



## **Kihei High School**

State of Hawai'i, Department of Education  
Kihei, Maui, Hawai'i

# **Environmental Impact Statement Preparation Notice**

DOE No. Q00017-06



NOVEMBER 2009



# **KIHEI HIGH SCHOOL**

Kihei-Makena District, Island of Maui  
Tax Map Keys: 2-2-002: Por. 054; 2-2-002: Por. 015

## **Environmental Impact Statement Preparation Notice**

This environmental document is prepared pursuant to Chapter 200 of Title 11, Hawai'i Administrative Rules, Department of Health, "Environmental Impact Statement Rules."

**Applicant:**

State of Hawai'i  
Department of Education  
Facilities Development Branch

**Accepting Authority:**

State of Hawai'i  
Department of Education  
Office of the Superintendent

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**November 2009**



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## 1.0 INTRODUCTION

This Environmental Impact Statement (EIS) Preparation Notice was prepared in accordance with the requirements of Chapter 343, Hawai'i Revised Statutes (HRS), and Chapter 11-200 Hawai'i Administrative Rules (HAR). The proposed action involves the use of State funds toward a State Land Use District Boundary Amendment from Agricultural to Urban, an amendment to the County of Maui's Kihei-Makena Community Plan from Agriculture and Public/Quasi/Public to Public/Quasi-Public, a change in Maui County Zoning from Agricultural to P-1 public/quasi-public, and site subdivision to allow for the development of an approximately 77 acre high school and campus in Kihei, Maui.

### 1.1 PROJECT INFORMATION SUMMARY

**Applicant:** State of Hawai'i Department of Education (DOE)  
Facilities Development Branch  
P.O. Box 2360  
Honolulu, Hawai'i 96804  
Contact: Robert Purdie, Jr., Project Manager  
Phone: (808) 586-0408

**Agent:** Group 70 International, Inc.  
925 Bethel Street, 5<sup>th</sup> Floor  
Honolulu, Hawai'i 96813  
Contact: Christine Ruotola, AICP  
Phone: (808) 523-5866, Ext. 121

**Project Name:** Kihei High School

**Project Location:** Kihei, east of Pi'ilani Highway, between the Kulanihakoi and the Waipu'ilani gulches, adjacent to and mauka of the intersection of Pi'ilani Highway and Kulanihakoi Road  
(*Figure 1-1*)

**Tax Map Key:** 2-2-002: 015 (por.); 2-2-002: 054 (por.) (*Figure 1-2*)

**Landowner:** Parcel 15: Kaonoulu Ranch LLLP  
Parcel 54: Haleakala Ranch Company

**Land Area:** Approximately 77 acres

**State Land Use District:** Agricultural (*Figure 1-3*)

**SMA:** Not in SMA (*Figure 1-4*)

**County of Maui Zoning:** Agricultural

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**Kihei-Makena Community Plan:** Public/Quasi-Public; Agriculture (*Figure 1-5*)

**Flood Zone:** Flood Insurance Rate Maps (FIRM) Zone X (outside of 100 year flood plain) (*Figure 1-6*)

### 1.2 PROJECT SITE

The proposed Kihei High School campus site encompasses approximately 77 acres of undeveloped land on the mauka side of Pi'ilani Highway, across from the Pi'ilani Village residential subdivision in Kihei, Maui, Hawai'i (*Figure 1-1*). The site is bordered on the south by the Waipu'ilani Gulch and on the north by the Kulanihakoi Gulch.

Site lands are designated Agricultural by the State (*Figure 1-3*), designated Public/Quasi-Public and Agriculture by the Kihei-Makena Community Plan (*Figure 1-5*) and zoned Agricultural by the County. Existing conditions consist of fallow land. The site slopes east to west, from approximately 140 feet above mean sea level (MSL) to 30 feet above MSL at Pi'ilani Highway.

The affected Tax Map Key (TMK) parcels are listed below in *Table 1-1*, and shown graphically on (*Figure 1-2*).

**Table 1-1**  
**Project Area Tax Map Key Parcels and Acreage**

<b>TMK</b>	<b>Acres</b>
2-2-002: Por. 054	44.73
2-2-002: Por. 015	32.60
Total Project Area	77.33

Haleakala Ranch Company (TMK 2-2-002:054, 2,610 acres), and Kaonoulu Ranch LLLP (TMK 2-2-002:015, 5,921 acres) are the current landowners. The landowners are engaged in master planning processes for the properties. Discussion with DOE regarding location and siting of the proposed high school is part of their master planning efforts.

### 1.3 PROPOSED ACTION

Hawaii State DOE proposes to develop the new Kihei High School and campus on approximately 77 acres of undeveloped land in Kihei, Maui (*Figure 1-1*). Site improvements would include construction of approximately 215,000 square feet of educational buildings to support an enrollment capacity of 1,650 students. The high school is planned to be constructed to meet or exceed the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Silver certification. The project also includes associated athletic fields (e.g., tennis, track and field, football, soccer, baseball and softball fields, and swimming pool) and associated infrastructure improvements (e.g., new roadways, utilities, drainage,

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wastewater and potable water systems). An extension of Kulanihakoi Street mauka of Pi'ilani Highway will serve as the main campus access road.

Land use entitlements for the proposed Kihei High School project include a State Land Use District Boundary Amendment, an amendment to the Kihei-Makena Community Plan, a County Change in Zone, and final subdivision approval.

### **1.4 CONTENTS OF THE EISPN**

This Environmental Impact Statement Preparation Notice (EISPN) is being filed with the State of Hawaii's Office of Environmental Quality Control (OEQC) in accordance with Chapter 343, HRS, and Chapter 11-200, HAR. The EISPN and the subsequent Draft EIS and Final EIS will evaluate the potential impacts of Kihei High School to the natural and human environment.

This document is presented in eight sections. *Section 1.0* contains an introduction including an overview of the purpose of the EISPN. *Section 2.0* describes the proposed project. *Section 3.0* provides the project setting. *Section 4.0* discusses potential impacts and proposed mitigative measures. *Section 5.0* explains project conformance with land use plans, policies and controls. *Section 6.0* considers alternative actions to the proposed project. *Section 7.0* reviews the determination and findings. *Section 8.0* identifies parties consulted during the preparation of this report.

### **1.5 CONSULTATION PROCESS**

The public review and consultation for this EIS is being processed pursuant to Chapter 343, HRS and Chapter 11-200, HAR, *Environmental Impact Statement Rules*.

### **1.6 ENVIRONMENTAL REVIEW PROCESS**

The purpose of the EIS is to disclose the potential environmental effects of the current project plan, describe measures proposed to minimize adverse effects, and discuss alternatives to the proposed development. The State Department of Education will serve as the accepting authority for the forthcoming EIS. The Maui County Council currently has administrative authority for the Kihei-Makena Community Plan Amendment, and the Change of Zone.

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Figure 1-1. Project Location Map, Kihei High School

