

Kauai Int. School



BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. (P) 1348.8

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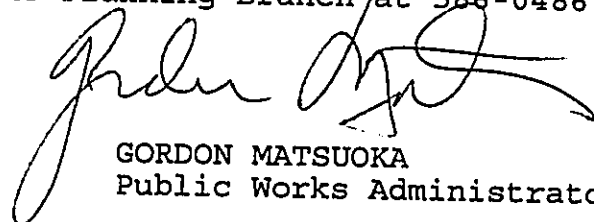
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

TO: Mr. Gary Gill, Director  
Office of Environmental Quality Control

SUBJECT: Finding of No Significant Impact (FONSI)  
for the New Kauai Intermediate School  
Lot 1 of Subdivision S-97-34, Puhi, Kauai

The Department of Accounting and General Services has reviewed the comments received during the 30-day public comment period which began on February 23, 1998. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the June 23, 1998 OEQC Environmental Notice.

We have enclosed a completed OEQC Bulletin Publication Form, four copies of the final Environmental Assessment and distribution list. If you have any questions, please have your staff call Mr. Ralph Morita of the Planning Branch at 586-0486.

  
GORDON MATSUOKA  
Public Works Administrator

GC:jk  
Attachments

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1998-06-23-KA-~~FEA~~-Kauai Intermediate School JUN 23 1998

FINAL

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ENVIRONMENTAL ASSESSMENT RECEIVED

and

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SITE EVALUATION STUDY

for the New

KAUAI INTERMEDIATE SCHOOL

**LOCATION:** Puhi District  
Kauai, Hawaii

**PROPOSING AGENCY:** Department of Accounting & General Services  
State of Hawaii  
DAGS Job No. 14-16-6117

**ACCEPTING AUTHORITY:** Governor  
State of Hawaii

**PREPARED BY:** Stanley Yim & Associates, Inc.  
1001 Bishop Street, Pacific Tower, Suite 410  
Honolulu, Hawaii 96813

June 4, 1998

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**REFERENCES**

1. Final Environmental Impact Statement General Plan Change for Grove Farm Company, Incorporated Proposed Lihue-Puhi Master Plan, Lihue and Puhi, Kauai. Prepared by Belt, Collins & Associates, and Case, Kay & Lynch.

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I. **STATEMENT OF OBJECTIVE**

This document is the Final Environmental Assessment and the Site Evaluation Study for the New Kauai Intermediate School.

The purpose for the study is to assess the proposed Puhi site on Kauai for the new school. The findings from the study are included as a part of this document.

This document is also prepared pursuant to Chapters 200 and 343 of Title 11, Administrative Rules.

## II. AGENCIES & PEOPLE CONSULTED

The following agencies, organizations, and people were consulted.

1. Federal
  - a. National Weather Services
  - b. US Army Corps of Engineers
  - c. US Department of Agriculture
  - d. US Department of the Interior, Fish and Wildlife Service
  
2. State of Hawaii
  - a. Department of Accounting & General Services, Planning Branch
  - b. Department of Accounting & General Services, Project Management Branch
  - d. Dept of Business Economic Development & Tourism, Land Use Commission
  - e. Department of Education
  - f. Department of Health
  - g. Department of Land & Natural Resources, State Historic Preservation Division
  - h. Environmental Council
  - i. Office of Hawaiian Affairs
  
3. County of Kauai
  - a. Department of Parks and Recreation
  - b. Department of Water Supply
  - c. Planning Department
  
4. Other
  - a. Akinaka and Associates, Ltd
  - b. Citizens Utilities, Kauai Electric Division
  - c. Grove Farm Company, Incorporated
  - d. Mitsunaga & Associates, Inc.
  - e. Parsons Brinkerhoff Quade & Douglas, Inc.
  - f. Real Estate Services, Inc.
  - g. The Nature Conservancy of Hawaii
  - h. Wilson Okamoto & Associates, Inc.
  - i. General Public (a listing of people shown in Appendix K)



### III. DESCRIPTION OF PROPOSED ACTION

#### 3.1. GENERAL INFORMATION

The State Department of Education is planning to build a new intermediate school in Puhi, Kauai. The new school will be called the Kauai Intermediate School. Figure 1 shows the location of the proposed site for the school.

A site totaling 14.276 acres, and currently owned by the Grove Farm Company, Incorporated (GFCI) is being considered as a possible site for the new school. It is being evaluated in this document because the Grove Farm people are willing to dedicate 10.000 acres of the total site to the State of Hawaii for school use. The dedication will be effected through Grove Farm Properties, Incorporated (GFPI) who will be receiving ownership of the land from GFCI.

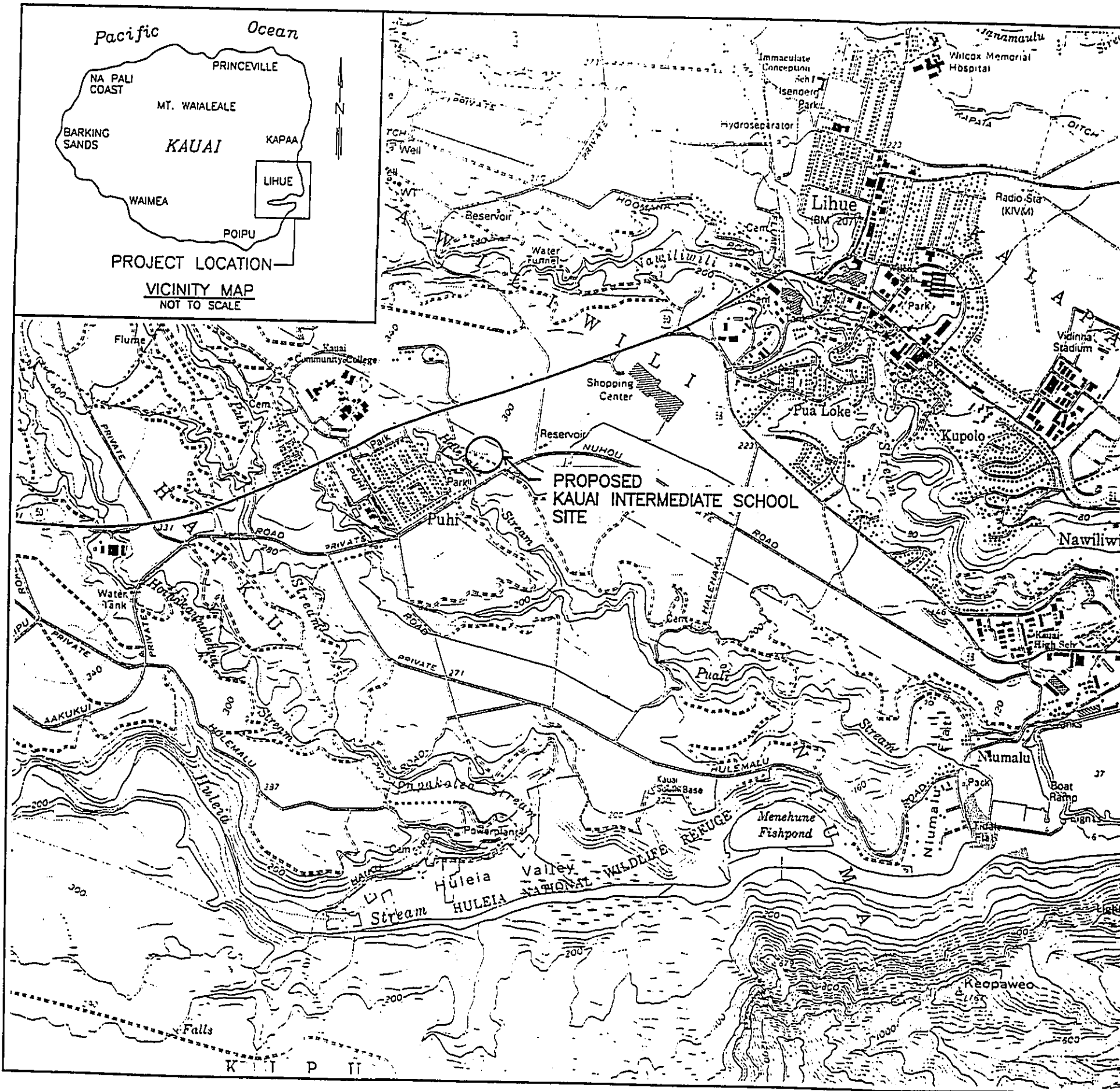
The new school will be for 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade students. Construction is expected to be in no more than two increments. Notwithstanding the availability of funds, there is a chance the school could be built in one increment. For a two-increment schedule however, the first increment would be for the 6<sup>th</sup> grade students. Its scheduled completion is September 2000. The second increment will be for the 7<sup>th</sup> and 8<sup>th</sup> grade students and its scheduled completion is September 2001. The school's total design enrollment is 1,300 students and its peak enrollment is 1,430 students.

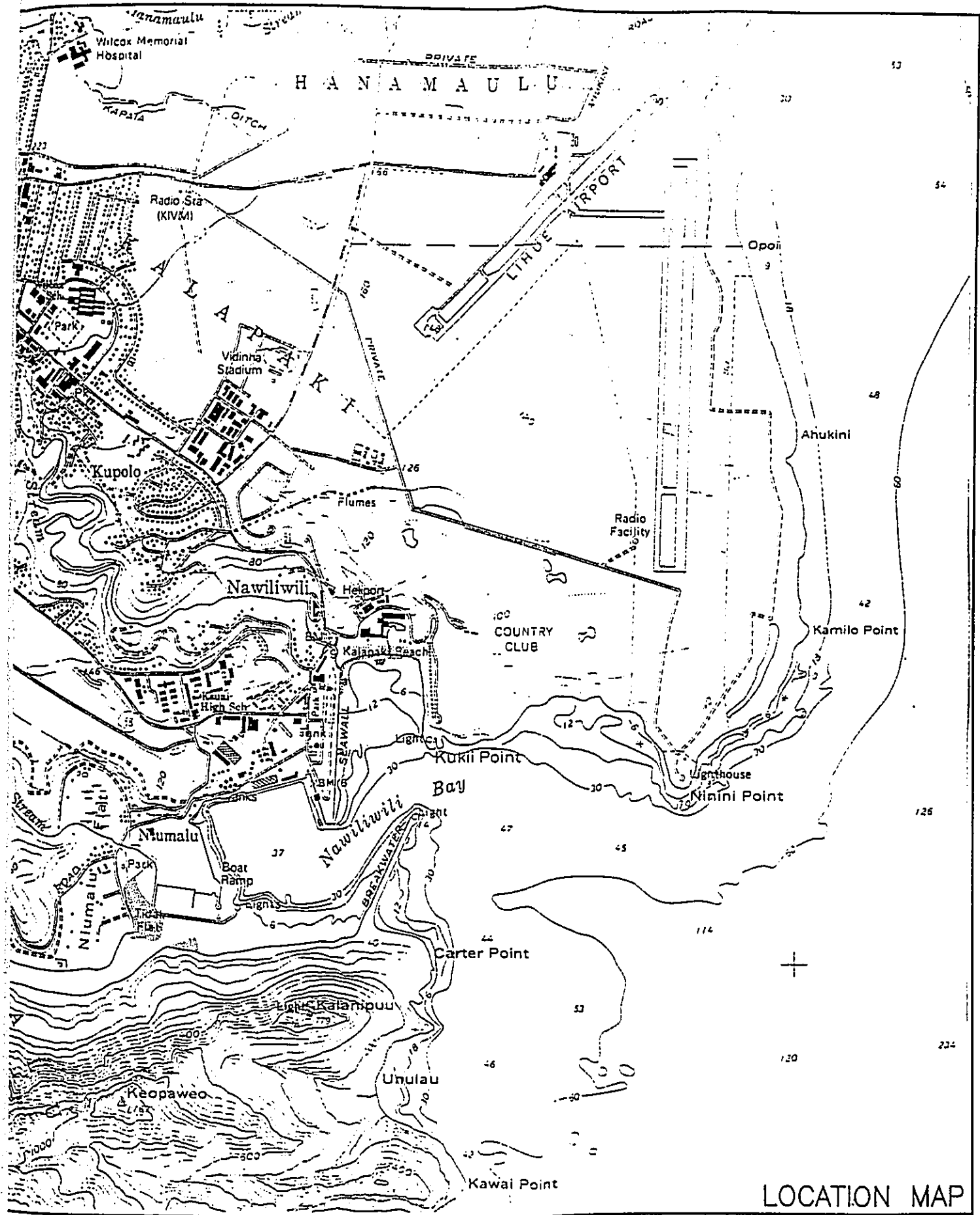
#### 3.2. TECHNICAL CHARACTERISTICS

Grove Farm Company, Incorporated (GFCI) currently owns the land on which a new school is proposed. The parcel will have 14.276 acres of which GFPI will dedicate 10.000 acres and sell the remaining 4.276 acres to the State. The purchase price has been fixed at \$2,250,000.00. The land agreement between GFPI and the State is attached as Appendix A of this document. The estimated market value for the 4.276 acres is given in Appendix B of this document

The site will ultimately be fronting two new public streets - Nuhou Street and Kaneka Street. Construction for the streets however, will not be simultaneous or concurrent. Nuhou Street will be built from Kamualii highway to and include the frontage for the new school by GFPI. It will be dedicated to the County upon completion sometime in late 1998. Nuhou Street would then be the access for the school and connect it to the highway. The new Nuhou Street will end just past the Nuhou and Kaneka Streets intersection with provisions for future street extension at a later date. Its right-of-way width will be 80 feet.

Kaneka Street is also a new street yet to be built. GFPI's schedule for the Kaneka Street work remains uncertain at this time. Instead, the State will work with GFPI to construct a temporary driveway along the proposed Kaneka Street alignment to connect the new school driveways that front Kaneka Street to Nuhou Road. This temporary driveway will be the other school access when completed. GFPI's current position on Kaneka Street is, they will build only the improvements needed to accommodate pedestrian and bicycle traffic as required





LOCATION MAP

Figure 1

by Ordinance No. PM-325-96. A copy of this ordinance is appended as Appendix C.

Preliminary construction plans showing the general layout of Nuhou Street and its traffic pavement striping, signage, and traffic control measures are attached as Appendix D. GFPI says the final details of the plans are being resolved with the State Department of Transportation. The award of the contract and the notice to proceed for the construction work will be dependent upon the closing of the sale for the 4.276-acre parcel. See Appendix E.

GFPI has set aside a 7.000 acre site to be used as a park. This park site will also front on Nuhou Street and be adjacent to the school site. GFPI had agreed with Kauai County that the 7.000 acre site would be a dedicated County Park and that the site would be used as a credit against the park dedication requirement for their project.

Having a park site immediately adjacent to the school gives the new school the possibility of using the park under a joint-use agreement between the DOE and Kauai County. This arrangement however, needs to be discussed further between the State and Kauai County. Much details remain to be coordinated and resolved before such an agreement can be considered and/or finalized.

The new Kauai Intermediate School will have about 59 permanent classrooms; portable classrooms as needed; a library and an administration building; physical education locker/shower buildings; play fields and paved courts, a cafeteria, and paved parking lots. A site plan and rendering showing the new school is appended as Appendix F.

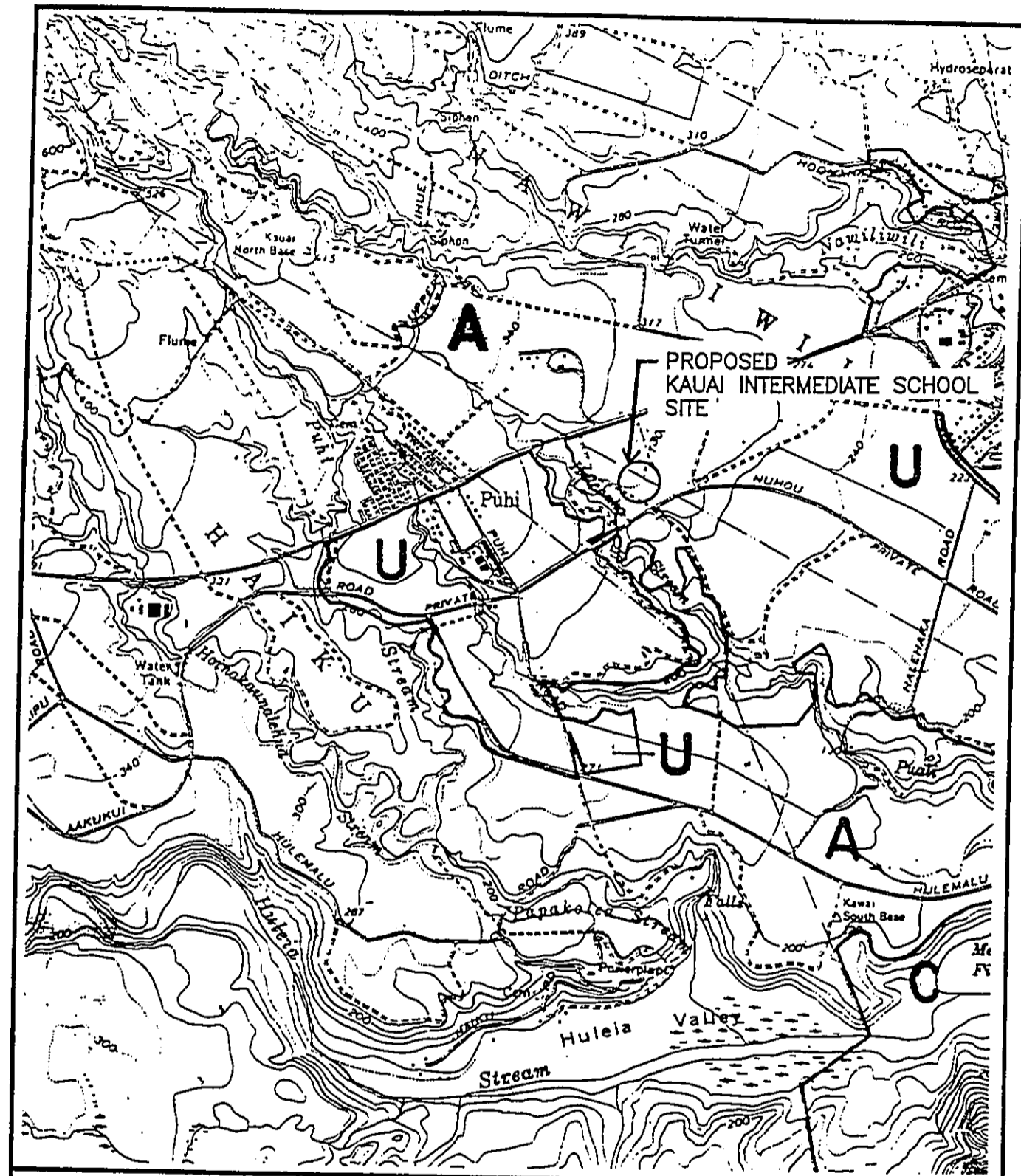
It is anticipated that Kalaheo, Koloa, Wilcox, and King Kaumualii Elementary Schools will be feeding students to the new Kauai Intermediate School.

Except for those students living in the Puhī area, all other students attending the new school would be bussed or dropped off to and from the new school.

The new Kauai Intermediate School will be accessible to all students. The school will be designed to comply with the Americans with Disabilities Act.

The school site is in an Urban district on the State Land Use map and school facilities are a permitted land use for this site. Figure 2 shows a portion of the State Land Use map with this designation.

Records at the Kauai County Planning Department (KCPD) show the school site currently zoned R-1/ST-P (Residential/Special Treatment-Public). School facilities are allowed in this type of zoning. However, the KCPD says a Use Permit will be required for the new school. Figure 3 shows a portion of the zoning map with this designation.



Land Use District Boundaries

<p>DISTRICT MAP K-11</p>	<p>STATE OF HAWAII LAND USE COMMISSION DEPT. OF PLANNING &amp; ECONOMIC DEVELOPMENT EFFECTIVE DATE: DEC 20 1974</p>	<p>DISTRICTS U = URBAN R = RURAL A = AGRICULTURE C = CONSERVATION</p>
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Figure 2

# ZONING MAP

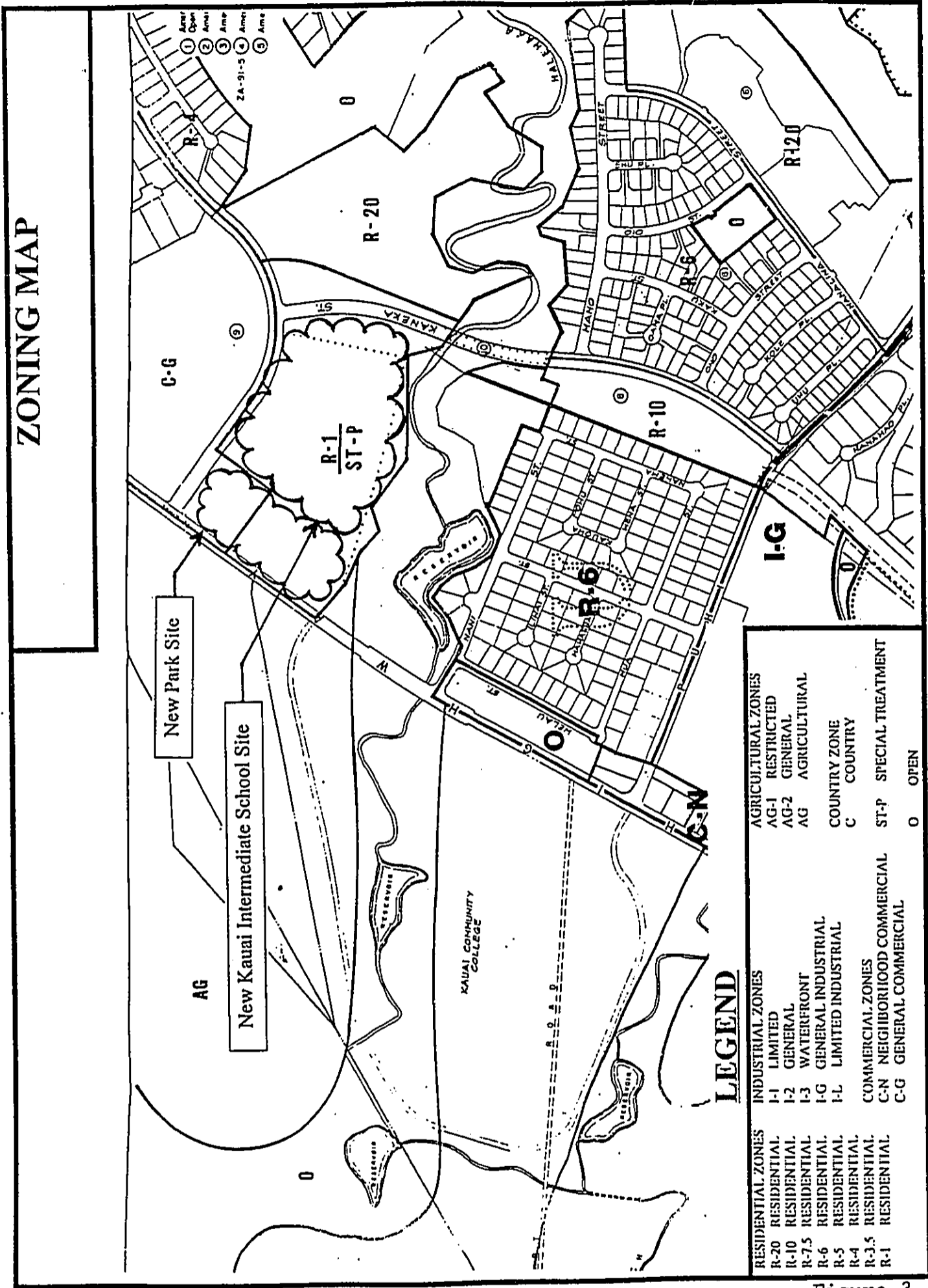


Figure 3

Both the school and park sites fall under GFPI's Increment 2 work. The development status for the phases in the various increments changes with time. GFPI's latest status as of the preparation of this report is,

Increment 1, Phase I

Parcel	Land Use	Acres	Status
1	MF Residential	10.0	completed
5	SF Residential	40.0	completed
6	MF Residential	17.8	lots completed
11	SF Residential	27.6	lots completed
14	SF Residential	3.4	lots completed
10	SF Residential	49.0	under design
27	Nuhou Rd	1.5	completed
18	Shopping Center	16.0	completed
11B	Sewage Pump/Treatment	3.8	completed
(future exp 1.9 acs)			
5A	Park	2.0	completed

Increment 1, Phase II

Parcel	Land Use	Acres	Status
4	SF Residential	3.0	pending
12	MF Residential	4.5	pending
22 to 26	Golf Course	228.7	half completed
24B	Park	2.0	pending
33 & 34	Nuhou/Pikake Rds	8.8	completed
9	SF Residential	8.5	pending
29	Nuhou Rd (fronting 9)	---	pending

Increment 1, Phase III

Parcel	Land Use	Acres	Status
4	SF Residential	4.1	pending
15	SF Residential	7.5	pending
16	SF Residential	23.0	pending
24A	MF Residential	3.7	pending
26A	MF Residential	1.9	pending
29	Nuhou Rd	6.6	pending
28	Kaneka Street	1.6	pending
30	Nuhou Rd	6.0	pending
32	Kaneka Street	2.0	pending

Increment 2

Parcel	Land Use	Acres	Status
7	MF Residential	4.5	pending
7A	School/Park	21.276	pending
8	MF Residential	25.5	pending
16	SF Residential	18.6	pending
17	SF Residential	18.0	pending
19 & 20	General Commercial	22.1	pending
21	General Commercial	6.0	pending
31	Nuhou/Niumalu Rds	4.1	pending
---	Sewage Pumping	---	pending

GFPI's 1997 Annual Report to the State Land Use Commission outlines the GFPI development status at the time the annual report was prepared. See Appendix G.

GFPI says they will provide the necessary offsite infrastructure improvements to the school site and such improvements would be in place prior to completion of the school's construction. The infrastructure work would include, but not be limited to,

1. full road improvements for Nuhou Street that fronts the school and the park site to include the intersection at Kaumualii Highway
2. new drain system in the street
3. new conduits, pullboxes, and standards for the electric and telephone services, street lighting, and traffic control
4. new sewer lines and laterals for sewer service to the school's property line
5. new waterlines, fire hydrants, and lateral services in the street

The following discusses the various utility services, traffic, and the park site.

1. **Power and Communications:** The State will need to work directly with Citizens Utilities-Kauai Electric Division, Hawaiian Telephone Company, and the cable company to arrange for the school's power and communications. GFPI will only provide the conduits (no wiring) and pullboxes. The State will need to determine the power and communications needs for the school, work with Citizens Utilities-Kauai Electric Division, Hawaiian Telephone Company, the cable company, and GFPI to coordinate duct sizing and locations, and handhole placement and locations. GFPI will install the conduits and the handholes. Wiring the conduits and handholes will be between the utility companies and the State with the costs being borne by the State.
2. **Water:** The County's Department of Water Supply (DWS) says "any actual subdivision or development of this area will be dependent on the adequacy of the source, storage and transmission facilities existing at that time. At the present time, the proposed development is located within Grove Farm's Water Master Plan for this area, and is part of Grove Farm Properties, Inc.'s proposed Subdivision S-97-34. Presently, the necessary water facilities and/or requirements to allow for the development and occupancy of the new Kauai Intermediate School are being addressed by Grove Farm. Storage facilities have been provided for the proposed project. Water availability for the school site has been included in both the updated source and Facilities Reserve Charge budgets, which are being reviewed by the Department of Water. Construction drawings for the proposed subdivision have also been submitted" to DWS for review. See Appendix H.



The DWS also said the following conditions are to be met prior to the Department of Water recommending building permit or water meter service approval.

- a. Subdivision S-97-34 has to be completed and a final subdivision approval granted by the Department of Water for said subdivision.
- b. The developer must obtain approval from GFPI that domestic and fireflow water demands are available for the proposed school project. Allotment of water to the school shall be included in and approved by the Department of Water in both of Grove Farm's reports entitled "Updated Development Schedule and Lihue/Puhi Water Source Budget" and the "Updated Development Schedule/Facilities Reserve Charges" for Grove Farm's Lihue/Puhi project area, as referenced to, by the Grove Farm Water master Plan, as amended.
- c. The developer shall prepare and receive DWS approval of construction drawings for necessary water system facilities and construct said facilities. These facilities shall also include: (1) the domestic service connection (2) the fire service connection (3) the interior plumbing plans with the appropriate backflow preventer, if appropriate.
- d. Pay the applicable charges in effect at the time of receipt. The exact amount of these charges will be determined from the approved construction drawings.

The Tentative Subdivision Approval letter appended as Appendix I states GFPI will need to either relocate or provide a recorded water easement for the existing 15-inch waterline crossing the school site. GFPI has verbally indicated they will relocate the existing 15-inch waterline and the existing irrigation tunnel. The State's position concerning the waterline and irrigation tunnel is, they will not accept any existing easements at this time. This position requires both the water line and the tunnel to be moved. Since the moving these items have only been committed to verbally by GFPI, the State will need to pursue and obtain a documented commitment from GFPI because it could jeopardize the master plan and 1<sup>st</sup> Increment design work.

According to GFPI, they have "allocated capacity from its Puhi Weil No. 4 source to this project. The exact amount (gpm) required, based on expected enrollment, is still to be determined with the Kauai Department of Water (DOW) and the Dept. of Education. Final resolution is expected in early February, at which time a 'will serve' letter from DOW should be forthcoming. Water lines will be installed in the Nuhou Street right-of-way fronting the school site as part of the roadway improvement project."

The water demand numbers given in this paragraph are for planning purposes only (the actual numbers shall be developed during the project's design phase). The average daily flow anticipated for the new school is around 66,350 gal/day. This is based on 1,530 people (peak student enrollment is 1,430 students and staff size is assumed to be 100 people), 14.3 acres of land, an average flow rate of 20 gal/person/day, and 2,500 gallons/acre. Using the Kauai Water Department's factors of 1.5 for maximum daily demand and 3.5 for peak hour demand, the maximum daily flow is around 99,525 gpd and the peak flow will be about 232,225 gpd. The required fire flow is 2000 gpm for a 2 hr duration with a residual critical pressure of 20 psi at the hydrant. Again, these numbers are preliminary and subject to change. They are not to be used for any other purposes outside of this report. The actual flow values are to be independently developed during the project's design phase.

3. Sewer: According to GFPI, "a primary sewer transmission line, to which the school would connect, is already located in the Kaneka Street right-of-way adjacent to the school property." See Appendix E.
4. Drainage: GFPI will work with the State during the design phase of the school to incorporate the school's on-site drainage flow into the GFPI's master drainage plan.
5. Traffic: A traffic analysis for the new intermediate school has been prepared and is included as Appendix J of this assessment.

As indicated in the analysis, the traffic generated by the proposed school can be accommodated by the surrounding roadway system. The intersection of Nuhou Street and Kaumualii Highway is anticipated to result in an overall Level of Service rating of B for the school's AM and PM peak hours. This translates to short traffic delays. The proposed school driveways on Nuhou Street are located at appropriate distances from Kaumualii Highway. The school's driveways on Kaneka Street are located at appropriate distances from Nuhou Street.

Pedestrian facilities are recommended in the vicinity of the new school. Sidewalks, crosswalks, and handicap ramps at driveways and crosswalk locations need to be provided. Appropriate school zone and school crossing signs would inform and warn motorists of school pedestrian activity. A review of pedestrian and roadway signing shall be conducted during the design phase.

6. Park Site: GFPI has provided for a 7.000 acre site next to the 14.276 acre school site. They agreed to dedicate the site to Kauai County for park usage and the site will be used as a credit towards the park assessment requirement for GFPI's development. Dedication of the

park site to the County has not started yet. Under the school's master plan, it is anticipated that one paved play court will be located in the adjacent County Park site subject to a joint-use agreement between the State Department of Education and the County.

3.3. ECONOMIC AND SOCIAL CHARACTERISTICS

- a. Both the 14.276 acre school site and the adjacent 7.000 acre park site are owned by Grove Farm Company, Incorporated. GFPI will dedicate 10.000 acres of the 14.276 acres and the State will purchase the remaining 4.276 acres for \$2,250,000.00 for the New Kauai Intermediate School. GFPI is planning to dedicate the adjacent 7.000 acre park to the County of Kauai.
- b. Construction spending and construction related employment opportunities are some temporary employment benefits that would result from the design and construction work for the new school's facilities.
- c. A public information meeting was held on October 1, 1997 at the Kauai Intermediate and High School. The project's master plan was presented and the public was given the opportunity to ask questions or comment on the project. The meeting's agenda, school master plan, and the minutes of the meeting are contained in Appendix K. There were no objections from anyone present to the school being developed at the site.
- d. The new school's activities and the operation and maintenance of the school's facilities will create some permanent job opportunities.
- e. The school will provide essential educational opportunities to the community. The educational programs will include arts, crafts, sports, music, etc. that can indirectly bolster the economy and welfare of the community.
- f. Permits pertaining to the new buildings and utilities will be obtained for the construction of the new school.
- g. State funds will be used for the construction and operation of the new school. The State's construction budget for the new school is  
  
Increment I (September 2000): ..... \$17,450,000.00  
Increment II (September 2001): ..... \$14,700,000.00
- h. It is anticipated the school facilities could be available for public use during non-school hours with the State Department of Education approval.

3.4. ENVIRONMENTAL CHARACTERISTICS

- a. The proposed action will not create major long-term adverse environmental impacts.
- b. During construction (1) the air quality at the site will be affected by dust and exhaust emissions; (2) the noise levels at the site will be elevated from the use of large trucks and heavy equipment; and (3) soil erosion due to rain and wind may occur in areas that are cleared for the new buildings, parking lots, driveways, play areas, etc.
- c. The construction impacts are expected to be temporary and minimal since Federal, State and County regulations must be observed to minimize the effects on the environment.
- d. The proposed action will permanently convert land that was formerly used for sugar cane cultivation to a site for school operations.
- e. The proposed action will increase vehicular and pedestrian traffic activities when the site becomes a new school site.
- f. The new school will use new infrastructure facilities for water, sewer, drain, and power and communications services.

#### IV. SITE EVALUATION

The Department of Education uses several standards for evaluating school sites. The standards are grouped as site characteristics, utilities, accessibility, and environment. In addition to the standards, the school site will also be evaluated with respect to community site criteria that considers the effects of government and community on the site. Based on these combined standards, the site is rated either excellent, good, or poor and the ratings are summarized in this section.

The approximated costs for land acquisition, onsite improvements, and offsite improvements are given in the next section.

##### 4.1. SCHOOL SITE CRITERIA

###### 4.1.1. Site Characteristics

1. **Size:** based on DOE requirements for intermediate schools, a minimum of 15.0 acres is needed for a school/neighborhood park arrangement.

- a. **Excellent:** The site is 18 usable acres or 15 acres if adjacent to a park that can meet the school's playground requirements.
- b. **Good:** The site is within 10%, plus or minus, of the DOE minimum size requirement of 18 acres, or 15 acres if adjacent to a park.
- c. **Poor:** The site is more than 10%, plus or minus, of the DOE minimum size requirement of 18 acres, or 15 acres if adjacent to a park.

The site provided for the new intermediate school contains 14.276 acres and there is a 7.0 acre site next to it that will become a county park. Use of this 7.0 acre park site is possible with a joint use agreement between the DOE and Kauai County. Hence the site provided is rated GOOD, since the site is within 10% of 15 acres.

2. **Slope:** slopes in excess of 15% are not usable

- a. **Excellent:** Major slope is between 1% and 3%
- b. **Good:** Major slope is between 3% and 10%
- c. **Poor:** Major slope is between 10% and 15%

An analysis of the slopes using the topographic map for the site shows the majority of the slope range is between 1% and 3%. Hence the site is rated EXCELLENT for this item.

3. **Shape:** generally, the shape should be rectangular. Length to width ratio of the site must not exceed 2.5:1.0. Higher length to width ratios severely restrict design flexibility of the complex and placement of facilities in their optimum arrangement
- a. **Excellent:** Length to width ratio 1.0:1.0 to 1.7:1.0
  - b. **Good:** Length to width ratio 1.7:1.0 to 2.0:1.0
  - c. **Poor:** Length to width ratio 2.0:1.0 to 2.5:1.0

The site's length to width ratio ranges from 1.0:1.0 to 1.5:1.0 which qualifies it as EXCELLENT.

4. **Foundation:** UH Land Study Bureau Urban Land Classification Soil Character Code. The site must not be in a known or potential landslide area
- a. **Excellent:** Soil Character Code, I, II, VIII, and IX
  - b. **Good:** Soil Character Code III, IV VI and VII
  - c. **Poor:** Soil Character Code V with depth to consolidated material of 15 feet or less

The UH Land Study Bureau Circular No. 17, "Kauai Lands Classified By Physical Qualities for Urban Usage" shows to site to be classified "I" which qualifies it as EXCELLENT.

5. **Soils:**

- a. **Excellent:** Site is composed of non-rocky soil with depth of over 10 ft, coral-rocky soil with depth of over 15 ft, or the soil type and depth listed in item (b) below with a major slope less than 3%
- b. **Good:** Site is composed of non-rocky soil with a 6 ft to 10 ft depth, coral-rocky soil with depth of 11 ft to 15 ft, or the soil type and depth listed in item (c) below with a major slope less than 3%
- c. **Poor:** Site is composed of (a) non-rocky soil with a 0 ft to 5-ft depth or (b) coral or rocky soil with a depth less than 11 ft or (c) marshy soil or (d) lava

The UH Land Study Bureau Circular No. 17, "Kauai Lands Classified By Physical Qualities for Urban Usage" also shows to site to be composed of over 15 feet deep of non-rocky soil which qualifies it as EXCELLENT.

6. **Drainage:** Site must not be in a major flood plain exposed to excessive storm water runoff if adequate drainage provisions, i.e., culverts, lined channels, etc., cannot be made at a reasonable cost

- a. **Excellent:** Site has adequate drainage facilities available to meet the ultimate school needs
- b. **Good:** Site will have adequate drainage facilities which are being developed to serve the interim and ultimate needs of the school
- c. **Poor:** Site has no drainage facility and may require development of a drainage system to specifically meet the school needs

GFPI will work with the State during the design phase to incorporate the school's on-site drainage into GFPI's master drainage plan. Hence the site qualifies as GOOD.

7. **Contours:** Alignment for ventilation and sun glare

- a. **Excellent:** Alignment of contours fall within  $22.5^\circ$  of the east-west direction or the major slope of the site is 3% or less
- b. **Good:** Alignment of contours fall within  $22.5^\circ$  of the north-south or northwest-southeast direction
- c. **Poor:** Alignment of contours fall within  $22.5^\circ$  of the northeast-southwest direction

While the alignment of the existing contours is within 22.5% of the north-south direction, more or less, the majority of the slopes on the site are less than 3%. The site can therefore be rated EXCELLENT.

8. **Aesthetic Value:**

- a. **Excellent:** Site has some natural beauty in the form of trees, plants, brooks, rock formations, etc. which can be preserved and integrated into the school campus. Site is not crossed by overhead utility lines
- b. **Good:** Site lacks most of the desirable natural beauty but still has the potential of becoming a beautiful campus through proper landscaping. Site is not crossed by overhead lines
- c. **Poor:** Site has no natural beauty whatsoever. Site is crossed by overhead lines

The site was formerly used for sugar cane cultivation. While the site lacks natural beauty in terms of trees, plants, brooks, etc., it

has the potential of becoming a beautiful campus through proper landscaping. The site is therefore rated GOOD.

