BENJAMIN J. CAYETANO
GOVERNOR

SAM CALLEJO
COMPTROLLER

MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

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OFC. OF ENVIRONMENTAL
QUALITY CONTROL

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

JUL 25 1996

LETTER NO. PM-1092.6

Mr. Gary Gill
Director
Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Lahainaluna High School
Additional Parking Area
D.A.G.S. Job No. 15-16-7641
TMK: 4-6-18: Por 12

In accordance with the requirements of Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, a Final Environmental Assessment has been prepared for the proposed project.

As the proposing agency, we are forwarding herewith one (1) copy of the OEQC Bulletin Publication form and four (4) copies of the Final Environmental Assessment (EA). Written comments received during the public comment period of the EA and applicable responses have been included. We have determined that the project will not have a significant environmental effect and have issued a negative declaration. Please publish this notice in the next edition of the "Environmental Notice."

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

WK/si
Encl.
cc: Munekiyo & Arakawa, Inc. (Milton Arakawa)

91

1996-08-08-MA-FEA-Lahainaluna High School
Additional Parking Area

Final Environmental Assessment

Lahainaluna High School Parking Improvements

Prepared for:

State of Hawaii
Dept. of Accounting
and General Services

July 1996

MUNEKIYO & ARAKAWA, INC.

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LIST OF FIGURES

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Preface

The State Department of Accounting and General Services proposes to construct additional parking areas (80 stalls) and other accessory improvements at Lahainaluna High School, Lahaina, Maui, Hawaii. Pursuant to Chapter 343, Hawaii Revised Statutes (HRS), and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Final Environmental Assessment documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

Summary

Proposing Agency and Landowner

The proposing agency for the proposed project is the State of Hawaii, Department of Accounting and General Services (DAGS). The landowner of the subject properties is the State of Hawaii. The properties, however, are under the control and management of the State Department of Education (DOE).

Property Location and Description

The proposed project areas are located within Lahainaluna High School (TMK 4-6-18:por. 12, por. 13). The DAGS proposes to construct additional parking areas (totaling 80 stalls) and other related improvements at various locations within Lahainaluna High School.

Lahainaluna High School is located at the northern terminus of Lahainaluna Road. The school is bordered by Princess Nahienaena Elementary School, Lahaina Intermediate School, and the Kelawea residential subdivision to the west. Lands to the east of the campus are being cultivated for use by the school's agricultural program while lands to the north and south are in sugar cane cultivation.

The majority of the project sites are vacant and have been subject to some ground disturbance activities (e.g., pedestrian/vehicular traffic, asphalt paving, agricultural or recreational use). Vegetation at the project sites primarily consists of koa haole, various weeds and grass.

Proposed Action

DAGS is proposing to construct additional parking areas (totaling 80 stalls) at Lahainaluna High School to meet parking requirements for a recently completed ten (10) classroom building on campus. Other related improvements include parking lot lighting and parking lot landscaping with irrigation.

Components of the proposed improvements are as follows:

1. Stripe an existing paved area abutting the southern wall of the Industrial Arts building. The parking area is intended to provide 2 stalls for van-accessible handicapped parking.

2. Construct a 30-stall paved parking area to the northeast of the school gymnasium. In addition, access to the proposed parking area will be provided by a proposed 20-foot wide access driveway. The driveway will extend approximately 330 feet off an existing interior campus driveway along the northwestern side of the gymnasium.

3. Widen and repave an existing interior campus driveway located to the east and south of the gymnasium to twenty (20) feet in width. The width of the existing driveway varies from fifteen (15) to eighteen (18) feet. Approximately 480 lineal feet of the driveway is proposed to be widened.

4. Construct a 28-stall parking extension of an existing 48-stall parking lot located to the north of the track and football field. Two (2) out of the 28 stalls will be designated for handicapped parking. The new parking area extension is designed to be accessible from the existing parking lot or off of the existing interior campus driveway leading to the gymnasium.

5. Construct a 20-stall parking extension of an existing 28-stall parking lot located to the northwest of the track and football field.

6. Construct drain inlets and drainlines within the proposed driveway corridor to convey onsite runoff from the new 30-stall parking area to the existing drainage system located to the west of the school gymnasium.

   Maintenance to the existing subsurface drainage system located at the northern terminus of the existing interior campus driveway and to the west of the school gymnasium is also required. The drainage system is currently blocked with rocks and other debris. The proposed repairs include "flushing" of existing drainlines and clearing of the existing drainage outlet. Existing grass swales will also be restored to direct runoff from the drainage system to canefields located to the south of the campus.

Findings and Conclusions

The proposed project will involve earthwork and site construction activities. In the short term, these activities may create temporary nuisances normally associated with construction activities. However, dust control measures, such as regular sprinkling and temporary grassing will be implemented to minimize wind-blown emissions. All construction activities will be coordinated with DOE to limit construction to normal daylight hours and to avoid disruptions to classroom activities. Impacts generated from construction activities are not considered adverse.

From a long-term perspective, the proposed project is not anticipated to result in adverse environmental impacts. There are no known significant habitats or rare, endangered or threatened species of flora or fauna at the project sites. No significant long-term air quality or noise impacts are anticipated.

The proposed project sites have been subject to some ground disturbance activities. There are no surface indications of cultural materials within the project sites. Should any cultural materials be encountered during construction, work will stop in the immediate vicinity and the State Historic Preservation Division will be notified to formulate an appropriate mitigation strategy.

In terms of visual resources, the proposed project would not adversely impact the visual character of Lahainaluna High School. The additional parking areas will be landscaped with shade trees and appropriate groundcover.

Drainage improvements include the upgrade of an existing drainage system in the vicinity of the school gymnasium. Onsite grated inlets, drainlines and grassed swales will collect and direct runoff towards existing canefields located to the south of school grounds. Accordingly, the proposed project will not result in any adverse impacts to adjacent and downstream properties.

The proposed project should have no adverse effects on the area's public service or infrastructure.

In light of the foregoing findings, it is concluded that the proposed project will not result in any significant environmental impacts.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

The proposed project areas are located within Lahainaluna High School (TMK 4-6-18:por. 12, por. 13). See Figure 1. The State Department of Accounting and General Services (DAGS) proposes to construct additional parking areas (totaling 80 stalls) and other related improvements at various locations within Lahainaluna High School. See Figure 2. Since State lands and funds are involved, an Environmental Assessment (EA) is being prepared in compliance with Chapter 343, Hawaii Revised Statutes.

Located at the northern terminus of Lahainaluna Road, the school is bordered by Princess Nahienaena Elementary School, Lahaina Intermediate School, and the Kelawea residential subdivision to the west. Lahaina Town is situated further to the west. Lands to the east of the campus are being cultivated for use by the school's agricultural program while lands to the north and south are in sugar cane cultivation.

The majority of the project sites are vacant and have been subject to some ground disturbance activities (e.g., pedestrian/vehicular traffic, asphalt paving, agricultural or recreational use). Vegetation at the project sites primarily consists of koa haole, various weeds and grass.

B. PROPOSED IMPROVEMENTS

DAGS is proposing to construct additional parking areas (totaling 80 stalls) at Lahainaluna High School to meet parking requirements for a recently completed ten (10) classroom building on campus.

Components of the proposed improvements are described as follows:

