Flood Boundary and Floodway Map, indicating that it is within the tsunami inundation zone and flood plain. The site also adjoins major thoroughfares and busy streets: Kaahumanu Avenue, Lono Avenue (proximate to the Kahului Shopping Center), Kane Street and Uevau Street. Being the center of commercial activities, the traffic volume on these roadways is heavy, especially on Kaahumanu Avenue. This environment presents potentially hazardous conditions for an intermediate school.

Potential site 5, the Kahului Fairground Site is near Puunene Avenue and Kamehameha Avenue, both of which are major roadways. Traffic conditions at this site are potentially hazardous, particularly since the site is located adjacent to high-traffic commercial and industrial areas.

Potential site 6, the Kuihelani Highway Site, is located within existing cane fields, along Kuihelani Highway. Kuihelani Highway is a high volume, high speed roadway used by commuters, tour buses, and trucks. The close proximity of a school to such a facility would present potentially conflicting and hazardous conditions. While this site is proximate to the urban Kahului area, it is situated outside of the service area limits for the school.

From the standpoint of the minimum site criteria, therefore, the Old Lihikai School, Kahului Fairground, and Kuihelani Highway Sites are not considered viable for the purposes of the new Maui Intermediate School.

The four "qualifying" sites, Maui High School and Maui Lani North, South and East are deemed to be reasonable candidate sites and are further evaluated to assess their relative merits.

IV. EVALUATION OF CANDIDATE SITES

IV. EVALUATION OF CANDIDATE SITES

A. Methodology

Having met the minimum site criteria, the Maui High School and Maui Lani North, South, and East Sites were evaluated against DOE-established school and community site criteria, as well as cost considerations. The criteria define good, fair, and poor conditions for each factor necessary in the determination of the optimum school site. Results of this evaluation provide for a relative rating of each site with respect to the other three sites.

These criteria are summarized below.

1. School Site Criteria

a. Site Characteristics

o Size:

Good - The site is the minimum size because an adjacent park will be used to meet the school's playground requirements.

Fair - The site is the requested size.

Poor - The site is larger than the requested size because of slope or other considerations.

- o Slope: (Computed by analyzing the overall slope of the site and taking an average)
 - Good - The average slope of the site is between 1 and 3 percent.
 - Fair - The average slope of the site is between 4 and 10 percent.
 - Poor - The average slope of the site is greater than 10 percent.
- o Shape: (The shape should generally be rectangular)
 - Good - Length-width ratio 1.0:1.0 to 1.6:1.0.
 - Fair - Length-width ratio 1.7:1.0 to 2.0:1.0.
 - Poor - Length-width ratio 2.1:1.0 to 2.5:1.0.
- o Foundation: (University of Hawaii Land Study Bureau Urban Land Classification Soil Character Code)
 - Good - Soil Character Codes, I, II, VIII, and IX.
 - Fair - Soil Character Codes, III, IV, VI, and VII.
 - Poor - Soil Character Code V with depth to consolidated material of 15 feet or less.
- o Soil:
 - Good - The site is composed of non-rocky soil with a depth over 10 feet or coral or rocky soil with a depth over 15 feet.
 - Fair - The site is composed of non-rocky soil with a 6 to 10-foot depth or coral or rocky soil with a depth of 11 to 15 feet.
 - Poor - The site is composed of (1) non-rocky soil with a 0' to 5-foot depth or (2) coral or rocky soil with a depth of less than 11 feet or (3) marshy soil or (4) lava.

o Natural Beauty:

Good - The site has some natural beauty in the form of trees, plants, rock formations, etc. which can be preserved and integrated into the school campus. The site is not crossed by overhead utility lines.

Fair - The site lacks most of the desirable natural beauty but still has the potential of becoming a beautiful campus through proper landscaping. The site is not crossed by overhead lines.

Poor - The site has no natural beauty whatsoever. The site is crossed by overhead lines.

b. Roadway and Utilities

o Adequacy of Roadways:

Good - The site has adequate roadways to meet the ultimate school needs. The minimum road right-of-way required is 44 feet.

Fair - The site will have adequate roadways which will be developed or require some widening to serve the interim and ultimate needs of the school.

Poor - The site has no roadways and will require the construction of a roadway system to specifically meet the school needs.

o Adequacy of Water Service:

Good - The site has adequate water pressure and capacity available to meet the ultimate school needs.

Fair - The existing water service is insufficient but adequate service is being developed which will meet the interim and ultimate needs of the school.

Poor - The site has inadequate water service and will require the development or extension of a water system to specifically meet the school needs.

o Adequacy of Sewer Service:

Good - The site has adequate sewer lines available to meet the ultimate school needs.

Fair - The site will have adequate sewer service which is being developed to serve the interim and ultimate needs of the school.

Poor - The site has no sewer service and will require the development or extension of sewerlines to meet the school needs.

o Adequacy of Drainage Facilities:

Good - The site has adequate drainage facilities available to meet the ultimate school needs.

Fair - The site will have adequate drainage facilities which are being developed to serve the interim and ultimate needs of the school.

Poor - The site has no drainage facility and may require the development of a drainage system to specifically meet the school needs.

o Adequacy of Power and Communications:

Good - The site has adequate existing power and communications available to meet the ultimate school needs.

Fair - The site will have adequate power and communications which are being developed to serve the interim and ultimate needs of the school.

Poor - The site has insufficient power or communications available and will require improvement of these services to serve the school needs.

c. Accessibility

o Pedestrian Access:

Good - The site will have pedestrian access from three sides.

Fair - The site will have pedestrian access from two sides.

Poor - The site will have pedestrian access from only one side.

o Pedestrian Safety:

Good - Adequate and safe walkways/shoulders to the site are available.

Fair - Safe walkways/shoulders to the site will be provided along the school access road.

Poor - The site may require traffic signals and/or pedestrian overpasses in addition to walkway shoulder improvements.

o Automobile Access:

Good - The site will have roadways along one short side and one long side.

Fair - The site will have roadways along one long side or two short sides.

Poor - The site will have a roadway only along one short side.

o Bus Service:

Good - The site is served by a major bus line running through the service area.

Fair - A major bus line passes within reasonable (0.5 mile) distance of the site.

Poor - No bus service is available.

o Traffic Safety:

Good - The site is off a major roadway passing through the service area.

Fair - Access to the site is via a through street capable of handling the heavy traffic at school opening and closing hours.

Poor - Access to the site is via a dead end street.

d. Environment

o Highway Noise:

Good - The site is more than 1,500 feet away from major highways, freeways and truck routes.

Fair - The site is 500 feet to 1,500 feet away from major highways, freeways and truck routes to keep the motor vehicular noise level down to a level where normal conversation can be heard.

Poor - The site is within 500 feet of a major highway, freeway or truck route.

o Aircraft Noise:

Good - The site is more than a mile away from the normal aircraft flight patterns into and out of airports and air bases.

Fair - The site is far enough away (0.5 to 1 mile) from the normal flight patterns to keep the noise level down to a level where normal conversation can be heard.

Poor - The site is directly under (0 to 0.5 mile) the approach and takeoff patterns.

o Rainfall:

Good - The site has a median annual rainfall less than 30 inches.

Fair - The site has a median annual rainfall between 30 inches to 39.9 inches.

Poor - The site has a median annual rainfall greater than 40 inches.

o Industrial and Agricultural Nuisances:

Good - The site is free from noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities.

Fair - The noise, dust, odors, smoke, and other nuisances from industrial or agricultural activities are at worst periodic but well within the limits of human toleration.

Poor - The above mentioned nuisances cause considerable discomfort and hamper school activities.

o Proximity to Commercial Centers:

Good - The site is more than a half mile from those commercial enterprises (bowling alleys, pool halls, stores, etc.) that may attract students during school hours.

Fair - The site is reasonably far (0.25 to 0.5 mile) from distracting commercial centers.

Poor - The site is within a quarter mile of undesirable commercial enterprises.

2. Community Site Criteria

a. Government

o State Land Use District Map Designation:

Good - The site is within the Urban District.

Fair - The site is within the Rural District.

Poor - The site is in the Agricultural or Conservation District.

o County General Plan Designation:

Good - The site is designated for school or institutional use.

Fair - The site is designated for residential, apartment, or park use.

Poor - The site is designated for commercial, hotel, industrial, agricultural, or open space use.

o County Zoning Designation:

Good - Development of a school is a permitted use within the zoning district.

Fair - Development of a school within the zoning district would require County approval or permit application.

Poor - Development of a school within the zoning district would require application for a change in zoning.

b. Community Effects

o Community Displacement:

Good - The site may be acquired without relocating any family, farm, or business.

Fair - The site may be acquired without relocating any farm or business or more than five families and living units.

Poor - The site cannot be acquired without the relocation of farms, businesses or more than five families.

o Interference with Institutions:

Good - The site is greater than 0.5 mile from hospitals, rest homes, and any other institution which may be disturbed by large groups of students.

Fair - The site is far enough away (0.25 to 0.5 mile) from any hospital, rest home, etc., so that any disturbance to the institution by the activities of the proposed school will be minimal.

Poor - The site is adjacent to a hospital, rest home, or similar institution which may be disturbed by the activities of the proposed school.

o Agricultural Land Classification: (University of Hawaii Land Study Bureau Agricultural Land Classification Productivity Rating).

Good - The site is located on land with very poor (E) productivity rating.

Fair - The site is located on land with fair (C) to poor (D) productivity rating.

Poor - The site is located on land with good (B) to very good (A) productivity rating.

o Existing Land Use: (In changing the existing use of the site to school use, there should be a minimal amount of disruption to the existing pattern of living within the community).

Good - The site is vacant and unused.

Fair - The site is being used for government agencies or institutions.

Poor - The site is being used for agriculture, residences or private businesses.

o Land Owners:

Good - The site is entirely owned by the Federal, State, or County government.

Fair - The site is owned by less than three individuals or business corporations.

Poor - The site is owned by three or more individuals or business corporations.

o Aesthetic Value:

Good - The site is not an aesthetic asset to the community and will not interfere with scenic vistas when it is developed into a school.

Fair - The site has little aesthetic value to the community or may partially obstruct scenic vistas when it is developed into a school.

Poor - The site is an aesthetic asset to the community or will obstruct scenic vistas when it is developed into a school.

o Location:

Good - The site is within reasonable walking distance (0.75 mile) of 75% of the students.

Fair - The site is within reasonable walking distance of 50% of the students.

Poor - The site is within reasonable walking distance of less than 50% of the students.

3. Cost Considerations

a. Land Acquisition

Determination of the relative costs associated with land acquisition involve consideration of the following items:

- i. Land Acquisition - Estimated fair market value of the building, land, and easement obtained by using the Tax Office appraised value of the building and land together with an analysis of recent sales in the area.
- ii. Relocation of Displacees - Relocation payments to all tenants, owners, farms, and businesses that are displaced.

b. Off-Site Development

The following items are considered in the cost analysis to account for the differences in off-site development required for each candidate site:

- i. Utilities - Cost of providing additional lines for or increasing sizes of existing utility system facilities due to additional loads imposed by the school.

ii. Drainage - Cost of constructing additional drainage facilities to accomodate added storm runoff resulting from development of the school.

iii. Access Roads - Cost of constructing necessary access roadways to the site if none is available.

c. On-Site Development

To account for the differences in required on-site improvements for each candidate site, the following items were included in the cost analysis:

i. Grading and Clearing - Cost of grading necessary to adapt the existing topography for buildings, play areas, and other facilities; cost of removing existing structures and heavy foliage.

ii. Utilities - Additional costs of making utility connections.

iii. Drainage - Cost of constructing major drainage facilities.

iv. Foundation - Additional foundation cost due to adverse subsurface conditions.

v. Soundproofing - Cost of soundproofing classrooms if predicted noise levels inside the classroom will exceed allowable limits.

d. **Bus Subsidy Costs**

Bus subsidy costs for students residing more than one mile away from each candidate site were considered in the cost analysis.

e. **Security Costs**

Costs for providing on-campus security personnel were included in the cost analysis.

B. **Results of Evaluation**

The remaining sections of this chapter discuss assumptions, limitations, and values inherent in the criteria rating system with respect to the school and community site criteria evaluations, and cost evaluations.

Thus, for each of the criteria sub-categories under the school site and community site criteria categories (e.g. site characteristics, roadway and utilities, etc.) a subtotal of the number of good, fair and poor ratings for each site is derived which reflects the relative merits of each site with respect to each of the other three sites.

1. School Site Criteria Rating

The school site evaluation consists of 21 criteria which evaluate site characteristics, roadway and utilities, accessibility and environment (see Tables 5, 6, 7 and 8, respectively). A summary discussion of each site with respect to each criteria is presented below.

a. Site Characteristics

Size:

The Maui High School Site received a "good" rating with respect to the size criteria because the site is adjacent to existing County park facilities which may be used to meet the proposed school's playground requirements. This proximity would enable the site to be of minimum size for the school itself. The Maui

TABLE 5
SITE CHARACTERISTICS CRITERIA EVALUATION

NO. CRITERIA	MAUI HIGH SCHOOL SITE		MAUI LANI NORTH SITE		MAUI LANI SOUTH SITE		MAUI LANI EAST SITE	
	RATING	COMMENTS	RATING	COMMENTS	RATING	COMMENTS	RATING	COMMENTS
1	G	Minimum size, 7 acres	F	Requested size, 12 acres	F	Requested size, 12 acres	F	Requested size, 12 acres
2	G	2% overall	G	3% overall	G	3% overall	F	5% overall
3	G	L:W ratio 1.6:1.0	G	L:W ratio 1.0:1.0 to 1.6:1.0	G	L:W ratio 1.0:1.0 to 1.6:1.0	G	L:W ratio 1.0:1.0 to 1.6:1.0
4	F	Code VI4L	F	Code VI4L	F	Code VI4L	F	Code VI4L
5	G	More than 15 feet coral sands	G	More than 15 feet coral sands	G	More than 15 feet coral sands	G	More than 15 feet coral sands
6	G	Some natural beauty	G	Some natural beauty	G	Some natural beauty	G	Some natural beauty
		(G)	4	4	4	4	3	3
		(F)	2	2	2	2	3	3
		(P)	0	0	0	0	0	0
SUBTOTAL								

G = Good
F = Fair
P = Poor

Lani North, South, and East Sites received "fair" ratings, based on the assumption that the probable size of these sites would be the requested 12 acres.

Slope:

Slope was computed by analyzing the overall slope of a site and taking an average. The Maui High School and Maui Lani North and South Sites received "good" ratings, having slopes of 2 percent, 3 percent, and 3 percent, respectively. With a slope of 5 percent, the Maui Lani East Site lies within the "fair" criteria range.

Shape:

The shape of each site was determined by its length to width ratio, which should define a rectangular area. Each of the candidate sites lie within the "good" criteria range. This determination assumes that the available developable space at the Maui Lani North, South and East Sites would provide for a length to width ratio of 1.0:1.0 to 1.6:1.0.

Foundation and Soil:

The University of Hawaii Land Study Bureau Urban Land Classification Soil Character Codes were used to define the foundation and soil criteria. All four sites are within the Soil Character Code VI4L.

These soils are characteristically coral sands, nonrocky, and possess a well-drained surface. The underlying material, located at a depth of more than 15 feet, is consolidated lava. All sites were rated fair with respect to the foundation criteria.

Because of the great depth to consolidated material, all sites received a "good" rating with respect to the soil criteria.

The soils at all four candidate sites have been classified as Puuone sand (PZUE) by the U.S. Department of Agriculture, Soil Conservation Service. This soil is usually found on slopes of 7 to 30 percent on sandhills near the ocean. Permeability of Puuone sand is rapid, runoff is slow and the wind erosion hazard is moderate to severe.

Natural Beauty:

The natural beauty criteria refers to (1) the natural beauty possessed by a site in the form of trees, plants, rock formations, etc. which can be preserved and integrated into the school campus, and (2) the existence or nonexistence of overhead utility lines which traverse a site. All four sites are judged to possess some natural beauty in the form of trees and plants. Each of the sites is characterized by kiawe trees and sand dunes, which can potentially be integrated with school facilities and landscaping. Overhead utility lines do not traverse any of the candidate sites. For these reasons, all sites were rated "good".

b. Roadway and Utilities

Adequacy of Roadways, Water Service, Sewer Service, Drainage Facilities, and Power and Communication Facilities:

The greatest variation in the rating evaluation for the candidate sites occurred in the infrastructure categories primarily because of the Maui High School Site's proximity to the existing infrastructure.

TABLE 6
ROADWAY AND UTILITIES CRITERIA EVALUATION

NO. CRITERIA	MAUI HIGH SCHOOL SITE RATING COMMENTS	MAUI LANI NORTH SITE RATING COMMENTS	MAUI LANI SOUTH SITE RATING COMMENTS	MAUI LANI EAST SITE RATING COMMENTS
1 Adequacy of Roadways	G Adequate roadways	P Will require construction	P Will require construction	P Will require construction
2 Adequacy of Water Service	G Adequate water service	P Will require extension	G Adequate water service	P Will require development
3 Adequacy of Sewer Service	G Adequate sewer service	P Will require construction of sewerlines	P Will require construction of sewerlines	P Will require construction of sewerlines
4 Adequacy of Drainage Facilities	G Adequate drainage facilities	P May require drainage system development	P May require drainage system development	P May require drainage system development
5 Adequacy of Power and Communication	G Adequate power and communications	P Will require development	P Will require development	P Will require development
	(G) 5	0	1	0
	(F) 0	0	0	0
	(P) 0	5	4	5
SUBTOTAL				

G = Good
F = Fair
P = Poor

Conversely, the Maui Lani North, South, and East Sites, located within the undeveloped Maui Lani property, will require development, relocation or extension of all utilities and support services. For this reason, the Maui High School Site received "good" ratings for the adequacy of roadways, sewer service, drainage facilities, and power and communications criteria while the three Maui Lani Sites received "poor" ratings. The Maui Lani South Site and the Maui High School Site received "good" ratings with respect to water service and the remaining two sites received "poor" ratings. Cost estimates of necessary infrastructure improvements are discussed in Section IV-B-3.

c. Accessibility

Pedestrian Access and Pedestrian Safety:

A "good" rating for pedestrian access requires the site to have access from three sides. All four

TABLE 7
ACCESSIBILITY CRITERIA EVALUATION

NO. CRITERIA	MAUI HIGH SCHOOL SITE RATING COMMENTS	MAUI LANI NORTH SITE RATING COMMENTS	MAUI LANI SOUTH SITE RATING COMMENTS	MAUI LANI EAST SITE RATING COMMENTS
1 Pedestrian Access	G Access from 3 sides	G Access assumed from 3 sides	G Access assumed from 3 sides	G Access assumed from 3 sides
2 Pedestrian Safety	G Adequate and safe walkways/shoulders	G Walkways/shoulders assumed to be provided	G Walkways/shoulders assumed to be provided	G Walkways/shoulders assumed to be provided
3 Automobile Access	G Will have roadways along one long side, one short side	G Assumed to have roadways along one long, one short side	G Assumed to have roadways along one long, one short side	G Assumed to have roadways along one long, one short side
4 Bus Service	P None	P None	P None	P None
5 Traffic Safety	G Off major roadway	G Major roadway assumed to be provided	G Major roadway assumed to be provided	G Major roadway assumed to be provided
	(G) 4	4	4	4
	(F) 0	0	0	0
	(P) 1	1	1	1
SUBTOTAL				

G = Good
F = Fair
P = Poor

candidate sites met this criteria (it is assumed that the roadway layout within the Maui Lani Development will enable the Maui Lani sites to meet this criteria).

Pedestrian safety refers to the availability of adequate and safe walkways/shoulders to the site. The Maui High School Site received a "good" rating for this criteria because these facilities are currently provided along the roads bordering the site. The Maui Lani North, South and East Sites also received "good" ratings on the assumption that walkways and shoulders will be provided for these sites.

Automobile Access:

A "good" rating for automobile access requires the availability of roadways along one long side and one short side of the site. These conditions are met for the Maui High School Site and assumed to be met for the three Maui Lani Sites.

Bus Service:

Bus service is currently unavailable in the Kahului area, therefore, all sites were assigned a "poor" rating for this criteria.

Traffic Safety:

Traffic safety refers to the location of the site with respect to a major roadway which passes through the service area. The Maui High School Site is rated "good" with respect to this criteria. While there are currently no public roadways servicing the proposed Maui Lani Development, it is assumed that the Maui Lani North, South and East Sites will be served by major roadway systems, resulting in "good" ratings for all three sites.

d. Environment

Highway Noise and Aircraft Noise:

Each of the four candidate sites are more than 1,500 feet away from major highways, freeways and truck routes. The sites are also more than a mile away from normal aircraft flight patterns into and out of Kahului Airport. Consequently, each of the sites received a "good" rating for both highway and aircraft noise criteria.

TABLE 8
ENVIRONMENTAL CRITERIA EVALUATION

NO. CRITERIA	MAUI HIGH SCHOOL SITE RATING COMMENTS	MAUI LANI NORTH SITE RATING COMMENTS	MAUI LANI SOUTH SITE RATING COMMENTS	MAUI LANI EAST SITE RATING COMMENTS
1 Highway Noise	G Over 1500' from hwy.	G Over 1500' from hwy.	G Over 1500' from hwy.	G Over 1500' from hwy.
2 Aircraft Noise	G Over 1 mile away from normal aircraft flight pattern	G Over 1 mile away from normal aircraft flight pattern	G Over 1 mile away from normal aircraft flight pattern	2 Over 1 mile away from normal aircraft flight pattern
3 Rainfall	G Less than 30"	G Less than 30"	G Less than 30"	G Less than 30"
4 Industrial and Agricultural Nuisances	G None	G None	G None	G None
5 Proximity to Commercial Centers	G More than 1/2 mile	G More than 1/2 mile	G More than 1/2 mile	G More than 1/2 mile
SUBTOTAL	(G) 5 (F) 0 (P) 0	5 0 0	5 0 0	5 0 0

G = Good
F = Fair
P = Poor

Rainfall:

Rainfall in the Kahului area generally averages less than 20 inches per year, well within the "good" conditions for the criterion characterized by median annual rainfall of less than 30 inches per year. All sites, therefore, received a "good" rating.