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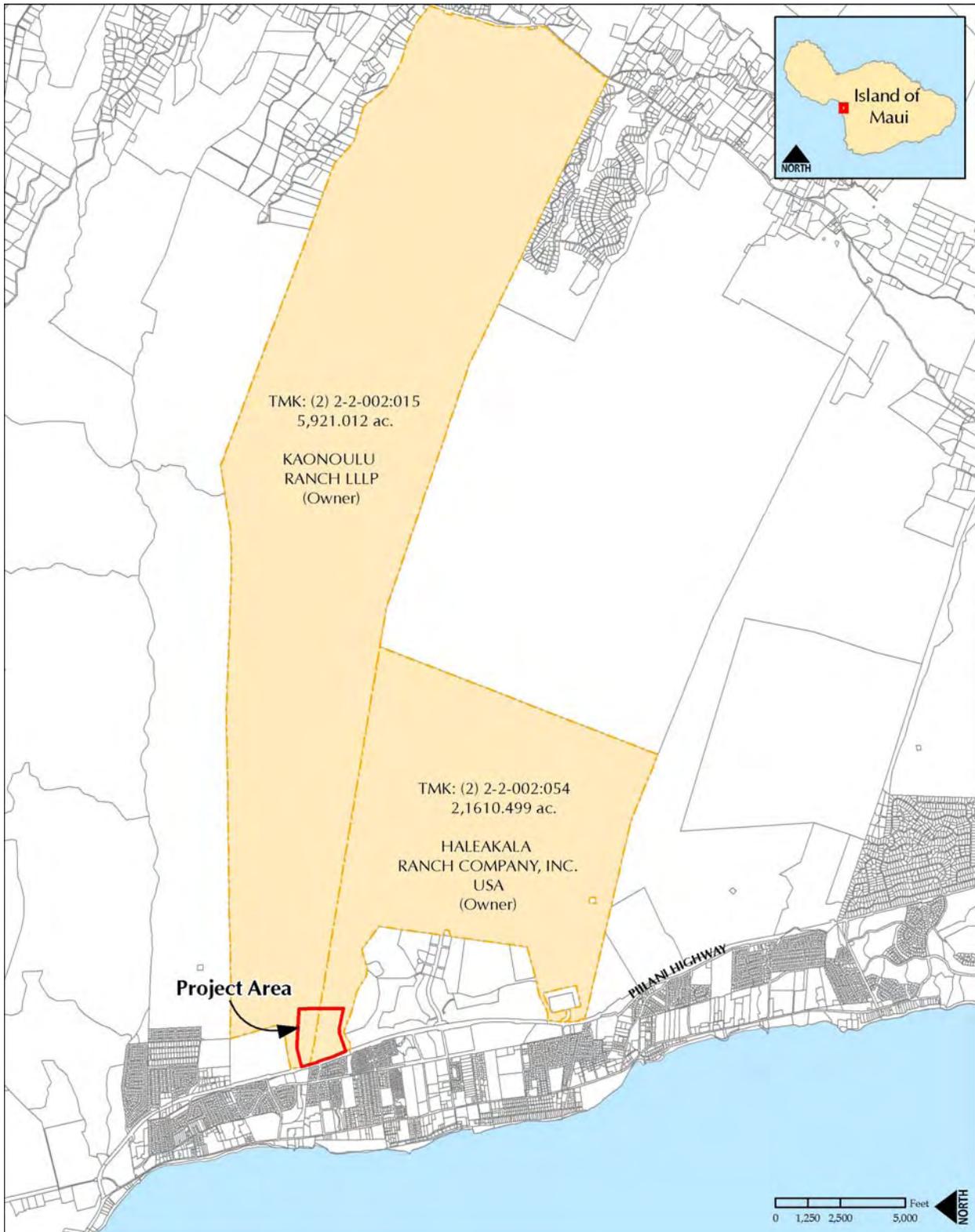


Figure 1-2. Tax Map Key Map, Kihei High School

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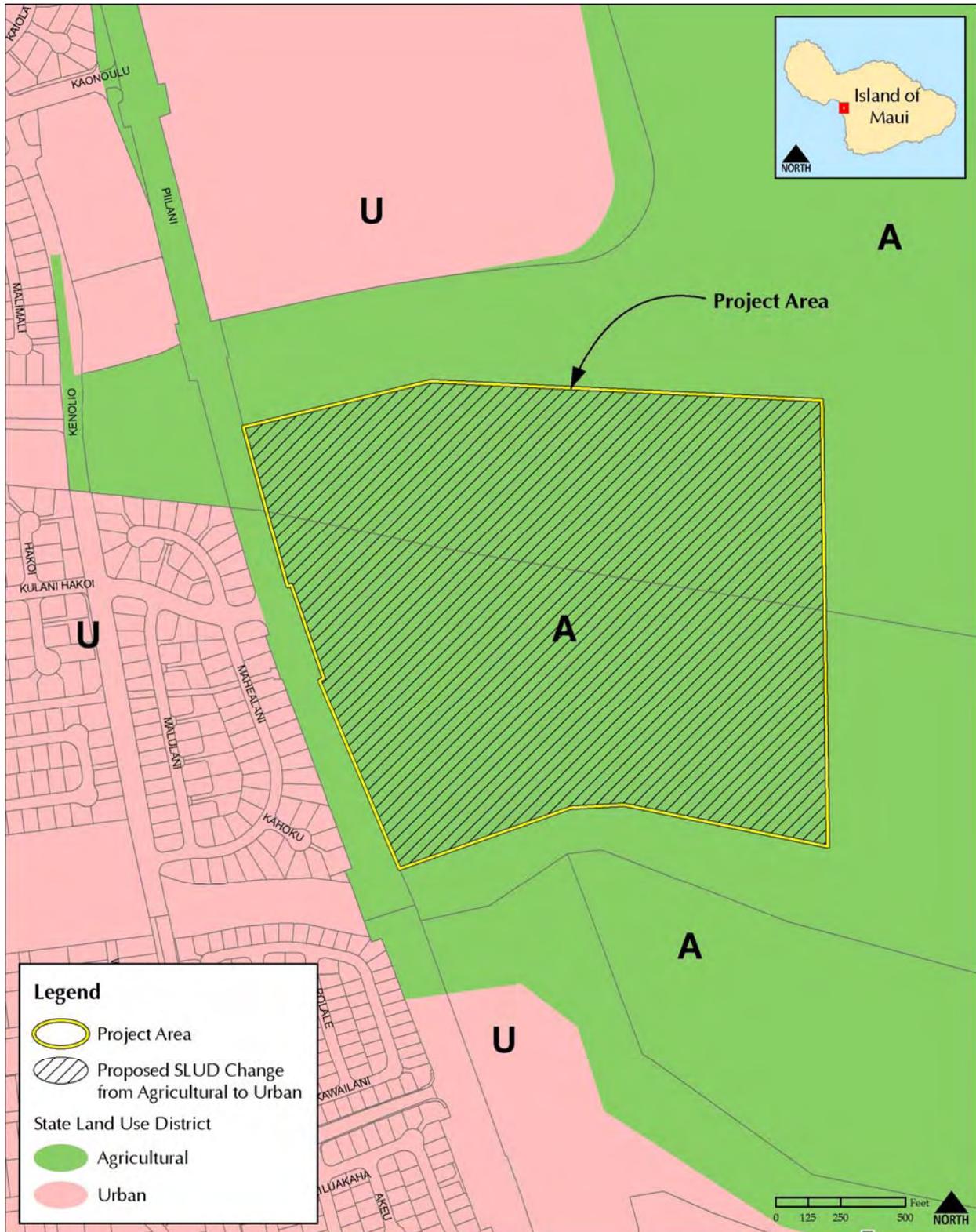


Figure 1-3. State Land Use District Classification Map

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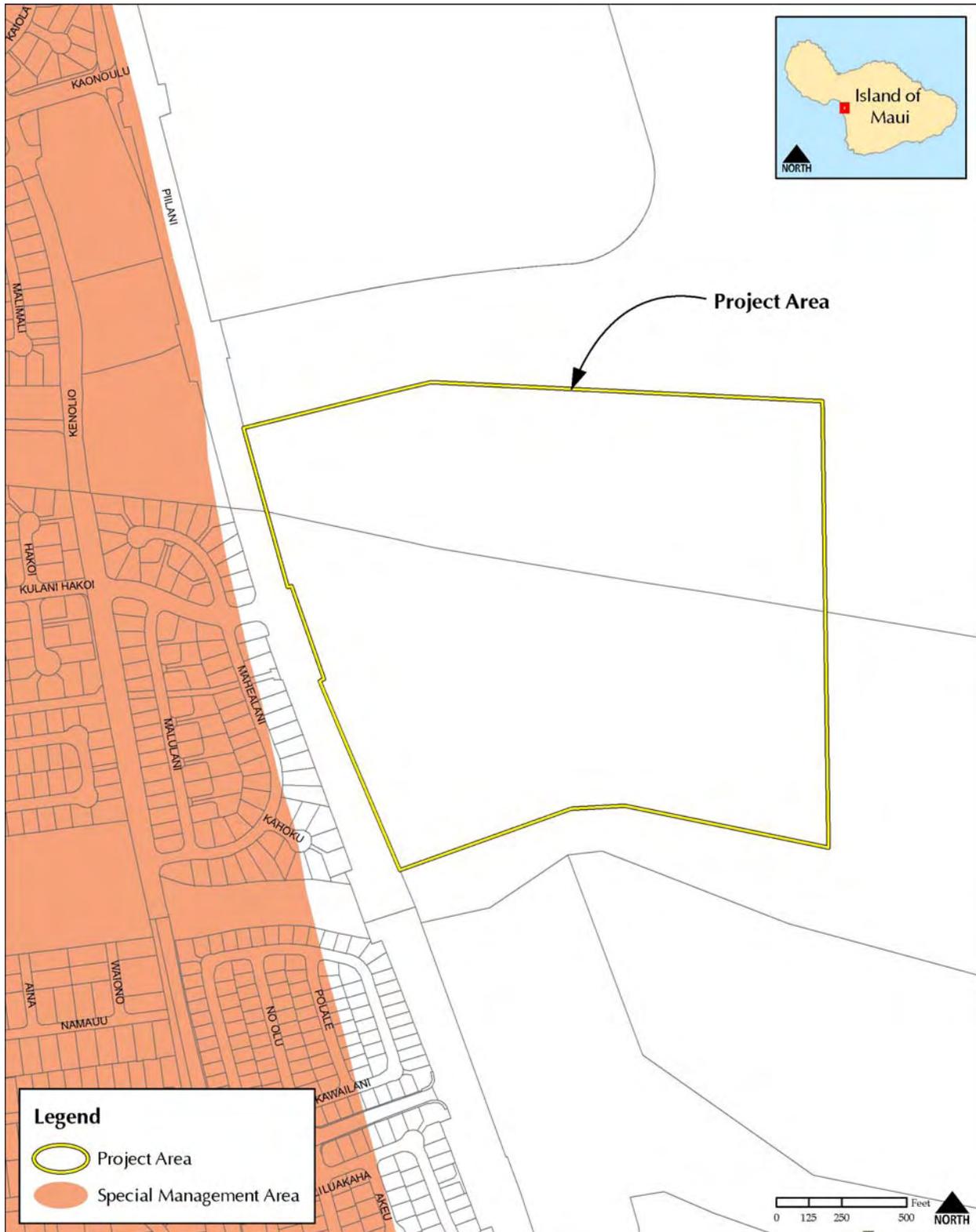