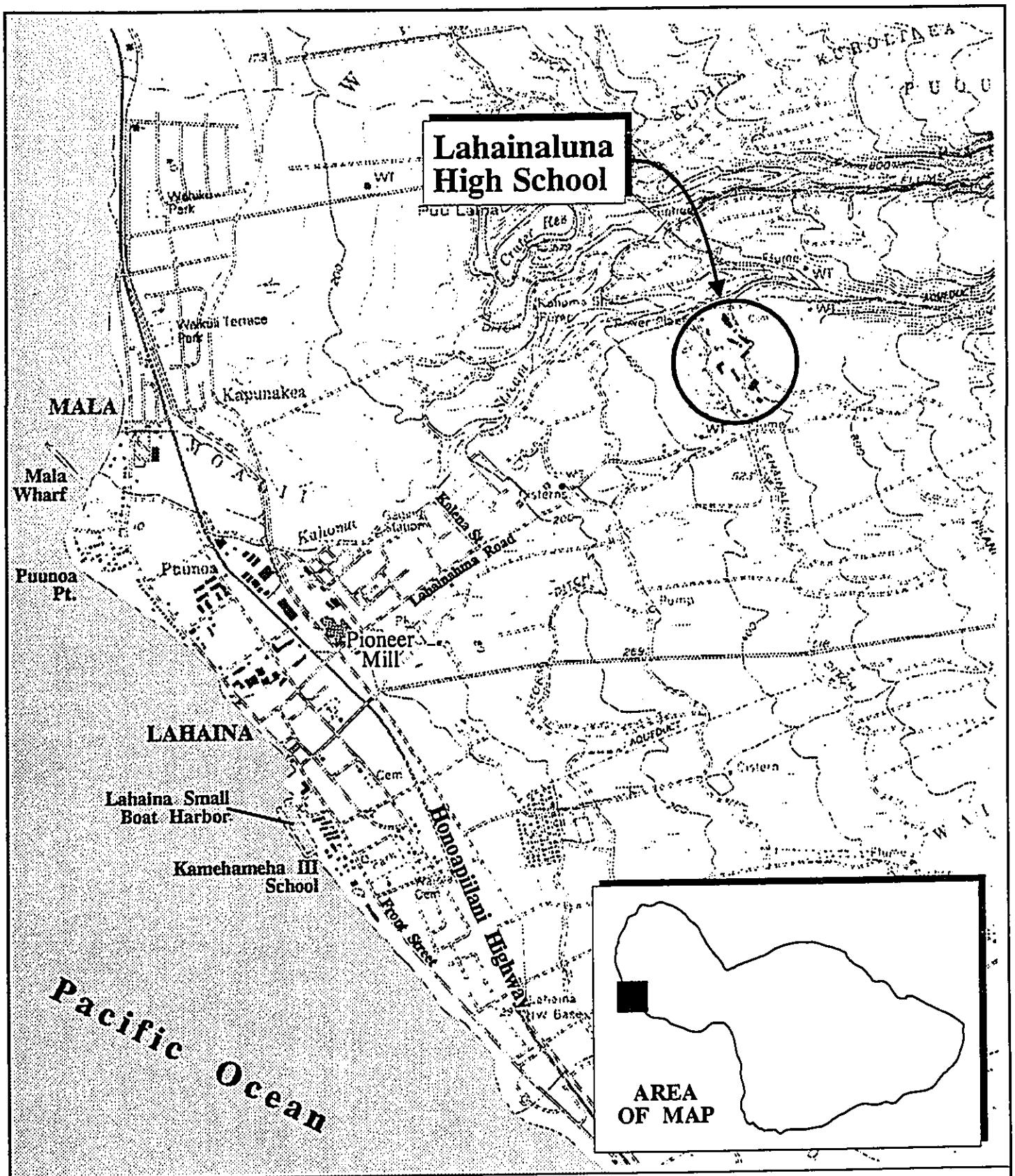


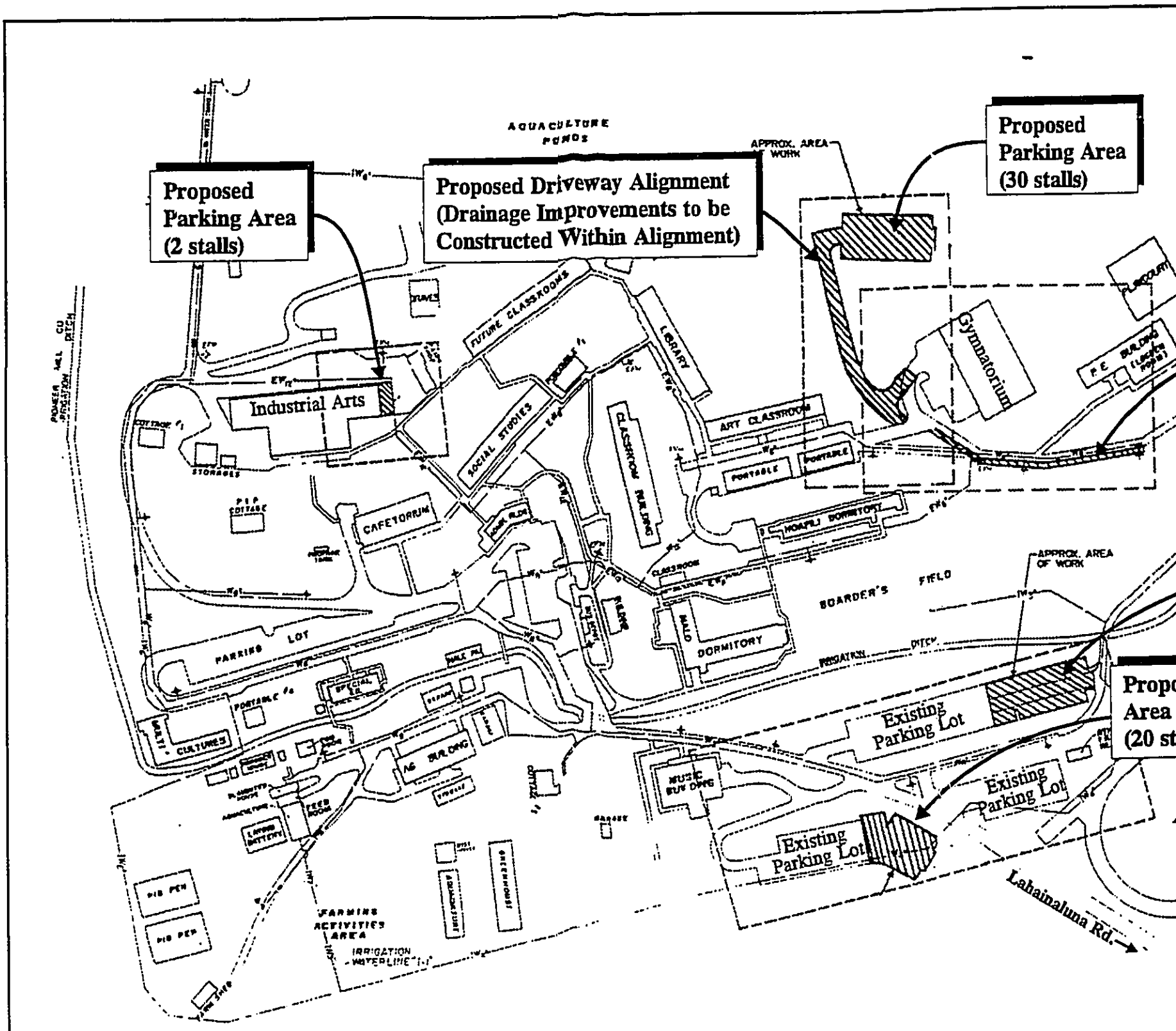
Figure 1 Lahainaluna High School Parking Improvements

Regional Location Map

MUNEKIYO & ARAKAWA, INC.

1000 2000 4000 Feet

Prepared for: State of Hawaii, Dept. of Accounting and General Services



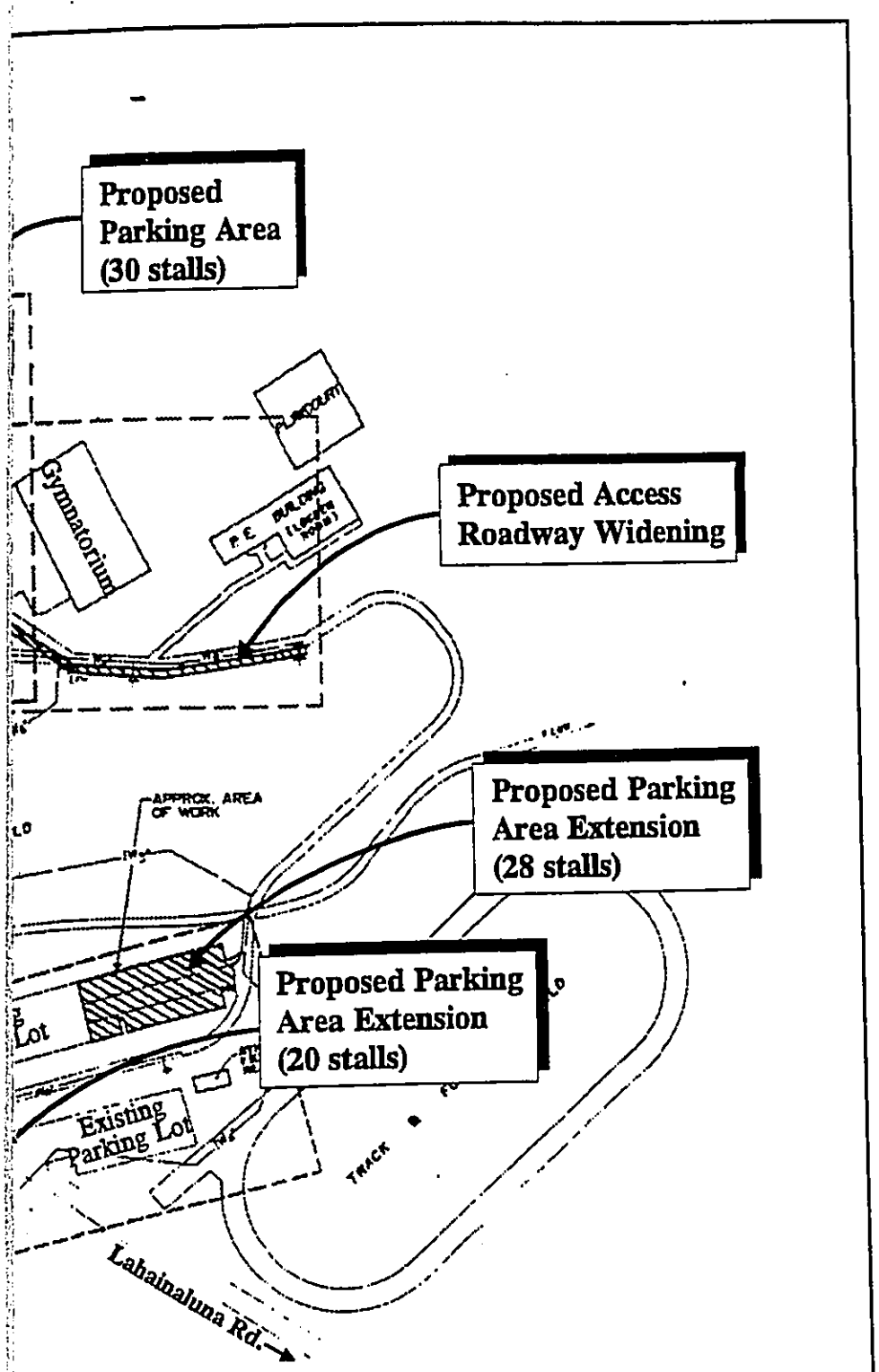
Source: State of Hawaii, Dept. of Accounting & General Services

Figure 2

Lahainaluna High School Parking Improvement

Site Plan

Prepared for: State of Hawaii, Dept. of Accounting and General Services



g Improvements

MUNEKIYO & ARAKAWA, INC.