Industrial and Agricultural Nuisances and Proximity to Commercial Centers:

The occurrence of nuisances created by industrial or agricultural activities such as noise, dust, odors, and smoke are nonexistent at each of the candidate sites.

Moreover, each site is more than a half mile from commercial enterprises such as bowling alleys, pool halls and stores that may attract students during school hours. As such, all four sites were rated "good" for both the industrial and agricultural nuisances, and proximity to commercial centers criteria.

2. Community Site Criteria Rating

The community site evaluation consists of ten (10) criteria which evaluates government and community effects (see Tables 9 and 10, respectively).

a. Government

State Land Use District and County General Plan

Designations:

Each of the four candidate sites is within the State Urban District. Consequently, the sites received "good" ratings with respect to this criteria.

The Maui High School Site is designated for school use on the proposed Wailuku-Kahului Community Plan. The Maui Lani Sites are within Project District 1 as proposed by the Plan. Land to be set aside for school use is provided by the Project District 1 guidelines.

County Zoning Designations:

The Maui High School Site is zoned Residential and, as development of a school is permitted in this District, was assigned a "good" rating. The Maui Lani Sites

TABLE 9.

GOVERNMENTAL CRITERIA EVALUATION

NO. CRITERIA	MAUI HIGH SCHOOL SITE RATING COMMENTS	MAUI LANI NORTH SITE RATING COMMENTS	MAUI LANI SOUTH SITE RATING COMMENTS	MAUI LANI EAST SITE RATING COMMENTS
1 State Land Use District Map Designation	G Urban District	G Urban District	G Urban District	G Urban District
2 County General Plan Designation	G School use	G School use	G School use	G School Use
3 County Zoning Designation	G Permitted Use	G Permitted Use	G Permitted Use	G Permitted Use
	(G) 3	3	3	3
SUBTOTAL	(F) 0	0	0	0
	(P) 0	0	0	0

G = Good
 F = Fair
 P = Poor

also received "good" ratings because schools are a permitted use under the interim zoning provisions. Permitted uses within zoning districts are discussed in Section II-E.

b. Community Effects

Community Displacement:

Community displacement occurs when acquisition or development of a site requires the relocation of families, farms, or businesses. Each of the four sites is presently vacant and undeveloped and, therefore, was rated "good".

Interference with Institutions:

Institutions such as hospitals and rest homes may be disturbed by large groups of students. Since the Maui Lani North and South Sites are located more than one-half mile away from such institutions, they were designated "good" with respect to this criteria. The Maui Lani East Site, due to its location approximately 0.25 mile from the Maui High School, was designated "fair". As the Maui High School Site is

TABLE 10

COMMUNITY EFFECTS CRITERIA EVALUATION

NO. CRITERIA	MAUI HIGH SCHOOL SITE		MAUI LANI NORTH SITE		MAUI LANI SOUTH SITE		MAUI LANI EAST SITE	
	RATING	COMMENTS	RATING	COMMENTS	RATING	COMMENTS	RATING	COMMENTS
1	G	Vacant property	G	Vacant property	G	Vacant property	G	Vacant property
2	P	Adjacent to existing high school	G	More than 1/2 mile from institutions	G	More than 1/2 mile from institutions	F	About 0.25 mile from Maui High School
3	G	Very poor (E) productivity	G	Very poor (E) productivity	G	Very poor (E) productivity	G	Very poor (E) productivity
4	G	Vacant and unused	G	Vacant and unused	G	Vacant and unused	G	Vacant and unused
5	G	State	F	Private	F	Private	F	Private
6	G	Not aesthetic asset	G	Not aesthetic asset	G	Not aesthetic asset	G	Not aesthetic asset
7	F	Walking distance of 50% of students	F	Walking distance of 50% of students	P	Walking distance of less than 50% of students	F	Walking distance of 50% of students
SUBTOTAL		(G) 5 (F) 1 (P) 1	5 2 0	5 1 1	4 3 0			

G = Good
F = Fair
P = Poor

situated within the Maui High School property, it was rated "poor" with respect to interference with institutions.

It should be noted that the development of educational clusters such as locating an intermediate school in close proximity to a high school, may be associated with educational and social disadvantages. Although there is at least one K-12 or 7-12 grade school in each district and there are 18 statewide, limiting the number of these facilities should be considered.

Educational clusters may present safety, security and jurisdictional problems. The commingling of students could also result in behavior problems.

The development of the Maui High School Site for the new Maui Intermediate School, due to its close proximity to the existing Maui High School and Kahului School, would create an educational cluster. Problems associated with such a development would require consideration in the final site selection process.

Agricultural Land Classification:

Each of the four candidate sites is characterized as having very poor (E) productivity lands by the

University of Hawaii Land Study Bureau Agricultural Land Classification Productivity Rating. Therefore, with respect to agricultural land classification, all sites were designated "good".

The University of Hawaii Land Study Bureau Detailed Land Classification Rating for the Maui High School Site is Urban.

The U.S. Department of Agriculture, Soil Conservation Service capability classification for nonirrigated PZUE soils, upon which all four candidate sites are located, is VIIe. Soils within the Class VII designation have very severe limitations which indicate an unsuitability for cultivation. The capability subclass designated by the letter "e" indicates the main limitation is risk of erosion.

The Agricultural Lands of Importance to the State of Hawaii (ALISH) system classifies the Maui High School Site as within the "Existing Urban Development" area. The three Maui Lani Sites are located in areas classified as "Other Important" agricultural lands and are located adjacent to the "Existing Urban Development" Area. The ALISH system categorizes agricultural lands into three groups: (1) "Prime";

(2) "Unique"; and (3) "Other Important". Lands rated "Prime" or "Unique" are more suited for agricultural use than those rated "Other Important".

Existing Land Use:

Changing the existing land use of any of the sites to school use should create a minimum amount of disruption to the existing pattern of living in the community. Because all four sites are vacant and unused, each was determined to be "good" with respect to the existing land use criteria.

Landownership:

A "good" rating was assigned to the Maui High School Site for landownership because the site is owned entirely by the State of Hawaii. The Maui Lani Sites are located within the Maui Lani Development which is owned by Alexander & Baldwin, Inc. These sites were, therefore, given a "fair" rating.

Aesthetic Value:

Aesthetic value refers to the site's value as an aesthetic asset to the community and the developed

site's degree of interference with scenic vistas. Based on existing site conditions, all four sites are judged not to be aesthetic assets to the community.

Furthermore, development of any of the four sites is not anticipated to interfere with scenic vistas. Each of the sites were, therefore, assigned "good" ratings.

Location:

In completing the location criteria evaluation, it was assumed that the percentage of the ultimate service area within the circular area delineating a reasonable walking distance to the site represented the percentage of the total number of students which would attend the proposed school. The Maui High School Site and the Maui Lani North and East Sites were estimated to be within reasonable walking distance of 50 percent of the students, and therefore received a "fair" rating. The Maui Lani South Site was estimated to be within reasonable walking distance of less than 50 percent of the students and consequently, was assigned a "poor" rating.

3. Cost Considerations

Cost estimates discussed in this section are for purposes of comparing the relative costs of the alternative sites and determining the least costly alternative site. Land acquisition, off-site development, on-site development, bus subsidy and security costs are addressed for this purpose. There will be no relocation costs associated with the proposed project.

a. Land Acquisition Costs:

Although the Maui High School Site is owned by the State of Hawaii, an "equivalent" acquisition cost would need to be considered since use of the site would preclude the use of the land for some alternative use. For this purpose, data from the County of Maui indicates that lands adjacent to the site were valued at approximately \$100,000/acre. For the purpose of this preliminary cost analysis, it is assumed that this \$100,000/acre value would apply to the Maui High School Site. Since the site is approximately seven (7) acres, land acquisition cost for this site would be on the order of \$700,000. Land acquisition costs for the Maui Lani Sites are not as easily ascertainable. The current assessments

under its "Unimproved Residential" classification indicate value at approximately \$9,000/acre (County of Maui, 1985). However, Alexander and Baldwin, Inc., in coordination with the County of Maui, is working towards implementation of a project district ordinance for the Maui Lani Development. In anticipation of a higher urban use zoning designation, therefore, it is assumed that the high end of the land value range would apply. In this light, it is assumed that a value of \$100,000/acre, the value of improved lands in the vicinity of the Maui High School Site, would be applicable. Therefore, each of the Maui Lani Sites would have an associated land acquisition cost of about \$1.2 million.

b. Off-site Development Costs:

Utilities

Off-site utility requirements for the Maui High School Site include the connection of water, sewer, and electrical/telephone lines to existing utility systems. Estimated costs for these system connections are \$4,000, \$9,000 and \$3,000, respectively.

The Maui Lani North Site off-site utility requirements extension, and electrical/telephone line connections. Respective costs for these improvements are \$4,000, \$20,000, and \$24,000. The waterline adjacent to the Maui Lani North Site is adequate to service the site.

Development of off-site utilities for the Maui Lani South Site will be similar to that anticipated for the Maui Lani North Site, with the exception of the off-site water system. Assuming relocation of an existing water transmission main which traverses this site, off-site water system improvements are estimated to cost \$94,000. Estimated sewer and electrical/telephone system costs are \$97,000 and \$94,000, respectively. These higher estimated sewer and electrical/telephone system costs reflect the longer lengths of line required for the connection of this site to existing systems.

Off-site utility requirements for the Maui Lani East Site include the extension of water, sewer, and electrical/telephone lines to existing utility systems. Estimated costs for these system connections are \$140,000, \$36,000 and \$34,000, respectively. The high estimated cost for the off-site water system

assumes connection to the 18-inch transmission line traversing the Maui Lani South Site.

Adequate water pressure would be available at all sites.

Drainage

Probable off-site drainage improvements for the Maui High School Site will involve the connection of a drainline to the existing system. The cost associated with this improvement is estimated to be on the order of \$24,000.

It is assumed that the Maui Lani Sites would not require the construction of off-site drainage facilities. All drainage improvements would be located on-site.

Access Roads

Due to the existing network of roadways servicing the Maui High School Site, further off-site roadway improvements are not necessary.

The Maui Lani North and South Sites would require the construction of access roadways as none are currently available. On the assumption that Onehee Street would be extended to serve both sites, costs of roadway construction are \$30,000 for the Maui Lani North Site and \$240,000 for the Maui Lani South Site. The difference in estimated costs reflects the greater length of roadway that would be needed to service the Maui Lani South Site.

The Maui Lani East Site would also require the construction of access roadways. Assuming that South Kamehameha Avenue would be extended to serve the site, the cost of roadway construction is estimated to be \$30,000.

c. On-Site Development Costs:

Grading and Clearing

The estimated cost of grading and clearing the mildly sloping, (2% overall) Maui High School Site is \$129,000.

Both the Maui Lani North and South Sites are comprised of moderately steeper slopes (3% overall), uneven terrain, and are more densely vegetated. The clearing and grading operation for these sites is estimated to cost \$645,000 each. The estimated cost of grading and clearing the moderately sloping (5% overall) Maui Lani East Site is \$403,000. (Note: The cost of grading and clearing the Maui Lani East Site is lower than the costs for grading and clearing the Maui Lani North and South Sites because the East Site, though comprised of steeper slopes, has a more even terrain which provides for easier grading conditions.)

Utilities

On-site utility improvement cost estimates for all four alternative sites are assumed to be identical.

Derivation of on-site utility costs assumes reasonable lengths of utility lines which would be necessary to serve school facilities anticipated for the new Maui Intermediate School. Water system improvements are anticipated to include waterlines and fire hydrants with an order of magnitude cost of \$42,000. The addition of sewerlines and manholes, and

electrical/telephone lines have estimated costs of \$57,000 and \$34,000, respectively. The proposed school is assumed to utilize a gas tank with an associated estimated cost of \$13,000.

Drainage

A proposed drainage system for the Maui High School Site would include a system of swales, inlets, and drainlines which will intercept runoff. The cost of this system would be on the order of \$90,000.

Runoff generated on the Maui Lani Sites would probably be conveyed by a system of swales, inlets and drainlines into an on-site sump and injection well. An approximate cost for a drainage system of this nature is \$310,000.

Foundation

No additional foundation cost due to adverse subsurface conditions is anticipated for any of the alternative sites.

Soundproofing

The cost of soundproofing classrooms was not included in the cost analysis since the school facilities, regardless of location, would require the same amount of soundproofing.

d. Bus Subsidy Costs:

Bus subsidy costs are computed for students who reside more than one mile in walking distance from the school (see Appendix). Bus subsidy costs for the Maui High School Site are estimated at \$1,259,000. The estimated bus subsidy costs for the Maui Lani North, South and East Sites are \$1,116,000, \$1,378,000 and \$1,188,000, respectively. (Bus subsidy costs were calculated on a present worth basis for an assumed time period of 20 years, from 1989 to 2009. The costs are expressed in 1986 dollars).

e. Security Costs:

Security costs are costs for providing on-campus security personnel to minimize undesirable activities such as "hijacking", and drug trafficking and use. These types of activities are considered more

problematic in educational clusters where older students have a greater opportunity to influence younger students.

Development of the New Maui Intermediate School at the Maui High School Site will create an educational cluster. As such, it is anticipated that maintenance of campus security and order will require security measures beyond what normally would be required at other sites. For the purpose of determining the additional security cost for the Maui High School Site, therefore, it is assumed that two security personnel would be required on a daily basis for a 20-year period. The total present worth cost for providing this measure of security is estimated to be \$504,000 in 1986 dollars (assumes \$12,000 annual salary for each personnel).

C. Summary of Evaluation

Overall results obtained from the criteria evaluation and cost estimates are summarized in Table 11.

Estimates of probable costs indicate that the Maui High School Site would be the least costly site from a land acquisition and

TABLE 11
SUMMARY OF CRITERIA EVALUATION AND COST ESTIMATES

	MAUI HIGH SCHOOL SITE	MAUI LANI NORTH SITE	MAUI LANI SOUTH SITE	MAUI LANI EAST SITE
School Site Criteria Total (G)	19	13	14	12
(F)	1	2	2	3
(P)	1	6	5	6
Community Site Criteria (G)	8	8	8	7
Total (F)	1	2	1	3
(P)	1	0	1	0

G = Good
F = Fair
P = Poor

Cost Considerations (cost expressed in millions of 1986 dollars)

Development Costs

Off-Site Development	\$ 0.04	\$ 0.08	\$ 0.53	\$ 0.25
On-Site Development	<u>0.37</u>	<u>1.10</u>	<u>1.10</u>	<u>0.86</u>
Subtotal	\$ 0.41	\$ 1.18	\$ 1.63	\$ 1.11
Contingencies (20%)	\$ 0.08	\$ 0.24	\$ 0.33	\$ 0.22
Land Acquisition	\$ 0.7	\$ 1.2	\$ 1.2	\$ 1.2
Bus Subsidy Costs	1.26	1.12	1.38	1.19
Security Costs	0.50	--	--	--
Total Estimated Cost	\$ 2.95	\$ 3.74	\$ 4.54	\$ 3.72

*Cost estimates are intended to provide relative cost requirements for each site.

site development standpoint. This was not unexpected since this site encompasses the smallest area of any of the four candidate sites and is the only site located within a developed area where existing utilities and roadways are available to service the site.

V. PROBABLE ENVIRONMENTAL IMPACTS AND
MITIGATIVE MEASURES

V. PROBABLE ENVIRONMENTAL IMPACTS AND MITIGATIVE MEASURES

The evaluation criteria used to rate each of the four candidate sites, to some extent, define the environmental impacts associated with development of a school on each of the sites. However, the evaluation of criteria itself does not provide a complete assessment of impacts which can be anticipated from development of a school site. This chapter, therefore, addresses the potential impacts of and mitigative measures for school site development.

A. Regional Impacts

Development of a new intermediate school will provide temporary economic benefits resulting from construction expenditure and related employment opportunities. Following construction, economic and community benefits will arise from employment provided for the operation and maintenance of the school.

From a long-term perspective, the proposed project will enhance the social and cultural environment of the Wailuku and Kahului communities. The new intermediate school will ensure the provision of adequate, accessible, and safe educational services and facilities that will meet the enrollment requirements of the region. This benefit is significant, given the continued and projected population growth of the

region which will stress the operating capacities of the public schools. The proposed project is an essential public facility and service in this regard.

B. Site Impacts

This section describes anticipated impacts which will affect the project site and the lands proximate to the project site.

1. Short-term Impacts

School construction will create short-term impacts to the local environment, which are unavoidable. The significance of short-term impacts for the four candidate sites, however, will differ because of the sites' locational variation. The Maui High School Site, for example, is situated in the midst of a developed residential neighborhood. From this standpoint, construction activities will create a relatively higher degree of disruption and nuisance to area residents.

The Maui Lani Sites, on the other hand, are located in more remote, undeveloped areas where impacts to the immediate surrounding environs are not considered as great, relative to the Maui High School Site. (For the purpose of this environmental assessment, it is assumed that the new Maui

Intermediate School will be constructed prior to development of adjacent Maui Lani homesites).

The following sections describe in general, the anticipated noise, air quality, water quality, erosion, traffic, public health and safety, and archaeological impacts associated with construction. Table 12, which follows this generic description of construction impacts, contains the assessment of impacts specific to each of the candidate sites.

a. Noise

An increase in noise levels will be experienced during construction. Particularly sensitive are educational institutions and residential units proximate to the project sites. Sources of noise will be equipment required for construction activities, including heavy vehicles required to excavate and remove spoil material, import construction materials, and other power equipment.

It shall be the contractor's responsibility to minimize construction noise impacts through compliance with the State Department of Health's Public Health

TABLE 12
 POTENTIAL CONSTRUCTION IMPACTS
 MAUI HIGH SCHOOL SITE, MAUI LANI NORTH SITE, MAUI LANI SOUTH SITE, AND MAUI LANI EAST SITE

IMPACTS RELATED TO:	MAUI HIGH SCHOOL SITE	MAUI LANI NORTH SITE	MAUI LANI SOUTH SITE	MAUI LANI EAST SITE
Noise	Possible nuisance to Kahului School, Maui High School, and surrounding residents	Possible nuisance to existing residences bordering the site on the north	Minimal noise impacts. Site is situated away from existing development	Possible nuisance to existing residences bordering the site on the north
Air Quality	Possible dust nuisance to Kahului School, Maui High School, and surrounding residents	Possible dust nuisance to existing residences bordering the site on the north. Impacts minimal since prevailing trade winds would transport fugitive dust away from residences	Minimal dust impacts. Site is situated "down wind" and away from existing residences	Possible dust nuisance to existing residences bordering the site on the north. Impacts minimal since prevailing trade winds would transport fugitive dust away from residences
Water Quality	No anticipated impacts	No anticipated impacts	No anticipated impacts	No anticipated impacts
Erosion	Minimal erosion impacts. Contractor to comply with construction plans and specifications, and applicable State and County requirements	Minimal erosion impacts. Contractor to comply with construction plans and specifications, and applicable State and County requirements	Minimal erosion impacts. Contractor to comply with construction plans and specifications, and applicable State and County requirements	Minimal erosion impacts. Contractor to comply with construction plans and specifications, and applicable State and County requirements
Traffic	Potential minor disruption along Papa Ave. and/or Lono Ave. from construction vehicles ingressing and egressing site	Potential minor disruption along Onehee St. (south of Papa Ave.) from construction vehicles ingressing and egressing site	Minimum traffic impacts. Site is situated away from existing development	Potential minor disruption along South Kamehameha Avenue from construction vehicles ingressing and egressing site
Public Health and Safety	Contractor to provide necessary security of construction site	Contractor to provide necessary security of construction site	Contractor to provide necessary security of construction site	Contractor to provide necessary security of construction site
Archaeology	No anticipated impacts	No anticipated impacts	No anticipated impacts	No anticipated impacts

Regulations, Chapters 11-42 and 11-43. In this regard, the contractor shall be responsible for maintaining mufflers and other noise attenuating equipment. If necessary, surface equipment may be surrounded by sound attenuating enclosures.

Additionally, truck routes may be identified to assure that construction-related vehicles using the public traffic ways will impact a *minimum number of people and businesses.*

b. Air Quality

Ambient air quality is expected to temporarily decrease as a result of dust generated during construction activities. Vehicular emissions are not anticipated to be significant. Dust control measures, such as water sprinkling and spraying will be implemented to reduce dust levels as necessary. Roads adjoining construction sites should be paved or frequently wetted to minimize dust.

c. Water Quality

The proposed intermediate school development should not adversely affect the water quality of the area. There are no bodies of water within or proximate to any of the alternative sites.

d. Erosion

The potential for erosion due to grading and grubbing activity is not anticipated to be significant and will be conducted in compliance with State and County laws and regulations.

e. Traffic

Construction equipment will traverse existing roadways. Although the increased traffic is not anticipated to be significant, this may cause minor inconveniences to area residents for the duration of construction. The contractor shall be responsible for traffic control and safety precautions to minimize these effects.

f. Public Health and Safety

Necessary measures to assure public health and safety will be provided throughout all phases of construction. During non-work hours (nights, weekends, holidays) construction areas will be secured by adequate safety signs and other safety devices as required by State and County regulations.

g. Archaeology

There are no anticipated impacts to any archaeological remains at any of the candidate sites. However, the Department of Land and Natural Resources (DLNR) will be conducting a field check of the candidate sites and findings will be considered in developing a mitigation plan.

In the event that archaeological remnants are uncovered, construction will be halted and the State Historic Preservation Office will be notified to direct and determine the proper course of action.

2. Long-Term Impacts

a. Flora

No rare or endangered species of flora are known to exist at any of the candidate sites. The proposed project will be designed to minimize clearing and grubbing and to preserve the natural beauty of the site in the form of trees and plants as much as possible. Any loss of vegetation due to necessary clearing and grubbing will be effectively mitigated by landscaping of the new school campus.

b. Fauna

No rare or endangered species of fauna are known to inhabit any of the four candidate sites. Impact to the existing fauna is anticipated to be minimal and unavoidable. Landscaping associated with new school development should provide an adequate nesting and feeding environment for the birds that are commonly found within the area. Displacement of mammals such as mice, rats, and mongoose is not viewed as an adverse impact since these animals are considered pests.

c. Traffic

Additional traffic will be generated by the New Maui Intermediate School. As shown in Table 13, traffic generated by the opening year enrollment will include 1 to 3 buses and 24 cars. The design enrollment will generate 3 to 4 buses and 62 cars. Busing requirements are based on the assumption that bus transportation is provided for all students not residing within walking distance of the proposed school (see Appendix). Automobile totals are based on school staff and teacher vehicles only. Although additional automobiles generated by parents dropping off students are anticipated, this number was not included due to the random and unpredictable occurrences of such drop-offs.