#### 4.1.2. Utilities

##### 1. Water:

- a. **Excellent:** Site has adequate water pressure and capacity available to meet the ultimate school needs
- b. **Good:** Existing water service is insufficient but adequate service is being developed which will meet interim and ultimate needs of the school
- c. **Poor:** Site has inadequate water service and will require the development or extension of a water system to specifically meet the school's needs

GFPI will bring the water mains and laterals to the new school site. GFPI will satisfy the school's water requirements before the school is completed. As a result, the site is rated GOOD.

##### 2. Sewer:

- a. **Excellent:** Site has adequate sewer lines available to meet the ultimate school needs
- b. **Good:** Site will have adequate sewer service which is being developed to serve the interim and ultimate needs of the school
- c. **Poor:** Site has no sewer service and will require construction of a septic tank or a sewage treatment plant to meet school needs

A primary sewer transmission line, to which the school would connect, is already located in the Kaneka Street right-of-way adjacent to the school property. Therefore, the site is rated EXCELLENT.

##### 3. Power and Communications:

- a. **Excellent:** Site has existing power and communications available to meet the ultimate school needs
- b. **Good:** Site will have power and communications which are being developed to serve the interim and ultimate needs of the school
- c. **Poor:** Site has insufficient power or communications available and will require improvement on these services to serve the school needs

GFPI will install the conduits and handholes to serve the new school. The conduits however, will contain no wiring. The State must make



the arrangements with Citizens Utilities-Kauai Electric Division, the Hawaiian Telephone Company, and the cable company for services for the school. Existing electric and telephone services are available nearby but must be brought to the site. Both the design and coordination work to make such services available and also to enable GFPI to install the proper size conduits and the necessary handholes must be by the State. Since power and communications are available and needs only the involvement of the State with the utility companies, and because the costs to bring such services to the site is not major, the site is rated GOOD.

#### 4.1.3. Accessibility

##### 1. Pedestrian:

- a. Excellent: Site has pedestrian access from three sides
- b. Good: Site has pedestrian access from two sides
- c. Poor: Site has pedestrian access from only one side

The site will have two road frontages, be next to a park site, and have a gulch along the backside. Accessibility for pedestrians could be considered possible from three sides - the two roads and the park side. The site is therefore rated EXCELLENT.

##### 2. Automobile: The main access road to the school site should have at least a 56-foot wide right-of-way

- a. Excellent: Site has roadways along 1 short side & 1 long side
- b. Good: Site has roadways along 1 long side or 2 short sides
- c. Poor: Site has a roadway along only 1 short side

The new school site will have two road frontages. Nuhou Street will have an 80 feet wide right-of-way while Kaneka Street will have a right-of-way greater than 56-feet. Since the site has roadways along the long and short sides, and because both rights of ways are a minimum of 56 feet wide, the site is rated EXCELLENT.

##### 3. Bus Service:

- a. Excellent: Site is served by a major bus line running through the service area
- b. Good: A major bus line passes within reasonable (0.5 mile) distance of the site
- c. Poor: No bus service is available

There is an existing bus stop at the Kukui Grove Shopping Center that is approximately 0.8 miles away. This is about a quarter mile more than that given in the rating for good. However, the condition

of the roads from the shopping center to the site is good. Therefore the site is rated GOOD.

**4. Traffic:**

- a. **Excellent:** The site is off a major roadway passing through the service area
- b. **Good:** Access to the site is via a through street capable of handling the heavy traffic at school opening and closing hours
- c. **Poor:** Access to the site is via a dead-end street

The site will ultimately be served by two roads capable of handling heavy traffic. The larger of the two streets, Nuhou Street has an 80 ft wide right-of-way that can be considered as a major roadway passing through the service area. Also, the intersection of Nuhou Street and King Kuamualii Highway will be controlled by traffic lights. Therefore the site is rated EXCELLENT. In the interim, when the school is completed, Nuhou Street will be a dead end street, but since it terminates slightly past the school site, the entire street will be primarily for school users only.

**5. Safety:** Site must not be located in a hazardous area from the standpoint of pedestrian and traffic safety unless adequate safety provisions can be made

- a. **Excellent:** Main access to the site is through an improved collector street free of blind corners, obstructions, and other hazards. Adequate and safe walkways to the site are available
- b. **Good:** Main access free of hazards and safe walkways to the site will be provided
- c. **Poor:** Access to the site is via a high speed, heavily traveled highway or a roadway with blind curves, obstructions, and other hazards. Walking to school is hazardous under existing roadway or traffic conditions

The main access will be completed prior to the completion of the school. For this item, the site is rate GOOD.

**4.1.4. Environment**

**1. Highway Noise:**

Major Highway:.....A highway with posted speed limits of 35 mph or more

Freeway: .....A controlled access highway with posted speed limits of 45 mph or more

Truck Route: .....A roadway designated as such by the Department of Health

The measured distance to be used in the application of the Highway Noise Criteria shall be the distance from the center of the traffic lane closest to the site to the building setback line of the site.

- a. Excellent: Site is more than 1,500 ft away from major highways, freeways and truck routes
- b. Good: Site is 500 ft to 1,500 ft away from major highways, freeways and truck routes to keep the major vehicular noise to a level where normal conversation can be heard
- c. Poor: Site is within 500 ft of a major highway, freeway or truck route

The site is within 500 ft of a major highway and is therefore rated POOR.

**2. Aircraft Noise:**

- a. Excellent: Site is more than a mile away from the normal aircraft flight patterns into and out of airports and air bases
- b. Good: 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
- c. Poor: Site is directly under (0 to 0.5 mile) the approach and takeoff pattern

The site is more than a mile from the airport, away from normal aircraft flight patterns, and is therefore rated EXCELLENT.

**3. Rainfall:**

- a. Excellent: Site has median annual rainfall less than 30 inches
- b. Good: Site has median annual rainfall between 30 inches to 43 inches
- c. Poor: Site has median annual rainfall greater than 43 inches

The annual median rainfall exceeds 43 inches thus rating the site POOR.

**4. Industrial and Agricultural Nuisances:**

- a. **Excellent:** Site is free from noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities
- b. **Good:** The noise, dust, odors, smoke, etc., nuisances from industrial or agricultural activities are at worst periodic but well within the limits of human toleration
- c. **Poor:** The above mentioned nuisances cause considerable discomfort and hamper school activities

The site will be exposed to noise, dust, odors, smoke, and nuisances from industrial and/or agricultural activities both before and after the construction of the new school facilities. However, the nuisances should be well within the limits of human toleration. Therefore the site is rated GOOD.

**5. Attractive Nuisances:**

- a. **Excellent:** Site is more than 0.50 mile from commercial enterprises (bowling alleys, pool halls, stores, etc.) that attract students during school hours
- b. **Good:** Site is reasonably far (0.25 to 0.50 mile) from distracting commercial centers
- c. **Poor:** Site is within 0.25 mile of undesirable commercial enterprises

The site will be directly across the street from future commercial activities. While the activities may not necessarily be undesirable, the proximity of the activities will cause the site to be rated POOR.

**4.2. COMMUNITY SITE CRITERIA**

**4.2.1. Government**

**1. State Land Use District Map:** Site must not be in a State Land Use Conservation District

- a. **Excellent:** Site is within an Urban District
- b. **Good:** Site is within a Rural District
- c. **Poor:** Site is in an Agricultural District

The site is in an Urban District. Therefore, the site is rated EXCELLENT.

**3. County General Plan:**

- a. Excellent: Site is designated for school or institutional use on the Detail Land Use Map
- b. Good: Site is designated for residential, apartment, or park use
- c. Poor: Site is designated for commercial, hotel, industrial, agriculture, or open space use

The site is designated for school use on the County's General Plan. Hence the site is rated EXCELLENT.

**3. County Zoning:**

- a. Excellent: Site is zoned residential
- b. Good: Site is zoned agriculture
- c. Poor: Site is zoned hotel, business, industrial, or apartment

The site is zoned R-1/ST-P (Residential/Special Treatment-Public). Although a Use Permit will be required from Kauai County, schools are allowed in this type of zoning. Hence, the site is rated EXCELLENT.

**4.2.2. Community Effects**

**1. Displacement:**

- a. Excellent: Site may be acquired without relocating any family, farm or business
- b. Good: Site may be acquired without relocating any farm or business or more than five families and living units
- c. Poor: Site cannot be acquired without the relocation of farms, businesses, or more than five families

The production of sugar cane for the site has been terminated. The site therefore can be considered to be acquirable without displacing any family, farm, or business. Hence the site is rated EXCELLENT.

**2 Interference with Institutions:**

- a. **Excellent:** Site is greater than 0.5 mile from hospitals, rest homes, and any other institutions which may be disturbed by large groups of students
- b. **Good:** 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 school will be minimal
- c. **Poor:** Site is adjacent to a hospital, rest home, or similar institution which may be disturbed by the activities of the school

The site is more than a half mile from institutions which may be disturbed by large groups of students. The site is therefore rated EXCELLENT.

**3. Agricultural:** UH Land Study Bureau Agricultural Land Classification Productivity Rating.

- a. **Excellent:** Site is located on land with very poor (E) productivity rating or a U designation
- b. **Good:** Site is located on land with fair (C) to poor (D) productivity rating
- c. **Poor:** Site is located on land with very good (A) to good (B) productivity rating

The site has a Class B rating and is considered moderately suited for intensive agriculture. Hence the site is rated POOR.

**4. Existing Use:** In changing the existing use of the site to school use, there should be a minimum amount of disruption to the existing pattern of living of the community. The development must be such that no historic, cultural, or scenic buildings or sites will be destroyed.

- a. **Excellent:** Site is vacant and unused
- b. **Good:** Site is being used for government agencies or institutions
- c. **Poor:** Site is being used for agriculture, residences or private businesses

The site is unused and was formerly a sugar cane field. Hence, the site is rated EXCELLENT.

**5. Traffic:**

- a. **Excellent:** Site is located such that 3/4 of the morning work-bound traffic from the service area coincides with the school-bound traffic
- b. **Good:** Site is located such that 1/2 of the morning work-bound traffic from the service area coincides with the school-bound traffic
- c. **Poor:** Site is located such that less than 1/2 of the morning work-bound traffic from the service area coincides with the school-bound traffic

The new school anticipates half of the morning work bound traffic from the service area, including those future developments around the school site, to coincide with the school bound traffic. Therefore the site is rated GOOD.

**6. Land Owners:**

- a. **Excellent:** Site is entirely owned by the Federal, State or County government; or private landowner donating the site
- b. **Good:** Site is owned by less than three individuals or business corporations
- c. **Poor:** Site is owned by more than two individuals or business corporations

10.0 acres of the 14.276 acre school site will be dedicated by GFPI to the State. The State will need to purchase 4.276 acres from GFPI. Therefore the site is rated GOOD.

**7. Natural Beauty:**

- a. **Excellent:** Site is not an aesthetic asset to the community and will not interfere with scenic vistas when it is developed into a school
- b. **Good:** Site has little aesthetic value to the community or may partially obstruct scenic vistas when it is developed into a school
- c. **Poor:** Site is an aesthetic asset to the community or will obstruct scenic vistas when it is developed into a school

The site may partially obstruct scenic vistas when it is developed into a school. Hence the site is rated GOOD.

8. Location: Site must be in the ultimate service area.

- a. Excellent: Site is within reasonable walking distance (0.75 mile) of 75% of the students
- b. Good: Site is within walking distance of 50% of the students
- c. Poor: Site is within walking distance of less than 50% of the students

The site is anticipated to be within walking distance of less than 50% of the students. Hence the site is rated POOR.



4.3. SUMMARY OF EVALUATIONS

The following summarizes the evaluations based on school site criteria, community criteria, and cost considerations. It is emphasized that the Site Evaluation Study only discusses the advantages and disadvantages of the site in an unbiased manner to determine whether or not the site can be used for a school site.

4.3.1. Summary of School Site Criteria Evaluation

	Criteria Evaluation	SCHOOL SITE
<u>Site Characteristics</u>		
	Size	G
	Slope	E
	Shape	E
	Foundation	E
	Soil	E
	Drainage	G
	Contours	E
	Aesthetic Value	G
<u>Utilities</u>		
	Water	G
	Sewer	E
	Power & Communications	G
<u>Accessibility</u>		
	Pedestrian	E
	Automobile	E
	Bus Service	G
	Traffic	E
	Safety	G
<u>Environment</u>		
	Highway Noise	P
	Aircraft Noise	E
	Rainfall	P
	Ind & Ag Nuisances	G
	Attractive Nuisances	P
<u>TOTALS</u>		
	EXCELLENT (E)	10
	GOOD (G)	8
	POOR (P)	3

4.3.2. Summary of Community Criteria Evaluation

	Criteria Evaluation	SCHOOL SITE
<u>Government</u>	SLUDP	E
	County General Plan	E
	County Zoning	E
<u>Community Effects</u>	Displacement	E
	Interference w/ Inst. Agriculture	E
	Existing Use	P
	Traffic	E
	Land Owners	G
	Natural Beauty	G
	Location	P
<u>TOTALS</u>	EXCELLENT (E)	6
	GOOD (G)	3
	POOR (P)	2

4.3.3. Grand Total of School Site Criteria and Community Criteria Evaluation

The grand total results of the school site and community criteria evaluation are,

<u>GRAND TOTALS</u>	
EXCELLENT (E)	16
GOOD (G)	11
POOR (P)	5

#### 4.4. SITE COST CONSIDERATIONS

The following evaluates the land acquisition and site costs.

##### 4.4.1. Land Acquisition

Grove Farm Properties, Incorporated (GFPI) will dedicate the 10.000 acres of the 14.276 acre school site to the State for school use and dedicate the 7.000 acre adjacent site to Kauai County for a county park. The State will purchase the remaining 4.276 acres for \$2,250,000.00. Pending future discussions between the State and the County, the park may be used by the school under a joint use agreement.

##### 4.4.2. Onsite Development Costs

The State's construction budget for the school is:

Increment 1: \$17,450,000  
Increment 2: \$14,700,000

The onsite power and communications for the school will be from Citizens Utilities-Kauai Electric Division, GTE Hawaiian Telephone Company, and the cable company. GFPI will provide the conduits and handholes in the new roads to accommodate the power and communications for the new school. GFPI will not provide any of the service. The State must arrange with Citizens Utilities, GTE Hawaiian Telephone Company, and the cable company for service. Arranging the service and coordinating the tie into the Nuhou Street infrastructure with GFPI is to be during the design phase of the project.

##### 4.4.3. Offsite Development Costs

Notwithstanding the costs that would be incurred for power and communication services, the new school site is being evaluated on the basis of the State's understanding that Grove Farm Properties, Incorporated (GFPI) will be bringing all infrastructure to the school site. This includes the water lines and conduits and handholes for the water service and the power and communications services. The two new streets fronting the site will ultimately also be provided by GFPI. Access to and from the new school site will be off of these two new roads.

Citizen Utilities suggest the school use 3-phase power because the services in the nearby subdivision, in the areas being developed by GFPI, and in the existing highway are already 3 phase. The State may or may not need to pay for costs to bring the power lines to the school site. It will depend on the revenues generated by the school for electricity usage over a 5-year period. If the estimated revenue for the

5-year period exceeds the costs to bring in the power lines, there would more than likely be no cost. On the other hand, if the cost for the power lines exceeds the estimated revenue, the State would be charged the difference. This would be determined during the design phase.

GTE Hawaiian Telephone Company says they have facilities along the existing Kaunualii Highway and can extend such facilities to serve the new school. They will do up to 500 feet of underground cabling at no cost to the school provided the conduits are made available to them. GFPI has indicated they will be installing the conduits so, there should be no cost to the school.

The new water mains, laterals and hydrants in the new roads will be provided by GFPI and therefore no costs for the water distribution system in the roads will be incurred by the new school. Also, GFPI will provide the off-site sewer services for the school. The new school will be subject to PUC sewer rates once the connection is effected. Payment of such rates will be by the State to GFPI.

V. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT

5.1. SCHOOL SERVICE AREA AND SCHOOL SITE

The school's service area will be same as the existing Kauai High & Intermediate School. It is from Makaokahai Point to Halewili Road one mile from Kaumualii Highway-Halewili Road junction to Wahiawa Bridge to Alexander Reservoir to Mt. Waialeale to headwaters of and along North Fork Wailua River, along Wailua River to West End of Wailua Bridge. See Figure 4 below.

The proposed school site is approximately 300 feet south of Kaumuali Highway and roughly 900 feet west of Kukui Grove Village West. It is next to a 7.000 acre park site that could be available for the new school use under a joint use agreement between the State (DOE) and the County. See Figure 5.

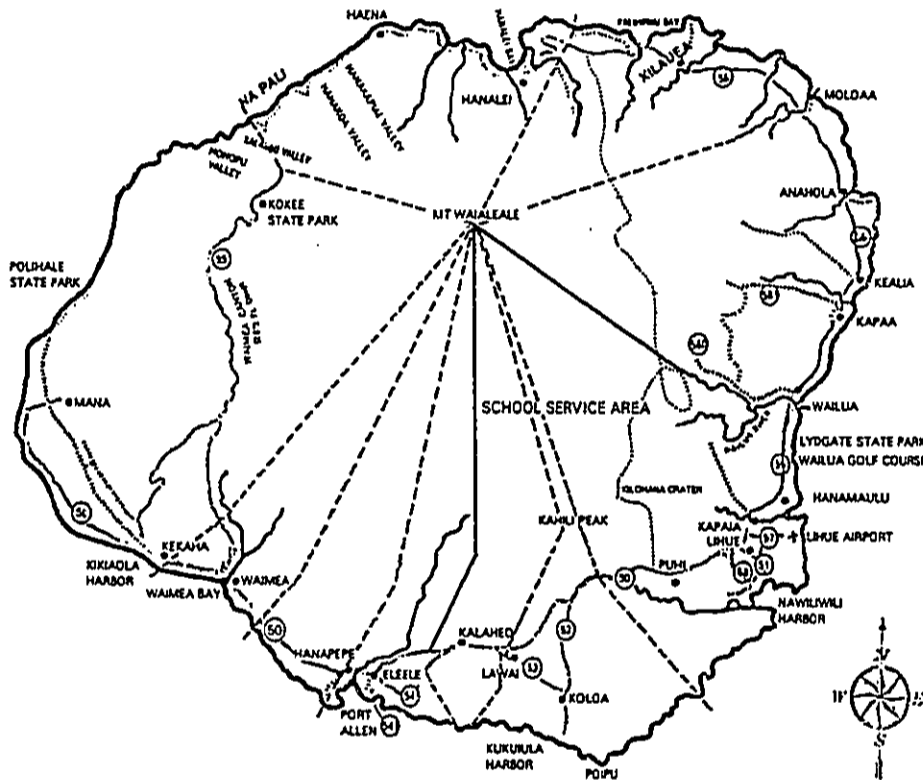
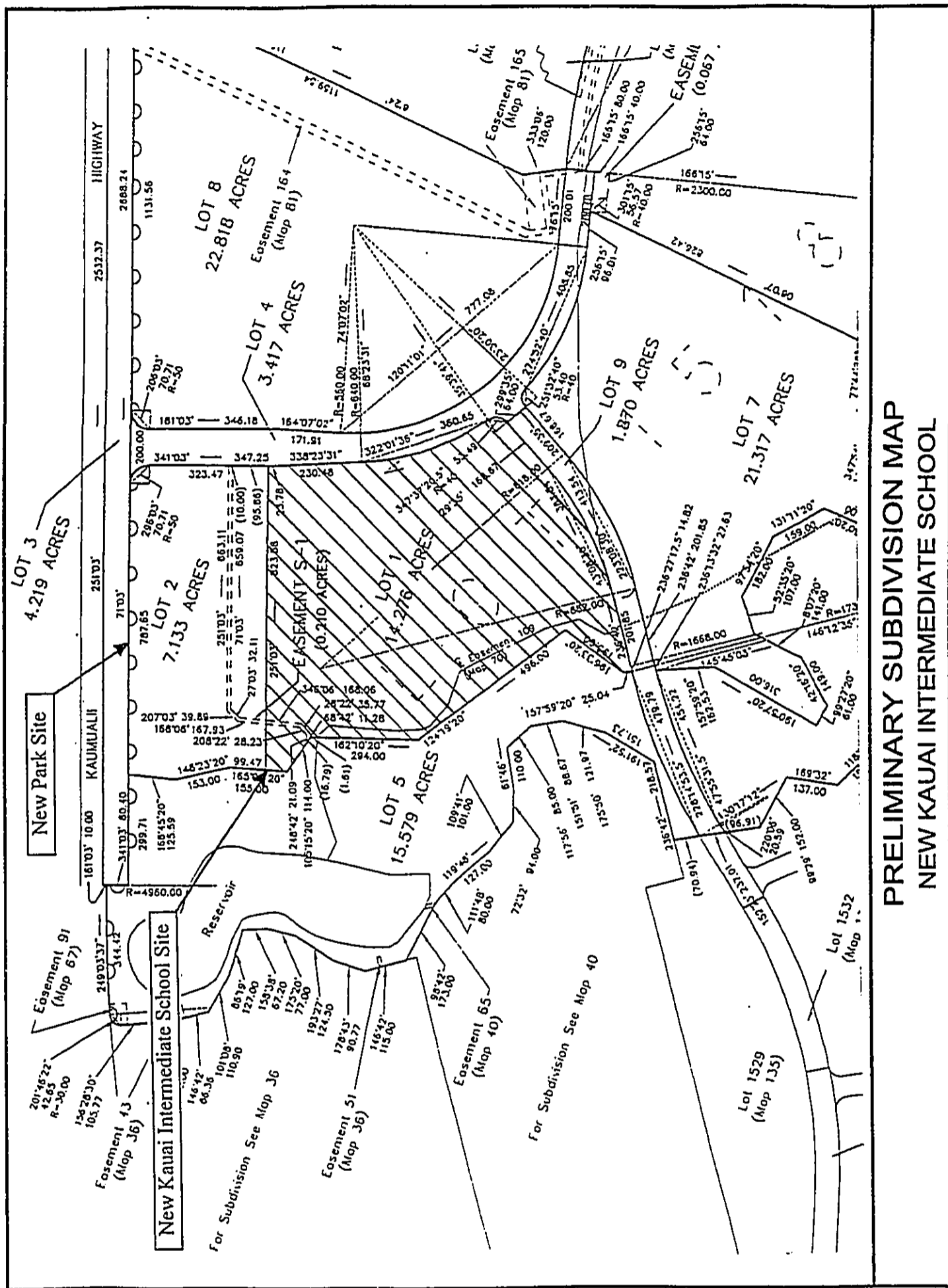


Figure 4  
School Service Area



PRELIMINARY SUBDIVISION MAP  
 NEW KAUAI INTERMEDIATE SCHOOL

## 5.2. TOPOGRAPHY AND SOILS

Except for a few areas on the site with slopes approaching 5.0%, the majority of the usable areas on the site is essentially flat with slopes ranging from 1.5% to 3.0%. There is an existing gulch along the south and southwest sides of the site where steep slopes ranging from 13.0% to 67% are experienced. Elevations on the site range from a high of 310 feet at the north corner to low of 276 feet along the West Side.

The Agricultural Lands of Importance Map for the State of Hawaii, considers the land on the site to be Prime Agriculture land that has soil quality, growing season, and moisture supply necessary to produce sustained high yields of crops economically when treated and managed according to modern farming methods. See Figure 6.

## 5.3. FLORA AND FAUNA

The 14.276 acre site was formerly a sugar cane field with unimproved dirt roads. The Nature Conservancy of Hawaii says there was a 1965 sighting of the Hawaiian Duck in the Puhi cane fields. The sighting however, was not specific and therefore considered to be in the vicinity of the new school site but not definitely on the site. See Appendix L. GFPI's Final Environmental Impact Statement on the Lihue-Puhi Masterplan references "The Environmental Impact Statement prepared for the Hanamaulu-Ahuikini Cutoff Road (FAP Route 51) Kauai, Hawaii, by the U.S. Department of Transportation and the State of Hawaii Department of Transportation which indicates a field survey had identified five mammalian species consisting of black rat, Hawaiian rat, Norway rat, house mouse, and feral cat in the predominant sugarcane habitat of the proposed highway corridor." The statement further says the project lands also consist primarily of cultivated sugarcane. The same findings are also present on the 14.276 acre site.

In a separate response received from The Fish and Wildlife Service of the United States Department of the Interior, they say their review of information contained in their files also shows "no listed or proposed species that occur within the identified boundaries of the proposed project". See Appendix L.

## 5.4. HISTORICAL/ARCHAEOLOGICAL IMPORTANCE

The State Department of Land and Natural Resources, Historic Preservation Division visited the site and concluded after the visit that the new school will have "no effect" on significant historic sites. See Appendix M.

GFPI's Final EIS for the same area also states "the Lihue Development Plan schedules no historic sites in the project area. None are listed on the State's Register of Historic Places. Practically speaking, the entire area has been under intensive cane cultivation for over 100 years. Sites of a historic nature that may have existed previously in the area have been destroyed by the intensive cultivation by heavy equipment."

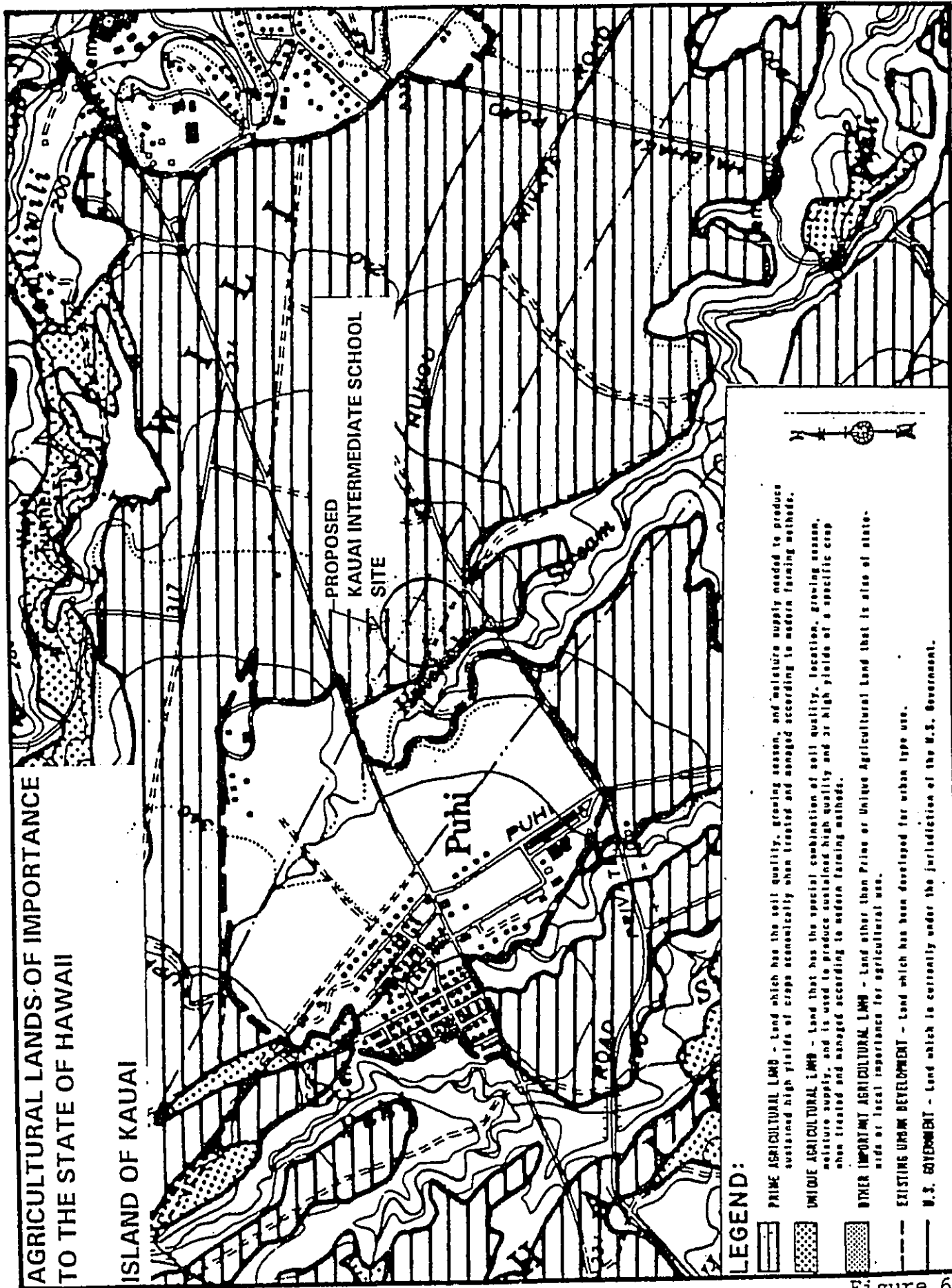


Figure 6



#### 5.5. FLOOD HAZARD AND TSUNAMI

The Flood Insurance Rate designates the 14.276 acre site as being in the Zone X unshaded area which puts it outside the 500 year flood plain. See Figure 7.

GFPI's Final EIS for their development of which the site is a part of also notes "the project is well above the Puali (Niumalu) Stream, Huleia Stream, and Nawiliwili Harbor. The project is not in the path of any major flood ways. None of the project site lies within the tsunami inundation zone as shown on the Flood Insurance Rate Map for the Island of Kauai prepared by the U.S. Army Corps of Engineers as part of the National Flood Insurance Program. Further none of the proposed project area is subject to flooding from stream overflow or heavy localized rainfall. Therefore, flooding is not expected to be a problem." The lowest elevation of the usable school area on the site (approximately 300 feet) is well above the Tsunami inundation line.

#### 5.6. WETLANDS

The school site is not in a wetland area.

#### 5.7. AIR QUALITY

Air quality will decrease during construction - especially during grading when dust and dirt particles become airborne. The movement of construction vehicles to and from the site will also decrease the air quality. The requirement for the Contractor to observe existing rules and regulations as imposed by the State Health Department regarding these impacts will help to mitigate these concerns.

GFPI's Final EIS also says, in reference to their development, "there are three potential sources of air pollution to the proposed project. They include (1) the automobile emissions from surrounding roadways; (2) the dust and smoke from the nearby cane cultivation areas; and (3) the proximity of the light industrial area to the Puhi residential area". These sources of air pollution are expected to remain beyond the completion of the new intermediate school and therefore could be addressed in the design and layout of the new school.

#### 5.8. NOISE

Noise levels will increase temporarily during construction. Kaumualii Highway is about 300 feet north of the site. The requirement for the Contractor to observe existing rules and regulations as imposed by the State Health Department regarding these impacts will help to mitigate these concerns. Also, the GFPI Final EIS says noise during construction for their development "is the same type of noise from the same types of equipment that are associated with intensive agriculture. Since these sounds have not been an apparent problem in the existing residential areas, it is assumed that these sounds will not be a problem during the construction phase of this project. Moreover, after the construction is completed, agricultural cultivation sound will be moved farther away from Lihue town. This outcome is seemingly a positive effect."

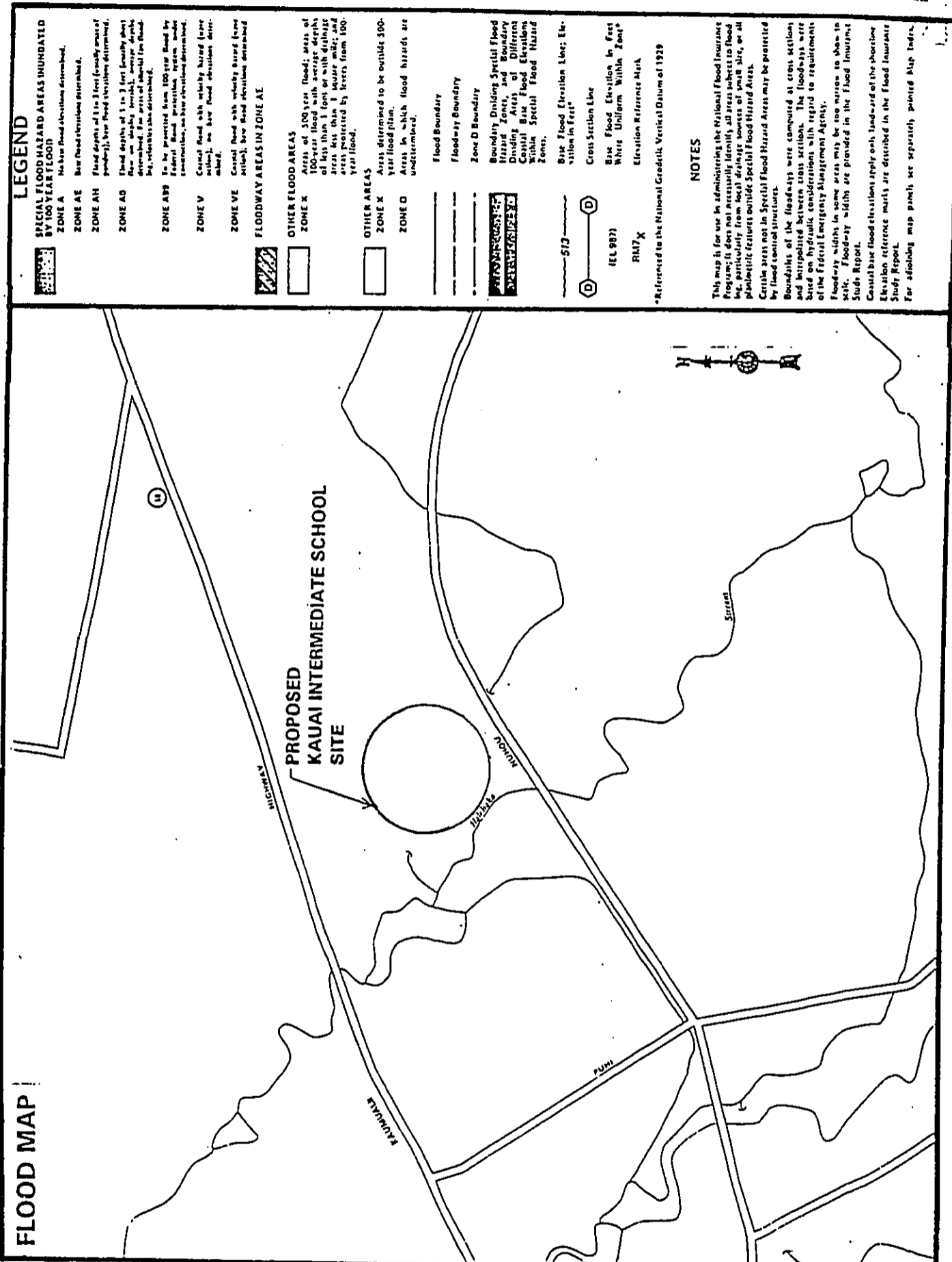


Figure 7

VI. IDENTIFICATION AND SUMMARY OF MAJOR IMPACT (SIGNIFICANCE CRITERIA) AND ALTERNATIVES:

6.1. IDENTIFICATION/SUMMARY OF MAJOR IMPACTS (SIGNIFICANCE CRITERIA)

6.1.1 Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.

No known natural or cultural resources have been found at the site.

6.1.2 Curtails the range of beneficial uses of the environment.

The proposed action will not curtail beneficial uses of the environment in the area.

6.1.3 Conflicts with the State's long-term environmental policies or goals and guidelines.

The proposed action will be designed and built to be in full compliance with Federal, State, and County regulations. There should be no conflicts with the State's long-term environmental policies, goals and guidelines.

6.1.4 Substantially affects the economic or social welfare of the community or State.

The proposed action will create a new intermediate school facility to provide educational benefits to the community and State. The new facility will also help to alleviate overcrowding of students at existing schools. The new intermediate school will provide employment opportunities to operate and maintain the school. Such opportunities include the administration, faculty, service and maintenance personnel. The new school will also add to the educational program and social development for the youth in the community. No adverse economic or social problems are anticipated by the proposed action.

6.1.5 Substantially affects public health.

The proposed action will be designed and constructed in compliance with Federal, State, and County regulations. All necessary services for public health will be provided for. There should be no conflict with public health policies.

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

VI. IDENTIFICATION AND SUMMARY OF MAJOR IMPACT (SIGNIFICANCE CRITERIA) AND ALTERNATIVES:

6.1. IDENTIFICATION/SUMMARY OF MAJOR IMPACTS (SIGNIFICANCE CRITERIA)

6.1.1 Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.

No known natural or cultural resources have been found at the site.

6.1.2 Curtails the range of beneficial uses of the environment.

The proposed action will not curtail beneficial uses of the environment in the area.

6.1.3 Conflicts with the State's long-term environmental policies or goals and guidelines.

The proposed action will be designed and built to be in full compliance with Federal, State, and County regulations. There should be no conflicts with the State's long-term environmental policies, goals and guidelines.

6.1.4 Substantially affects the economic or social welfare of the community or State.

The proposed action will create a new intermediate school facility to provide educational benefits to the community and State. The new facility will also help to alleviate overcrowding of students at existing schools. The new intermediate school will provide employment opportunities to operate and maintain the school. Such opportunities include the administration, faculty, service and maintenance personnel. The new school will also add to the educational program and social development for the youth in the community. No adverse economic or social problems are anticipated by the proposed action.

6.1.5 Substantially affects public health.

The proposed action will be designed and constructed in compliance with Federal, State, and County regulations. All necessary services for public health will be provided for. There should be no conflict with public health policies.

6.1.6 Involves substantial secondary effects, such as population changes or effect on public facilities.

No change in total population is expected as a result of the proposed action. The new school will have no adverse effects on other public facilities. However, the school will alleviate the elementary and Kauai High and Intermediate School's population. Hence, the population will be redistributed due to the new school facility.

6.1.7 Involves a substantial degradation of environmental quality.

The proposed action will not be generating waste products that would adversely degrade the quality of the environment.

6.1.8 Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.

There will be a permanent loss of land for agricultural purposes. The action should not require a commitment for larger actions with respect to the environment.

6.1.9 Substantially affects a rare, threatened or endangered species, or its habitat.

The site has been a sugar cane field for years. No assurances can be given that there are no endangered species on the site. The Hawaiian Duck was sighted in the vicinity of the site but not necessarily on the site. Its presence may be occasional if any and would not be substantially affected by this action. Five mammalian species consisting of the black rat, Hawaiian rat, Norway rat, house mouse, and the feral cat were also sighted in the general area of the site. The displacement of such mammals as mice and rats is not regarded as an adverse impact.

6.1.10 Detrimentially affects air or water quality or ambient noise levels.

Short-term effects on air quality and noise are anticipated during the construction of the proposed action. These effects should be minimal as the Contractor will be expected to observe all rules and regulations of the State Health Department regarding these impacts during construction. There should be no long term adverse effects on either the air or water quality, or ambient noise levels after construction has been completed. However, there will be a beneficial impact for air and noise quality because the land will no longer be used for sugar cane cultivation as it formerly was used for.

6.1.11 Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters.

