



BENJAMIN J. CAYETANO
GOVERNOR

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

LETTER NO. PM-1032.1

FEB 23 2001

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

01 FEB 26 P2.13
OFFICE OF THE DIRECTOR
QUALITY CONTROL

Dear Ms. Salmonson:

Subject: Final Environmental Assessment (EA)
and Finding of No Significant Impact
Kualapuu Elementary School
New Six-Classroom Building
D.A.G.S. Job No. 15-16-1653
Tax Map Key: (2) 5-2-13:027
Kualapuu, Molokai, Hawaii

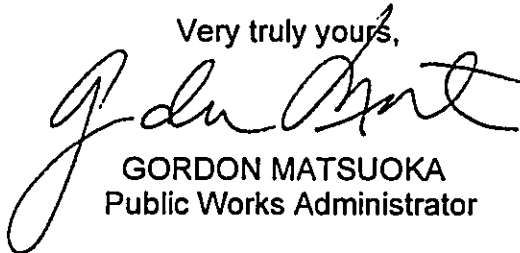
We are filing the Final EA for the Kualapuu Elementary School New Six-Classroom Building in compliance with Chapter 343, Hawaii Revised Statutes, and Chapter 11-200, Hawaii Administrative Rules, State Department of Health. The State of Hawaii Department of Accounting and General Services has reviewed the Final EA for the subject project and declares a Finding of No Significant Impact (FONSI).

Enclosed are four (4) copies of the Final EA, a completed OEQC Publication Form, a completed Final EA Distribution Cover Letter to participants, and a completed Final EA Distribution List.

We respectfully request that notice of this filing be published in the March 8, 2001, issue of *The Environmental Notice*. The Final EA is tentatively scheduled for distribution by March 7, 2001.

Should you have any questions, please contact Mark Yamabe of our Project Management Branch at 586-0469. Thank you for your attention to this matter.

Very truly yours,


GORDON MATSUOKA
Public Works Administrator

MY/si
Encl.

c: Rodney Funakoshi, Wilson Okamoto & Assoc.
Michael Nunokawa, Murayama Kotake Nunokawa & Assoc.

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**Final Environmental Assessment
and
Finding of No Significant Impact**

**(KUALAPUU ELEMENTARY SCHOOL
NEW SIX-CLASSROOM BUILDING)**

Kualapuu, Molokai, Hawaii

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

**Prepared by:
Wilson Okamoto & Associates, Inc.
Engineers and Planners**

February 2001

**Final Environmental Assessment
and
Finding of No Significant Impact**

**KUALAPUU ELEMENTARY SCHOOL
NEW SIX-CLASSROOM BUILDING**

**D.A.G.S. Job No. 15-16-1633
Kualapuu, Molokai, Hawaii**

**This environmental document is prepared pursuant to
Chapter 343, Hawaii Revised Statutes**

PROPOSING AGENCY: State of Hawaii
Department of Accounting and General Services

ACCEPTING AUTHORITY: State of Hawaii
Department of Accounting and General Services

RESPONSIBLE OFFICIAL: 
Raymond H. Sato, Comptroller Date 2/1/01
State of Hawaii

PREPARED BY: Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

February 2001

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PREFACE

This Final Environmental Assessment (EA) was prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS) and Title 11, Chapter 200, Administrative Rules, Department of Health, State of Hawaii. Proposed is an agency action by the Department of Accounting and General Services involving the expenditure of State funds and the use of County of Maui lands. The project consists of the construction of a new building on the campus of Kualapuu Elementary School in Kualapuu, Molokai. The proposed addition will provide six new classrooms, an itinerant classroom, a teacher's workroom and lounge area with restrooms, a faculty storage room, boys' and girls' restrooms, a kiln room, electrical and janitorial service rooms, and an outdoor performance platform. Also, additional parking and a covered weather shelter for student drop-off and pick-up will be constructed. The proposed action requires a Conditional Permit from the County of Maui as well as a Land Use Commission Special Use Permit from the Molokai Planning Commission.

This EA has been processed as a Finding of No Significant Impact (FONSI) by the Department of Accounting and General Services, determining that the impacts of this project are not sufficient to require the preparation of an environmental impact statement (EIS) in satisfying the requirements of Chapter 343, HRS.

SUMMARY

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

EA Preparer: Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826
Contact: Rodney Funakoshi
Project Manager
Phone: (808) 946-2277
Fax: (808) 946-2253

Approving Agency: Department of Accounting and General Services

Project Location: Kualapuu, Molokai, Hawaii

Tax Map Key: (2) 5-2-13: 27

Area: 12.004 acres

Recorded Fee Owner: County of Maui

Existing Land Use: Elementary school

State Land Use Classification: Agricultural District

Community Development Plan: Agriculture

Zoning: Agriculture

Proposed Action: New six-classroom building, parking, and weather shelter

Impacts: No significant impacts are anticipated from the construction or operation of the proposed classroom addition at Kualapuu Elementary School. Construction work, mainly excavation and grading activities for the building's foundation, is anticipated to have short-term noise and air quality impacts in the surrounding area. All government rules and regulations will be followed during construction to minimize impacts.

Anticipated Determination: Finding of No Significant Impact

Permits Required: Conditional Permit – Molokai Planning Commission
Maui County Council
Special Use Permit – Molokai Planning Commission

Parties Consulted During Pre-Assessment Process:

State of Hawaii
Department of Accounting and General Services
Commission on Persons with Disabilities
Department of Education Facilities and Support Services Branch

County of Maui
Department of Planning
Urban Design Review Board, Department of Planning
Department of Public Works and Waste Management, Engineering Division
Department of Finance, Real Property Tax Division

Other
Kualapuu Action Council

Parties Consulted During Draft EA Comment Period:

Federal Agencies
U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
U.S. Natural Resource Conservation Service

State of Hawaii
Department of Agriculture
Department of Business, Economic Development & Tourism (DBEDT)
DBEDT Office of Planning
Department of Education
Department of Hawaiian Home Lands
Department of Health (DOH)
DOH Office of Environmental Quality Control
Department of Land and Natural Resources (DLNR)
DLNR State Historic Preservation Division

Department of Transportation
Office of Hawaiian Affairs
University of Hawaii Environmental Center

County of Maui

Department of Parks and Recreation
Department of Planning
Department of Public Works and Waste Management
Department of Water Supply
Fire Department
Police Department

Elected Officials

Jan Buen, State Senate
Sol Kahoolalahala, State House of Representatives
Patrick Kawano, Maui County Council

Utility Companies

Maui Electric Company, Ltd.
Verizon Hawaii, Inc.

Other

Kualapuu Elementary School Parent-Student Organization

Libraries and Depositories

Molokai Public Library – Kaunakakai
Hawaii State Library
DBEDT Business Resource Center Library
Legislative Reference Bureau Library
University of Hawaii Hamilton Library
Maui Community College Library

1. SETTING AND PROJECT DESCRIPTION

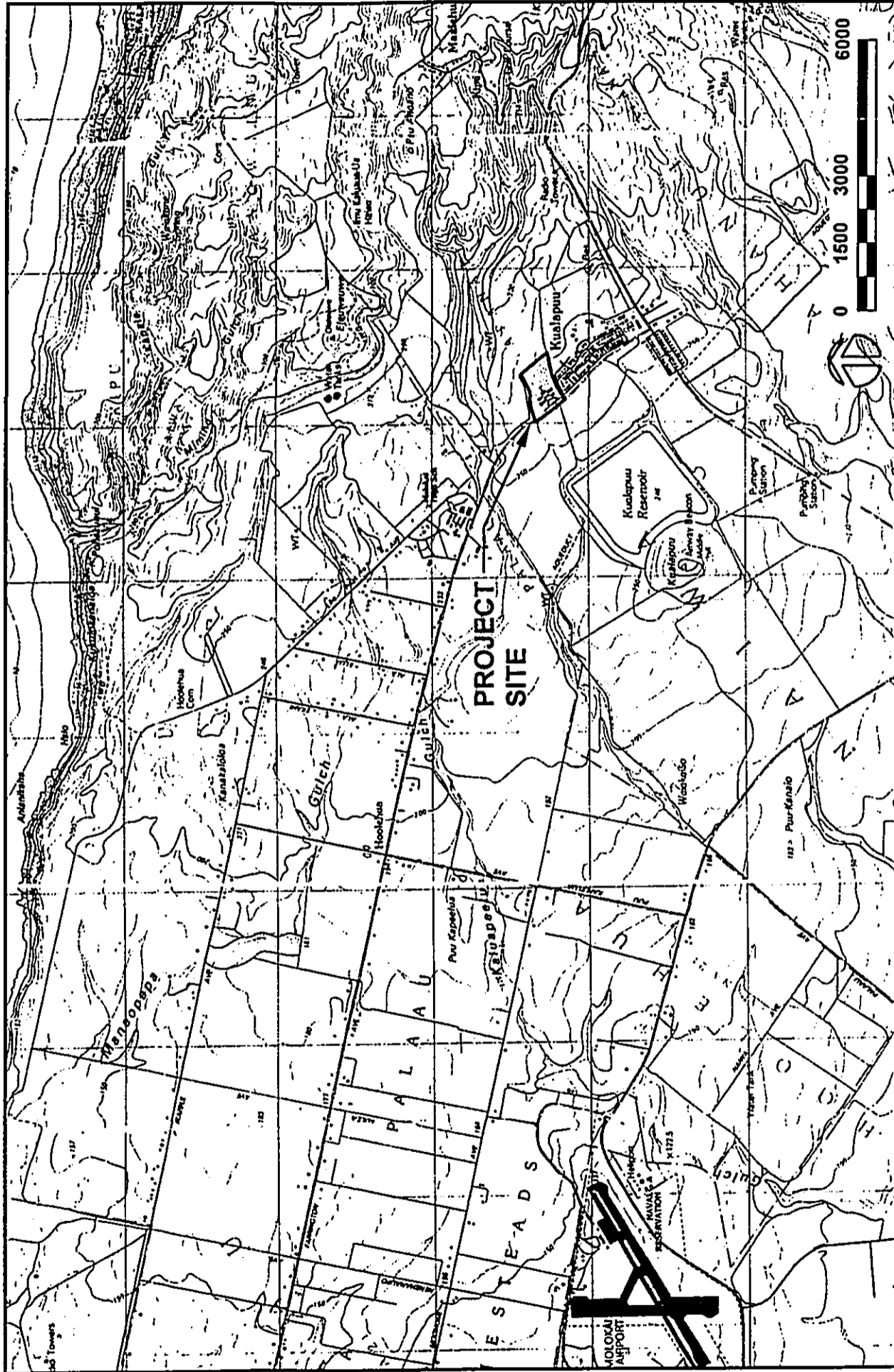
1.1 Project Description

The State of Hawaii Department of Accounting and General Services proposes to construct a new building on the campus of Kualapuu Elementary School in Kualapuu, Molokai (see Figure 1). The existing school buildings are owned and administered by the State of Hawaii.

The proposed structure will be used as a general classroom building, and will accommodate six elementary school classrooms: three classrooms for kindergarten through third grade classes of 20 students per room, and the remaining three classrooms for fourth through sixth grade instruction with 28 students per room. This is in conformance with Department of Education Specification guidelines. The new structure will also provide additional rooms including an itinerant classroom, a teacher's workroom and lounge area with restrooms, a faculty storage room, boys' and girls' restrooms, a kiln room, an electrical service room, a janitor's closet, and an outdoor uncovered performance platform for educational programs and entertainment. In consideration of the available site area and to better orient the outdoor performance platform toward the main campus, the building has been designed in an "L" shaped configuration with the platform spanning across the central axis of the building (see Figures 2A and 2B).

The proposed building will be integrated with the existing facilities and areas. Uncovered accessible walkways will connect the new structure to adjacent buildings and to a new, paved 15-stall parking area and the existing parking and bus loading areas. A weather shelter will be provided between the classroom building and the driveway for student pick-ups and drop-offs.

The structure's sewer system will include a line from the new classrooms to the on-site treatment and disposal system. Drainage improvements will direct runoff to the existing drainage way west of the school site.