While up-to-date traffic counts in the vicinity of the four sites are not available, traffic conditions surrounding the Lihikai Elementary, Kahului Elementary and Maui High Schools indicate heavy traffic congestion in the morning and afternoon.

TABLE 13

SCHOOL TRAFFIC GENERATION

SITE	OPENING ENROLLMENT (500 students)		DESIGN ENROLLMENT (1000 students)	
	BUSES	CARS ^a	BUSES	CARS ^a
Maui High School	1	24	4	62
Maui Lani North	2	24	3	62
Maui Lani South	3	24	4	62
Maui Lani East	2	24	3	62

^aIncludes faculty/staff vehicles only.

The Maui High School Site would probably experience local congestion problems since it would be located adjacent to the "traffic generating" Kahului and Maui High Schools.

Access to an intermediate school at the Maui High School Site would be along Papa Avenue. Before-school and after-school traffic congestion along Papa Avenue, between Molokai Hema Street and Lono Avenue, may be anticipated due to conditions such as an increase in left turn movements of eastbound vehicles on Papa Avenue, in addition to an increase in vehicles using this roadway.

Beyond the immediate access point, the preferred route to an intermediate school at the Maui High School Site would probably be along Papa Avenue, given the existing local congestion along Hina Avenue (access to Kahului School) and Lono Avenue (access to Maui High School), respectively. The other route, Molokai Hema Street, would probably be less utilized as a left turn movement would be required at the unsignalized Papa Avenue intersection.

Development of an intermediate school at the Maui Lani North Site would increase traffic along Onehee Avenue, the proposed access to the site. However, this increase in traffic would primarily affect Onehee Avenue south of Papa Avenue. Several alternate routes along major streets could be selected to reach the Onehee Avenue/Papa Avenue intersection: 1) south along Papa Avenue; 2) west along Papa Avenue; 3) southeast along Onehee Avenue. Given the greater number of alternative routes available to the site, local traffic congestion, while anticipated, would initially be of a lesser magnitude than that created at the Maui High School Site.

The Maui Lani South and East Sites would also create additional local traffic congestion but to a lesser extent initially, since the internal roadway system for the Maui Lani development would provide alternative access routes to the sites. Development of either the Maui Lani South or East Sites would increase traffic along Kamehameha Avenue, south of Papa Avenue. Several alternate routes along major streets could be selected by Kahului southbound motorists to reach the Kamehameha Avenue/Papa Avenue intersection: 1) southeast along Papa Avenue; 2) west along Papa Avenue; 3) southwest along Kamehameha Avenue.

Upon ultimate development of the Maui Lani residential subdivision, an increase in local traffic congestion in the vicinity of all three Maui Lani Sites may be anticipated. Long-term traffic impacts anticipated at all four candidate sites are, therefore, assumed to be equal in magnitude.

Ultimate development of the Maui Lani residential subdivision may also generate traffic which would exceed the capacity of the Papa Avenue/Kamehameha Avenue intersection (A & B Properties, Inc., 1982). Improvements suggested to mitigate these impacts

include the addition of signal lights at the Papa Avenue/Kamehameha Avenue intersection, widening of Kamehameha Avenue north of and immediately south of Papa Avenue, and the addition of a right turn storage lane on Papa Avenue west of Kamehameha Avenue.

d. Social

The development of educational clusters may be anticipated to result in long-term negative social impacts. Safety, security and jurisdictional problems, as well as behavior problems, can result from the commingling of students within an educational cluster. The development of the Maui High School Site would create an educational cluster of contiguous schools as the site is located in close proximity to the existing Kahului School and Maui High School.

Some of the negative social impacts resulting from the development of educational clusters can be minimized by: (1) proper master planning and design of school facilities; (2) constructing fences, walls

and other physical barriers to separate schools; and
(3) providing security aides to patrol the campuses.

The final site selection process would require consideration of potential adverse social impacts associated with the development of contiguous schools.

C. Infrastructure Impacts

Design and construction of the proposed intermediate school will be coordinated with existing and proposed infrastructure. If construction occurs at the Maui High School Site, alteration to the existing water, sewer, fuel, electrical, telephone and drainage systems will be minimal.

Development of the Maui Lani North, South or East Sites will require development, relocation, or extension of the existing infrastructure.

However, regardless of the location of the school site, the existing and planned capacities of the various utility systems should be adequate to accommodate the school without the need for major expansion.

VI. ALTERNATIVES TO THE PROPOSED ACTION

VI. ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

Schools within the project service area are presently operating beyond capacity, and continued population growth is projected for the region. A "no action" alternative would preclude the DOE's goal of ensuring the provisions of adequate and accessible educational services and facilities.

B. Adjusting Existing School Service Area

Adjustment of the existing school service area would not provide an acceptable solution because of the current unavailable excess capacities at other Maui schools. All schools in the area are operating at capacity.

C. Busing to Schools Outside the School Service Area

Busing to other schools is similarly considered to be infeasible due to the current lack of adequate additional facilities to accommodate bused students, as well as the lack of unused space within which construction of new facilities would be possible.

D. Constructing a New K-8 School

Construction of a new K-8 school is considered a less preferable alternative to the proposed new intermediate school. Continuation of the existing K-8 organization would perpetuate unsatisfactory conditions such as inadequate program offerings caused by a limited 7th and 8th grade enrollment and the difficulty in providing enough teachers for seventh and eighth graders. Additionally, this alternative would result in costly and duplicative specialized intermediate school facilities at three locations (i.e., Kahului School, Lihikai School and the new school).

E. Expanding the Capacity of Existing Schools

Expanding the capacity of existing K-8 schools is not considered viable given the lack of sufficient land area to accommodate the required facilities at both Lihikai and Kahului Schools. Additionally, a K-8 organization would perpetuate problems as discussed in D. above. The cost of expanding the existing schools to accommodate the projected growth would be greater than the cost of constructing a new intermediate school since expensive specialized facilities would need to be duplicated at both Lihikai and Kahului Schools.

VII. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES
OF MAN'S ENVIRONMENT AND THE MAINTENANCE &
ENHANCEMENT OF LONG-TERM PRODUCTIVITY

VII. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT
AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

A. Short-Term Uses

The implementation of the proposed project will include local short-term uses of man's environment during the construction phase of the project. As described in section V-B, construction activities associated with the new Maui Intermediate School will create minor disruptions and nuisances in the vicinity of the project site. Temporary economic benefits will result from construction expenditure and employment opportunities.

B. Long-Term Productivity

The new Maui Intermediate School will assure the continued maintenance and enhancement of public education and social welfare by providing an essential educational service and facility that will meet the enrollment requirements of the region. Long-term economic benefits will arise from employment required for the operation and maintenance of the school. Significantly, the new intermediate school will also facilitate achievement of a recommendation of the proposed Wailuku-Kahului Community Plan to provide educational facilities for growth areas.

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Implementation of the proposed action would involve the commitment of fuel, labor, funding and materials for the construction of the new Maui Intermediate School. Labor, materials, and utilities would also be required for operation and maintenance of the proposed project.

Development of the proposed project will involve the commitment of land for school use which will preclude other land use options for the selected site.

IX. AGENCIES, ORGANIZATIONS AND INDIVIDUALS
CONSULTED IN THE PREPARATION OF THE EIS

IX. AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED IN THE PREPARATION OF THE EIS

FEDERAL AGENCIES

Mr. Stratford C. Whiting
Soil Conservation Service
U.S. Department of Agriculture
P. O. Box 5004
Honolulu, Hawaii 96850

Mr. Kisuk Cheung, Chief
Engineering Division
Pacific Ocean Division
Corps of Engineers
Fort Shafter, Hawaii 96858

Mr. Ernest Kosaka
Office of Environmental Services
Fish and Wildlife Service
U.S. Department of Interior
P. O. Box 50167
Honolulu, Hawaii 96850

Dr. John Shupe
Director of Pacific Site Office
U.S. Department of Energy
P. O. Box 50168
Honolulu, Hawaii 96850

Mr. Stanley F. Kapustka
District Chief
U.S. Geological Survey
Division of Water Resources
U.S. Department of Interior
Prince Kuhio Federal Building
Room 6110, P. O. Box 50166
Honolulu, Hawaii 96850

Mr. H. Kusumoto, Administrator
Federal Highway Administration
U.S. Department of Transportation
P. O. Box 50206
Honolulu, Hawaii 96850

Mr. Frank Johnson
Department of Housing and Urban
Development
P. O. Box 5007
Honolulu, Hawaii 96850

Mr. Henry Rinnert
Commander
Naval Base Pearl Harbor
Department of the Navy
Box 110
Pearl Harbor, Hawaii 96860-5020

Mr. Jay Silberman
Environmental Protection Specialist
District Planning Office
14th Coast Guard District
U.S. Department of Transportation
U.S. Coast Guard
300 Ala Moana Boulevard
Honolulu, Hawaii 96850

STATE AGENCIES

Mr. Francis M. Hatanaka
Superintendent
Department of Education
State of Hawaii
P. O. Box 2360
Honolulu, Hawaii 96804

Ms. Lokelani Lindsey
District Superintendent
Department of Education
Maui District Office
54 High Street
Wailuku, Hawaii 96793

Mr. Melvin Koizumi
Deputy Director
For Environmental Health
State Department of Health
P. O. Box 3378
Honolulu, Hawaii 96801

Honorable Susumu Ono, Chairman
Department of Land and Natural
Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

STATE AGENCIES - Continued

Office of Hawaiian Affairs
Kawaiahao Plaza Suite 100
567 S. King Street
Honolulu, Hawaii 96813

Honorable Kent Keith, Director
Department of Planning and
Economic Development
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Honorable Wayne Yamasaki, Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813

Honorable Jack K. Suwa, Chairman
Department of Agriculture
State of Hawaii
P. O. Box 22159
Honolulu, Hawaii 96822-0159

Mr. Jerry M. Matsuda
Major, Hawaii Air National Guard
Office of the Adjutant General
Department of Defense
State of Hawaii
8949 Diamond Head Road
Honolulu, Hawaii 96816-4495

Mr. Harold Masumoto
Vice President
for Administration
University of Hawaii
2444 Dole Street
Honolulu, Hawaii 96822

Dr. Doak C. Cox, Director
Environmental Center
University of Hawaii
Crawford 317
2250 Campus Road
Honolulu, Hawaii 96822

Dr. L. Stephen Lau, Director
Water Resources Research Center
University of Hawaii
Holmes Hall 283
2540 Dole Street
Honolulu, Hawaii 96822

Ms. Letitia Uyehara, Director
Office of Environmental Quality
Control
State of Hawaii
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Mr. Russell Fukumoto
Executive Director
Hawaii Housing Authority
1002 No. School Street
Honolulu, Hawaii 96813

Ms. Georgiana K. Padeken, Chairman
Department of Hawaiian Home Lands
State of Hawaii
P. O. Box 1879
Honolulu, Hawaii 96805

GOVERNMENT OFFICIALS

Mr. Goro Hokama, Chairman
Maui County Council
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Senator Mamoru Yamasaki
4th Senatorial District
State Capitol, Room 211
Honolulu, Hawaii 96813

Representative Herbert Honda
8th Representative District
State Capitol, Room 417
Honolulu, Hawaii 96813

COUNTY AGENCIES

Mr. Chris Hart, Director
Department of Planning
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Mr. Joseph C. Cravalho
Chief of Police
Department of Police
County of Maui
200 South High Street
Wailuku, Hawaii 96793

COUNTY AGENCIES - Continued

Mrs. Marlene Maneha, Deputy Director
Department of Human Concerns
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Mr. Alvin Fukunaga, Director
Department of Public Works
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Mr. Vince Bagoyo, Jr., Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Mr. Herbert Campos
Fire Chief
Department of Fire Control
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Ms. Marilyn Moniz, Director
Department of Parks and Recreation
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Mr. Hannibal Tavares, Mayor
Office of the Mayor
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Mr. Howard Nakamura,
Managing Director
Department of Management
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Ms. Gwen Yoshimi-Ohashi, Director
Office of the Council Services
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Mr. Fred Matsumoto
Economic Development Coordinator
Office of Economic Development
County of Maui
200 South High Street
Wailuku, Hawaii 96793

ORGANIZATIONS

Mr. Michael Tancayo, Chairperson
Maui District School Advisory
Council
P. O. Box 1070
Wailuku, Hawaii 96793

Mrs. Dolores Fabrao
Vice Chairperson
Maui District School Advisory
Council
P. O. Box 932
Lanai City, Hawaii 96763

Mr. Ronald Takatsuka, Member
Maui District School Advisory
Council
745 Wailupe Drive
Wailuku, Hawaii 96793

Mrs. Theda Waller, Member
Maui District School Advisory
Council
P. O. Box 1375
Lahaina, Hawaii 96767

Mrs. Amy Kodama, Member
Maui District School Advisory
Council
529 Pohaku Street
Kahului, Hawaii 96732

Ms. Sally Raisbeck, Chairperson
Sierra Club, Maui Group
P.O. Box 2000
Kahului, Hawaii 96732

Mr. Wallace Fujii, Chairperson
Baldwin High School Community
Council
1650 Kaahumanu Avenue
Wailuku, Hawaii 96793

ORGANIZATIONS - Continued

Iao School Community Council
c/o Iao School
1910 Kaohu Street
Wailuku, Hawaii 96793

Mr. Roy Fusato, President
Kahului School PTA
300 W. Wakea Avenue
Kahului, Hawaii 96732

Mr. Tetsuo Kanemitsu, Chairperson
Kihei School Community Council
250 East Lipoa Street
Kihei, Hawaii 96753

Mrs. Carolyn Joyo, President
Lihikai School PTA
199 Haulani Street
Pukalani, Hawaii 96788

Mr. Mike Kitagawa, President
Maui High School PTA
724 Makalii Street
Kahului, Hawaii 96732

Mr. Peter Starbuck, Chairperson
Waihee School Community Council
RR1 Boc 148C
Wailuku, Hawaii 96793

Mr. Brian Tokeshi, President
Wailuku Elementary School PTA
339 High Street
Wailuku, Hawaii 96793

Mr. Robert Sasaki, Vice-President
Alexander and Baldwin, Inc.
822 Bishop Street
Honolulu, Hawaii 96813

Mr. Carl Takumi, President
Lihikai School PTA
South Papa Avenue
Kahului, Hawaii 96732

Mr. Antonio V. Ramil, President
Kahului School PTA
410 S. Hina Avenue
Kahului, Hawaii 96732

Mr. Riley Kaneshina
Acting Principal
Wailuku Elementary School
355 South High Street
Wailuku, Hawaii 96793

Vice Principals, District of Maui
c/o Ms. Andrea Kaumeheiwa
Kihei Elementary School
250 East Lipoa Street
Kihei, Maui, Hawaii 96753

UTILITY COMPANIES

Maui Electric Company, Ltd.
210 West Kamehameha Avenue
Kahului, Hawaii 96732

Hawaiian Telephone Company
60 South Church Street
Wailuku, Hawaii 96793

The Gas Company
Maui Division
70 Hana Highway
Kahului, Hawaii 96732

X. ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
AND PRELIMINARY DRAFT SITE SELECTION STUDY AND
ENVIRONMENTAL IMPACT STATEMENT COMMENTS AND
RESPONSES

X. ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE AND PRELIMINARY DRAFT
SITE SELECTION STUDY AND ENVIRONMENTAL IMPACT STATEMENT COMMENTS AND
RESPONSES

The following agencies and organizations provided comments on the EIS Preparation Notice and Preliminary Draft Site Selection Study and EIS. A total of 23 comment letters were received.

A double asterisk (**) indicates those which submitted written comments requiring substantive responses. The comment and response letters are reproduced in this section.

A single asterisk (*) indicates those which submitted written comments not requiring substantive responses. The comment letters are reproduced in this section.

A. FEDERAL AGENCIES

- **1. Department of the Army, U.S. Army Engineer District, Honolulu
- *2. U.S. Department of Agriculture, Soil Conservation Service
- *3. U.S. Department of Energy, Pacific Site Office
- *4. U.S. Department of Housing and Urban Development, Honolulu Area Office, Region IX
- *5. U.S. Department of the Interior, Fish and Wildlife Service
- *6. U.S. Department of the Interior, Geological Survey

- *7. U.S. Department of Transportation, Federal Highway Administration

B. STATE AGENCIES

- **1. Department of Education
- **2. Department of Hawaiian Home Lands
- *3. Department of Health
- **4. Department of Land and Natural Resources
- *5. Department of Planning and Economic Development
- *6. Department of Transportation
- *7. Hawaii Housing Authority
- *8. Office of Environmental Quality Control
- *9. University of Hawaii, Vice President for Administration
- *10. University of Hawaii, Water Resources Research Center

C. COUNTY OF MAUI AGENCIES

- **1. Department of Public Works
- **2. Department of Water Supply
- **3. Office of the Mayor
- **4. Planning Department
- **5. Police Department

D. ORGANIZATIONS

- **1. Alexander & Baldwin, Inc.
- **2. Lihikai School PTA
- **3. Maui District School Advisory Council
- 4. The Sierra Club, Maui Group, requested consulted party status



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU, HAWAII
FT. SHAFTER, HAWAII 96858-5440

July 15, 1985

33 JUL 15 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting
and General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

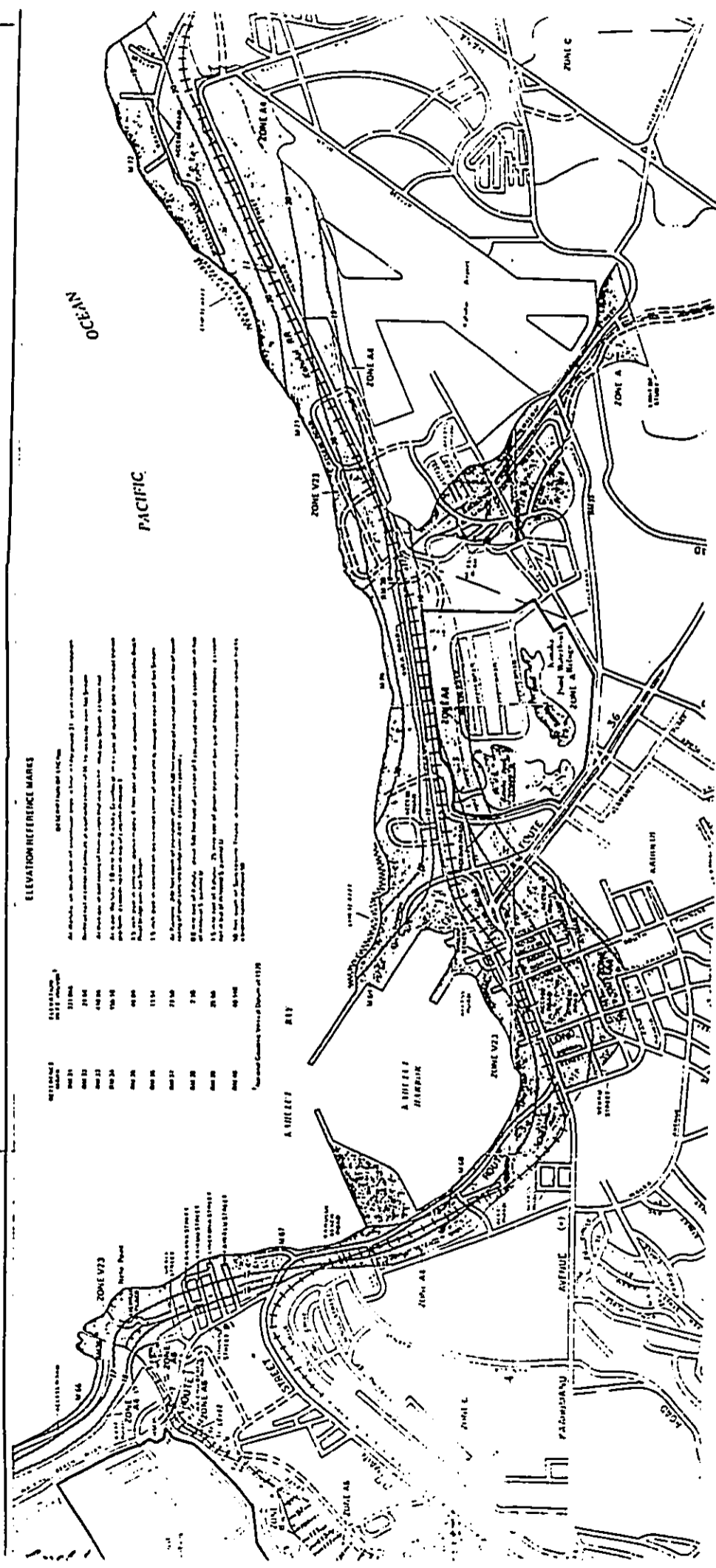
Thank you for the opportunity to review and comment on the EIS Preparation Notice for the New Maui Intermediate School, Kahului, Maui, Hawaii. The following comments are offered:

- a. The Department of the Army requirements are not applicable.
- b. The tsunami flood hazards have been addressed in the EIS preparation notice. Since most of the service area is designated zone C or area of minimal flooding, possible school sites within these areas should be considered. The coastal flood plains or tsunami inundation area should be avoided where proposed new structures are considered. Enclosure 1 is the flood hazard map of the Kahului area, prepared as part of the Flood Insurance Study for Maui by the Federal Insurance Administration. It shows the coastal flood plain areas as well as a few riverine or ponding areas in Kahului.