Figure 1-4. Special Management Area Map

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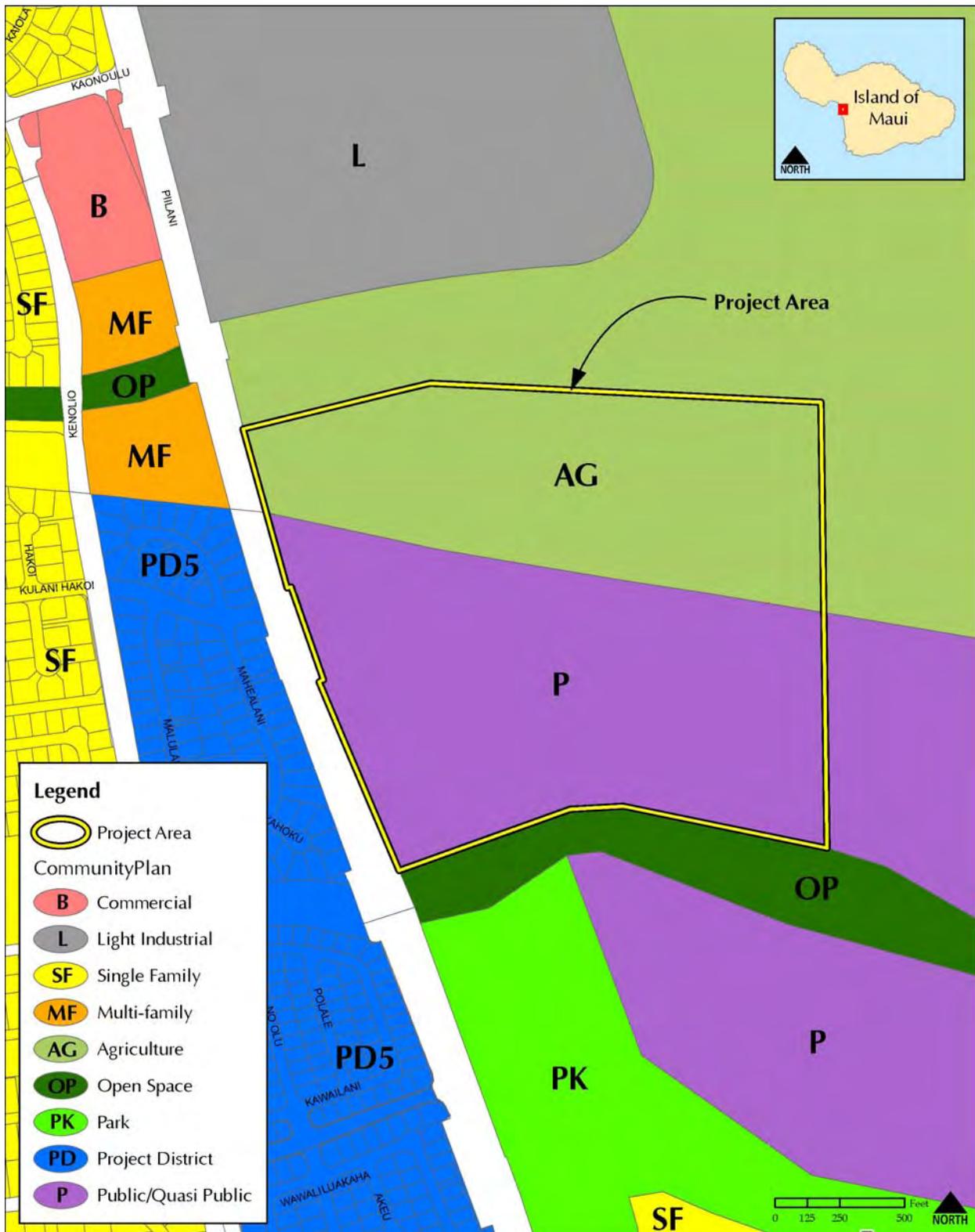


Figure 1-5. Kihei-Makena Community Plan

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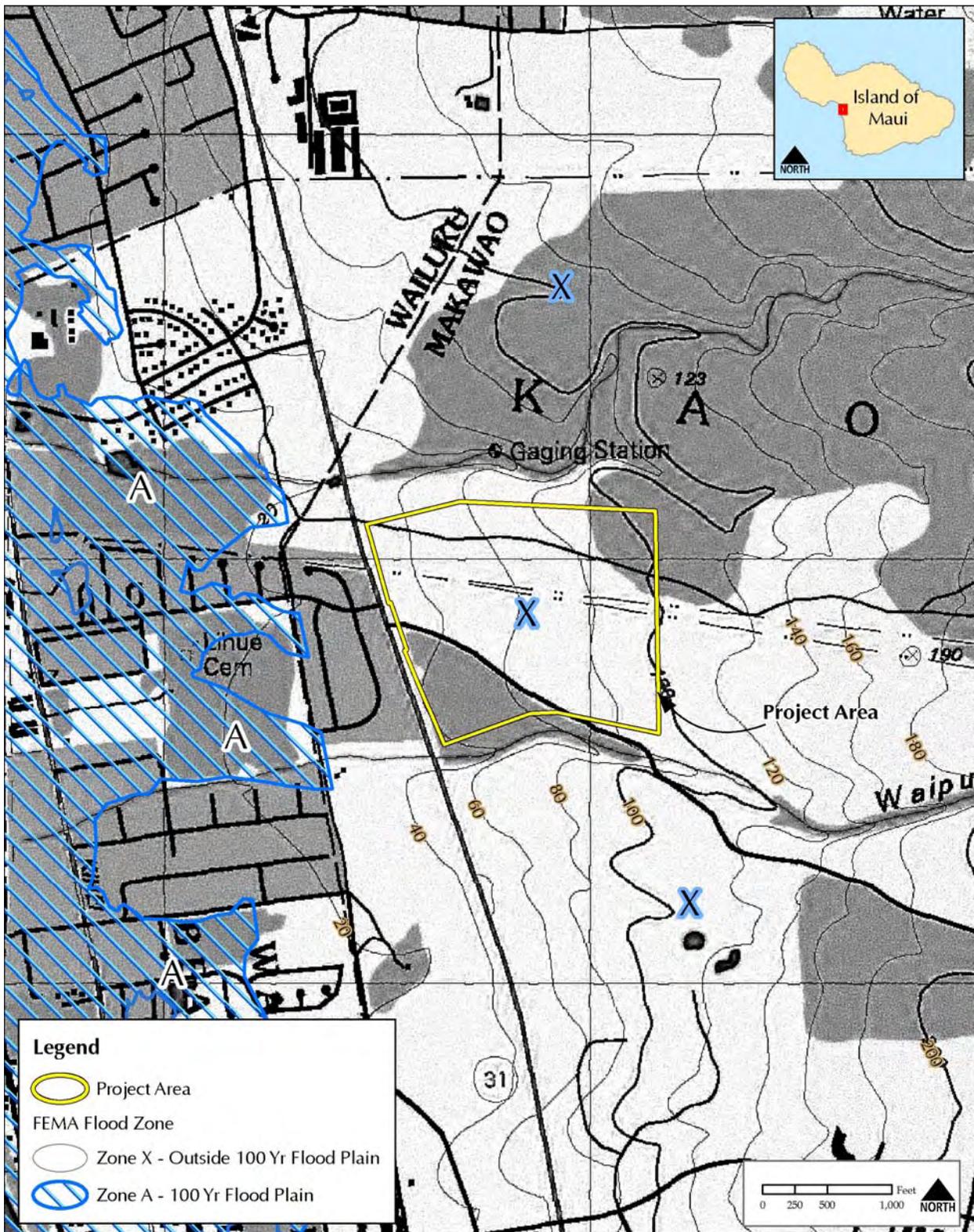


Figure 1-6. FEMA Flood Insurance Rate Map



## 2.0 PROJECT DESCRIPTION

### 2.1 PROJECT DESCRIPTION

The State of Hawai'i Department of Education (DOE) proposes to develop a new high school in Kihei on approximately 77 acres mauka of Pi'ilani Highway between Kulanihakoi and Waipu'ilani Gulches. Design enrollment for the proposed high school will be for up to 1,650 students in grades 9-12. The project requires a State Land Use District Boundary Amendment, Community Plan Amendment, Change in Zone, and final subdivision approval.