NOT TO SCALE

1. Stripe an existing paved parking area abutting the southern wall of the Industrial Arts building. The parking area is intended to provide 2 stalls for van-accessible handicapped parking.

2. Construct a 30-stall paved parking area to the northeast of the school gymnasium. In addition, access to the proposed parking area will be provided by a proposed 20-foot wide access driveway. The driveway will extend approximately 330 feet off an existing interior campus driveway along the northwestern side of the gymnasium.

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4. Construct a 28-stall parking extension of an existing 48-stall parking lot located to the north of the track and football field. Two (2) out of the 28 stalls will be designated for handicapped parking. The new parking area extension is designed to be accessible from the existing parking lot or the existing interior campus driveway leading to the gymnasium.

5. Construct a 20-stall parking extension of an existing 28-stall parking lot located to the northwest of the track and football field.

6. Construct drain inlets and drainlines within the proposed driveway corridor to convey onsite runoff from the new 30-stall parking area to the existing drainage system located to the west of the school

gymnasium.

Maintenance to the existing subsurface drainage system located at the northern terminus of the existing interior campus driveway and to the west of the school gymnasium is also required. The drainage system is currently blocked with rocks and other debris. The proposed repairs/maintenance include "flushing" of existing drainlines and clearing of the existing drainage outlet. Existing grass swales will also be restored to direct runoff from the drainage system to canefields located to the south of the campus.

C. ***CONSTRUCTION COST AND IMPLEMENTATION***

Construction is projected to begin in the fourth quarter of 1996, with a construction duration of approximately 4 to 5 months. Estimated project cost is approximately $570,000. It is noted that construction activities will be coordinated with the Department of Education to minimize disruptions of classes in session.

Chapter II

Description of the Existing Environment

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Use

The project sites are located within the Lahainaluna High School campus. The majority of the proposed improvement areas are primarily vegetated with koa haole and various grasses and weeds. Lands to the east of the campus are being cultivated for use by the school's agricultural program, while lands to the north and south are in sugar cane cultivation. To the west are Princess Nahienaena Elementary School, Lahaina Intermediate School, the Kelawea residential subdivision and the town of Lahaina.

2. Climate

Lahaina's climate is relatively uniform year-round due to the surrounding ocean, its tropical latitude, and its position relative to storm tracts and the Pacific anticyclone. Variations in climatic conditions among the Island's different regions is largely left to local terrain factors.

Based on data collected from the State Department of Land and Natural Resources, average monthly temperatures in Lahaina range from 71.5 to 78.0 degrees Fahrenheit (Maui Data Book, 1995).

Rainfall in Lahaina is highly seasonal, with most precipitation occurring between October and April as a result of winter storms. The West Maui region receives most of its rainfall in the late afternoon and early evening. Data collected by the State Department of Land and Natural Resources indicate that Lahaina has an average annual precipitation of approximately fifteen (15)

inches (Maui Data Book, 1995).

Wind patterns in the Lahaina region are also seasonal, with tradewinds originating from the northeast, occurring predominantly during the summer, and approximately 50 percent of the time during winter.

Wind patterns also vary on a daily basis, with winds blowing onshore toward the warm land mass during the day and in the opposite direction toward the warm ocean during the evening.

3. ***Flood and Tsunami Zone***

The Flood Insurance Rate Map (FIRM) for this area of the Island designates the project site as being within "Zone C", which indicates an area of minimal flooding.

4. ***Topography and Soils***

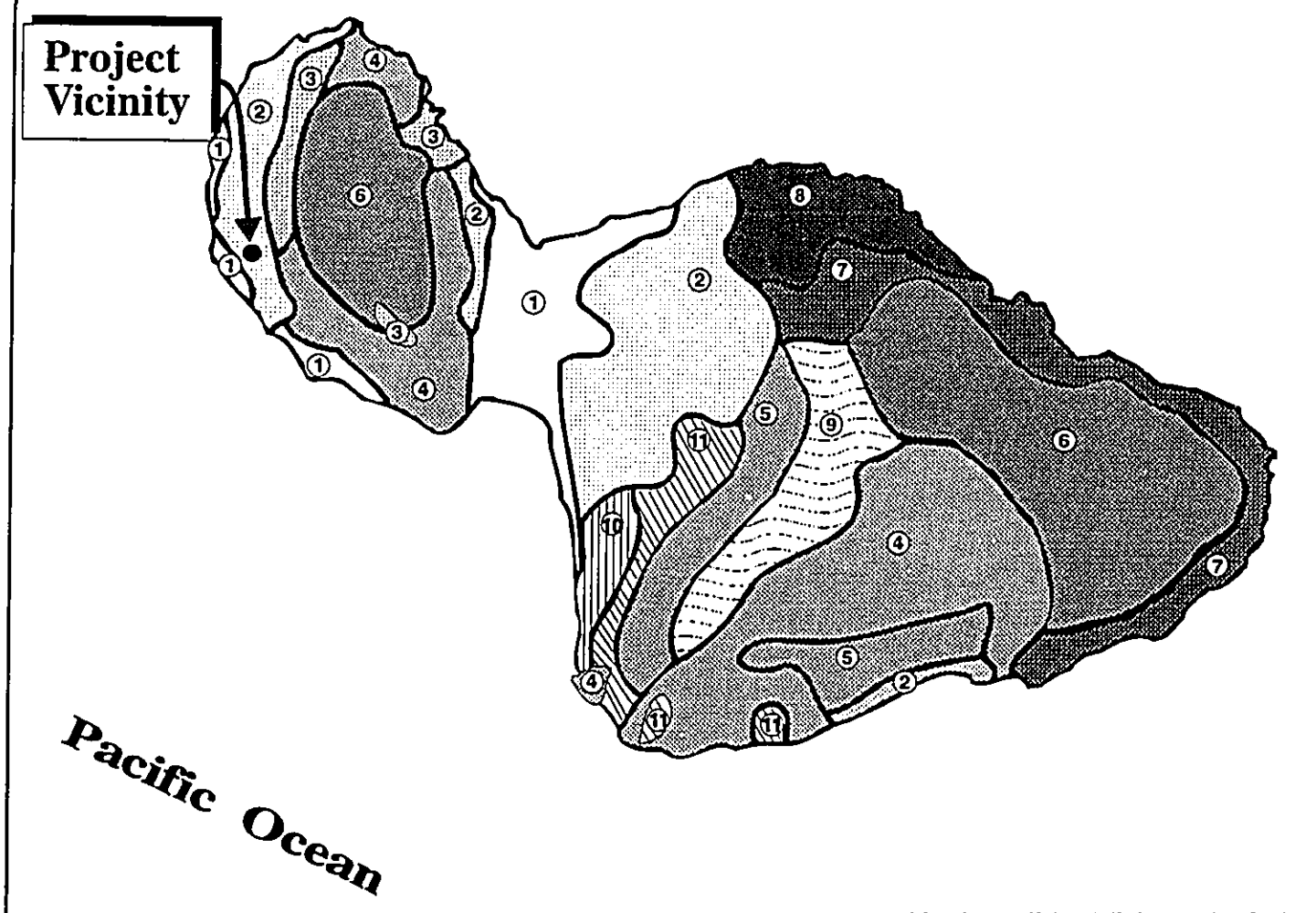
The project sites are located on gently sloping to moderately sloping lands at elevations ranging from approximately 650 to 450 feet above mean sea level.

Underlying the project site are the soils of the Waiakoa-Keahua-Molokai association. See Figure 3. The Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii characterizes the soils of this association as moderately deep and deep, nearly level to moderately steep, well-drained soils that have a moderately fine textured subsoil. This soil is found on low uplands.

Soil series in the vicinity of the project sites consists of Lahaina

LEGEND

- ① Pulehu-Ewa-Jaucas association
- ② Waiakoa-Keahua-Molokai association
- ③ Honolua-Olelo association
- ④ Rock land-Rough mountainous land association
- ⑤ Puu Pa-Kula-Pane association
- ⑥ Hydrandepts-Tropaquods association
- ⑦ Hana-Makaalae-Kailua association
- ⑧ Pauwela-Haiku association
- ⑨ Laumaia-Kaipoipoi-Olinda association
- ⑩ Keawakapu-Makena association
- ⑪ Kamaole-Oanapuka association



Map Source: USDA Soil Conservation Service

Figure 3

Lahainaluna High School Parking Improvements

Soil Association Map

MUNEKIYO & ARAKAWA, INC.

Prepared for: State of Hawaii, Dept. of Accounting and General Services

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silty clay (LaD), 15 to 25 percent slopes and Rock Land (rRK). See Figure 4. Table 1 reflects the soil series underlying each of the improvement locations.