The proposed action is not in any of the listed areas. Erosion during construction will be controlled. The unpaved open areas of the school will be landscaped and grassed upon completion of any grading work thereby eliminating problems with erosion. Mitigation measures and best management practices (BMP's) will also be developed during the project's design to protect from construction activities, the nearby Halehaka Stream that flows toward the Huleia National Wildlife Refuge. These mitigation measures and BMP's will be meeting both State and County regulations. The location of the Halehaka Stream and the Huleia National Wildlife Refuge in relation to the school is shown in Figure 1 - *Location Map*.

The US Fish and Wildlife Service (USFWS) also lists certain mitigation measures that they've asked to be incorporated in the project's design to protect fish and wildlife resources from project related adverse impacts. These measures are given in Section 7.3 of this document.

Hence impacts to the nearby stream and refuge are anticipated to be minimal based on the collective application of the USFWS mitigation measures, and the project's mitigation measures and BMP's.

6.1.12 Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.

The proposed school could partially obstruct scenic vistas. However, such an obstruction, if any, is expected to be minimal because the maximum height of the buildings is two stories and the ground already has a downward slope away from the highway. There will also be a new public park situated between the school and the highway thereby setting the school site further away from the highway. The result is, the elevations at the school site will be much lower than that at the highway. Public viewpoints from the highway as impacted by the new school are not anticipated to be substantial. Furthermore, the school site will be landscaped with trees (Kou, Kukui, Hala, Narra, Tulipwood, Silver Trumpet, and Allspice), shrubs (Alahe`e, Yellow Hibiscus, and Hapu`u), and ground cover (`Akia, Kupukupu Fern, and Native Peperomia).

There should not be any impacts to public viewpoints from the other sides of the school site because the surrounding lands on those sides are either undeveloped and/or covered with vegetation.

6.1.13 Requires substantial energy consumption.

The new school's lighting design will be conforming to the Hawaii State Model Energy Code. Hence, the school will need to use energy efficient products to meet the reduced watt per sqft energy density requirements of the code. Electronic ballasts with reduced wattage T-8 fluorescent lamp technology will dominate the design. Occupancy sensors will be used where practicable to further reduce the total energy consumption. Compact fluorescent lamps will be used where lower levels of fluorescent lighting are needed and tubular fluorescent lamps cannot fit in with the architecture.

Plumbing fixtures will be the low flow, water conservation type. All water closets will be 1.6 gallons per flush maximum and all urinals will be 1.0 gallons per flush maximum. The sinks and lavatories will have 2.0 gpm cold water flow restrictors.

Air conditioning, ventilation, and hot water systems will follow the Hawaii Model Energy Code requirements. Hence, the air conditioning equipment will meet the minimum energy efficiency ratio requirements of the Hawaii Model Energy Code. The air cooled chiller will be equipped with a heat exchanger to convert energy from the refrigerant cycle of the chiller to usable hot water for the Cafetorium Building.

6.2. ALTERNATIVES

- a. Taking no action is an unacceptable alternative because it would not resolve the shortage of school facilities to handle the projected increase in students.
- b. Using existing schools is also an unacceptable alternative because the existing schools are already overcrowded and the projected increase in students would only add to the problem.



## VII. PROPOSED MITIGATION MEASURES

### 7.1. AIR QUALITY

To mitigate the decrease in air quality during construction, especially during the grading work when dust and dirt particles become airborne, the contractor will be required to implement measures to minimize airborne particles by complying with the State Department of Health Administrative Rules, Title 11, Chapter 59 and 60 along with applicable Kauai County Rules and Ordinances. Adherence to approved erosion control plans and the use of dust control methods such as water sprinkling will help to further reduce adverse air quality impacts during construction. The contractor will also be expected to take the proper care and maintenance of the construction equipment during the course of the work to minimize adverse impacts on the air quality in the area from the construction equipment emissions.

The impact of surrounding air pollutant sources on the proposed project will remain well beyond completion of the new intermediate school. The surrounding roadways should not be an air quality problem. GFPI's Final EIS also mentions for their development of which the school site is a part of, that "additional auto usage resulting from (their) project is not expected to increase carbon monoxide levels/concentrations significantly. Concentrations are expected to be well within Hawaii State standards for air quality."

### 7.2. NOISE

To minimize the construction noise impacts, the contractor will be expected to comply with all applicable regulations including Title 11 of the Department of Health Administrative Rules, Chapters 42 and 43. The contractor will also be responsible for properly maintaining all of the construction equipment on the project to minimize noise during work operations.

### 7.3. WATER QUALITY, FISH AND WILDLIFE RESOURCES AND HABITATS

While the Fish and Wildlife Service (USFWS) of the US Department of the Interior says no significant adverse impacts to fish and wildlife resources are expected from the proposed school construction, they still recommend certain measures be incorporated in the plans. The measures, to minimize any potential project related adverse impacts on the fish and wildlife resources are,

- a. No construction materials should be stockpiled in the aquatic environment
- b. All construction equipment placed in the water should be free of pollutants
- c. No contamination of the aquatic environment (trash or debris disposal, etc.) should result from project-related activities
- d. A contingency plan to control petroleum products accidentally spilled during construction should be developed
- e. Turbidity and siltation from the proposed work should be minimized and contained to within the vicinity of the site through the use of effective silt containment devices and curtailment of work during adverse weather conditions

## VIII. DETERMINATION

Based on the findings of this assessment, it is concluded that the proposed action will not have significant effects on the environment. As a result, a Findings of No Significant Impact is issued for this project.

## IX. FINDINGS AND REASONS SUPPORTING THE DETERMINATION

The site of the proposed action is essentially free of flood, tsunami, and erosion hazards.

There are no recorded archaeological or historical sites on the 14.276 acre parcel. The State Historic Preservation Division has visited the site and finds the project will have "no effect" on significant historic sites.

There are no definite determinations that there are rare or endangered species of flora or fauna at the site.

Short term effects on the air and noise quality during construction of the proposed action will be unavoidable, temporary, and intermittent. The contractor will be expected to mitigate such effects by meeting Federal, State, and County regulations.

The new intermediate school facility will have sewer and water services, a drainage system to handle runoff, and power and communications. The completed facility will be landscaped and grassed to minimize erosion hazards and the facility will not create nor contribute to any health hazards.

**APPENDIX A**

**STATE AND**

**GROVE FARM PROPERTIES, INCORPORATED**

**LAND AGREEMENT**

*24 Total OK*  
*5:17/17*

RECEIVED 10 4 8 05  
DIV. OF PUBLIC WORKS



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
HONOLULU, HAWAII 96819

December 8, 1997

REF.: LM-TM-KIS

MEMORANDUM

TO: Gordon Matsuoka, State Public Works Engineer, DAGS

FROM: Dean Y. Uchida, Administrator, Land Division

SUBJECT: Proposed Land Acquisition of 4.276 Acres and Acceptance of 10,000 Acres of Land Donation by Grove Farm Properties, Inc. for the Kauai Intermediate School Site, Lihue, Kauai, TMK: (4) 3-3-3: Portion of 01

Enclosed is a copy of the executed letter agreement, dated November 26, 1997 and a copy of State's offer and acceptance by Grove Farm Properties, Inc., dated October 10, 1997, relating to the above-referenced subject matter. Escrow has been opened with Title Guaranty Escrow, Lihue branch office. We would like to close this transaction as soon as possible.

Therefore, please have the funds (\$2,250,000.00) available within two weeks to be deposited with Title Guaranty Escrow. should you have any questions. Please call Tom Wong at 587-0431.

Enclosure (2)

RECEIVED  
JAN 09 1998  
STANLEY YIM & ASSOC., INC.

GROVE FARM PROPERTIES, INC.  
P. O. BOX 2069, Puhi Rural Branch  
LIHUE, HI 96766-7069

TRANSMITTAL

Date: November 26, 1997  
To: Mr. Michael Wilson  
Department of Land and Natural Resources  
From: Mike Furukawa  
Subject: New Kauai Intermediate School Letter Agreement

Message: Attached is the executed letter agreement for the subject property. We instructed Title Guaranty Lihue to open escrow.  
We look forward to working with you to make the school a reality.

RECEIVED  
DEC 4 8:21  
DEPT. OF LAND  
NATURAL RESOURCES  
STATE OF HAWAII

phone: (888) 245-3678  
fax: (808) 246-3470

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
DEC 4 10 41 AM '97

RECEIVED  
JAN 09 1998  
STANLEY YIM & ASSOC., INC.

NOV 21 1997



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 421  
HONOLULU, HAWAII 96809

November 17, 1997

Mr. Allan A. Smith  
Vice President and Chief Operating Officer  
Grove Farm Properties, Inc.  
P. O. Box 2096  
Fuhi Road Branch  
Lihue, Hawaii 96766-7069

RECEIVED  
JAN 09 1998

STANLEY YIM & ASSOC., INC.  
Time

AGRICULTURE DEVELOPMENT PROGRAM  
AGRICULTURE RESOURCES  
AQUATIC RESOURCES  
PLANNING AND DESIGN SERVICES  
CONSERVATION AND  
RESTORATION  
RESOURCES DEVELOPMENT  
FORESTRY AND WILDLIFE  
NATURAL PRESERVATION  
LAND MANAGEMENT  
WATER AND LAND DEVELOPMENT  
WATER RESOURCE MANAGEMENT

Dear Mr. Smith:

SUBJECT: Proposed Land Acquisition of 4.276 Acres, More or Less, and Acceptance of 10.00 Acres, More or Less, of Land Donation from Grove Farm Properties, Inc. for the Kauai Intermediate School Site, Nawiliwili, Niumalu, Lihue, Kauai, TMK: (4) 3-3-3-01 (Portion)

Thank you for your letter dated October 20, 1997, whereby Grove Farm Properties, Inc. accepted the State's offer with its terms and conditions to acquire the above-referenced properties, subject to the following clarifications:

1. State acknowledges that Grove Farm Properties, Inc is the owner of the properties being acquired. This is subject to a current title search.
2. State acknowledges that the cost of on-site improvement and only the school's sewer line hook up to the off-site sewer line provided by Grove Farm Properties, Inc. to the school site from the treatment system and service rendered thereafter, will be the State's (D.O.E.) responsibility. Grove Farm Properties, Inc. is to give the State potable water allocation, sufficient amount of water to service the school, and to provide offsite utility infrastructure such as water, sewer, drainage pipe lines and power and telephone system conduits to the school site.
3. State acknowledges that the property taxes will be prorated on the date of the recording of deed. However, any other assessment(s), if any, will be paid by Grove Farm Properties, Inc.
4. State will delete the phrase "on or adjacent to the

property, as determined by the State of Hawaii in its sole discretion" as indicated on Section 8 on page of State's October 10, 1997 offer subject to approval of the attorney General.

5. State will release funds, through escrow, upon receiving a recordable warranty deed free and clear of all liens and encumbrances according to the terms and conditions stipulated in the State's October 10, 1997 offer-to-purchase letter to your company. With respect to items/restrictions which cannot be released before closing, Seller's attorney and State's attorney general's office will have to work out the terms and conditions acceptable to both parties which can be part of the warranty deed.

As we indicated in our October 10, 1997 offer, all terms, conditions, and agreements pertaining to the above-referenced subject matter are subject to the approval of the Attorney General.

If the above-mentioned five items are acceptable to you, please sign in the space provided below and return a copy to us. If agreeable to you, please open escrow with an escrow company of your choice.

Should you have any questions, please call Tom Wong at (808) 587-0427.

Aloha,

*[Signature]*  
MICHAEL D. WILSON

Accepted and Agreed:

Grove Farm Properties, Inc.

By *[Signature]*  
Its Vice President

Date: November 25, 1997

- c:
- Gil Coloma-Agacan, Deputy
  - Ms. Lynn P. McCroory, Kauai Land Board Member
  - Sam Lee, Kauai District Land Agent
  - Ralph Morita, DAGS, Planning Branch
  - Dean Y. Uchida, Administrator
  - Dede Mamiya, Assistant Administrator

-2-

OCT 13 1997



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 871  
HONOLULU, HAWAII 96809  
October 10, 1997

Mr. Guido Giacometti  
President and Chief Executive Officer  
Grove Farm Company, Incorporated  
P. O. Box 2069, Puhi Rural Branch  
Lihue, Kauai, Hawaii 96766-7069

Dear Mr. Giacometti:

**SUBJECT:** Proposed Land Acquisition of 4.276 Acres, More or Less, and Acceptance of 10.000 acres, More or Less of Land Donation by Grove Farm Company, Inc. for the Kaula'i Intermediate School Site, Nawiliwili-Nuumalu, Lihue, Kauai, Tax Map Key: (4) 3-3-03: Portion of 01

On August 8, 1997, the Board of Land and Natural Resources authorized and approved the acquisition of approximately 4.276 acres of land, and the acceptance of land donation of 10.000 acres, more or less, by Grove Farm Company, Incorporated. A copy of the approved board submittal, agenda item D-9, dated August 8, 1997 is enclosed for your information.

Accordingly, the State of Hawaii would like to make an offer to purchase the approximately 4.276 acres of fee simple, improved with infrastructure, vacant parcel of land identified by Tax Map Key: (4) 3-3-03: portion of 01 from Grove Farm Company, Inc. ("Seller") for \$2,250,000.00. At the same time, Grove Farm Company, Inc. will donate the approximately 10.000 acres of fee simple, improved with infrastructure, vacant land, which is situated adjacent to the 4.276 acres to the State of Hawaii gratis. The \$2,250,000.00 offering price includes the 4.276 acres parcel of with finished infrastructure to the subject school site land plus the buy out of any common area maintenance fees (i.e. sewer system, security, road and shoulder maintenance and others) in perpetuity.

This offer, however, is subject to the following terms and conditions:

1. Conveyance of the real property shall be by a form of deed or other means approved by the Attorney General, free and clear of all liens and encumbrances.

2. "Seller" to provide an up-to-date title research of subject property within fifteen days after acceptance of this offer. The deed shall be prepared by the State's Attorney General pursuant to title search and transmitted to the seller for execution. The seller shall have fifteen (15) days to execute and return the deed to the State of Hawaii.

3. Any agreement arising out of this offer is subject to the approval of the Department of the Attorney General as to form, and to all further approvals, including the approval of the Governor, required by statute, regulation, rules, or other directive.

4. "Seller" shall pay all closing costs including escrow fees, recording fees and conveyance taxes.

5. "Seller" to subdivide and consolidate the 4.276 acres and 10.000 acres of land into a single approved Land Court lot of record for conveyance to the State of Hawaii.

6. Real property taxes and assessments, if any, shall be pay by the "Seller".

7. "Seller" to provide a right-of-entry and/or construction right-of-entry at no cost to the Department of Accounting and General Services, its agents, consultants, contractors, vendors, etc. to do topographic surveys, sub-soil investigations and other necessary activities relating to the site acquisition, planning, design and construction of the Kaula'i Intermediate School. State to hold "Seller" harmless of all activities during the period of right-of-entry and/or construction right of entry.

8. The following hazardous material language or similar appropriate language to be inserted in the deed:

Grantor warrants that if any lender or governmental agency shall ever require testing to ascertain whether there has been any release of hazardous materials by Grantor on or adjacent to the property, as determined by the State of Hawaii in its sole discretion, then the Grantor shall be responsible for the reasonable costs thereof. In addition, Grantor shall execute affidavits, representations and the like from time to time at State's request concerning seller's best knowledge and belief regarding the presence of hazardous materials on the property places or released by

Grantor.

Grantor agrees to indemnify, defend, and hold State of Hawaii harmless, from any damages and claims resulting from the release of hazardous materials on or about the property occurring while Grantor was in possession of the property, or elsewhere if caused by Grantor or persons acting through or under Grantor.

(For the purpose of this conveyance "hazardous material" shall mean any pollutant, contaminant, toxic substance, hazardous waste, hazardous material, hazardous substance, or oil, as all the above are defined in or pursuant to the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Federal Clean Water Act Chapter 128-D, Hawaii Revised Statutes, or any other federal, state, or local law, regulation, ordinance, rule, or by-law, whether existing as of the date hereof, previously enforce, or subsequently enacted.)

Grantor shall conduct a Phase One (1) Hazardous Waste Evaluation no later than thirty days before the effective date of this conveyance, and then conduct any and all abatement and disposal, as warranted by that Phase One (1) Hazardous Waste Evaluation, all as satisfactory to the standards required by the Federal Environmental Protection Agency, and the Department of Health, State of Hawaii, as determined by the State in its sole discretion.

9. Land owner to exclude and exempt the Kaua'i Intermediate School site from the effect of the existing or future Declaration of Restrictive Covenants and its present and future amendments.

10. State of Hawaii shall NOT participate in "cost sharing" for:

3

(a) Nuhou Road and the subdivision infrastructure systems such as water, sewer, drainage, power, telephone, etc. needed to service the subject school site and the larger Grove Farm Company, Inc. subdivision development.

(b) Any off-site developments (such as potable water well, storage tank, transmission system, etc.) related to potable water allocations for the Grove Farm Company, Inc. subdivision development and the subject school site.

11. "Seller" shall pay all costs for any connection charges to the potable water system servicing the subject school site.

12. "Seller" shall COMPLETE construction of Nuhou Road and the subdivision infrastructure systems needed to service the subject school site by December 1998 (or soon after, subject to DAGS/DOE's concurrence).

13. "Seller" shall COMPLETE off-site developments such as potable water well, storage tank, and transmission system needed to service "Seller's" subdivision and the subject school site and shall commit to the potable water allocation requirement for the Kauai Intermediate School project by December 1998 (or soon after, subject to DAGS/DOE's concurrence).

14. "Seller" shall be responsible for hazardous materials assessment, processing of subdivision approval, title search, escrow services, etc. that will be required to consummate the land transaction at its expense.

15. If "Seller" agrees to ALL of the above-mentioned terms and conditions to this offer and to ensure timely completion of "Seller" work for Nuhou Road, the subdivision infrastructure systems, and the off-site developments (potable water system) needed to service the school site, the State of Hawaii is willing to place the funds (\$2,250,000.00) into escrow with the following instructions to escrow to disburse the funds:

(a) Release of \$1,685,000.00 to the "Seller" upon the recording of the deed of a single Land Court lot of record consists of approximately 14.276 acres at the Bureau of Conveyances, State of Hawaii and the submittal of subdivision performance bond for "Seller" completion of work on Nuhou Road, and the off-site developments needed to service the school site by December 1998 as aforementioned (or soon after, subject to DAGS/DOE's concurrence).

(b) The balance of \$565,000.00 to be released to "Seller" based on the following:

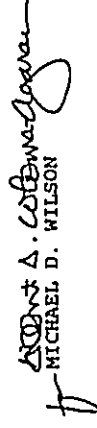
4

- (1) \$282,500.00 upon execution of a construction contract for construction of Nuhou Road and the subdivision infrastructure systems and submittal of "Seller's" commitment letter to the State for the potable water allocation needed for the Kaua'i Intermediate School project.
- (2) \$254,250.00 upon completion of construction of Nuhou Road and the subdivision infrastructure systems.
- (3) \$28,250.00 upon County of Kaua'i acceptance of "Seller" dedication of Nuhou Road, the subdivision infrastructure systems, and the off-site developments needed to service the school site or "Seller" issuance of a non-restrictive perpetual easement(s) to the State for access to the school site over Nuhou Road and for school connections to the subdivision infrastructure systems (The easement(s) is to be extinguished by "Seller" after Nuhou Road, the subdivision infrastructure systems, and the off-site developments needed to service the school site are dedicated to the County of Kaua'i).
16. The release of funds for the subject proposed purchase of land is subject to the approval of the Governor of Hawaii.
17. Unless extended in writing by the State of Hawaii, this offer shall expire at 4:00 p. m., Friday, October 24, 1997.

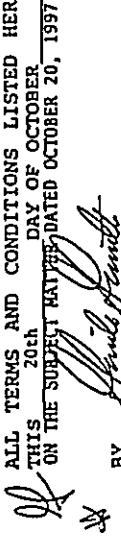
Should this offer to purchase be acceptable to Grove Farm Company, Inc., please sign in the spaces provided below and return the original copy to us by October 24, 1997. If we do not hear from you regarding this letter of offer to purchase of the subject land parcels, we may refer the 4.276 acres subject land acquisition to the Attorney General for condemnation action.

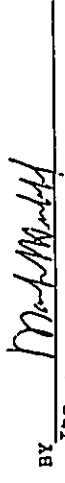
Please call Tom Wong at 808-587-0427 should you need information and/or assistance concerning the subject matter.

Aloha,

  
MICHAEL D. WILSON

THE STATE OF HAWAII'S OFFER TO PURCHASE THE 4.276 ACRES OF LAND, MORE OR LESS, INCLUDING THE COMMON AREA MAINTENANCE FEES IN PERPETUITY FOR THE AMOUNT OF \$ 2,250,000.00, ALONG WITH THE DONATION OF 10 ACRES OF LAND BY GROVE FARM COMPANY, INC. SUBJECT TO ALL TERMS AND CONDITIONS LISTED HEREIN, IS HEREBY ACCEPTED ON THIS 20th DAY OF OCTOBER, 1997., SUBJECT TO OUR LETTER ON THE SUBJECT MATTER DATED OCTOBER 20, 1997 TO MR. MICHAEL D. WILSON, CHAIRMAN.

  
BY Charles J. Smith  
ICS  
President and  
Chief Executive Officer

  
BY Mark M. Mulla  
ICS  
Assistant Secretary

c: Senator Fernandes Salling  
Senator Avery Chumbley  
Representative Berta Kawakami  
Representative Ezra Kanoho  
Ms. Lynn P. McCrory, Kauai Land Board Member  
Mr. Sam Callejo, State Comptroller  
Mr. Gil Coloma-Agaran, Deputy  
Mr. Dean Y. Uchida, Administrator  
Ms. Dede Mamiya, Assistant Administrator  
Mr. Sam Lee, Kauai District Land Agent



**APPENDIX B**

**REAL ESTATE SERVICE, INC.**

**MARKET VALUE ESTIMATE**

**REAL ESTATE SERVICES, INC.**

Post Office Box 2665 - Kaneohe, Hawaii 96743  
(808) 885-4200; FAX: (808) 885-8869; E-Mail: pyoung@intersac.net  
Tail-free Statewide Message to Peter T. Young - 1-800-585-1777

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
APR 9 10 47 AM '97

Department of Land and Natural Resources  
Division of Land Management  
Post Office Box 621  
Honolulu, Hawaii 96809

Re: Market Value Estimate  
'Kauai Intermediate School Site'  
TMK: 4/3-3-003:001 (portion)  
As of: February 28, 1997

Gentlemen:

In accordance with your request, I have made an Appraisal of the Market Value of the real property known as Tax Map Key: 4/3-3-003:001 (portion). This report is for the purpose of estimating the fair market value of the property as of February 28, 1997.

As a result of the Appraisal and analysis, it is my opinion that the fair market value for the property as of the effective date is:

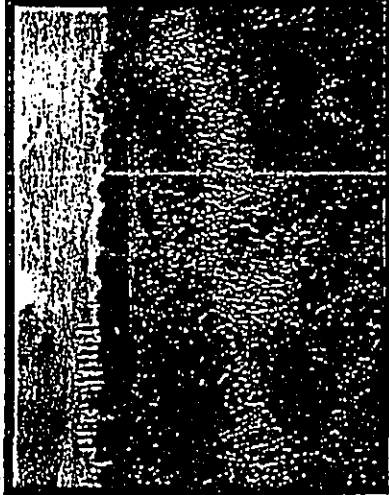
Kauai Intermediate School Site  
Land Area Approximately 4.276-acres  
Assuming Infrastructure is Developed: \$2,250,000.00  
Assuming Infrastructure is Not Developed: \$1,685,000.00

If you have any questions regarding the enclosed, please do not hesitate to contact me. Thank you for the opportunity to be involved.

Sincerely,  
REAL ESTATE SERVICES, INC.  
*Peter T. Young*  
Peter T. Young, President  
State Certified General Appraiser

**SUMMARY OF FACTS AND CONCLUSIONS**

Location	Lihue, Kauai
Tax Map Key	4/3-3-003:001 (portion)
Purpose of the Appraisal	To form an opinion of the fair market value of the site
Type of Property	Vacant land, formerly part of a sugarcane operation
Land Area	4.276-acres (approximately) Preliminary information indicated the site was 4.5-acres; current plans indicate the additional land (over the original 10-acre school site) is 4.276-acres
Improvements	None included in value conclusion
Highest and Best Use	Part of the adjoining commercial development
Effective Date of Value	As of February 28, 1997



Overlooking Subject - 4/3-3-003:001 (portion)

### THE CONCEPT OF REAL ESTATE APPRAISING

A real estate appraisal is an estimate of value of real property based on pertinent facts, experience and judgment. It is important to realize that the appraised value is the Appraiser's best estimate of the Subject Property's value. Thus, property valuation requires the Appraiser to make subjective judgments as he develops his estimate of the property's value.

An Appraisal does not take into consideration the financial condition of the owner of the property, his health, sentimental attachment or any other personal matter. An Appraisal does not guarantee the property will sell for the Appraised Market Value; nor does buying the property at the Appraised Market Value guarantee a future profit for a purchaser.

Because Appraising is the estimation of value of the rights and use of real property, it is necessary to review the basic economic principles which underlie the principles of valuation. Some of these economic considerations include the following principles:

**Principle of Anticipation** (Value is created by the expectation of benefits to be derived in the future.);

**Principle of Substitution** (When two similar properties are available, the lowest priced one will generally be sold first.);

**Principle of Change** (Change is constant. The present value of a property is related to its future uses.);

**Principle of Competition** (Where profits are being made competition will be encouraged.);

**Principle of Contribution** (\$) should be invested whenever it will return more than \$1 of value and should stop when each dollar invested returns less than \$1 in value.);

**Principle of Conformity** (Despite varying construction costs, properties in the same neighborhood will tend to conform in price.); and

**Principle of Supply and Demand** (Increasing supply or decreasing demand tends to adversely affect the price obtainable in the marketplace. The opposite is similarly true.)

For a good or service such as real estate to have value in the marketplace, it must possess four characteristics:

**Demand** (A need or desire coupled with the purchasing power to fill it.);

**Utility** (The ability of a good or service to fill the need.);

**Scarcity** (Short supply relative to demand.); and

**Transferability** (A good or service must be able to be conveyed to anyone other than the person possessing it.).

The Appraisal Process is a method leading to an estimate of Market Value. The Appraiser does not determine or make value. He merely assembles the pertinent facts and analyzes, weighs and combines them according to various techniques, then arrives at a value conclusion based on findings, experience and judgment.

### LIMITING CONDITIONS AND ASSUMPTIONS

- The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title.

- The Appraiser has not reviewed a Title Report covering the property and is not aware of any encumbrances, except those specifically noted, that could affect the value conclusions derived; nor has the Appraiser reviewed surveys of the properties to ascertain an accurate description of the properties covered by this report. It is assumed that the land areas as found in the Tax Department reflect accurate land sizes and descriptions.

- Any sketch, map or photograph in the report may show approximate dimensions and is included to assist the reader in visualizing the property.

- The Appraiser assumes there are no hidden or unapparent conditions on the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

- Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.

- Statistical and background information found in the preliminary section of this Appraisal Report is compiled from the State of Hawaii, Board of Realtors and the

Hawaii Visitors Bureau reports and Data Books. The information is considered reliable and its source is hereby acknowledged.

- Definitions and other information were taken from a variety of publications. These include "The Language of Real Estate" by John Reilly, "Real Estate: An Introduction to the Profession" by Bruce Harwood, "The Appraisal of Real Estate" AIREA and "Encyclopedia of Real Estate Appraising" by Edith Friedman. The information is considered reliable and its source is hereby acknowledged.

- Neither all, nor any part of the content of the report shall be used for any purpose other than the stated purpose contained in the report without the expressed written consent of the Appraiser; nor shall it be copied or conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the Appraiser.

- The integrity of the site is assumed to be adequate to support any described improvements. It is assumed that there are no toxic materials within the site or the improvements that would reduce its utility, development potential, marketability or value. All improvements are assumed to be structurally sound unless otherwise noted.

- The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon the occurrence of other future events that can not be assured. Therefore, the actual results achieved may well vary from the projections and such variation may be material.

- Except as discussed in the body of this report, the Appraiser takes no responsibility for and reaches no final conclusions regarding indirect costs of a project based on political processes including planning and other government functions whereby changes in standards of construction, density, etc. can occur; indirect charges for highways, education, or numerous other items that may be charged to a project; or various moratoria that can delay a project. Government processes can change suddenly and substantially affect costs and project values, and users of this report are cautioned to make their own inquiry and judgment regarding these matters.

- The Appraiser is not an expert in law, macroeconomics, or any field of specialization other than appraisal and bases all considerations of the future (such as inflation rates, vacancy factors, absorption rates, etc.) upon a reasonable use of data and opinions of others to derive usable opinions only for the purpose of customary appraisal calculations and assumes no responsibility for predicting actual events.

- Due to ever-changing economic, financial, and other business conditions, the Appraiser assumes no liability for the owner/client/borrower finding a buyer or obtaining financing at the appraised value.

- The Appraiser assumes that there are no toxic or hazardous material present in the soil, subsoil, structures on the property or in the environment affecting the property which would render it more or less valuable. The Appraiser has no

expertise which enables him to discover or take notice of toxic or hazardous materials or the effects of such materials; and the Appraiser shall have no responsibility to the presence or effects of toxic or hazardous materials on, in or affecting the property.

#### PURPOSE, METHODOLOGY and DEFINITIONS

##### PURPOSE:

The purpose of this Appraisal Report is to estimate the market value of the site as of the effective date. The valuation analysis considers two different assumptions: (1) assumes that the site has infrastructure developed and available for use and (2) assumes that infrastructure is not developed and must be built to the site.

##### METHODOLOGY:

There are three basic approaches to estimating the value of real property. They are: the Market Approach, the Cost Approach and the Income Approach. The Market Approach to Value was utilized in concluding a final estimate of value for the land portion for the Subject Property.

##### DEFINITIONS:

(Definitions and other information were taken from a variety of publications. These include "The Language of Real Estate" by John Reilly, "Real Estate: An Introduction to the Profession" by Bruce Harwood, "The Appraisal of Real Estate" AIREA and "Encyclopedia of Real Estate Appraising" by Edith Friedman.)

##### Market Value:

Market Value is defined as the most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated by self-interest.
2. both parties are well informed and are acting prudently.

April 8, 1997

3. a reasonable time is allowed for exposure in the open market.
4. payment is made in cash or its equivalent, or in specified financing terms.
5. Specified financing, if any, may be the financing actually in place or on terms generally available for the property type in its locale on the effective appraisal date.
6. The effect, if any, on the amount of market value of atypical financing, services or fees shall be clearly and precisely revealed in the appraisal report.

#### Real Estate - Real Property:

The earth's surface, the air above and the ground below, as well as all appurtenances to the land; including buildings, structures, fixtures, fences and improvements erected upon or affixed to the land. The term real property refers to the land, improvements and the interests, benefits and rights inherent in the ownership of real estate.

#### Tax Map:

A map drawn to scale showing the location of real property, tax keys, size, shape and dimensions, and so on, for convenience of identification, valuation and assessment. These maps are kept in tax map books, prepared and held by local tax departments. The tax map key is typically a 5-part sequence of numbers which specify the geographic subdivision of the map. These parts are: Division, Zone, Section, Plat and Parcel. The State of Hawaii has four Divisions, each Division is divided into nine Zones, each Zone is divided into nine Sections, each Section into any number of Plats, and each Plat into any number of Parcels. A tax map key is named as the following: 3/7-8-09-01, 378 9 1 or as 3-7-8-009-001. (meaning 3rd Division, Zone 7, Section 8, Plat 09, Parcel 01)

#### Fee Simple:

A freehold estate (for a described, yet indefinite period of time), complete ownership, the highest type of interest in real estate. When a person owns real property in fee simple he is assumed to have all the rights and interests in the property. These rights include but are not limited to: the right to use or not to use the property, the right to sell or not to sell, the right to mortgage the property and the right to lease the property. These rights and interests in the property are subject to the rights of taxation, zoning and other unavoidable rights and powers of government.

April 8, 1997

#### Leasehold:

A less-than-freehold (measured in calendar time) estate which a tenant possesses in real property. In a lease situation, the tenant possesses a leasehold and the landlord possesses the reversion estate (when the lease terminates, the property will revert to the landlord.) During the term of the lease the tenant has the right of possession of the property.

#### Encumbrance:

Any claim, right, lien, estate or liability that limits the fee simple title to property, which may lessen its value or burden, obstruct or impair the use of the property but not necessarily prevent transfer of title.

#### Zoning:

The regulation of structures and uses of property within designated districts or zones. Zoning regulates and affects such things as the use of the land, lot sizes, types of structures permitted, building heights, setbacks and density.

#### SUBJECT PROPERTY DESCRIPTION

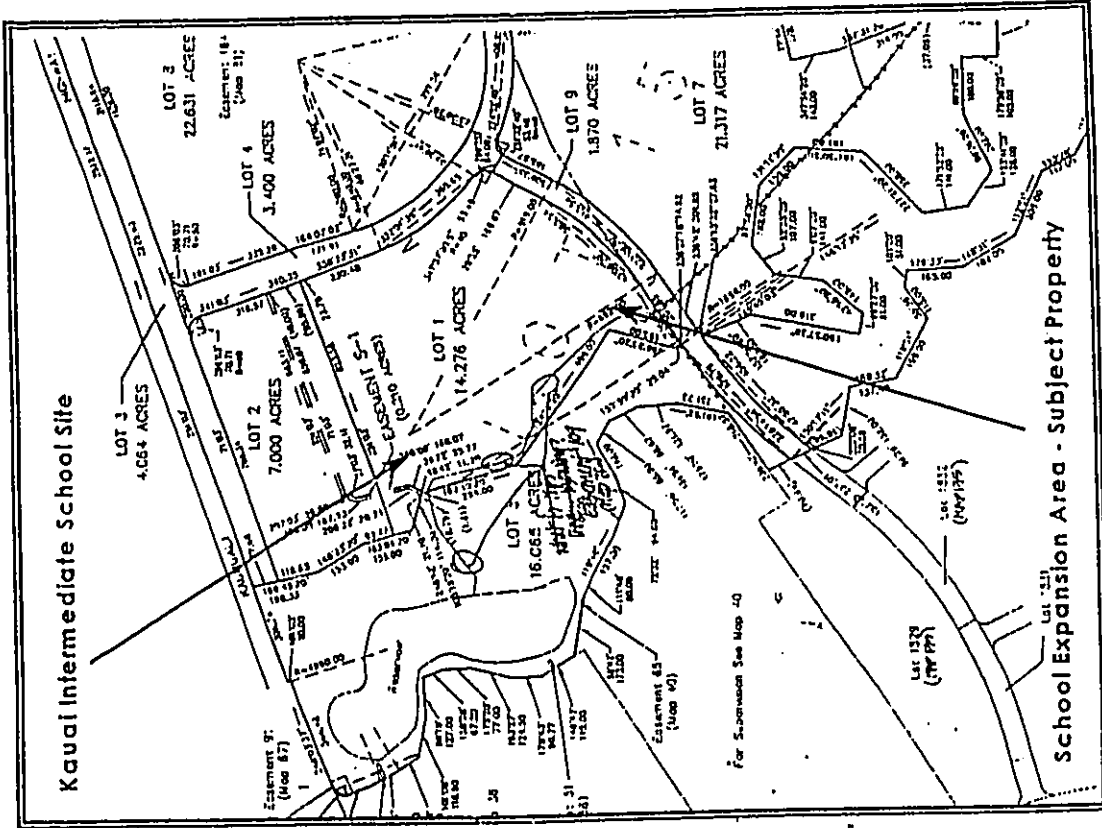
The Subject Property is a typically vacant site in the vicinity of the 'Kukui Grove Village - West' commercial development of Grove Farm at Lihue, Kauai. The site was former sugarcane land.

The purpose of this appraisal is to estimate the value of the property as of February 28, 1997.

Following is a summary of the property from the 'Research/RCSMLS-TMK' service:

4-3-3-3-1     4151 NAWILIWILI RD     LIHUE PLANTATION CO LTD  
 Owner: GROVE FARM CO INC  
 Tax Payer: GROVE FARM CO INC     Tenure: G Semi-Annual Tax: \$44,433.93  
 Tax Bill: P O BOX 2069, LIHUE, HI 96766 USA  
 Assessed Value (9/6/97)     Exemption     Size     Bldgs: 31 Dwellings: 3  
 Land: 14,020,000     0     470.65 acres     PITT: 100 Zoning:  
 Tot Bldg: 109,600     29,400     8,980 sq ft     Use: 0 Nhood: 3362

The subject is a portion of the site. Preliminary information indicated the site was 4.5-acres; apparently the plans now call for additional lands for the proposed Kauai Intermediate School site (over the original 10-acre site) to be approximately 4.276-



The area surrounding and including the subject site were the subject of a recent rezoning and subsequent development of commercial, residential and related development. As conditions to the zoning change, the property owner was to dedicate 10-acres to the DOE for a school site and additional lands for a park site.

Following is a portion of the zoning ordinance that relates to these uses:

Parcel "A3," being those lands bounded by Kaunuaia Highway, Nuhou Street, Kaneka Street and the gulch west of the project boundary containing 21.5 acres more or less, shall consist primarily of public facilities. Seven (7) acres shall be dedicated to the County for park purposes and credited towards the Park Dedication requirements. Not less than 10 acres shall be designated for the proposed intermediate school, to be located at the Nuhou/Kaneka Street corner. If the State Department of Education (DOE) constructs the portion of Nuhou Street from Kaunuaia Highway to the Kaneka Street intersection, then Grove Farm Properties shall dedicate up to an additional 4.5 acres to the DOE for school use. In consideration of the visual and view concerns, the County park shall be situated along the Kaunuaia Highway frontage. Any portion of the foregoing 4.5 acres not dedicated to the DOE shall remain in commercial zoning.

The immediate area is proposed for commercial use. As the ordinance indicates, "any portion of the foregoing 4.5-acres not dedicated to the DOE shall remain in commercial zoning."

Though the property has been in agricultural use, the surrounding land is in a transition into commercial and related uses. It is reasonable to conclude that the subject is a part of this future commercial expansion and not the 'abandoned' sugarcane property that exists today.

**HIGHEST AND BEST USE**

Highest and Best Use is defined as:

"the most profitable, likely use to which a property can be put. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the reasonably near future. However, elements affecting value that depend on events or a combination of occurrences that, although in the realm of possibility, are not fairly shown to be reasonably probable, should be excluded from

consideration. Also, if the intended use is dependent on an uncertain act of another person, the intention cannot be considered.

That use of the land that may reasonably be expected to produce the greatest net return to land over a given period of time. That legal use that will yield to the highest present value, sometimes called 'optimum use'.