#### **Built Components**

Approximately 215,000 square feet of structures will be constructed on the high school campus including the following: general use and specialty classrooms, library & media arts center, cafeteria, administration facility, industrial arts, JROTC facility, central plant, PE and athletic buildings for locker/shower facilities, concession & restroom buildings, bleachers, gymnasium, and in the long term, a swimming pool and an auditorium (*Figure 2-1*).

#### **Site Improvements**

Besides earthwork, site work will include: grading and retaining walls, landscaping, walkways, hardscape features and outdoor play courts. Outdoor facilities to be constructed are a football/soccer/track stadium, site lighting and flood lighting, tennis courts, basketball courts, grassed playfields, track and field appurtenances, softball and baseball fields.

#### **Circulation**

Access to the high school campus will be gained via a new right-in right-out (RIRO) access road off Pi'ilani Highway. The new road will be a mauka extension of the existing Kulanihakoi Street in the Pi'ilani Village subdivision. Other anticipated circulation improvements include on-site roadways, parking areas, parking lighting, emergency access requirements and traffic signalization.

#### **Infrastructure**

Project construction will include appropriately designed and scaled storm drainage, potable water system, wastewater system, non-potable water system, and telecommunications and energy infrastructure. The applicant will coordinate with the appropriate agencies to construct necessary fire protection.

#### **Sustainability**

The high school will be designed and constructed in accordance with the Hawaii High Performance School Guidelines (March 2005) to meet or exceed USGBC's LEED Silver certification. In addition, the school will reduce vehicle trips to areas outside Kihei by providing a local high school and events venue for the community.

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Figure 2-1. Project Site Plan, Kihei High School

## 2.2 PURPOSE AND NEED FOR THE PROPOSED PROJECT

The Kihei High School project is in Maui County's Kihei-Makena Community Plan region. The Kihei-Makena Community Plan (1998) identifies a shortage of existing educational facilities and the need for a new high school to serve the Kihei-Makena region. An Objective of the Community Plan is to build a high school to accommodate growth in the Kihei region. An Implementing Action of the Plan is to plan and locate a site for a high school to serve the Kihei region.

### **Population Growth**

Between 1990 and 2000, the County of Maui experienced a substantial growth in population, from 91,361 to 117,644, a 28.8% change. The resident population of Kihei in particular experienced significant growth in the same decade from 11,107 to 16,749, a 50.8% increase (DBEDT, 2007). Population projections for the Kihei-Makena Community Plan region anticipate that the year 2020 resident population will be approximately 33,227, while the 2030 population estimate for the region is 38,757 (Munekiyo Hiraga, Inc., 2008).

### **Existing Schools and Capacity**

Overcrowded Central Maui schools currently serve students from the South Maui region. These central schools are Maui High School in Kahului which has an enrollment of 1,815 students in grades 9-12 and serves the eastern Maui districts including Kihei, Makena and Wailea, and Baldwin High School in Wailuku, which has an enrollment of 1,546 students in grades 9-12 and serves Wailuku, Waiehu, Waikapu, Waihe'e and Maalaea. South Maui students may apply for a Geographic Exemption (GE) to attend Baldwin High School. The only school in South Maui that serves students in grades Kindergarten through 12 is Kihei Charter School. Although fully accredited and publically funded, this school is managed independently of the public school system and enrolls 163 students in grades 9-12. Kihei Charter School does not meet regional needs for a high school complex (Munekiyo Hiraga, Inc., 2008).

Significant population growth in the Kihei area coupled with the geographical separation of existing overcrowded Central Maui high schools have made the proposed Kihei High School a necessity. The new school would alleviate long travel distance for families driving their children back and forth to school in Central Maui. It would also alleviate the current overcrowding experienced at Central Maui high schools.

In addition to meeting regional demands for an educational facility, the proposed development will provide opportunities for short and long-term employment within the Kihei area. It is a goal of the development that the school not only serve youth, but be a center for the community as well.

### 2.3 NECESSARY PERMITS AND APPROVALS

Development of the proposed project would require a number of permits and approvals from State and County agencies. A summary of possible required approvals is provided below. Permits and approvals required for the Proposed Action would be pursued following acceptance of the Final Environmental Impact Statement. All permits and approvals, including ministerial permits such as grading and building, will be obtained prior to construction. The following list is in draft form and subject to additional research. If found, additional permit requirements will be disclosed in the Draft EIS.

<b><u>Permit or Approval Required</u></b>	<b><u>Authority</u></b>
Final Environmental Impact Statement (EIS)	State of Hawai'i, Department of Education
State Land Use District Boundary Amendment	State of Hawai'i, Land Use Commission
Community Plan Amendment (CPA)	Maui County Planning Commission and County Council
Change in Zone (CIZ)	Maui County Planning Commission and County Council
National Pollutant Discharge Elimination System (NPDES) Permit	State of Hawai'i, Department of Health
Final Subdivision Approval	Maui County, Public Works, Development Services Administration Department
Grading and Grubbing Permit	Maui County, Public Works, Development Services Administration Department
Driveway Permit	Maui County, Public Works, Development Services Administration Department
Building Permit	Maui County, Public Works, Development Services Administration Department
Wastewater Discharge Permit	Maui County, Department of Environmental Management, Wastewater Division

## **2.4 PRELIMINARY PROJECT SCHEDULE AND FUNDING**

Project development and implementation is scheduled to begin immediately following approval of necessary zoning and permits. Kihei High School is estimated to open in 2013.

The project will take place in two phases. The majority of campus buildings and facilities, including two of the four classroom houses, will be built in Phase 1 to accommodate an expected initial enrollment of approximately 800 students. The additional two classroom houses will be constructed in Phase 2 along with completion of elective buildings, expansion of bleachers and other minor campus improvements. Longer-range facilities, namely an auditorium and swimming pool, are also planned for the campus.

Phase 2 will not be developed until enrollment increases justify these improvements. Some of these Phase 2 improvements may occur within the first ten years after the school opens. The timeframe for development of the long-range facilities has yet to be determined. The entire project site will be graded and landscaped in Phase 1. Phase 2 and long-range improvements are integrated throughout the project site and campus space will be reserved for these facilities.

The Kihei High School project is anticipated to be funded via a lease-purchase agreement as requested by the State Legislature. Following appropriation of funds the financing agreement will need to be coordinated between the DOE, the Department of Budget and Finance, and the developer.



### **3.0 PROJECT SETTING**

#### **3.1 OVERVIEW**

The Kihei High School project site consists of dry rolling foothills on west-facing lowland slopes of Haleakala in the Kihei area of Maui. There are two notable drainage gulches that flank the site. Vegetation on the site is primarily grassland currently utilized for grazing, with scattered shrubs and trees. The site is currently undeveloped and located north of the Maui Research and Technology Park and the Elleair Golf Course. The site is located mauka of Pi'ilani Highway and is surrounded by undeveloped lands.

#### **3.2 NATURAL ENVIRONMENT**

The Draft EIS will examine pertinent features of the natural environment, including topography, climate, water resources such as surface and ground water, flora and fauna. Potential impacts of the proposed project on these resources will be addressed and appropriate mitigation measures will be proposed. Updated surveys and assessments will be undertaken to compliment those prepared previously for the January 2008 Site Selection Study.

##### **Climate**

The State of Hawai'i is blessed with uniform tropical weather conditions year round. Climatic conditions are characterized by moderate humidity, consistent northeasterly tradewinds, and consistent year round temperatures. Regional topography and climatic conditions attribute to the variety of weather found on the Island of Maui.