Table 1

SOIL SERIES UNDERLYING PARCELS	
Project Site	***Soil Series***
Parking Area (2 stalls)	LaD
Parking Area (30 stalls) and driveway/roadway widening	rRK, LaD
Parking Area Extension (28 stalls)	rRK
Parking Area Extension (20 stalls)	rRK

Lahaina silty clay (LaD), 15 to 25 percent slopes is typified with medium runoff and moderate erosion hazards. Rock land (rRK) is made up of areas where exposed rock covers 25 to 90 percent of the surface. The rock outcrops and very shallow soils are the main characteristics.

5. ***Flora and Fauna***

The project improvement sites are primarily vegetated with koa haole and various grasses and weeds. The location of the two (2) van-accessible stalls, however, is already paved with asphalt. There are no rare, endangered or threatened species of plants within or in proximity to these sites.

Animal life found in this area is typical of the urbanized regions of West Maui. Domestic mammals found in the area include dogs

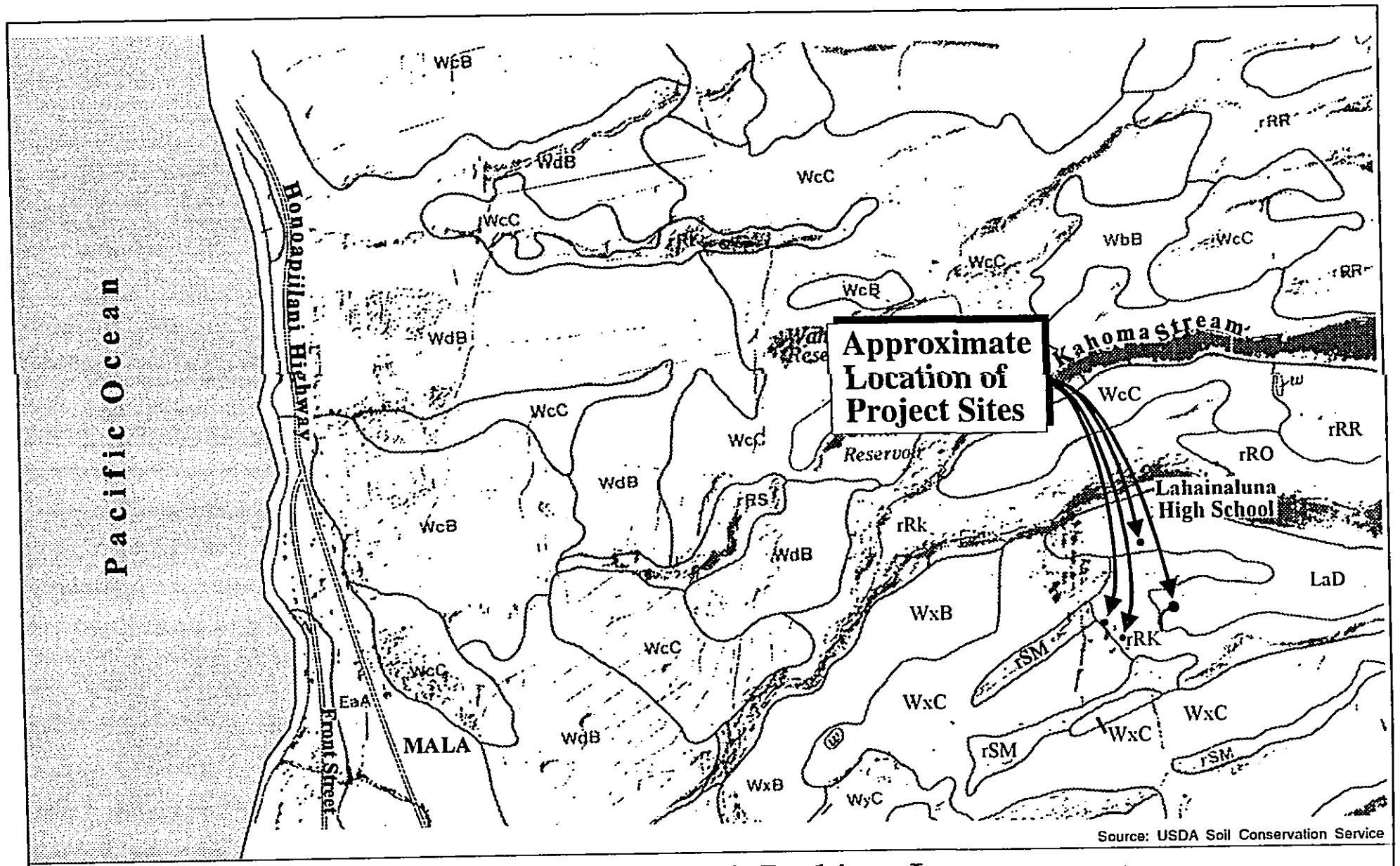

Figure 4 Lahainaluna High School Parking Improvements
Soil Classification Map

Prepared for: State of Hawaii, Dept. of Accounting and General Services

NOT TO SCALE

and cats. Avifauna commonly found in the region include the common mynah, Japanese white-eye, spotted dove, barred dove and sparrows. There are no known endangered or rare species of wildlife or avifauna found in the vicinity of Lahainaluna High School.

6. ***Archaeological Resources***

There are no surface indications that archaeological remains exist within the project sites. Additionally, correspondence with the State Historic Preservation Division indicates that the proposed improvements will have "no effect" on historic sites. See Chapter VI.

7. ***Air Quality***

The subject property does not experience adverse air quality conditions. Airborne pollutants that exist can largely be attributed to automobile exhaust from surrounding roadways. Other sources include emissions from Pioneer Mill and smoke from sugar cane burning and operations from nearby sugar fields. These sources are intermittent, however, and the prevailing tradewinds will disperse particulates generated by these temporary sources.

Data collected by the Department of Health show that total suspended particulates at the Department's Lahaina sampling station is well below the State standard for suspended particulate matter (DBED, 1994).

8. ***Noise Characteristics***

Existing background noise in the vicinity of the site is principally attributed to vehicular traffic on Lahainaluna Road and interior campus roadways. The operation of agricultural equipment related

to sugar cane cultivation and harvesting also contributes to noise levels on an intermittent and temporary basis. Noise generated by agricultural operations is considered normal and acceptable for such activities and does not adversely affect surrounding lands.

9. *Visual Resources*

Scenic resources to the east include the West Maui mountain range, while to the west lies the Pacific Ocean. To the north and south extending generally parallel to the coast, there are broad expanses of land planted in sugar cane.

B. *COMMUNITY SETTING*

1. *Regional Setting*

The vast majority of lands in West Maui are either State designated "Conservation" or "Agricultural". Generally, "Conservation" lands occupy the higher elevations, while the "Agricultural" district spans the middle ground.

"Urban" designated lands, then, are left to occupy the lower elevations along the coast. Kapalua and Kaanapali contain Community Plan designations reflective of their resort nature. The communities of Kahana and Napili contain a mixture of resort, residential and business uses. Lahaina, meanwhile, is more typical of a residential community. Single-family, business, light industrial, and agricultural zones prevail in Lahaina.

A key feature of the region is the town of Lahaina, which is designated a National Historic Landmark as the one-time whaling capital of Hawaii. Today, it is the visitor industry that defines Lahaina Town and other coastal resort communities of West Maui.

The town of Lahaina is the commercial center for West Maui. The town contains several shopping centers and retail business areas, and serves as a core for the region's residential housing.

Part of West Maui's attraction can be attributed to its year-round dry and warm climate, complemented by many white-sand beaches and scenic landscape. Most all of the visitor accommodations are located in Lahaina and the resort communities of Kaanapali, Kahana, Napili and Kapalua. The Kapalua-West Maui Airport at Mahinahina conveniently links the region to Oahu and other neighbor islands.

Sugar cane and pineapple fields occupy much of the land in the area. Pioneer Mill, a vital part of the region's economy, is the State's smallest sugar plantation with approximately 4,500 acres in cultivation (Maui Data Book, 1995). Maui Land and Pineapple Company's fields sprawl along the slopes of the West Maui Mountains north of Lahaina.

2. ***Population***

The resident population of the region surrounding the project site has increased dramatically in the last two decades. Population gains were especially pronounced in the 1970's as the rapidly developing visitor industry attracted many new residents. According to The State of Hawaii Data Book, 1994, the resident population of the Lahaina District is estimated at 14,574. A projection of the resident population for the years 2000 and 2010 are 18,555 and 22,633 respectively (Community Resources, Inc., 1992).

Growth patterns at the County level exhibit a similar pattern. The County's 1980 resident population of 71,000 has since grown to the present 100,000. The estimated County population for the year 2010 is 145,872 (Community Resources, Inc., 1992).

3. *Economy*

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas.

Agriculture is another vital component of the West Maui economy. Sugar operations are handled by the Pioneer Mill Co., Ltd. Given the declining fiscal viability of sugar cane production, however, Pioneer Mill has also cultivated 500 acres of coffee trees to supplement its sugar production (Maui Data Book, 1995).