In estimating highest and best use, there are essentially four stages of analysis:

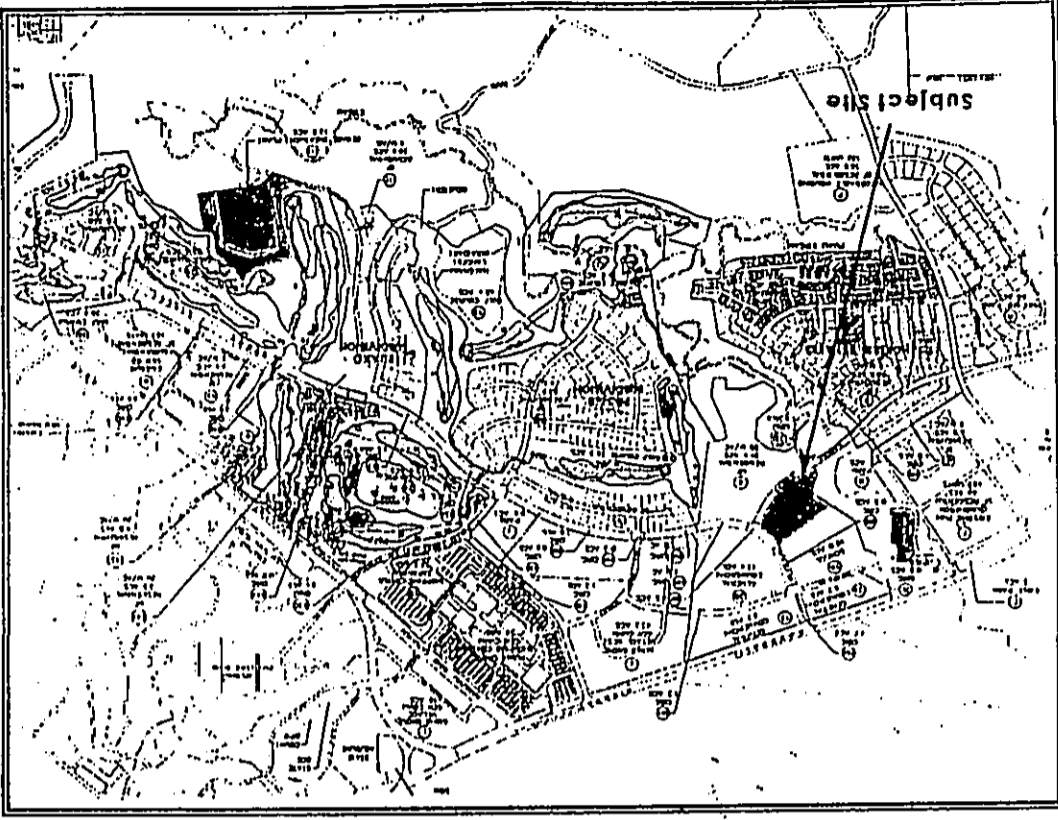
1. Possible Use. What uses of the site in question are physically possible?
2. Permissible Use (legal). What uses are permitted by zoning and deed restrictions on the site in question?
3. Feasible Use. What possible and permitted uses will produce a net return to the owner of the site?
4. Highest and Best Use. Among the feasible uses, which use will produce the highest net return or the highest present worth?

The highest and best use of the land (or site) if vacant and available for use may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but nevertheless it makes a contribution to the total property value in excess of the value of the site. The following tests must be met in estimating the highest and best use.

The use must be legal. The use must be probable, not speculation or conjectural. There must be a profitable demand for such use and it must return to the land the highest net return for the longest period of time.

Several factors were evaluated in estimating the Highest and Best Use of the Subject Property. These include: surrounding uses, condition of overall real estate market place, existing zoning, transition of the area (and property) through the zoning ordinance, land area and configuration, topography, access, availability of utilities, existence of detrimental natural features and existence of historically significant features.

The site is assumed an independent parcel of approximately 4.276-acres in size. The estimated use for the site is not contingent on the DOE acquisition, but rather assumes the site is available for development at its Highest and Best Use.



Grove Farm s Lihue/Puhi Project Proposal - Puakea Development Plan

## ESTIMATE OF HIGHEST AND BEST USE

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As indicated previously, the value of a property is centered around its Highest and Best Use. Several items were reviewed in estimating the Highest and Best Use of the Subject Property. These included the condition of the property, surrounding uses, allowable zoning and impacts in and around the Subject Property.

The Highest and Best Use of a property must be not only possible, but more importantly reasonably probable. Based on the recent rezoning opportunities, location of the site, existing and future nature of the neighborhood, including nearby commercial uses, topography and size of the Subject Property, it is my opinion that the present Highest and Best Use of the Subject Property is a commercial use that is part of the proposed and developing commercial Packed Development Plan in the Grove Farm's Live/Pack Project.

## SUMMARY OF APPRAISAL METHODOLOGY

The estimate of market value of the Subject Property will be derived, in part, utilizing the Market Approach to Value. This method takes into consideration the sales of comparable properties, compares for differences between the Subject Property and the Comparable properties and from the process an indicated value of the Subject Property is derived. Below is a brief recap of the various items considered when reviewing the properties.

Several items were considered when selecting and reviewing the Comparable properties. These included the location of the property sold, the date of sale, the similarity of the properties, the near term or long term use potential, the land areas and the general appeal of the properties within the market place.

Time of sale was an important consideration in the review of the Comparable properties. Most of the Comparable properties were sold in the same relative time frame as the effective date (February 28, 1997) (at least affected by similar market conditions). Efforts were made to locate sales of Comparable properties in the immediate time frame of the effective date.

No other sales of similar properties were found. The sales occurring closest to the effective date and most similar to the subject were given the greatest weight in the final analysis.

None of the Comparable properties have land areas identical to the Subject Property, though all are very similar in market demand (ie commercial type uses).

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The Comparables selected are considered similar in market attraction due to their land areas and site characteristics.

The vacant land transactions selected are typically commercial zoned land in the immediate vicinity of the subject. The comparable properties represent transactions of properties that could have similar types of uses compared to the subject (ie commercial).

Following is a recap of the Comparable properties considered in this appraisal report. These properties typically have similar types of probable uses.

## COMPARABLE TRANSACTIONS (INDICATED LAND VALUE)

The estimate of market value of the Subject Property will be derived, in part, utilizing the Market Approach to Value. This method takes into consideration the sales of comparable properties, compares for differences between the Subject Property and the Comparable properties and from the process an indicated value of the Subject Property is derived. Below is a brief recap of the various items considered when reviewing the properties.

The following are the transactions considered in the analysis. The information was found in the Board of Realtors Multiple Listing Service and the TMK Service, with further information from the REDT Service. In addition, Grove Farm representatives verified the data and provided additional information regarding the transactions.

The prices paid were for the vacant land portion of the properties.

COMPARABLE PROPERTIES			
TAX MAP KEY	LAND AREA	SALES PRICE	SALES DATE
4/3-3-010:009	85,901 SF	\$1,600,000	1996
4/3-3-006:007	165,466 SF	\$2,647,456	1996
4/3-3-010:006	86,644 SF	Lease-Neg.	Current
4/3-3-010:004	66,947 SF	Lease-Neg.	Current
			\$/SF
			\$18.63
			\$16.00
			\$19.50
			\$15.00

All of the comparables are situated in the same general area. The first two transactions involve the sale of the vacant land portion of the properties. Each was the subject of a ground lease, but were sold. According to the lessor, the price was based on unencumbered fee simple interests.

The next two comparables involve the conversion of land rents to indicated fee simple values. The properties are the subject of long-term ground leases. The rents



were computed against the land capitalization rate (8%) and the imputed fee simple value was derived.

**AREAS OF COMPARISON AND ANALYSIS OF ADJUSTMENTS**

Following are summaries of the adjustments and the adjustment grid comparing the subject with the comparables.

**Time Adjustment:**

For most of the transactions, the market has been relative stable over time; no time adjustment is made.

**Location Adjustment:**

The various comparables and the subject are situated in the same relative neighborhood and have good proximity to commercial, residential, public and educational facilities. Due to the superior frontage of the comparables, a 10% adjustment is made. (The comparables are visible from the main roads in the area while the subject is interior.)

**Access and Utilities Adjustment:**

When viewed as if vacant (assumed with appropriate infrastructure), the subject compares similarly to the comparables with respect to access to public roads and availability of utilities.

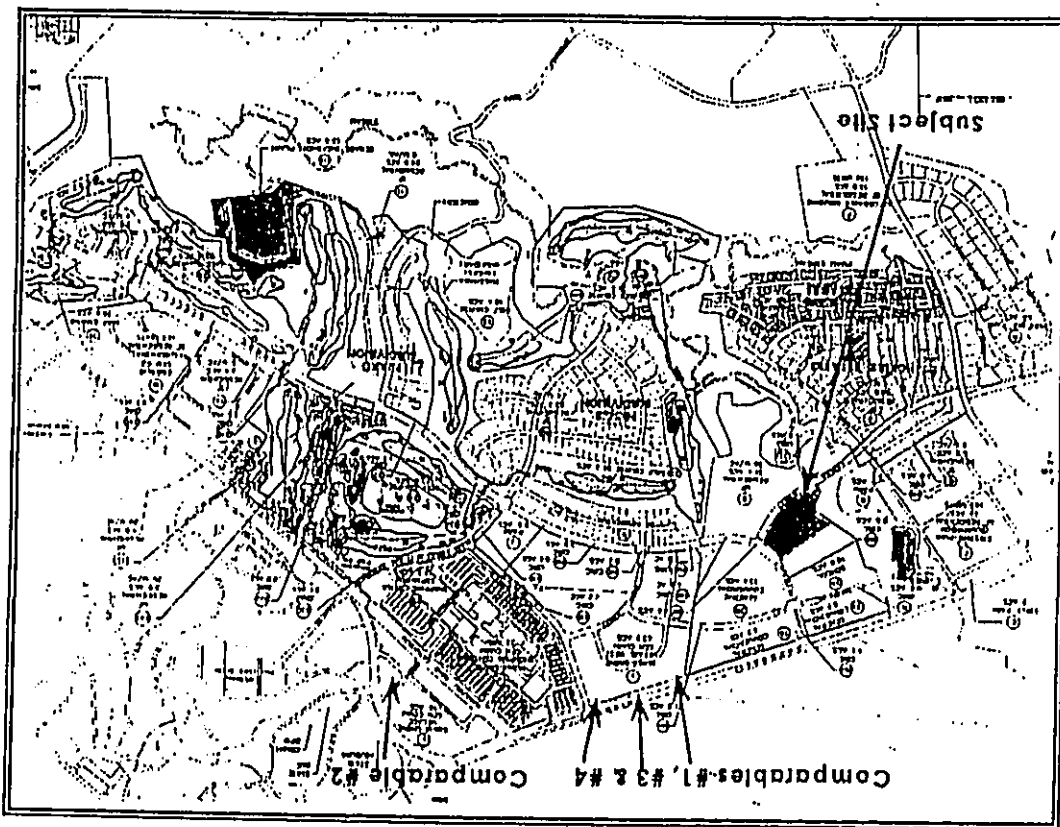
**Configuration (Shape):**

The subject property compares similarly to the comparables.

**Size Adjustment:**

Size adjustments are made considering the differing land areas of the properties.

Once the indicated value is estimated, the figure is further adjusted to account for time for infrastructure development. In addition, the property is viewed as if infrastructure is not constructed and must be developed. These estimates follow the adjustment grid.



Grove Farm's Lihue/Puhi Project Proposal - Puakea Development Plan

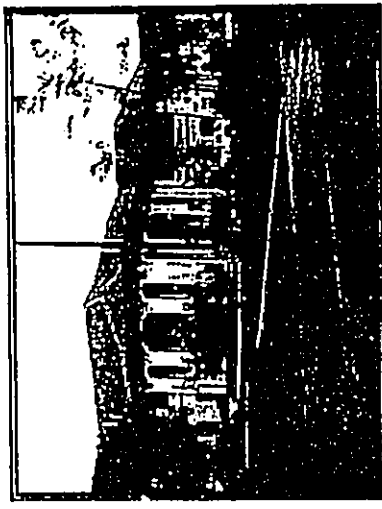
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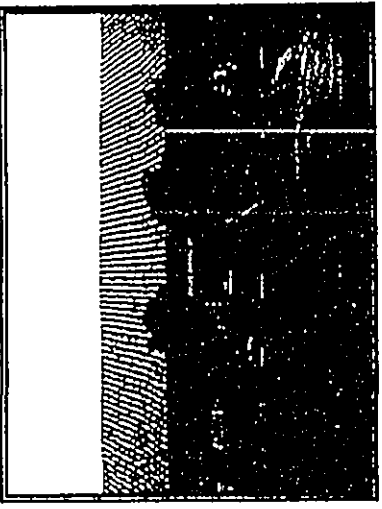
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4/3-3-010:009



4/3-3-010:006



4/3-3-006:007



4/3-3-010:004

Appendix B

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COMPARABLE PROPERTY SALES ADJUSTMENT GRID

Tax Map Key	Land Area	Sales Date	Sales Price	\$/Land Unit
4/3-3-010:009	85,901.00	1996	\$1,600,000.00	\$18.63
4/3-3-006:007	165,466.00	1996	\$2,647,456.00	\$16.00
4/3-3-010:006	86,344.00	Current	\$N/A	\$19.50
4/3-3-010:004	66,947.00	Current	\$N/A	\$15.00
<b>Tax Map Key:</b>	<b>4/3-3-010:009</b>	<b>4/3-3-006:007</b>	<b>4/3-3-010:006</b>	<b>4/3-3-010:004</b>
<b>Sales Price:</b>	<b>\$1,600,000.00</b>	<b>\$2,647,456.00</b>	<b>\$N/A</b>	<b>\$N/A</b>
<b>Sales Date:</b>	<b>1996</b>	<b>1996</b>	<b>Current</b>	<b>Current</b>
<b>\$/Land Unit</b>	<b>\$18.63</b>	<b>\$16.00</b>	<b>\$19.50</b>	<b>\$15.00</b>
<b>Adjustments:</b>				
<b>Conditions:</b>	0.00%	0.00%	0.00%	0.00%
<b>Financing:</b>	0.00%	0.00%	0.00%	0.00%
<b>Normal Price:</b>	\$18.63	\$16.00	\$19.50	\$15.00
<b>Time Adjustment</b>	0.00%	0.00%	0.00%	0.00%
<b>Adjusted Price:</b>	\$18.63	\$16.00	\$19.50	\$15.00
<b>Adjustments:</b>				
<b>Location:</b>	-10.00%	-10.00%	-10.00%	-10.00%
<b>Zoning:</b>	0.00%	0.00%	0.00%	0.00%
<b>Access/Utility:</b>	0.00%	0.00%	0.00%	0.00%
<b>Other:</b>	0.00%	0.00%	0.00%	0.00%
<b>Net Adjustment</b>	-10.00%	-10.00%	-10.00%	-10.00%
<b>Adjusted Price:</b>	\$16.76	\$14.40	\$17.55	\$13.50
<b>Size Factor:</b>	0.93	0.98	0.93	0.78
<b>Adjusted Price:</b>	\$13.91	\$14.11	\$14.57	\$10.53
<b>Weighted Avg.</b>	30.00%	30.00%	20.00%	20.00%
<b>Weighted Value</b>	\$4.17	\$4.23	\$2.91	\$2.11
<b>Sum of Weighted Average:</b>	\$13.43	Average:		\$13.28

The indicated value of the unencumbered fee simple value of the property (as if vacant) is \$13.30 per square foot.

OPINION OF VACANT LAND VALUE FOR THE SUBJECT PROPERTY ASSUMING INFRASTRUCTURE IS DEVELOPED

The Market Approach was utilized to indicate the vacant unencumbered fee simple land value of the Subject Property. In my opinion, though some of the properties are situated away from the immediate vicinity of the Subject Property, those selected can be considered in the review due to their similar uses.

Based on the assumptions, review of the comparable property transaction and condition of the Subject Property, apparent conditions in the marketplace, in my opinion, the Market Value of the fee simple vacant land portion of the property identified as Tax Map Key: 4/3-3-003:001 (portion) as of February 28, 1997 is:

THIRTEEN-DOLLARS AND THIRTY-CENTS PER SQUARE FOOT  
 . \$13.30 PER SQUARE FOOT

The Subject Property has a land area of approximately 4.276-acres. The unencumbered fee simple interest (assuming infrastructure is developed) is therefore: \$2,477,000.00.

Note that the site is 'abandoned' sugarcane fields at this time and infrastructure is not developed. It is estimated that it will take approximately six-months to one-year to complete the infrastructure development. Until then the site is not usable for commercial development (its estimated Highest and Best Use).

This indicated value is therefore discounted over the projected one-year period (time value of money and utility adjustment). A discount rate of 10% was selected as a reasonable rate considering the risk involved and the projections and assumptions made.

The indicated discounted value of the site assuming infrastructure is in place is:

Discounted Value Estimate Assuming Infrastructure is Developed  
 \$2,250,000.00

OPINION OF VACANT LAND VALUE FOR THE SUBJECT PROPERTY ASSUMING INFRASTRUCTURE IS NOT DEVELOPED

Under this scenario, it is assumed that the site is an independent parcel, but infrastructure is not developed. In order to estimate the value of the property under this approach the indicated discounted value estimate is further discounted by the anticipated share of development expenses. Since several parcels will benefit from

The infrastructure improvements, the subject property is assessed a portion of the overall anticipated cost of development.

Following is a summary of development cost estimates for the infrastructure benefiting the subject site. Since other properties will also benefit from the development, these costs are divided among the benefiting parcels.

The infrastructure development cost estimates were provided by Akinaka and Associates. This firm is a consulting firm to Grove Farm Company. The cost estimates are considered reliable estimates of infrastructure development for the required infrastructure.

Description	Cost	Total Cost	Subject's Proportionate Share	Subject's Cost
Kaumualii Highway Intersection	\$ 320,000			
Signals	\$ 170,000			
Lights	\$ 160,000			
Subtotal	\$ 650,000	\$ 650,000	20%	\$ 130,000
Nuhou Street Road	\$ 838,000			
Lights	\$ 80,000			
Electrical	\$ 22,000			
Subtotal	\$ 940,000	\$ 940,000	25%	\$ 235,000
Water System Source	\$ 500,000	\$ 500,000	20%	\$ 100,000
Waterlines	\$ 410,000	\$ 410,000	25%	\$ 100,000
<b>Subject Infrastructure Cost Allocation:</b>				<b>\$565,000</b>

Under this second scenario, the cost of infrastructure development is deducted from the discounted value of the site.

The indicated discounted value of the site assuming infrastructure to be developed is:

Discounted Value Estimate Assuming Infrastructure is Not Developed  
\$1,685,000.00

### CERTIFICATION OF APPRAISER

The undersigned hereby certifies that, except as otherwise noted in this appraisal report:

- I have no present or contemplated future interest in the property that is the subject of this report.
- I have no personal interest or bias with respect to the parties involved.
- To the best of my knowledge and belief, the statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
- My compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of, this report.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- No one provided significant professional assistance to the persons signing this report.
- I made an inspection of the subject property.

Neither all or any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected) shall be disseminated to the public through advertising, public relations, news media, or any other public means of communication without the prior written consent and approval of the undersigned.

Thank you for your attention to this matter. If you have any questions concerning this appraisal report, please do not hesitate to contact me at your convenience.

Sincerely,  
REAL ESTATE SERVICES, INC.

Peter T. Young  
President

**PETER T. YOUNG**  
 POST OFFICE BOX 2665  
 KAMUELA, HAWAII 96743  
 TELEPHONE (808) 885-4200  
 FACSIMILE (808) 885-8869  
 TOLL-FREE STATEWIDE MESSAGE SYSTEM - 1-800-385-1777

**Area of Specialization:** Real Estate Appraisal, Consulting, Arbitration, Market Analysis, Feasibility Studies, Land Use Planning, Project Management, Issues Management

**Place/Date of Birth:** Honolulu, Hawaii  
 January 28, 1952  
 (Lifetime Hawaii Resident)

**Degrees/Schooling:** Bachelor of Business Administration  
 Major: Real Estate  
 University of Hawaii  
 December 1974

Hawaii Preparatory Academy  
 Cum Laude Society  
 June 1970

**Professional Career:** Real Estate Services, Inc.  
 President, Owner 1982 - present  
 Appraisal, Market Analysis, Consulting, Arbitration, Land Use Planning, Issues Mgmt, Project Management, Feasibility

Real Estate Works Hawaii, Inc.  
 President, Owner 1980-1986  
 Sales, Property Management,  
 Vacation Rentals, Appraisal

Kanaloa Realty  
 Sales Manager 1978-1980  
 Sales and Property Management

**Licenses/Memberships:** Realtor (RB-8479)  
 Hawaii Certified General Appraiser (CGA-015)  
 Certified Real Estate Brokerage Mgr-CRB  
 Certified Real Estate Appraiser - CREA

**Real Estate Brokerage Experience:**  
 Active Realtor (RB-8479) since 1974  
 Past President Kona Board of Realtors  
 Certified Real Estate Brokerage Manager (CRB)  
 Principal Broker of a staff of over 45 real estate licensees in two offices (1980-1987)  
 Owned and operated property management company that supervised long-term and vacation rentals (1981-1987)  
 Condominium association management  
 Commercial property management & leasing

**Real Estate Appraisal Experience:**  
 Certified General Appraiser (CGA-015)  
 Statewide coverage with appraisal experience on Oahu, Big Island, Kauai, Maui, Lanai and Molokai.

**Arbitration and condemnation**  
 Full variety of property types: residential, commercial, proposed developments, farms, ranches, resort, golf courses, industrial properties, parks, warehouses, access and utility easements, subdivisions, condominiums, vacant lots and homes. Experience includes rental negotiations and full and partial acquisitions.

**Agricultural valuation and evaluation includes:**  
 taro, pasture, coffee, orchid, foliage, diversified and general agriculture, macadamia nut, anthurium and other agricultural properties.

**Property interests involved include fee simple, leases, full and partial interests, licenses, life estates and easements (term and perpetual).**

**Valuation and Evaluation Reporting Formats:**  
 URAR form report, individual condominium and vacant lot form reports, letter, short and complete narrative reports, USPAP complete and limited reports.

**Court Appointments and Expert Witness Qualification/Testimony:**  
 United States District Court  
 Federal Bankruptcy Court  
 Los Angeles Superior Court  
 Hawaii State Circuit Court  
 Hawaii State District Court  
 Commissioner appointment for subdivision project  
 Receiver appointment for condominium and development project

Private Appraisal Assignments Reviewed and Accepted by:

Banks: First Hawaiian Bank, Bank of Hawaii, Central Pacific Bank, Hawaii National Bank, City Bank and others.  
 Local and Mainland Credit Unions, Mortgage Brokerages and Bankers: Honolulu Mortgage, Stanwell Mortgage, Countywide Funding, Trust One Mortgage, Western Pacific Mortgage, Irvine Pacific Mortgage and others.  
 Law Firms: Case & Lynch, Carlsmith Law Firm, Tarkenton Katz Law Firm, Cades Schutte Law Firm, Nakamoto, Yoshida and Okamoto and others.

Government Appraisal Assignments Reviewed and Accepted by:

Federal Aviation Administration  
 United States Navy, PACNAVFACENCOM  
 USDA Farmers Home Administration  
 United States Postal Service  
 Federal Highway Administration  
 State Department of Transportation  
 State Department of Land and Natural Resources  
 Hawaii Housing Authority  
 Housing Finance and Development Corp.  
 State Department of Agriculture  
 State Department of Hawaiian Home Lands  
 Hawaii County Parks Department  
 Hawaii County Finance Department  
 Hawaii County Corporation Counsel  
 Hawaii County Office of Housing and Community Development  
 Hawaii County Public Works Department

Planning, Market Analysis and Feasibility Studies:

Kaehole to Kailua Sub-Area Development Plan (Hawaii County regional plan): member of core planning team, market analysis, infrastructure funding alternatives and financial feasibility.  
 Hawaii County Housing Project Master Plan for Waialoa (300-acre affordable housing): market analysis, marketing plan, economic analysis and feasibility plan.  
 Department of Hawaiian Home Lands  
 Master Plan of Kawaihae (10,000-acre mixed-use master plan): member of core planning team, market analysis, long-range and short-term development alternatives and feasibility analysis.

Planning, Market Analysis and Feasibility Studies:

Kahekeke Development Corporation Master Plan (10,000-acre residential/golf plan): member of core planning team, market analysis and land use alternatives.  
 North West Hawaii Open Space and Community Development Plan (Hawaii County regional plan): member of core planning team, market analysis, feasibility and community involvement.  
 Puna Community Development Plan (Hawaii County regional plan): infrastructure identification, feasibility, economic analysis, and implementation alternatives  
 'Ke Kumu' Affordable Housing Project: market analysis and appraisal  
 'Ouli' Affordable Housing Project: market analysis and appraisal  
 'Mohala' Residential Development: market analysis, land use alternatives, pricing and absorption

Project Development, Permitting and Related Consulting:

Project and retainer agreements involving contact with all real estate and related fields. Assisted with project and association documentation drafting and review (covenants, conditions & restrictions, design standards, deed and other restrictions), cost review, valuation and land use analysis; evaluation of community concerns about various aspects of projects and assistance in mitigating the impact of project proposals on the community.  
 Project and individual permit processing and condition compliance, including: affordable housing compliance, ohana zoning, land use, preparation and submittal of environmental and marketing assessments, CDUA permit application and zoning permits.

Teaching/Educational Institution Experience

University of Hawaii, Manoa (CCECS)  
 Lecturer, Bus 40 & RE 300  
 Real Estate Principles 1977-80

State Department of Regulatory Agencies-Real Estate Commission  
 Real Estate Salesmen and Brokers Prelicensing Instructor

West Hawaii Today - Weekly newspaper  
 column on real estate 1978-79

Teaching/Educational Institution Experience

Parker High School  
Math & Science Teacher 1986-88  
Business Math Teacher 1995-1997  
Boys Soccer Coach 1985-1988  
Boys Baseball Coach 1987-1988  
Girls Soccer Coach 1994-1997

Community Organization for Educational Development (COED); Chairman 1985-1986

Chancellor's Advisory Council  
University of Hawaii, Hilo Campus & West Hawaii Campus; Member 1986-1992

Waimea Elementary and Intermediate School Community Council '90-91  
SCBM Management Committee 1991

Leadership Positions and Memberships:

Kona Board of Realtors  
President - 1986  
Vice President - 1985  
Government Affairs Chair-1982-1987  
Professional Standards 1989-1997

Hawaii Association of Realtors  
Vice President - 1986  
Director - 1985  
Education Committee - 1978  
Government Affairs - 1982-1987  
RPAC Trustee - 1996-1997

Kona-Kohala Chamber of Commerce  
President - 1989-1990  
President-elect - 1988-1989  
Director - 1986-1991  
Planning Committee, Chair '90-94

Hawaii Visitors Bureau  
Hawaii Island Chapter  
Director 1984-86  
Visitor Satisfaction, Chairman '85-87

Leadership Positions and Memberships:

Big Island Business Council  
President - 1992-1993  
Vice President - 1991-1992  
Secretary - 1990-1991  
Delegate - 1982-1993  
Economic Development Committee, Chair

American Arbitration Association (AAA)  
Real Estate, Construction,  
Finance, Licensing

Hawaii Housing Authority 1984-1997  
Tenant Hearing Review Board, Chairman  
Lease Rent Disputes, Arbitrator

County of Hawaii Board of Appeals  
Member - 1985-1987

Department of Transportation Citizen's  
Advisory Committee 1989-1990

Waimea Community Association  
President, 1987-1992, 1995-1997  
Executive Committee - 1985-1993  
Water Committee, Chair- 1985-1987  
Planning Committee - 1985-1992

American Red Cross, Hawaii State Chapter  
Board Member 1988-1997  
Vice Chairman 1994-1996  
Executive Committee 1993-1996  
At-Large Board Member 1996-1998  
Branch Operations Committee  
Chairman, 1994-1996  
Disaster Services Committee  
Vice Chairman, 1994-97

American Red Cross, West Hawaii Advisory Council  
Chairman 1988-1996  
Disaster Services, Chairman

**Leadership Positions and Membership:**

- Hawai'i Island United Way
- Board Member 1990-1996
- Executive Committee 1991-1996
- Nominating Committee
- Chair 1990
- Bylaw Committee
- Chair 1991-1996
  
- Hawai'i Committee for the Humanities
- West Hawai'i Representative
- Secretary/Treasurer - 1984
- Executive Committee - 1983-1985
- Nominations Committee, Chairman
- Proposal Review Subcommittee
- Chairman
- Management and Budget
  
- North Hawai'i Public Safety Committee
- President 1994-1996
  
- Confre'rie de la Chaine des Rotisseurs
- Chevalier
  
- L'Ordre Mondial des Gourmets Degustateurs
- Ironman Triathlon
- Aid Stations Director 1990-97
  
- Awards/Recognition:**
- Kona Board of Realtors
- Special Service Award
  
- American Red Cross
- Volunteer of the Year
- Clara Barton Leadership Award
  
- Mayor's Awards of Excellence
- Certificate of Appreciation

**Who's Who Nominations:**

- Who's Who of Emerging Leaders in America
- Marquis Who's Who in the West
- Prominent People of Hawai'i
- Who's Who in American Real Estate
- Who's Who in Real Estate: The Directory of the Real Estate Professions
- Who's Who Among Young American Professionals
- Who's Who of America's Best Real Estate Agents
- Marquis Who's Who in the World
- Who's Who Registry of Business Leaders
- Who's Who in Finance and Industry
- Who's Who Among America's Teachers: The Best Teachers in America - Selected by the Best Students

**Appraisal and Related Courses Successfully Completed:**

COURSE	DATE	INSTITUTION
Principles of Real Estate	1972	Univ. of Denver
Commercial Real Estate Prin.	1973	Univ. of Denver
Real Estate Investments	1973	Univ. of Denver
Property Valuation	1974	Univ. of Hawai'i
Land Dev. and Planning	1974	Univ. of Hawai'i
Business Statistics	1984	AIREA
Real Estate Appraisal Prin.	1984	AIREA
Basic Valuation	1986	AIREA
Capitalization Theory - A	1986	AIREA
Capitalization Theory - B	1988	AIREA
Case Studies	1988	AIREA
Valuation Analysis	1991	Appraisal Institute
Stds. of Prof. Prac. - A	1991	Appraisal Institute
Stds. of Prof. Prac. - B	1993	Appraisal Institute
Appraising the Tough Ones	1993	Appraisal Institute
Valuation of Leased Fee Int	1993	Appraisal Institute
Valuation of Leasehold Int.	1993	Appraisal Institute
USPAP Limited Appraisals & Reporting Options-General	1994	Appraisal Institute
USPAP Limited Appraisals & Reporting Options-Resdnit	1994	Appraisal Institute
Small Resdnit Income Propy	1994	Appraisal Institute





A BILL FOR AN ORDINANCE AMENDING CHAPTER 6, KAUAI COUNTY CODE 1987, RELATING TO ZONING DESIGNATION IN LIHUE AND FUHI, KAUAI AND REPEALING A PORTION OF ORDINANCE NO. PH-208-90 (GROVE FARM PROPERTIES, INC.)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUAI, STATE OF HAWAII:

SECTION 1. The zoning designation for that certain area in Lihue and Fuhi, Kauai, identified as TRKS: 3-3-03: 1 por. & 33/ 3-3-10: 16 and 17 por., as shown on Zoning Map ZM 4M-400 and ZM 4M-400 and on the map attached hereto and incorporated herein as Exhibit 2A-96-1, is hereby amended from "Agriculture District (A)" to "Commercial District (C-C)," "Residential/Special Treatment Districts (R-1/ST-P)," and "Residential Districts (R-1 & R-20);" from "Open District (O)," to "Commercial District (C-G);" from "Residential District (R-20)," to "Residential/Special Treatment Districts (R-1/ST-P)," from "Residential District (R-20)" to "Residential/Special Treatment Districts (R-1/ST-P)," subject to the following conditions:

1. Condition 1 of Ordinance No. PH-206-90 (covering housing opportunities) shall also apply to this rezoning request to include the unit count of this project as part of the overall 1,690 units covered in condition 1.

In order to mitigate a "strip" type setting along the Kauaui Highway corridor, a fifty (50) foot building setback shall be established along Kauaui Highway right-of-way for the Commercial District (C-G) portion. Landscaping within the fifty (50) foot setback shall be required during permitting and subdivision to create a consistent theme along Kauaui Highway. Landscaping plans shall be subject to the review and approval of the Planning Director. This condition shall be incorporated as a restrictive covenant during subdivision and permitting, whichever comes first.

3. Parcel "A1," being those lands bounded by Kauaui Highway, Nuhou Street, Kanaka Street and the gulch west of the project boundary containing 21.5 acres more or less, shall consist primarily of public facilities. Seven (7) acres shall be dedicated to the County for park purposes and credited towards the Park Dedication requirements. Not less than 10 acres shall be designated for the proposed intermediate school, to be located at the Nuhou/Kanaka Street corner. If the State Department of Education (DOE) constructs the portion of Nuhou Street from Kauaui Highway to the Kanaka Street intersection, then Grove Farm Properties shall dedicate up to an additional 4.5 acres to the DOE for school use. In consideration of the visual and view concerns, the County park shall be situated along the Kauaui Highway frontage. Any portion of the foregoing 4.5 acres not dedicated to the DOE shall remain in commercial zoning.

This condition shall take precedence over condition 11 of Zoning Amendment Ordinance No. PH-206-90.

4. There shall be a thirty (30) foot building setback along the bluff portion of Parcel "A5." This shall not apply to fences or landscaping.

SEE MK  
PMS

5. To help mitigate any adverse drainage and runoff impacts resulting from development, other than completion of the approved Maileani Villages affordable housing project, there shall be no buildings developed on the slopes between the zoned plateau and Puuli Stream. This slope shall remain as a buffer.

6. As represented, the golf course shall be maintained to handle drainage to those portions that drain into the golf course to minimize the impacts to Puuli Stream and the fresh water spring. The drainage master plan shall be subject to review and approval should any changes to the drainage use of the golf course be made.

7. Kanaka Street shall be improved with a sidewalk and a bikeway to facilitate pedestrian and bike access to the school and park.

8. Relative to the Residential District (R-20) Parcel "A2," the County shall have the first option to acquire the site for affordable housing if not developed within seventy-two (72) months from adoption of this rezoning ordinance. The County's first option to purchase shall be exercisable within twelve (12) months after the seventy-two (72) month period established herein. If there is no substantial construction on the site within the prescribed seventy-two (72) month period, the zoning shall revert to its original designations prior to this rezoning amendment.

Substantial construction shall mean securing of building permits and completion of all infrastructure and foundation work for the site. Because the site will revert to its original zoning if substantial construction does not occur within the prescribed time, the County's purchase price shall be the fair market value associated with the original zoning. The County shall then be responsible for redesignation of the new zoning for the County's project. Should the county of Kauai exercise the option to purchase the site, such purchase shall be credited towards Grove Farm's (or assignee's) future affordable housing requirements, based on the parcel land area and the R-20 zoning.

9. No Zoning and/or Building Permits for Commercial Parcel "A4" shall be applied for until 50% of the lots are sold or leased in the Kukui Grove Village West commercial subdivision.

10. The applicant shall resolve with the State Department of Transportation along with the County of Kauai Public Works and Planning Departments the possibility of an accelerated schedule to complete Nuhou/Kanaka Street improvements. The project can be divided into two phases. The Phase I portion shall include the Nuhou/Kanaka Street to Pikeke Street improvements. Phase II shall cover the remaining portion southward from Pikeke Street to Hlunahu Road.

The scheduling and funding options shall be resolved with the State Department of Transportation and the County Planning and Public Works Departments.

11. Prior to applying for zoning permits and subdivision for Parcel "A7" (R- zoning), the applicant shall: (a) resolve the Nuhou and Hlunahu Road realignment with the Public Works Department and the State Highways Division, and (b) sell 60% of the lots in the Puako subdivision.

12. The applicants shall comply with the requirements of all applicable State, County and Federal agencies and any additional government agency conditions and requirements that may be imposed prior to the approval of land use and building permits for the project. It is the responsibility of the applicants to resolve those conditions with the respective agencies.

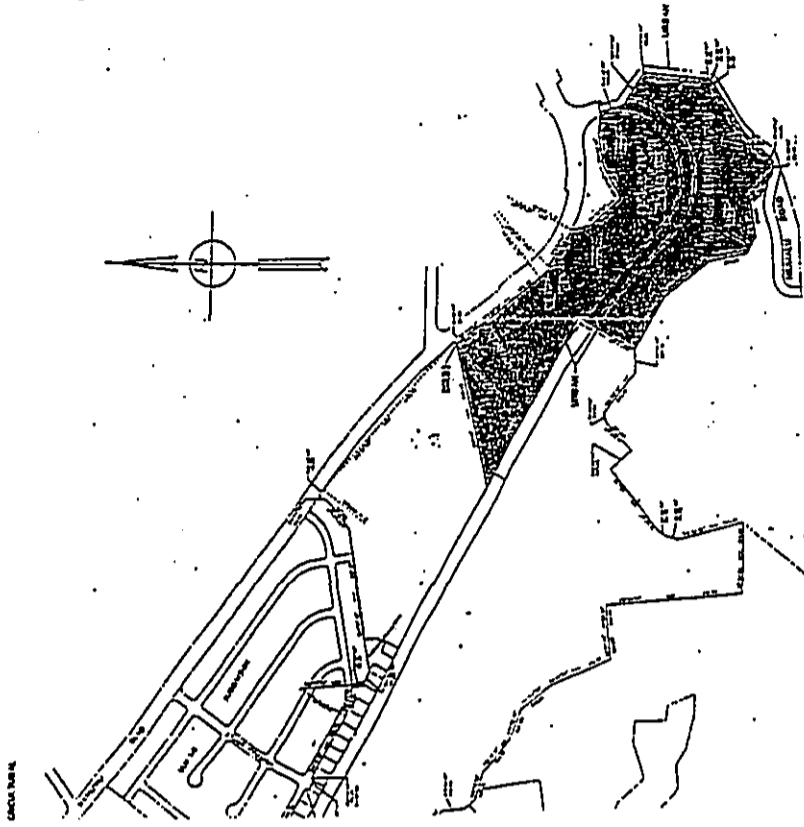
SECTION 2. Pursuant to Condition No. 3 herein, Condition 11 of Ordinance No. PH-286-90 is hereby repealed.

SECTION 3. The Planning Commission is directed to note the change on the official zoning map ZH RH-400 and ZH P-400 in file with the Commission. All applicable provisions of the Comprehensive Zoning Ordinance shall apply to the area zoned herein.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY: /s/ RANDAL VALENCIANO  
(By Request)

Date of Introduction:  
March 7, 1996  
Lihue, Kauai, Hawaii



LOCATION MAP SHOWING  
PROPOSED AMENDMENT TO ZONING MAP ZH-RH 400  
FROM  
AGRICULTURE DISTRICT (A)  
TO  
RESIDENTIAL DISTRICT (R-4)  
TAX MAP KEY J-3-031000.1  
HAWAIIAN ISLANDS, LIHUE, KAUAI, HAWAII

SHIT 2 OF 2 HAYB

2A-96-3

10/12/96 10/12/96 10/12/96

3

OFFICE OF THE CLERK  
 APR 9 1996

**CERTIFICATE OF THE COUNTY CLERK**

I hereby certify that heretofore attached is a true and correct copy of Bill No. 1777, Draft 1, which was passed on second and final reading by the Council of the County of Kauai at its meeting held on April 24, 1996, by the following vote:

FOR ADOPTION: Aking, Correa, Fukusuiwa, Minatoya, Secretario, Valenciano, Kouchi  
 TOTAL - 7.  
 AGAINST ADOPTION: None  
 TOTAL - 0.  
 EXCUSED & NOT VOTING: None  
 TOTAL - 0.