Sincerely,

J. K. Beland
Jisuk Cheung
Chief, Engineering Division

Enclosure



ELEVATION REFERENCE MARKS

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MARK 3	111.00
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MARK 100	111.00

Vertical Datum: Mean Sea Level of 1929

1. All elevations are based on the datum of Mean Sea Level of 1929. 2. Elevations are given in feet and tenths of a foot. 3. Elevations are given to the nearest tenth of a foot. 4. Elevations are given to the nearest hundredth of a foot. 5. Elevations are given to the nearest thousandth of a foot. 6. Elevations are given to the nearest ten-thousandth of a foot. 7. Elevations are given to the nearest hundred-thousandth of a foot. 8. Elevations are given to the nearest millionth of a foot. 9. Elevations are given to the nearest ten-millionth of a foot. 10. Elevations are given to the nearest hundred-millionth of a foot. 11. Elevations are given to the nearest billionth of a foot. 12. Elevations are given to the nearest ten-billionth of a foot. 13. Elevations are given to the nearest hundred-billionth of a foot. 14. Elevations are given to the nearest trillionth of a foot. 15. Elevations are given to the nearest ten-trillionth of a foot. 16. 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Elevations are given to the nearest hundred-thirty-first of a foot.

GEORGE A. BRIDGMAN
L-117-1000



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 118, HONOLULU, HAWAII 96810

MAOIO MUKAIAHI
COMPTROLLER

MAHELE TUOHUACA
DEPUTY COMPTROLLER

LETTER NO. (P) 1512.6

JUN 4 1986

Mr. Kisuk Cheung
Chief, Engineering Division
U. S. Army Engineer District, Honolulu
Department of the Army
Fort Shafter, Hawaii 96858-5440

Dear Mr. Cheung:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 15, 1985 comments on the subject project.

Your input regarding flood hazard requirements is appreciated. In accordance with the State Department of Education's minimum site criteria regarding flood hazards, a potential school site must not be located within a major flood plain if adequate drainage provisions cannot be made at a reasonable cost. In the EIS document, potential sites for the New Maui Intermediate School are considered candidate sites only if they meet the minimum site criteria.

Very truly yours,

TEUANE TO'INAGA
State Public Works Engineer

SM/GA:jnt



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P. O. BOX 2308
HONOLULU, HAWAII 96810

OFFICE OF THE SUPERINTENDENT

July 24, 1985

001-18035

Honorable Hideo Murakami, *Maui* July 24, 1985

This September, 1989 target date for the opening of the school is critical because the schools affected, Kahului and Lihikai, are already operating beyond their capacity.

MEMO TO: Honorable Hideo Murakami, State Comptroller
Department of Accounting & General Services

ATTN: Mr. Ralph Yukimoto
Division of Public Works

F R O M: Francis H. Hatanaka, Superintendent
Department of Education

SUBJECT: New Maui Intermediate School
Site Selection Study and EIS

FHM-NO:J1

cc V. Honda, OBS
L. Lindsey, Maui Dist.

We offer the following comments and recommendations on the Site Selection Study and EIS for the proposed Maui Intermediate School.

The DOE is recommending the selection of the Maui Lani North Site (Alternative No. 2) for the following reasons:

1. More than 50 percent of the students scheduled to attend the new intermediate school live within reasonable walking distance of the site.
2. The site is located off a main thoroughfare. We have experienced congestion and safety problems where schools are located on main thoroughfares.
3. The site is immediately accessible with the school targeted to open in September, 1989.

Although the study shows the Maui High School Site (Alternative No. 1) as having the highest criteria evaluation points, the DOE, in this instance, is opposed to this alternative because there are already two schools on this site. An educational cluster of three schools with 3,700 students is much too large and has proven to be a detrimental setting as experienced at the Campbell High School Complex on Oahu.

AN EQUAL OPPORTUNITY EMPLOYER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810
LETTER # (P) 1508.6

HONORABLE FRANCIS HATANAKA
SUPERINTENDENT
DEPARTMENT OF EDUCATION
STATE OF HAWAII
HONOLULU, HAWAII

JUL 2 1986

Honorable Francis Hatanaka
Superintendent
Department of Education
State of Hawaii
Honolulu, Hawaii

Dear Mr. Hatanaka:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 24, 1985 comments on the subject project. Our response to your comments are as follows:

1. Site Recommendation: DACS' position is that the Site Selection Report and EIS should be completed before a site recommendation is made. This assures that all of the information available has been presented and evaluated. However, your preference for the Maui Lani North site is noted and will be considered in the final selection process upon completion of the report.
2. Educational Cluster: The educational/social advantages and disadvantages of creating an educational cluster of 3,700 students will need to be discussed further and considered in arriving at a final selection. We do note, however, that there is at least one K-12 or 7-12 grade school in each school district and there are 18 statewide.

We appreciate your input for this project.

Very truly yours,


-HIDEO MURAKAMI
State Comptroller

HIDEO MURAKAMI
State Comptroller
MAIL ROOM
MAIL ROOM
(P) 1834-6



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

AUG 11 1986

Honorable Georgiana K. Padeken
Director and Chairman
Department of Hawaiian Home Lands
State of Hawaii
Honolulu, Hawaii

Dear Ms. Padeken:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 18, 1985 comments on the subject project. Our response to your comments are as follows:

1. Maui High Enrollment:
The actual enrollment for 1985 was 1,476 students and is projected to increase in 1991 to 1,641 students. Maui High School occupies 73+ acres which is more than adequate for both schools without affecting future expansion needs. If there is a substantial increase in enrollment beyond the above projection, the Department of Education (DOE) will consider constructing another high school.
2. Education Cluster:
Some discussion of the educational/social advantages and disadvantages of locating an intermediate school near a high school will be included in the EIS.

We appreciate your input for this project.
Very truly yours,

Hideo Murakami
HIDEO MURAKAMI
State Comptroller

PROJECT OFFICES
MAUI OFFICE
P. O. BOX 22
HAHONAUNO, MAUI 96732
MOLOKAI OFFICE
P. O. BOX 104
MOLOKAI, MOLOKAI 96749
KAUAI OFFICE
P. O. BOX 312
LIMU, KAUAI 96744



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1579
HONOLULU, HAWAII 96810

July 18, 1985

Mr. Ralph Yukumoto
Division of Public Work
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

SUBJECT: EIS Preparation Notice and Preliminary
Draft EIS-
New Maui Intermediate School

We support the need for a new intermediate school in the Kahului area.

Being that the Maui High School site is identified as the preferred site, more information should be provided on its current enrollment and projected requirements for growth. Some discussion should also address the educational/social advantages and disadvantages of having the intermediate school in close proximity to the high school.

Thank you for the opportunity to comment.

Should there be any questions, please call Joe Chu Planner of our Land Management Division at 548-2686.

Sincerely yours,
Georgiana K. Padeken
GEORGIANA K. PADEKEN
Chairman

GKP:RF:JC:nh

GEORGE R. ARITOSH
Chairman



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 931
HONOLULU, HAWAII 96809

JUL 17 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting
and General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

We have reviewed the draft environmental impact statement (EIS) for the new Maui Intermediate School.

We would like to be apprised of the final location for the project prior to the start of any construction activity. At that time, we may make further recommendations toward the mitigation of cultural resources, based on any new data on the area.

If any previously unidentified sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, please direct the contractor to stop work and contact our historic sites office at 548-7460 immediately. Work in the immediate area should be stopped until the office is able to assess the impact and make further recommendations for mitigative activity, if warranted.

Sincerely,

Ralph Yukumoto
RALSUSUMU ONO
Chairperson

SUSUMU ONO, CHAIRMAN
Division of Public Works
Department of Accounting
and General Services
P. O. Box 119
Honolulu, Hawaii 96810

GEORGE R. ARITOSH
Chairman



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

JUL 3 1985

Honorable Susumu Ono
Chairman
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Ono:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 17, 1985 comments on the subject project.

Since the school site must be selected before the master plan and first increment design can be implemented, DNR should have ample time to make recommendations toward the mitigation of cultural resources before construction begins.

In the event that archaeological remains are uncovered, construction will be stopped until the State Historic Sites Office is able to assess the impact and make recommendations on mitigative measures.

We appreciate your input for this project.

Very truly yours,

Heideo Murakami
HEIDEO MURAKAMI
State Comptroller

HEIDEO MURAKAMI
Comptroller
State of Hawaii
Honolulu, Hawaii

LETTER NO. (P) 1511.6

MOIO MURAKAMI
Commissioner
Dept. of Public Works
LETTER NO. (P) 1506.6



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 119, HONOLULU, HAWAII 96810

JUN 4 1985

GEORGE R. ANTONIO
Assistant

Mr. Ralph Hayashi, Director
Department of Public Works
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Hayashi:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your August 6, 1985 comments on the subject project.

Drainage improvements for the proposed school will be designed and constructed to prevent adverse impacts on the adjacent and downstream properties. To assure proper coordination with the Department of Public Works, construction plans will be submitted for your review and approval.

We appreciate your input for this project.

Very truly yours,

J. Tomiyama
TEUANE TOMINAGA
State Public Works Engineer

SM:jnc

RECEIVED

AUG 8 10 31 AM '85
COUNTY OF MAUI



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
100 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

August 6, 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

Re: Preliminary Draft Environmental Impact Statement (EIS)
New Maui Intermediate School

We have reviewed the preliminary draft EIS and offer the following comment:

- 1. Off-site drainage improvements will be required should we find that runoff water from the selected site adversely affects the adjacent and downstream properties.

Very truly yours,

Ralph Hayashi
RALPH HAYASHI
Director of Public Works

AS/ms

cc: Maui County Planning Dept.

MOLO MAHANA
CONTRIBUTA
MAHI I OUAHA
MAHI I OUAHA
LETTER NO (P) 1646.6



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 119, HONOLULU, HAWAII 96810

GEORGE B. ARISTON
DIRECTOR

JUL 1 1985



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

RECEIVED
JUL 11 1985

July 8, 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting &
General Services
P. O. Box 119
Honolulu, HI 96810

Subject: EIS Preparation Notice and Preliminary Draft EIS -
New Maui Intermediate School, Kahului, Maui

Dear Mr. Yukumoto:

The second paragraph under D1 on Page 11 - 19 should be revised to delete the "Iao Tunnel" and "Maiale Reservoir".

It is suggested that the ground elevation of the Maui Lanf South Site be compared with that of the 2.0 million gallon tank adjacent to the Maiale Reservoir to assure adequate water pressure.

Sincerely,

Vince G. Bagoyo, Jr.
Vince G. Bagoyo, Jr.
Director

Mr. Vince Bagoyo, Jr., Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Bagoyo:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 8, 1985 comments on the subject project.

The EIS document will be revised to delete the "Iao Tunnel" and "Maiale Reservoir" from the second paragraph of Section II.D.1. on page 11-19. The water sources in relation to the Maui Lanf sites are sufficient to assure adequate water pressure.

We appreciate your input for this project.

Very truly yours,

Tevane Tomihaga
TEVANE TOMIHAGA
State Public Works Engineer

SM:jmc

"By Water All Things Find Life"

HANNIBAL TAVARES
Mayor
TELEPHONE 244-7588
rb



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

July 23, 1985

Mr. Michael Munekiyo
Project Manager
Wilson Okamoto & Associates
1150 So. King Street
Honolulu, Hawaii 96814

Dear Mr. Munekiyo:

Thank you for the opportunity to provide our comments on the proposed Maui Intermediate School for the Kahului area. With the rapid increase in Maui's resident population coupled with the shifting of our population to the island's major centers, I believe the need for additional educational facilities is beyond question. It is encouraging to see some progress in addressing this issue.

In regards to the EIS, the concerns of the County focus primarily on the provision of adequate roads, sewers, water for fire protection, and drainage facilities. Additionally, we would have some reservations if the development of site 1 involves the loss of public recreational parks in the area. The extent of our concerns is contingent upon the eventual site that will be selected. Upon completion of your development plans and your final site selection process, we would again appreciate the opportunity to provide our comments.

Very truly yours,

Hannibal Tavares
HANNIBAL TAVARES
Mayor, County of Maui



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 117, HONOLULU, HAWAII 96833

JUL 3 1985

Honorable Hannibal Tavares
Mayor
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mayor Tavares:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 23, 1985 comments on the subject project.

The County's concerns regarding the adequacy of infrastructure (roadway, water, sewer, drainage) and utility (power and communications) systems are also our concerns. Therefore, they are an integral part of the overall evaluation for each alternative site.

If Site 1 is selected, some of the existing open field area on the high school site will be lost. However, athletic fields and paved courts will be provided for the intermediate school.

Please be assured that DAGS will be in contact with various County agencies regarding development of the master plan for the school site selected.

Respectfully,

Hideo Murakami
HIDEO MURAKAMI
State Comptroller

HIDEO MURAKAMI
Comptroller

MAIL ROOM
MAIL ROOM
MAIL ROOM

LETTER NO. P11731.6

MAUI PLANNING COMMISSION
Zadek Bross, Chairman
Victoria Chung, Vice Chairman
Tommy Anui
Jimmie F. Frank
Dinah T. Fungua
Laila Z. Hilling
Roy Suda
James C. Ventura
Rosh Masani, Esq. Office
Vince Britton, Jr., Esq. Office

HANNIBAL TAVARES
Mayor
TOSH ISHINAWA
Planning Director
RALPHIN MASUDA
Deputy Planning Director



COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
July 5, 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting and General Services
P. O. Box 119
Honolulu, HI 96810

Dear Mr. Yukumoto:

Re: Preliminary Draft E.I.S. and Site Selection Study - New
Maui Intermediate School.


We have reviewed the subject matter and submit the following comments:

1. The Draft E.I.S. should address the future expansion needs of the proposed intermediate school in terms of land area needs, traffic and pedestrian needs, etc. As stated in the Preliminary Draft E.I.S., the proposed Maui Lani development will be a major contributor to the new intermediate school. We would like to add that the Maui Lani project may also be a major student contributor to Maui High School. It may be that a major expansion to Maui High School will have serious adverse effects on future expansion needs of the proposed intermediate school should it be constructed at the Maui High School site.
2. Clarification should be made on the "poor" rating allotted to the Maui Lani Sites because of its interim zoning designation. Chapter 19.02 Maui County Code, Section 19.02.030 Permitted Property Use of the County Interim Zoning Provisions, allows as a permitted use kindergartens, elementary schools, intermediate schools, high schools, and universities.

Thank you for the opportunity to comment on the subject matter.

Mr. Ralph Yukumoto
July 5, 1985
Page 2

Should there be any questions, please contact the Planning Department.

Very truly yours,

RALPH MASUDA
Deputy Planning Director

RH:hk
cc: B. Agres

GEORGE R. ARVIDSON
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 119, HONOLULU, HAWAII 96810

HAWAIIAN
COMMISSION

STATE OF HAWAII
COMMISSION

LETTER NO. E11747.6

JUL 9 1986

Mr. Ralph Masuda
Deputy Director
Department of Planning
County of Maui
200 South High Street
Wailuku, Maui 96793

Dear Mr. Masuda:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 5, 1986 comments on the subject project. The following responses to your comments are offered:

Expansion Needs. The DOE's Educational Specifications and Standards for Facilities sets the maximum acreage for high and intermediate schools at 30 and 12 acres respectively. Since Maui High School currently occupies 73+ acres, the site is more than adequate to accommodate both schools without adversely affecting any future expansion.

Interim Zoning. The candidate school sites were evaluated on the basis of established zoning designations which did not have a category for interim zoning. Further investigations show that the interim zoning designation is similar to residential zoning. Therefore, the rating for interim zoned parcels will be upgraded to a "good" rating and the EIS will be revised to reflect this change.

We appreciate your input for this project.

Very truly yours, 1

TEUANE TOMINAGA
State Public Works Engineer

SM:jas



ALEXANDER & BALDWIN, INC.
July 24, 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting & General Services
Kalanimoku Building, Room 430
1151 Punchbowl Street
Honolulu, HI 96813

Dear Mr. Yukumoto:

Thank you for the opportunity to review the draft of the Site Selection Study and Environmental Impact Statement for the New Maui Intermediate School.


Among the suggested sites within A&B lands, we recommend Site 2 (Maui Lani North) for the proposed school. This recommendation is based on the following:

1. The site is readily accessible from Kahului and Maui Lani.
2. Utility connections are easily available, with only minimal extensions required.
3. This location is protected from the traffic hazards associated with a major thoroughfare.
4. Location at this site tends to disperse traffic and ease the pressure on Kamehameha and Papa Avenues.
5. The site is surrounded by the proposed Maui Lani Park and Open Space.

The existence of utilities and roadways in the near proximity of Site 2 will allow it to be developed on a timetable that is largely independent of our Maui Lani project. We look forward to working with the Department of Education and the Department of Accounting and General Services on this project.

Please don't hesitate to contact us should you have any questions regarding our comments.

Yours truly,


William H. Campbell, Manager
Property and Planning Development

cc: Properties Group-Haui

1151 PUNCHBOWL STREET • P.O. BOX 1111 • HONOLULU, HAWAII 96801 • TELEPHONE (808) 525-6611 • TELETYPE (808) 525-6611



CLERK & ATTORNEY
TELEPHONE

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 1111, HONOLULU, HAWAII 96811

JUN 4 1985

Mr. William H. Campbell, Manager
Property and Planning Development
Alexander and Baldwin, Inc.
822 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Campbell:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 24, 1985 comments on the subject project.

Your preference for Site 2 (Maui Lani North) for the reasons given is noted. Site 2 is being considered for the school.

We appreciate your input for this project.

Very truly yours,


TEUANE TOMINAGA
State Public Works Engineer

SH/GA:jnt

MOLO KUPALEHA
COMPTROLLER

MAHI N IKAUAKA
STATE COMPTROLLER

LETTER NO (P)1507.6

JUN 4 1985

Lihikai School PTA
335 S. Papa Ave.
Kahului, HI 96732
July 24, 1985

Mr. Ralph Yukimoto
Division of Public Works
Department of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810

Subject: Response to Preliminary Draft EIS -
New Maui Intermediate School

Dear Mr. Yukimoto:

Thank you for allowing the Lihikai School PTA to review and comment on the Preliminary Draft EIS.

We, the Lihikai School PTA, realize the current need for a new school in the Kahului area. As stated in the EIS, the combined total student enrollment exceeds the design capacity of the present schools and that at least 9 additional classrooms are needed to fulfill the needs of the present schools. The Lihikai School PTA supports the Department of Accounting and General Services in their effort to construct a new school by September 1989.

We have the following comments to offer:

1. The estimated increase of 447 students in 1989 means a total student enrollment of 2,531 students in the central area. The enrollment projected at the new school is 500 students. The combined student enrollment of 2,031 will attend Lihikai and Kahului Schools which would mean that the existing problem of overcrowding and classroom shortages at both schools would not be alleviated.

2. The site selection studies indicate that the Maui High School Site is the most favorable site. As representatives of the Lihikai School PTA, we cannot support the Maui High School Site and find the Maui Lani North Sites as being much more favorable for the following reasons:

A. The proposed project should be consistent with the Hawaii State Education Plan. One of the goals of the Plan as stated on page 11-25 of the EIS is to provide a safe and secure environment for schools and libraries. As concerned parents, locating the proposed school next to other schools will be detrimental to this goal. Locating the proposed school away from other schools will provide a safe secure environment.

B. The Maui Lani North Site is located at the end of existing streets and adjacent to a residential area. The adequacy of utilities such as roads, sewer service, power and communications and pedestrian access is very nearby and therefore construction would be much less than say the Maui Lani South Site yet the Utilities and Support Services Criteria Evaluation gave both sites mentioned above the same rating. Also, we

are concerned that pedestrian access to the proposed school may be through Maui High School or Kahului School which would be undesirable.

C. Page V-8 of the EIS indicates that the Maui High School Site will have a greater impact upon traffic than any of the 3 other sites studied yet the Traffic Safety at the Maui High School Site was given an equal rating in the Utilities and Support Services Criteria Evaluation.

D. The proposed school would be a permitted use in the County Zoning process for the Maui Lani Site.

E. We understand that cost considerations are a major factor in the site selection process. However, we would like to emphasize the following:

1. The estimated cost for the Maui Lani Site presently do not have the zoning and is not surrounded by developed areas, hence the land values of the Maui Lani Site would not be comparable to the Maui High School Site. The land assessed by the County of Maui is valued at \$9,000 per acre and would amount to \$108,000 instead of the 1.2 million dollars used in the EIS.

2. The cost of grading and clearing the Maui Lani East Site is estimated at \$403,300 and the site has a 5% slope. The cost of the Maui Lani North Site should be comparable and not higher.

3. It is noted in the EIS that during construction noise suppression measures will have to be taken if the Maui High School Site is selected. This will mean additional costs to develop the Maui High School Site.

4. Consideration should also be given for maintenance. Constructing an intermediate school next to a high school may create additional problems with vandalism and would mean increased maintenance costs. It is noted that Maui High School also receives students from other rival intermediate schools.

F. Finally, students from the proposed intermediate school will be attending Maui High School. This would mean that students from Lihikai School would be diverted from Baldwin High School to attend Maui High School. The EIS shows that 1983 enrollment of Maui High School was 1,238 with 5 feeder schools while Baldwin High School receives students from 3 feeder schools. The EIS does not address the capacity of the area high schools however locating the proposed intermediate school away from Maui High School will allow the DOE more flexibility in ensuring the students and the community adequate and accessible educational services and facilities.

The Lihikai School PTA does not have any objection to locating the proposed intermediate school at the other two Maui Lani Sites studied.

In conclusion, the Lihikai School PTA appreciates the efforts of the Department of Accounting and General Services to construct a new intermediate school in the Kahului area to relieve the student enrollment of the existing two schools by September 1989. However, the Lihikai School PTA cannot endorse the Maui High School Site for the reasons stated above.

Thank you for receiving our comments concerning the Proposed Intermediate School EIS and site selection studies.