4. *Police and Fire Protection*

The project site is within the Lahaina Police Station service area, which services all of the Lahaina district. The Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, and was built in the early 1970s. The Lahaina Patrol includes 54 full-time personnel, consisting of one (1) captain, two (2) lieutenants, six (6) criminal investigators, seven (7) sergeants, and 33 police officers. The remaining six (6) personnel consists of public safety aides and administrative support staff (Telephone conversation with Maui Police Department employee, Greg Takahashi, February 1996).

Fire prevention, suppression and protection services for the Lahaina District is provided by the Lahaina Fire Station, also

located in the Lahaina Civic Center; and the Napili Fire Station, located in Napili. The Lahaina Fire Station includes an engine and a ladder company, and is staffed by 30 full-time personnel. The Napili Fire Station consists of an engine company including fifteen (15) full-time firefighting personnel (Telephone conversation with Cindy Kagoshima, Maui Fire Department, February 1996).

5. ***Medical Facilities***

The only major medical facility on the island is Maui Memorial Hospital, located approximately 20 miles from Lahaina, midway between Wailuku and Kahului. The 185-bed facility provides general, acute and emergency care services.

In addition, regular hours are offered by the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center and Kaiser Permanente Medical Care Program.

6. ***Recreational Facilities***

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are numerous County and State recreational areas in West Maui. Approximately one-third of the County parks are situated along the shoreline and are excellent swimming, diving and snorkeling areas. Kaanapali Beach, a large white-sand beach, is located approximately five (5) miles north of the project site and is a popular area for swimming, diving and sunbathing. Popular surfing spots include Fleming Beach, Honolua Bay and Rainbows. The Lahaina Youth and Aquatic Center also provides additional recreational opportunities in close proximity to the project site.

In addition, Kaanapali and Kapalua Resorts operate world-class golf courses which are available for public use.

7. *Schools*

The State of Hawaii, Department of Education operates four (4) public schools in West Maui: Lahainaluna High School, Lahaina Intermediate School, King Kamehameha III Elementary School, and Princess Nahienaena Elementary School. All of the public schools are located within the Lahaina Town area.

8. *Solid Waste Disposal*

Solid waste collection and disposal service is provided by the County of Maui for single-family residences. Solid waste generated by the project is collected by a private refuse contractor.

With the closing of the Olowalu Landfill, all solid wastes generated in the Lahaina region are transported to the Central Maui Landfill located near Puunene.

C. *INFRASTRUCTURE*

1. *Roadway Systems*

Honoapiilani Highway is the primary arterial connecting the West Maui region with the rest of the island. Honoapiilani Highway has a typical two-lane configuration, except for a segment between Kaanapali and Lahaina, where four (4) travel lanes are provided.

The State of Hawaii is proposing a bypass highway to extend mauka of the existing Honoapiilani Highway from Puamana to Honokowai in an effort to relieve congestion on Honoapiilani Highway. The bypass highway is proposed to pass makai of

Lahainaluna High School with an access road to the bypass highway also makai of the school campus.

Lahainaluna Road is a two-lane, two-way County collector roadway which provides connection to Honoapiilani Highway and is aligned along an east-west axis. Lahainaluna High School is located at the northern terminus of Lahainaluna Road.

2. ***Water System***

The West Maui region is served by the County's Board of Water Supply water system. The County water system services the coastal areas from Launiupoko to Kaanapali and from Honokowai to Napili. Three (3) surface sources and eight (8) wells are used to supply the County domestic system.

In addition to the County system, the West Maui region is served by private water systems, including the Kaanapali Water System, which services the Kaanapali Resort, and the Kapalua Water System, which provides water service to the Kapalua Resort.

Existing waterlines servicing Lahainaluna High School include 6-inch, 8-inch, and 12-inch transmission and distribution lines.

3. ***Wastewater System***

The County's Lahaina Wastewater Reclamation Facility (LWRF) and its attendant collection and transmission system, accommodate the region's wastewater needs. The LWRF, located mauka of Honoapiilani Highway just north of Kaanapali Resort, has a design capacity of 9.0 million gallons per day (mgd). Currently, usage is at 5.2 mgd.

4. ***Drainage***

Storm runoff generated onsite sheet flows across campus in a southerly direction. There is an existing drainage system located in the area of the school gymnasium. This drainage system also directs runoff (via drainlines, drainage outlet and grassed swales) in a southerly direction. The majority of the runoff generated sheetflows along Lahainaluna Road towards Honoapiilani Highway or towards the canefields located to the south of the school campus.

5. ***Electrical and Telephone Service***

Electrical and telephone service to the West Maui region is provided by Maui Electric Company and GTE Hawaiian Telephone Company Incorporated, respectively.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO PHYSICAL ENVIRONMENT

1. Surrounding Uses

The project sites are located within Lahainaluna High School and are appurtenant to school use. The parking areas are being constructed to meet County parking requirements for a recently completed ten (10) classroom building. Other proposed improvements (e.g., interior campus roadway improvements, new driveway with drainage improvements and maintenance to an existing drainage system) are intended to improve traffic flows and drainage conditions on campus. In this regard, the proposed project is not anticipated to adversely affect surrounding properties.

2. Flora and Fauna

There are no known significant habitats or rare, endangered or threatened species of flora and fauna located on the project sites. The removal of the existing flora and displacement of fauna from the site are not considered a significant adverse impact upon these environmental features.

3. Archaeological Resources

Correspondence with the State Historic Preservation Division (SHPD) indicates that the proposed improvements will have "no effect" on historic sites. However, should any cultural materials be uncovered during excavation, work in the immediate area will be halted and SHPD will be notified to formulate an appropriate mitigation strategy.

4. Air Quality

Air quality impacts attributed to the project will include dust generated by short-term, construction-related activities. Dust

control measures, such as erection of dust screens and regular watering and sprinkling, will be implemented, as required, to minimize nuisance impacts to school operations.

Once completed, the project is not expected to adversely impact local and regional ambient air quality conditions.

5. Noise

As with air quality, ambient noise conditions will be impacted by construction activities. Heavy construction equipment would be the dominant source of noise during the site construction period. All construction activities will be limited to normal, daylight working hours. Construction activities will also be coordinated with DOE to minimize impacts to school activities and classes.

In the long term, vehicular noise will be generated at the parking sites and along the school's internal roadways. However, the increase in on-campus vehicle usage is anticipated to be minimal. Accordingly, the project is not anticipated to have adverse long-term noise impacts upon the surrounding environment.

6. Visual Impact

The proposed parking areas will be fully landscaped to create a site visually integrated with the surrounding campus. The project will not encroach into any significant scenic view corridors.

B. IMPACTS TO COMMUNITY SETTING

1. Local Economy

On a short-term basis, the project will support construction and construction-related employment. Over the long term, the proposed project provides necessary facilities for the proper operation of the school which indirectly benefits the local economy.

2. ***Police, Fire and Medical Services***

Police, fire and medical services are not expected to be adversely impacted by the proposed project. The project will not extend existing service area limits for emergency services.

3. ***Recreational and Educational Service***

The proposed project meets parking requirements for a recently completed ten (10) classroom building on campus. The proposed parking areas provide additional facilities for school use, and are intended to provide efficient facility operations for Lahainaluna High School. The project will not place additional demand upon recreational resources for the region.

4. ***Solid Waste***

A solid waste management plan will be developed in coordination with the Solid Waste Division of the County Department of Public Works and Waste Management for the disposal of clearing and grubbing material from the site during construction. Lahainaluna High School is served by a private refuse collection company. Solid waste generated from the project will be disposed at the County's Central Maui Landfill.

C. *IMPACTS TO INFRASTRUCTURE*

1. ***Roadways***

The proposed parking areas are being built to comply with County Code requirements for a recently completed ten (10) classroom building. The parking areas are not expected to generate additional vehicular trips on public roadways since the classroom building is already in use. Parking demand for the high school campus is not anticipated to be affected by the proposed project. In this regard, the proposed project is anticipated to have a relatively insignificant effect upon the total traffic volume on

Lahainaluna Road.

2. ***Water***

Water for landscape irrigation will be furnished by the domestic water system servicing the area. The project would incorporate Xeriscape principles including the use of low water demand plants which minimize the impact of water usage.

3. ***Drainage***

Proposed drainage improvements include upgrading an existing drainage system in the vicinity of the school's gymnasium. Drainage patterns anticipated will allow storm runoff onsite to sheetflow, via drainlines and grassed swales, into the canefields located to the south of the school campus. All drainage improvements will conform to County drainage standards and shall be engineered to ensure there are no adverse effects to adjacent and downstream properties.

4. ***Wastewater***

No impacts are anticipated to the County's wastewater system since the proposed project does not require connections to the County's sewer system.

Chapter IV

Relationship to Land Use Plans, Policies and Controls

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four (4) major land use districts in which all lands in the State are placed. These districts are classified "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" district. See Figure 5.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, "The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and the development of the County and the social, economic and environmental effects of such development and set forth the desired sequence, patterns and characteristics of future development".

The proposed action is in keeping with the following General Plan objective and policies:

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

Policies:

1. Support the State in its efforts to recruit quality teachers and develop expanded and upgraded facilities in a timely manner.