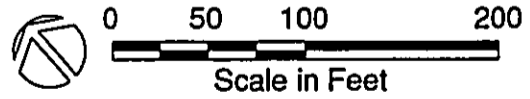
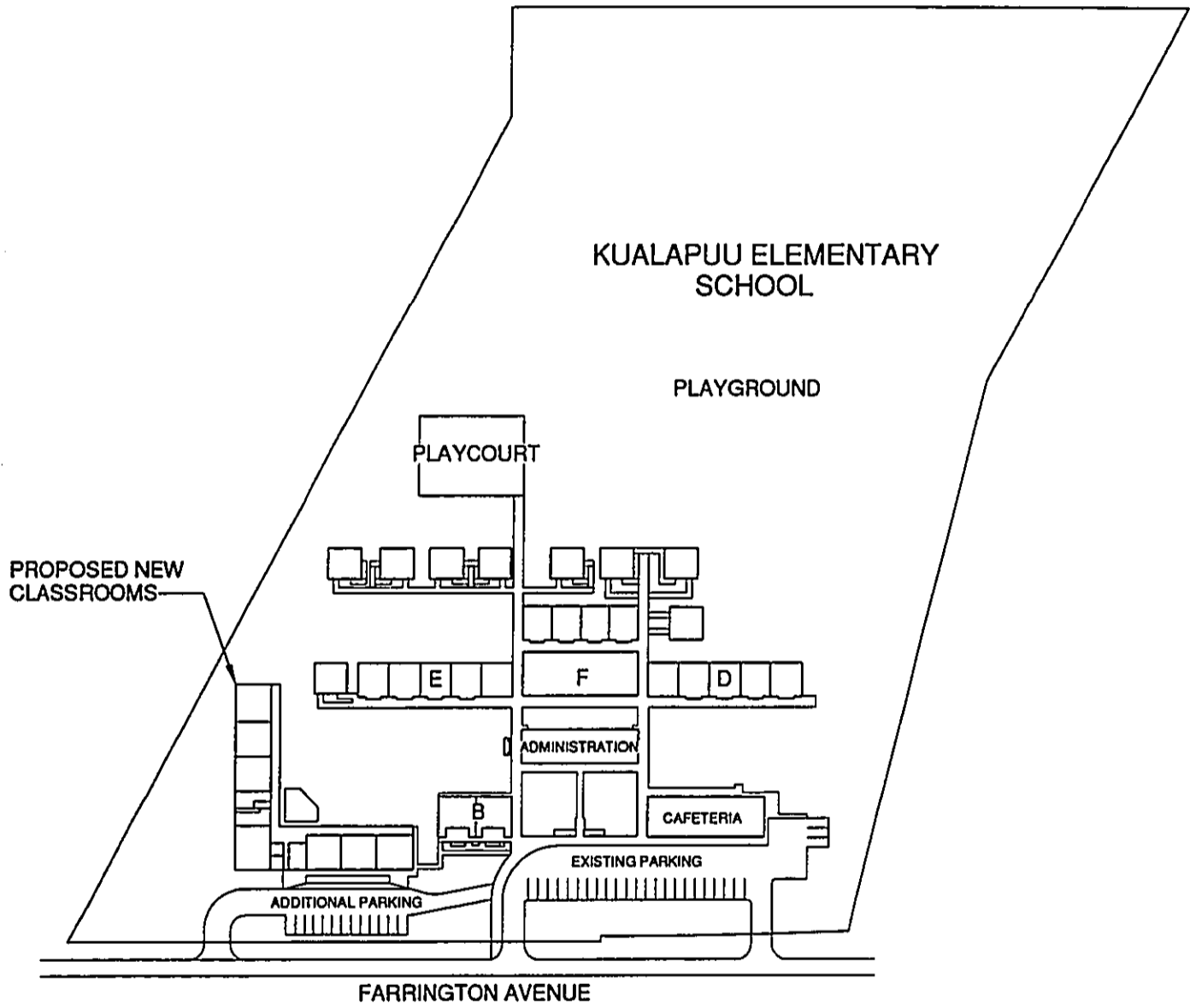



KUALAPUU ELEMENTARY SCHOOL NEW SIX CLASSROOM BUILDING

LOCATION MAP

FIGURE 1


WILSON OKAMOTO & ASSOCIATES, INC.
 ENGINEERS - PLANNERS

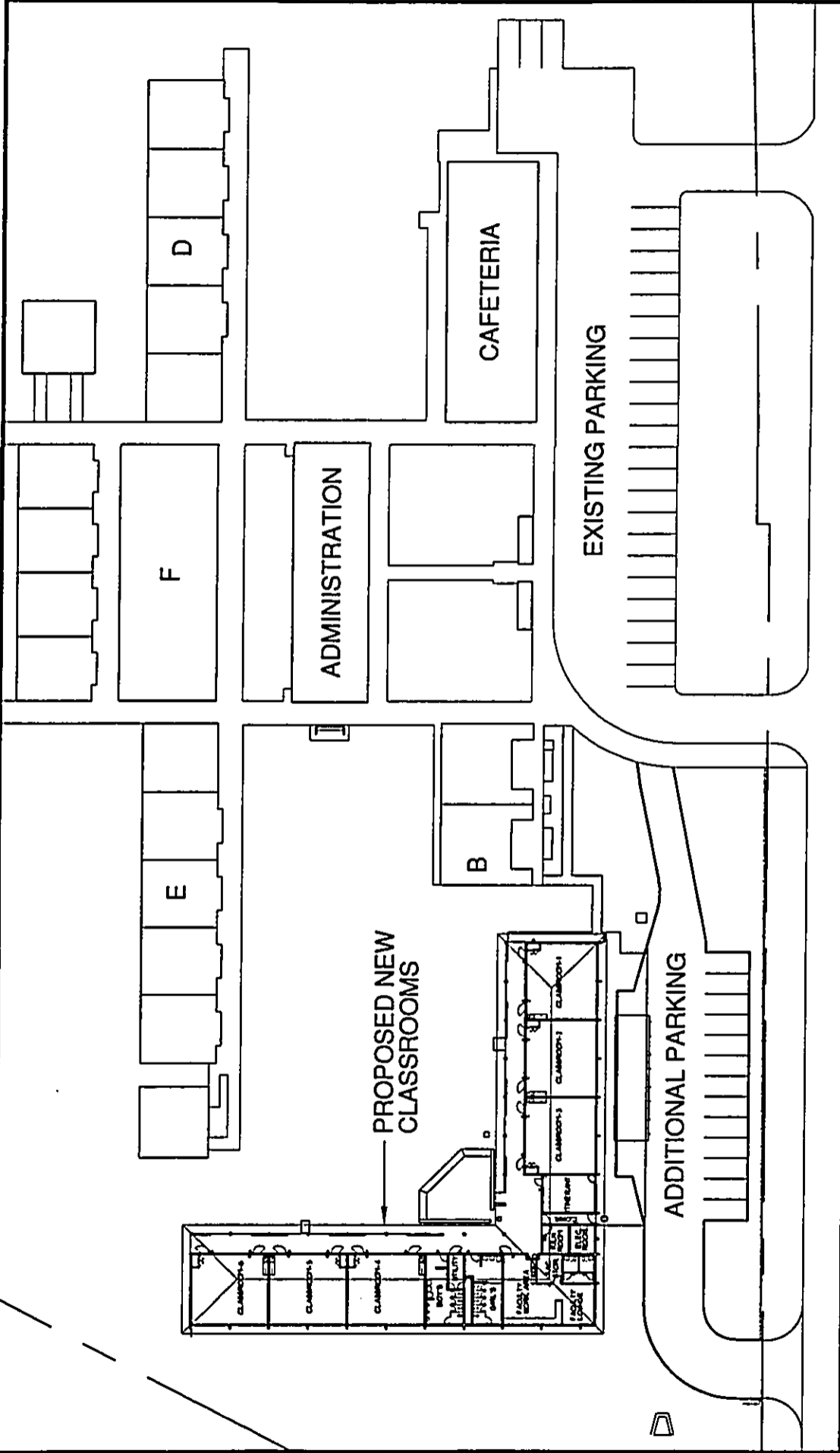


 <p>WILSON OKAMOTO & ASSOCIATES, INC. ENGINEERS • PLANNERS</p>	<p>KUALAPUU ELEMENTARY SCHOOL NEW SIX CLASSROOM BUILDING</p> <p>SITE PLAN</p>	<p>FIGURE 2A</p>
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SITEB.DWG

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FARRINGTON AVENUE



**WILSON OKAMOTO
& ASSOCIATES, INC.**
ENGINEERS • PLANNERS

KUALAPUU ELEMENTARY SCHOOL NEW SIX CLASSROOM BUILDING

DETAILED SITE PLAN

FIGURE
2B

A new water line lateral will be provided from the existing water service lines on campus to serve the new building. Existing irrigation lines that conflict with the proposed site and building development will be relocated and reinstalled in conjunction with the installation of any new irrigation lines. The immediate and adjoining area will be landscaped with low-maintenance plant material and open areas will be grassed. The fire alarm system for the new building will be integrated with the existing campus system.

The existing playground equipment within the immediate construction area of the proposed building is non-conforming and non-compliant and will be removed and disposed of by the contractor.

1.2 Project Need

The proposed classroom addition will be in concert with the Department of Education directive of January 8, 1998 which increased the design enrollment of the school to 420 students. The project will increase the number of students that can be accommodated at Kualapuu Elementary School, and provide facilities for a comfortable, more spacious, and more effective learning and teaching environment. Students and teachers would be relieved of the stresses and disadvantages associated with overcrowded classrooms and insufficient facilities.

1.3 Project Location

The project site is located in the small plantation community of Kualapuu on the uplands of central Molokai. It is situated near the junction of Farrington Avenue and Kalae Highway. Kualapuu Elementary School is at the west end of the town on Farrington Avenue between Kalae Highway and Moomomi Avenue. The school occupies a 12.004-acre lot defined by Tax Map Key (2) 5-2-13: 27.

The site for the proposed classroom addition, currently an open grass lawn and playground area, is located along the southwest side of campus, adjacent to an inactive former County road and Farrington Avenue, the main vehicular access at the front of the campus.

The Department of Education had considered three potential locations for the proposed structure. The two rejected sites are located to the northeast of the primary campus. These two sites were not selected on the basis of their distance from the existing campus buildings, as well as because of site development considerations and constraints. Primary factors considered in the selection of the current proposed site include specific requirements for a

new fire access drive from Farrington Avenue; increased site development costs for utilities; the extent of supplementary accessible walkways required for disabled persons; the distance to parking areas and school bus transportation, and after hours security.

The proposed site is in close proximity to the main campus infrastructure and activity areas, existing parking and bus pick-up and drop-off locations, and can be developed, graded, and made accessible much more economically than the two other sites. Additionally, the site is relatively level, and directly accessible from a secondary County access road, allowing for minimum disruption of campus functions during construction activities. The site is relatively close to existing utilities, and its position adjacent to the main roadway also presents better visibility in terms of security.

1.4 Existing and Surrounding Uses

The existing school is composed of an administrative building, a cafeteria, classroom buildings and portable classrooms, as well as play areas and a parking area. The school is bordered on the southwest by single family residences and by agricultural land in all other directions.

1.5 Project Schedule and Costs

Construction of the proposed project is anticipated to commence in September of 2001 with completion estimated in July 2002, contingent upon the acquisition of pending permit approvals. The estimated construction cost is approximately \$2,531,000.

2. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

The following is a description of the existing environment, assessment of potential project impacts and measures proposed to mitigate potential impacts from the various improvements.

2.1 Climate

Like the rest of the Hawaiian Islands, Molokai has two identifiable seasons. During the Summer, between May and October, the weather is warmer and drier with the northeast trade winds most persistent. In the winter months, between October and April, the weather is cooler and wetter and the trade winds are more frequently interrupted by other winds including southeasterly and southwesterly storms.

Temperature, wind and rain are the major climatic elements that characterize the weather patterns. Temperature, on average, fluctuates between 70°F and 85°F in the summer and between 65°F and 80°F in the winter months. Strong trade winds sweep across the plains at maximum speeds of 30 miles per hour during the summer. These winds diminish in frequency in the winter months allowing winds from a southerly direction to influence the area. Average annual rainfall varies from 15 to 35 inches. The summer months average a maximum of one inch a month with the winter months contributing the majority of rainfall, averaging 3 to 4 inches a month.

2.2 Geology and Topography

Molokai's natural landform consists of three shield volcanoes that divide the island into three main sections: East Molokai, West Molokai, and Kalaupapa Peninsula. Forming the saddle between the volcanic shields of West Molokai and East Molokai, Hoolehua is where most of the island's agricultural activities are located. Hoolehua, or the Central Plain of Molokai, comprises approximately 20 percent of the Island's land area. The plain is flanked by the East Molokai mountains which rise to 4,970 feet and the West Molokai mountains, known as Maunaloa, which rise to 1,381 feet.

The project site is generally level to gently rolling, and is situated on agricultural land adjacent to the northeast end of the Kualapuu urban district boundary. Higher elevations prevail here in the eastern portions of the Hoolehua plain; the project site is situated at approximately 885 feet above sea level.