The mean annual temperature of the Island of Maui near sea level is approximately 75 degrees Fahrenheit. The Kihei coast is known to be sunny, warm, and dry throughout the year. Annual temperatures for the Kihei region average in the mid to high 70's. During the summer months and dry season, average daily temperatures in Kihei range from the low 70's to the mid 80's. (Maui County Data Book, December 2007)

Average rainfall distribution in the Kihei-Makena region varies from under 10 inches per year along the coastline to more than 20 inches per year in the higher elevations. Rainfall in the Kihei-Makena region is highly seasonal with most precipitation occurring during the winter months between November and March. Annual rainfall recorded in the year 2006 for the Kihei region was 16.49 inches. The months of March and October received the highest recorded rainfall in 2006. (Maui County Data Book, December 2007)

Northeast tradewinds prevail in the Hawaiian Islands most of the year. Tradewinds out of the northeast average 10 to 15 miles per hour in the Kihei-Makena region during the afternoon. Typically lighter winds are felt during the morning and evening. It is not uncommon for the southerly winds from Kona to be felt during the months of October and April. Kona winds are storm generated winds from the south that bring with them high winds and heavy rainfall.

### **Topography and Soils**

The project site ranges in elevation from about 30 feet mean sea level (MSL) at Pi'ilani Highway, to an elevation of about 140 feet at the eastern boundary. Kulanihakoi Gulch forms the site's northern boundary and Waipu'ilani Gulch forms the southern boundary. These gulches are major drainageways in the Kihei area and mitigation will be implemented to minimize impacts to these natural drainage paths.

While all the land is zoned Agricultural by the County, only about two percent (1.7 acres) of site soils are designated Prime agricultural soils. Underlying site soils belong to the Alae series and the Waiakoa Series. The Alae series consists of sandy loam with 3 to 7 percent slopes and has a slight erosion hazard with slow runoff. The Waiakoa series is extremely stony silty clay loam with 3 to 25 percent slopes, medium runoff and severe erosion hazard. Site slopes vary from 2 to 8 percent.

### **Surface Water**

The site is flanked by Kulanihakoi Gulch to the north and Waipu'ilani Gulch to the south. These gulches are generally dry, except after significant rainfall events. Three culverts of varying sizes located adjacent to Pi'ilani Highway convey surface runoff under the roadway. Hydrology and drainage will be addressed in the Draft EIS.

### **Groundwater**

The County water system provides potable water service to the Kihei region. Groundwater in the project area is brackish. Groundwater quality will be evaluated in the Draft EIS.

### **Flora and Fauna**

A brief evaluation of site flora and fauna was conducted by Robert Hobdy (July 2007) for the Site Selection Study (Munekiyo & Hiraga, January 2008). The present vegetation in the project area is predominantly grassland with scattered kiawe trees along the dry gulch channels. Eighteen plant species were observed, most of which were hardy weeds except for four native species. The four native species identified were 'ilima, uhaloa, alena and ma'ō, or Hawaiian cotton. According to Hobdy, none of these are federally protected species, but the alena and ma'ō are less common and warrant consideration for preservation.

Fauna observed were domestic cattle, wild axis deer, and 10 species of non-native song birds and game birds. According to Hobdy, none of the wildlife pose environmental concern.

Due to the highly disturbed terrestrial conditions at the site caused by years of grazing and frequent wild fires, and the resultant general lack of native species, the survey indicated that there were few species of interest or concern that would be impacted by the proposed site modifications. The Draft EIS will provide additional details on the biological resources at the site.

### 3.3 HUMAN ENVIRONMENT

Aspects of the human environment will be covered in the Draft EIS, such as archaeology and cultural resources, traffic, noise, air quality, and visual resources. Potential impacts of the proposed project on these resources will be addressed and appropriate mitigation measures will be proposed. Updated surveys and assessments will be undertaken to compliment those prepared for the January 2008 Site Selection Study.

#### **Archaeological and Historic Resources**

Scientific Consulting Services (SCS) conducted a Phase II Archaeological Evaluation (2007) for the Site Selection Study, including an evaluation of the project site (Site 3, Pi'ilani Makai Hybrid). The project area is located in what is known as the "Barren Zone," an intermediary zone between the coastline and the mountains which is characterized by few pre- and post-Contact features due to transitory and intermittent settlement patterns, as well as shallow soils and lack of rainfall. Human populations preferred the resource rich coastal and inland areas. In east Maui, the Barren Zone encompasses lands mauka and makai of Pi'ilani Highway, including the entire project site. After a review of previous archaeological work, SCS confirmed the paucity of sites within this Barren Zone and project vicinity.

SCS conducted a Field Inspection of the subject site, separately evaluating the Kaonoulu Ranch property on the north and the Haleakala Ranch property on the south. On the Kaonoulu Ranch side, six previously identified features were re-identified as historic and requiring no further work. On the Haleakala Ranch property, four features with pre- and post-Contact characteristics were identified. These sites have been documented to inventory survey standards.

SCS will conduct a full Archaeological Inventory Survey (AIS) for the project and the report will be submitted to the State Historic Preservation Division. Details from the AIS will be provided in the Draft EIS.

#### **Cultural Practices and Traditions**

Potential effects to Native Hawaiian practices, culture and traditions will be considered in a cultural assessment study to be completed for the Draft EIS. Efforts are being made to contact Hawaiian cultural organizations, government agencies and individuals who may have knowledge of, or concerns about, traditional cultural practices specifically related to the development area.

The cultural impact assessment will address the potential for people who may utilize this site to conduct traditional cultural practices for subsistence and religious purposes. The assessment also considers practitioners' access through the site to other areas in order to exercise those practices (i.e. gathering of plant resources; presence of burials, historic properties and storied

places; documentation of trails, etc.). If necessary, mitigative measures will be considered and proposed in the Draft EIS.

**Land Use**

Land uses surrounding the project site are summarized below and represented on Figure 1-1:

- North: The Kulanihakoi Gulch forms the northern site boundary. Beyond the gulch to the north are undeveloped Kaonoulu Ranch lands.
- West: Immediately adjacent to the site on the west is Pi'ilani Highway. Across Pi'ilani Highway is the Pi'ilani Village residential subdivision.
- South: Immediately south of and adjacent to the site is the Waipu'ilani Gulch and Elleair Golf Course. The Maui Research and Technology Park is located to the southeast and the Pi'ilani Shopping Center is located to the southwest. The Kihei Wastewater Reclamation Facility is located south of the Elleair Golf Course.
- East: Undeveloped lands owned by Kaonoulu Ranch and Haleakala Ranch.

Besides cattle grazing, there are no on-site land uses. The site lies within the State Agricultural district and is designated Public/Quasi-Public and Agriculture by the Kihei-Makena Community Plan. County zoning is Agricultural district. The applicant is pursuing a State Land Use District Boundary Amendment, Amendment to the Kihei-Makena Community Plan, and Rezoning to entitle development of the proposed project. Land use impacts will be further evaluated in the Draft EIS.

**Traffic**

There is no vehicular access to the project site from Pi'ilani Highway. Future access will be constructed across from Kulanihakoi Street, which is currently unsignalized without crosswalks.

A preliminary traffic assessment was conducted by Wilson Okamoto Corporation as part of the Site Selection Study. At the time of the assessment, northbound traffic was operating as LOS B and LOS C during the AM and PM peak hours, respectively, and southbound traffic at LOS C during both peak periods. Based on a school capacity of 1,650 students, faculty and staff, the addition of project generated traffic to Pi'ilani Highway would increase traffic levels along the highway by approximately 14% and 4% during the AM and PM peak hours respectively. According to the study, the addition of project-related traffic to the highway corridor is not expected to decrease traffic operating conditions.

The traffic assessment offered the following preliminary recommendations for consideration during the design of the project:

1. Maintain sufficient sight distance for motorists, including buses, to safely enter and exit all project driveways.

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2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations for passenger and delivery vehicles, including buses.
3. Provide adequate turn-around area for buses, as well as, service, delivery and refuse collection vehicles to maneuver on the project site, and avoid vehicle-reversing maneuvers onto public roadways.
4. Provide acceleration and deceleration lanes along the east side of Pi'ilani Highway at the project driveway(s) to minimize the impact of site-generated traffic on the through traffic along the highway.
5. Align one of the project driveway locations with the intersection of Pi'ilani Highway and Kulanihako'i Street to minimize conflicts between turning vehicles.
6. Provide an exclusive left-turn lane along Pi'ilani Highway at the intersection with Kulanihako'i Street for southbound vehicles entering the project site. This lane should minimize the impact of site-generated traffic on the through traffic along the highway.
7. Verify if a traffic signal system is warranted at the intersection of Pi'ilani Highway and Kulanihako'i Street with the addition of the project site access to that intersection.
8. Provide accessible, protected pedestrian crossings across Pi'ilani Highway at the intersection of the highway and Kulanihako'i Street.
9. If possible, provide a secondary access point for the site. This point should be located a sufficient distance away from the Kulanihako'i Street intersection with vehicular movements restricted to right-turn-in and right-turn-out movements only.