C. WEST MAUI COMMUNITY PLAN

Nine (9) community plan regions have been established in Maui County. Each region's growth and development is guided by a Community Plan,

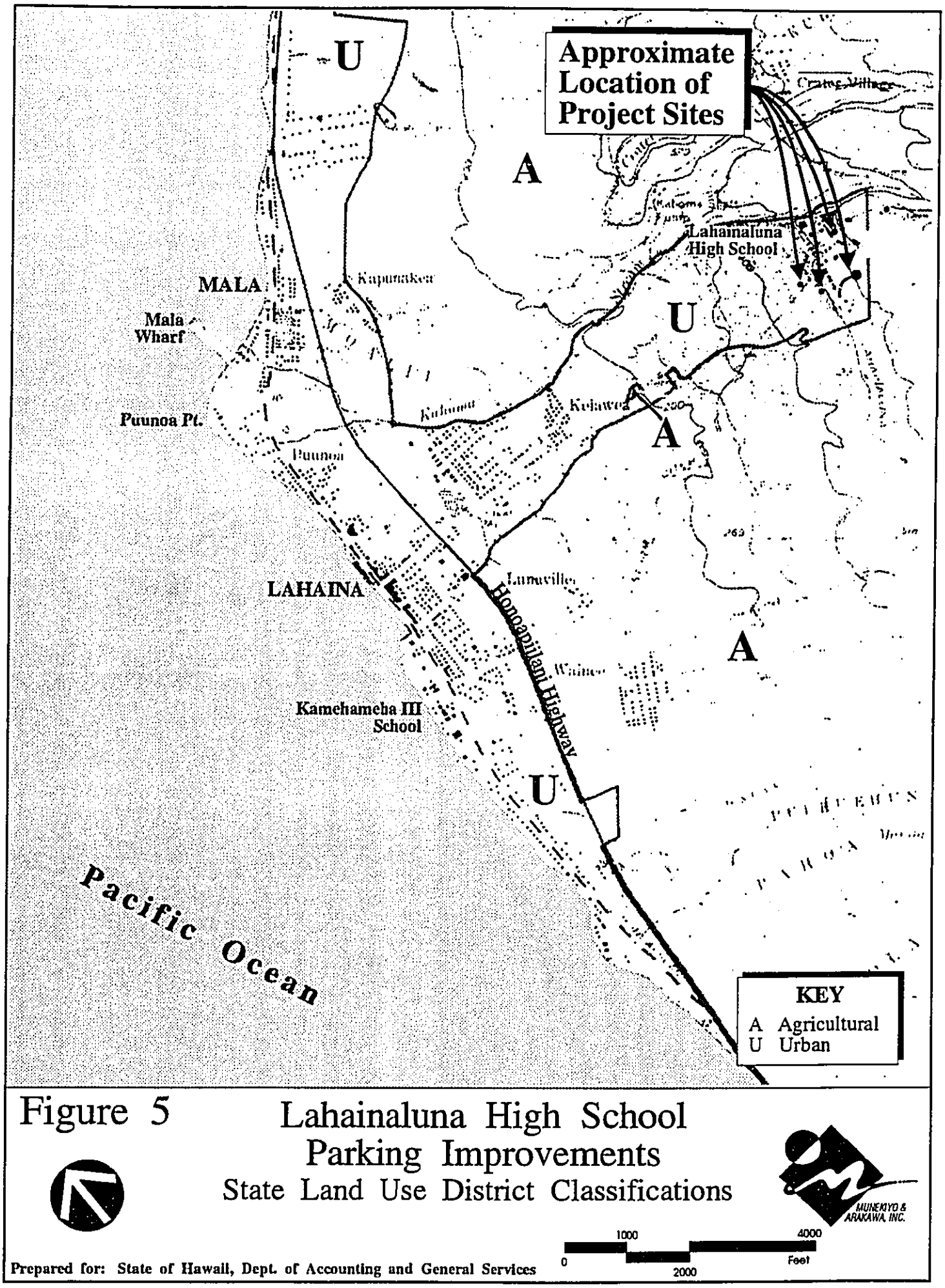

Figure 5

Lahainaluna High School Parking Improvements

State Land Use District Classifications

MUNEKIYO & ARAKAWA, INC.

Prepared for: State of Hawaii, Dept. of Accounting and General Services

which has objectives and policies drafted in accordance with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out these objectives.

The proposed project falls within the West Maui Community Plan Region. Land use guidelines are set forth by the Lahaina Community Plan Land Use Map. See Figure 6. The subject property is designated "Public/Quasi-Public" by the Community Plan. The proposed project is in keeping with the following West Maui Community Plan objective for education:

> Ensure adequate school facilities and educational opportunities within the region.

D. ZONING

The zoning for the subject properties is Public/Quasi-Public. Accordingly, the proposed project, which complements Lahainaluna High School, is consistent with County of Maui zoning provisions.

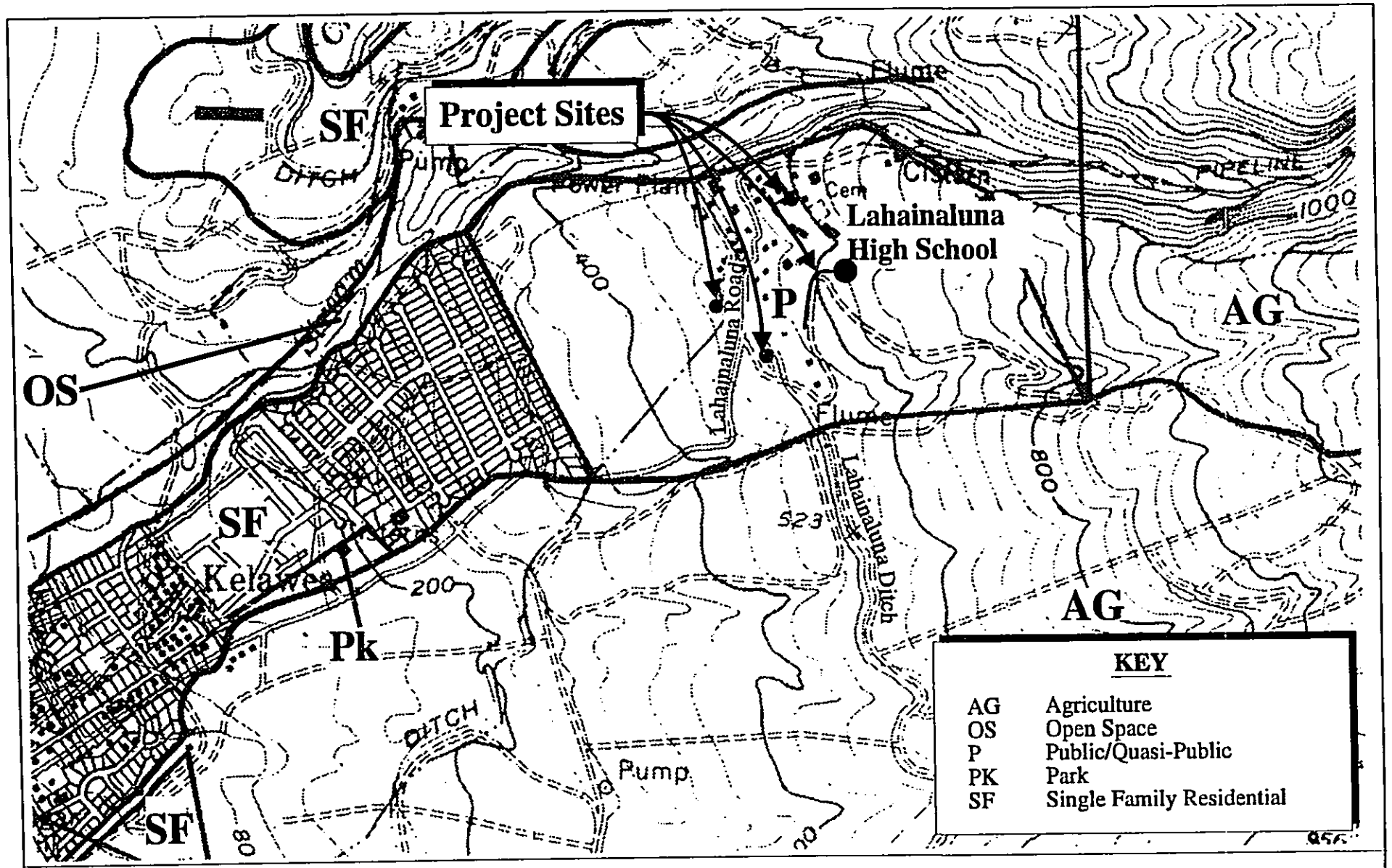

Figure 6 Lahainaluna High School Parking Improvements
Community Plan Land Use Designations

Prepared for: State of Hawaii, Dept. of Accounting and General Services

Chapter V

Findings and Conclusions

V. FINDINGS AND CONCLUSIONS

The "Significance Criteria", Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following analysis is provided:

1. *No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resource Would Occur as a Result of the Proposed Project*

The proposed project sites are characterized as vacant areas vegetated by lowlying haole koa, grasses and weeds. The proposed project is not anticipated to adversely impact existing natural resources in the immediate vicinity.

Additionally, there are no surface indications of cultural features at the project sites. Should any cultural remains be identified during construction, however, work will stop in the immediate vicinity and State Historic Preservation Division consulted to establish an appropriate mitigation strategy.

2. *The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment*

The proposed project will involve the commitment of lands in the Urban District which may preclude other land options within the project area. This commitment of land resources is consistent with existing and future land uses for Lahainaluna High School.