Impacts and Mitigation Measures

No significant impacts on the geology and topography of the project site are anticipated as a result of constructing the proposed facility. Construction will require grading and excavation activities for the building's foundation work. The excavated areas will either be built over, paved over, or backfilled and landscaped to existing contours. To achieve required elevations, grading may slightly alter the current topography of the site.

2.3 Soils

The Natural Resources Conservation Service (U.S. Department of Agriculture, 1973) classifies the soils in the vicinity of the project site as Lahaina silty clay with slopes varying from 3 to 7 percent (LaB). This well drained soil is found on the smooth uplands of Lanai, Maui, Molokai, and Oahu. The surface layer is dark reddish-brown, silty clay, typically 15 inches thick. The subsoil, approximately 45 inches thick, is dusky-red and dark reddish-brown subangular blocky silty clay and silty clay loam. The substratum is soft, weathered basic igneous rock. Small areas are underlain by consolidated sand at depths below thirty inches, and surface cobble stones are common in some places. Permeability is moderate, runoff is slow, and the erosion hazard is slight. This soil is used for sugarcane, pineapple, pasture, wildlife habitat, and homesites.

Impacts and Mitigation Measures

No significant impacts on the soil at the project site are anticipated with the construction and operation of the proposed facility.

2.4 Hydrology

The percolation of rain water through the ground is determined by gravity and the geology of the particular location. Although the great majority of ground water on each island exists within the basal aquifers, geologic unconformities affect the rate at which ground water flows and, in some cases, promote ground water storage. Relatively impermeable magmatic dikes which form along the rift zones of Hawaiian volcanoes can impound and store ground water in complexes of saturated rock compartments. Kualapuu sits upon the upper East Molokai Volcanic Series, and the Kualapuu aquifer system is the most westward extension of that volcanic series. The aquifer is basal and yields potable water, but it is believed that the hydraulic control in this part of central Molokai is the ground water impounded between dikes extending westward from the East Molokai Volcano (M & E Pacific, Inc., 1991).

As for surface water, resources in Central Molokai are relatively few. The streams in this region are intermittent and may be dry more than fifty percent of the time. There are no perennial streams or natural bodies of water on the project site due to sparse rainfall. However, under storm conditions, water flows through natural gulches that drain the plains of Hoolehua. Thus, stream flow distribution is uneven in location and season with rates of discharge ranging over several orders of magnitude.

Impacts and Mitigation Measures

No significant impacts to ground water underlying the project site or to surface water bodies are anticipated during the construction and operation of the proposed facility. Construction activities are not likely to introduce or release into the soil any substance which could adversely affect groundwater. Since there are no streams or bodies of water on or adjacent to the project site, construction and operation of the proposed project will not affect surface water.

Drainage improvements for the proposed project will include downspouts, splash blocks, drain inlets, underground piping and CRM outlets to accommodate runoff. Flows will discharge through the improvements and into the existing drainage way west of the school site. The eventual terminus for runoff is the Kualapuu Reservoir.

The project site is located in a critical wastewater disposal area, as determined by the County Wastewater Advisory Committee. Currently, there are no County sewer lines serving, or in the vicinity of, Kualapuu Elementary School. Wastewater generated by the existing school facilities is accommodated by an on-site treatment and disposal system involving large septic tanks and leaching fields. Sewer improvements for the proposed building will include a line from the new classrooms to the on-site treatment and disposal system. All wastewater improvements for the proposed project will conform to applicable provisions of the State Department of Health's (DOH) Administrative Rules, Chapter 11-62, "Wastewater Systems." Plans and specifications will be submitted to the Maui District Health Office for review and approval.

2.5 Flood Hazard

The Flood Insurance Rate Map (FIRM) of the U.S. Federal Emergency Management Agency (FEMA) identifies the project site as lying within areas determined to be outside the 500-year

flood plain. However, some localized minor flooding may occur during heavy rainfall, where natural drainage channels and roadways have become obstructed or clogged. Due to its elevation and distance from shore, the project site is not subject to coastal hazards such as storm waves and tsunami inundation

Impacts and Mitigation Measures

Due to its location on a gently sloping site, it is unlikely that construction and operation of the proposed facility would result in flooding of the project site or lower elevation properties.

2.6 Flora and Fauna

Common vegetation near Kualapuu Elementary School includes buffelgrass, fuzzy top, sour grass, koa haole, scarlet-fruited gourd, spiny amaranth, vervain, and golden crown beard. Landscaping bordering agricultural lots include plants such as hibiscus, red and green ti leaf, bougainvillea, plumeria and lantana. Trees such as ironwood, palms, and kiawe are frequently used as lot dividers.

Wildlife found in the vicinity are common introduced species. Mammals include feral dogs and cats, mongoose, rats and mice. Reptiles and amphibians include the metallic skink, giant neotropical toad, and various species of gecko. Avifauna include doves, sparrows, mynahs and cattle egrets. Introduced game species frequently seen in the area include axis deer, pheasants and francolin. Domestic species which often roam the area include dogs, cats, farm animals such as cows and goats, and fowl such as chickens, ducks and geese. Horses and pigs are also raised in the area.

Hoolehua has been an agricultural region since the 1890s, the era of sugar production in Hawaii. By the mid-1920s, homesteaders were settling on Hawaiian Home Land lots at Hoolehua. After the decline of the sugar industry, pineapple cultivation became the dominant crop until 1975, when the contract company terminated operations on Molokai. Currently, diversified agriculture is the most prevalent industry. No threatened or endangered species of flora or fauna are known to inhabit the site.

Impacts and Mitigation Measures

There are no known threatened or endangered species inhabiting the project site. The proposed project will be located within the boundaries of Kualapuu Elementary School and thus, no loss of faunal habitats or impacts on floral species will occur as a result of construction activities or the operation of the facility. The project will incorporate the use of indigenous plants in the landscaping to the extent possible.

2.7 Noise

Typical of rural communities, noise levels in the vicinity of the project site are predominantly attributable to *natural conditions and vehicular traffic traveling along Farrington Avenue.*

Impacts and Mitigation Measures

Noise from construction activities will likely be unavoidable during the entire construction period. Unavoidable construction noise impacts will be mitigated by the contractor's compliance with provisions of the State DOH Administrative Rules, Title 11, Chapter 46, "Community Noise Control" noise control regulations. These rules require a noise permit if the noise level from construction activity is expected to exceed the allowable levels stated in the Chapter 46 rules. It shall be the contractor's responsibility to minimize noise by properly maintaining noise mufflers and other noise-attenuating equipment and maintaining noise levels within regulatory limits. Also the guidelines for the hours of heavy equipment operation and noise curfew times as set forth by the DOH noise control rules will be adhered to.

In the long term, no significant noise impacts from the operation of the proposed facility are anticipated. Ambient noise levels in the immediate vicinity of the project site may increase slightly as a result of the accommodation of more students and the associated increase in traffic.

2.8 Traffic

Vehicular access to the project site is gained from northwest- and southeast-bound Farrington Avenue. Due to the absence of any significant traffic generating land uses in the vicinity, traffic along Farrington Avenue is generally light at all times of the day.

Impacts and Mitigation Measures

During the construction period, any temporary increase in traffic congestion that could result from the movement of construction related vehicles is unlikely to inconvenience motorists in the immediate vicinity of the project site. If necessary, to mitigate potential traffic congestion and delays along Farrington Avenue, the movement of construction vehicles can be restricted during the morning and afternoon peak traffic hours. Such restrictions will probably be unnecessary. It is anticipated that all construction related vehicles will park within the project site and, thus, will not affect street parking or traffic flow in the vicinity.

2.9 Air Quality

Within the area of the proposed project, air quality is typical of rural communities. Sparse development and the exposure to trade winds promote good air quality. The only identifiable source of emissions is the light volume of traffic along Farrington Avenue, and these emissions do not significantly affect ambient air quality in the area. Agricultural activities in the vicinity could occasionally generate dust near the project site.

Impacts and Mitigation Measures

The proposed project will have short-term construction related impacts on air quality, including the generation of dust and emissions from construction vehicles, equipment, and commuting construction workers. The construction contractor is responsible for complying with State DOH Administrative Rules, Title 11, Chapter 60, "Air Pollution Control." During the construction phase, two potential types of air pollution emissions will likely occur: 1) fugitive dust from vehicle movement and soil excavation; and 2) carbon monoxide and nitrogen oxide emissions from on-site construction equipment and from workers' vehicles and equipment traveling to and from the project site.

The contractor will comply with Section 11-60.1-33, "Fugitive Dust." Measures to control fugitive dust include the frequent watering of loose or exposed soil and dust generating equipment during construction, and controlling dust from road shoulders and access roads. The contractor will plan construction phases to minimize dust generating materials and activities within the project site and on vehicular traffic routes. Paving and/or re-establishment of vegetated areas as soon as appropriate, beginning from initial grading activities, will also help control dust. The contractor

will implement adequate dust control measures during weekends, after-hours, and prior to daily start-up of construction activities, as well as execute measures to control dust from debris being hauled away from the project site.

Exhaust emissions from construction vehicles are anticipated to have negligible impacts on air quality in the project vicinity, as emissions would be relatively small and readily dissipated. Once construction is completed, there will be no long-term air quality impacts.

2.10 Historic and Archaeological Resources

There are no documented archaeological or historic sites on the project site. There are four documented archaeological sites in the vicinity of Kualapuu Elementary School, according to the *Hawaii Register of Historic Places*, as listed in Table 2-1. The nearest sites are the Kipu Complex and the Manowainui Complex, located approximately one mile west of the school. The remaining sites are more than two miles to the north and northwest of the school.

Registered Site Number	Site Description
60:03:001	Nanahoa Complex
60:03:009	Kipu Complex
60:03:304	Niho Complex
60:03:326	Manowainui Complex

Impacts and Mitigation Measures

There are no documented archaeological or historic sites on the project site. Because the site has been disturbed by the construction of the elementary school and is currently an open lawn/playground area, it is unlikely that the construction of the proposed classroom addition will have any impact on archaeological, cultural, or historic sites. Should any archaeological, cultural, or historic sites be uncovered during construction activities, all work in the vicinity will cease and the State of Hawaii Department of Land and Natural Resources Historic Preservation Office will be notified immediately.

2.11 Aesthetics

The site is currently vacant of any structures; the area is landscaped and playground equipment and wooden benches are located in one section of the lawn. There are no significant views that would be affected by the presence of the proposed classroom building.

Impacts and Mitigation Measures

No significant impacts to the aesthetics of the surrounding area are anticipated. The project will be designed to be compatible with the existing school buildings and the surrounding environment. The project utilizes various sustainable building techniques as described in the *Guidelines for Sustainable Building Design in Hawaii*. The following paragraphs describe elements pertaining to techniques incorporated in the project design.

Site Design: The building is oriented to minimize site excavation and optimize the spatial relationship with the existing buildings on campus. The building orientation also enables good cross-ventilation and enhances convective cooling of the interior.

Building Design: Construction materials include termite resistant CMU, light-gauge steel trusses with metal decking for the roof, and other materials which provide long-term protection from termite damage and reduce environmental pollution by virtue of their longevity. Such building materials also provide insulation, which promotes convective cooling.

Landscaping: The project will be undertaken in compliance with Sections 103D-407 and 408, Hawaii Revised Statutes (HRS), and will incorporate, to the extent possible, the use of indigenous plants in the landscaping and recycled glass in the structure.

Additionally, the proposed building and associated facilities and site improvements will be designed to meet the requirements of the Americans with Disabilities Act Guidelines and the requirements of Sections 103-50 and 105-50.5, HRS.

2.12 Socio-Economic Characteristics

2.12.1 Population

The island of Molokai has a population of about 6,793, according to 1995 estimates by the Hawaii State Department of Business, Economic Development and Tourism. From a low of 1,117 in the 1920s, Molokai population has risen steadily over the past 70 years, but this reflects a relatively low rate of population increase on the island as compared with the other four major islands.

Approximately 2,168 people were counted in West Molokai, US Census Tract 318, in 1990, representing about 32% of the island's population. The Kualapuu Census Designated Place (CDP) is home to approximately 1,661 individuals. Table 2-2 provides 1990 demographics data for Kualapuu CDP in comparison with data from Maui County.