Lihue, Hawaii  
 April 25, 1996  
 Deputy County Clerk, County of Kauai

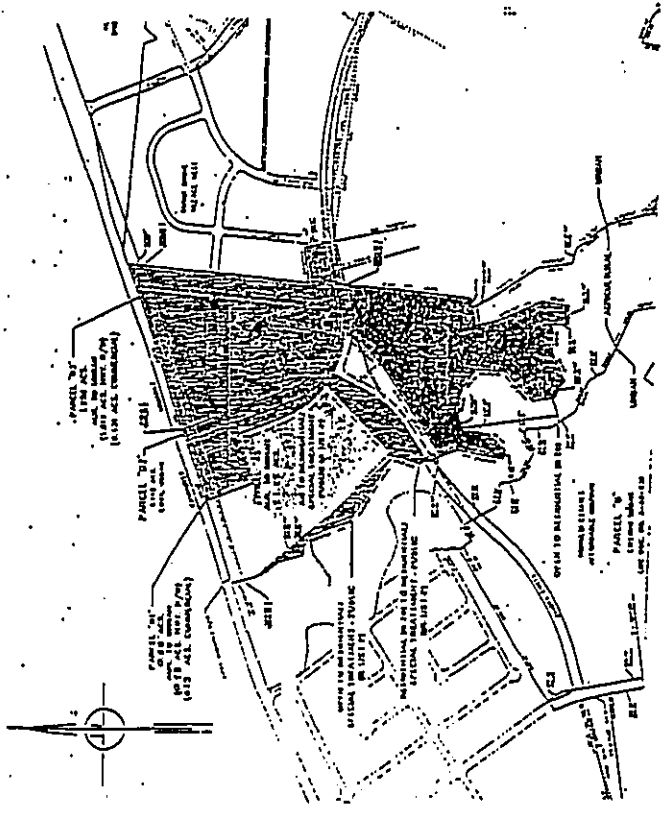
ATTEST:  
 Ronald Kouchi  
 Chairman & Presiding Officer

DATE OF TRANSMITTAL TO MAYOR:

April 29, 1996

Approved this 1st day of May 1996.

Maryanne H. Kusaka  
 Mayor  
 County of Kauai



LOCATION MAP SHOWING PROPOSED AMENDMENT TO ZONING MAP ZAP-400 FROM RESIDENTIAL DISTRICT (R-200) TO RESIDENTIAL/SPECIAL TREATMENT DISTRICT (R-151-P) FROM AGRICULTURE DISTRICT (A) TO COMMERCIAL DISTRICT (C-G), RESIDENTIAL DISTRICT (R-200), RESIDENTIAL/SPECIAL TREATMENT DISTRICT (R-151-P) FROM OPEN DISTRICT (O) TO COMMERCIAL DISTRICT (C-G), RESIDENTIAL DISTRICT (R-200), RESIDENTIAL/SPECIAL TREATMENT DISTRICT (R-151-P) TAX MAP KEY 3-3-0281 (Sheet 33) (Part) AND 3-3-1017 (Part), TO (Part) NAWILIWILIHUKAVALU, LITUE, KAUAI, HAWAII

ZA-96-3

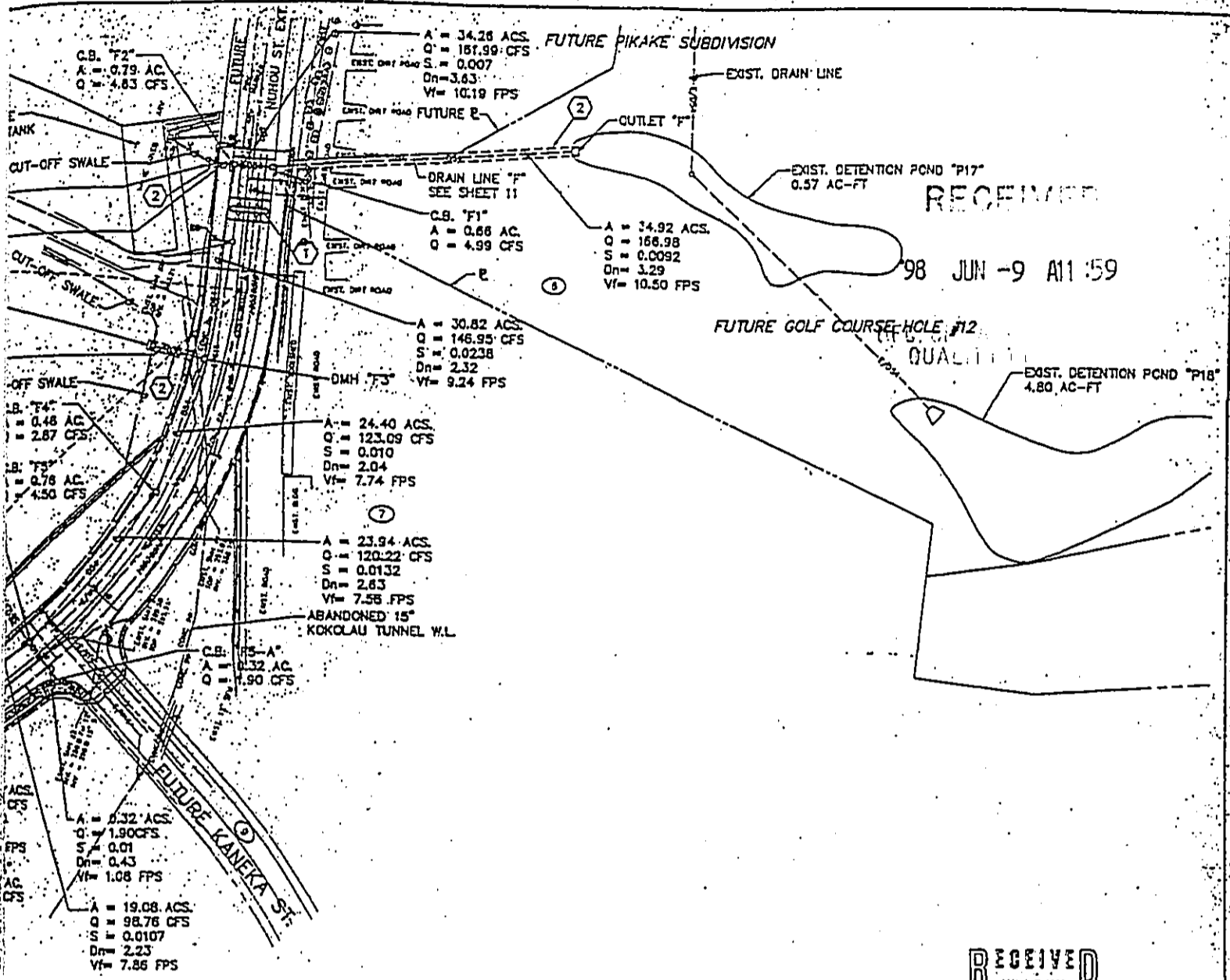
SHEET 1 OF 2 MAPS

**APPENDIX D**

**PRELIMINARY CONSTRUCTION PLANS**

**NUHOU STREET**



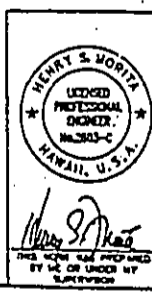


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RECEIVED  
JAN 13 1998  
STANLEY TM & ASSOC, INC.

80' 0 80' 160'  
SCALE: 1" = 80'

REVISION DATE	DESCRIPTION	MADE BY	APPROVED
AKINAKA & ASSOCIATES, LTD. CONSULTING ENGINEERS			
GROVE FARM PROPERTIES, INC. NUHOU STREET AND KAUMUALII HIGHWAY IMPROVEMENTS LEHLE, PUNA, KAUAI, HAWAII TAX MAP KEY: 3-3-03:1			
GENERAL LAYOUT PLAN			
APPROVED:			
COUNTY ENGINEER, OFFICE OF THE COUNTY OF KAUAI		DATE	
ENGINEER IN CHARGE, OFFICE OF THE COUNTY OF KAUAI		DATE	



CONSTRUCT TEMP. EARTH BERM SILTING  
ASIN AT STA. 8+50 AND STA. 16+75  
TOP BERM WIDTH = 5' WITH 4:1 SIDE  
LOPES TOP BERM ELEV. = 6" ABOVE  
TOP CURB ELEV.

10 FT. WIDE EASEMENT FOR DRAINAGE  
PURPOSES

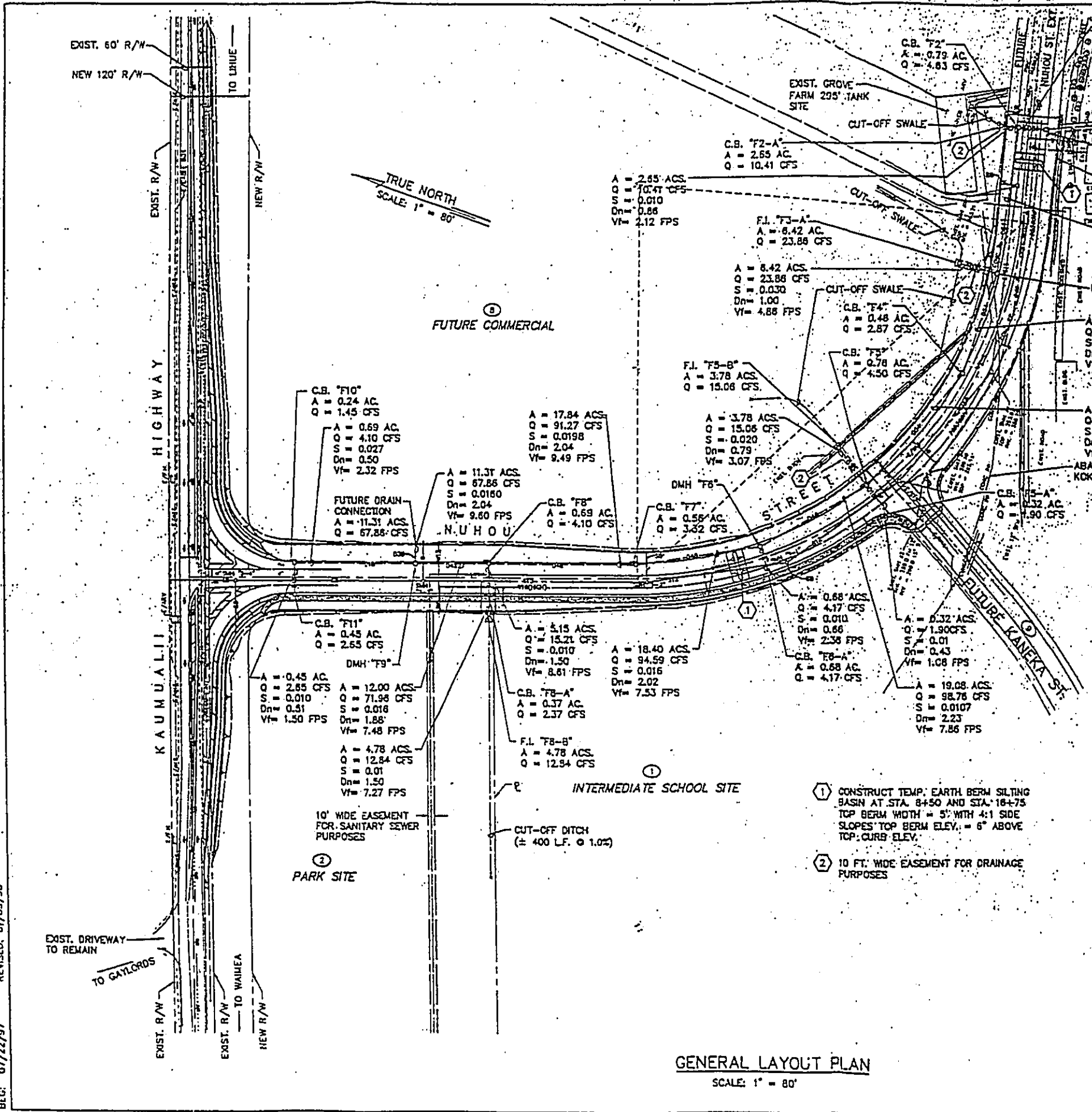
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# CORRECTION

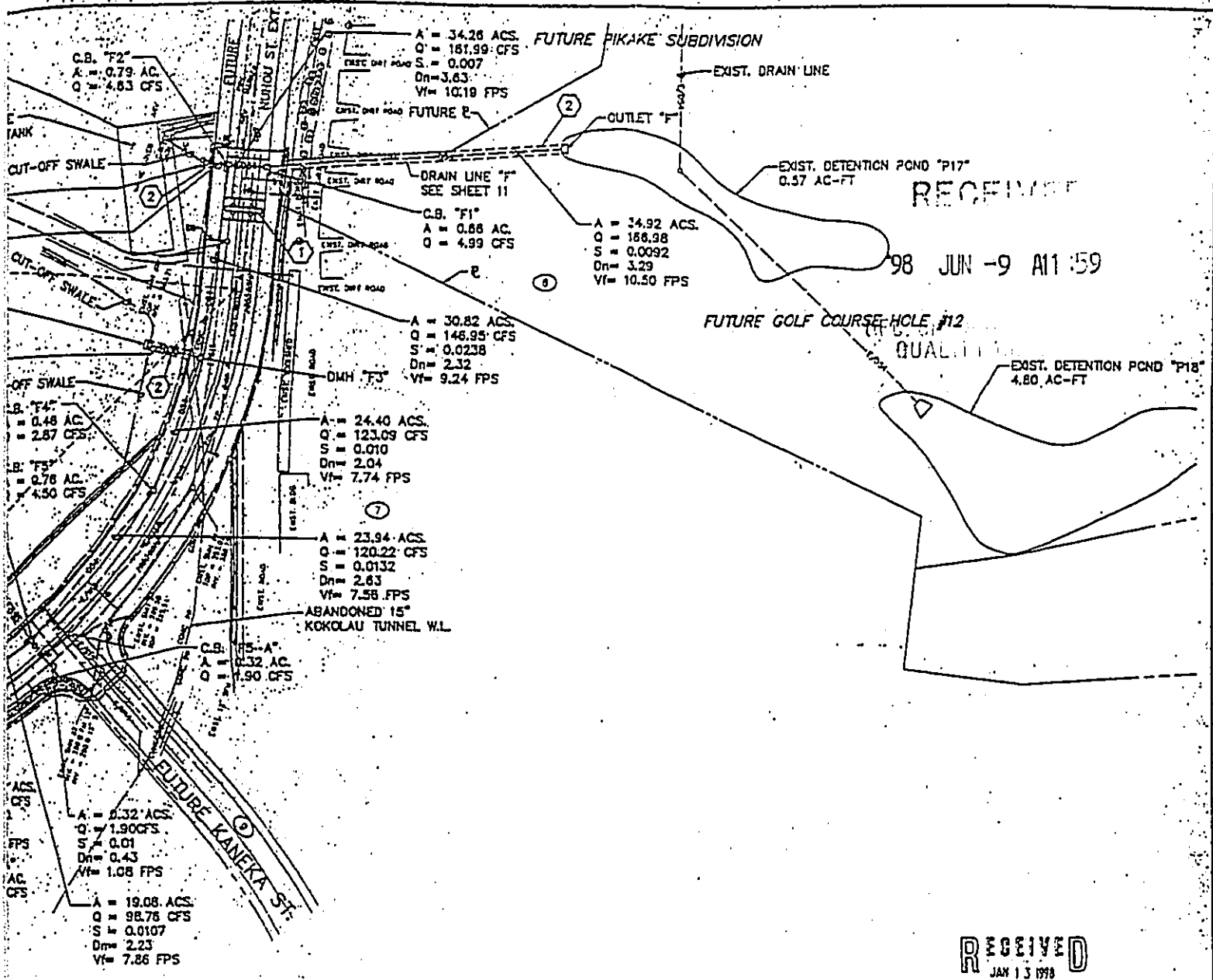
THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING





FILE: CF944B31  
SCALE: 1" = 80'  
BEG: 07/22/97

PM: IISM  
OPR: RCO, RUK, SAJ, CKH, NSM  
REVISED: 01/03/98



CONSTRUCT TEMP. EARTH BERM SILTING BASIN AT STA. 8+50 AND STA. 18+75  
 CP BERM WIDTH = 5' WITH 4:1 SIDE SLOPES  
 TOP BERM ELEV. = 6" ABOVE CP CURB ELEV.

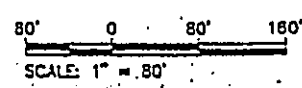
10 FT. WIDE EASEMENT FOR DRAINAGE PURPOSES

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 JAN 13 1998  
 STANLEY TIA & ASSOC., INC.

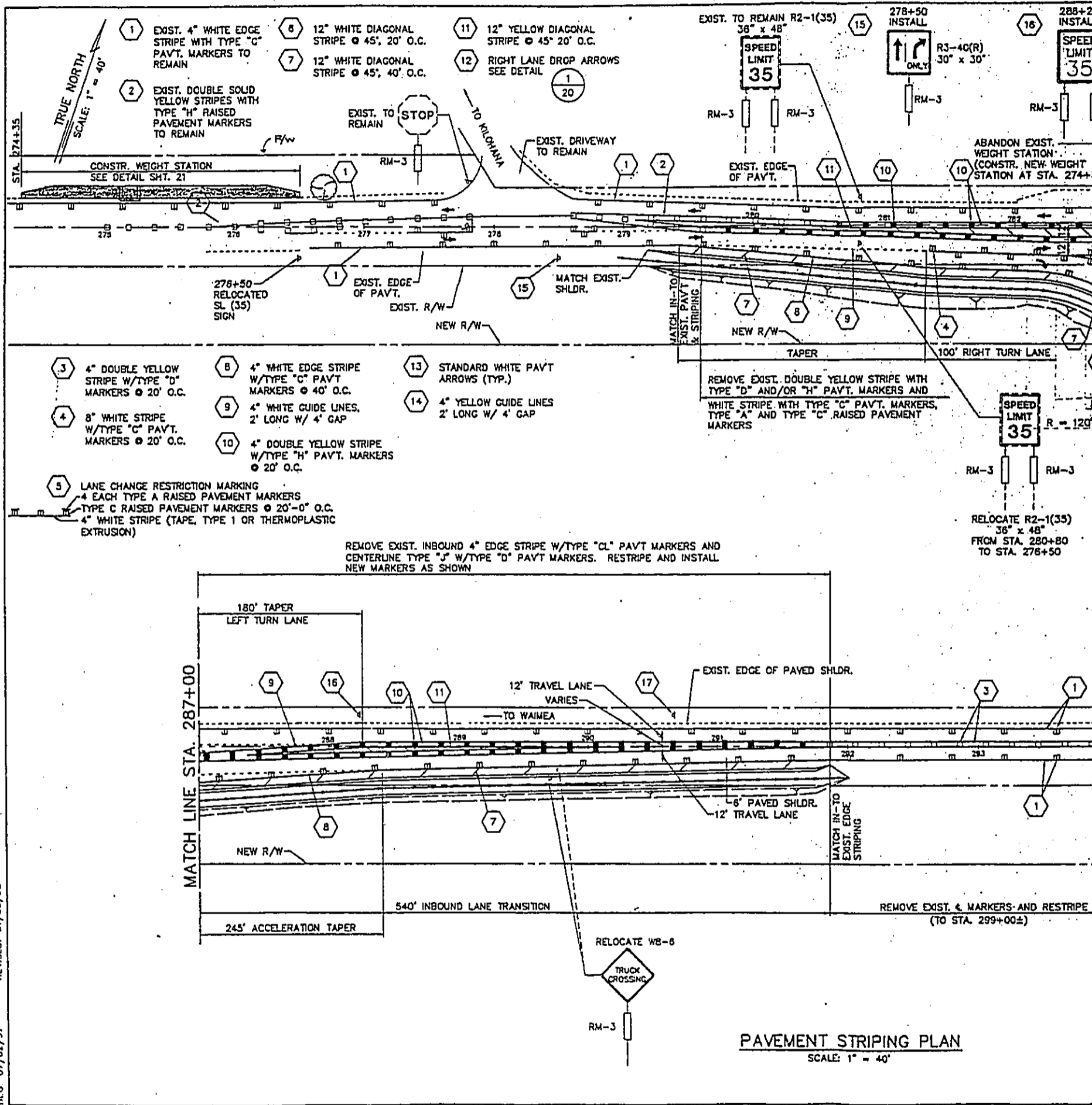


REVIEW DATE	DESCRIPTION	MADE BY	APPROVED
	AKINAKA & ASSOCIATES, LTD. CONSULTING ENGINEERS		
GROVE FARM PROPERTIES, INC. NUHOU STREET AND KAUMUALII HIGHWAY IMPROVEMENTS LURIE PLANA, KAAHALAWAI TAX MAP KEY: 3-3-03-1			
<b>GENERAL LAYOUT PLAN</b>			
APPROVED:			
COUNTY ENGINEER, DISTRICT OF KAUAI			DATE
DESIGNED & DRAWN BY: [Signature]			DATE



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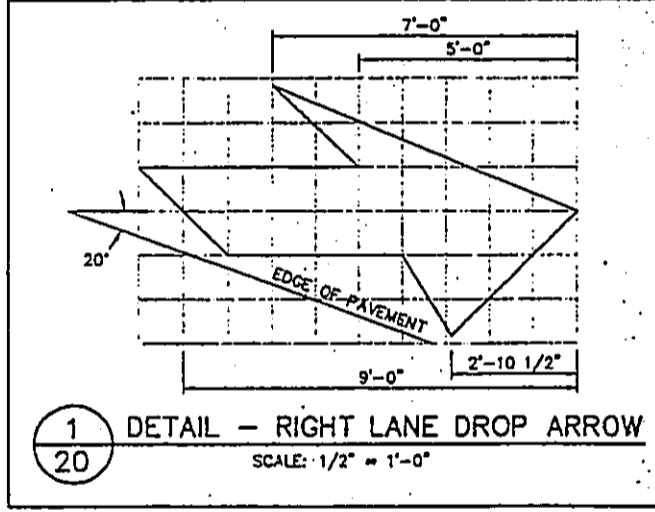
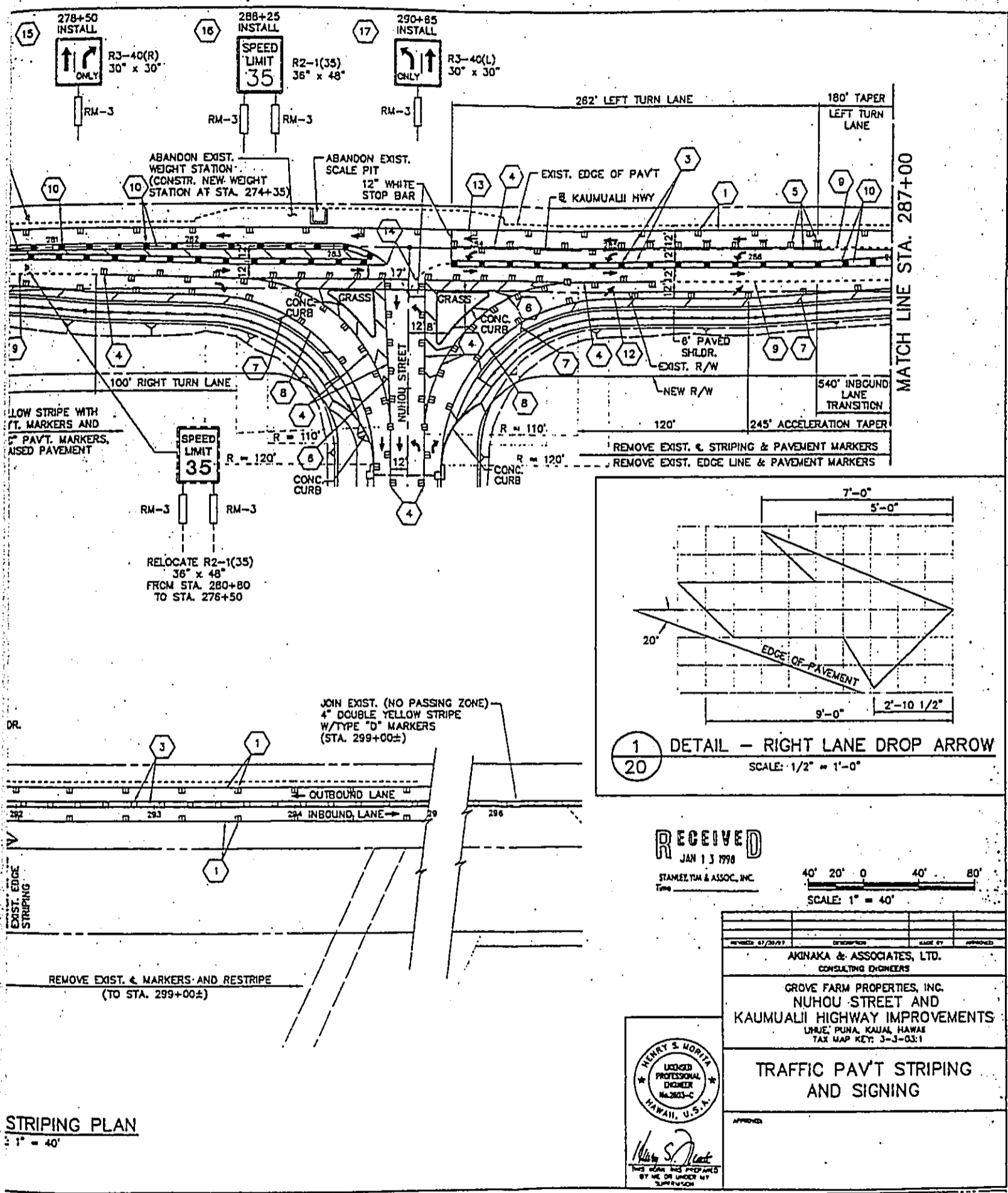
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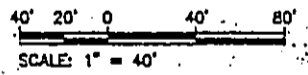
19  
 PWA: HSM  
 OPR: MMSM, SAI, CKM, RMK  
 REVISED: 01/03/98

FILE: GF944B19  
 SCALE: 1"=40'  
 REG: 07/02/97

**PAVEMENT STRIPING PLAN**  
 SCALE: 1" = 40'



**RECEIVED**  
 JAN 13 1998  
 STAMET, TIA & ASSOC., INC.  
 TIME



REVISED 07/20/97	DESIGNED BY	DRAWN BY	APPROVED
AKINAKA & ASSOCIATES, LTD. CONSULTING ENGINEERS			
GROVE FARM PROPERTIES, INC. NUHOU STREET AND KAUMUALII HIGHWAY IMPROVEMENTS UHUE, PUNA, KAUAI, HAWAII TAX MAP KEY: J-3-03:1			
<b>TRAFFIC PAVT STRIPING AND SIGNING</b>			
APPROVED			

**HENRY S. MORIE**  
 LICENSED PROFESSIONAL ENGINEER  
 No. 2603-C  
 HAWAII, U.S.A.

*Henry S. Morie*

THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION

**STRIPING PLAN**  
 1" = 40'





# **APPENDIX E**

**GROVE FARM PROPERTIES, INCORPORATED**

**JANUARY 12, 1998 LETTER**

SENT BY:DAGS

1-14-98 : 3:21PM : PLANNING BRANCH+ 808 533 6127:2

01/13 '98 14:28

ID:GROVE FARM COMPANY

FX:808-246-9470

PAGE 2

SENT BY:DAGS

1-14-98 : 3:21PM :

PLANNING BRANCH-

808 533 6127:3

01/13 '98 14:28

ID:GROVE FARM COMPANY

FX:808-246-9470

PAGE 3

## Grove Farm Properties, Inc.

2.1

January 12, 1998

Mr. Sam Catejo  
Comptroller  
Department of Accounting and General Services  
State of Hawaii  
1181 Punchbowl Street  
Honolulu, HI 96813

Attention: Mr. Ralph Morita

Dear Mr. Catejo:

Subject: New Kaula Intermediate School  
Lihue-Puhi Kaula

**RECEIVED**  
JAN 14 1998

STANLEY YIM & ASSOC., INC.

Title

Per your recent inquiry, following is a brief update of progress for the subject project.

### INFRASTRUCTURE

#### 1. Nuhou Street-Kaumualii Highway Improvements

Preliminary construction plans for the necessary roadway improvements, which include construction of the portion of Nuhou Street accessing the school site, widening of Kaunua Highway, signization at the Nuhou-Kaumualii intersection and installation of underground utilities were distributed to prospective bidders in December. Final details of the plans are being resolved with the State Dept. of Transportation, with final approval expected shortly. Formal bid documents will be distributed the week of January 12, 1998 with bid opening expected on January 22, 1998. Award of contract and notice to proceed to the successful bidder will depend on timing of closing of sale for this 4.27-acre parcel.

#### 2. Water

Grove Farm has allocated capacity from its Puhi Well No. 4 source to this project. The exact amount (gpm) required, based on expected enrollment, is still being determined with the Kaula Department of Water (DOW) and the Dept. of Education. Final resolution is expected in early February, at which time a "will serve" letter from DOW should be forthcoming. Water lines will be installed in the Nuhou Street right-of-way fronting the school site as part of the roadway improvement project.

#### 3. Sewer

A primary sewer transmission line, to which the school would connect, is already a subsidiary of



P O Box 2089 PUNAHU Branch, Lihue, HI 96765-7089  
Phone (808) 246-3878 FAX (808) 246-9470

located in the Kanaka Street right-of-way adjacent to the school property.

#### 4. Other utilities

All other utilities will be underground and installed in the Nuhou Street right-of-way as part of the roadway improvement project.

### SUBDIVISION

Final Subdivision of the school parcel, which would allow conveyance to the State, is expected to occur in late March, assuming timely review and approvals by agencies. Grove Farm is currently working on meeting all requirements of the various permits. No major problems are anticipated. The primary condition to be met is the Nuhou-Kaumualii roadway improvements. A phase I environmental survey will be conducted prior to and within 30 days of conveyance.

### ESCROW

Instructions to open escrow have been given to Title Guaranty Escrow Services, Lihue Branch. We will inform DLNR (Tom Wong) as soon as an escrow account for this transaction is opened so that funds can be deposited. A preliminary title report has been forwarded to Tom, as well as to Grove Farm's legal consultant, Case Bigelow and Lombardi, for deed preparation.

In summary, no major problems that would cause significant delays in getting the infrastructure installed are anticipated at this time. If all goes well, we expect that notice to proceed to begin construction can be given in April, with completion of construction of roadway improvements by November, 1998. Since Grove Farm will use the revenues received from the school site transaction to fund the roadway improvements, construction cannot occur until Final Subdivision and conveyance are completed. To the extent that timely government review, approval and action are needed to effect a timely conveyance, we look for your help if necessary in focusing efforts in getting this done.

We will keep you apprised of any difficulties that may affect this schedule. Please feel free to contact us if there are any questions.

Sincerely,

GROVE FARM PROPERTIES, INC.

Michael H. Furukawa  
Vice President and Project Manager

C: Tom Wong, DLNR

Appendix F

Page 1 of 1

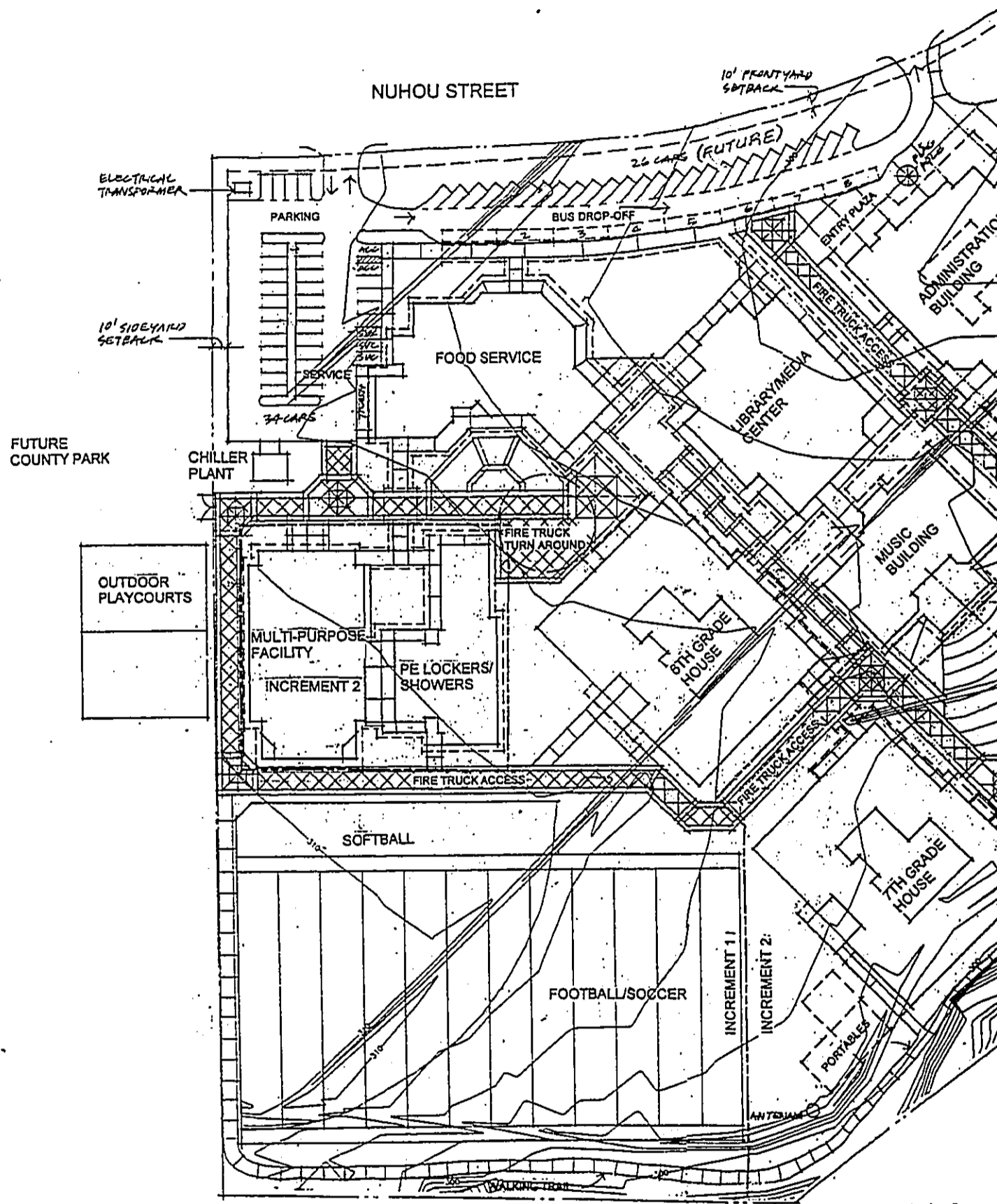


# **APPENDIX F**

**KAUAI INTERMEDIATE SCHOOL**

**SITE PLAN AND RENDERING**

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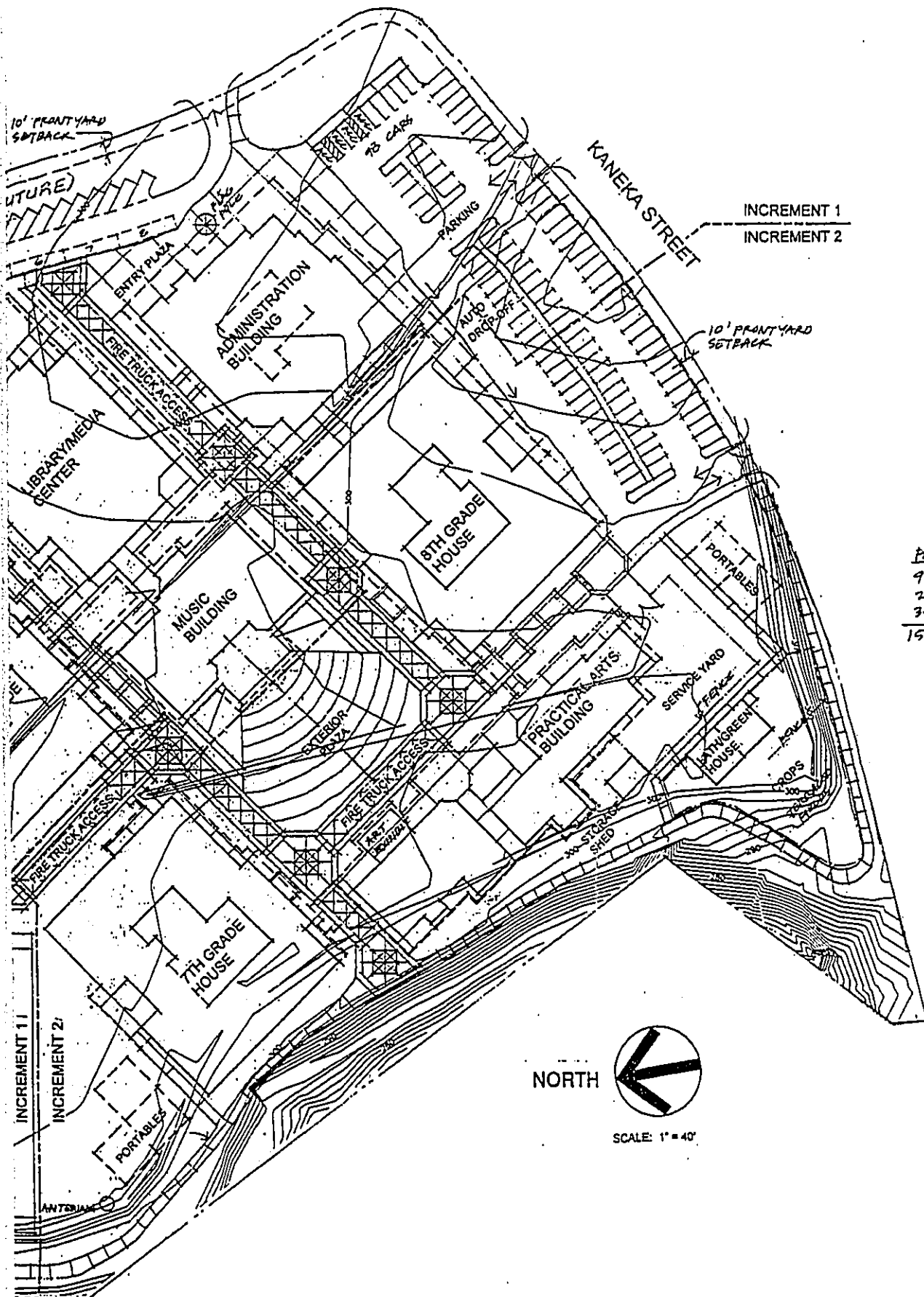
Design Facilitation - Schematic Design

SITE PLAN

2.0

KAUAI INTERMEDIA

Appendix F



INCREMENT 1  
INCREMENT 2

PARKING SUMMARY  
 95 KANEKA STREET  
 26 NUHOU STREET (FUTURE)  
 34 FOOD SERVICE BLDG  
 156 TOTAL CARS

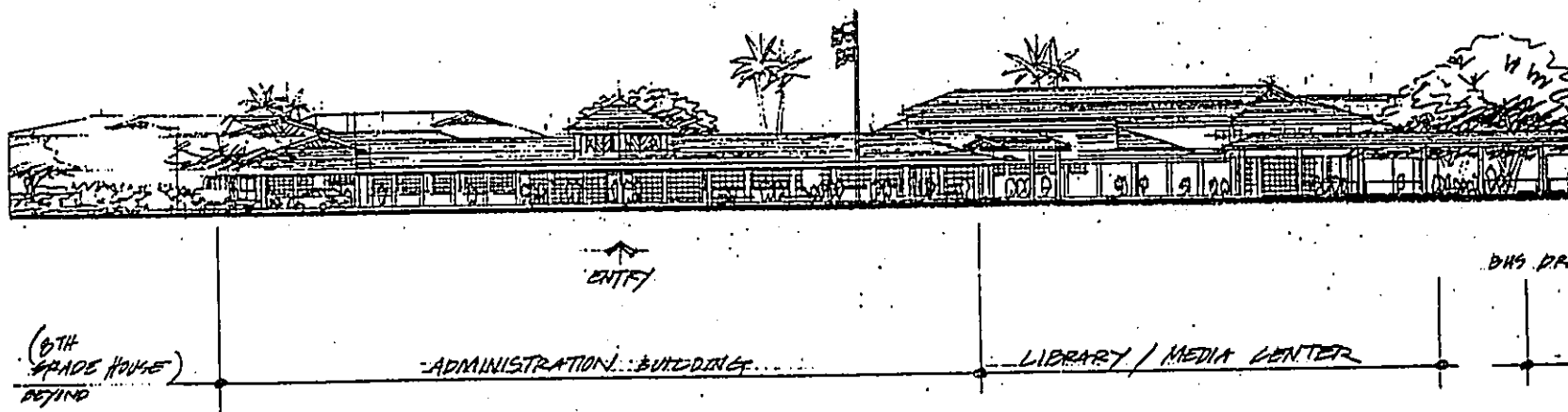


SITE PLAN

December 4, 1997

REMEDIATE SCHOOL





SCHOOL CAMPUS/  
AS VIEWED FROM NUHOU STREET

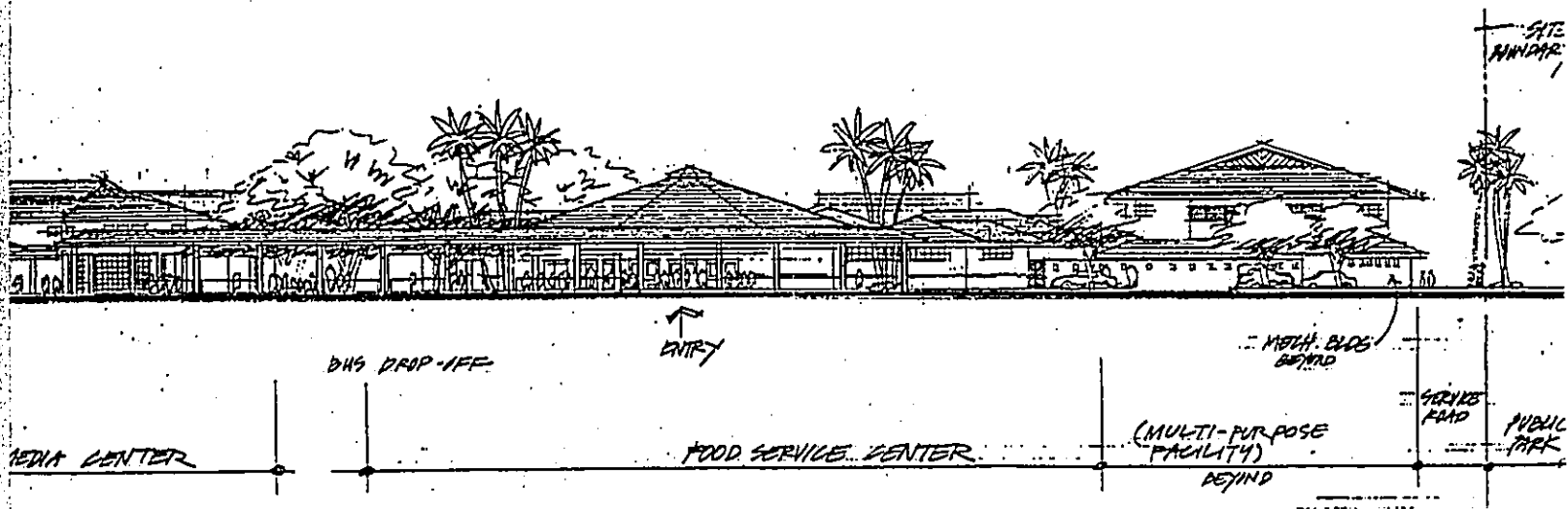
Design Facilitation - Schematic Design

SITE RENDERING

3.0

KAUAI INTERMEDIA

Appendix F



RENDERING

December 4, 1997

IMMEDIATE SCHOOL

Mittranga & Associates, Inc. 