3. *The Proposed Action Does Not Conflict With the State's Long-Term Environmental Policies or Goals as Expressed in Chapter 344, Hawaii Revised Statutes*

The State Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes (HRS) and were reviewed in connection with the proposed project. The proposed action is in consonance with the

State's long-term environmental policies and goals of Chapter 344, HRS.

4. ***The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected***

The proposed project will provide additional parking areas for Lahainaluna High School. The construction of the proposed improvements will not substantially affect the economic or social welfare of the community or State.

5. ***The Proposed Action Does Not Affect Public Health***

The proposed improvements include additional paved parking areas (with landscaping), extension and road widening to an interior campus roadway, and drainage improvements. No impacts to the public's health and welfare are anticipated.

6. ***No Substantial Secondary Impacts, Such as Population Changes or Effects on Public Facilities Are Anticipated***

The construction of additional parking areas at Lahainaluna High School will not affect the Island's population base or place new demands on the Island's public facilities.

7. ***No Substantial Degradation of Environmental Quality is Anticipated***

Excavation and grading activities will create temporary short-term nuisances related to noise and dust. Appropriate dust control measures will be implemented by the contractor to ensure that fugitive dust in connection with construction is minimized. All construction activities will be limited to normal daylight hours and coordinated with the DOE to minimize disturbance to classes in session.

8. ***The Proposed Action Does Not Involve a Commitment to Larger Actions, Nor Would Cumulative Impacts Result in Considerable Effects On The Environment***

The new parking areas are intended to meet parking requirements for a recently completed ten (10) classroom building on campus. The proposed project is not part of a larger action and is not anticipated to create any significant long-term adverse environmental effects.

9. ***No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected By the Proposed Action***

There are no known significant habitats or rare, endangered or threatened species of flora and fauna at the project sites. The removal of the existing flora and the displacement of fauna or avifauna from the area due to construction activities is not considered a negative impact upon these environmental features.

10. ***Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentally Affected By The Proposed Project***

Construction activities for the proposed project will primarily involve excavation and grading. This type of construction activity creates temporary nuisances related to noise and dust. Appropriate dust control measures (e.g., water application to freshly graded areas, temporary grassing) will be implemented by the contractor to ensure that fugitive dust generated in connection with construction is minimized.

Additionally, construction coordination with the DOE is anticipated to minimize noise-related impacts on campus.

Water quality in the immediate area is not anticipated to be adversely affected by the proposed project.

11. ***The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Erosion-prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters or Coastal Waters***

The proposed project areas are located approximately 8,500 feet inland from the shoreline and are intended to provide additional parking areas for Lahainaluna High School. The proposed project will not impact existing drainage patterns and will not affect drainage and/or flooding conditions at neighboring or downstream properties.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

Chapter VI

Agencies Contacted in the Preparation of the Draft Environmental Assessment and Comments Received

VI. AGENCIES CONTACTED IN THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT AND COMMENTS RECEIVED

The following agencies were contacted during the preparation of the Environmental Assessment:

1. State Historic Preservation
   Division
   Department of Land and Natural
   Resources
   130 Mahalani Street
   Wailuku, Hawaii 96793

2. David Blane, Director
   Department of Planning
   250 South High Street
   Wailuku, Hawaii 96793

3. Charles Jencks, Director
   Department of Public Works and
   Waste Management
   200 South High Street
   Wailuku, Hawaii 96793

4. Ronald Davis, Chief
   Department of Fire Control
   200 Dairy Road
   Kahului, Hawaii 96732

5. Brian Blundell
   Lahainaluna P.T.S.A.
   c/o Lahainaluna High School
   980 Lahainaluna Road
   Lahaina, Hawaii 96761

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

May 14, 1996

LOG NO: 17180 ✓
DOC NO: 9605KD14

Mr. Milton Arakawa
Munekiyo & Arakawa, Inc.
1823 Wells Street, Suite 3
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

SUBJECT: **Historic Preservation Review of Proposed Parking Improvements at Lahainaluna School, Kuia, Lahaina District, Island of Maui**
TMK: 4-6-18: 12 (por)

Thank you for the opportunity to comment on the proposed parking lot improvements at Lahainaluna High School in Lahaina. The proposed improvements include expansion of two lots in the southwestern portion of campus, construction of a new lot to the northeast of the gymnasium, and widening of an existing access road northwest of the gymnasium.

We have previously reviewed the two proposed parking lot expansion areas in the southwestern portion of campus (letter to Mr. Wendell Copp October 24, 1995). As part of the prior review, a field inspection was conducted of the expansion areas. Both areas were found to be previously impacted, and it did not appear likely that subsurface historic deposits would be present.

More recently, an inspection was conducted of the proposed new parking lot to be located northeast of the gym. This area consists of a sparsely vegetated slope, with no existing structures. A field road is present in the area, and it is generally eroded. No evidence of historic sites was observed in the area of the parking lot, or in the general vicinity. The surface visibility was excellent at the time of the inspection. Given the eroded nature of the area, it is not likely that intact cultural deposits are present subsurface.

Based on the findings of field inspections at the proposed construction areas within the Lahainaluna campus, we believe that the proposed improvements will have "no effect" on historic sites.

Please contact Ms. Theresa K. Donham at 243-5169 if you have any questions.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

KD:jen

LINDA CROCKETT LINGLE
Mayor

MAY 15 1996

DAVID W. BLANE
Director

GWEN OHASHI HIRAGA
Deputy Director

COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

May 13, 1996

Mr. Milton Arakawa
Munekiyo & Arakawa, Inc.
1823 Wells Street, Suite 3
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

RE: ADDITIONAL PARKING AREA AT LAHAINALUNA HIGH SCHOOL TMK: 4-6-18:POR OF 12

Final landscaping and irrigation plans shall be submitted to the Planning Department for review and approval. The Planning Department has no other comments on the above-referenced project.

Should you require further clarification, please contact Mr. Joseph Alueta of this office.

Very truly yours,

DAVID W. BLANE
Director of Planning

DWB:JWA:cmp
cc: Colleen Suyama, Planning Program Manager-Land Use Management
Joseph Alueta, Staff Planner
General File
Project File (g:\planning\all\joe\lunapk)

Chapter VII

Comments Receiving During Public Comment Period and Applicable Responses

Comptroller .....
State P.W. Engr. .....
P.W. Secty .....
Staff Serv. .....
Planning Br. .....
Proj. Mgmt. Br. .....
Design Br. .....
Inspec Br. .....
Quality Control .....
Leasing Br. .....
~~Contracts~~ .....
~~Finance~~ .....
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PM-1089.6
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JUL 23 1996

Mr. Charles Jencks
Director
Department of Public Works
and Waste Management
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Jencks:

Subject: Environmental Assessment
Lahainaluna High School
Additional Parking Area
D.A.G.S. Job No. 15-16-7641
(TMK 4-6-18:por. 12)

We have received a copy of your June 19, 1996, letter and would like to take this opportunity to respond to your comments. See Attachment A.

A detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations and scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using HESL erosion formula have been submitted to the Department of Public Works and Waste Management for review and approval on May 17, 1996.

Also, we intend to coordinate with the Central Maui Landfill Supervisor regarding the suitability of the cleared and grubbed material for landfill cover.

Furthermore, the proposed parking improvements involve the construction of an additional 80 parking stalls and other related parking improvements within Lahainaluna High School. See Attachment B.

We hope that the above response addresses your concerns. Thank you again for your comments.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

WK/si
Attach.
cc: Office of Environmental Quality Control
Sato & Associates, Inc. (Bert Toba)
Munekiyo & Arakawa, Inc. (Milton Arakawa)

JUL 24 1996

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

June 19, 1996

Mr. Milton Arakawa
Munekiyo & Arakawa, Inc.
1823 Wells Street, Suite 3
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

SUBJECT: Environmental Assessment
LAHAINALUNA HIGH SCHOOL-ADDITIONAL PARKING AREA
TMK:(2) 4-6-018:Por 12

We reviewed the subject document and have the following comments:

1. A final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using HESL erosion formula shall be submitted for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.

2. The contractor shall contact our Central Maui Landfill Supervisor at 877-5319 regarding the suitability of the cleared and grubbed material for landfill cover.

3. 80 parking spaces are required for the new classrooms. The project is providing 78 parking spaces. A parking analysis shall be provided documenting that the two "deficient" stalls are accommodated elsewhere on the property.