CHARACTERISTICS	KUALAPUU CDP (Within Census Tract 318)	MAUI COUNTY
Total Population	1,661	100,374
Age		
Median Age	30.7	33.4
Under 18 years	600	26,883
Over 65 years	192	11,359
Sex		
Male	846	51,201
Female	815	49,173
Ethnicity		
White	249	39,766
Black	5	494
Native American, Eskimo, or Aleutian	1	521
Asian or Pacific Islander	1,399	57,885
Hispanic Origin	32	7,781
Other Race	7	1,708

Table 2-2 (Continued) 1990 Demographic Characteristics		
CHARACTERISTICS	KUALAPUU (Within Census Tract 318)	MAUI COUNTY
Housing		
Total Housing Units	493	42,160
Occupied Housing Units	456	33,145 (78.6%)
Owner Occupied	358	19,083 (45.2%)
Renter Occupied	78	14,062 (33.3%)
Units with 1 or more persons per room	150	5,411 (12.8%)
Monthly Rent		
Less than \$250	16	1,368
\$250 to \$499	31	2,359
\$500 to \$749	30	3,878
\$750 to \$999	-	2,639
\$1,000 or more	1	1,999
Source: Maui County Data Book 1996-97		

2.12.2 Economic Conditions

Since the decline of the pineapple industry on Molokai in the 1970s, the local economy has shifted to diversified agriculture. The produce crops which have been successful are watermelon, sweet potatoes, bell peppers, and snap beans. Other crops which thrive well in the dry climate and acidic soil include Chinese bananas, Italian Squash, broccoli, and sweet corn. Existing feed operations on Molokai include the harvesting of volunteer hay and some cultivated hay.

Impacts and Mitigation Measures

The proposed project will generally have positive social and economic impacts in the region. In the short-term, the project will confer positive benefits in the local area by adding construction jobs in the vicinity, thereby stimulating that sector of the economy. Direct economic benefits will result from construction expenditures both through the purchase of materials from local suppliers and through the employment of local labor. Indirect impacts may include benefits to local retail businesses resulting from construction activities. Construction activities associated with the proposed project may create some adverse impacts such as minor disruptions of

traffic and an increase in noise nuisances in the area immediately surrounding the project site.

Once operational, the proposed project will increase the number of students that can be accommodated at Kualapuu Elementary School, and provide facilities for a comfortable, more spacious, and more effective learning and teaching environment.

3. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

3.1 Hawaii State Land Use Law

The Hawaii Land Use Law of Chapter 205, Hawaii Revised Statutes (HRS), classifies all land in the State into four land use districts: Urban, Agricultural, Conservation, and Rural. The project site is classified within the Agricultural District, as is most of the surrounding area (see Figure 3). However, the east side of the school borders the Urban District of Kualapuu.

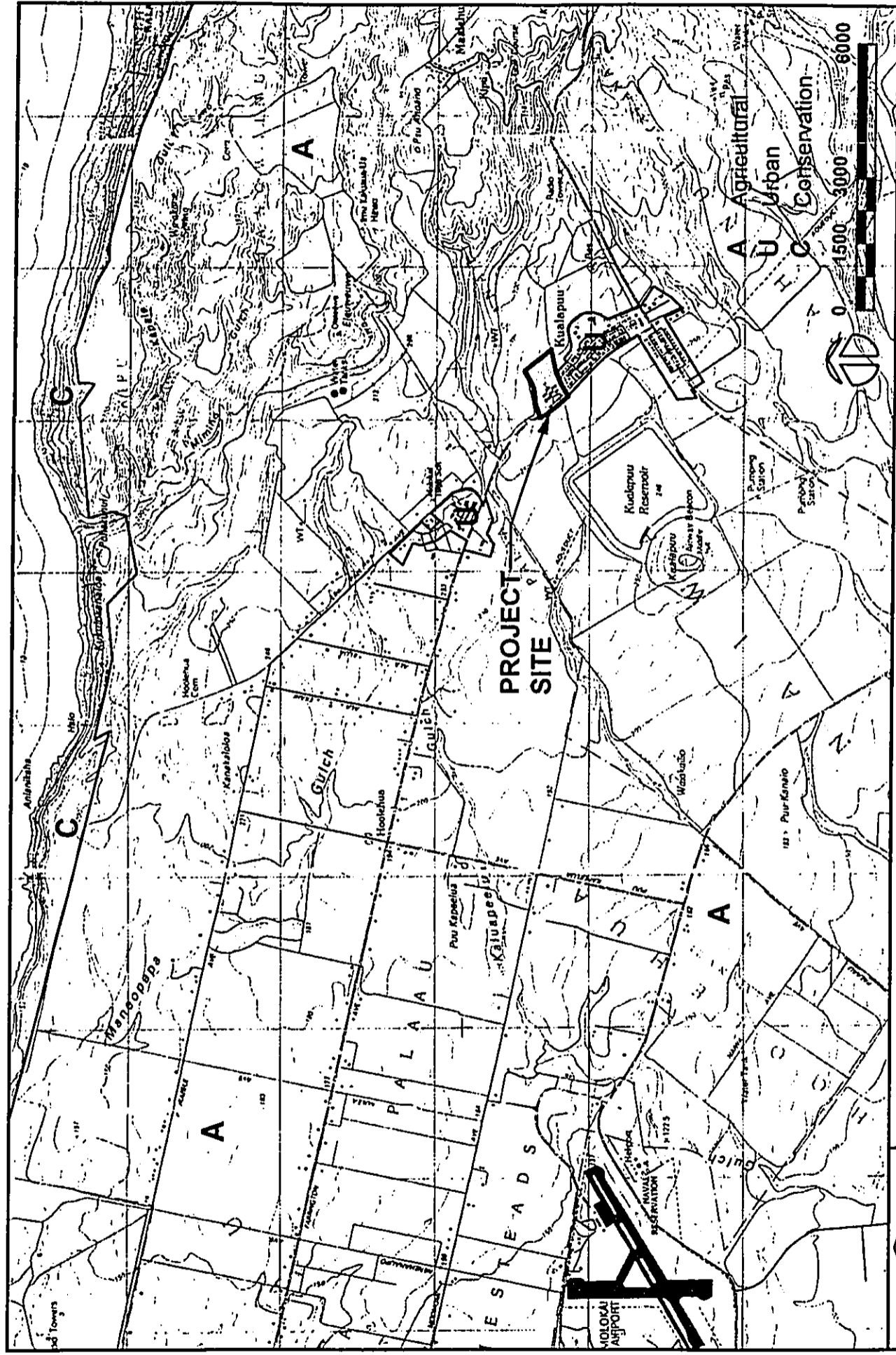
State law requires a minimum lot size of one acre under the Agricultural classification, and the size of the Kualapuu Elementary School parcel is 12.004 acres. HRS §205-4.5 describes the permissible uses within the Agricultural District. This section expressly permits activities related to cultivation of crops, game and fish propagation, animal husbandry, open area recreational uses, and the required buildings, utilities, and support facilities for these uses.

HRS §205-6 provides that, for lands of less than a 15-acre area, the county planning commission may permit certain unusual and reasonable uses within agricultural and rural districts other than those for which the district is classified. The county planning commission may permit the proposed use under such protective restrictions as deemed necessary. Thus, a Special Use Permit approval from the Molokai Planning Commission will be sought for the construction of the new classroom building.

3.2 Hawaii Coastal Zone Management Program

The objectives and policies of the Hawaii Coastal Zone Management (CZM) Program (Chapter 205A, Hawaii Revised Statutes) are to provide recreational resources; protect historic, scenic, and coastal ecosystem resources; provide economic uses; reduce coastal hazards; and manage development in the coastal zone. The proposed new classroom building is not in conflict with the objectives and policies of the CZM Program as it is appropriately sited on an open, grassed area adjacent to existing school facilities.

The project site is not located within the boundaries of the County of Maui's Special Management Area (SMA) and, therefore, will not require an SMA permit. The proposed project is in consonance with the following applicable objectives and policies of the CZM Program.



<p>WILSON OKAMOTO & ASSOCIATES, INC. ENGINEERS - PLANNERS</p>	<p>KUALAPUU ELEMENTARY SCHOOL NEW SIX CLASSROOM BUILDING</p>
<p>STATE LAND USE DISTRICT MAP</p>	
<p>FIGURE 3</p>	

Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

The proposed project represents a continuation of an existing use and will not have an adverse effect upon coastal or inland recreation resources. The proposed six-classroom building is intended to accommodate the increased design enrollment of Kualapuu Elementary School, as dictated by the Department of Education directive of January 8, 1998. The proposed project will provide the facilities necessary for a comfortable, more spacious, and more effective learning and teaching environment.

Historic Resources

Objective: Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

There are no known archaeological or historic sites on the project site, which was disturbed by the construction of the existing school facilities and is currently an open lawn/playground area. It is unlikely that the construction of the proposed classroom addition will have any impact on archaeological, cultural, or historic sites. Should any such sites be uncovered during construction activities, all work in the vicinity will cease and the State Department of Land and Natural Resources Historic Preservation Division will be immediately notified.

Scenic and Open Space Resources

Objective: Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.

Policy B: Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline.

Policy D: Encourage those developments which are not coastal dependent to locate in inland areas.

The project site is set back approximately 50 feet from Farrington Avenue at the lower end of the campus and is currently vacant of any structures. There are no significant views that would be affected by the presence of the

proposed building, as the existing parking lot and school buildings are located approximately 35 and 75 feet, respectively, from the street. The project site is currently landscaped, and playground equipment and wooden benches are located in one section of the lawn. The project will be designed to be compatible with the existing school buildings and the surrounding environment. The building will be integrated with existing facilities through the construction of accessible walkways. The proposed building will be a single story structure consistent with the design of the existing school facilities. Appropriate landscaping and screening will be employed to complement the rural character of the surrounding area, and landscaping of the immediate and adjoining areas will utilize native plant species to the extent possible.

Coastal Ecosystems

Objective: Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.

The proposed project lies approximately two miles from the coastline, and is not anticipated to adversely impact coastal ecosystems. Excavation and grading activities associated with construction of the proposed project will comply with the County of Maui grading ordinance and include appropriate erosion control measures. After construction is completed, the additional 9,500 square feet of impermeable surface created by the proposed project are not anticipated to affect the natural drainage patterns in the area.

Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policy C: Ensure that developments comply with requirements of the Federal Flood Insurance Program.

Due to its high elevation and distance from the shoreline, the project site is not subject to coastal hazards such as storm waves and tsunami inundation. The proposed project is situated outside the 500-year flood plain. The construction and operation of the proposed building will not cause flooding of the project site or the surrounding area.

Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policy B: Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issued, developments, and government activities.

The public will be afforded an opportunity to review and comment on the Environmental Assessment pursuant to the requirements of Chapter 343 Hawaii Revised Statutes and Section 11-200 of Title 11 Department of Health Administrative Rules. In addition, the two permit applications submitted for this project require consultation with surrounding land owners. The Conditional Permit process requires the notification of all landowners and lessees within 500 feet of the site as to the filing of the application and its availability for public review, as well as the date, time and location of the public hearing. The Special Use Permit process requires the notification of all abutting landowners and lessees. The public hearing will provide an additional opportunity for the public to comment on the proposed project.