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**APPENDIX G**

**GROVE FARM PROPERTIES, INCORPORATED**

**1997 ANNUAL REPORT**

# Grove Farm Properties, Inc.

June 28, 1997

Ms. Esther Ueda, Executive Officer  
State of Hawaii  
Land Use Commission  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, HI 96813

Dear Ms. Ueda:

Re: 1997 Annual Report for  
LUC Docket No. A89-636  
Grove Farm Properties, Inc.  
Lihue/Puhi, Kauai, Hawaii

In compliance with Condition # 13 of the referenced Land Use Commission's Decision and Order dated June 30, 1989, we submit one original and fifteen copies of this annual report, due on the anniversary date of the project's approval.

Subsequent to the State Land Use Commission's decision on June 15, 1989, which granted re-districing of 480 acres (Increment I) in the Lihue/Puhi Project District, several milestones have been reached regarding land use, as noted below.

- 12/14/89 Kauai County Planning Commission Approved Zoning for Increment I
- 02/28/90 Kauai County Council Approved Zoning for Increment I
- 03/13/90 Mayor signed bill for Ordinance PM-206-90 Approving Zoning for Increment I
- 06/09/94 Land Use Commission D&O Approving Parcel 12 and Including in Increment I
- 09/14/94 Land Use Commission D&O A-93-697 Approving 34-ac. Golf Course Relocation
- 10/06/94 Mayor signed bill for Ordinance PM-296-94 Approving 34-ac. Golf Course Relocation
- 02/23/95 Kauai County Planning Commission Approved Zoning for Parcel 4 of L/P Master Plan
- 03/22/95 Kauai County Council Approved Amendment to Housing Condition of Ord. PM-206-90
- 03/24/95 Mayor signed bill for Ordinance PM-306-95 Approving Amendment to Housing Condition
- 04/26/95 Kauai County Council Approved Zoning for Parcel 4
- 04/27/95 Mayor signed bill for Ordinance PM-309-95 Approving Zoning for Parcel 4
- 10/20/95 Land Use Commission D&O Granted Clarifying Area of Increments I & II
- 12/20/95 Land Use Commission D&O Approving Increment II of Lihue/Puhi Project
- 02/22/96 Kauai County Planning Commission Approved Zoning for Increment II
- 04/24/96 Kauai County Council Approved Zoning for Increment II

A subsidiary of



P.O. Box 2069, Puhi Rural Branch, Lihue, Hawaii 96766-7069  
Phone (808) 245-3678 FAX (808) 246-9470

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Appendix G

- 05/01/96 Mayor signed bill for Ordinance PM-325-96 Approving Zoning for Increment II
- 02/22/96 Kauai County Planning Commission Approved Housekeeping Land Use GP & Zoning
- 06/10/96 Kauai County Council Approved Housekeeping Land Use, GP & Zoning Amendment
- 06/13/96 Mayor signed bill for Ordinance PM-328-97 Approving Housekeeping Land Use
- Mayor signed bill for Ordinance PM-329-97 Approving Housekeeping GPA
- Mayor signed bill for Ordinance PM-330-97 Approving Housekeeping Zoning

The following represents a condition-by-condition review. The condition is noted in bold type, with our response in italic below.

1. In connection with any application for Zoning Application or Special Permit for any portion of the property, Petitioner shall prepare a report to the appropriate agency addressing the following areas of concern:
  - a. The availability of public services and facilities such as schools, sewers, parks, water, sanitation, drainage, road, refuse collection and disposal, police, and fire protection, the adequacy thereof, and an assessment as to whether the anticipated density and uses to which the Property will be put would unreasonably burden State or County agencies; and how the Petitioner intends to aid in the resolution of any identified inadequate facilities or services;
  - b. A detailed drainage analysis of the Property, including an assessment of the downstream impacts which would result upon approval of the Petitioner's application and the mitigative measures proposed with respect to all such impacts;
  - c. A description and analysis of how the Petitioner proposes to provide its requested development with sewage and wastewater treatment and disposal;
  - d. A description of the Petitioner's proposed development schedule of all the land uses proposed and phasing development, which development schedule shall also include and address development of the Project's interior roadway system.

In connection with the Petitioner's zoning application to the County, studies and reports were submitted to and accepted by the County satisfying conditions 1.a, 1.b, 1.c, and 1.d. Specific responses to your letter of 7/25/90 to Grove Farm regarding possible impacts on public services and facilities were contained in our 10/9/90 letter to you. They are reiterated and updated here:

- Condition 1.a.
1. **Schools** - After discussions with the Department of Education, a 10-acre school site had been selected and incorporated into the plan. A minimum 5-acre park was planned immediately adjacent to the school site. Subsequently, as one of the conditions of approval for our Increment II Zoning (Ord. PM-325-96 condition #3), the area for a school site was increased to 14.5 acres and park site increased to 7 acres. Tentative subdivision application for the school/park site was submitted to the County Planning Department for approval on April 3, 1997 and Tentative Approval was granted on June 12, 1997. Final area for the school site is 14.276 acres. Grove Farm is currently working with the State on the details of the acquisition of the additional 4.276 acres by the State.
  2. **Sewers** - The County has approved our private sewerage concept. The State Department of Health has approved our Wastewater Treatment Plant (WWTP)

design. The first increment of the plant, having a capacity of one MGD, has been constructed and is in operation. The plant currently services the following areas of the Lihue/Puhi Master Plan Puako subdivision: Kukui Grove Shopping Center Expansion Area, Hokulei Estates and Halelan Villages. Other non-Project areas being served by the plant include Kukui Grove Shopping Center, Kukui Grove Village, Kukui Grove Village West and Puhi Industrial Park. The preliminary infrastructure (basins and conduit) for the remaining phases of the WWTP have been constructed. Further improvements, including lining of the treatment basins, installation of aeration equipment, grading and clarifiers, will be constructed as necessary to meet future demands.

3. Parks - A total of 7.0 acres had been designated for County park, including the 5.0 acres mentioned in 1 above, and 2.0 acres within the affordable housing project. As noted in #1 above, the total requirement was amended to 9.0 acres since the 5.0-acre site adjacent to the school site was increased to 7.0 acres. This may continue to be adjusted to meet requirements, based on the County's Park Ordinance and actual uses put in place.

4. Water - Our Water Master Plan was approved by the County on 5/4/92; the First Amendment to the Water Master Plan was approved on 7/16/93. We continue engineering design and construction for water sources. Two (2) water wells have been developed in conjunction with the Project; one well is currently undergoing pump testing to determine final yield and the other is in the preliminary stages of pump testing after being deepened from its original depth. In addition, two (2) one-million gallon water tanks and associated transmission lines to connect the facilities to the County water system have been constructed and dedicated to the County.

5. Drainage - Please see Condition 1.b. discussion below.

6. Roads - We continue with engineering design for roadways. Construction of Pkake Street and Nuhou Road Phase I have been completed, along with all of the Puako subdivision. Design and construction plans for other areas will be undertaken as market demands dictate. Improvements to Nuhou Road, together with intersection improvements at Kaunua Highway in the vicinity of the new school are now being planned, in conjunction with the development timetable for the school. The planning is being coordinated with the State Highways Division and the County DPW.

7. Refuse Collection/Disposal - We have fulfilled this requirement of the County of Kauai regarding our participation in solid waste disposal, by paying the County \$177,600.39 for our share of the construction costs of the Lihue Refuse Transfer Station.

8. Police/Fire - No special requirements or conditions have been imposed; the project is included in the County's future growth projections.

Condition 1.b.

Drainage - The overall drainage strategy agreed to with the Dept. of Public Works is to control storm water within the project by way of detention basins, primarily contained within the golf course area. Our drainage master plan has been completed and was submitted for County review 4/9/92. The County approved the plan on 6/4/92. Individual project drainage reports, which support the principles of the overall drainage master plan, continue to be prepared, reviewed and approved by the County as development progresses throughout the Lihue/Puhi Project. In addition, the County has required that should there be changes to

the development plan, that modifications to the drainage master plan be submitted for their approval.

Condition 1.c

Wastewater - We received approval from the State Health Department and County to construct a wastewater treatment plant (WWTP) on a 13.8 acre parcel. The area is somewhat larger than originally anticipated because the consultants have recommended a lagoon system and the larger site has sufficient area to accommodate some non-project flows, as requested by the County. The system is designed and sized to handle the entire project incrementally. Treated effluent will be recycled to irrigate the golf course and agricultural lands. The wastewater treatment facility project was approved by the County Planning Commission on 5/23/91 under Special Permit SP-91-9. Use Permit U-91-25 and Class IV Zoning Permit Z-IV-91-33. A project-wide sewerage master plan was submitted to the County on 5/7/92. As stated above, the first increment of the WWTP is complete and is in operation.

The eastern portion of the WWTP site was not originally included in the "Urban" State Land Use District, although it was approved under the referenced permits noted above. In an effort to make the County Zoning, General Plan and State "Urban" Land Use districts reflect actual or approved uses, Grove Farm submitted a "Housekeeping" application to the County. This application changed, in part, the State Land Use designation of 10.18 acres of the eastern portion of the WWTP from "Agricultural" to "Urban", County General Plan from "Open" to "Urban Mixed Use", and County Zoning from "Agriculture" to "Open". The Kauai County Planning Commission approved this Housekeeping application on 02/22/96, followed by Kauai County Council approval on 6/10/96. The Mayor signed the bill for Ordinance Nos. PM-328-97, PM-329-97 and PM-330-97 on 6/13/96, approving the Housekeeping amendments.

All the present time plans are being drawn for the Ulu Ko sewer pump station, which will allow wastewater from the Ulu Ko subdivision to be processed by the WWTP, per the overall wastewater master plan.

Condition 1.d

Development Schedule - The development schedule and phasing plan were transmitted to you as an enclosure to our letter of 10/9/90. Since that transmittal a major downturn in the local economy, primarily due to Hurricane Iniki, has affected the original development timetable. In addition, because of the above, the company found it necessary to restructure its loan commitments with its major creditor. The dates on the schedule should therefore be adjusted, the extent of which, however, will depend on how quickly the market rebounds. It is Grove Farm's intent to closely develop future phases of our project according to market demands. In this way upfront carrying costs can be minimized, with assurances of immediate recouping of these investments. At this time, as previously described, Grove Farm is proceeding with the subdivision for the school and park site. We are also in the process of dedicating to the County various roadway lots which were created in conjunction with previous phases of the project. These include the Pkake Street segment between Kalepa and Nuhou Streets, Nuhou Street from Pkake Street to Puako subdivision and the Puako interior roadways.



2.A. Petitioner shall provide housing opportunities for low, low-moderate and moderate income Hawaii residents by offering for sale at least thirty percent (30%) of the units at prices which families with an income range of 80 to 120 percent of Kauai County's median income can afford and thirty percent (30%) of the units which families with an income range of 120 to 140 percent of Kauai County's median income can afford. This condition may be fulfilled through projects, under such terms as may be mutually agreeable, between Petitioner and the Housing Finance and Development Corporation of the State, or other appropriate governmental agency.

This condition may also be fulfilled, with the approval of the Housing Finance and Development Corporation, through the construction of rental units to be made available at rents which families in the specified income ranges can afford.

B. The affordable housing requirements may also be satisfied in a manner that meets with the approval of the County of Kauai and the State Housing Finance and Development Corporation. Said requirements shall take into consideration affordable on-site (with the subject petition area) or off-site housing units or cash payments that satisfy the then current housing needs, or other necessary or desirable community facilities.

Based on a project density of 1,690 units, affordable housing requirements total 60 percent, or 1,014 units. Grove Farm has entered into an agreement with Schuler Homes, Inc. to assist us in meeting the above requirements for providing affordable housing. The Schuler projects consist of single and multi-family dwellings. The Hokuler Estates project consists of 209 single family units targeted at the 120 to 140 percent group, all of which have been sold. For this, Grove Farm received a total of 422.77 credits towards fulfilling its affordable housing requirements. Halelani Villages is a phased 504-unit multi-family project which is targeted to the 80 to 120 percent group. (Please note that County approvals and project fine-tuning have resulted in numbers slightly different from those discussed in earlier annual reports). As of this writing, 230 units, representing 252.72 credits, have been sold in Halelani Villages. By way of a letter dated November 22, 1994 from HFDC to Grove Farm (copy to Land Use Commission), HFDC confirmed the methodology by which we calculated the above affordable housing credits. Thus, to date, Grove Farm has earned a total of 675.49 of the required 1,014 affordable housing credits.

By way of PM-306-95, enacted on 03/24/95, an amendment was made to allow the 20 self-help units required in PM-206-90 to be built by Schuler and sold to the below 80 percent target group. This requirement has been fulfilled and the credits included in the above figures.

Additional multi-family projects to complete our requirements will be constructed based on market demand and infrastructure installation. At this time, approvals have also been received for a 132-unit single family detached cluster housing project in the Puhi area which may be used to satisfy part of the Project's affordable housing requirements. On 11/25/94, the State Land Use District Boundary, County General Plan and Zoning amendments (Ordinance Nos. PM-301-94, PM-302-94 & PM-303-94, respectively) for this project were signed by the Mayor. The Project Development Use Permit, U-95-14 and Class IV Zoning Permit, Z-IV-95-50, were approved by the Planning Commission on 08/10/95 and Tentative

U-95-14-12-1995

Subdivision approval was granted by the Planning Commission on 11/09/95. Preliminary construction plans have been developed and the developer continues to work on compliance with conditions of approval.

3. Petitioner shall coordinate with the State of Hawaii and/or County of Kauai, as appropriate, to ensure that drainage, as well as other infrastructural and service systems, are compatible and developed in a timely fashion to prevent degradation of groundwater and coastal ecosystems. Such infrastructure shall be funded by the Petitioner.

We are implementing our drainage master plan in phases with the approval of the County of Kauai. Individual project drainage reports, which are in concert with the overall drainage master plan, are submitted for the County's review and approval prior to commencement of construction and/or final subdivision approval. Thereafter, project specific County-issued grading permits ensure compliance.

4. Petitioner shall participate in or otherwise provide all additional planning studies related to the Project as required by the State Department of Transportation (DOT). Petitioner shall also participate in the funding and construction of on-site and off-site transportation improvements associated with the proposed development and in designs and schedules required, accepted and coordinated with the DOT. Petitioner shall also provide appropriate dedication of land for the widening of Kaunualii Highway fronting the proposed development and funding for project-related signalization and intersection improvements as required by the DOT.

Grove Farm funded a right-of-way study for the entire Kaunualii Highway frontage of the Project (and beyond) and is working with the DOT and Kauai Community College on its implementation. The study was submitted to DOT on 2/1/91, which has approved the concept. We have completed the required intersection improvements, including signalization, at the junction of Puhi Road and Kaunualii Highway. The schoolpark subdivision, for which we recently received Tentative Approval, contains a request from DOT Highways Division to Grove Farm for dedication of a strip of land for widening of Kaunualii Highway fronting the Project area. Grove Farm is agreeable to this dedication. Another condition of the Tentative subdivision approval is for Grove Farm to coordinate highway improvements with the State Highways Division as well as fund improvements at the new Nuhou/Kaunualii intersection, and Grove Farm will comply with this condition.

5. Petitioner shall fund and develop, as required by the County of Kauai and/or State, as appropriate, the necessary measures required to obtain adequate supplies of water. Petitioner shall also fund and develop as necessary water storage and distribution systems for the proposed development. Petitioner shall obtain such permits as may be required by the State of Hawaii relating to Petitioner's development.

We shall comply with this condition. See response 1.a.4. above.

6. Petitioner shall comply with the requirements of the County of Kauai and the Department of Health of the State of Hawaii to expand existing on-site and off-site wastewater collection, treatment, and disposal infrastructure facilities and shall

U-95-14-12-1995

include the proposed project as part of the Petitioner's master plan for a wastewater system.

See response to condition 1 c. above.

7. Petitioner shall pay its pro rata share for expansion of educational facilities by way of dedicating a site for such activities at a location within the Project area and containing an area to be mutually agreed upon by the State Department of Education, but no more than 10 acres, provided the State Department of Education elects to obtain such a site prior to the zoning of the Property.

See response 1.a 1. above.

8. Petitioner shall provide a detailed preservation plan for the two (2) identified historical sites to be prepared and submitted for review and approval by the State's Historic Sites Section and the County of Kauai's Historic Preservation Commission. These agencies shall also verify the successful execution of this plan. This plan must be executed prior to construction. Should any new historical sites be identified during project construction Petitioner shall provide a preservation or data recovery plan as required by the DLNR.

Should any archaeological resources such as artifacts, shell, bone, or charcoal deposits, human burial, rock or coral alignments, pavings or walls be encountered during the project's development, Petitioner shall immediately stop work and contact the State Historic Sites Section.

Preservation plans have been prepared for both sites. The plan for Halehaka Cemetery, dated October 1991, was approved by DLNR per their letter of 3/2/92. The plan for the Manager's House was submitted 7/23/91. DLNR commented on 9/9/91 and revisions were incorporated into a revised plan, which was approved on 8/28/92. Renovation and expansion work on the Manager's residence has been discussed with DLNR's State Historic Preservation Division. Specific plans will be submitted when complete.

9. Petitioner shall provide notification to all prospective occupants of the Property of the potential odor, noise, and dust pollution resulting from surrounding Agricultural District lands, and that the Hawaii Right-To-Farm Act, Chapter 165, HRS, limits the circumstances under which pre-existing farming activities may be deemed a nuisance.

All occupants are notified of the potential odor, noise and dust pollution by way of disclosure and covenant statements prior to sale. This notification is also included in the deed of all lots sold in the Project.

10. Petitioner shall implement appropriate mitigation measures, as recommended by the County of Kauai to limit air and water soil erosion during construction phases which could potentially impact coastal areas.

During construction activities, we will implement and adhere to all mitigation measures as

recommended by the County of Kauai. Certain grading permits have been issued by the County, which include air and water erosion mitigate measures. In addition, an overall drainage master plan for the entire Project was approved by the County on June 4, 1992, which includes mitigate measures such as retention and detention basins to prevent possible soil erosion from detrimentally impacting to coastal areas. As the project proceeds, individual drainage studies and grading permits may be required when more detailed plans are developed for individual projects, usually at the time of subdivision. These individual studies and grading plans must show that the specific phase of development contemplated is in concert with the overall drainage master plan, and these plans are reviewed and approved by the County.

11. Petitioner shall give notice to the Land Use Commission of any intent to sell, lease, assign, place in trust or otherwise voluntarily alter the ownership interest in the property prior to the development of the Property; provided, however, that entering into a joint venture for the development of portions of the affordable housing projects shall not require prior notice to the Land Use Commission.

The Land Use Commission will be given notice of any intention to alter ownership interest in the zoned property prior to development. On 5/3/90 we notified you by letter of our intent to sell a portion of the Project to James Schuler & Associates (not Schuler Homes, Inc.) for affordable housing development in accordance with the condition of approval. Grove Farm is considering sale of some large bulk parcels, and if this becomes a reality the Land Use Commission will be so notified.

12. The Commission may fully or partially release these conditions as to all or any portion of the Property upon timely motion, and upon the provision of adequate assurances of satisfaction of these conditions by the Petitioner.

No response required.

13. Petitioner shall provide annual reports to the Land Use Commission, The Office of State Planning and the County of Kauai Planning Department in connection with the status of the Project and Petitioner's progress in complying with the conditions imposed.

Petitioner is providing annual reports as stated above, this being the eighth such annual report.

14. Petitioner shall develop the property in substantial compliance with representations made to the Land Use Commission in obtaining the reclassification of the Property.

Petitioner has been and will continue to substantially comply with representations made to the Land Use Commission in development of the property. If substantial changes are contemplated we will consult with and receive necessary approvals from the Land Use Commission and the appropriate government agencies prior to implementation.

The above is our eighth annual report, due 6/30/97. We trust it meets the requirements set forth in Condition No 13 of the Decision and Order. Should you have any questions, please feel free to call

me at (808) 245-3678

Sincerely,

GROVE FARM PROPERTIES, INC.



Michael H. Furukawa  
Planning & Property Manager

cc: Office of State Planning  
Kauai County Planning Department

10/20/00 10:17 AM

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Appendix G

Page 5 of 5

**APPENDIX H**

**DEPARTMENT OF WATER SUPPLY**

**LETTER**

DEPARTMENT OF WATER

County of Kauai

"Water has no Substitute - Conserve It"

January 2, 1998

RECEIVED  
JAN 5 1997

Jason K. H. Yim, P.E.  
Stanley Yim & Associates, Inc.  
1001 Bishop Street, Suite 410  
Honolulu, HI 96813

STANLEY YIM & ASSOC., INC.  
Time \_\_\_\_\_

Dear Mr. Yim:

SUBJECT: Proposed construction of the new Kauai Intermediate School on TMK3-3-03:por. 1, Proposed Lot 1, Off Kaunualii Highway, Puhi, Kauai

This is in response to your letter dated November 12, 1997. The Department of Water's letter dated September 20, 1994, and the Department's comments regarding Grove Farm's Subdivision S-97-34 addresses two separate issues. The following are the current Department of Water's requirements for the subject project:

Any actual subdivision or development of this area will be dependent on the adequacy of the source, storage and transmission facilities existing at that time. At the present time, the proposed development is located within Grove Farm's Water Master Plan for this area, and is part of Grove Farm Company, Inc.'s proposed Subdivision S-97-34. Prior to the Department of Water recommending building permit or water meter service approval:

1. Subdivision S-97-34 has to be completed and a final subdivision approval granted by the Department of Water for said subdivision.
2. The developer must obtain approval from Grove Farm Company, Inc. that domestic and fireflow water demands are available for the proposed school project. Allotment of water to the school shall be included in and approved by the Department of Water in both of Grove Farm's reports entitled "Updated Development Schedule and Lihue/Puhi Water Source Budget" and the "Updated Development Schedule/Facilities Reserve Changes" for Grove Farm's Lihue/Puhi project area, as referenced to, by the Grove Farm Water Master Plan, as amended.
3. The developer shall prepare and receive Department of Water's approval of construction drawings for necessary water system facilities and construct said facilities. These facilities shall also include:

Phone No. (808) 245-5400 - Administration FAX No. (808) 244-4423 - Engineering/Fiscal/Shop FAX No. (808) 245-5813

Jason K. H. Yim, P.E.  
Stanley Yim & Associates, Inc.  
January 2, 1998  
RE: Proposed Construction  
Kauai Intermediate School  
Puhi, Kauai, TMK3-3-03:por. 1  
page two

- a. The domestic service connection.
- b. The fire service connection.
- c. The interior plumbing plans with the appropriate backflow preventer, if appropriate.
4. Pay the applicable charges in effect at the time of receipt. The exact amount of these charges will be determined from the approved construction drawings.

Presently, the necessary water facilities and/or requirements to allow for the development and occupancy of the new Kauai Intermediate School are being addressed by Grove Farm. Storage facilities have been provided for the proposed project. Water availability for the school site has been included in both the updated source and Facilities Reserve Charge budgets, which are being reviewed by the Department of Water. Construction drawings for the proposed subdivision have also been submitted to our Department for review.

It is recommended that you contact Grove Farm Company, Inc., to follow up on the status of the requirements of Subdivision S-97-34, that may not be addressed in this letter.

If you have any questions to this information, please call Edward Doi at 245-5417.

Sincerely,

Ernest Y. W. Lau  
Manager and Chief Engineer  
ED:ls  
C:\WY\sm.doc

Appendix H

**APPENDIX I**

**TENTATIVE SUBDIVISION APPROVAL**

MARYANNE W. KUSAKA  
MAYOR



PLANNING DEPARTMENT  
COUNTY OF KAUAI

DEE M. CROWELL  
PLANNING DIRECTOR  
IAN K. COSTA  
DEPUTY PLANNING DIRECTOR  
TELEPHONE (808) 734-4177  
FAX (808) 734-4477

Dennis M. Esaki  
Page -2-  
June 13, 1997

June 13, 1997

Dennis M. Esaki  
Esaki Surveying & Mapping, Inc.  
1610 Haleukana Street  
Lihue, Hawaii 96766

Subject: Consolidation of Lot 1518-A and Lot 1530 and  
Resubdivision of Said Consolidation into Lots 1 to 10,  
Inclusive and Designation of Easements A-1 and S-1, at  
Lihue, Puna, Kauai, Hawaii. (S-97-34, Grove Farm  
Company, Inc.)

Subject subdivision was granted TENTATIVE APPROVAL by the  
Planning Commission at their meeting held on June 12, 1997.  
Final approval will be granted subject to the following  
conditions:

1. As recommended by the Planning Department:
  - a. A preliminary title report shall be submitted to the Planning Department for review.
  - b. All existing and proposed easements, if any, shall be identified in the deed descriptions of the affected lots, draft copies of which shall be submitted to the Planning Department for review and approval.
  - c. The applicant shall submit to the Planning Department a schedule of Roadway Lot improvements for review and approval.
  - d. The applicant is subject to all applicable conditions/requirements set forth in Ordinance No. PM-325-96 prior to final subdivision approval.

- e. The applicant shall prepare and obtain construction plan approvals for necessary road, water, drainage, electrical and telephone utilities and facilities, and either construct the same or post a surety bond for completion.
2. As recommended by the Department of Public Works:
    - a. The subdivider shall provide documentation verifying that the increase in storm water as a result of the subject subdivision is to be detained in detention ponds already constructed/detention basins and development construction schedules to meet commitments that increase in storm waters will be kept onsite.
    - b. A temporary turnaround is needed at the terminus of Nuhou Road and Kaneka Street, unless the streets are extended to an existing roadway.
  3. As recommended by the Department of Water:
    - a. The proposed subdivision (S-97-34) must be included and approved in both of the Department of Water's approved reports entitled, "Updated Development Schedule and Lihue/Puhi Water Source Budget" and the "Updated Development Schedule/Facilities Reserve Charges" for the Grove Farm's Lihue/Puhi project area as referenced to by the Grove Farm Water Master Plan, as amended.
    - b. The subdivider pay the Department of Water the applicable charges in effect at the time of receipt. At the present time, this charge includes the Facilities Reserve Charge (FRC) of one lot @ \$2,600 per lot or \$23,400 for nine (9) lots. The FRC may be reduced up to one-third (1/3) each by the cost of a water source/storage facility.
- An additional one-third FRC waiver shall only apply to subdivided lots that are

COPY

Kapule Building • 4444 Rice Street, Suite 473 • Lihue, Kauai, Hawaii 96766  
AN EQUAL OPPORTUNITY EMPLOYER

Appendix I

Page 1 of 4

served by water service and storage facilities that are totally developed by Grove Farm for the Lihue/Puhi project area. Such reduction in FRC shall be determined by the Department of Water in accordance with its Rules and Regulations and the "Lihue/Puhi Project Water Facilities Allocation Agreement" dated January 30, 1995.

- c. Installation of service connections will not be required for Lot 1 to 10 until request for water service is made.
- d. The subdivider shall prepare and get Department of Water's approval of construction drawings for necessary water system facilities, and either construct said facilities or post a performance bond for construction. These facilities shall reflect the approved Water Master Plan for Grove Farm's Lihue/Puhi Project District. All water facilities must be completed and accepted by the Department of Water in accordance with its Rules and Regulations.
- e. The applicant shall relocate or provide a recorded water easement for the existing 15-inch waterline crossing the subject area.
- f. The subdivider shall clearly letter the following on the approved construction plans, final subdivision map and deeds:  
"Domestic water service will not be available until the required construction improvements for this subdivision are completed and accepted by the Department of Water, County of Kauai."  
The subdivider shall record this deed restriction with the Bureau of Conveyances within 90 days of final subdivision approval by the Planning Department.

4. As recommended by the State Health Department:

- a. The document proposes a consolidation of Lot 1518-A and Lot 1530 and resubdivision of said consolidation into Lots 1 to 10. The wastewater generated by the dwelling and other buildings to be constructed on the proposed lots shall be disposed of into the existing sewer system provided to service the entire Grove Farm development.
- b. The developer should have Lot 7 assessed for any environmental hazards before commencing with the development of the property. The hazards found shall be removed or treated so as not to pose a hazard to the future occupants on the Lot.
- c. A portion of Lot 7 was formerly used as a baseyard and nursery by Kauai Nursery and Landscaping. A portion of the lot is currently being used by Garden Island Disposal to clean and store their refuse containers and trucks. The former Kauai Nursery and Landscaping site have abandoned buildings, heavy equipment, automotive vehicles, and other equipments on it. The solid waste shall be properly disposed of at a permitted solid waste management facility.
- d. If the refuse disposal operation is allowed to continue on proposed Lot 7, nuisances such as flies, rodents, odors and dust from the operation may impact the occupants on the neighboring properties.
- e. All buildings, except dwelling, to be constructed on the lots shall comply with the minimum ventilation requirements of Title 11, Chapters: 11-11, "Sanitation", pertaining to natural ventilation/11-39, "Air Conditioning and Ventilating", HAR.
- f. Rodents harboring on the property will be dispersed to the surrounding areas



when the site is cleared. In accordance with Title 11, Chapter 11-26, "Vector Control", HAR, the applicant shall ascertain the presence or absence of rodents on the property. Should the presence of rodents be determined, the applicant shall eradicate the rodents prior to clearing the site.

g. The property owner/developer shall comply with the applicable requirements of Title 11, Chapter 11-46, "Community Noise Control", HAR, pertaining to construction activities and stationary sources shall be complied with. Prior to commencing with any construction activities, the developer should apply for and obtain a noise permit from the Department of Health.

h. In accordance with Title 11, Chapter 11-60.1, Air Pollution Control, Hawaii Administrative Rules, the property owner/developer shall be responsible for ensuring that effective control measures are provided to minimize or prevent any fugitive dust emission caused by the construction work from impacting the surrounding areas including the off-site roadways used to enter/exit the project. These measures include but are not limited to the use of water wagons, sprinkler systems, dust fences, etc.

i. In accordance with Title 11, Chapter 11-55, "Water Pollution Control" and Chapter 11-54, "Water Quality Standards", HAR, the property owner/developer shall be responsible for ensuring that the best management practices (BMP) to minimize or prevent the discharge of sediments, debris and other water pollutant into State waters.

j. In accordance with Title 11, Chapter 11-58.1, Solid Waste Management Control, Hawaii Administrative Rules, the property owner/developer shall be responsible for

ensuring that grub material, demolition waste and construction waste generated by the project are disposed of in a manner or at a site approved by the State Department of Health. Disposal of any of these wastes by burning is prohibited.

k. The property owner/developer shall be responsible for obtaining all applicable permits from the Department of Health including but not limited to National Pollution Discharge Elimination System (NPDES) permits for storm water, hydrostatic test and dewatering prior to commencing construction.

l. The proposed development shall be provided with potable water from an approved source.

5. As recommended by the State Highways Division:

a. "No access permitted" symbol along the Kaunuauli Highway Right-of-Way (ROW) shall be shown on the final subdivision map.\*

\* The applicant shall conform to the Planning Department's "No Direct Access" procedures.

b. The Department is requesting an extension of Lot 3 as indicated on the map (presumably that Lot 3 will be dedicated to the State for future highway widening purposes).

c. The applicant shall submit a request for an "Access Permitted" opening for the Nuhou Road connection at Kaunuauli Highway. The request shall include a map with metes and bounds for the opening a Kaunuauli Highway. This office will forward the application to the Highways Division ROW Branch in Honolulu for processing.


Dennis M. Esaki  
Page -7-  
June 13, 1997

d. Construction plans for the Nuhou Road improvements at Kaunualii Highway shall be submitted to this office for review/approval. The applicant's highway improvements shall include, but not limited to:

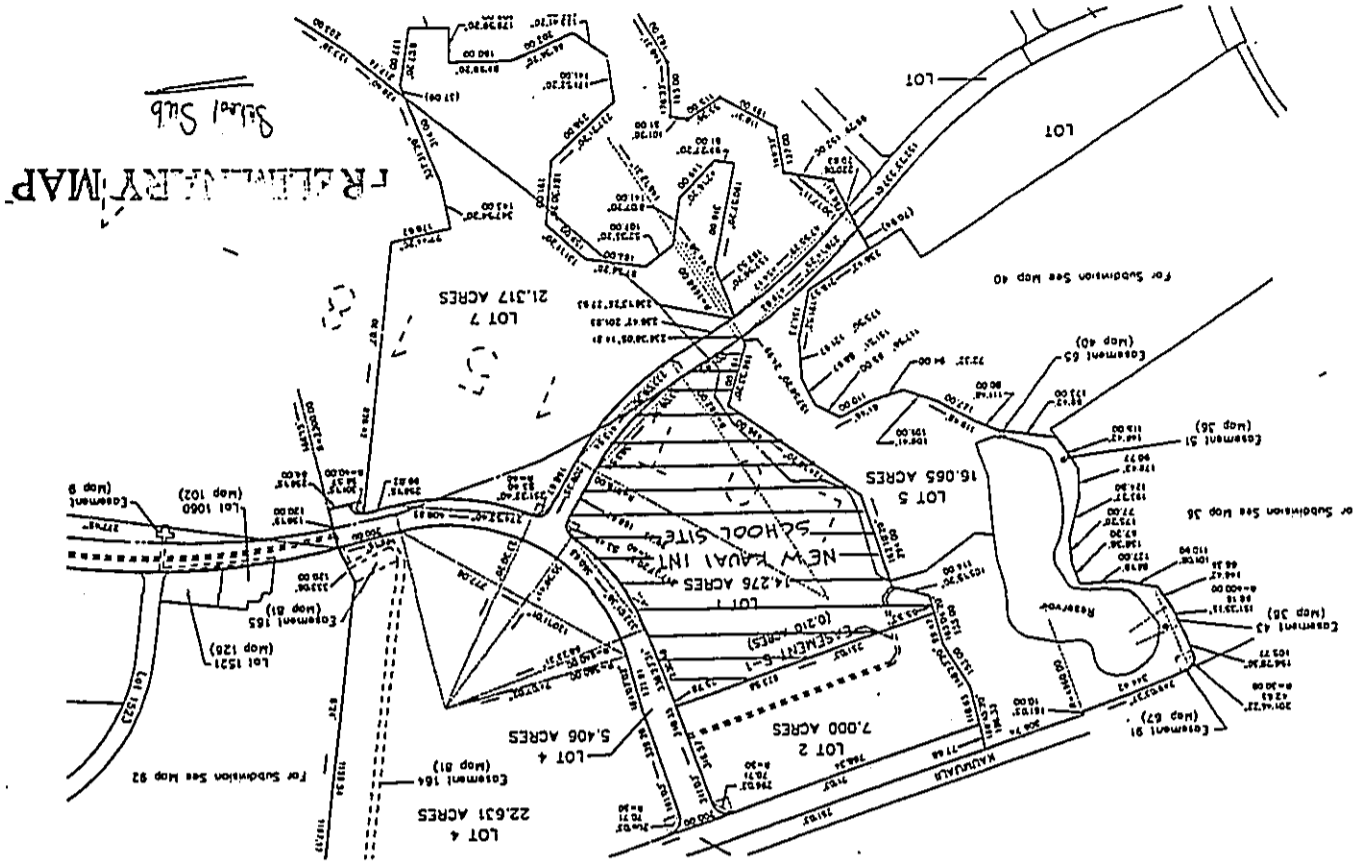
- i) Traffic signal system at Nuhou Road/Kaunualii Highway intersection;
- ii) Acceleration/deceleration lanes;
- iii) Left turn storage lanes;
- iv) Drainage improvements;
- v) Street lights;
- vi) Other roadway improvement as required; and
- vii) Design/Construction of the Nuhou Road/Kaunualii Highway intersection shall be coordinated with the State's consultant responsible for planning/design of the Kaunualii Highway Widening Project (Lihue to Maluhia Road).