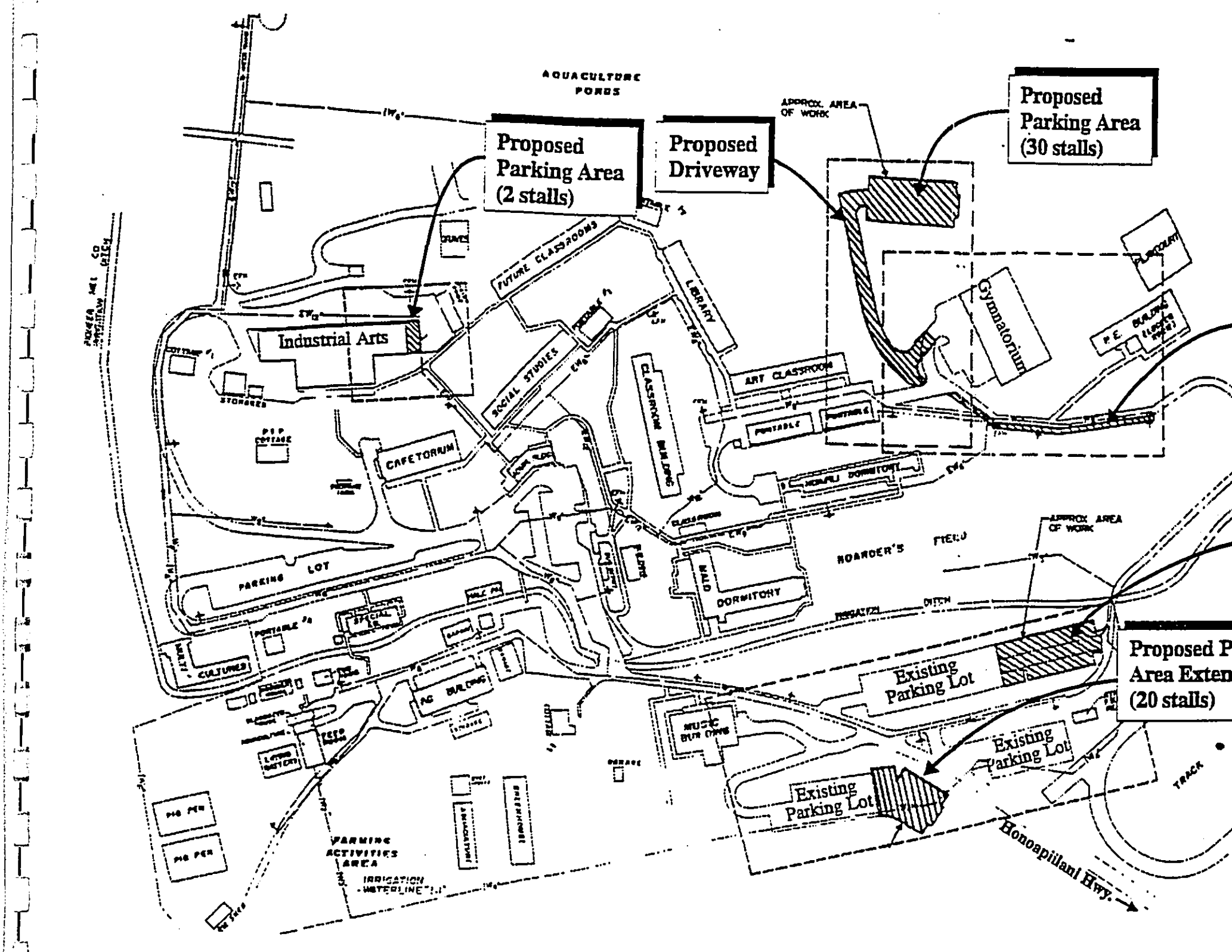
Very truly yours,

for CHARLES JENCKS
Director of Public Works
and Waste Management

AS:da/mt
cc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division
g:\luca\czm\lahainal.ea

Attachment A

DOCUMENT CAPTURED AS RECEIVED

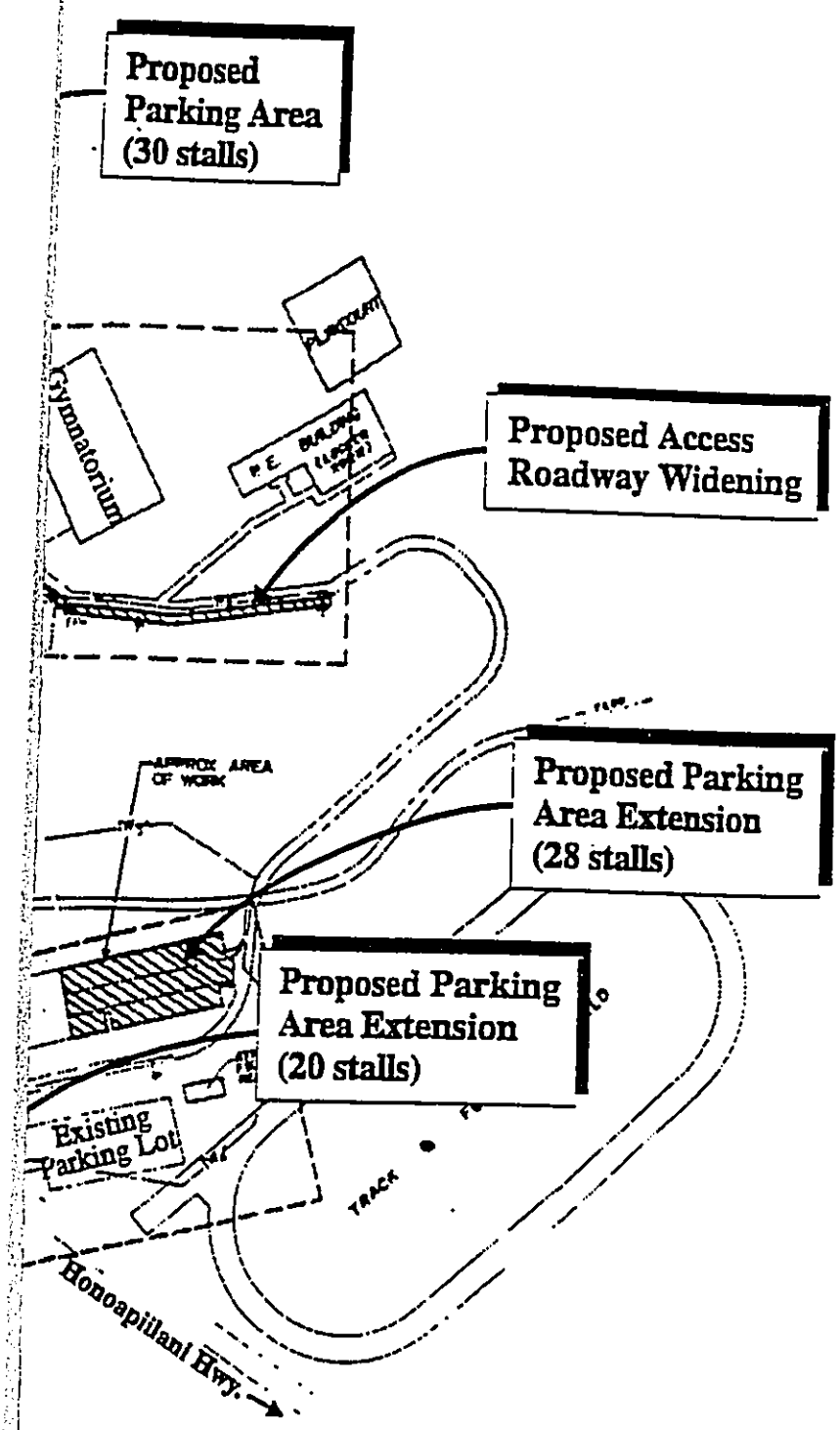


Source: State of Hawaii, Dept. of Accounting & General Services

Lahainaluna High School Parking Areas

Site Plan

Prepared for: State of Hawaii, Dept. of Accounting & General Services



ing Areas

NOT TO SCALE

BENJAMIN J. CAYETANO
GOVERNOR

SAM CALLEJO
COMPTROLLER

MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

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

LETTER NO PM-1093.6

JUL 25 1996

Mr. Gary Gill
Director
Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Attention: Jeyan Thirugnanam

Dear Mr. Gill:

Subject: Lahainaluna High School
Additional Parking Area
D.A.G.S. Job No. 15-16-7641
TMK: 4-6-18: Por 12

We have received a copy of your July 22, 1996, letter addressed to Sam Callejo, State Comptroller. See Attachment A. We would like to take this opportunity to respond to your comment.

The proposed parking areas, which will be used primarily during normal school hours, will be regularly cleaned and maintained. Thus, spillage of automotive fluids that may mix with surface runoff is not expected to be significant and will not impact the immediate and surrounding areas of the proposed parking areas.

We hope that the above response addresses your concerns. Thank you again for your comments.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

WK/si
Attach.
cc: Munekiyo & Arakawa, Inc. (Milton Arakawa)
Sato & Associates, Inc. (Bert Toba)

FILE COPY

BENJAMIN J. CAYETANO
GOVERNOR

GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

July 22, 1996

Mr. Sam Callejo
State Comptroller
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Callejo:

Subject: Draft Environmental Assessment for the Lahainaluna High School Parking Improvements

Thank you for the opportunity to review the subject document. We have the following comment.

1. Parking lots tend to contain accumulated spillage of oils, grease, and other automotive fluids such as gasoline and antifreeze. Please discuss possible mitigative measures to prevent non-point source release of these substances downdradient from the parking lot areas.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185. Mahalo.

Sincerely,

Gary Gill
Director

c: Munekiyo and Arakawa

Attachment A

References

References

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, March 1992.

County of Maui, Lahaina Community Plan, December 1983.

Maui County Data Book, June 1995.

Munekiyo & Arakawa, Inc., Section 201E-210, HRS Application - Lahainaluna Road Rental Project, December 1995.

State of Hawaii, Department of Business, Economic Development and Tourism, Data Book, 1994.

Telephone conversation with Cindy Kagoshima, Maui Fire Department, February 1996.

Telephone conversation with Maui Police Department employee, Greg Takahashi, February 1996.

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

University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.