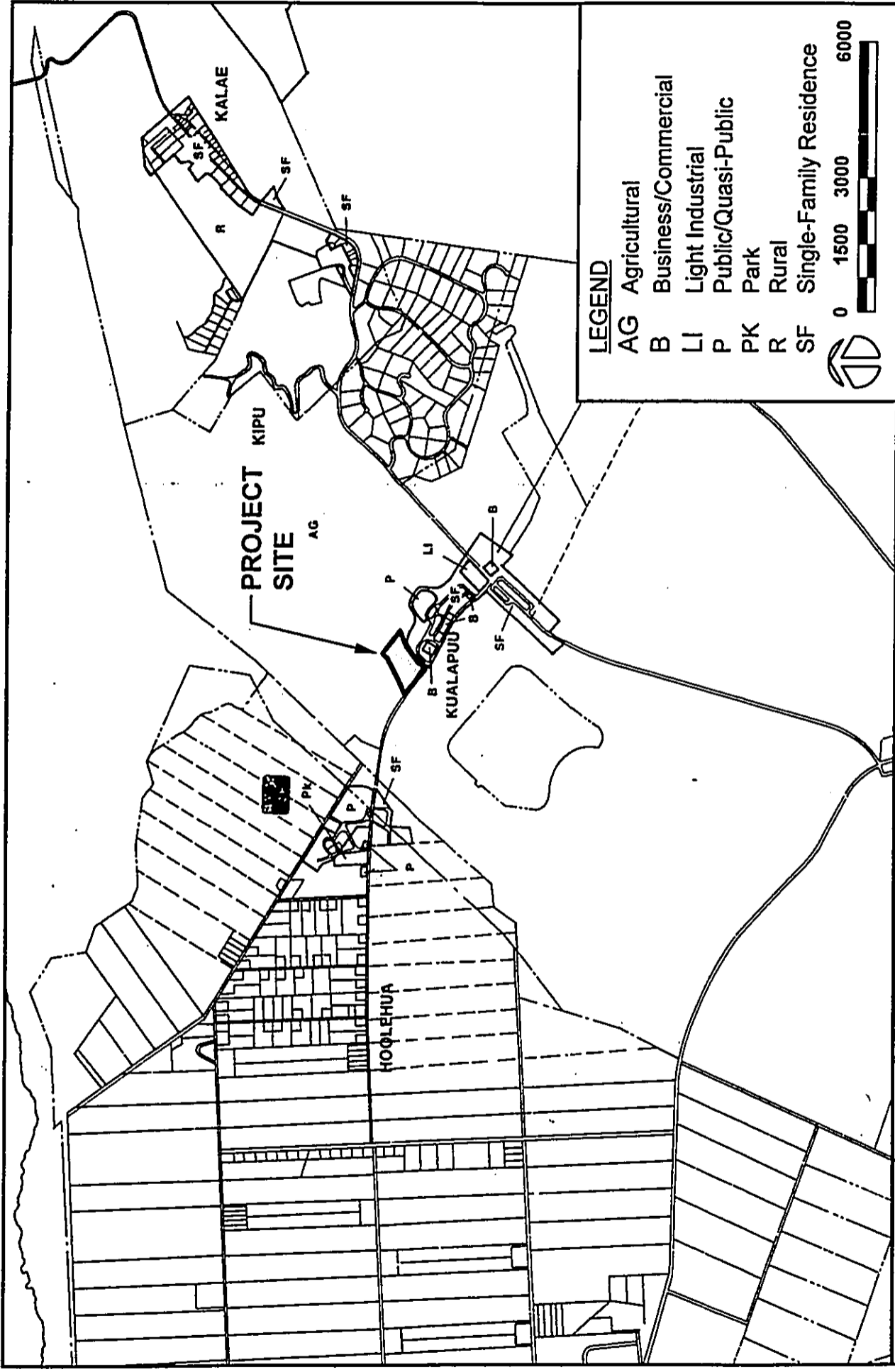
3.3 County Zoning, Plans, and Permits

3.3.1 Zoning

The project site's current County zoning classification is Agriculture. The County of Maui's zoning code requires that lands zoned as Agriculture have a minimum lot size of 2 acres. A Conditional Permit is required for the proposed construction of the new classroom building in the Agriculture zone.

3.3.2 Community Plan


The Molokai Community Plan was prepared in 1984 to establish a program for implementing the Maui County General Plan. The purpose of the plan was to provide the County of Maui with a decision-making tool to guide the development of Molokai through the year 2000, with updates occurring at least every 10 years to incorporate new data. Within the land use component of the plan, the parcel occupied by the school is designated for agricultural use (see Figure 4).



LEGEND

- AG Agricultural
- B Business/Commercial
- LI Light Industrial
- P Public/Quasi-Public
- PK Park
- R Rural
- SF Single-Family Residence

0 1500 3000 6000



**WILSON OKAMOTO
& ASSOCIATES, INC.
ENGINEERS - PLANNERS**

**KUALAPUU ELEMENTARY SCHOOL NEW SIX CLASSROOM BUILDING
COMMUNITY PLAN**

**FIGURE
4**

As described in the Molokai Community Plan, the Public and Quasi-Public Land Use Categories include schools, libraries, fire/police stations, government, buildings, public utilities, hospitals, churches, cemeteries, community centers, and non-profit economic development projects. Consequently, the classroom addition at Kualapuu Elementary School is consistent with the following recommendation of the Molokai Community Plan:

*Special Permits in the State Agricultural and Rural Districts may be approved only:
(1) to accommodate limited commercial, public and quasi-public uses servicing the immediate community in areas such as Hoolehua, Kalamaula, Pukoo, Ualapue, Kamalo and Kalae which are relatively remote from from Kaunakakai Town.*

- Chapter IV, Section B, Heading 2-g

4. ALTERNATIVES TO THE PROPOSED PLAN

4.1 No Action Alternative

In the no action alternative, the project site would remain in its current state. The existing school would continue to be inadequate for addressing the educational needs of the Kualapuu community. Students and teachers would continue to suffer from the disadvantages associated with overcrowded classrooms and insufficient facilities.

4.2 Alternative Site Development Concept

In the planning phase of the project, two alternative sites were considered in vacant areas of the school site to the northeast of the main campus.

Alternative Site 1 is located to the northeast of the existing playcourts. Alternative Site 2 is located to the northeast of Portable Classroom Building P-7. Both sites are situated in an open area that allows expansion and building construction with minimal disruption to existing areas, and the new classrooms would be subject to minimal noise impacts from Farrington Avenue. These alternative sites are also within close proximity to playcourts and play fields. The presence of a building at either of these two sites would provide a windbreak for existing structures at lower elevations, and the positioning of the classroom addition at a higher elevation above existing leaching fields will allow gravity flow for the sewer system.

However, placement of the classroom addition at either alternative site would increase the travel distance to the primary campus and require the construction of temporary access roads, heightening the disruption of existing infrastructure during construction. Due to the distance from the primary campus buildings, a secondary fire access lane would need to be constructed and proper access for disabled persons would be difficult and/or expensive to achieve. Alternative Sites 1 and 2 would also increase the distance for connections to electrical utilities, communication lines, data and fire alarm distribution systems, and water lines; decreased water pressure may be realized from the existing water system which is located at a lower elevation. If a connection to the existing septic system is required, the lengths of runs of sewer lines would correspondingly increase. Both sites are also subject to direct winds due to higher elevations.

In light of the above, it was recommended that the classroom addition be constructed on the proposed site located in the southwest corner of the campus. This site is in close proximity to

available utilities, campus infrastructure, the parking area, and is more accessible for disabled persons.

In consideration of a Department of Education directive of January 8, 1998 which increased the design enrollment of the school to 420 students, 15 new parking stalls and accessible routes will be required. The most suitable location for this additional parking area would be along Farrington Avenue, adjacent to the existing parking area. It thus follows that construction of both the proposed classroom and new parking area can be accommodated within one area of the school campus, which should minimize disruption of school activities.

5. DETERMINATION OF FONSI

A. Proposing Agency:

Department of Accounting and General Services

B. Approving Agency:

Department of Accounting and General Services

C. Description of the Proposed Action

The applicant proposes to construct a new building on the campus of Kualapuu Elementary School, Kualapuu, Molokai. The proposed addition will consist of six new classrooms, an itinerant classroom, a teacher's workroom and lounge area with restrooms, a faculty storage room, boys' and girls' restrooms, a kiln room, electrical and janitorial service rooms, and an outdoor performance platform. A new driveway, 15-stall parking lot, and a weather shelter will also be developed along with required utility services.

D. Determination and Reasons Supporting Determination

Short-term construction impacts include increased noise levels, impaired air quality due to dust and vehicle emissions, and possible increased traffic in the immediate area. Upon completion of construction, such impacts will no longer affect the project site and surrounding area.

Based on an analysis of the anticipated impacts, a Finding of No Significant Impact (FONSI) is determined for the proposed six-classroom building. This determination is based on the criteria set forth in the Hawaii Administrative Rules, Title 11, State of Hawaii, Department of Health, Chapter 200, Environmental Impact Statement Rules. The relationship of the proposed project to these criteria is described below.

In general, construction and operation of the proposed Kualapuu Elementary School New Six Classroom Building will not:

- (1) *Involve an irrevocable commitment to loss or destruction of any natural cultural resource;*

The proposed action is not anticipated to involve any construction activity that might lead to a loss or destruction of any natural or cultural resource. There is little potential for encountering such resources because the site has already been graded and landscaped for the existing elementary school.

- (2) *Curtail the range of beneficial uses of the environment;*

The proposed project will not curtail the beneficial uses of the environment. Use of the project site for the proposed project would be consistent with its current use as a school.

- (3) *Conflict with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;*

The proposed project does not conflict with the long-term environmental policies, goals, and guidelines of the State of Hawaii. As presented earlier in Chapter 2, the project's potential adverse impacts are associated only with the short-term construction related activities and can be mitigated through adherence to standard construction mitigation practices.

- (4) *Substantially affect the economic or social welfare of the community or state;*

The proposed project would provide short-term economic benefits in the form of construction jobs and also from the purchase of supplies from local retailers. Long-term social benefits will manifest through the increased number of students that may be accommodated at Kualapuu Elementary School, and provide facilities for a comfortable, more spacious, and more effective learning and teaching environment.

- (5) *Substantially affect public health;*

Because of the steady population growth on Molokai and the projected population increases for the years to come, the proposed project will properly serve the education needs of current and future generations of Kualapuu residents.

- (6) *Involve substantial secondary impacts, such as population changes or effects on public facilities;*

No adverse secondary effects are anticipated with the construction or operation of the proposed project. The new classroom building is in concert with the school's increased design enrollment, as stipulated by the Department of Education (see Appendix A, page A-3).

- (7) *Involve a substantial degradation of environmental quality;*

Construction activities associated with the proposed project are anticipated to result in negligible short-term impacts to noise, air quality, and traffic in the immediate project vicinity. With the incorporation of the recommended mitigation measures during the construction period, the project will not result in the degradation of environmental quality.

- (8) *Individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

No cumulative effects are anticipated, inasmuch as the proposed project involves a redevelopment of the site that is not consistent with the County land use plans and designations. However, the proposed project is consistent with the site's current use as an elementary school. A Conditional Permit and a Special Use Permit are required from the County of Maui.

- (9) *Substantially affect a rare, threatened, or endangered species, or its habitat;*

There are no known rare, threatened, or endangered species of flora or fauna or associated habitats on the project site that could be adversely affected by the construction and operation of the proposed project.

- (10) *Detrimentially affect air or water quality or ambient noise levels;*

Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emissions in the vicinity of the project site. Operation of the proposed project will have no significant impact on air or water quality or ambient noise levels in the vicinity.

- (11) *Affect 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 project is not located within a flood plain or otherwise environmentally sensitive area.

- (12) *Substantially affect scenic vistas and view planes as identified in county or state plans or studies; or,*

The proposed project will alter the visual setting by adding a new structure in the southwest corner of the lot. The new structure, however, will comply with applicable development standards of the existing zoning and will not affect scenic views.

- (13) *Require substantial energy consumption.*

Construction and operation of the project will not require substantial increases in energy consumption.

6. PERMITS AND APPROVALS

The following is a list of permits and approvals which may be required prior to construction of the proposed project:

- Conditional Permit – Molokai Planning Commission, Maui County Council
- Special Use Permit – Molokai Planning Commission
- Building Permit – County of Maui Department of Public Works and Waste Management
- Grading Permit – County of Maui Department of Public Works and Waste Management
- Work Within
County Roadways – County of Maui Department of Public Works and Waste Management
- Wastewater System
Improvements – State Department of Health

7. CONSULTED PARTIES

7.1 Pre-Assessment Consultation

The following parties were consulted during the pre-assessment phase of the Draft Environmental Assessment. Relevant correspondence received from the Department of Education, the County of Maui Department of Planning, and the County of Maui Department of Public Works and Waste Management are reproduced herein.

State of Hawaii

Department of Accounting and General Services
Commission on Persons with Disabilities
Department of Education Facilities and Support Services Branch

County of Maui

Department of Planning
Department of Planning, Urban Design Review Board
Department of Public Works and Waste Management, Engineering Division
Department of Finance, Real Property Tax Division

Other

Kualapuu Action Council

J. C. CALVERT
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2300
HONOLULU, HAWAII 96804

RECEIVED - DAGS
DIV. OF PUBLIC WORKS
1998 JAN -8 A 8 21

RECEIVED - DAGS
DIV. OF PUBLIC WORKS

OFFICE OF BUSINESS SERVICES

January 7, 1998

MEMO TO: Mr. Gordon Matsuoaka, Public Works Engineer
Public Works Division, DAGS

ATTN: Mr. Mark Yamabe, Project Coordinator

FROM: *[Signature]*
H. T. Chuck, Director
Facilities and Support Services Branch

SUBJECT: Kualapuu Elementary School
Six Classroom Building
DAGS Job No. JS-16-1653

IN REPLY TO THIS MEMO
DATE P.M. 1/7/98
P.H. Secy _____
- Staff Serv. B. _____
Planning A. _____
- Div. Invt. B. _____
- Design B. _____
- Insp. B. _____
- Oper. Cont. B. _____
- Contract Serv. B. _____

The Department of Education (DOE) has revised the design enrollment (DE) for the subject school from 360 to 420 students. When the revised parking guideline is applied to this DE, the new parking requirement will be 43 parking stalls (420/11 + 5 = 43). Please use this revised number in the design of this project.