Respectfully submitted,

Carolyn Joyo
Carolyn Joyo
President, Lihikai School PTA

Carl Takumi
Carl Takumi
Vice President, Lihikai School PTA

CLARENCE R. SAUNDERS
Director



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111, HONOLULU, HAWAII 96810

JUL 2 1986

FIELD NUMBER:
DATE: 7/2/86
BY: CLARENCE R. SAUNDERS
LETTER NO. (P) 11733.6

Mrs. Carolyn Joyo, President
Mr. Carl Takumi, Vice President
Lihikai School PTA
335 South Papa Avenue
Kahului, Maui, Hawaii 96732

Dear Mrs. Joyo and Mr. Takumi:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 24, 1985 comments on the subject project. Responses to your comments are provided as follows:

1. The 500 students projected at the new school for 1989 is what the first increment facilities will be able to accommodate. The overcrowding and classroom shortages at both schools will be alleviated as additional facilities are constructed and more students are shifted from Lihikai and Kahului to the new school.
- 2A. Your concern regarding locating the proposed school next to Maui High School is noted. Evaluation of alternative sites and selection of a final site will consider the requirements for providing a safe and secure environment for students. We note, however, that there is at least one K-12 or 7-12 grade school in each school district and there are 18 statewide.
- 2B. The Utilities and Support Services criteria is based on the adequacy of existing facilities and whether or not improvements are necessary. In this case, both Maui Lani North and South will require improvements. The extent of improvements required and therefore the costs involved are addressed under evaluation of probable development costs (Chapter IV, page 35). Because the Maui High and Kahului Elementary Schools are in the

Mrs. Carolyn Juyo
Mr. Carl Takumi

Ltr. No. (P)1733.6
Page 2

same service area, we can anticipate some pedestrian access through these sites regardless of the site that is selected.

2C. The traffic safety criterion refers to the availability of adequate and safe walkways/shoulders to the site. Traffic impacts, on the other hand, relate to the adequacy of roadways to accommodate the anticipated traffic load generated by a school site. Thus, the two criteria are rated separately.

2D. School use for the Maui Lani Sites is a permitted use under the County's interim zoning provisions. However, County approval is still required under this interim zoning.

2E.1. Alexander and Baldwin, Inc., owner of the Maui Lani sites, is progressing towards implementation of the Maui Lani development. Therefore, land costs reflected the fair market value of improved conditions at the Maui Lani sites.

2E.2. While the average slope for the Maui Lani East site is greater than the Maui Lani North site, preliminary topographic data indicates a sump or depression condition at the Maui Lani North site. Therefore, from a grading standpoint, the Maui Lani North site presents a more costly construction condition than the Maui Lani East site.

2E.3. Regardless of the site selected, the contractor will be required to comply with public health regulations regarding noise control. If additional noise standards are prescribed during the design phase of the project, such conditions may increase project cost. However, noise mitigation costs are not anticipated to be a significant factor in the final selection of a school site.

2E.4. Vandalism can be a problem in any school. However, this is not an addressable criterion since we cannot determine the additional cost of vandalism for an intermediate school next to a high school as compared to an intermediate school that is not contiguous.

2F. Although the students from Lihikai School will feed into the new intermediate school, they will ultimately attend Baldwin High. With regard to your concern on adequate and accessible

Mrs. Carolyn Juyo
Mr. Carl Takumi

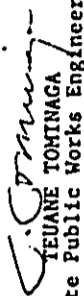
Ltr. No. (P)1733.6
Page 3

educational services and facilities, we offer the following comments:

- a. The DOE Educational Specifications and Standards for Facilities specify a maximum high school site of 30 acres.
- b. The existing Maui High School is approximately 70 acres. Therefore, there should be adequate space available to provide the required educational facilities.

We appreciate your input and interest in this project.

Very truly yours,


TEUANE TOMINAGA
State Public Works Engineer

SM:SS:jas

July 21, 1985

Mr. Ralph Yukimoto
Division of Public Works
Department of Accounting and General Services
P.O. Box 119
Honolulu, Oahu, 96810

Re: EIS Preparation Notice and
Preliminary Draft EIS;
New Maui Intermediate School

Dear Sir:

This is in reference to your Department's letter to me dated June 21, 1985. There are several matters which concern me and which were not really dealt with in the EIS.

1. Re: PW II-10--2nd paragraph
"Human skeletal remains and stone tools have been unearthed in the sugar fields to the south of Maui Iani Development area, etc."
Do you have a plan to properly take care of any human remains or artifacts--with respect to the Hawaiian religion and/or culture? If so I believe that it should be incorporated into your final paper--along with the proper ceremonies to bless the area.

2. Use of the Maui High School site for the New Maui Intermediate School.

It would make more sense that the above site be used as it would cost much less money to develop and build, as enumerated in the Draft, however, I am wondering what impact the Intermediate School students will have on the Maui High School students and vice versa? Will there be commingling of all students? If so I fear that we may eventually have problems regarding behavior, class prejudices and other jurisdictional matters. These problems may never occur, but I believe in being safe and not sorry; i.e. the matter must be analyzed thoroughly with all the pros and cons of commingling and sharing of campus space. To place students of very different ages and of diverse experiences is generally considered less than ideal.

Thank you very much for allowing me to make this little contribution to your work:

Sincerely yours,

Dolores M. Fabrao

Dolores M. Fabrao
Vice Chairperson
Maui District School Advisory Council



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 119 HONOLULU, HAWAII 96810

GEORGE B. BRIDGES
CONTROLLER

WAGO BUREAU
COMMUNICATIONS
MAIL ROOM
MAIL ROOM

LETTER NO. P21510.6

JUL 1 1985

Mrs. Dolores Fabrao
Vice Chairperson
Maui District School
Advisory Council
P. O. Box 932
Lanai City, Maui, Hawaii 96763

Dear Mrs. Fabrao:

Subject: New Maui Intermediate School
EIS Consultation Phase

Thank you for your July 21, 1985 comments on the subject project.

In the event that archaeological remains are uncovered, construction will be halted and the State Historic Preservation Office will be contacted to assess the remains and to make recommendations for mitigative measures.

In regards to the use of the Maui High School site for the New Maui Intermediate School, we provide the following comments:

1. The funds required to develop the new school would be less because the land is owned by the State and the access and utilities are available.
2. There is some difference of opinion regarding the educational/social advantages and disadvantages of locating an intermediate school in close proximity to a high school. Although there are 18 complexes of K-12 or 7-12 grade schools statewide, the DOE has indicated that large school clusters have a detrimental setting. To assure proper coordination with the DOE, we will seek their continued input throughout the site selection process.

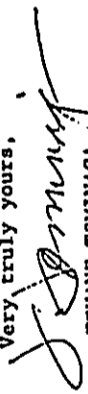
Mrs. Dolores Fabrao
Page 2

Ltr. No. (P)1510.6

3. The proposed intermediate school would have its own campus and facilities which can be fenced off from the high school campus. Any commingling would thus be limited to before and after school hours.

We appreciate your input for this project.

Very truly yours,



TEUANE TOMINAGA
State Public Works Engineer

SM:SS:jnt



United States
Department of
Agriculture

Soil
Conservation
Service

P.O. Box 50004
Honolulu, Hawaii 96850



UNITED STATES
DEPARTMENT OF ENERGY

P.O. BOX 50168
HONOLULU, HAWAII 96850

July 16, 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

July 1, 1985

Dear Mr. Yukumoto:

Subject: EIS Preparation Notice and Preliminary Draft EIS
New Maui Intermediate School, Kahului, Maui, HI

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting and General Services
P. O. Box 119
Honolulu, Hawaii 96810

We reviewed the subject preparation notice and draft environmental impact statement and have no comments to make.

Thank you for the opportunity to review the documents.

Sincerely,

Francis C.H. Lunn
FRANCIS C.H. LUNN
State Conservationist

RE: Draft EIS for New Maui Intermediate School
Dear Mr. Yukumoto:
After giving the EISPN and Draft EIS for this project a brief review, I have no substantive comments to present.

I would urge, however, that life cycle considerations be given in the design and selection of lighting and hot-water systems to assure optimum energy conservation during the life of this project.

I am returning the information you sent me, and it will not be necessary to provide this office with subsequent environmental documents on this project.

Sincerely,

John W. Shupe

John W. Shupe, Director
Pacific Site Office



The Soil Conservation Service
is an agency of the
United States Department of Agriculture



U.S. Department of Housing and Urban Development
Honolulu Area Office, Region IX
300 Ala Moana Blvd., Room 3318
Honolulu, Hawaii 96850

July 10, 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting and General Services
P. O. Box 119
Honolulu, HI 96810

Dear Mr. Yukumoto:

SUBJECT: Draft Site Selection Study and
Environmental Impact Statement
for the New Maui Intermediate School

We have reviewed the subject study and Draft EIS that evaluates six potential sites for a new intermediate school for HUD concerns.

We find that the proposed action will alleviate crowding of existing school facilities and will not have an adverse impact on any existing or proposed HUD projects.

We appreciate the opportunity to review the Draft EIS and look forward to receiving a copy of the Final EIS.

Very sincerely yours,

Robert K. Fukuda
Robert K. Fukuda
Manager, 9.25



United States Department of the Interior

FISH AND WILDLIFE SERVICE

100 ALA MOANA BOULEVARD
HONOLULU, HAWAII 96810

MAIL ROOM
Room 6307

JUL 16 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting and
General Services
P.O. Box 119
Honolulu, Hawaii 96810

Re: EIS Preparation Notice and Preliminary Draft EIS - New Maui Intermediate School

Dear Mr. Yukumoto:

We have reviewed the subject Draft Environmental Impact Statement (EIS) and offer the following comments.

The proposed action will have little if any adverse impact on fish and wildlife resources in the area. In view of this we have no objection to the proposed project.

We appreciate this opportunity to comment.

Sincerely yours,

Peter A. Stinson
Peter A. Stinson
Project Leader

Office of Environmental Services

cc: EPA, San Francisco
DLNR
Wilson, Okamoto & Associates





United States Department of the Interior

GEOLOGICAL SURVEY
Water Resources Division
P.O. Box 50166
Honolulu, Hawaii 96850

July 23, 1985

Mr. Michael Munekiyo, Project Manager
Wilson Okamoto & Associates
P.O. Box 3530
Honolulu, Hawaii 96811

Subject: EIS Preparation Notice and Preliminary Draft EIS -
New Maui Intermediate School

Dear Mr. Munekiyo:

The staff of the Hawaii District Office of the U.S. Geological Survey, Water Resources Division, has reviewed the above subject report but has no comments to make at this time.

We appreciate the opportunity to review the subject report and are returning it for your future use.

If we can be of further service, please don't hesitate to call on us again.

Sincerely,

Stanley F. Kapuŕtka
Stanley F. Kapuŕtka
District Chief

Enclosure

cc: Mr. Ralph Yukumoto, Dept. of Accounting & General Services, Honolulu, HI



U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

REGION NINE
Hawaii Division
Box 50206
Honolulu, Hawaii 96850

July 3, 1985
RECEIVED
HEC-HI

RECEIVED
JUL 5 8 06 AM '85
DIV. OF PUBLIC WORKS
DASCC

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting and
General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

Subject: EIS Preparation Notice and Preliminary Draft EIS -
New Maui Intermediate School

The Federal Highway Administration has no comments to make regarding the proposed new Maui Intermediate School.

Thank you for the opportunity to review your EISPN and Preliminary DEIS. We will not require a copy of the DEIS or FEIS.

Sincerely yours,

H. Kosumoto
H. Kosumoto
Division Administrator

Enclosure

DIVISION OF PUBLIC WORKS
RECEIVED FOR YOUR
TO
State P. W. Engr. Approval
P. W. Serv. Sign
Civil Serv. Br. Info
Planning Br. *AK*
Proj. Mgmt. Br. *AK*
Design Br. *AK*
Inv. Br. *AK*
Dist. Chief *AK*

John
John
Director
Division of Public Works

GEORGE R. ANTONSON
GOVERNOR

JUL 11 11 23 AM '85



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
808 PUNAHONA STREET
HONOLULU HAWAII 96813

July 22, 1985

WAYNE J. YAMASAKI
DIRECTOR

DEPUTY DIRECTORS
JONATHAN K. SHIMADA, PhD
WALTER T. MO
DAVID D. SCOTT
ADAM D. VINCENT

WAYNE REIFER TO

STP 8.10745

GEORGE R. ANTONSON
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
HAWAII HOUSING AUTHORITY
P. O. BOX 17887
HONOLULU, HAWAII 96817

July 1, 1985

RUSSELL N. FUKUMOTO
EXECUTIVE DIRECTOR

BY HEATY REIFER

to: 85:DEV/3543

RECEIVED

JUL 03 1985

WILSON OKAMOTO & ASSOCIATES

Mr. Michael Muneakiyo
Project Manager
Wilson Okamoto & Associates
1150 South King Street
Honolulu, Hawaii 96814

Gentlemen:

Subject: EIS Preparation Notice and Preliminary Draft
EIS - New Maui Intermediate School

The Authority has reviewed subject EIS Preparation Notice and Preliminary Draft and has no comments to offer relative to the proposed action at this time.

Thank you for allowing us to comment on this matter.

Sincerely,

Russell N. Fukumoto
Russell N. Fukumoto
Executive Director

MEMORANDUM

TO: Mr. Ralph Yukumoto
Department of Accounting & General Services

FROM: Director of Transportation

SUBJECT: EIS PREPARATION NOTICE AND PRELIMINARY DRAFT EIS -
NEW MAUI INTERMEDIATE SCHOOL

We agree with the reports evaluation results for potential sites 4, 5 and 6 from the standpoint of incompatibility with adjacent traffic conditions. Should potential sites 1, 2 or 3 be selected, we do not anticipate any significant adverse impacts on the State highway system. Sites 1, 2 and 3 are situated well within the residential area and does not abut any State highway.

Wayne J. Yamasaki
Wayne J. Yamasaki

GEORGE R. ARITOSH
DIRECTOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

150 HALEKUMUWA STREET
ROOM 301
HONOLULU, HAWAII 96813

July 8, 1985

LETITIA N. UYEHARA
DIRECTOR
TELEPHONE NO.
548-4813

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting
and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

Subject: EIS Preparation Notice and Preliminary Draft EIS
for the New Maui Intermediate School

We have reviewed the documents noted above and have no objections to them. Thank you for providing us the opportunity to review this project.

Sincerely,

Letitia N. Uyehara
Director

7-13-85

UNIVERSITY OF HAWAII

Vice-President for Administration

July 10, 1985

Mr. Ralph Yukumoto
Division of Public Works
Department of Accounting and
General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

SUBJECT: EIS Preparation Notice and
Preliminary Draft EIS --
New Maui Intermediate
School

We have reviewed the EIS Preparation Notice and Preliminary Draft EIS for the New Intermediate School in the Kahului-Wailuku area and offer no comments at this time.

Thank you for the opportunity to review the documents.

Sincerely yours,

Harold S. Masumoto
Vice President for
Administration

cc Mr. Walter K. Muraoka/T. Sahara



University of Hawaii at Mānoa

Water Resources Research Center
Holmes Hall 283 • 25-40 Dole Street
Honolulu, Hawaii 96822

2 July 1985

Mr. Ralph Yukunoto
Division of Public Works
Dept. of Accounting and
General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukunoto:

SUBJECT: EIS Preparation Notice and Preliminary Draft EIS -
New Maui Intermediate School, May 1985

We have reviewed the subject documents and have no comments to offer.
Thank you for the opportunity to comment. This material was reviewed by
WRC personnel.

Sincerely,

Edwin T. Murabayashi
Edwin T. Murabayashi
EIS Coordinator

ETM:JM

7 JUL 1985

Water Resources Research Center
Holmes Hall 283 • 25-40 Dole Street
Honolulu, Hawaii 96822

July 15, 1985

Sierra Club, Maui Group
P.O. Box 2000
Kahului, Hawaii 96732

Ralph Yukunoto
Department of Accounting and General Services
Public Works Division
Planning Branch
1151 Punchbowl St.
Honolulu, Hawaii 96813

Dear Mr. Yukunoto:

I write on behalf of the Maui Group of the Sierra Club, regarding
the proposed new Maui Intermediate School in Kahului, Maui. Our
group is interested in being informed of and possibly contri-
bute to the planning process for this school. Please give us
the status of "consulted party" for the Environmental Impact
Statement on that particular project, and send us copies of the
Draft EIS and any other documents relevant to the planning
process, as soon as they become available.

We appreciate your attention to this matter.

Very truly yours,

Sally Raisbeck

Sally Raisbeck
Chairperson

by Anthony L. Ranken
Communications Chair

XI. SITE SELECTION STUDY AND DRAFT ENVIRONMENTAL
IMPACT STATEMENT COMMENTS AND RESPONSES

XI. SITE SELECTION STUDY AND DRAFT ENVIRONMENTAL IMPACT STATEMENT
COMMENTS AND RESPONSES

The following agencies and organizations provided comments on the Site Selection Study and Draft EIS. A total of 34 comment letters were received.

A double asterisk (**) indicates those which submitted written comments requiring substantive responses. The comment and response letters are reproduced in this section.

A single asterisk (*) indicates those which submitted written comments not requiring substantive responses. The comment letters are reproduced in this section.

A. FEDERAL AGENCIES

- **1. Department of the Army, U.S. Army Engineer District, Honolulu
- *2. U.S. Department of Agriculture, Soil Conservation Service
- **3. U.S. Department of Energy, Pacific Site Office
- *4. Department of the Navy, Commander, Naval Base Pearl Harbor
- **5. U.S. Department of Housing and Urban Development, Honolulu Area Office, Region IX
- *6. U.S. Department of the Interior, Fish and Wildlife Service
- *7. U.S. Department of the Interior, Geological Survey
- *8. U.S. Department of Transportation, Federal Highway Administration

*9. U.S. Department of Transportation, United States Coast Guard

B. STATE AGENCIES

**1. Department of Agriculture

*2. Department of Defense

**3. Department of Education

*4. Department of Health

**5. Department of Land and Natural Resources

*6. Department of Planning and Economic Development

*7. Department of Transportation

*8. Office of Environmental Quality Control

**9. University of Hawaii, Environmental Center

**10. University of Hawaii, Water Resources Research Center

C. COUNTY OF MAUI AGENCIES

*1. County Council

**2. Department of Parks and Recreation

**3. Department of Public Works

**4. Department of Water Supply

**5. Office of Economic Development

**6. Office of the Mayor

D. ORGANIZATIONS & INDIVIDUALS

- **1. Alexander & Baldwin, Inc.
- **2. Kahului School PTA
- **3. Lihikai School PTA
- **4. Maui District School Advisory Council
- **5. Mr. Riley Kaneshina, Acting Principal Wailuku Elementary School
- **6. Vice Principals, District of Maui

E. UTILITY COMPANIES

- *1. Hawaiian Telephone Company
- **2. Maui Electric Company, Ltd.
- **3. PRI Gasco, Inc.



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96858

REPLY TO
ATTENTION OF:

September 18, 1986



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 110 HONOLULU HAWAII 96813

11/11/86 (P) 1994.6

Ms. Letitia N. Uyehara
Director
Office of Environmental
Quality Control
465 South King Street, Room 104
Honolulu, HI 96813

Dear Ms. Uyehara:

Thank you for the opportunity to review and comment on the Site Selection Study and Draft Environmental Impact Statement for the New Maui Intermediate School, Kahului, Maui, Hawaii. The following comments are provided:

- a. A Department of the Army permit is not required for this project.
- b. Flood hazards have been addressed on page II-8 of the report.

If you have any questions, please contact Mr. William Lennan, Environmental Resources Section at 438-2263.

Sincerely,

Clarence S. Fujii

for Kisuk Cheung
Chief, Engineering Division

Copy Furnished:

Mr. Steve Miwa
Department of Accounting and
General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, HI 96813

OCT 20 1986

Mr. Kisuk Cheung
Chief, Engineering Division
U.S. Army Engineer District, Honolulu
Department of the Army
Fort Shafter Building 230
Fort Shafter, Hawaii 96858

Dear Mr. Cheung:

Subject: New Maui Intermediate School
Site Selection Study and
Draft Environmental Impact Statement

Thank you for your September 18, 1986 comments on the subject project.

We appreciate your input regarding Department of the Army permit and flood hazard requirements for this project. A copy of your letter will be included in the Final EIS.

Very truly yours,

J. Tomiyama

TEJANE TOMINAGA
State Public Works Engineer

SH:akk



UNITED STATES
DEPARTMENT OF ENERGY

P.O. BOX 50168
HONOLULU, HAWAII 96850

September 23, 1986

Stephen Miwa
Department of Accounting and General Services
Division of Public Works
P. O. Box 119
Honolulu, Hawaii 96810-0119

RE: New Maui Intermediate School Site Selection and EIS

Dear Mr. Miwa:

Thank you for referring the New Maui Intermediate School Site Selection and EIS to this agency. A preliminary review of the notice reveals no cause for concern on the part of the Department of Energy regarding this project.

However, since the operation of this facility is energy intensive, and the current low cost of oil will not continue indefinitely, I would urge you to look critically into effective conservation measures throughout the project, as well as to solar water heating. Intermediate school youngsters learn by example, and good energy practices in this new building could encourage them to develop a sound conservation ethic.

Best wishes for a successful project.

Sincerely yours,

John W. Shupe
John W. Shupe
Director



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 119 HONOLULU, HAWAII 96850

OCT 20 1986

Mr. John W. Shupe
Director
U.S. Department of Energy
P. O. Box 50168
Honolulu, Hawaii 96850

Dear Mr. Shupe:

Subject: New Maui Intermediate School
Site Selection Study and
Draft Environmental Impact Statement

Thank you for your September 23, 1986 comments on the subject project.

Energy conservation measures will be considered in the design phase of the proposed project.

We appreciate your input for this project.

Very truly yours,

J. Tominaga
TEUANE TONINAGA
State Public Works Engineer

SM:mkk

MODEL SUBMITTER
DATE: 10/15/86
BY: J. TONINAGA
TITLE: (P) 1995.6

U.S. Department of Housing and Urban Development
Honolulu Area Office, Region IX
300 Ala Moana Blvd., Room 3318
Honolulu, Hawaii 96850



STANDARD SERVICE

26-292

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P.O. BOX 115 HONOLULU HAWAII 96810

LETTER NO. (P)2030.6

September 29, 1986

Ms. Letitia K. Jyenara
Director
Office of Environmental Quality
465 South King Street, Room 104
Honolulu, HI 96813

NOV 5 1986

Dear Ms. Jyenara:

SUBJECT: Site Selection Study and Draft Environmental Impact Statement (DEIS) for the New Maui Intermediate School

We have reviewed the subject exhibit that documents the evaluation procedures and criteria for selecting a site for the New Maui Intermediate School in the Kahuiki-Maluku area. None of the sites under consideration would adversely impact existing or proposed HUD-assisted projects in the area.

We appreciate the opportunity to review the DEIS and look forward to receiving the Final EIS.

Since we have no further use for the DEIS, we are returning it to your office.