6. The applicant is advised that prior to and/or during construction and use, additional conditions may be imposed by government agencies. Should this occur, the applicant shall resolve those conditions with the respective agency(ies).

You are hereby informed that the final subdivision map must be filed within one year after the tentative approval date in order to obtain final approval. If not filed, the preliminary subdivision map and construction plan, if any, shall become null and void unless an extension of time, not to exceed six months, is granted by the Planning Commission.

  
DEE M. CROWELL  
Planning Director

cc: Public Works Dept.  
Water Dept.  
Health Dept.



**APPENDIX J**

**TRAFFIC IMPACT ANALYSIS REPORT**

**FOR THE NEW**

**KAUAI INTERMEDIATE SCHOOL**

**TRAFFIC IMPACT ANALYSIS**

**NEW KAUAI INTERMEDIATE SCHOOL**  
**Puhi, Kauai, Hawaii**

*January 1998*

Prepared For:

**Stanley Yim & Associates, Inc.**

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16269A.01

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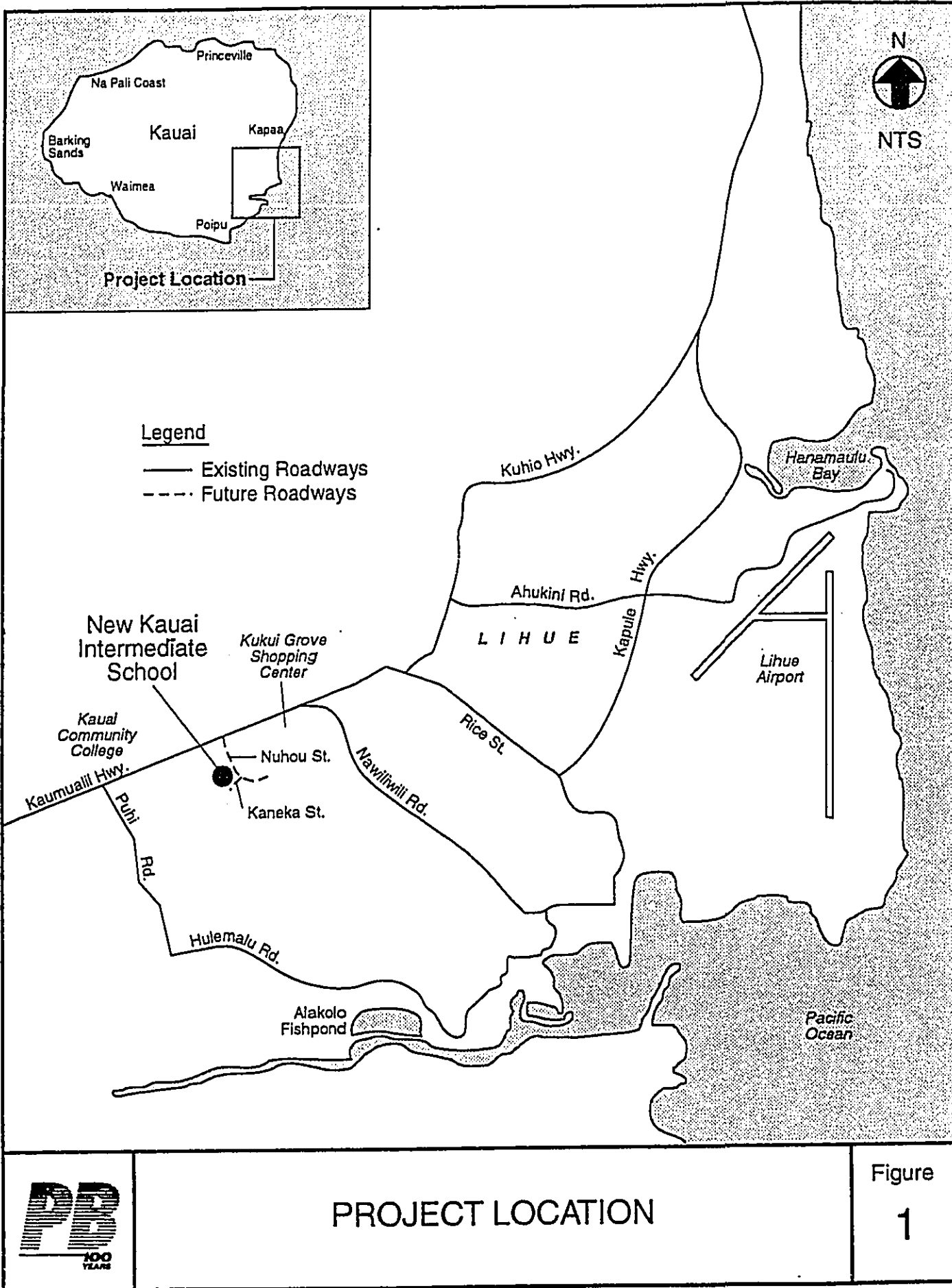
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## I. INTRODUCTION

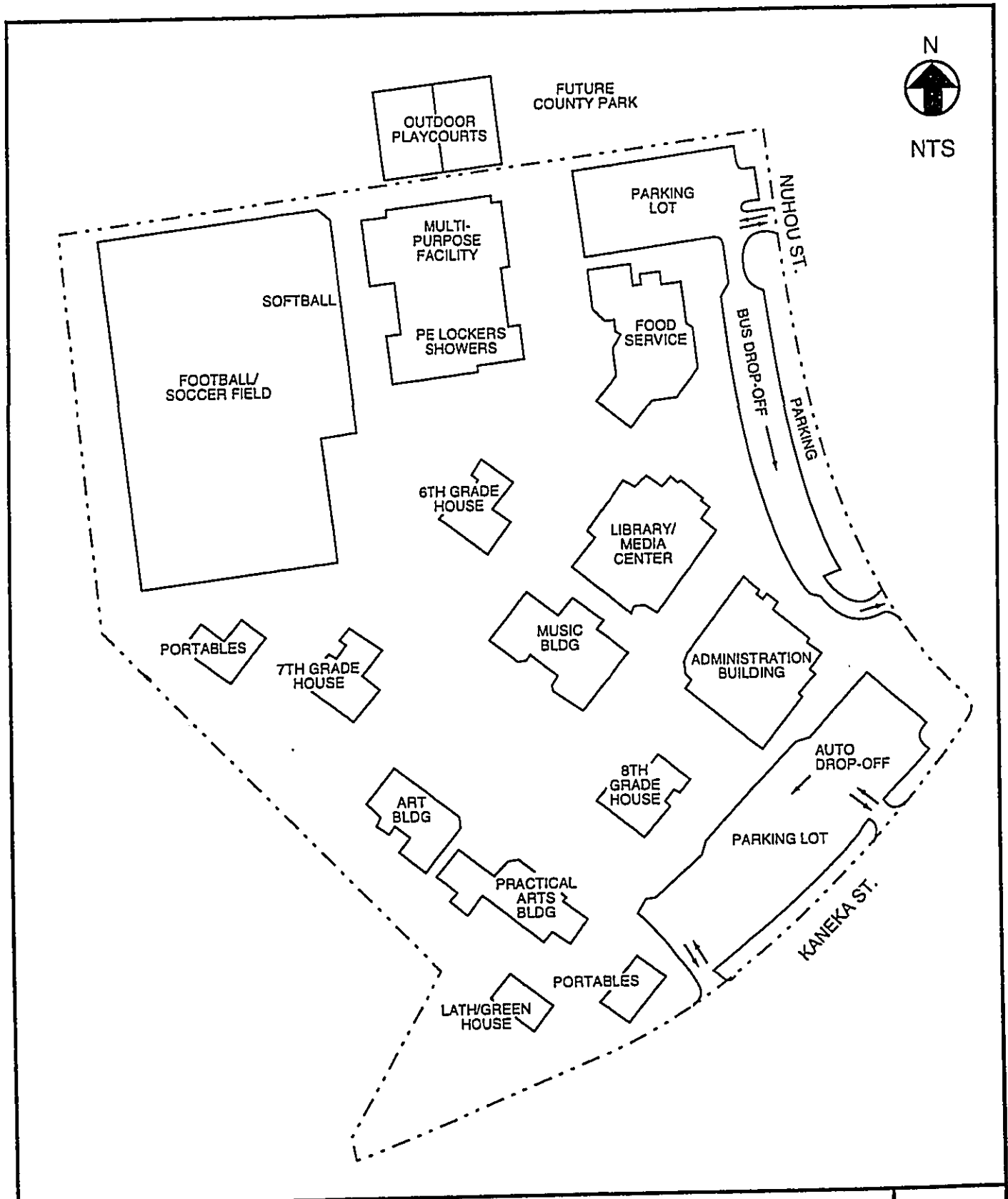
The State Department of Accounting and General Services (DAGS) is planning the development of the New Kauai Intermediate School to relieve Kauai High and Intermediate and elementary schools in the Central Complex of Puhi, Kauai. As indicated in Figure 1, the New Kauai Intermediate School will be located south of Kaumualii Highway, approximately one-half mile west of Nawiliwili Road.

Residing on approximately 14 acres of land, the school is designed to house a peak enrollment of 1430 students. This peak enrollment will be matched by approximately 100 staff members. In September 2000, the school will open to students in grade 6, and, in the Year 2001, grades 7 and 8 will be added. Ninety percent of these students are assumed to require bus transportation. Figure 2 shows the proposed site plan of the school.

As shown in Figure 2, the new school will be located at the corner of Nuhou Street and Kaneka Street. These two roadways do not currently exist, but segments of these roadways will be constructed concurrently with the school to provide access to Kaumualii Highway. These two roadways are being constructed as part of the Grove Farm development, but, at this time, the development schedule for Grove Farm indicates that these roadways will be used only by the New Kauai Intermediate School within the time frame of this traffic study. As such, Nuhou Street and Kaneka Street will not be constructed much beyond the boundaries of the school. Roadway improvements at the future intersection of Nuhou Street and Kaumualii Highway will also be constructed concurrently with the New Kauai Intermediate School as part of the Grove Farm development. The roadway improvements at this intersection assume that, within the time frame of the opening of the school, Kaumualii Highway is still a two-lane highway. It is recognized that Kaumualii Highway is planned to be widened to four lanes in the future, and provisions have been made in the intersection design to allow this widening at a future date. This intersection is also planned to be signalized within the time frame of the opening of the New Kauai Intermediate School.







	<h1>SITE PLAN</h1>	<p>Figure <b>2</b></p>
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## II. EXISTING CONDITIONS

### A. EXISTING ROADWAY SYSTEM

Kaumualii Highway is a two-lane state highway in the project vicinity. It provides the only connection between west Kauai and the remainder of the island. Approximately one-half mile west of Nawiliwili Road, the posted speed limit along Kaumualii Highway is 35 mph.

### B. EXISTING TRAFFIC CONDITIONS

Existing traffic conditions were assessed by using the Hawaii Department of Transportation-Highways Division, *Traffic Survey Data (Individual Stations)*, Island of Kauai, 1995. Station 6, Kaumualii Highway at Puhi Road and the Kauai Community College Road, was used to determine the existing traffic volumes along Kaumualii Highway as listed in Table 1.

**Table 1 Existing Year 1995 Traffic Volumes**

Direction Along Kaumualii Highway	AM Peak Hour	PM Peak Hour
East (To Lihue)	1115	815
West (To Waimea)	690	865

Source: Hawaii Department of Transportation- Highways Division, *Traffic Survey Data*, 1995  
Notes: AM Peak Hour (7:00-8:00 AM); PM Peak Hour (1:30-2:30 PM) of the proposed school

### III. YEAR 2001 WITH NEW KAUAI INTERMEDIATE SCHOOL TRAFFIC

The traffic analysis for the Year 2001 was based on the forecasting methodology of trip generation, trip distribution, and trip assignment. As a result, the turning movement volumes at the intersection of Kaumualii Highway and Nuhou Street were projected.

The projected turning movement volumes for this intersection were assumed to be exclusively generated by the New Kauai Intermediate School. As suggested by Figure 1, Nuhou Street was assumed to end just southeast of the intersection with Kaneka Street, and Kaneka Street would end just southwest of the intersection with Nuhou Street. Neither Nuhou Street nor Kaneka Street would connect to any existing street south of Kaumualii Highway during the time frame of this study. Therefore, all traffic along Nuhou Street was assumed to be associated with the school.

#### A. TRIP GENERATION

Trip generation rates documented in the Institute of Transportation Engineers (ITE) publication *Trip Generation, Fifth Edition* were used to estimate the traffic volumes generated by the New Kauai Intermediate School in the Year 2001. The trip rates for the school peak hours reflect the periods of the day when traffic entering and exiting the school will be the highest. The school peak afternoon period was assumed to occur earlier than the roadway afternoon peak; the school afternoon peak hour was assumed to be 1:30 to 2:30 PM. The morning peak hour was assumed to be the same as the roadway morning peak hour, which is 7:00 to 8:00 AM. Table 2 presents the number of vehicular trips generated in the Year 2001 assuming the peak enrollment of 1430 students and 100 staff members.

**Table 2 Trip Generation**

Landuse	Intensity	AM Trips		PM Trips	
		Enter	Exit	Enter	Exit
School (ITE 520)	1430 students	203	135	161	127

Source: Institute of Transportation Engineers (ITE), *Trip Generation, Fifth Edition*, 1991

One underlying assumption in the trips was that 90 percent of students will be bussed to school with an average bus occupancy of 50 students. It was estimated that approximately 26 bus trips will be generated during the morning and afternoon peak hours. The bus trips are included in the number of trips listed in Table 2.

#### B. TRIP DISTRIBUTION

Trip distribution is the directional distribution of the project generated traffic. The trip distribution was based on the anticipated service area of the proposed school and the

existing traffic in the area. The directional trip distribution factors assumed for this project were 40 percent west to Waimea and 60 percent east to Lihue.

### C. TRAFFIC ASSIGNMENT

To determine the Year 2001 background traffic volumes along Kaumualii Highway, an assumed annual growth rate of 2.0 percent was applied to 1995 traffic counts collected by the Hawaii Department of Transportation. Table 3 provides a summary of these projected volumes.

**Table 3 Year 2001 Background Traffic Volumes Along Kaumualii Highway**

Direction	AM Peak Hour	PM Peak Hour
Eastbound (To Lihue)	1260	920
Westbound (To Waimea)	775	975

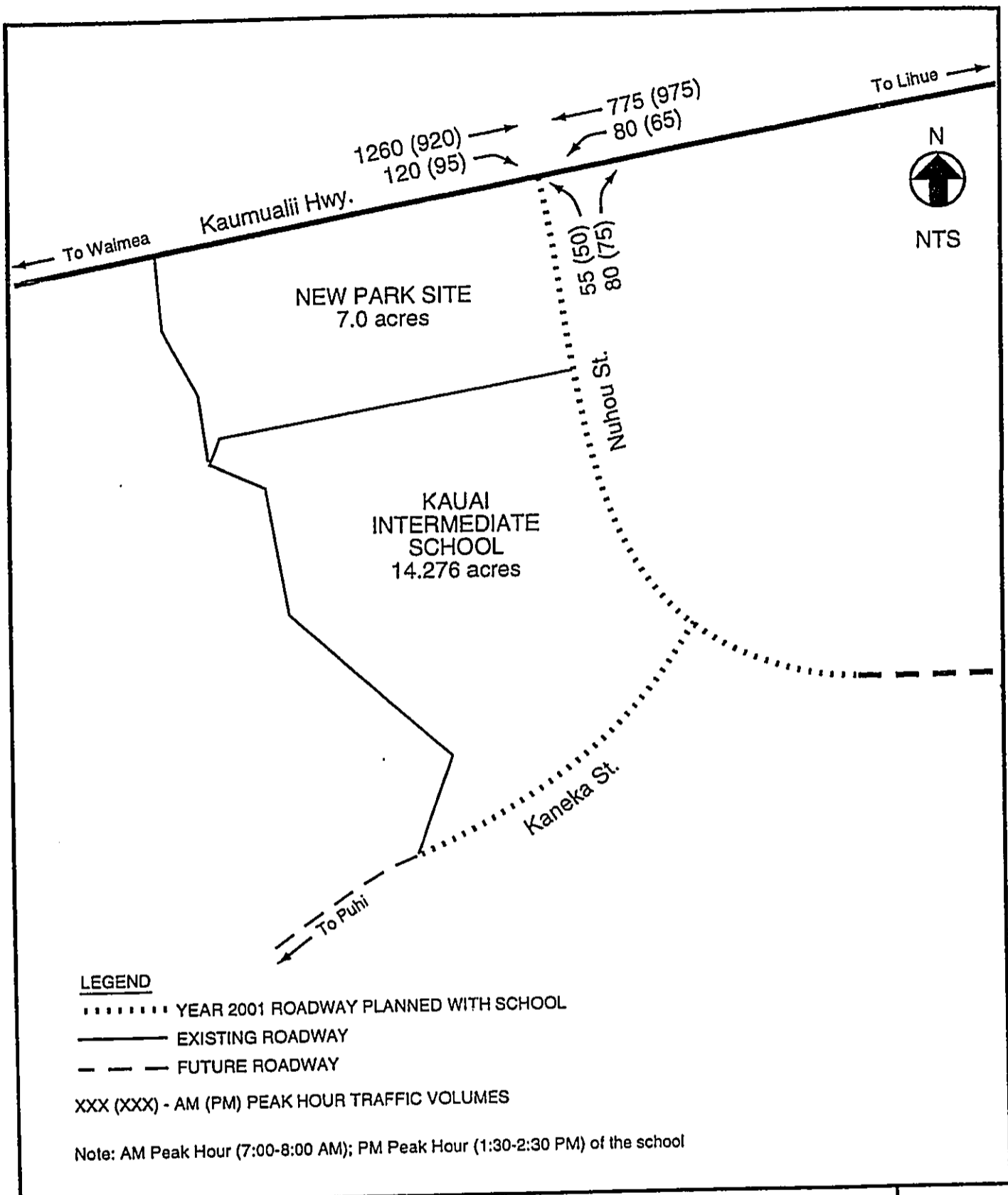
Notes: AM Peak Hour (7:00-8:00 AM); PM Peak Hour (1:30-2:30 PM) of the proposed school

Traffic generated by the New Kauai Intermediate School was assigned to the planned intersection of Nuhou Street and Kaumualii Highway using the directional distribution described previously, and then the generated traffic was added to the background traffic to obtain the total Year 2001 traffic volumes. Figure 3 presents the turning movement volumes assigned to the intersection of Kaumualii Highway and Nuhou Street. The traffic volumes shown in Figure 3 assume that Nuhou Street does not connect to any street other than Kaumualii Highway within the time frame of this study.

### D. ANALYSIS RESULTS

The intersection of Kaumualii Highway and Nuhou Street was analyzed using methods documented in the *Highway Capacity Manual* for signalized intersections. For the purposes of this study, Nuhou Street was assumed to be an operational four-lane roadway at the time of the school opening. At the intersection, westbound Kaumualii Highway and northbound Nuhou Street were assumed to have exclusive right-turn lanes, and eastbound Kaumualii Highway was assumed to have an exclusive left-turn lane. Although Kaumualii Highway is proposed to be a four-lane divided highway by the Year 2000 in the May 1997 *Kauai Long-Range Land Transportation Plan*, this study assumed that Kaumualii Highway will be a two-lane highway in the Year 2001 due to discussions with the Hawaii Department of Transportation.

Analysis results are described in levels of service (LOS). LOS is an index that measures intersection operations, and LOS values range from LOS A (little or no delay) to LOS F (congested conditions). Appendix A defines each LOS in detail. The intersection analysis of Nuhou Street and Kaumualii Highway resulted in an overall LOS B for the AM and school PM peak hours. For additional information, the intersection capacity analysis worksheets are shown in Appendix B.



	<h2>YEAR 2001 TRAFFIC VOLUMES</h2>	<p>Figure <b>3</b></p>
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The results of the traffic forecasts and analysis indicated that traffic entering and exiting the Kuamualii Highway/Nuhou Street intersection will experience little delay in the AM and PM peak traffic hours if the intersection is signalized.

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#### **IV. ASSESSMENT OF ROADWAY GEOMETRICS**

##### **A. PROPOSED DRIVEWAY LOCATIONS**

###### **1. Proposed School Driveway Along Nuhou Street**

As shown in Figure 4, there is a proposed bus drop-off on the east side of the school, parallel to Nuhou Street. The driveway for the bus drop-off is acceptably located approximately 500 feet from the intersection of Kaunualii Highway and Nuhou Street.

###### **2. Proposed School Driveways Along Kaneka Street**

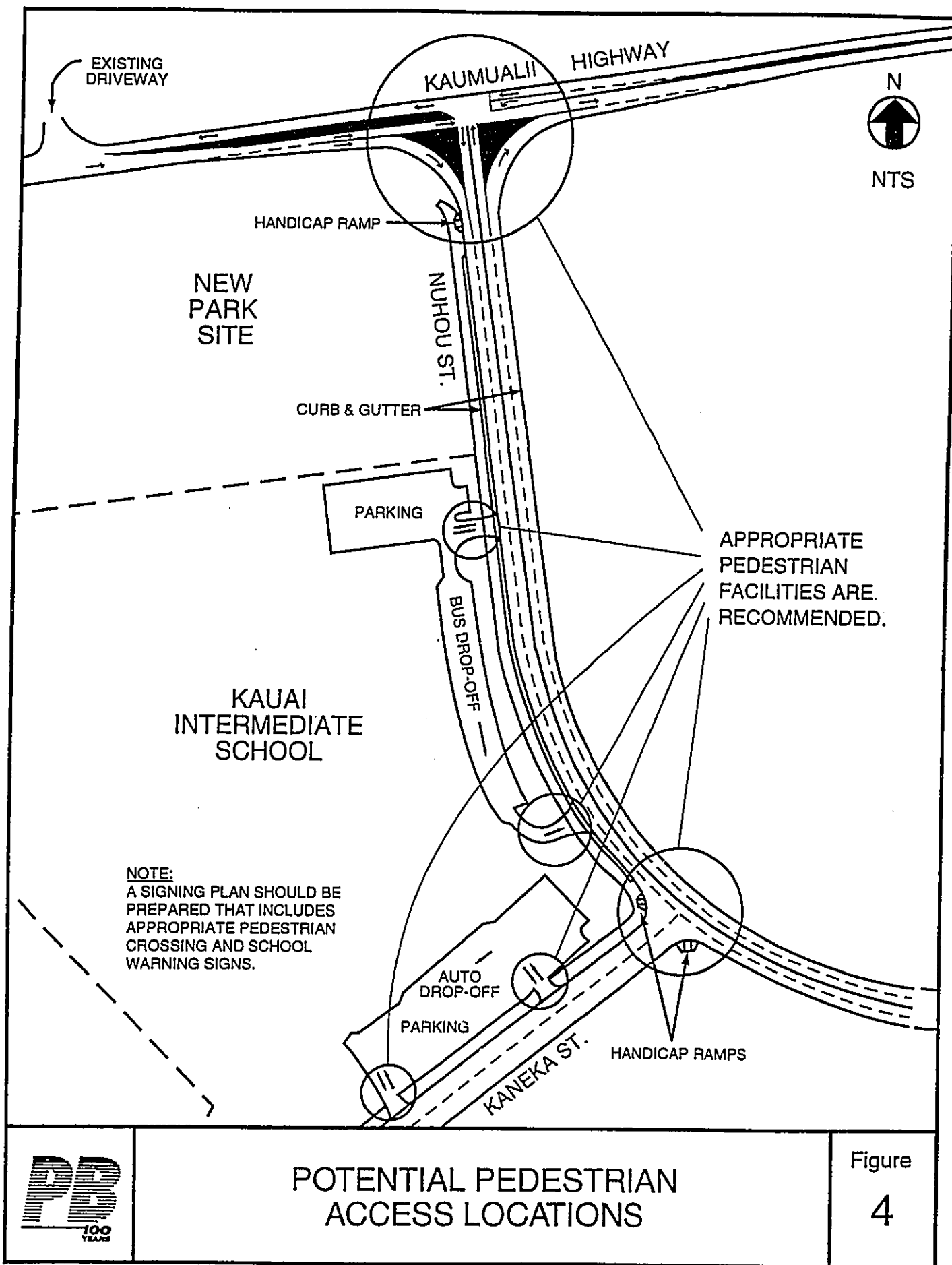
Also shown in Figure 4, there are two driveways on the south side of the school providing access to the parking lot located parallel to Kaneka Street. The first driveway from the intersection with Nuhou Street is approximately 150 feet from Nuhou Street, and the second driveway is approximately 230 feet west of the first driveway. It was judged that the driveways are adequately spaced from one another, and the driveway closest to the intersection is judged to be adequately distanced from Nuhou Street.

##### **B. NEED FOR EXCLUSIVE LEFT-TURN LANES ON NUHOU STREET**

Nuhou Street is currently proposed to be configured as a four-lane, undivided roadway. During the time frame of this traffic study, the only traffic using Nuhou Street will be associated with the New Kauai Intermediate School; therefore, this cross-section is more than adequate.

At some time in the future, however, both Nuhou Street and Kaneka Street will be connected to the secondary roadway network and will provide access and circulation for the Grove Farm development. When this occurs, the increased traffic, especially on Nuhou Street, may make exclusive left-turn lanes desirable.

To evaluate the desirability of exclusive left-turn lanes on Nuhou Street, the direction of traffic demand for the school was evaluated. The driveway to the school on Nuhou Street is expected to be used primarily by school buses. Approximately 95 percent of the projected 26 school bus trips are expected to approach the school from Kaunualii Highway. Given the small number of school buses expected to approach from the south, the two northbound lanes on Nuhou Street that would allow traffic to bypass a school bus waiting to turn into the school, and the relatively low speed operation projected for Nuhou Street, it is judged that an exclusive left-turn lane at the Nuhou Street driveway into the New Kauai Intermediate school is not necessary. Likewise, an exclusive left-turn lane for northbound Nuhou Street traffic turning into Kaneka Street is not required from the perspective of school traffic due to the relatively small proportion of school-related traffic expected to access the school from the south.





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**C. PROPOSED CONFIGURATION OF THE KAUMUALII HIGHWAY/NUHOU STREET INTERSECTION**

The Kaumualii Highway/Nuhou Street intersection improvements will be constructed concurrently with the Nuhou Street construction.

Curb return radii for the Nuhou Street leg of this intersection should be large enough to accommodate the school buses for the New Kauai Intermediate School. A suggested curb return radius is 50 feet.

Because school buses are expected to utilize this intersection, it may be desirable to conservatively design the speed change lanes located at this intersection on Kaumualii Highway. These are the left-turn lane serving westbound to southbound traffic, the right-turn deceleration lane serving eastbound to southbound traffic, and the right-turn acceleration lane serving northbound to eastbound traffic. Based on a design speed of 40 mph, the AASHTO publication entitled, *A Policy on Geometric Design of Highways and Streets* (1990), suggests that taper for speed change lanes be developed using a 15:1 taper ratio. This results in a taper length of 180 feet for a 12-foot wide speed-change lane. Deceleration length to a Stop condition is recommended to be 315 feet. Acceleration length is recommended to be 380 feet assuming a Stop condition for entry. For the left-turn lane, based on projected school traffic demand and using the Cumulative Poisson Distribution Method, a storage length of 125 feet is recommended in addition to the deceleration length for a total left-turn lane length of 440 feet.

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## **V. SUMMARY AND CONCLUSIONS**

### **A. INTERSECTION OPERATIONS**

Based on the projected peak trip generation from the New Kauai Intermediate School and the projected growth in background traffic on Kaumualii Highway, it was found that the future signalized Kaumualii Highway/Nuhou Street intersection would operate well during the AM and PM peak traffic hours of the school.

Within the time frame of this study, the only traffic on Nuhou Street and Kaneka Street will be school traffic; therefore, the driveways to the school are expected to operate well as unsignalized intersections.

### **B. PROPOSED ACCESS LOCATIONS**

The proposed driveways to the New Kauai Intermediate School on Nuhou Street are located at appropriate distances from Kaumualii Highway, and the proposed driveways on Kaneka Street are located at appropriate distances from Nuhou Street.

### **C. KAUMUALII HIGHWAY/NUHOU STREET INTERSECTION**

This new intersection on Kaumualii Highway will be channelized, providing speed change lanes for all turning movements onto and off of Kaumualii Highway. It is recommended that AASHTO *Green Book* guidelines be followed, with regard to speed change lane taper, deceleration, acceleration, and storage, at this intersection due to the projected use by school buses and by private vehicles transporting students to school. These guideline recommendations are discussed in more detail in Chapter IV of this report.

It is also expected that the Kaumualii Highway/Nuhou Street intersection will be signalized within the time frame of the opening of the New Kauai Intermediate School. Projected traffic volumes generated by the school suggest that, if Nuhou Street is properly configured, Warrant 11 - Peak Hour Volume, as defined in the *Manual on Uniform Traffic Control Devices*, could be satisfied at full buildout of the school. It is recommended that a traffic signal warrant study be conducted prior to activation of any traffic signal at this location.

### **D. ADDITIONAL OBSERVATIONS**

Pedestrian facilities are recommended in the vicinity of the New Kauai Intermediate School. Sidewalks, crosswalks, and handicap ramps at driveways and crosswalk locations need to be provided. Appropriate school zone and school crossing signs would inform and warn motorists of school pedestrian activity. Figure 4 illustrates areas of particular concern on

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Nuhou Street and Kaneka Street. Before the school and Nuhou Street are opened, it is recommended that a review of pedestrian access and roadway signing be conducted.

**E. CONCLUSION**

It is concluded that the traffic generated by the proposed New Kauai Intermediate School can be accommodated by the surrounding roadway system. Pedestrian access and roadway configuration details will be addressed as the designs for Nuhou Street, Kaneka Street, and the Kaumualii Highway/Nuhou Street intersection are finalized.

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**APPENDIX**

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## Appendix A Levels of Service Definitions

The *Highway Capacity Manual* defines six Levels of Service (LOS), labeled A through F, from best to worst conditions. Levels of Service for signalized and unsignalized intersections are defined in terms of average user delays. Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time.

For unsignalized intersections, the *Highway Capacity Manual* evaluates gaps in the major street traffic flow and calculates available gaps for left-turns across oncoming traffic and for the left and right turns onto the major roadway from the minor street.

**LEVEL-OF-SERVICE A:** Little or no delay.

**LEVEL-OF-SERVICE B:** Short traffic delays.

**LEVEL-OF-SERVICE C:** Average traffic delays.

**LEVEL-OF-SERVICE D:** Long traffic delays.

**LEVEL-OF-SERVICE E:** Very long traffic delays.

**LEVEL-OF-SERVICE F:** Demand volume exceeds capacity, resulting in extreme delays with queuing that may cause severe congestion and affect other movements at the intersection.

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**Appendix B Intersection Capacity Analysis Worksheets**

Streets: (E-W) Kaumualii Hwy (N-S) Nuhou Street  
 Analyst: AG File Name: AMPK2001.HC9  
 Area Type: Other 1-21-98 AM PK  
 Comment: New Kauai Intermediate School Year 2001

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	1	1	1	1	0	1	0	1	0	0	0
Volumes		1260	120	80	775		55		80			
PHF or PK15		0.95	0.95	0.95	0.95		0.95		0.95			
Lane W (ft)		12.0	12.0	12.0	12.0		12.0		12.0			
Grade		0			0				0			
% Heavy Veh		2	10	10	2		15		15			
Parking	N	N		N	N		N		N			
Bus Stops			0			0			0			
Con. Peds			0			0			0			
Ped Button	(Y/N)	N		(Y/N)	N		(Y/N)	N				0
Arr Type		3	3	3	3		3		3			
RTOR Vols			120			0			80			
Lost Time		3.00	3.00	3.00	3.00		3.00		3.00			
Prop. Share												
Prop. Prot.												

Phase Combination	Signal Operations							
	1	2	3	4	5	6	7	8
EB Left								
Thru		*						
Right		*						
Peds		*						
WB Left	*	*						
Thru	*	*						
Right								
Peds								
NB Right	*	*						
SB Right								
Green	5.0A	65.0A						
Yellow/AR	5.0	5.0						
Cycle Length:	90 secs Phase combination order: #1 #2 #5							

Lane	Group:	Intersection Performance Summary							
		Mvmts	Cap	Adj Sat	v/c	g/C	Delay	LOS	Approach:
				Flow	Ratio	Ratio		Delay	LOS
EB	T	1387		1863	0.956	0.744		17.7	C
	R	1670		1727	0.000	0.967		0.0	A
WB	L	208		1641	0.404	0.856		17.3	C
	T	1594		1863	0.512	0.856		1.3	A
NB	L	122		1570	0.475	0.078		27.9	D
	R	1597		1652	0.000	0.967		0.0	A

Intersection Delay = 12.1 sec/veh Intersection LOS = B  
 Lost Time/Cycle, L = 9.0 sec Critical v/c(x) = 0.889

Streets: (E-W) Kaumualii Hwy (N-S) Nuhou Street  
 Analyst: AG File Name: PMPK2001.HC9  
 Area Type: Other 1-21-98 PM PK  
 Comment: New Kauai Intermediate School Year 2001

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	1	1	1	1	0	1	0	1	0	0	0
Volumes		920	95	65	975		50		75			
PHF or PK15		0.85	0.85	0.85	0.85		0.85		0.85			
Lane W (ft)		12.0	12.0	12.0	12.0		12.0		12.0			
Grade		0			0		15		15			
% Heavy Veh		2	10	10	2		N		N			
Parking	N	N		N	N							0
Bus Stops			0						0			
Con. Peds			0				(Y/N) N					
Ped Button	(Y/N) N			(Y/N) N			3		3			
Arr Type		3	3	3	3				75			
RTOR Vols			95				0		3.00			
Lost Time		3.00	3.00	3.00	3.00				3.00			
Prop. Share												
Prop. Prot.												

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		*						
EB Thru		*						
EB Right	*	*						
EB Peds								
WB Left	*	*						
WB Thru	*	*						
WB Right								
WB Peds								
NB Right	*	*						
SB Right								
Green		5.0A	50.0A					
Yellow/AR		5.0	5.0					
Cycle Length:		75 secs						

Phase combination order: #1 #2 #5

Intersection Performance Summary

Lane	Group:	Adj Sat	v/c	g/c	Delay	LOS	Approach:	Delay	LOS
Mvmts	Cap	Flow	Ratio	Ratio					
EB	T	1292	1863	0.838	0.693	9.0	B	9.0	B
	R	1658	1727	0.000	0.960	0.0	A		
WB	L	249	1641	0.305	0.827	7.6	B	3.6	A
	T	1540	1863	0.745	0.827	3.3	A		
NB	L	146	1570	0.403	0.093	21.7	C	21.7	C
	R	1586	1652	0.000	0.960	0.0	A		

Intersection Delay = 6.5 sec/veh Intersection LOS = B  
 Lost Time/Cycle, L = 9.0 sec Critical v/c(x) = 0.755



**APPENDIX K**

**PUBLIC INFORMATION MEETING**

**AGENDA AND MINUTES**

NEW KAUAI INTERMEDIATE SCHOOL MASTER PLAN  
PUBLIC INFORMATIONAL MEETING AGENDA  
October 1, 1997, 7:00 PM  
Kauai High & Intermediate School Cafetorium

- I. WELCOME
- II. INTRODUCTION
- III. GENERAL INFORMATION
- IV. MASTER PLAN PROCESS
- V. DESIGN PROCESS
- VI. PROJECT SCHEDULE
- VII. DISCUSSION
- VIII. ADJOURNMENT



**RECEIVED**  
OCT 4 1997  
STANLEY YIM & ASSOC., INC.

**WILSON  
OKAMOTO  
& ASSOCIATES, INC.**

3340-01  
October 3, 1997

3340-01  
Meeting Memorandum  
October 3, 1997  
Page 2

**WILSON  
OKAMOTO  
& ASSOCIATES, INC.**



**ENGINEERS  
PLANNERS**  
180'S BEPUNGA STREET  
HONOLULU, HAWAII 96813  
PH: (808) 946-2277  
FAX: (808) 946-2253  
MAILING ADDRESS:  
P O BOX 5830  
HONOLULU, HAWAII 96811

**MEETING MEMORANDUM**

**SUBJECT:** New Kauai Intermediate School Master Plan  
Public Informational Meeting  
October 1, 1997, 7:00 PM  
Kauai High and Intermediate School Cafeteria

**ATTENDEES:** Ralph Morita  
Eric Nishimoto  
Warren Mizutani  
Nick Nichols  
Amy Maeda  
Warren Nakamura  
Stanley Yim  
Jason Yim  
Frances Yamada  
Walter Leu  
DAGS Planning Branch  
DAGS Project Management  
State Department of Education (DOE)  
DOE  
DOE  
Mitsunaga & Associates  
Stanley Yim & Associates, Inc.  
Stanley Yim & Associates, Inc.  
Wilson Okamoto & Associates, Inc.  
Wilson Okamoto & Associates, Inc.  
21 Attendees from the Community (see attached Sign-In Sheet)

**Information Items:**

The following questions were raised at the public informational meeting:

**Question:** Will construction be completed when the school opens?  
**Response:** The school will be built in two increments. Construction of the first increment will take into consideration the least possible interference with the school's operations.

**Question:** Could the entire school be built at once?  
**Response:** This would be preferable, however, it is a matter of obtaining the funding. The funding amount for the first increment will determine the extent of the increment, or which facilities will be included.

**Question:** Will the school be set-up with computers and other equipment?  
**Response:** At the moment, we are only discussing the buildings. There will be computers. As to what extent, this will be determined during the design phase.

**Question:** What about playground equipment?  
**Response:** There are no playgrounds for an intermediate school. However, sports equipment for the physical education program will be included.

**Question:** Is it still possible to make changes to the master plan?  
**Response:** It is the intent to finalize this master plan as part of the design process, during which time certain changes could be made primarily within the buildings. Moving buildings would be more difficult and it is preferable that this be avoided. In the course of the master plan, numerous iterations of the site plan were developed in which variations of building locations were evaluated.

**Question:** As most people will arrive at the school from Kaunualii Highway, could the location of the Food Service building be switched with the Administration/Special Education building to make the campus more prominent?  
**Response:** This concept was considered during the master planning phase, however, locating the buildings as shown is functionally more advantageous. By locating the Food Service building as shown, all of the community-use type facilities are concentrated in one area of the campus. Also, the Food Service building is located in an area which would least impact classrooms in terms of noise and odor emanating from the facility. The visual aspects of providing an appropriate frontage for the campus will be addressed during the design.