Should you have any questions, please call Theron Nichols at 733-4863.

LHTC:TFN:jml

cc: R. Murakami, Maui District Office
L. Trinidad, Kualapuu Elementary

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

JAMES "KIMO" APALHA
Mayor

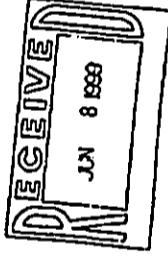
JOHN E. LEE
Director

CLAYTON L. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

June 4, 1999



Mr. Orlando Rarangol
June 4, 1999
Page 2

Mr. Orlando Rarangol
W.H.T. Leong & Associates, Architects, Inc.
1360 South Beretania Street, Suite 300
Honolulu, Hawaii 96814

Dear Mr. Rarangol:

RE: Urban Design Review Board Meeting for Review and Comments on
Plans for a New Six (6) Classroom Building at Kualapuu Elementary
School. TMK: 5-2-013-027, Kualapuu, Island of Molokai, Hawaii

At its regular meeting on June 1, 1999, the Maui Urban Design Review Board (UDRB) reviewed the design, landscaping, architectural plans, and related aspects of the proposed project referenced above. Based upon those considerations within the UDRB's purview, it voted to recommend approval, subject to the following comments:

1. That the final color scheme, landscaping, architectural plans, and related aspects of the proposed project shall be reviewed and approved by the Maui Planning Department.
2. That said plans shall be in accordance with plans presented at the June 1, 1999 UDRB meeting and dated May 21, 1999 and June 1, 1999.
3. That proposed changes to the parking lot which include a thoroughfare from the existing parking lot to the proposed parking lot which joins the parking lots, a covered walkway in front of the proposed building, a one-way road, and new landscaping for the existing parking lot, shall be in accordance with revised plans presented at the June 1, 1999 UDRB meeting dated June 1, 1999.

4. That full compliance with the standard comments of the UDRB shall be rendered.

If additional clarification is required, please contact Ms. Simone Bosco, Staff Planner, of this office at 270-7735.

Very truly yours,

JOHN E. MIN
Director of Planning

JEM:SCB:cmb
c: Clayton Yoshida, AICP, Deputy Director of Planning
Simone Bosco, Staff Planner
UDRB File
Project File
General File
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Doris Shiu

4110 KAUAI PLANNING DIVISION (808) 243-7733; ZONING DIVISION (808) 243-7253; FACSIMILE (808) 243-7634

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793

AMES "IMAO" APANA
Mayor
CHARLES JENCKS
Deputy Mayor
DAVID C. GOODE
Deputy Director



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

RALPH MAGUIRE, L.S., P.E.
Land Use and Codes Administration

Waterwater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

ANDREW M. HROSE
Solid Waste Division

BRIAN HASKERO, P.E.
Highways Division

June 4, 1999

FAX MEMO
(3 pages)

MEMO TO: DENIS SHIU, PROJECT MANAGER
WILSON OKAMOTO & ASSOCIATES, INC.,

FROM: LLOYD P.C.W. LEE, ENGINEERING DIVISION CHIEF

SUBJECT: KUALAPUU ELEMENTARY SCHOOL

The following are our comments on the proposed parking lot conceptual layouts:
staff only parking lot

- Recommend only one in/out driveway due to limited space between state r/w with narrow "frontage road" and poor conditions at this end. See comments on plan.
 - Assess existing AC pavement on "frontage road", on whether an overlay or reconstruction is needed.
- parking with bus loading zone
- State r/w for Farrington Avenue is very close to the left exit. Space looks inadequate for bus turn movements. AC pavement at this end looks narrower and in poor condition. Also, State r/w is very close to driveway and "frontage road". Recommend bus exits remain at present location where "throat" length of exit driveway is longer and "frontage road" is further away from State r/w.
 - Same comment regarding AC pavement assessment as previously mentioned.

If there are any questions, call Charlene Shibuya at (808) 270-7437.

ACSS:
Enclosures
a:eng@psd.kauai.gov

6181-03
December 5, 2000

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS
1907 S. BERETANIA ST
SUITE 400
HONOLULU, HI 96826
PH (808) 946-7277
FAX (808) 946-7253

Mr. Lloyd P.C.W. Lee, Chief
Engineering Division
County of Maui
Department of Public Works and
Waste Management
200 South High Street
Wailuku, Maui, Hawaii 96793

Subject: Kualapuu Elementary School, New Six-Classroom Building,
Kualapuu, Molokai

Dear Mr. Lee:

This is in response to your memo comments of June 4, 1999 regarding the subject project, a copy of which is attached. We have since revised our parking lot conceptual layout, as shown in the attached Drawing No. C-5. The revised plan reflects a one-way direction of traffic flow and resurfacing of the frontage road.

Please call me if you should have any questions.

Sincerely,

Denis Shiu, P.E.
Project Engineer

DS/ry

cc: Mark Yamabe, DAGS-PM
Mike Nunokawa

Enclosures

7.2 Draft EA Consultation

The following agencies, elected officials, and organizations were consulted during the public review period of the Draft EA. Of the 16 parties that replied during the Draft EA comment period, some had no comments while others provided comments, as indicated by the ✓ and ✓✓, respectively. All comments are reproduced herein.

Federal Agencies

- ✓✓ U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Natural Resource Conservation Service

State of Hawaii

- Department of Agriculture
- Department of Business, Economic Development & Tourism (DBEDT)
- DBEDT Office of Planning
- ✓ Department of Education
- ✓ Department of Hawaiian Home Lands
- ✓✓ Department of Health (DOH)
- ✓✓ DOH Office of Environmental Quality Control
- ✓ Department of Land and Natural Resources (DLNR)
- ✓✓ DLNR State Historic Preservation Division
- ✓✓ Department of Transportation
- ✓ Office of Hawaiian Affairs
- University of Hawaii Environmental Center

County of Maui

- ✓ Department of Parks and Recreation
- ✓ Department of Planning
- Department of Public Works and Waste Management
- Department of Water Supply
- Fire Department
- ✓ Police Department

Elected Officials

- ✓✓ Jan Buen, State Senate
- Sol Kahooalahala, State House of Representatives
- ✓✓ Patrick Kawano, Maui County Council

Utility Companies

- ✓ Maui Electric Company, Ltd.
- ✓ Verizon Hawaii, Inc.

Other

- Kualapuu Elementary School Parent-Student Organization

October 31, 2000

Civil Works Technical Branch

Mr. Mark Yamabe
Department of Accounting and General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Yamabe:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the Kualapuu Elementary School Project, Kualapuu, Molokai (TMK 5-2-13: por. 27). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

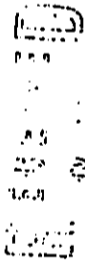
- a. Based on the information provided, a DA permit will not be required for the project.
- b. The flood hazard information provided on page 2-3 of the DEA is correct.

Should you require additional information, please contact Ms. Jessie Dobinchick of my staff at (808) 438-8876.

Sincerely,

James Pennaz, P.E.
Chief, Civil Works
Technical Branch

CF:
Mr. Rodney Funakoshi
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826



WILSON OKAMOTO & ASSOC, INC



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

ENCLOSURE

LETTER NO. PIA-1014

FEB 6 2001

Mr. James Pennaz, P.E.
Chief, Civil Works
Technical Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858-5440

Dear Mr. Pennaz:

Subject: Draft Environmental Assessment (EA)
Kualapuu Elementary School
New Six-Classroom Building
D.A.G.S. Job No. 15-16-1653
Tax Map Key (2) 5-2-013: portion 027
Kualapuu, Molokai, Hawaii

Thank you for your letter dated October 31, 2000, indicating that the flood hazard information provided in the Draft EA is correct and that a Department of the Army Permit will not be required for the proposed project.

We appreciate your review of the Draft EA.

Very truly yours,

GORDON MATSUOKA
Public Works Administrator

MY/si
c:

Rodney Funakoshi, Wilson Okamoto & Associates, Inc. ✓
Michael Nunokawa, Murayama Kotake Nunokawa & Associates, Inc.

BENJAMIN CASTILLO
DIRECTOR

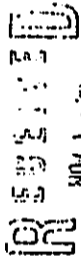


STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2380
HONOLULU, HAWAII 96801

OFFICE OF THE SUPERINTENDENT

November 6, 2000

PAUL G. SALMONSON, Ph.D.
SUPERINTENDENT



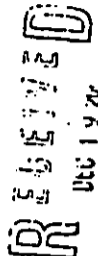
WILSON OKAMOTO & ASSOC., INC.

BENJAMIN CASTILLO
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 1879
HONOLULU, HAWAII 96801

December 15, 2000



RAYMOND H. SATO
COMPTROLLER

To: The Honorable Raymond H. Sato, Comptroller
Department of Accounting and General Services

From: *Raymond C. Soon*, Chairman
Hawaiian Homes Commission

Subject: *Barrel* Kualapuu Elementary School New Six-Classroom Building,
Draft Environmental Assessment, TRK: (2) 5-2-13:027
(por.), Kualapuu, Molokai

MEMO TO: The Honorable Raymond H. Sato, Comptroller
Department of Accounting and General Services

FROM: *Paul G. Salmonson*, Ph.D., Superintendent
Department of Education

SUBJECT: Kualapuu Elementary School
New Six-Classroom Building - Draft EA

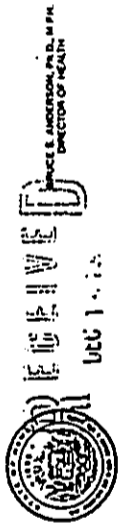
The Department of Education has no comment on the subject draft environmental assessment.
Thank you for the opportunity to respond.

PLM:SB:hy

cc: P. Yoshioka, DAS
G. Salmonson, OEQC
R. Funakoshi, Wilson Okamoto & Associates, Inc.

Thank you for the opportunity to review the subject application.
The Department of Hawaiian Home Lands have no comments to offer.
If you have any questions, please call Mr. Daniel Ornellas of
our Planning Office at 586-3836.

c: Office of Environmental Quality Control
Wilson, Okamoto & Associates, Inc.



STATE OF HAWAII
DEPARTMENT OF HEALTH
HONOLULU, HAWAII 96801
00-210/epo

December 11, 2000

Mr. Raymond H. Sato, Comptroller
Department of Accounting
and General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Sato:

Subject: Draft Environmental Assessment (DEA)
Kualapuu Elementary School, Six-Classroom Building
Kualapuu, Molokai
TMK: 5-2-13:por. of 27

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer.

Underground Injection Control

The DEA suggests that the slope of the land will take care of the surface runoff, but it is not explicit about the eventual terminus of the water. If drainage injection wells for runoff water disposal are proposed, Chapter 11-23, "Underground Injection Control," will apply for construction and operation approvals.

Should you have any questions on this matter, please contact the Safe Drinking Water Branch, Underground Injection Control Section at (808)586-4258.

Wastewater

We have no objections to the proposal as long as the new restrooms are connected to the existing county sewer service system.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems," and we reserve the right to review these wastewater plans.

Should you have any questions, please contact the Planning/Design Section of the Wastewater Branch at (808)586-4294.

Mr. Raymond H. Sato
December 11, 2000
Page 2

Fugitive Dust

There is a significant potential for fugitive dust emissions during the construction activities. Implementation of adequate dust control measures during all phases of construction is warranted.

Construction activities must comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust.

The contractor should provide adequate measures to control dust from the road areas and during the various phases of construction. These measures include, but are not limited to:

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

If you have any questions regarding these issues on fugitive dust, please contact the Clean Air Branch at 586-4200.

Sincerely,

GARY GILL
Deputy Director
Environmental Health Administration

C: OEQC
SDWB
CAB
WWB
Wilson Okamoto & Assoc.



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

LETTER NO. PM-1017.1

The Honorable Bruce Anderson, Ph.D.
Letter No. PM-1017.1
Page 2

FEB 7 2001

TO: The Honorable Bruce Anderson, Ph.D.
Director, Department of Health

ATTN: Gary Gill, Deputy Director

SUBJECT: Draft Environmental Assessment (EA)
Kualapuu Elementary School
New Six-Classroom Building
D.A.G.S. Job No. 15-16-1653
Tax Map Key (2) 5-2-013:portion 027
Kualapuu, Molokai, Hawaii

The Draft EA will be revised to clarify that the sewer improvements for the proposed building will include a line from the new classrooms to the on-site treatment and disposal system. All wastewater improvements for the proposed project will conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." Plans and specifications will be submitted to the Maui District Health Office for review and approval.