Sincerely,

Calvin Lew
Director
Community Planning and Development Division

Mr. Calvin Lew
Director
Community Planning and Development Division
U.S. Department of Housing and Urban Development
Honolulu Area Office, Region IX
300 Ala Moana Blvd., Room 3318
Honolulu, Hawaii 96850

Dear Mr. Lew:

Subject: New Maui Intermediate School
Site Selection Study and Draft Environmental Impact Statement

Thank you for your September 29, 1986 comments on the subject project.

We appreciate your input for this project.

Very truly yours,

TEUANE TOMINAGA
State Public Works Engineer

Enclosure

CC: S. Iwa (w/o enclosure)

SM:mkk

GEORGE R. ARIYOSHI
GOVERNOR



JACK K. SUWA
CHAIRPERSON, BOARD OF AGRICULTURE
SUZANNE D. PETERSON
DEPUTY TO THE CHAIRPERSON

State of Hawaii
DEPARTMENT OF AGRICULTURE
1478 So. King Street
Honolulu, Hawaii 96814-2512
October 1, 1986
Mailing Address:
P. O. Box 22159
Honolulu, Hawaii 96822-0159

Ms. Letitia N. Uyebara
October 1, 1986
Page -2-

is usually found on slopes of 7 to 30 percent on sandhills near the ocean. Permeability is rapid, runoff slow, and wind erosion hazard moderate to severe. The capability classification for nonirrigated PZUE soil is V1e. This soil is used primarily for grazing and homesites. The reference on page IV-29 to the Land Study Bureau Detailed Land Classification should include a "U", or Urban, rating for the "Maui High School Site".

The Agricultural Lands of Importance to the State of Hawaii (ALISH) system was not addressed in the subject document. This system classifies the "Maui High School Site" as within the "Existing Urban Development" area. The remaining three sites are located in areas classified as "Other Important" agricultural lands and are located adjacent to the "Existing Urban Development" area.

Approval of the proposed Intermediate School, at any of the four candidate sites within the Urban District, will not adversely affect the agricultural resources of the area nor the plans, programs and activities of the Department of Agriculture.

Thank you for the opportunity to comment.

Jack K. Suwa
JACK K. SUWA
Chairman, Board of Agriculture

cc: Mr. Steve Hiwa, DAGS
County of Maui Planning Department

MEMORANDUM

To: Ms. Letitia N. Uyebara, Director
Office of Environmental Quality Control

Subject: Site Selection Study and Draft Environmental
Impact Statement (DEIS) for the New Maui
Intermediate School
TKM: Various Locations Kahului, Maui
Acres: Approximately 12

The Department of Agriculture has reviewed the Site Selection Study and Draft Environmental Impact Statement (DEIS) for the New Maui Intermediate School, and offers the following comments.

As stated in the Preface of the subject document, "A total of seven (7) potential sites were identified for evaluation against minimum site criteria, as set forth by the Department of Education (DOE)". All but one of these potential locations are shown to be within the State Urban District as illustrated on page II-29, "State Land Use Districts" and page III-3, "Potential School Sites". Only the Kūhelani Highway Site is located within the State Agricultural District. The Preface goes on to state, "Four (4) of the seven potential sites were determined to meet the minimum site criteria and were designated candidate sites." All four of the designated candidate sites are within the State Urban District. The Kūhelani Highway Site was rejected based on traffic and location considerations.

Permissible uses for the Urban District (State Land Use Commission Rules of Practice and Procedure and District Regulations, page 45) state that "Any and all uses permitted by the Counties, either by ordinances or regulations, shall be allowed within this (Urban) District"

Reference in the DEIS (page II-8) to the Soil Conservation Service Soil Survey (SCS) on is essentially correct but somewhat incomplete for the four remaining candidate sites. The soil type for all four sites is Pauone sand (PZUE). This soil



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

HONOLULU, HAWAII
MAY 10 1986

LETTER NO. (P) 2042-6

MAY 10 1986

Honorable Jack K. Suwa
Chairman
Department of Agriculture
State of Hawaii
P. O. Box 22159
Honolulu, Hawaii 96822-0159

Dear Mr. Suwa:

Subject: New Maui Intermediate School
Site Selection Study and
Draft Environmental Impact Statement

Thank you for your October 1, 1986 comments on the subject project.

The Final EIS will be revised as follows:

1. Section IV.B.1.a., Site Characteristics, Subsection Foundation and Soil, will include a discussion of the Soil Conservation Service soil type, Puuone Sand (PZUE).
2. Section IV.B.2.6., Community Effects, Subsection Agricultural Land Classification, will include a discussion on the capability classification for nonirrigated PZUE soil. Reference will be made in this discussion to the Land Study Bureau Detailed Land Classification and the Agricultural Lands of Importance to the State of Hawaii (ALISH) system.

We appreciate your input for this project.

Very truly yours,


WIDEO HUKAKAMI
State Comptroller

GEORGE R BRIDGEMAN
Superintendent



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P. O. BOX 2386
HONOLULU, HAWAII 96813

OFFICE OF THE SUPERINTENDENT

October 1, 1986

Ms. Letitia H. Uyehara, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

SUBJECT: Site Selection Study and Draft Environmental Impact Statement for the New Maui Intermediate School

Thank you for the opportunity to review and comment on the subject document, dated September 8, 1986.

After review of the responses by the governmental agencies and organizations in Section X, the Department of Education is again recommending the Maui Lani North Site (Alternative Site No. 2).

We note that our previous concerns of traffic safety, congestion, and an undesirable environment of a cluster of three large schools created by the Maui High site (Alternative Site No. 1) are also concerns of other agencies and organizations.

The immediate completion of this study and EIS is critical due to the already overcrowded conditions at the affected schools.

Sincerely,

Francis M. Hatanaka
Francis M. Hatanaka
Superintendent

FHW:J1

cc L. Lindsey, Maui District
S. Miwa, DAGS

FRANCIS M. HATANAKA
Superintendent



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P. O. BOX 111 HONOLULU HAWAII 96813

HOWARD MURPHY
Comptroller
MAIL ROOM
MAIL ROOM
MAIL ROOM

LETTER # P2035.6

NOV 17 1986

Honorable Francis M. Hatanaka
Superintendent
Department of Education
State of Hawaii
Honolulu, Hawaii

Dear Mr. Hatanaka:

Subject: New Maui Intermediate School
Site Selection Study and Draft EIS

Thank you for your October 1, 1986 comments on the subject project.

Your preference for the Maui Lani North Site is acknowledged.

The negative traffic and social impacts of the Maui High School Site, resulting from clustering three large schools, are discussed in the EIS. Some of the negative social impacts, resulting from contiguous schools, can be minimized as follows:

1. Proper master planning and designing of the schools' facilities;
2. Constructing fences or walls to separate the schools; and
3. Providing security aides to patrol the campuses. The cost of two aides will be added to the cost for the Maui High School Site.

Section V.B.2.c., Traffic, will be revised to include the attached qualitative assessment of long-term traffic impacts.


Mr. Francis M. Hatanaka
Page 2

Ltr. No. (P)2035.6

We are aware of the overcrowded conditions at existing schools in the Kahului region and are expediting the completion of this study and the EIS.

We appreciate your input for this project.

Very truly yours,


HIDEO MURAKAMI
State Comptroller

Attachment



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P O BOX 521
HONOLULU, HAWAII 96809

SUSUMU ONO, CHAIRMAN
BOARD OF LAND & NATURAL RESOURCES
EDGAR S. MIWA
MEMBER FOR THE EMERGENCY
DIVISIONS:
AGRICULTURE DEVELOPMENT
ARCHAEOLOGICAL
AQUATIC RESOURCES
CONSERVATION AND
RECREATION
CONSERVATION AND RESTORATION
LAND MANAGEMENT
STATE PLANS
WATER AND LAND DEVELOPMENT

OCT 31 1986 DOCUMENT NO.: 656

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
405 South King St., Room 104
Honolulu, HI. 96813

Dear Ms. Uyehara:

SUBJECT: Review of Site Selection Study and Draft EIS for
the New Maui Intermediate School, Wailuku Sand
Hills, Wailuku, Maui, THK: 3-8-07: 2 and 98

We are pleased to offer the following comments for your
consideration.

HISTORIC SITES CONCERNS

This Draft EIS narrows down the sites for this school to
four locations within the Wailuku area--Maui High School and
Mauna Lani North, South and East.

Our department's review letter of a previous phase of this
project (July 17, 1985) is in the appendix, and it notes that
we wanted to be advised when the final site selection occurred,
so we could make further mitigation recommendations, if needed,
for historical sites

The reason for this comment is that while significant sites
are not known for the potential school locations,
archaeological work in sand dune areas and in the Wailuku sand
dunes have found that significant sites could well be present.
In the Wailuku dunes, burials have been found near one of the
Mauna Lani sites (Heller, Earl 1984 "Recovery of Endangered
Human Bones from the Wailuku Sand Hills, Maui, Hawaii"). And,
as the Draft EIS notes (p. 11-11), burials and tools have been
found to the south of the area. Other kinds of archeological
deposits could also be present. At the same time, large
portions of the area have been disturbed by sand mining and the
like. Thus, it cannot be said for sure whether significant
sites are present or not at the four locations.

Ms. Uyehara

-2-

DOC. NO.: 656

At this point, our office is planning to conduct a field
check of the four potential sites to better evaluate the
situation. We will then pass our findings on to DAGS for
inclusions in their plans. This should help toward making a
final mitigation recommendation for historic sites.

WATER AND LAND DEVELOPMENT CONCERNS

We have no objection to the proposed project site selection
study. We offer the following comments on the Draft EIS.
Although the existing water system and storage capacities are
identified, demand for water and impact to regional water
resources should also be addressed. Appropriate erosion and
sediment control measures should be utilized during
construction.

RECREATION CONCERNS

There are no known public park interests except for
possible future county community parks.

Thank you for considering our comments on the Site
Selection Study and Draft EIS.

Very truly yours,

Susumu Ono, Chairperson
Department of Land and Natural Resources

cc: Mr. Steve Miwa
Dept. of Accounting and General Services

GIORGI R. ANTONI
Comptroller



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 111 HONOLULU HAWAII 96819

HONO KURAKAMI
Comptroller
ONE N. THURMAN
INFORM CENTER
LETTER # (P) 2061.6

NOV 17 1985

Honorable Susumu Ono
Chairman
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Ono:

Subject: New Maui Intermediate School
Site Selection Study and Draft EIS

In response to your October 31, 1986 comments on the
subject matter, we provide the following:

1. Historic Sites: Your offer to provide a field check of the potential sites is appreciated. The findings should assist us in making a final mitigation recommendation for historic sites.
2. Water and Land Development: It is estimated that the new school will require an average of 40,000 gallons of water per day, which will have only a minor impact on the regional water supply.
As indicated in the EIS, the potential for erosion is not significant and appropriate control measures will be utilized in compliance with State and County laws and regulations.

3. Recreation: No comment.

We appreciate your input for this project.

Very truly yours,


HIDEO MURAKAMI
State Comptroller



University of Hawaii at Manoa

Environmental Center
Crawford 317 • 2550 Campus Road
Honolulu, Hawaii 96822
Telephone (Hon) 958-7361

October 8, 1986

RE:0445

Mrs. Letitia H. Uyehara
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Site Selection Study / Draft Environmental Impact Statement
New Maui Intermediate School
Kahului, Maui

The above cited document addresses the environmental impacts relative to the development of a new intermediate school in Kahului, Maui. This review was prepared with the assistance of Richard Mayer, Maui Community College; Matthew Spriggs, Anthropology; and Wallington Yee, Environmental Center.

Selection Criteria

In the evaluation of alternative sites all criteria are treated with equal merit. For example, construction needs seem to be given the same consideration and weight as safety or aesthetic needs. Is this appropriate? The rationale for determining the adequacy of the selection methodology should be presented in the Final EIS.

Traffic

Based on the evaluation in the Draft EIS, the Maui High School site appears to have the most favorable ratings for the intent of the proposed project. However, it is our understanding that traffic congestion issues including safety, are of great concern to the local community. In the case of the Maui High School site in particular, the estimated 1400 high school, 1000 elementary school and the projected 1000 junior high school students, all arriving and departing in the same general area and at the same general time, may create severe traffic hazards. The existing roadways are not adequate to manage the estimated flows. A traffic flow study should be required and included in the Final EIS for each of the proposed sites. In the development of these studies, we suggest that the Department of Education, Department of Transportation and the local Maui Parent Teacher Associations (PTA) be consulted.

AN EQUAL OPPORTUNITY EMPLOYER

Archaeology

The Draft EIS states that human skeletal remains have been unearthed near one site and sand dunes likely to contain burials are found at other sites. It seems appropriate therefore that subsurface archaeological studies should be undertaken at the sites to evaluate their significance.

Thank you for the opportunity to provide comments on this Draft EIS.

Yours truly,

Jacquelin H. Miller

Jacquelin H. Miller
Acting Associate Director

cc Steve Miya
Patrick Takahashi
Wallington Yee



DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P O BOX 110 HONOLULU HAWAII 96822

HOLD MAILING
CONTAINER

MAIL ROOM
MAIL CONTAINER

LETTER NO. (P) 2062.6

NOV 17 1986

Ms. Jacquelin N. Miller
Page 2

Ltr. No. (P) 2062.6

Archaeology

The human skeletal remains and sand dune burial grounds mentioned in the draft EIS are some distance away from the potential sites. The remains were found in sugar cane fields south of the proposed Maui Lani development and the sand dunes are along the shore of Kahului Bay.

The Department of Land and Natural Resources (DLNR) will be conducting a field check of the potential sites in the near future and their findings will be considered in developing a mitigation plan. In the event archaeological remnants are uncovered during construction, work will be halted and the DLNR's Historic Preservation Office will be notified to direct and determine the proper course of action.

We appreciate your input for this project.

Very truly yours,

Teuane Tomimaga
TEUANE TOMINAGA
State Public Works Engineer

SM:jnt
Attachment

Ms. Jacquelin N. Miller
Acting Associate Director
Environmental Center
University of Hawaii at Manoa
2550 Campus Road, Crawford 317
Honolulu, Hawaii 96822

Dear Ms. Miller:

Subject: New Maui Intermediate School
Site Selection Study and Draft EIS

In response to your October 8, 1986 comments on the subject matter, we provide the following:

Selection Criteria

The criteria are not weighted because we feel that weighting is highly subjective and often gives the impression of being engineered to favor a particular site. Additionally, the rationale for the weight assigned to each criterion would be difficult to defend.

The present method of evaluation has been developed over a 10-year period, is fairly easy to understand, and has been used successfully to select many sites for schools and other Government facilities. Therefore, we do not see the need to justify the methodology of the site selection process.

Traffic

We agree that traffic around the Maui High School Site will increase. However, we do not agree with your statement that "the existing roadways are not adequate to manage the estimated flows".

Attached for your information is a copy of a qualitative assessment of traffic impact which will be included in the Final EIS document.



University of Hawaii at Manoa

Water Resources Research Center
Holmes Hall 283 • 2540 Dole Street
Honolulu, Hawaii 96822

17 September 1986

Ms. Letitia N. Uyebara, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyebara:

Subject: Site Selection Study and Draft Environmental Impact
Statement for the New Main Intermediate School, Kahului,
Maui, Hawaii

We have reviewed the subject study and DEIS, and offer the following
comment. It would be very helpful to the reader if the potential sites
were identified early on Fig. 2 (p. 1-6) rather than being far back on
Fig. 7 (p. III-3).

Thank you for the opportunity to comment. This material was
reviewed by WRRC personnel.

Sincerely,

Edwin T. Murabayashi
Edwin T. Murabayashi
EIS Coordinator

ETM:jm

cc: S. Miwa, DAGS



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P O BOX 115 HONOLULU HAWAII 96813

LETTER NO. (P) 1998.6

OCT 22 1986

Mr. Edwin T. Murabayashi
EIS Coordinator
Water Resources Research Center
University of Hawaii at Manoa
Holmes Hall 283
2540 Dole Street
Honolulu, Hawaii 96822

Dear Mr. Murabayashi:

Subject: New Maui Intermediate School
Site Selection Study and
Draft Environmental Impact Statement

Thank you for your September 17, 1986 comments on the
subject project.

A map identifying the potential school sites will be
placed in the Summary of the report instead of combining it
with Figure 2 as requested.

We appreciate your input for this project.

Very truly yours,

J. Tomiyama
TEUANE TOMINAGA
State Public Works Engineer

SN:mkk

MANUEL YAVARES
Mayor



COUNTY OF MAUI
DEPARTMENT OF PARKS AND RECREATION

1580 Kaahumanu Avenue
Wailuku, Maui, Hawaii 96793

October 7, 1986

Ms. Letitia N. Uyebara, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyebara:

As requested earlier, listed below are our comments on the Site Selection Study and Draft Environmental Impact Statement for the New Maui Intermediate School:

- 1) The selection of candidate site 1, the "Maui High School" site, may have an impact on our soccer fields in terms of its size. Should the "Maui High School" site be selected, will the park be reduced to accommodate the new school?
- 2) We anticipate that the selection of the new school site will result in a usage and maintenance increase of surrounding parks and recreational facilities. We request that the needs for park area by the additional school children and community members be considered before the new school site is selected. We recommend that you leave as much land area as possible for park usage.
- 3) We have no comments on the other proposed sites.

Thank you for affording us this opportunity to provide our comments and concerns on this matter.

Very truly yours,

Marilyn M. Moniz

MARILYN M. MONIZ
Director of Parks and Recreation

cc: Steve Miwa, DAGS

XXXXXXXXXXXX
XXXXXX

MARILYN M. MONIZ
XXXXXX
Director

KENJI KAWAGUCHI
Deputy Director



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS

FORM (P) 2023.6

NOV 10 1986

Ms. Marilyn M. Moniz
Director
Department of Parks and Recreation
County of Maui
1580 Kaahumanu Avenue
Wailuku, Maui, Hawaii 96793

Dear Ms. Moniz:

Subject: New Maui Intermediate School
Site Selection Study and
Draft Environmental Impact Statement

Thank you for your October 7, 1986 comments on the subject project. We offer the following in response to your comments:

1. The selection of the Maui High School Site would result in the loss of some open field area. Therefore, the shape of the site intentionally avoids encroachment into the adjacent park. The school boundaries for the selected site will be finalized during the master plan phase.
2. Your concern for land areas needed for parks and recreational facilities is noted. However, the need for a new school and the enormous costs associated with it is also of great concern. All these concerns must be balanced in perspective and considered in the final site selection. Please note that the development of a new school, with associated recreational facilities on-campus, will help to meet some of the community's recreational needs.

We appreciate your input for this project.

Very truly yours,

J. Toninaga

TEUANE TONINAGA
State Public Works Engineer

SM:mkk

HAMBAL TAVARES
Mayor
ALVIN K. FUKUNAGA
Director of Public Works
BRAN HIGASHI, P.E.
Deputy Director of Public Works
MELVIN H. POHIO
Acting Superintendent of Highways
FRED ARBER, P.E.
Engineering Chief
EDWIN KATSEMAO, P.E.
WATER MANAGEMENT CHIEF
AARON SPRAGGOLD, P.E.
LAND USE ADMINISTRATOR



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
288 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

October 15, 1986

Ms. Letitia N. Uyehara
Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Subject: New Maui Intermediate School

I am sorry we were not able to get this letter to you earlier. We have but just one comment. The drainage of this development calls for connection to the existing system, which may not be adequate. We would like to be able to work with the developing agencies on this matter.

Sincerely yours,

ALVIN K. FUKUNAGA
Director of Public Works

CC: Steve Miwa, DAGS



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 110, HONOLULU, HAWAII 96810

NW 17:25

Mr. Alvin K. Fukunaga
Director
Department of Public Works
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Fukunaga:

Subject: New Maui Intermediate School
Site Selection Study and Draft EIS

Thank you for your October 15, 1986 comments on the subject project.

We recognize that development of the New Maui Intermediate School would require connection to the existing drainage system which may not be adequate. To assure proper coordination with the Department of Public Works, construction plans will be submitted for your review and approval during the design phase of this project.

We appreciate your input for this project.

Very truly yours,

TEVANE TOMINAGA
State Public Works Engineer

SM:jnt

NELO WASHIRO,
Controller

MAIL ROOM
MAIL ROOM

LETTER NO. (P) 2059.6



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

September 19, 1986

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
465 So. King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Subject: Site Selection and Draft EIS for the New Maui Intermediate School

Thank you very much for affording us the opportunity to review and comment on the Site Selection and Draft Environmental Impact Statement for the New Maui Intermediate School.

Per your request for comments, the subject report relates to a proposed new Maui Intermediate School. As noted in the report, there are seven sites under consideration of which four of these sites are considered as "qualifying" sites based on the minimum site criteria. From the standpoint of required water system improvements, the "Maui High School" site would require the least cost, followed by "Maui Lani North" site, then the "East" site and the "South" site.

The "East" site may require a long offsite water system while the 18-inch waterline through the "South" site would need to be relocated. For all the above sites, the water system improvements are required to conform to the Rules and Regulations and Standards of the Department of Water Supply, including the payment of storage assessment or construction of storage facilities.

Again, thank you for the opportunity to review the draft EIS. If we can be of any assistance to you and to the agency that is involved with this project, please feel free to call on us.

Sincerely,


Vince G. Bagoyo, Jr., Director
VCB/ao

cc: Engr.

✓ Mr. S. Niwa, DWS, Maui. All 7/11/86 7:11 AM.



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111, WAILUKU, MAUI, HAWAII 96793

SEP 22 1986

Mr. Vince Bagoyo, Jr., Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Bagoyo:

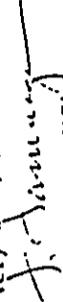
Subject: New Maui Intermediate School Site Selection Study and Draft Environmental Impact Statement

Thank you for your September 19, 1986 comments on the subject project.

The offsite water system improvements for the "East" site, which includes a long transmission line, is evaluated in the section on cost considerations of the report. The section will be revised to include the cost to relocate the existing 18-inch waterline through the "South" site. All water system improvements will conform to the Rules and Regulations and Standards of the Department of Water Supply, including the payment of storage assessment or construction of storage facilities.

We appreciate your input for this project.