A new traffic impact assessment report and traffic signal warrant study will be conducted for the Draft EIS to update traffic counts, forecast future traffic, analyze pedestrian access and safety, and propose mitigative measures to relieve traffic impacts.

### **Noise**

An acoustic study will be prepared for the Draft EIS to assess the potential noise impact of the proposed project. Existing and future noise sources that may affect the proposed project site and its surroundings include:

- Traffic noise from Pi'ilani Highway
- Construction noise
- School noise, especially from outdoor playfields

Adjacent golf course and residential uses will be subject to project noise during school days and weekend events. These will be further addressed in the Draft EIS.

### **Air Quality**

An air quality assessment will be conducted for the Draft EIS. The study will include the potential impacts associated with construction activities, vehicular emissions associated with project related vehicle traffic, and potential long term impacts on air quality associated with future motor vehicle traffic.

### **Visual Resources**

The project site, although currently undeveloped open space, has not been identified by the Kihei-Makena Community Plan as a noted scenic resource. Mauka views from Pi'ilani Highway are however considered important view planes in the region. The Kihei-Makena Community Plan calls for preservation of significant mauka views. While the character of the site after development will change to a more urbanized environment, much of the project site will remain in open space and single-story construction, and major impacts to viewsheds are not anticipated.

Visual impacts of the project will be further assessed in the Draft EIS.

### **Public Services**

#### *Emergency Services*

The Kihei Fire Station and the Kihei Police Station are both located within two miles southwest of the project site. The Kihei Police Station is located at 1881 S. Kihei Road, and the Fire Station is located at 11 Waimahaihai Street. The project will not result in a direct population increase and should not result in additional demand for police and fire services in Kihei. The proposed development may reduce the site's current potential for brush fires by introducing firebreaks and landscaped areas that would be irrigated and maintained throughout the year. Additional police patrol may be necessary during public events such as sports events at the high school.

#### *Schools*

Existing schools in the vicinity include Kihei Elementary School and Lokelani Intermediate School to the southwest of the project site. Maui High School in Kahului serves the eastern Maui districts including Kihei, Makena and Wailea. High school aged students in the Kihei area either attend Maui High School in Kahului, Baldwin High School in Wailuku (if granted a GE), or Kihei Charter School in Kihei which has limited enrollment capacity. In addition, students in the Kihei area travel to attend private schools located throughout Maui.

Central Maui schools are known to be overcrowded and Kihei families travel long distances to attend them. The Kihei-Makena Community Plan identifies the need for additional public educational services, specifically the need for a high school in the Kihei area, to meet the needs of a growing population.

The proposed school will be located in relative proximity to student populations. Existing residential development in the vicinity includes single and multi-family residences to the west and the north. Students from these areas would have a somewhat reasonable walking/biking distance and an approximate one to two mile vehicle/bus ride to and from residential areas. The site is surrounded by undeveloped lands that are part of the Haleakala Ranch and Kaonoulu Ranch's joint master planning area, which will include areas for single-family

residential, multi-family residential, commercial, parks and open space. The development time frame for these lands is unknown.

#### *Parks*

The Kihei Community Center and Aquatic Center are located less than one mile southwest of the site. The proposed Kihei Regional Park is also located southwest of the site.

Further evaluation of Public Services will be provided in the Draft EIS.

### **3.4 INFRASTRUCTURE AND UTILITIES**

Existing infrastructure support facilities in the project area will be evaluated along with additional requirements generated by the project. Roadways, potable water, wastewater, irrigation water, drainage, electrical power and utilities will be considered in the Draft EIS. A Traffic Impact Analysis Report, Basis-of-Design Report and Preliminary Drainage Report will be prepared to analyze traffic and utility systems and impacts for the Draft EIS.

#### **Roadways**

Access to and from the proposed project will be via Pi'ilani Highway. An extension of Kulanihakoi Street will be constructed to provide access from Pi'ilani Highway to the campus. Internal driveways and roads for campus circulation will be developed. The proposed project will impact traffic conditions on Pi'ilani Highway as the school nears capacity. A Traffic Impact Assessment Report and Traffic Signal Warrant Analysis will identify present ambient traffic, forecast future traffic of the project, analyze pedestrian access and safety and propose mitigative measures to relieve traffic impacts.

#### **Potable Water**

The Maui County Department of Water Supply (DWS) system provides drinking and irrigation water service to the Kihei region. The DWS does not currently serve the undeveloped project site. The applicant has requested County potable water service to the project. Water availability will also be discussed in the DEIS. According to the Site Selection Study (Munekiyo & Hiraga, Inc., 2008), the nearest connection points to the DWS potable water distribution system are a 36-inch transmission line along the west side of the site and an 18-inch distribution line crossing Kaonoulu Street across Pi'ilani Highway. The existing 2.0 MG reservoir above the Hale Kihei Subdivision may serve the proposed high school. Water pressure in the area is expected to be 60-80 pounds per square inch (psi). Capacity of the existing reservoir and pipelines was unknown at the time of the Site Selection Study.

The Basis-of-Design Report for the project will describe existing and proposed potable water system facilities and associated impacts and mitigation measures.

#### **Wastewater**

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Development projects in the Kihei region are served by the Maui County Wastewater Reclamation Division. According to the Site Selection Study, the Kihei Wastewater Reclamation Facility (WWRF) has capacity to serve the project but the site is not located within the WWRF's existing service area. The project could connect to the existing 8-inch and 10-inch sewer lines located along Kulanihakoi Road. The existing manhole is located approximately 300 feet from the site and the lines to Kihei Wastewater Pump Station (WWPS) No. 3 had capacity to serve the project at the time of the Site Selection Study. Additionally, WWPSs Nos. 4, 5 and 6 currently have adequate capacity to serve the project.

The Basis-of-Design Report for the project will describe existing and proposed wastewater system facilities and associated impacts and mitigation measures.

### **Non-potable Water**

The Site Selection Study describes the existing Kihei Wastewater Reclamation Facility and the potential for it to bring recycled effluent to the project site for irrigation purposes. The County storage tank is located at the 300 foot elevation and the project is approximately 1.25 miles away from the existing Maui Research and Technology Park reclaimed waterline and 0.6 miles from the north/south corridor reclaimed waterline. An upgrade to this line may be necessary if it does not have capacity to serve the project (Munekiyo & Hiraga, Inc., 2008).

The Basis-of-Design Report for the project will describe existing and proposed non-potable water system facilities and associated impacts and mitigation measures. Alternative means for irrigation will also be explored.

### **Drainage**

The project site is located between the Kulanihakoi Gulch to the north and Waipu'ilani Gulch to the south. These gulches will remain undeveloped in the project area. The Site Selection Study locates a 24-inch culvert, a double 10-foot by 40-foot box culvert, and one 72-inch drainage culvert under Piilani Highway.

The Preliminary Drainage Report for the project will describe existing and proposed drainage facilities and associated impacts and mitigation measures.

### **Other Utilities**

Under existing conditions, the nearest connection to utilities such as electricity, telephone, and cable television are available across Pi'ilani Highway to the west (Munekiyo Hiraga, Inc., 2008). No utilities presently serve the site, however, appropriately scaled utilities, such as power, telephone and cable, will be brought in as part of the proposed development.

As practical, the development will implement energy efficient design guidelines as recommended by the Energy Division of the State of Hawai'i Department of Business, Economic Development and Tourism in an effort to minimize energy consumption. The Draft EIS will address these topics.

### **3.5 SOCIO-ECONOMIC CONDITIONS**

Socio-economic conditions and trends will be examined in the Draft EIS. Demographic profiles will be studied along with the effect of re-zoning agricultural land. The project will generate jobs associated with the operations and maintenance of the school.

Kihei is a relatively fast-growing region in the State of Hawai'i; its population has grown by 50% from 1990 to 2000, from 11,107 to 16,749 residents. The project demand is part of the cumulative need for public educational facilities anticipated by DOE. The proposed high school would serve to mitigate impacts the growing population has on existing, off-site school facilities.



## **4.0 PROBABLE IMPACTS AND MITIGATIVE MEASURES**

Unavoidable adverse impacts may result from the development of the Kihei High School project. Specific studies will be conducted to investigate the potential impacts of the project, and measures will be implemented to mitigate these impacts.

The Draft EIS will discuss probable impacts, short-term and long-term, and propose mitigative measures to minimize adverse effects related to the proposed Kihei High School project. Short-term impacts are generally associated with construction, and prevail only for the duration of the construction period. Long-term effects are those that result from completion of the improvements, or result from on-going operations. The Draft EIS will also discuss the extent of which short-term or long-term effects are adverse and unavoidable.