Fugitive Dust

Construction activities will comply with the provisions of Hawaii Administrative Rules, Chapter 11-60.1-33, "Fugitive Dust." The section of the EA regarding air quality impacts and mitigation measures will be revised to include specific dust control measures, as noted in your comments, to be implemented by the contractor.

Thank you for your letter of December 11, 2000 (Ref. File: 00-210/epo), regarding the Draft EA and Anticipated Finding of No Significant Impact for the subject project. The following is offered in response to your comments:

Underground Injection Control

The project site is located in the uplands of Central Molokai, where rainfall is sparse, although storm conditions can cause flows to channelize in natural gulches. Thus, stream flow is uneven in season as well as location, with discharge rates ranging over several orders of magnitude.

Drainage improvements for the proposed project will include downspouts, splash blocks, drain inlets, underground piping and CRM outlets to accommodate runoff. Flows will discharge through the improvements and into the existing drainage way west of the school site. The eventual terminus for runoff is the Kualapuu Reservoir.

Wastewater

Currently, there are no County sewer lines serving, or in the vicinity of, Kualapuu Elementary School. Wastewater generated by the existing school facilities is accommodated by an on-site treatment and disposal system involving large septic tanks and leaching fields.

We appreciate your review of the Draft EA.

RAYMOND H. SATO
State Comptroller

c: Rodney Funakoshi, Wilson Okamoto & Associates, Inc.
Michael Nunokawa, Murayama Kotake Nunokawa & Associates, Inc.

BENJAMIN J. CAVETAKO
COMPTROLLER



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4119
FACSIMILE (808) 586-4119

GENEVEVE SALMONSON
DIRECTOR

RECEIVED
NOV 23 2000

November 21, 2000

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

WILSON OKAMOTO & ASSOC., INC.

Dear Mr. Sato:

Subject: Draft EA for the Kualapuu Elementary School New Six Classroom Building, Molokai

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

1. Please consult with adjacent neighbors who may be impacted by this project.
2. Please respond in writing to the written comments received during the pre-assessment consultation phase.
3. Please consider applying sustainable building techniques as presented in the enclosed "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement.
4. Please also comply with sections 103D-407 and 408 of Hawaii Revised Statutes concerning the use of indigenous plants and recycled glass.

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

Sincerely,

Genevieve Salmanson
Genevieve Salmanson
Director

c: Wilson Okamoto & Associates



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

BENJAMIN J. CAVETAKO
COMPTROLLER

DEC 19 2000

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

RECEIVED
DEC 19 2000

WILSON OKAMOTO & ASSOC., INC.

Attention: Mr. Jeyan Thirugnanam

Dear Ms. Salmonson:

Subject: Draft Environmental Assessment (EA)
Kualapuu Elementary School
New Six-Classroom Building
D.A.G.S. Job No. 15-16-1653
Tax Map Key: (2) 5-2-013; portion 27
Kualapuu, Molokai, Hawaii

Thank you for your letter of November 21, 2000, regarding the Draft EA and Anticipated Finding of No Significant Impact for the subject project. The following is offered in response to your comments:

1. There are no developments in the immediate vicinity of the project site. The school is surrounded by undeveloped lands. Permit applications submitted for this project require consultation with surrounding owners. The Conditional Permit process requires the notification of all landowners and lessees within 500 feet of the site as to the filing of the application, its availability for public review and the forthcoming public hearing. The Special Use Permit process requires the notification of all abutting landowners and lessees. The forthcoming public hearing will provide an opportunity for the public to comment on the proposed project.

2. Of the comment letters included in the Draft EA for the pre-assessment consultation phase, only the letter from the County of Maui Department of Public Works and Waste Management requires a response. A written response has been sent and will be included in the Final EA.
3. The subject project uses various sustainable techniques as described in the *Guidelines for Sustainable Building Design in Hawaii*. The following elements pertain to techniques incorporated in the design of the subject project:

Site Design:

- The building is oriented to minimize site excavation and optimize the spatial relationship with the existing buildings on campus.
- The building orientation enables good cross-ventilation and enhances convective cooling of the interior. A large covered walkway faces the prevailing wind.

Building Design:

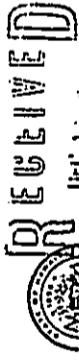
- The building uses termite-resistant materials such as CMU, light-gauge steel trusses with metal decking for the roof, and other materials which provide long-term protection from termite damage and reduces environmental pollution due to their longevity.
- The building materials provide insulation, which promotes convective cooling.
- 4. The project will be undertaken in compliance with Sections 103D-407 and 408, Hawaii Revised Statutes, and will incorporate the use of indigenous plants in the landscaping and recycled glass to the extent possible.

We appreciate your interest and comments on this project.

Sincerely,


RAYMOND H. SATO
State Comptroller

c: Rodney Funakoshi, Wilson Okamoto & Associates
Michael Nunokawa, Murayama Kolake Nunokawa & Associates, Inc.



AGRICULTURE DEVELOPMENT PROGRAM
 PUBLIC RESOURCES
 PLANNING AND RECREATION
 CONSERVATION AND
 RESOURCES DEVELOPMENT
 COMMERCE
 ENERGY AND MINERALS
 HISTORIC PRESERVATION
 LAND DIVISION
 STATE PLANNING
 WATER RESOURCE MANAGEMENT

WILSON OKAMOTO & ASSOC., INC
 INC 11 2000

STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 LAND DIVISION
 P.O. BOX 611
 HONOLULU, HAWAII 96826

December 8, 2000

LD-NAV

Ref.: KUALAPUUEA.RCH

Wilson Okamoto & Associates, Inc.
 Mr. Rodney Funakoshi, AICP
 Project Manager
 1907 South Beretania Street, Suite 400
 Honolulu, Hawaii 96826

Dear Mr. Funakoshi:

SUBJECT: Draft Environmental Assessment and Anticipated Finding
 of No Significant Impact - Project: Kualapuu Elementary
 New Six-Classroom Building and Related Improvements,
 Kualapuu, Molokai, Hawaii - TMK: 5-2-13: 027 (por)

Thank you for the opportunity to review and comment on the proposed project.

The Department has no comment to offer on the subject matter.

Should you have any questions, please feel free to contact Nicholas Vaccaro of the Land Division's Support Services Branch at 808-587-0438.

Very truly yours,

DEAN Y. UCHIDA
 Administrator

C: County of Maui Department of Planning
 Department of Accounting and General Services



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
NOV 14 2000 10:07 AM
NOV 7 2000 3:15 PM

HISTORIC PRESERVATION DIVISION
KUALAPUU BUILDING, ROOM 355
801 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

RECEIVED

THE HON. E. JOHNS, CHAIRMAN
COMMISSION ON LAND AND NATURAL RESOURCES
COMMISSION ON LAND AND NATURAL RESOURCES

DEPUTY
JANET L. DAVIES
LINDA M. HERRICK

AGRICULTURE
AIR AND OCEAN RESOURCES
CONSERVATION AND RESOURCES
ENVIRONMENT
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
PLANNING
WATER RESOURCES MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 1111, HONOLULU, HAWAII 96810



LETTER NO. PM-1016

FEB 6 2001

SCULLIN & GASTLAND
GOVERNMENT

Mr. Don Hibbard
Administrator
Historic Preservation Division
Department of Land and Natural Resources
801 Kamokila Boulevard
Kapolei, Hawaii 96707

Dear Mr. Hibbard:

Subject: Draft Environmental Assessment (EA)
Kualapuu Elementary School
New Six-Classroom Building
D.A.G.S. Job No. 15-16-1653
Tax Map Key (2) 5-2-013:portion 027
Kualapuu, Molokai, Hawaii

November 14, 2000

LOG NO: 26451
DOC NO: 0011SC04

MEMORANDUM

TO: Mr. Raymond H. Sato, Comptroller
Department of Accounting and General Services

FROM: Mr. Timothy E. Johns, Director
Department of Land and Natural Resources

SUBJECT: Chapter 6E-8 Historic Preservation Review of a Draft Environmental Assessment (DEA) Prepared for the Proposed New Six-Classroom Building at Kualapuu Elementary School
Kualapuu, Molokai

TMK: 5-2-013:027 (portion)

Our review is based on historic maps, aerial photographs, reports, and records maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

Judging from aerial photographs taken in the early 1970s, the land proposed for the new classroom building was allocated extensively in conjunction with the establishment of Kualapuu Elementary School. Due to this prior development, it is unlikely that significant historic sites are still present on the subject parcel. Therefore, we believe that if the classroom building is constructed as shown in the DEA, there will be "no effect" on significant historic sites.

Should you have any questions, please feel free to contact Sara Collins at 692-8076

SC:jen

c: John Min, Director, Dept. of Planning, County of Maui, 250 S. High Street, Wailuku, HI 96793
Cultural Resources Commission, Dept. of Planning, 250 S. High Street, Wailuku, HI 96793
Ms. Barbara Haliniak, Chair, Molokai Planning Commission, P.O. Box 976, Kaunakakai, HI 96748
Ms. Genevieve Salmonson, Director, OEQC, 235 S. Beretania Street, Room 702, Honolulu, HI 96813

Thank you for your letter of November 14, 2000 (Ref. LOG NO: 26451, DOC NO: 0011SC04), indicating that the proposed new classroom building is anticipated to have "no effect" on significant historic sites.

We appreciate your review of the Draft EA.

Very truly yours;

Gordon Matsuoaka
GORDON MATSUOKA
Public Works Administrator

MY:si

c: Rodney Funakoshi, Wilson Okamoto & Associates, Inc.
Michael Nunokawa, Murayama Kotake Nunokawa & Associates, Inc.

BENJAMIN J. CATELANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
1151 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5077

DEC 13 2000



KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTOR
BRIAN K. MINAMI
GLENN L. OCHIOTO

BY REPLY REFER TO:

HWY-PS
2.1066

Mr. Raymond H. Sato
Comptroller
Department of Accounting and General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Attention: Mr. Mark Yamabe

Dear Mr. Sato:

Subject: Draft Environmental Assessment, Kualapuu Elementary School New
Six-Classroom Building, Kualapuu, Molokai, TMK: 5-2-13: 27

We have the following comments:

1. The proposed addition to the school is not anticipated to have a significant impact on Farrington Avenue.
2. Construction plans for work within the State highway right-of-way must be submitted for our review and approval.

If you have any questions regarding these comments, please call Ronald Tszuzuki, Head Planning Engineer, Highways Division, at (808) 587-1830.

Very truly yours,

Genevieve Salmonson

KAZU HAYASHIDA
Director of Transportation

c: Genevieve Salmonson, Director, OEQC
Rodney Funakoshi, Wilson Okamoto & Associates, Inc.



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

FEB 7 2001

BENJAMIN J. CATELANO
GOVERNOR

LETTER NO. PM-1015

TO: The Honorable Brian Minaai
Director, Department of Transportation

SUBJECT: Draft Environmental Assessment (EA)
Kualapuu Elementary School
New Six-Classroom Building
D.A.G.S. Job No. 15-16-1653
Tax Map Key (2) 5-2-013:portion 027
Kualapuu, Molokai, Hawaii

Thank you for your letter of December 13, 2000 (Ref. Log No. HWY-PS 2.1066), indicating that the proposed new classroom building is not anticipated to have a significant impact on traffic moving along Farrington Avenue.

Your comment regarding the necessary submittal of construction plans for work within the State highway right-of-way is acknowledged. The construction of the proposed addition to the school will not include any improvements to State roadways.

We appreciate your review of the Draft EA.

Raymond H. Sato
RAYMOND H. SATO
State Comptroller

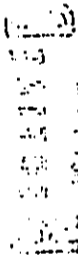
c: Rodney Funakoshi, Wilson Okamoto & Associates, Inc.
Michael Nunokawa, Murayama Kotake Nunokawa & Associates, Inc.

PHONE (808) 594-1888



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPTOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

FAX (808) 594-1865



November 15, 2000

Mr. Rodney Funakoshi, AICP
Project Manager
Wilson Okamoto & Associates
1907 S. Berelania St., Suite 400
Honolulu, HI 96826

Subject: Kualapu'u Elementary School New Six-Classroom Building
Draft Environmental Assessment (DEA)
TMK: (2) 5-2-13:027 (por)
Kualapu'u, Moloka'i, Hawaii

Dear Mr. Funakoshi:

Thank you for the opportunity to comment on the above referenced project. According to your DEA, the proposed project consists of the construction of a new building on the campus of Kualapu'u Elementary School in Kualapu'u, Moloka'i. At this time, the Office of Hawaiian Affairs has no comments to the proposed project. If you have any questions, please contact Mark A. Mararagan, policy analyst at 594-1945.