Very truly yours,


TEUANE TOMINAGA,
State Public Works Engineer

SH:mkk

PHOTO REPRODUCED
UNAUTHORIZED
MAIL ROOM TELETYPE
UNIT

HANNIBAL TAVARES
Mayor
200 South High Street
Maui, Hawaii 96793



OFFICE OF THE MAYOR
COUNTY OF MAUI
200 SOUTH HIGH STREET
MAUI, HAWAII 96793
September 11, 1986

RECEIVED

SEP 16 7 53 AM '86

DIV. OF PUBLIC WORKS
1155



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

GEORGE P. BRADSHAW
Controller

HIDEO MURAKAMI
Comptroller
State of Hawaii
1155
LETTER # (P) 2040.6

NOV 6 1986

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
115 South King Street, Room 104
Honolulu, HI 96813

Dear Ms. Uyehara:

Thank you for submitting for my review a copy of the Site Selection Study and Draft Environmental Impact Statement for the new Maui Intermediate School.

My comment regarding the Site Selection Study is that the Department of Education's concern about locating an intermediate school in close proximity to a high school should be given more consideration. I am worried about drug trafficking from the older students to the younger ones. I think the traffic flow should be studied more than it has.

I have no other comments regarding either the Site Selection Study or the Draft Environmental Impact Statement. However, separate copies of the document were sent to the Maui County Departments of Water Supply and Public Works and they will be responding directly to you.

I am pleased that the State Department of Education is proceeding with their long-range plans for keeping up with increasing needs.

Very truly yours,

Hannibal Tavares

HANNIBAL TAVARES
Mayor, County of Maui

cc: Mr. Steve Miwa, DAGS
Water Supply Director
Public Works Director
Leahilani Lindsey, Maui
District Superintendent

DIVISION OF PUBLIC WORKS
INITIAL FOR FILE
 State P. W. Dept. Approval
 P. W. Secy. _____
 Staff Serv. Br. _____
 Planning Br. _____
 Proj. Mgmt. Br. _____
 P. W. Br. _____

Date: _____

Honorable Hannibal Tavares

Mayor
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mayor Tavares:

Subject: New Maui Intermediate School
Site Selection Study and
Draft Environmental Impact Statement

Thank you for your September 11, 1986 comments on the subject project.

Your concern for the potential social, educational and traffic impacts of locating the new intermediate school adjacent to Maui High School is noted and will be given serious consideration in selecting the final site.

The final EIS will include an evaluation of long-term traffic impacts anticipated for each candidate site.

Respectfully,

Hideo Murakami

HIDEO MURAKAMI
State Comptroller



RECEIVED

ALEXANDER & BALDWIN, INC. 11 25 1986

2404 OLUHAI RD. WILSONVILLE, OR 97154

ALEXANDER & BALDWIN, INC.

Ms. Letitia M. Uyehara
Page 2
September 25, 1986

September 25, 1986

Ms. Letitia M. Uyehara, Director
Office of Environmental Quality Control
444 South King Street, Room 104
Honolulu, HI 96813

Dear Ms. Uyehara:

Re: Site Selection Study and Draft Environmental Impact Statement for the New Maui Intermediate School

Thank you for the opportunity to review and comment on the subject Draft Environmental Impact Statement.

As we had previously indicated in our July 14, 1985 letter (copy attached), we are for the proposed project and highly recommend Site 2 (Maui Lani-North) as the new school site. In furtherance, we wish to add the following supportive comments for the Maui Lani-North Site:

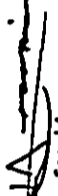
1. The Maui Lani-North site meets all requirements for a school and is consistent with the Hawaii State Education Plan. In fact, it would provide a safe and serene environment for schools and libraries.
2. It would provide immediate relief in the ever increasing enrollment in Central Maui without infringing upon other public facilities.
 "Enrollment in Maui County public schools increased by more than 800 students this year, putting a squeeze on facilities, particularly in the Central Maui district," Superintendent Tokelani Lindsey said yesterday. (Honolulu Advertiser, September 19, 1986).
3. There is greater acceptance for the Maui Lani site as a self-contained intermediate school than the development of an educational cluster at the Maui High School site because of the associated educational and social disadvantages of the clustering concept.
4. The Maui Lani-North site would be situated adjacent to a proposed public park (as indicated in the Maui Lani Master Plan) which would be easily accessible and would meet the school's recreational requirements.

5. The avoidance of having another school at the Maui High School site would preclude probable traffic congestions in that area. As such, the Maui Lani-North site would have sufficient roadways to adequately serve the anticipated vehicular increase.

6. The Department of Education (DOE) has recommended this site (Maui Lani-North) specifically because it is off the main thoroughfare, more than 50 percent of the anticipated enrollment would be from this new development (Maui Lani), and the area is immediately accessible for a school.

We are confident that careful evaluation of the foregoing shall be considered in the final selection process for the new school site. Should you have any questions on this matter, please feel free to call on us.

Very truly yours,


R. K. Sasaki

JC
Attachments

cc: Mr. Steve Piva
Department of Accounting
& General Services



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 100, HONOLULU, HAWAII 96801

NOV 10 1986

Mr. Robert K. Sasaki
Page 2

Ltr. No. (P)2046.6

(P)2046.6

Mr. Robert K. Sasaki
Vice-President
Alexander and Baldwin, Inc.
P. O. Box 3440
Honolulu, Hawaii 96801

Dear Mr. Sasaki:

Subject: New Maui Intermediate School
Site Selection Study and Draft EIS

Thank you for your September 25, 1986 comments on the subject project. Your preference for and recommendation of the Maui Lani North Site will be considered in the selection of the school site. Responses to your comments are provided as follows:

1. The State is committed to providing a safe and secure environment for students who will attend the New Maui Intermediate School. Towards this end, development of the proposed school at any of the four candidate sites will be consistent with the Hawaii State Education Plan.
2. In keeping with the Department of Education's (DOE) goal of providing adequate and accessible educational services and facilities, the New Maui Intermediate School is proposed to meet enrollment increases in the Kahului region. All four candidate school sites are considered to facilitate achievement of this objective without infringing upon other public facilities.
3. As noted in the EIS document, the development of the Maui High School Site would create a K-12 educational cluster. In this respect, the socio-cultural advantages and disadvantages of creating a complex will be considered in selecting the final site. However, to assure that all aspects of school and student welfare are addressed, the site selection decision will also involve consideration of physical, environmental, community and cost factors.

4. The Maui Lani North Site is assumed to be 12 acres for comparative purposes. This size includes recreational and physical education special needs. The Site's proximity to a proposed park may allow a reduction in the actual site size.

5. The evaluation of the candidate sites will consider the fact that local traffic increases are anticipated at all candidate sites and would probably be of a lesser magnitude at the Maui Lani Sites than at the Maui High School Site.

6a. The Maui High School Site is located next to South Papa Avenue, a collector roadway. The Maui Lani Sites are also planned to be proximate to collector roads. All of the roadways will have right-of-way widths of at least 56 feet. Therefore, although the Maui Lani Sites may be less congested while the subdivision is incrementally developed, they will ultimately be situated next to major thoroughfares.

6b. Please note that the Maui High School Site and the Maui Lani North and East Sites were all estimated to be within reasonable walking distance of 50 percent of the students. The Maui Lani South Site was estimated to be within reasonable walking distance of less than 50 percent of the students.

6c. The only site immediately accessible for a school is the Maui High School Site because it is state-owned and programmed for educational purposes. All of the Maui Lani Sites must be purchased and delays in acquisition could cause scheduling difficulties.

The Site Selection Study and EIS will be completed before the site is selected to assure that all available information and public concerns have been presented and evaluated.

We appreciate your input for this project.

Very truly yours,
J. Tomimaga
TEUANE TOMINAGA
State Public Works Engineer

SH:mkk

KAHALUI SCHOOL PTA
410 S. Hina Avenue
Kahului, Hawaii 96732

October 7, 1986

Ms. Letitia N. Uyebara
Director, Office of Environmental
Quality Control
465 South King Street
Honolulu, Hawaii 96813

Re: New Maui Intermediate School
Site Selection Study and EIS

Dear Ms. Uyebara:

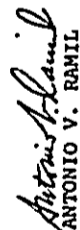
The Kahului School PTA considered the Site Selection Study and Draft Environmental Impact Statement for the New Maui Intermediate School at its membership meeting held September 16, 1986. The membership voted against locating the New Maui Intermediate School at the Maui High School site and in favor of any of the Maui Lani North sites.

While the EIS appears to show that the Maui High School site has the highest criteria evaluation points, it does not follow that it is the most favorable site.

We generally agree with the reasons given by the Department of Education for recommending the selection of the Maui Lani North Site (Alternative No. 2). In addition, we like to emphasize that putting three major schools in one relatively cramped area for buildings and facilities and more than 3,000 students does not provide a wholesome and safe environment for educating our children. Also, there has been serious traffic problem at the Maui High School and Kahului School area posing safety hazards to our school children. The problem will surely be compounded if a third school were to be built in the same area.

We submit that the foregoing considerations far outweigh the other criteria used in the site selection study. We realize that there is a need for a New Maui Intermediate School. However, such need would not be adequately met if the new school were to be built in the already congested Kahului School and Maui High School area; that would be no different from expanding Kahului School and Maui High School, an alternative which the EIS itself in effect rejects on Page VI-2.

Very truly yours,


ANTONIO V. RAMIL
President
Kahului School PTA



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111, HONOLULU, HAWAII 96811

NOV 20 1986

MOLO KAHULUI
COMMITTEE
DATE: 10/10/86
BY: [Signature]
LETTER NO. (P)2069.6

Mr. Antonio V. Ramil
President
Kahului School PTA
410 South Hina Avenue
Kahului, Maui, Hawaii 96732

Dear Mr. Ramil:

Subject: New Maui Intermediate School
Site Selection Study and Draft EIS

In response to your October 7, 1986 comments, we provide the following:

1. **Recommended Site:** The Kahului School PTA's preference for the Maui Lani North Site and opposition to the Maui High School Site are noted and will be considered in the selection of a final site.
2. **Educational Cluster:** Social impacts due to locating three major schools adjacent to each other are difficult to evaluate. This is because there are similar situations existing within the State with advantages and disadvantages that differ from community to community.
3. **Traffic Impacts:** Development of a third school in the Kahului School/Maui High School Complex will increase the traffic in the area. However, we believe the installation of traffic lights at various intersections will increase the flow of traffic and alleviate the situation.
4. **Site Selection Criteria:** The present method of evaluation has been developed over a 10-year period and has been used successfully to select many sites for schools and other government facilities. One of the reasons for its success is the consideration of a variety of government, community and school requirements. Therefore, your opposition to a cluster of schools because of the detrimental socio-educational

Mr. Antonio V. Ramil
Page 2

Ltr. No. (P)2069.6

aspects will be considered in the selection of a final site.

5. New Construction vs. Expansion: The new intermediate school will be a separately administered school. Thus, if it is placed adjacent to Maui High School, it will be physically separated from the high school with its own facilities and teachers.

We appreciate your input for this project.

Very truly yours,



TEUANE TOMINAGA
State Public Works Engineer

SM:jnc

South Papa Avenue
Honolulu, Hawaii 96812
October 6, 1988

Mr. [Name]
Department of Accounting & General Services
P.O. Box 112
Honolulu, Hawaii 96810

Dear Mr. [Name]:

The Board of the Lihikai School FTM, we endorse the
Department of Education's recommended North Hapai Lani Site
for Site 2. The proposed Central Hapai Intermediate School
SHOULD NOT be constructed on the Hapai High School Site (Site
1) for the following reasons:

1. The amount of locating the Intermediate School
adjacent to the existing Hapai High School Site has not been
adequately studied. The population growth in the Hapai High
School area has increased tremendously. In the past ten years
and it is likely to continue. Thus, any expansion of Hapai High
School will be severely limited.

2. A construction needs to be made regarding a
waterline that is adjacent to the North Hapai Lani Site.
This waterline should be adequate to serve the needs of the
new school.

3. One of the negative notations for the North
Hapai Lani Site was highlighted by proper construction and
additional funding needed in the EIS Site Selection Study.
The EIS notations state that consideration the social
impacts of the site will be in placing the Intermediate
School adjacent to the Hapai High School
Students. Our major concern is for the Hapai factor of our
children. The Hapai area is an area of transition
from a rural area to an urban area. They do not need to have the
problems of their counterparts who are older students.
They need time and their own space to mature.

4. We are worried about drug dealing and the
increase of truancy during school hours. We are worried
about the additional stress placed on the staffs of both
schools to maintain the segregation between the schools.
5. The security measures during recess, lunch periods, and
before and after school would detract from their primary
education of learning and nurturing our young people. We
are worried about the increased costs of this additional

security, and of the increased costs of maintenance related
to vandalism.

PLEASE CONSIDER OUR CHILDREN!

Unless the EIS can adequately present methods to allay
our concerns about locating the proposed Central Hapai
Intermediate School next to the existing Hapai High School,
we question if Site 1 meets the DOE requirement of providing
a "safe and secure environment" for our children.

Thank you for allowing us to comment on this phase of
the EIS and the Site Selection Study.

Very truly yours,

Carl Takumi

Carl Takumi, President
Lihikai School FTM

cc Hever Ueoka
Francis Hatanaka
Lokelani Lindler
George Mitsuishi
Hawaii Congress PFS

Mr. Carl Takumi
Page 7
Ltr. No. (P)2012.6

HIDEO MURAKAMI
Comptroller
Date of Report
Letter # (P)2012.6

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96833

NOV 5 1986



Mr. Carl Takumi, President
Lihikai School PTA
335 South Papa Avenue
Kahului, Maui, Hawaii 96732

Dear Mr. Takumi:

Subject: New Maui Intermediate School
EIS Public Review Phase

Thank you for your October 6, 1986 letter commenting on the EIS for the subject project. Please be assured that your support of the Department of Education's recommendation for the Maui Lani North site (Site 2) and your opposition to the Maui High School site (Site 1) will be considered in the selection of the school site. This will be done after the EIS process is completed.

The EIS procedures require that we respond to each comment made. These are covered below:

1. We have not studied the situation in depth but have relied on the DOE's Educational Specifications and Standards for Facilities. That document specifies maximum lot sizes of 30 acres for high schools and 12 acres for intermediate schools. Since the existing Maui High School site is over 70 acres, it should be more than adequate for both schools. Should the high school enrollment projections for the service area increase significantly, the DOE will consider constructing another high school.
2. The EIS noted that the waterline adjacent to Maui Lani North site is adequate to service the site.
- 3a. Many of the negative notations for the Maui Lani North site are due to higher costs which require additional funding. This is one of the objectives of the EIS--to expose the costs involved with selecting a particular site.

3b. Social factors related to placing intermediate students in close proximity to high school students are very difficult to evaluate since there are other schools in the State with similar situations that are acceptable to the community. We recognize that there are advantages and disadvantages with such situations.

3c. A discussion on the negative social impacts of contiguous schools and the cost to provide security aides for the Maui Intermediate School site will be included in the EIS.

Very truly yours,

Hideo Murakami
HIDEO MURAKAMI
State Comptroller



MAUI DISTRICT SCHOOL ADVISORY COUNCIL

P. O. BOX 1070
WAILUKU, MAUI, HAWAII 96793

CEPHEI A. ANTONIO
C. JAMES



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111 WAILUKU, HAWAII 96793

NOV 5 1986

September 30, 1986

Ms. Leticia N. Uyehara, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Subject: Site Selection Study and Draft Environmental Impact Statement for the New Maui Intermediate School.

The Maui District School Advisory Council has reviewed the EIS for the New Maui Intermediate School and offer it's comments and recommendations. The study shows the Maui High school site as having the highest criteria evaluation points and cost less to build. The Maui District SAC is not in favor of the site selection because there are already two schools on this site, a third school could add problems. We have experienced congestion and safety problems with just two schools on site.

Criteria Evaluation and Cost should not be the main factors on site selection. A more discussion should address the Educational/Social advantages and disadvantages of children and communities this impact will have on.

The Maui District School Advisory Council at it's September 15, 1986 meeting is not in favor of the recommendation stated in the EIS. We recommend that the Maui Lani-North Site be the Site for the New Maui Intermediate School

Thank you for the opportunity to provide our comments and recommendations concerning the Site Selection and EIS.

Sincerely,

Michael D. Tancayo, Jr.
Michael D. Tancayo, Jr., Chairperson
Maui District School Advisory Council

c: M. Ueoka, BOE, member
S. Miwa, DAGS
Dist. Supt., Maui
Maui SAC, members
President, Maui District P.T.A

Mr. Michael D. Tancayo, Jr.
Chairperson
Maui District School Advisory Council
P. O. Box 1070
Wailuku, Maui, Hawaii 96793

Dear Mr. Tancayo:

Subject: New Maui Intermediate School Site Selection Study and Draft Environmental Impact Statement

Thank you for your September 30, 1986 comments on the subject project.

The Maui District School Advisory Council's position against the Maui High School Site and for the Maui Lani North Site is noted and will be considered in the final site selection process.

Although the Maui High School Site is highly rated in the study, the final site selection will not be made until the EIS is completed. This is to assure that all available information has been expressed and evaluated; all public concerns and other factors have been expressed and/or exposed; and all reviews of the extent to which these issues and concerns can be mitigated through proper design and operation have been completed.

Please be assured of our shared commitment to provide a school environment which is safe and secure.

We appreciate your input for this project.

Very truly yours,

Teuane Tomikaga

TEUANE TOMIKAGA
State Public Works Engineer

SM:mkk

GEORGE R. ARIYOSHI
GOVERNOR

RECEIVED

SEP 19 7 59 AM '86

DIV OF PUBLIC WORKS

Francis M. Iitama
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
WAILUKU ELEMENTARY SCHOOL
355 SOUTH HIGH STREET
WAILUKU, MAUI, HI 96793

September 18, 1986

Mr. Hideo Murakami
Department of Accounting
& General Services
Division of Public Works
P. O. Box 119
Honolulu, HI 96810-0119

Dear Mr. Murakami:

Subject: New Maui Intermediate School
Site Selection and EIS
Public Review Phase
DACS Job No. 05-16-7638

I would like to take this opportunity to express thanks for providing for comments by the public on the New Maui Intermediate School. As a school administrator, I believe in obtaining the feelings and opinions, positive or negative, in order for us, public servants, can make prudent decisions.

After reviewing the Site Selection & Draft Environment Impact Statement, I would like to address my remarks regarding site selection. I feel that the Maui High School Site should not be considered as a viable site. The close proximity to Kahului Elementary School and Maui High School will detract from the uniqueness of Maui Intermediate School. Because the intermediate school student is at an age where the establishing of "self" is taking place, the student should be able to do so in an environment that permits and accepts this phenomenon. Being close to older and younger students will prevent these intermediate students from finding "self".

I realize that cost enters into the decision you have to make. However, I ask that the Maui High School site not be considered so that the intermediate student will have a new school in Maui that will be free of influence from the younger and older students. An intermediate student is unique, let's build a school that can foster that uniqueness.

Sincerely,

Riley Kaneshina
Riley Kaneshina
Acting Principal

HK:js

AN EQUAL OPPORTUNITY EMPLOYER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 119, HONOLULU, HAWAII 96810

LETTER NO. (P) 2041.6

Mr. Riley Kaneshina
Acting Principal
Wailuku Elementary School
Department of Education
State of Hawaii
355 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Kaneshina:

Subject: New Maui Intermediate School
Site Selection Study and
Draft Environmental Impact Statement

Thank you for your September 18, 1986 comments on the site selection study.

Your position against the Maui High School Site for the reasons given is noted and will be considered in the selection of the final site.

We appreciate your input for this project.

Very truly yours,

Teuane Tominaga

TEUANE TOMINAGA
State Public Works Engineer

SN:mkk

September 23, 1986

Mr. Hideo Murakami, Comptroller
Office of the Comptroller, DAGS
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

We, the vice principals of the District of Maui, oppose the site for the Central Maui Intermediate School as proposed by the recent study prepared for the Department of Accounting and General Services.

This site would place the Central Maui Intermediate School on the campus of the existing Maui High School. We oppose this location because we feel it would be educationally and socially detrimental to the students attending both schools.

We are concerned about an increased number of assaults and extortion incidents as older students may take advantage of the younger ones. Problems with illegal drugs, which plague many of our Maui high school campuses, are virtually nonexistent on our Maui Intermediate school campuses at the present time. We are afraid that this situation would change with the close proximity of the two schools.

If this site is chosen, it will place almost 4000 students in a relatively small area located in the center of residential Kahului. Overcrowdedness has never been beneficial to human beings. It is for this reason that the Maui Police Department is concerned about traffic congestion in an area that already has traffic problems. Because of the location, a majority of the intermediate school students will have to be bused or otherwise transported to school.

Intermediate school students are in the process of transition from childhood to adulthood. Many of their life-long values and habits will be solidified during these important middle years of education. It is vital that they be educated in an optimum learning environment.

As taxpayers, we are concerned about the increased cost of placing the Central Maui Intermediate School in the proposed Maui Lani subdivision rather than on the Maui High School campus. But, we are more worried about the cost educationally and socially to our young people if the plant they are educated in and the site it is on is any way not conducive to giving these students the best education Maui can provide.

We ask that you place the Central Maui Intermediate School on one of the proposed sites in the Maui Lani subdivision and not on the campus of the present Maui High School.

Sincerely yours,

Mr. Hideo Murakami
Alan J. Joffe - Maui High
Alvin S. Thomas - Lane
H. Alvin Kellerman
Sam - Ayoka - Uka - Palana
Patricia Small, Victoria High
Patricia C. Eason
Richard Springer
W. J. ...
... Billie
... ..
Charles ...
... ..
Harry Y. ...
... ..

cc: Mr. Francis Hatanaka,
Superintendent
Mrs. Lokelani Lindsey,
District Superintendent

GEORGE B. SAUNDERS
Business



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 113 HONOLULU HAWAII 96810

HONOLULU
HAWAII

MAIL ROOM
MAIL ROOM

LETTER NO. (P) 2050.6

NOV 14 1986

Vice Principals, District of Maui
c/o Ms. Andrea Kaumeheiwa
Kihei Elementary School
250 East Lipoa Street
Kihei, Maui, Hawaii 96753

Dear Vice Principals:

Subject: New Maui Intermediate School
Site Selection Study and Draft EIS

Thank you for your September 23, 1986 comments on the subject project.