**Question:** How would the students from the Puhi Housing area walk to the school if Kaneka Street is not built?  
**Response:** A walkway or bike path would be developed along Kaneka Street which would provide pedestrian access to the school. Grove Farm is considering this proposal; this is not part of the school project.

**Question:** Are there adequate funds to construct a bus shelter?  
**Response:** There are adequate funds to construct a covered bus loading/unloading area. In fact, the school will have covered walkways.

**Question:** How wide are the eaves of the bus shelter, as during windy and rainy weather the students would not get wet?  
**Response:** This situation will be addressed during the design phase. The degree of protection is a function of the height and width of the bus shelter.

**Question:** It was indicated that one grade level pod will be constructed in the first increment. Will this be the 6th, 7th or 8th grade pod?

**Response:** The 6th graders will be the first to move into the new school. Also, since the 7th and 8th graders are associated with the curriculum offered in the Multi-Purpose Classrooms building, it is logical that they move to the school when the Multi-Purpose building is completed.

**WILSON**  
**OKAMOTO**  
**& ASSOCIATES, INC.**

3340-01  
Meeting Memorandum  
October 3, 1997  
Page 3

Question: If funding was available, would it be possible to build all three grade level pods at one time?

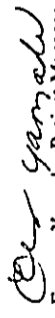
Response: It may be possible, but the funding would determine how much of the facilities could be built within the first increment.

Question: For classroom layouts, how much leeway would be provided during the design phase?

Response: This would be subject to further discussion during the design phase. Some spaces have been changed during the master plan. During subsequent meetings with the steering committee, changes are expected and can be made.

Question: How would the classrooms be cooled?

Response: The designers are taking into consideration various means to cool the classrooms, including establishing breezeways within the buildings to take advantage of natural cross ventilation, installation of ceiling fans, and other design measures. The Library and Music buildings will be air-conditioned.

  
Frances Yamada, Project Manager

Attachment

cc: Ralph Morita, DAGS Planning  
Eric Nishimoto, DAGS Project Management  
Warren Mizutani, DOE Kauai District  
Nick Nichols, DOE Facilities Branch  
Warren Nakamura, Mitsunaga & Associates  
/Stanley Yim, Stanley Yim & Associates, Inc.



**APPENDIX L**

**THE NATURE CONSERVANCY OF HAWAII**

**AND**

**US DEPARTMENT OF THE INTERIOR,  
FISH AND WILDLIFE SERVICE**

# The Nature Conservancy of Hawaii



\*\* FAX \*\* No. of Pgs. 3  
 To JASON YIM  
 Fax # 833-4764  
 From Roy Kam  
 The Nature Conservancy of Hawaii  
 Tel. (808) 537-4508

• 1116 SMITH STREET • SUITE 211 • HONOLULU, HAWAII • 96817 • PH: (808) 537-4508 • FAX (808) 945-2019

October 1, 1993

Jason Yim  
 Stanley Yim & Associates, Inc.  
 2850 Paa Street, Suite 200  
 Honolulu, Hawaii 96819

Dear Mr. Yim,

Attached is the Hawaii Natural Heritage database information you requested for the Puhi ~~and Kaiuku Pt.~~ area. The Puhi map has a 1965 sighting of the Hawaiian Duck. This sighting is not specific therefore it was mapped at a accuracy of medium precision (or triangle). The source for this record states that the duck was cited in the Puhi cane fields. You may want to mention in your report that the duck was sighted in the vicinity but not definitely within the school property.

~~Currently in the database, the Kaiuku Point parcel has no recorded rare species or natural community. The parcel at the access road appears to also have no recorded location. I'm not definite, due to the scale difference in the TMK maps. If the project may impact the waterways nearby, you may want to mention that the streams Paukauila (dot #169) & Kiiiki (dot #168) have been identified as rare natural communities (Hawaiian Continuous Perennial Streams) by the Heritage Program and the Hawaii Stream Assessment. Each of these streams have native stream species recorded. The Hawaii Stream Assessment report summarizes these stream species.~~

Due to the lack of information for the project areas, there is no cost for this request. Please contact me if you have any further questions. Thank you for using the Hawaii Heritage Program, Natural Diversity Database.

Sincerely,

  
 Roy Kam  
 Data Manager

Bill D. Mills, Chairman  
 S. Mawana'i Apakama  
 Peter D. Balaban  
 Zales W. Brown, Jr.  
 Meredith J. Chung  
 Robert F. Clarke

Samuel A. Cook  
 Walter A. Dods, Jr.  
 Guy Fajunara  
 Frank J. Hata  
 Stanley Hung

Kenneth Y. Koudam, ex officio  
 Robert E. Landgraf  
 Thomas C. Lippert  
 Frank J. Menden  
 Marquette M. Pulu

Charles J. Patsch, Jr.  
 C. Dudley Pratt, Jr.  
 H. M. Monty Richards  
 Jon F. Roth  
 K. Thomas Stock

Donald K. Stender  
 William H. Strayer  
 Edward D. Sutton, Jr.  
 Lawrence Vogel  
 Jeffrey N. Watanabe  
 Kester L. Wilson

Appendix L

Page 1 of 4





FROM: KONICA FAX

TO:

808 833 4764

AUG 22, 1989

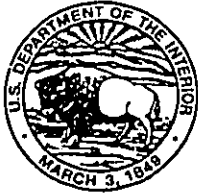
8:39AM P.02

Notice

The Nature Conservancy's Hawaii Natural Heritage Program database is dependent on the research and observations of many scientists and individuals. In most cases this information is not the result of comprehensive site-specific field surveys, and is not confirmed by the Heritage staff. Many areas in Hawaii have never been thoroughly surveyed, and new plants and animals are still being discovered. Database information should never be regarded as final statements or substituted for on-site surveys required for environmental assessments. Data provided by the Heritage Program do not represent a position taken by The Nature Conservancy of Hawaii. Heritage information is only for the intended use of the individual or organization who requested it. It may not be distributed in any way without the consent of the Hawaii Natural Heritage Program.

Please cite the Heritage Program and primary sources in all documentation and reports.

Hawaii Natural Heritage Program, 1116 Smith St. Suite 201, Honolulu, HI 96817



United States Department of the Interior

FISH AND WILDLIFE SERVICE  
PACIFIC ISLANDS ECOREGION  
300 ALA MOANA BOULEVARD, ROOM 3-122  
BOX 50088  
HONOLULU, HAWAII 96850  
PHONE: (808) 541-3441 FAX: (808) 541-3470

FEB 18 1998

In Reply Refer To: LLLW

Mr. Jason K.H. Yim  
Stanley Yim & Associates, Inc.  
1001 Bishop Street  
Pacific Tower, Suite 410  
Honolulu, Hawaii 96813

Dear Mr. Yim:

This letter is in response to your January 26, 1998, request to have the U.S. Fish and Wildlife Service Pacific Islands Office (Service) review the proposed site for a new Kaua'i intermediate school. The Service received your request on January 26, 1998, and has reviewed information in our files including maps prepared by the Nature Conservancy's Hawai'i Natural Heritage Program. To the best of our knowledge, there are no listed or proposed species that occur within the identified boundaries of the proposed project.

The Service appreciates the opportunity to provide this information. If you have questions regarding these comments, please contact the Interagency Consultation Program Lead, Margo Stahl, or Fish and Wildlife Biologist Lorena Wada by telephone at 808/541-3441 or by facsimile transmission at 808/541-3470.

Sincerely,

*Brooks Harper*

Brooks Harper  
Field Supervisor  
Ecological Services

RECEIVED  
FEB 20 1998

STANLEY YIM & ASSOC., INC.  
Time \_\_\_\_\_

# **APPENDIX M**

## **HISTORIC PRESERVATION REVIEW**

BIDHAMN I. 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

## DEPUTIES

GILBERT COLOMA-ADARUM

AQUACULTURE DEVELOPMENT  
PROGRAMAQUATIC RESOURCES  
CONSERVATION ANDRESOURCES ENFORCEMENT  
CONVEYANCESFORESTRY AND WILDLIFE  
HISTORIC PRESERVATIONDIVISION  
LAND DIVISIONSTATE PARKS  
WATER AND LAND DEVELOPMENT

April 23, 1997

Mr. Dee Crowell, Director  
County of Kauai  
Planning Department  
4444 Rice Street, Suite 473-Building "A"  
Lihue, Kauai, Hawaii 96766

LOG NO: 19354 ✓  
DOC NO: 9704NM05

Dear Mr. Crowell:

SUBJECT: Chapter 6E-42, Historic Preservation Review -- S-97-34  
(Grove Farm Co. Inc.)  
TMK: 3-3-03: 01: Lihue, Puna, Kauai

Thank you for the opportunity to comment on this application. Several archaeological studies have been conducted nearby (Rosendahl and Walker, 1992) and McMahon (1989), no historic sites were found. Subsequently, our state archaeologist was relocated to Kaua'i and has conducted several field checks on this property.

Much of the area was under sugar cane cultivation for the last 100 year which would have destroyed any historic sites. Therefore, we believe that this project will now have "no effect" on significant historic sites.

If you have any questions, please call Nancy McMahon 742-7033.

Aloha,

DON HIBBARD, Administrator  
State Historic Preservation Division

NM:amk

RECEIVED  
JAN 26 1998

STANLEY YIM &amp; ASSOC., INC.

Time \_\_\_\_\_

# **APPENDIX N**

## **COMMENTS AND RESPONSES DURING THE DRAFT PHASE**

## DRAFT PHASE COMMENTS AND RESPONSES

The following list indicates the agencies, organizations, and individuals who were sent a copy of the Draft Environmental Assessment and Site Evaluation Study for the New Kauai Intermediate School. A total of 9 comment letters were received. The comment letters and responses are included in this section.

### AGENCIES, ORGANIZATIONS, INDIVIDUALS

### PROVIDED COMMENTS

#### FEDERAL

Department of Agriculture..... Yes  
Department of Interior, Fish & Wildlife Service ..... Yes

#### STATE OF HAWAII

Department of Accounting and General Services .....No  
Department of Education (Kauai District Office).....No  
Department of Education (Facilities & Support Services Branch) ..... Yes  
Department of Land & Natural Resources .....No  
Department of Land & Natural Resources,  
State Historic Preservation Division..... Yes  
Environmental Council ..... Yes  
Office of Hawaiian Affairs..... Yes

#### COUNTY OF KAUAI

Department of Parks and Recreation .....No  
Department of Water..... Yes  
Planning Department ..... Yes

#### OTHERS

Akinaka & Associates, Ltd. ....No  
Citizens Utilities, Kauai Electric Division.....No  
Grove Farm Properties, Inc. .... Yes  
Lihue Public Library .....No  
Mitsunaga & Associates, Inc. ....No



Our People...Our Islands...In Harmony

April 15, 1998

Mr. Gordon Matsuoka  
Public Works Administrator  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Matsuoka:

Subject: Letter No. (P) 1162.8 - Draft of Site Evaluation and Environmental Assessment (SE/EA) - Kauai Intermediate School (New), Puhi District, Kauai


We have reviewed the above mentioned document and offer the following comments:

This site is located on Prime Agricultural Lands. Although the loss of Prime Agricultural lands is regrettable, this new school facility is definitely needed by the community. However, future agricultural operations in this urban environment would be more and more difficult to conduct as this site is in the middle of an area that is undergoing rapid urbanization.

The environmental, social, and cultural considerations that we normally address in our conservation planning efforts are adequately addressed in this study. There appears to be limited potential for adverse impacts to soil and water resources.

Thank you for the opportunity to review this document.

Sincerely,

  
KENNETH M. KANESHIRO  
State Conservationist

cc: Mr. Stanley Yim & Associates, Inc., 1001 Bishop Street, Pacific Tower, Suite 410,  
Honolulu, HI 96813, ATTN: Mr. Jason Yim

The Natural Resources Conservation Service works hand-in-hand with the American people to conserve natural resources on private lands.

AN EQUAL OPPORTUNITY EMPLOYER

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APR 16 1998

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Time



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

SENULUKI LUKIETIHO  
Secretary

LETTER NO (P) 11228.8

APR 22 1998

Mr. Kenneth M. Kaneshiro  
State Conservationist  
National Resources Conservation Service  
U. S. Department of Agriculture  
P. O. Box 50004  
Honolulu, Hawaii 96850

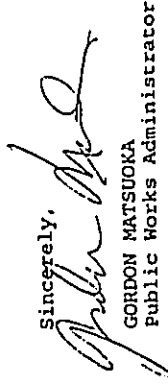
Dear Mr. Kaneshiro:

Subject: New Kauai Intermediate School  
Site Evaluation Study and  
Draft Environmental Assessment (SE/EA)

Thank you for participating in the review and comment phase for the subject project. Your April 15, 1998 letter indicating that the environmental, social and cultural considerations the U. S. Department of Agriculture normally address in their conservation planning efforts are adequately addressed in the study is acknowledged along with the other comments.

This response letter and your April 15, 1998 comment letter will be included in the Final SE/EA. If you have any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-0487.

Sincerely,

  
GORDON MATSUOKA  
Public Works Administrator

GC:j/k  
c: Stanley Yim & Associates, Inc.





United States Department of the Interior

FISH AND WILDLIFE SERVICE  
PACIFIC ISLANDS Ecoregion  
300 ALA MOANA BOULEVARD, ROOM 3-122  
BOX 50888  
HONOLULU, HAWAII 96850  
PHONE: (808) 541-3441 FAX: (808) 541-3470

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APR 16 1998  
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Time

In Reply Refer To: LLLW

APR 15 1998

Mr. Ralph Morita  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawaii 96810

Re: Site Evaluation and Environmental Assessment for the new Kauai Intermediate School, Puhā District, Kauai, Hawaii

Dear Mr. Morita:

The U.S. Fish and Wildlife Service (Service) has reviewed the Draft of the Site Evaluation and Environmental Assessment for the new Kauai Intermediate School. The project sponsor is the Department of Accounting and General Services, State of Hawaii. The Service offers the following comments for your consideration.

The proposed project involves the building of a new intermediate school. The site is currently a sugar cane field owned by Grove Farm Company Incorporated. The school will have 59 permanent classrooms, portable classrooms as needed, a library, administration building, physical education locker with showers, playing fields and courts, a cafeteria and paved parking lots. The site is designated as an Urban Mixed Use district. Haleiaka Stream is located near the proposed site.

No significant adverse impacts to fish and wildlife resources are expected to result from the proposed school. However, the Service recommends that the following measures to minimize the degradation of water quality and impacts to fish and wildlife resources and habitats be incorporated into the project:

- a. No construction materials should be stockpiled in the aquatic environment;
- b. All construction equipment placed in the water should be free of pollutants;
- c. No contamination of the aquatic environment (trash or debris disposal, etc.) should result from project-related activities;

- d. A contingency plan to control petroleum products accidentally spilled during construction should be developed; and
- e. Turbidity and siltation from the proposed work should be minimized and contained to within the vicinity of the site through the use of effective silt containment devices and the curtailment of work during adverse weather conditions.

The Service believes that incorporation of these measures into the project will greatly minimize the potential for project-related adverse impacts to fish and wildlife resources. The Service appreciates the opportunity to comment on the proposed project. If you have questions regarding these comments, please contact Fish and Wildlife Biologist Lorena Wada or by telephone at 808/541-3441 or by facsimile transmission at 808/541-3470.

Sincerely,

*for* *for* *for*  
*for* Brooks Harper  
Field Supervisor  
Ecological Services

cc: Jason Yim, Stanley Yim and Associates, Honolulu, Hawaii  
DAR, Hawaii



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
PO BOX 111, HONOLULU, HAWAII 96849

FORM NO (P) 1229-8

STANDARD LETTER  
FORM NO

APR 22 1998

Mr. Brooks Harper  
Field Supervisor, Ecological Services  
Fish and Wildlife Service  
Pacific Island Ecoregion  
U. S. Department of the Interior  
Box 50088  
Honolulu, Hawaii 96850

Dear Mr. Harper:

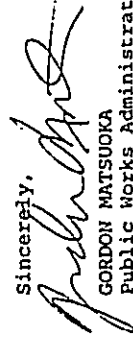
Subject: New Kauai Intermediate School  
Site Evaluation Study and  
Draft Environmental Assessment (SE/EA)

Thank you for participating in the review and comment phase for the subject project. Your April 15, 1998 letter (LILW) indicating that no significant adverse impacts to fish and wildlife resources are expected to result from the proposed school is acknowledged along with the other comments.

The measures as contained in your comment letter to minimize the degradation of water quality and impacts to fish and wildlife resources and habitats will be incorporated in the Final SE/EA and in the project's design.

This response letter and your April 15, 1998 comment letter will be included in the Final SE/EA. If you have any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-0487.

Sincerely,

  
GORDON MATSUOKA  
Public Works Administrator

GC:jk  
c: Stanley Yim & Associates, Inc.

BENJAMIN J. CASTELLANO  
DIRECTOR



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

*Yim*  
STANLEY YIM & ASSOC., INC.  
LAW FIRM

OFFICE OF BUSINESS SERVICES

April 2, 1998

MEMO TO: Mr. Gordon Matsuoka, Public Works Administrator  
Public Works Division, DAGS

F R O M: Lester H. T. Chuick, Director  
Facilities and Support Services Branch

SUBJECT: Kauai Intermediate School Draft Site Evaluation and EA

The Department of Education has the following comments on the subject Site Evaluation and Draft Environmental Assessment:

Page 5. Figure 2 is a county level land use map, not the State Land Use Map.

Page 21. Urban Mixed Use District is not a state land use designation. It should read that the site is in the Urban District.

Thank you for the opportunity to comment.

LHTC:SB:hy

cc: A. Suga, OBS  
A. Maeda, KDO  
J. Yim, Stanley Yim & Assoc., Inc. ✓

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APR 6 1998  
STANLEY YIM & ASSOC., INC.  
Time

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

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



MAY 4 1998

LETTER NO. (R)1257.8

TO: Mr. Lester Chuck, Director  
Facilities and Support Services Branch  
Department of Education

SUBJECT: New 'Kauai Intermediate School  
Site Evaluation Study and  
Draft Environmental Assessment (SE/EA)

Thank you for participating in the review and comment phase for the subject project. Your April 2, 1998 comments and recommendations are acknowledged and will be addressed in the Final SE/EA as follows:

1. The County level land use map as shown in Figure 2 in the document will be replaced with the State land use map.
2. The State land use designation will be revised to reflect the site to be in an Urban District.

This response letter and your April 2, 1998 comment letter will be included in the Final SE/EA. If you have any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-0487.

*Gordon Matsuoka*  
GORDON MATSUOKA  
Public Works Engineer

GC:jk  
c: Stanley Yim & Associates, Inc.

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MAY 6 1998  
STANLEY YIM & ASSOC., INC.  
Time

BERNARD J. CANTANO  
GOVERNOR OF HAWAII



MICHAEL B. WILSON, DEPUTY GOVERNOR  
BOARD OF LAND AND NATURAL RESOURCES

DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISIONS

DEVELOPMENT PROGRAMS  
AGRICULTURAL DEVELOPMENT PROGRAM  
AGRICULTURAL RESOURCES CONSERVATION AND DEVELOPMENT  
ALLOTTMENTS DEVELOPMENT  
CONSERVATION AND RESTORATION  
FOUNDRY AND WAREHOUSE HISTORIC PRESERVATION DIVISION  
LAND DIVISION  
PLANNING AND ZONING DIVISION  
WATER AND LAND DEVELOPMENT

**COPY**

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

April 15, 1998

Mr. Gordon Matsuoka  
Public Works Administrator  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Matsuoka:

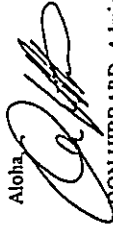
**SUBJECT:** Historic Preservation Review -- Kauai Intermediate School Draft of the Site Evaluation and EA  
TMK: 3-3-03-1: Haiku, Lihue, Kauai

LOG NO: 21247 ✓  
DOC NO: 980-NM01

Thank you for the opportunity to comment on this application for the new Kauai Intermediate School. We do not believe that there are any significant historic sites in this area, since the area has already been used for agricultural uses. It is highly unlikely that significant historic sites still exist. Therefore, we believe that this project will have "no effect" on significant historic sites.

If you have any questions, please call Nancy McMahon 742-7033.

Aloha,

  
DON HIBBARD, Administrator  
State Historic Preservation Division

NMiamk

c: Jason Yim, Stanley Yim and Associates, Inc.

**RECEIVED**  
APR 15 1998  
STANLEY YIM & ASSOC., INC.  
Tice



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

LETTER NO. (P) 1223 . 8

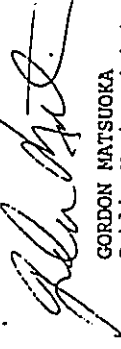
APR 21 1998

**TO:** Mr. Don Hibbard, Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources

**SUBJECT:** New Kauai Intermediate School  
Site Evaluation Study and  
Draft Environmental Assessment (SE/EA)

Thank you for participating in the review and comment phase for the subject project. Your April 15, 1998 letter indicating that the State Historic Preservation Division believes the project will have "no effect" on significant historic sites is acknowledged.

This response letter and your April 15, 1998 comment letter will be included in the Final SE/EA. If you have any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-4087.

  
GORDON MATSUOKA  
Public Works Administrator

GC:jk  
c: Stanley Yim & Associates, Inc.

**RECEIVED**  
APR 22 1998  
STANLEY YIM & ASSOC., INC.  
Tice

LOUIJAN J. CATETANO



STATE OF HAWAII  
ENVIRONMENTAL COUNCIL

200 SOUTH MERITAMA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE: 528-5641/42  
FACSIMILE: 528-5641/43

HARUAKI K. HAHIMOTO  
COMMISSIONER  
BARBARA ROSSIGNOL  
VICE COMMISSIONER

Gordon Matsuoka  
March 11, 1998  
Page 2

RECEIVED  
MAR 16 1998

March 11, 1998

Gordon Matsuoka  
Department of Accounting and General Services  
Division of Public Works, Project Management Branch  
P.O. Box 119  
Honolulu, Hawaii 96810

STANLEY YIM & ASSOC., INC.  
Time

Attention: Ralph Morita

Dear Mr. Matsuoka:

Subject: Draft Environmental Assessment (EA) for New Kaula Intermediate School, Puhi

Please note that the term "negative declaration" has been replaced with Finding of No Significant Impact (FONSI). In addition we have the following comments to offer:

1. **Contacts:** Notify the nearest neighbors or neighboring landowners of the proposed project, allowing them at least 2 weeks to review the draft EA and submit comments. Document all contacts in the final EA and include copies of any correspondence.
2. **Significance criteria:** In section 6.1 your analysis of impacts according to the significance criteria does not include amended #11 (as of 8-31-96), #12 or #13 (listed below). Please include them in the analysis in the final EA.
  - (11) Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;
  - (12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or,
  - (13) Requires substantial energy consumption.

3. **Resource conservation measures:** Please describe any element or material being used in this project to promote environmentally sensitive and energy efficient design, such as low-flush toilets, solar panels or energy-efficient fixtures.

4. **Visual impacts:**

► Identify public viewpoints of the project site from which visual impacts may occur, especially of mauka and makai viewplanes. Show these impacts by superimposing a rendering of the proposed facility onto photographs taken from public vantage points.

► Indicate any proposed landscaping that will be included in this project. For all landscaping we recommend the use of Native Hawaiian plants and trees.

5. **Impacts to sensitive areas:** Include a map of the island that shows the project location in relation to Huleia National Wildlife Refuge, which is down-gradient, and to Halehaka Stream. Indicate potential impacts to the refuge and the stream and what specific measures will be taken to prevent project development impacts to these areas.

If you have any questions please call Nancy Heinrich at 586-4185.

Sincerely,

GARY GILL  
Director

c: Jason Yim

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APR 6 1998

STANLEY YIM & ASSOC., INC.

Title \_\_\_\_\_

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P.O. BOX 1118, HONOLULU, HAWAII 96818

STATE OF HAWAII

APR 6 1998

LETTER NO. (P)1190.8

Mr. Gary Gill  
Page 2

Ltr. No. (P)1190.8

TO: Mr. Gary Gill, Director  
Office of Environmental Quality Control

SUBJECT: New Kawai Intermediate School  
Site Evaluation Study and  
Draft Environmental Assessment

Thank you for your March 11, 1998 comments on the subject project. We are providing the following responses to your comments:

1. Contacts

Grove Farm Company, Inc. owns the land adjacent to the school property. They were included and contacted during the preparation of the document and a copy of the document has been sent to them for their review. As for the closest subdivision to the property, there is an existing reservoir that separates the school property from the subdivision. Hence, there are no existing improvements such as houses or businesses adjacent to the school property. Also, a copy of the document has been sent to the Lihue Public Library for public review.

2. Significance Criteria

A discussion on the amended significance criteria Nos. 11, 12 and 13 will be included in the Final EA.

3. Resource Conservation Measures

A discussion of the elements or materials being used in the project to promote environmentally sensitive and energy efficient design, such as low-flush toilets, solar panels or energy-efficient fixtures (such as compact fluorescent lights) or building designs allowing natural ventilation will be addressed in the Final EA and incorporated in the design phase of this project.

4. Visual Impacts

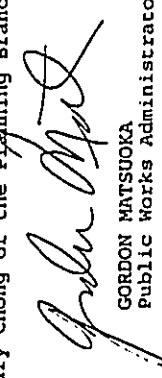
A discussion on public viewpoints of the project will be included in the Final EA. However, since the proposed school and park site is currently covered with sugar cane and the school site is located behind the park site when looking from the highway, it is not possible to correctly superimpose a rendering of the proposed facility onto a photograph. Hence, only a written discussion will be included in the Final EA.

A discussion on the project's proposed landscaping will be included in the Final EA.

5. Impacts to Sensitive Areas

A map showing the project location in relation to the Huleia National Wildlife Refuge will be included in the Final EA. Also, a discussion on potential impacts, if any, to the refuge and the Halehaka stream will be included in the Final EA along with mitigation measures.

The response letter and your March 11, 1997 letter will be included in the Final SE/EA. If you have any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-0487.

  
GORDON MATSUOKA  
Public Works Administrator

GC:jk  
c: Mr. Stanley Yim & Associates, Inc.

PHONE (808) 594-1853

FAX (808) 594-1855



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPOLAHANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

April 6, 1998

Gordon Matsuoka  
Public Works Administrator  
Department of Accounting & General Services  
P.O. Box 119  
Honolulu, Hawaii 96810

DOC NO.: EIS-146

Subject: Draft Environmental Assessment for the Kauai Intermediate School, Island of Kauai

Dear Mr. Matsuoka:

Thank you very much for the opportunity to review the above-referenced Draft Environmental Assessment (DEA). The Department of Education proposes to build a new intermediate school in Puhā, Kauai. The school is to be constructed on 14,276 acres of land presently owned by the Grove Farm Company, Incorporated.

The Office of Hawaiian Affairs has no objections to the proposed project at this time. Based on the information contained in the DEA, the project bears no significant long-term adverse impacts on adjacent areas, scenic resources, or existing flora and fauna habitats. Furthermore, no known archaeological remains exist on the subject property due to previous land-use for sugarcane cultivation.

If you have any questions or comments regarding this matter please contact Colin Kippen, Land and Natural Resources Division Officer, or Richard Stook, EIS Planner at 594-1755.

Sincerely yours,

Randall Ogata  
Administrator

Colin Kippen, Officer  
Land and Natural Resources

cc: Jason Yim, Stanley Yim & Associates, Inc.  
Board of Trustees

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APR 10 1998  
STANLEY YIM & ASSOC., INC.  
Time



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96813

LETTER NO. (P) 1225-8

APR 21 1998

TO: Mr. Randall Ogata, Administrator  
Office of Hawaiian Affairs

SUBJECT: New 'Kauai Intermediate School  
Site Evaluation Study and  
Draft Environmental Assessment (SE/EA)

Thank you for participating in the review and comment phase for the subject project. Your April 6, 1998 letter indicating that the Office of Hawaiian Affairs has no objections to the proposed project at this time is acknowledged.

This response letter and your April 6, 1998 comment letter will be included in the final SE/EA. If you have any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-0487.

GORDON MATSUOKA  
Public Works Administrator

GC:jk  
cc: Stanley Yim & Associates, Inc.

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APR 22 1998  
STANLEY YIM & ASSOC., INC.  
Time

4-17-98 9:36AM PLANNING

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4/13/98  
Rn

# DEPARTMENT OF WATER

County of Kauai

"Water has no Substitute - Conserve It!"  
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CIV. OF PUBLIC WORKS

April 8, 1998

Mr. Gordon Matsuoka  
Public Works Administrator  
Dept. of Accounting & General Services  
P. O. Box 119  
Honolulu, HI 96810

Dear Mr. Matsuoka:

**SUBJECT:** Draft of the Environmental Assessment and Site Evaluation Study (SE/EA) for the New Kauai Intermediate School dated February 7, 1998, INX3-03-por. 1, Off of Kaunualii Highway, Puhi, Kauai

Thank you for the opportunity to review the draft SE/EA for the subject project. At this time, we have no comments to the draft SE/EA.

If you have any questions, please call Edward Doi at (808) 245-5417.

Sincerely,

*[Signature]*  
Ernest Y. W. Lau  
Manager and Chief Engineer

ED:lj  
G:\Y\matsuoka.doc

PostNet Fax Note	7871	Date	4/16/98	Page	1
To	JASON YIM	From	GARY CHANG		
Company	S&A	City	Yim		
Phone	586-5127	Fax	586-0487		
Fax	586-5127-46				

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APR 13 1998  
DIVISION OF PUBLIC WORKS  
PLANNING BRANCH

Phone No. (808) 245-4000 - Administration FAX No. (808) 245-4638 - Engineering/Technical/Shop FAX No. (808) 245-5813  
4911 Pua Laka Street, Lihue, Kauai, Hawaii or P. O. Box 1704, Lihue, HI 96746-3751



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

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APR 22 1998

Mr. Ernest Y. W. Lau  
Manager and Chief Engineer  
Department of Water  
County of Kauai  
P. O. Box 1706  
Lihue, Hawaii 96766

Dear Mr. Lau:

**Subject:** New Kauai Intermediate School  
Site Evaluation Study and  
Draft Environmental Assessment (SE/EA)

Thank you for participating in the review and comment phase for the subject project. Your April 8, 1998 letter indicating that the Department of Water has no comments to the Draft SE/EA at this time is acknowledged.

This response letter and your April 8, 1998 comment letter will be included in the Final SE/EA. If you have any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-0487.

Sincerely,  
*[Signature]*  
GORDON MATSUOKA  
Public Works Administrator

GC:Jk  
c: Stanley Yim & Associates, Inc.

LETTER # (P1)1230 . 8



MARYVANNE W. KUSAKA  
MAYOR



PLANNING DEPARTMENT

DEE M. CROWELL  
PLANNING DIRECTOR  
IAN K. COSTA  
DEPUTY PLANNING DIRECTOR  
TELEPHONE (808) 241-4477  
FAX (808) 241-4495

COPY

March 31, 1998

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

Subject: Kauai Intermediate School  
Draft Site Evaluation and Environmental Assessment  
Puhi, Kauai

Thank you for the opportunity to review the subject document, however, we do not have any comments to offer on the Draft Site Evaluation and Environmental Assessment.

For your information, the Planning Department of the County of Kauai is in receipt of a Use Permit, Variance Permit, and Class IV Zoning Permit Application for the proposed Kauai Intermediate School facility. These applications will be submitted to the Kauai Planning Commission for its review and consideration.

Should you have any questions please contact Myles Hironaka of my staff at 241-6677.

*Dee M. Crowell*  
DEE M. CROWELL  
Planning Director

cc: Stanley Yim & Associates, Inc.

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APR 3 1998

STANLEY YIM & ASSOC., INC.  
Time \_\_\_\_\_

Kapule Building • 4444 Rice Street, Suite 473 • Lihue, Kauai, Hawaii 96766  
AN EQUAL OPPORTUNITY EMPLOYER



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

LETTER NO. (P) 1256-8

BENJAMIN S. CAVEYLAND  
GOVERNOR

MAY 4 1998

Ms. Dee M. Crowell  
Planning Director  
Planning Department  
County of Kauai  
Kapule Building  
4444 Rice Street, Suite 473  
Lihue, Kauai, Hawaii 96766

Dear Ms. Crowell:

Subject: New Kauai Intermediate School  
Site Evaluation Study and  
Draft Environmental Assessment (SE/EA)

Thank you for participating in the review and comment phase for the subject project. Your March 31, 1998 letter indicating that the Planning Department has no comments to offer on the Draft SE/EA is acknowledged.

Also, it is noted that the Planning Department of the County of Kauai is in receipt of a Use Permit, Variance Permit and Class IV Zoning Permit Application for the proposed school and that these applications will be sent to the Kauai Planning Commission for review and consideration.

This response letter and your March 31, 1998 comment letter will be included in the Final SE/EA. If you have any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-0487.

Sincerely,  
*Gordon Matsuoaka*  
GORDON MATSUOKA  
Public Works Administrator

GC:jk  
c: Stanley Yim & Associates, Inc.

RECEIVED  
MAY 6 1998

STANLEY YIM & ASSOC., INC.  
Time \_\_\_\_\_

# Grove Farm Properties, Inc.

March 26, 1998

Mr. Gordon Matsuoka  
Public Works Administrator  
State of Hawaii  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, HI 96810

Dear Mr. Matsuoka:

Subject: New Kauai Intermediate School; Draft of Site Evaluation and Environmental Assessment Dated February 7, 1998

Thank you for allowing us to comment on the subject document. We have only one minor comment at this time: the areas of the lots bordering Kaunualii Highway have changed slightly due to a refinement in the alignment of the highway right of way fronting the project area. More importantly, however, the area of the school lot has not changed. Attached is the relevant portion of the revised subdivision map that has been submitted to the County for approval.

If there are any questions please feel free to call the undersigned at 245-36578.

Sincerely,

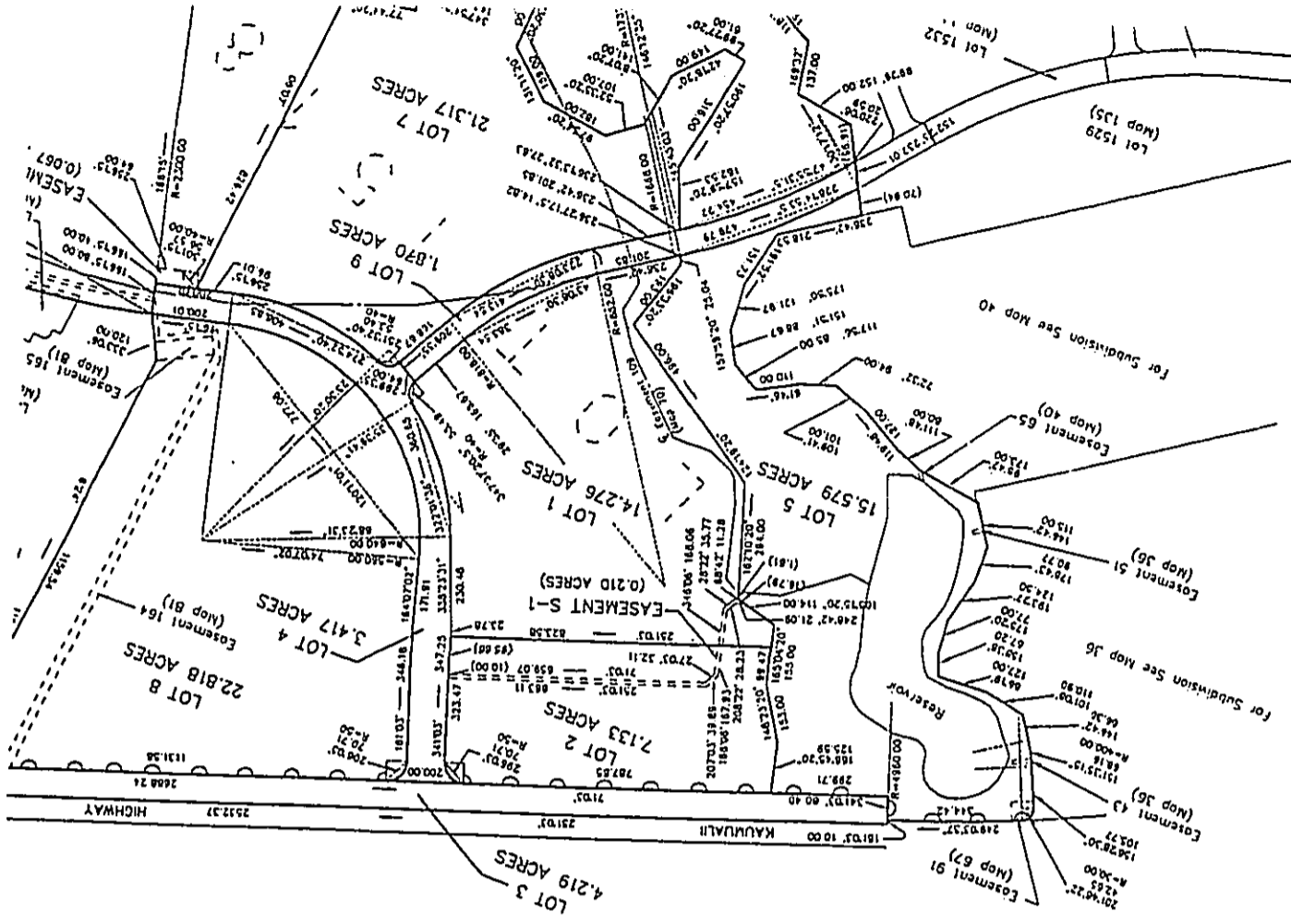
GROVE FARM PROPERTIES, INC.

*Michael H. Furukawa*

Michael H. Furukawa  
Vice President and Project Manager

Encl.

C: Stanley Yim & Associates, Inc.



**RECEIVED**

MAR 28 1998

STANLEY YIM & ASSOC., INC.

Time

A subsidiary of



P.O. Box 2069 Puh Rural Branch Lihue, Hawaii 96766-7069  
Phone (808) 245-3678 FAX (808) 245-9470

REPLACEMENT  
COVER SHEET



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
PO BOX 118, HONOLULU, HAWAII 96810

OFFICE (E) 1189 . 8

APR 3 1998

Mr. Michael H. Furukawa  
Vice President and Project Manager  
Grove Farm Properties, Inc.  
P. O. Box 2069  
Puhi Rural Branch  
Lihue, Hawaii 96766

Dear Mr. Furukawa:

Subject: New Kauai Intermediate School  
Site Evaluation Study and  
Draft Environmental Assessment (SE/EA)

Thank you for your March 26, 1998 comments on the subject project. The subdivision map in the Draft EA will be replaced with the revised subdivision map that was attached to your comment letter.

This response letter and your March 26, 1998 letter will be included in the Final SE/EA. If you have any questions, please have your staff call Mr. Gary Chong of the Planning Branch at 586-0487.

Sincerely,

GORDON MATSUOKA  
Public Works Administrator

GC:jk  
c: Stanley Yim & Associates, Inc.

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APR 7 1998

STANLEY YIM & ASSOC., INC.  
Time \_\_\_\_\_