### **4.1 SHORT-TERM IMPACTS**

Construction-related activities create noise, increase air pollution, impact traffic circulation and generate dust from various construction vehicles and equipment. During grading operations, portions of the existing vegetation cover will be removed and surface soils may be subject to erosion. Implementation of best management practices during the construction phase will minimize such temporary conditions. The construction activities will be visible from off-site locations.

Numerous jobs will be created during the construction phase of the project. This will result in short-term positive impacts on employment within the area. There will also be substantial governmental revenues from construction expenses.

### **4.2 LONG-TERM IMPACTS**

Following construction, traffic volumes will increase, water resources will be used, and demand on public services and facilities will rise in this location. There will be an increase in employment, and government revenues from sales, income and property taxes will be enhanced.

Development of the land precludes future options for agricultural use. The construction of the proposed high school, however, is supported by the policies of the County of Maui Kihei-Makena Community Plan and Draft Maui Island Plan that call for a high school in the Kihei Region. Kihei High School will provide long and short-term employment opportunities. Over the long term, the project is considered a critical component in the success of the Kihei region.

The Draft EIS will include a full analysis of the potential impacts of the proposed project to natural and human environments.

### 4.3 SPECIALIZED STUDIES

The following is a list of original studies that will be conducted to analyze the potential impacts of the proposed development. The Draft EIS will summarize the analyses and findings of these studies. Copies of the studies will be included as appendices in the Draft EIS.

- Agricultural Impact Assessment
- Air Quality Study
- Archaeological Inventory Survey and Cultural Impact Assessment
- Civil Engineering Basis of Design Report and Preliminary Drainage Report
- Economic Impact Assessment
- Flora and Fauna Survey
- Hydrology Study
- Noise Impact Assessment
- Traffic Impact Analysis Report and Traffic Signal Warrant Study

### 4.4 SIGNIFICANCE CRITERIA

The Draft EIS will assess the overall impact on the environment based on criteria referenced in the Environmental Impact Statement rules, including the following:

1. *The proposed project involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*

The physical planning of the Kihei High School site recognizes the cultural history of this area and intends to avoid development on known significant sites of natural or cultural significance. Archaeological studies and cultural assessments will be conducted to verify the existence of such resources, and appropriate mitigation measures will be taken. The Archaeological Inventory Survey will be submitted to the State Historic Preservation Division for review and approval. The Cultural Impact Assessment will include additional recommendations for preservation and protection.

A flora and fauna study will include recommendations for protection of biologically significant sites, if applicable. These resources will be protected or enhanced as appropriate.

2. *Curtails the range of beneficial uses of the environment;*

The Kihei High School project intends to increase the range of beneficial uses of the environment for the community. This project will provide regional educational and recreational facilities.

3. *Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapte 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;*

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The design and construction of the Kihei High School campus will provide a sensitive land use interface to adjacent and regional land uses. Open space will be used strategically to preserve the site's natural gulches and slopes. Topography, climate, wind direction, views, and other physical attributes will be considered during site planning and design of structures.

4. *Substantially affects the economic or social welfare of the community or State;*  
Development of Kihei High School will improve social welfare through provision of public high school within the Kihei region. The construction of the project will provide both short-term construction jobs and long-term educational jobs. A detailed analysis will be provided in the Draft EIS.
5. *Substantially affects public health;*  
The impact of the proposed development on public health is expected to be positive. The design of a community located close to employment centers, and oriented along pedestrian corridors and hiking trails encourages healthy lifestyles. Potential effects to public health will be examined in the Draft EIS.
6. *Involves substantial secondary impacts, such as population changes or effects on public facilities;*  
The project may increase population in the area. Services are being planned to support the high school population needs, including utilities and recreational opportunities. There are positive and negative secondary impacts, both of which will be evaluated more fully in the Draft EIS.
7. *Involves a substantial degradation of environmental quality;*  
The project is not expected to involve a substantial degradation of the environment. Natural and cultural resources will be conserved to the extent possible. Applicable County, State and Federal regulations relating to environmental quality will be followed.

The project will follow the Hawai'i High Performance School Guidelines and be designed and constructed to meet or exceed the USGBC LEED Silver certification requirements. The LEED process serves to maximize a projects energy efficiency and water conservation, and minimize potential environmental impacts.

8. *Is individually limited but cumulatively has a considerable effect upon the environment or involves a commitment for large actions;*  
All developments have incremental and cumulative impacts. This project will add traffic, use water, and create waste, all manageable effects of a well-planned project. However, the nature of the project's plans and programs will ensure that the impacts to the environment will be minimized and will be positive in many respects.

Positive benefits from the proposed project include provision of regionally accessible public education at the high school level; creation of additional jobs, protection of

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resources that may deteriorate naturally, access to recreational resources; and improvements to the local infrastructure, i.e., roadways, water and wastewater systems.

Mitigation strategies to minimize the environmental impacts of the project will be discussed in the Draft EIS. These strategies include measures to conserve the archaeological, biological and cultural resources within the project area.

9. *Substantially affects a rare, threatened, or endangered species, or its habitat;*  
The project does not anticipate substantial effects to rare, threatened or endangered species. A flora and Fauna survey will be conducted and evaluated in the Draft EIS.

10. *Detrimentially affects air or water quality or ambient noise levels;*  
The most noticeable adverse impacts are expected to occur during construction and are short-term. Acoustic and air quality studies projecting future traffic impacts will be conducted for the Draft EIS.

In general, the drainage system will be designed to avoid negative impacts to surface or ground water sources, and to improve surface water run-off quality from the project site. Anticipated off-site drainage improvements will minimize adverse effects to downstream properties.

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

The proposed project site is not located in an environmentally sensitive or hazard prone area. Natural hazards will be addressed in the Draft EIS.

12. *Substantially affects scenic vistas and view planes identified in county or state plans or studies;*  
Design guidelines will ensure that the development integrates well with the land and climate. Site planning will create setbacks and buffers to soften the impact of development on the landscape, while all buildings will be designed to be complimentary and compatible with the site. Further, landscaping will incorporate native and other plant species that are compatible with the climate of the region. Views from off-site will be addressed in the Draft EIS.

13. *Requires substantial energy consumption.*  
The development of Kihei High School will require short-term energy consumption for construction. School operations will increase the demand on utilities including roadways, electricity and water, as well as sewage systems. However, sustainable design criteria and guidelines will be established to promote sustainable practices that reduce waste, conserve energy and increase efficiency.

## **5.0 CONFORMANCE WITH LAND USE PLANS, POLICIES AND CONTROLS**

An important consideration is how the proposed action may conform or conflict with established land use plans, policies and controls for the affected area. Conformance of the proposed project with a variety of such management strategies, as noted below, will be analyzed in the Draft EIS.

### **5.1 HAWAI'I STATE PLAN**

Chapter 226 Hawai'i Revised Statutes is the basis of the Hawai'i State Plan, a long-term comprehensive plan that guides development through establishment of goals, objectives, policies, priorities and implementation measures. It is the goal of the Hawai'i State Plan, to achieve the following:

- A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations.
- A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- Physical, social, and economic well being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life (Chapter 226-4, HRS).

The objectives and policies of the State Plan that are relevant to the Kihei High School project are discussed below.

#### **5.1.1 Population**

The objectives for planning for the State's population include increasing and diversifying employment opportunities to provide a better economic quality of life for Hawai'i's people. It is also the objective of the State to manage population growth, increase socio-economic opportunity for Hawai'i's population, increase awareness regarding Hawai'i's limited capacity to accommodate population needs, balance growth of immigrant populations and pursue federal assistance. It is the policy of the State to:

- Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area. (Chapter 226-5, HRS).

The Kihei High School project is consistent with the State's goals to develop land resources to meet the level of growth in the Kihei region. Development of the land will provide necessary educational services to population in the region.

### **5.1.2 Economy: General**

The objectives for planning the State's economy include increasing and diversifying employment opportunities to provide a better economic quality of life for Hawai'i's people. It is also the objective of the State to create a diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands. It is the policy of the State to:

- Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular (Chapter 226-6, HRS).

Kihei High School plans on fostering partnerships with the community and private sector through creation of a Science and Technology Center, and a Health and Wellness Center.

### **5.1.3 Socio-Cultural Advancement: Education**

Planning for the State's socio-cultural advancement with regard to education shall be directed towards provision of a variety of educational opportunities. It is the policy of the State to:

- Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.
- Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.
- Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning (Chapter 226-6, HRS).