Your objection to the Maui High School Site and preference for the sites in the Maui Lani Subdivision are noted and will be considered in the selection of the final site. Final selection of a site will not be made until the EIS is completed to assure that all impacts and concerns are exposed.

Your input on the socio-educational impacts are appreciated. However, please note that the overall selection process must consider all factors and must weigh each one on the significance of addressing the concerns of Government, community and school.

We are committed to providing a healthy and safe environment for students. Therefore, recommendation of the school site will consider the socio-educational impacts associated with the Maui High School Site.

We appreciate your input for this project.

Very truly yours,

TEUANE TOMINAGA
State Public Works Engineer

SM:mkk

MAUI ELECTRIC COMPANY, LTD. 200 WEST KAHALUUALEHA AVENUE - P.O. BOX 398 - KAHALUUI MAUI HI 96732-0398 (608) 871-8101

COV
H-H



September 26, 1986

State of Hawaii
Dept. of Accounting and General Services
Division of Public Works
P. O. Box 119
Honolulu, HI 96810-0119
Attention: Mr. Stephen Miwa, Project Coordinator
Gentlemen:
Subject: New Maui Intermediate School Site Selection and EIS

We are in receipt of subject document and have the following comments:

- 1) Respectfully suggest paragraph no. 4 as shown on page II-24 be revised to read as follows:
"Electric power for residential and industrial use in Kahului is provided by Maui Electric Company, Limited, a subsidiary of Hawaiian Electric Company, Inc., from various transmission and distribution substations within the Kahului area. Firm electrical power for the island of Maui is provided by Maui Electric's Kahului and Hahaione Power Plants, and by Hawaiian Commercial & Sugar Company, Inc. under a purchase power contract."
- 2) We also would like to point out that the various cost estimates shown on pages IV-32, IV-33, and IV-34 for electrical utility off-site system connection costs are estimated costs determined by the State DWS consultant and may not accurately represent Maui Electric's respective charge whenever actual connection will be required.

Thank you for allowing us to comment on your revised draft site selection and EIS.

Sincerely,

Calvin A. Kuwanoo
Calvin A. Kuwanoo
Manager, Engineering

DC:rt

MAUI ELECTRIC COMPANY



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 119 HONOLULU HAWAII 96810

DATE: (P) 2037.6

NOV 5 1986

Mr. Calvin A. Kuwanoo
Manager, Engineering
Maui Electric Company, Ltd.
P. O. Box 398
Kahului, Maui, Hawaii 96732-0398

Dear Mr. Kuwanoo:

Subject: New Maui Intermediate School
Site Selection Study and
Draft Environmental Impact Statement

Thank you for your September 26, 1986 comments on the subject project.

The first paragraph under Section II.D.4., Electrical and Telephone Systems, (page II-24), will be revised as suggested.

Your clarification and reservations concerning the accuracy of the estimated costs are noted. Please be assured that the estimates are primarily intended for comparison purposes.

We appreciate your input for this project.

Very truly yours,

Teuane Tomimaga
TEUANE TOMINAGA
State Public Works Engineer

SM:mkk

PRI Gasco, Inc.
A Public Resources, Inc. Company

Maui Division
70 Lulu Highway
Kahului, Hawaii 96732
Telephone 808 877 6267 Telex 033238

LETTER # 10-113-
10-113



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 119 HONOLULU, HAWAII 96810

WILL W. BRADY
10-113-113
10-113-113

LETTER # (P) 2034.6

October 10, 1986

Mr. Hideo Murakami
State Comptroller
Dept. of Accounting & General Services
P. O. Box 119
Honolulu, HI 96810-0119

SUBJECT: NEW MAUI INTERMEDIATE SCHOOL
SITE SELECTION EIS
PUBLIC REVIEW PHASE

Dear Sir:

Thank you for the opportunity of commenting on this subject
Draft EIS.

Gasco has one comment to offer on this Draft EIS. Under
Section D Infrastructure within the service area, Part 3 fuel
system, Gasco has metered gas available in limited areas of
Kahului and Hailuku.

Again, thank you for this opportunity of making this comment,
and if you have any questions, please do not hesitate to call
me.

Very truly yours,

Jerome S. Sano
JEROME S. SANU
BRANCH MANAGER

JSS/snf

NOV 5 1986

Mr. Jerome S. Sano
Branch Manager
PRI Gasco, Inc.
Maui Division
70 Hana Highway
Kahului, Maui, Hawaii 96732

Dear Mr. Sano:

Subject: New Maui Intermediate School
Site Selection Study and
Draft Environmental Impact Statement

Thank you for your October 10, 1986 comments on the
subject project.

Section II.D.3., Fuel System, will be revised to state
that metered gas is available in limited areas of Kahului
and Hailuku.

We appreciate your input for this project.

Very truly yours,

Teuane Tominaga
TEUANE TOMINAGA
State Public Works Engineer

SM:mkk

cc: Miwa

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

P. O. BOX 50004
HONOLULU, HAWAII
96850

October 7, 1986



RECEIVED
United States Department of the Interior

FISH AND WILDLIFE SERVICE

300 ALA MOANA BOULEVARD
P. O. BOX 50157
HONOLULU, HAWAII 96850

SEP 17 10 55 AM '86
DIV. OF PUBLIC WORKS
DATE

NO STATE OFFICE USE
ES
ROOM 6307
SEP 16 1986

Ms. Leticia N. Uyehara, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, HI 96813

Ms. Leticia N. Uyehara, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Subject: Site Selection Study and Draft EIS for the
New Maui Intermediate School, Kahului, Maui, HI

We reviewed the subject draft environmental impact statement and have no
comments to make.

Thank you for the opportunity to review the document.

Sincerely,

RICHARD N. DWYER
State Conservationist

✓ Mr. Steve Miwa
Department of Accounting and
General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, HI 96813

Re: Site Selection Study and Draft Environmental Impact
Statement for the New Maui Intermediate School, Kahului,
Maui

Dear Ms. Uyehara:

The Service has reviewed the subject document and has no further
comments to offer at this time. Thank you for providing this
opportunity to comment.

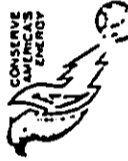
Sincerely yours,

Ernest Kosaka
Project Leader
Office of Environmental Service

cc: ✓ Dept. of Accting & Gen Svcs
(Steve Miwa)

DIVISION OF PUBLIC WORKS
INITIAL FOR YOUR

State P. W. Engr.	Approval
P. W. Engr.	Plan
Staff Engr. Mr. [unclear]	Info
Planning Br. [unclear]	File
Proj. Mgmt. Br.	See Me
Design Br.	Comments
Insp. Br.	Invest &
Qual. Cont. Engr.	Print



Save Energy and You Save America!



United States Department of the Interior

RECEIVED

GEOLOGICAL SURVEY
Water Resources Division
P.O. Box 50166
Honolulu, Hawaii 96850

SEP 22 11 37 AM '86
DIV. OF PUBLIC AFFAIRS

September 19, 1986

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

The U.S. Geological Survey has reviewed the "Site Selection Study" and Draft Environmental Impact Statement for the New Maui Intermediate School in Kahului, Maui. We have no comments.

Thank you for allowing us to review the study and the DEIS. We are returning the DEIS as requested.

Sincerely,

Joseph D. Camp
Joseph D. Camp
Acting District Chief

Copy to: Steve Miwa, State Dept.
of Acct/Gen. Svcs.



DEPARTMENT OF THE NAVY
COMMANDER
NAVAL BASE PEARL HARBOR
PEARL HARBOR HAWAII 96860-3070

WHEN REFER TO
5090
SER 0824/5986
11 SEP 1986

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

SITE SELECTION STUDY AND DRAFT
ENVIRONMENTAL IMPACT STATEMENT FOR THE
NEW MAUI INTERMEDIATE SCHOOL

The Site Selection Study and Draft EIS for the New Maui Intermediate School has been reviewed and we have no comments to offer. Since we have no further use for the Draft EIS, the EIS is being returned.

Thank you for the opportunity to review the EIS.

Sincerely,

Enclosure

Copy to:
Mr. Steve Miwa
Department of Accounting
and General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

PERSON OF PUBLIC INTEREST
STATE OF HAWAII
Mr. Steve Miwa, Engr. Approval
P. W. Secy. Engr.
Chief Serv. Br. Inlt.
Planning Br. File
Proj. Mgmt. Br. See me
Person Br. Comments
Insp. Br. Invest. &
Dist. Cont. Engr. P. W.



Commander (dg) Fourteenth Coast Guard District

Princess Kaiulani Building
300 Ala Moana Blvd.
Honolulu, Hawaii 96850
Phone (808) 546-2861

16475
Serial No. 6/161
09 Aug 1986

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
405 South King Street, Room 104
Honolulu, HI 96813

Dear Ms. Uyehara:

The Fourteenth Coast Guard District has reviewed the SITE SELECTION STUDY AND DRAFT ENVIRONMENTAL IMPACT STATEMENT for the KEK PAU INTERMEDIATE SCHOOL, KAHULUI, MAUI and has no objection or constructive comments to offer at the present time.

Sincerely,

Joby Silberman
Environmental Protection Specialist
District Planning Office
By direction of Commander,
Fourteenth Coast Guard District

HAWAIIAN DIVISION
HQ 50806
Honolulu, Hawaii 96850
Date: 9/11/86

September 11, 1986
HEC-111
(578.6)

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
405 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Subject: Site Selection Study and Draft LIS for the
Kek Pau Intermediate School

Thank you for providing us with the opportunity to review this document. We have no comments to offer at this time. We are returning the LIS for your use.

Sincerely yours,
E. Kusumoto
Division Administrator

E. Kusumoto
Assistant Division Administrator

Enclosure

cc: Mr. Steve Hara
Dept. of Accounting and General Services

RECEIVED

SEP 22 11 20 AM '86

JIV. OF PUSULU AOMKS
DECC

HIENG

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
465 South King St., Rm. 104
Honolulu, HI 96813

Dear Ms. Uyehara:

Site Selection Study and Draft Environmental Impact
Statement for the New Maui Intermediate School
Kahului, Maui, Hawaii

Thank you for providing us the opportunity to review the above subject
project.

We have no comments to offer at this time regarding this project.

Yours truly,

[Signature]

Jerry M. Matsuda
Major, Hawaii Air
National Guard
Contr & Engr Officer

cc: Department of Accounting & General Services

Chief P. W. Engr.	Approval
Chief Secy.	Sign.
Chief Serv. Br.	Info.
Planning Br.	File
Proj. Mgmt. Br.	See me
Person Br.	Comments
Spec. Br.	Invest. &
Cost. Engr.	Pay



RECEIVED

SEP 22 22 PH 2:41

STATE OF HAWAII
DEPT. OF DEFENSE
GENERAL PLANNING
C & C HONOLULU

HIENG

Mr. Donald A. Clegg
Chief Planning Office
Dept. of Planning Office
City & County Of Honolulu
650 South King Street
Honolulu, HI 96813

Mr. John P. Whalen, Director
Dept. of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Clegg and Mr. Whalen:

Site Selection Study and Draft Environmental Impact
Statement for the New Maui Intermediate School
Kahului, Maui, Hawaii

Thank you for providing us the opportunity to review the above subject
project.

We have no comments to offer at this time regarding this project.

Yours truly,

[Signature]

Jerry M. Matsuda
Major, Hawaii Air
National Guard
Contr & Engr Officer

cc: Gray, Hong and Associates, Inc.

ALBERT T. LUM
ADJUTANT GENERAL
PAUL E. HARRINGTON
COMDANT
10111 ADJUTANT GENERAL

SEP 19 1986

GEORGE R. ARYOSHI
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
180 PUNCHBOWL STREET
HONOLULU, HAWAII

October 9, 1986

MEMORANDUM

TO: The Honorable Letitia N. Uyebara, Director
Office of Environmental Quality Control

FROM: Director of Transportation

SUBJECT: SITE SELECTION STUDY AND DEIS
NEW MAUI INTERMEDIATE SCHOOL
KAHULUI, MAUI

We have reviewed the subject documents and find no objections to the proposal for a new intermediate school in Kahului, Maui.

Thank you for the opportunity to provide comments.

Wayne J. Yamasaki

WAYNE J. YAMASAKI
DIRECTOR

DEPUTY DIRECTORS
JONATHAN R. SHIMADA, Ph.D.
WALTER T. HO
CHARLES O. SOON
ADAM W. VINCENT

IN REPLY REFER TO
STEP 8.1624

GEORGE R. ARYOSHI
DIRECTOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
451 SOUTH KING STREET, ROOM 104
HONOLULU, HAWAII 96813

September 10, 1986

Mr. Steve Miwa
Department of Accounting
and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Miwa:

Subject: Site Selection Study and Draft Environmental
Impact Statement for the New Maui Intermediate
School, Kahului, Maui

We have reviewed this project and have no comments. Thank
you for providing us the opportunity to review the EIS.

Sincerely,

Letitia N. Uyebara
Director

LETITIA N. UYEBARA
DIRECTOR
TELEPHONE NO.
348-5311

Council Chairman
Goro Horana
County Council
Honolulu, Hawaii



COUNTY COUNCIL
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

September 10, 1986

Ms. Letitia N. Uyehara
Director
Office of Environmental Quality Control
465 South King Street, Rm 104
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

I am in receipt of the "Site Selection Study and Draft Environmental Impact Statement for the New Maui Intermediate School Kahului, Maui".

I will submit our comments, if any, upon completion of our review of the study and statement.

I appreciate your transmittal.

Very truly yours,

Goro Horana
GORO HORANA
Council Chairman

GHS:GUSTV

Gwen Toshima-Ohashi
Director of Council Services

HAWAIIAN TELEPHONE
613

September 26, 1986

Mr. Hideo Murakami
State Comptroller
Department of Accounting &
General Services
Division of Public Works
P. O. Box 119
Honolulu, Hawaii 96810-0119

SUBJECT: New Maui Intermediate School.
Site Selection and EIS
Public Review Phase
DACS Job No. 05-16-7638

Dear Sir:

After reviewing the revised draft of the site selection for the New Maui Intermediate School, we have no comments to offer at this time.

Thank you for extending us the opportunity to review and comment on the proposed subject project.

Sincerely,

Joseph Pontanilla
Joseph Pontanilla
Engineering & Construction Manager

JF:gr

cc: R. Saito

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APPENDIX
BUS SUBSIDY COSTS

BUS SUBSIDY COSTS

An allowance for bus transportation is provided for students who reside more than one mile in walking distance from school. Bus subsidy costs are computed based on the number of students who qualify for the bus subsidy, and the cost of the bus service.

To assess busing costs, student enrollment for the proposed intermediate school in 1989 was assumed at 500 students while enrollment for the year 2009 was projected at 1000 students, the design enrollment. The bus subsidy rate established by the Department of Accounting and General Services (DAGS) is \$165 per bus per day in 1990. The annual cost is determined by a 175-day school year. Passenger capacities for each bus is placed at 120 students, assuming that each 60-passenger bus can make 2 runs in each direction per day.

Bus subsidy costs were calculated on a present worth basis for an assumed service life of the school of 20 years, from 1989 to 2009. During this period the student population is assumed to grow steadily at a rate of 3.53% per year to achieve the design enrollment (peak enrollment counts were omitted to simplify the analysis). The DAGS-established busing cost of \$165.00 per bus per day in 1990 (\$157.14 in 1989 or \$135.74 in 1986) is assumed to increase at a steady annual rate of 5% due to inflation.

Bus subsidy costs for students residing in the Puunene area were not calculated as the exact number of residential lots was not available. Additionally, the number of residential lots in Puunene is considered to be small in comparison to the existing and proposed residential lots in Kahului. All students residing in Puunene would qualify for bus transportation, and bus subsidy costs for the Puunene area would be identical, regardless of the candidate site selected.

Development of the Maui Lani residential subdivision was assumed to proceed on an incremental basis, beginning in 1990 and ending in 1995. This conservative approach assumed the completion of one residential phase of development each year. A total of six phases is proposed for the Maui Lani development which will add 3,250 residential lots to the Kahului area.

Bus subsidy costs calculated on this basis for the Maui High School Site are estimated at 1.26 million (in 1986 dollars). The cost of bus subsidy for the Maui Lani North, South and East Sites was approximately \$1.12, \$1.38 and \$1.19 million, respectively (in 1986 dollars). Tables A-1 to A-4 were developed to show the incremental increase in the number of buses required and the estimated annual costs based on the inflation rate of 5%.

TABLE A-1
 MAUI HIGH SCHOOL SITE
 BUSING COST

<u>YEAR</u>	<u>NO. OF STUDENTS QUALIFIED FOR BUS SUBSIDY</u>	<u>NO. OF BUSES REQUIRED DAILY</u>	<u>ANNUAL COST PER BUS (TO THE NEAREST \$1,000)</u>	<u>TOTAL COST</u>
1989	112	1	\$28,000	\$ 28,000
1990	98	1	\$29,000	\$ 29,000
1991	100	1	\$30,000	\$ 30,000
1992	141	2	\$32,000	\$ 64,000
1993	146	2	\$33,000	\$ 66,000
1994	176	2	\$35,000	\$ 70,000
1995	227	2	\$37,000	\$ 74,000
1996	235	2	\$39,000	\$ 78,000
1997	243	3	\$41,000	\$ 123,000
1998	252	3	\$43,000	\$ 129,000
1999	261	3	\$45,000	\$ 135,000
2000	270	3	\$47,000	\$ 141,000
2001	280	3	\$49,000	\$ 147,000
2002	290	3	\$52,000	\$ 156,000
2003	300	3	\$54,000	\$ 162,000
2004	310	3	\$57,000	\$ 171,000
2005	321	3	\$60,000	\$ 180,000
2006	332	3	\$63,000	\$ 189,000
2007	344	3	\$66,000	\$ 198,000
2008	356	3	\$69,000	\$ 207,000
2009	369	4	\$73,000	\$ 292,000

TABLE A-2
 MAUI LANI NORTH SITE
 BUSING COST

<u>YEAR</u>	<u>NO. OF STUDENTS QUALIFIED FOR BUS SUBSIDY</u>	<u>NO. OF BUSES REQUIRED DAILY</u>	<u>ANNUAL COST PER BUS (TO THE NEAREST \$1,000)</u>	<u>TOTAL COST</u>
1989	232	2	\$28,000	\$ 56,000
1990	204	2	\$29,000	\$ 58,000
1991	187	2	\$30,000	\$ 60,000
1992	178	2	\$32,000	\$ 64,000
1993	173	2	\$33,000	\$ 66,000
1994	186	2	\$35,000	\$ 70,000
1995	172	2	\$37,000	\$ 74,000
1996	178	2	\$39,000	\$ 78,000
1997	185	2	\$41,000	\$ 82,000
1998	191	2	\$43,000	\$ 86,000
1999	198	2	\$45,000	\$ 90,000
2000	205	2	\$47,000	\$ 94,000
2001	212	2	\$49,000	\$ 98,000
2002	220	2	\$52,000	\$ 104,000
2003	227	2	\$54,000	\$ 108,000
2004	235	2	\$57,000	\$ 114,000
2005	244	3	\$60,000	\$ 120,000
2006	252	3	\$63,000	\$ 126,000
2007	261	3	\$66,000	\$ 132,000
2008	270	3	\$69,000	\$ 138,000
2009	280	3	\$73,000	\$ 146,000

TABLE A-3
 MAUI LANI SOUTH SITE
 BUSING COST

<u>YEAR</u>	<u>NO. OF STUDENTS QUALIFIED FOR BUS SUBSIDY</u>	<u>NO. OF BUSES REQUIRED DAILY</u>	<u>ANNUAL COST PER BUS (TO THE NEAREST \$1,000)</u>	<u>TOTAL COST</u>
1989	293	3	\$28,000	\$ 84,000
1990	274	3	\$29,000	\$ 87,000
1991	252	3	\$30,000	\$ 90,000
1992	239	2	\$32,000	\$ 64,000
1993	227	2	\$33,000	\$ 66,000
1994	239	2	\$35,000	\$ 70,000
1995	222	2	\$37,000	\$ 74,000
1996	230	2	\$39,000	\$ 78,000
1997	238	2	\$41,000	\$ 82,000
1998	246	3	\$43,000	\$ 129,000
1999	255	3	\$45,000	\$ 135,000
2000	264	3	\$47,000	\$ 141,000
2001	273	3	\$49,000	\$ 147,000
2002	283	3	\$52,000	\$ 156,000
2003	293	3	\$54,000	\$ 162,000
2004	303	3	\$57,000	\$ 171,000
2005	314	3	\$60,000	\$ 180,000
2006	325	3	\$63,000	\$ 189,000
2007	336	3	\$66,000	\$ 198,000
2008	348	3	\$69,000	\$ 207,000
2009	361	4	\$73,000	\$ 292,000

TABLE A-4
 MAUI LANI EAST SITE
 BUSING COST

<u>YEAR</u>	<u>NO. OF STUDENTS QUALIFIED FOR BUS SUBSIDY</u>	<u>NO. OF BUSES REQUIRED DAILY</u>	<u>ANNUAL COST PER BUS (TO THE NEAREST \$1,000)</u>	<u>TOTAL COST</u>
1989	217	2	\$28,000	\$ 56,000
1990	191	2	\$29,000	\$ 58,000
1991	176	2	\$30,000	\$ 60,000
1992	174	2	\$32,000	\$ 64,000
1993	157	2	\$33,000	\$ 66,000
1994	187	2	\$35,000	\$ 70,000
1995	195	2	\$37,000	\$ 74,000
1996	201	2	\$39,000	\$ 78,000
1997	209	2	\$41,000	\$ 82,000
1998	216	2	\$43,000	\$ 86,000
1999	224	2	\$45,000	\$ 90,000
2000	232	2	\$47,000	\$ 94,000
2001	240	2	\$49,000	\$ 98,000
2002	248	3	\$52,000	\$ 156,000
2003	257	3	\$54,000	\$ 162,000
2004	266	3	\$57,000	\$ 171,000
2005	275	3	\$60,000	\$ 180,000
2006	285	3	\$63,000	\$ 189,000
2007	295	3	\$66,000	\$ 198,000
2008	306	3	\$69,000	\$ 207,000
2009	316	3	\$73,000	\$ 219,000