Sincerely,

Colin C. Kippen, Jr.
Deputy Administrator

cc: OHA Board of Trustees
Mr. Raymond H. Sato, Comptroller - DAGS
Ms. Genevieve Salmonson, Director - OEQC



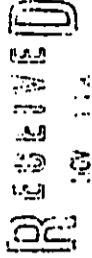
DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAUNAHU AVENUE WAILUKU, HAWAII 96793

JAMES TOMO APANA
Mayor
FLOYD S. MIYAZONO
Director
ELIZABETH D. MEHOR
Deputy Director
(808) 270-7230
FAX (808) 270-7934

October 30, 2000

Mr. Raymond H. Sato, Controller
Department of Accounting and General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813



WILSON OKAMOTO & ASSOCIATES, INC.

Dear Mr. Sato:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR KUALAPU'U
ELEMENTARY SCHOOL NEW SIX-CLASSROOM BUILDING

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the subject project.

At this time, we have no comments or objections to the proposed action. If there are any questions, please contact Mr. Patrick Matsui, Chief of Parks Planning and Development, at (808)270-7387.

Sincerely,

Patrick Matsui, Chief - Parks Planning and Development
Genevieve Salmonson, Director - OEQC
Rodney Funakoshi, Project Manager - Wilson Okamoto & Associates

JAMES "KIMO" APANA
Mayor
JOHN E. MIN
Director
CLAYTON L. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

November 5, 2000

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NOV 1 2000

WILSON OKAMOTO & ASSOC., INC.

Mr. Raymond Sato, Comptroller
State Department of Accounting
and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Sato:

RE: DRAFT ENVIRONMENTAL ASSESSMENT FOR A NEW
SIX-CLASSROOM BUILDING AT KUALAPUU ELEMENTARY
SCHOOL, TMK: 5-2-013:027, KUALAPUU, MOLOKAI, HAWAII

The Maui Planning Department is currently reviewing Conditional Use Permit and
Land Use Commission Special Use Permit Applications for the proposed action.

We have no further comments at this time. Should you have any questions,
please contact Mr. Daren Suzuki, Staff Planner, of this office at 270-7735.

Very truly yours,

JOHN E. MIN
Planning Director

JEM:DMS:cmp
c: Clayton Yoshida, AICP, Deputy Planning Director
Daren Suzuki, Staff Planner
Genevieve Salmonson, Director, OEEC
✓ Rodney Funakoshi, Wilson, Okamoto & Associates
✓ Project File
General File K:\WP_DOCS\PLANNING\CP\Kualapuu\drifree.com.wp

COPY
POLICE DEPARTMENT
COUNTY OF MAUI



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
YOUR REFERENCE

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

November 6, 2000

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NOV 1 2000

WILSON OKAMOTO & ASSOC., INC.

Mr. Raymond H. Sato, Comptroller
Dept. of Accounting and General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, HI 96813
Attention: Mark Yamabe

Dear Mr. Sato:

Subject: Kualapuu Elementary School New Six-Classroom Building
Draft Environmental Assessment
TMK: (2) 5-2-13:027 (por.)
Kualapuu, Molokai, Hawaii

Thank you for your letter of October 18, 2000 requesting comments on the above
subject.

We have reviewed the proposed summary and have no comments or
recommendations at this time. Thank you for giving us the opportunity to comment
on this project.

Very truly yours,

Assistant Chief Robert Tam Ho
for: Thomas M. Phillips
Chief of Police

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.
Ms. Genevieve Salmonson, State of Hawaii Office of Environmental
Quality Control

LOUISIANA DELICIOUS
AVERY'S CHICKENLY
ICE-PLACENT
LEE HAWAII, JR.
BLUETRI LIGOR
JONATHAN DUK
BLUETRI FLOOR LIGOR
WHEATY T. ANDERSON
BLUETRI LIGOR
SAM SLOM
BLUETRI FLOOR LIGOR

FIRST DISTRICT
LORNADE E. MOORE
SECOND DISTRICT
CAROL K. WATSON
THIRD DISTRICT
ANDREW LEVIN
FOURTH DISTRICT
JIM TULL BURN
FIFTH DISTRICT
JOE THOMAS
SIXTH DISTRICT
ANDREW E. CHAMBLISS
SEVENTH DISTRICT
JONATHAN DUK
EIGHTH DISTRICT
SAM SLOM
NINTH DISTRICT
WATT MITCHELL
TENTH DISTRICT
LEE HAWAII, JR.
ELEVENTH DISTRICT
BRIAN J. BROWN
TWELFTH DISTRICT
CAROL WATSON
THIRTEENTH DISTRICT
ANDREW LEVIN

FOURTEENTH DISTRICT
ANDREW LEVIN
FIFTEENTH DISTRICT
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ANDREW LEVIN
TWENTY-THIRD DISTRICT
ANDREW LEVIN
TWENTY-FOURTH DISTRICT
ANDREW LEVIN
TWENTY-FIFTH DISTRICT
ANDREW LEVIN
CHIEF CLERK
PAUL T. HARRISON



The Senate
of the
State of Hawaii
STATE CAPITOL
HONOLULU, HAWAII 96813

The Senate
State of Hawaii

Mr. Raymond Sato, Comptroller
Kualapuu Six Classroom Building
Page 2

RECEIVED
HONOLULU, HAWAII

November 8, 2000

Mr. Raymond H. Sato, Comptroller
Department of Accounting and General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813
Attention: Mark Yamaba

Subject: Kualapuu Elementary School New Six-Classroom
Building Draft Environmental Assessment
TMK: (2) 5-2-13:027 (por.)
Kualapuu, Molokai, Hawaii

Dear Mr. Sato:

As requested, I have reviewed the Draft Environmental Assessment
(EA) for the Kualapuu Elementary School New Six-Classroom Building
prepared by Wilson Okamoto & Associates, Inc.

The Draft shows No findings of Significant Impact to require the
preparation of an Environmental Impact Statement. The Department of
Accounting and General Services should pursue the requirements of a
Conditional Permit from the County of Maui as well as a Land Use
Commission Special Use Permit from the Molokai Planning
Commission, as required for this proposal.

My recommendations is for DAGS to act quickly and move this project
to completion to alleviate the over-crowded conditions the students and
faculty are presently experiencing. The new facility will provide the
needed space for a more effective learning and teaching environment.

I would appreciate your keeping me informed as you progress on this
development.

Sincerely,
Genevieve Salmonson
Jan Yagi Buen
State Senator, 4th District

cc: Ms. Genevieve Salmonson, Office of Environmental Quality Control
Mr. Paul Brown, Maui District Superintendent of Education

RECEIVED
NOV 27 1993



WILSON OKAMOTO & ASSOC., INC.

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 111, HONOLULU, HAWAII 96813

LITRE NO. PM-1109.0

NOV 24 2000

The Honorable Jan Yagi Buen
Senator, Fourth District
Twentieth State Legislature
State Capitol, Room 204
Honolulu, Hawaii 96813

Dear Senator Buen:

Subject: Draft Environmental Assessment
Kualapuu Elementary School
New Six-Classroom Building
D.A.G.S. Job No. 15-16-1653
TMK: (2) 5-2-13:07 (por.)
Kualapuu, Molokai, Hawaii

Thank you for your comments on the environmental assessment (EA) for the subject project. As stated in the EA, we intend to obtain a Conditional Permit from Maui County as well as a Special Use Permit from the Molokai Planning Commission.

Thank you for your interest in this project.

Sincerely,

RAYMOND H. SATO
State Comptroller

c: Rodney Funakoshi, Wilson Okamoto & Assoc.

Council Chair
Patrick S. Kawano

Council Vice-Chair
Dahn P. Kane

Presiding Officer Pro Tempore
Dennis Y. Kulaniana

Council Members
Michael A. Davis
J. Robert English
John Wayne Enriquez
G. Riki Hobbama
Wayne K. Iisaka
Charmaine Teresius



COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

Director of Council Services
Ken R. Fukuda

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COUNTY OF MAUI

NOV 21 A 8:01

November 13, 2000

Raymond H. Sato, Comptroller
State Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Raymond H. Sato,

Thank you very much for allowing me the opportunity to comment on the Draft Environmental Assessment (EA) for the Kualapuu Elementary School New Six-Classroom Building.

In review of the EA, I have no major concern or problem with the proposed project. No significant impact seems evident. I am most satisfied with the effort and determination of the study that cultural resources or archeological sites are non-existent, the project will have both short term and long term economic and educational benefits, the project is consistent with the site's current use as an elementary school, no endangered species of flora and fauna or associated habitats on the project site will be impacted, the project is not located within a flood plain or in an environmentally sensitive area and the project will not have an impact of blockage of scenic vistas and will be compatible with existing zoning.

My own concerns relative to the project is the omission of accessible overhead covered-walkways for the project. Consistent with Climate information that is part of the EA, that specifically determine and identifies the annual average rainfall of 15-35 inches of rain, with the summer months averaging a maximum of one inch a month with the winter months contributing average of 3-4 inches a month. I would have thought that covered walkways that would connect the projected new 6 Classroom building to the main building at specific locations, (the new building to building B and to Building E), would have been included in the plans. It generally makes good sense to do the inclusion of the accessible covered walkways now, or pay a considerable amount of money for it later.

Raymond H. Sato, Comptroller
November 13, 2000
Page 2

The project meets direct need of Kualapuu Elementary School, in addressing their projected increase in design enrollment, facility expansion, direct educational benefits for the students and would greatly relieve overcrowding classrooms and insufficient facilities.

Thank you for this opportunity to provide my input and specific comments on the Kualapuu Elementary School New Six-Classroom Building.

Respectfully,

Patrick S. Kawano
PATRICK S. KAWANO
Council Chair

PK/dam

Cc: Lydia Trinidad, Principal
Kualapuu Elementary School

NOV 21

COMPTROLLER
KAWANO

SECTION OF PUBLIC WORKS
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BY: _____ DATE: _____

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EDUAMN L CATELINO
COMPTROLLER

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

LETTER NO. PM-1112.0

DEC 7 1993

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DEC 7 1993

WILSON OKAMOTO & ASSOC., INC.

Mr. Patrick S. Kawano
Council Chair
County of Maui
200 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Chair Kawano:

Subject: Kualapuu Elementary School
New Six-Classroom Building
D.A.G.S. Job No. 15-16-1653
Draft Environmental Assessment
TMK: (2) 5-2-13:07 (por.)
Kualapuu, Molokai, Hawaii

Thank you for your comments on the environmental assessment (EA) for the subject project. Covered walkways were not included in this project at the request of the Department of Education (DOE) due to budget concerns. Please note that the DOE generally does not require covered walkways at schools with median annual rainfall (MAR) less than 40 inches. The MAR for Kualapuu Elementary School is 32.2 inches.

Thank you for your interest in this project.

Sincerely,

RAYMOND H. SATO
State Comptroller

c: Rodney Funakoshi, Wilson Okamoto & Assoc. ✓

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96735-6898 • (808) 871-8461



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October 25, 2000

Mr. Raymond H. Sato, Comptroller
Department of Accounting and General Services
State of Hawaii - Attention: Mark Yamabe
1151 Punchbowl Street
Honolulu, HI 96813

WILSON OKAMOTO & ASSOC., INC.

WILSON OKAMOTO & ASSOCIATES, INC.
ENGINEERS / PLANNERS
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826
Phone: (808) 946-2277 / FAX: (808) 946-2253

JOB NO. **6181-03**

TELEPHONE CONVERSATION RECORD

Talked with: Danny Smlth Date: 11/20/00 Time: 3:00pm am pm
On: Verizon Hawaii Phone: _____
Re: Kualapuu Elementary School EA

Message Contact
 WOA

No comments on the EA.

Reply Contact
 WOA

Action or follow-up necessary

Signed: [Signature]

Distribution

Rev: 7/18/00

Dear Mr. Sato:

Subject: Kualapuu Elementary School New Six-Classroom Building
Draft Environmental Assessment
TMK: (2) 5-2-13-027 (por.)
Kualapuu, Molokai, Hawaii

Thank you for the opportunity to review and comment on the subject project.

In reviewing the information transmitted and our records, we have no objection to the subject project. We encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

Edward L. Reinhardt
Edward L. Reinhardt
Manager, Engineering

Cc: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.
Ms. Genevieve Salmonson, State of Hawaii, Office of Environmental Quality Control

8. REFERENCES

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