The new high school project will directly support the educational policies of the State through provision of educational and recreational facilities.

### **5.1.4 Physical Environment: Land Based, Shoreline, & Marine Resources**

It is the objective of the State to make prudent use of Hawai'i's land-based, shoreline, and marine resources as well as to establish effective measures to protect Hawai'i's unique and fragile environmental resources. It is the policy of the State to:

- Exercise an overall conservation ethic in the use of Hawai'i's natural resources.
- Take into account the physical attributes of areas when planning and designing activities and facilities.
- Pursue compatible relationships among activities, facilities, and natural resources (Chapter 226-11, HRS).

The project will be designed to include environmental preservation and energy conservation measures in accordance with the USGBC's LEED accreditation requirements. Assessments of potential project-related impacts will be conducted on a variety of environmental resources and mitigation measures will be presented in the Draft EIS.

## 5.2 HAWAI'I STATE FUNCTIONAL PLANS

The Hawai'i State Plan is further defined by twelve State Functional Plans. While the Hawai'i State Plan establishes long-term objectives for Hawai'i, the Functional Plans further define the State Plan by identifying major statewide concerns, defining current strategies for the functional area, and providing strategies for departmental policies, programs, and priorities. The twelve areas addressed by the plans are: agriculture, conservation lands, employment, energy, health, higher education, historic preservation, housing, recreation, tourism, transportation and water resources development.

The State Education Function Plan is guided by the Board of Education directives and the programs of the State Department of Education. The following categories are addressed in the plan: academic excellence, basic skills, education workforce, facilities and services, alternatives for funding and delivery, autonomy and flexibility, increased use of technology, personal development, students with special needs, early childhood education, Hawai'i's cultural heritage, research programs and communication activities.

### **Objective A(4): Services and Facilities.**

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

The proposed project will directly meet this objective through provision of accessible educational facilities and services to Kihei students as well as providing a gathering place for the community and a venue for community events. The State Education Functional Plan will be further considered in the Draft EIS.

## 5.3 HAWAI'I ADMINISTRATIVE RULES, CHAPTER 15-15, LAND USE COMMISSION RULES

Hawai'i Administrative Rules, Title 15, Subtitle 3 State Land Use Commission, Chapter 15 Land Use Commission Rules provides for the establishment of State Land Use Districts. The project site is currently designated Agricultural. Section 15-15-19 sets forth the following standards for determining "A" or Agricultural district boundaries (paraphrased).

- Lands shall possess a high capacity for agricultural production
- Lands may include significant potential for grazing or other agricultural uses
- Lands may be surrounded by or contiguous to agricultural lands or other lands which are not suited to agriculture due to topography or soil quality.

The project site does not have a high capacity for agricultural production. Agricultural Lands of Importance to the State of Hawaii (ALISH) designates only 2% (1.7 acres) of site soils as Prime. The Land Study Bureau has designated all the project site soils as E, the lowest rating. Project lands are contiguous to other agricultural lands that are historically associated with ranching and grazing activity. Sporadic grazing may continue to occur on the project site, however, in present time, the site is generally not used for agricultural activities.

The applicant will apply for a State Land Use District Boundary Amendment to change the site's Agricultural designation to Urban. Section 15-15-18 sets forth the following standards for determining "U" or Urban district boundaries (paraphrased).

- Bounded by lands characterized by "city-like" concentrations of people, structures, services and infrastructure.
- Availability to basic services such as schools and parks.
- Satisfactory location free from flood zones and other adverse environmental effects.
- Contiguous with existing urban areas.
- Land in appropriate locations for new urban concentrations, such as designated urban growth areas on the County General Plan.
- Land that will not contribute to scattered urbanization patterns.

The project site meets the standards of HAR Section 15-15-18 as it is adjacent to existing "city-like" development, services and infrastructure. The site is designated for development of public facilities in the County's Kihei-Makena Community plan and designated for a future high school in the County's Draft Maui Island Plan Public Facility/Infrastructure Improvements Map (February 25, 2009). Project lands will not contribute to scattered development and are not located within a flood zone.

#### **5.4 COASTAL ZONE MANAGEMENT PROGRAM**

In 1972, the Federal government enacted the Coastal Zone Management (CZM) Act to protect and preserve the natural resources, land and water uses of the coastal zone. This process is achieved by providing assistance to coastal states, to develop and manage Coastal Management Programs. Implementing authority for the Federal CZM Program (Public Law 104-150, as amended in 1996) has been delegated to the State of Hawai'i under Chapter 205A, HRS.

The proposed project area is not designated, nor located within a Special Management Area as delineated by the County of Maui. Therefore, the project is not subject to Chapter 205A, HRS. However, the Draft EIS will provide an analysis of the projects consistency with Coastal Zone Management Program objectives.

#### **5.5 COUNTY OF MAUI GENERAL PLAN**

The General Plan for the County of Maui was last adopted in 1980, and has been subsequently updated, most recently in 1990. The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and the development of the County and the social, economic, and environmental effects of such development. The Plan seeks to guide the sequence, patterns and characteristics of Maui County development.

The Maui County General Plan is guided by five major themes. The proposed project is supportive of Theme No. 2: Prepare a Directed and Managed Growth Plan. This theme supports quality of life for residents through balancing growth demands with provision of human services and physical infrastructure.

The project is relevant to the following policies and objectives defined in the Maui County General Plan:

**I. A. Population**

Objective 1

To plan the growth of resident and visitor population through a directed and managed growth plan so as to avoid social, economic and environmental disruptions.

Policy 1b

Balance population growth by achieving concurrency between the resident employee work force, the job inventory created by new industries, affordable resident/employee housing, constraints on the environment and its natural resources, public and private infrastructure, and essential social services such as schools, hospitals, etc.

**II. B. Visitor Industry**

Policy 4a

Cooperate with the State Department of Education and the University of Hawaii to provide educational and training facilities to residents employed in the visitor industry.

**IV. D. Energy**

Objective 1

To make Maui County more self-sufficient in its need for non-renewable energy and more efficient in its use of energy.

Policy 1e

Seek to incorporate energy-saving building design concepts and devices in government buildings.

**V. B. Recreation and Open Space**

Objective 1

To provide high quality recreational facilities to meet present and future needs of our residents of all ages and physical ability.

Policy 1d

Develop facilities that will meet the different recreational needs of the various communities.

Objective 2

To provide a wide range of recreational, cultural and traditional opportunities for all our people.

Policy 2h

Support Federal, State and County and community initiatives to preserve open space, expand recreational facilities and provide after school programs for youth.

The proposed project demonstrates overall support to the applicable plans and policies of the Maui General Plan. It will contribute to managed growth by providing essential public services to a growing community. It is envisioned as a community center and a place that could accommodate educational programs that address the needs of the greater community. Emphasis on sustainable building practices and energy consumption will be given through conformance to the LEED Silver certification standards. The project will also provide numerous recreational facilities for high school students, including soccer, baseball, softball, track, tennis, football, swimming pool and gymnasium facilities.

## **5.6 COUNTY OF MAUI GENERAL PLAN 2030 (DRAFT)**

The County of Maui Department of Planning has been in the process of updating its General Plan. The General Plan 2030 initiative has put forth that the Countywide Policy Plan, Maui Island Plan and Community Plans will comprise the future General Plan which will guide future growth and policy creation in the County. Currently (October 2009), draft versions of the Countywide Policy Plan and the Maui Island Plan are available for review. The proposed project will be evaluated further with respect to these Draft Countywide Policy Plan and Draft Maui Island Plan in the DEIS. Evaluation of the project with respect to the adopted Kihei-Makena Community Plan is provided below.

## **5.7 KIHEI-MAKENA COMMUNITY PLAN**

The Kihei-Makena Community Plan (March 6, 1998) is one of nine community plans for Maui County. The Plan advances planning goals, objectives, policies and implementation considerations to guide decision-making within the Kihei-Makena region through the year 2010. The Plan is based on three key planning themes, 1) Provision of needed public facilities and infrastructure, 2) Preservation and enhancement of significant natural resources, and 3) Enhancement of neighborhoods. The Plan identifies the need for a high school as a regional problem. The proposed project supports the following goals, objectives, policies and implementing actions set forth in the Kihei-Makena Community Plan:

### **Land Use**

- Establish a site for future higher educational institution north of the research and technology park project district.

### **Housing and Urban Design**

- Provide landscaped buffer areas between Pi'ilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Pi'ilani Highway and South Kihei Road shall be landscaped to achieve a parkway character.

### **Physical and Social Infrastructure: Education**

- Require the delivery of quality educational facilities at the time such facilities are needed. Emphasize advanced planning so that school facilities such as classrooms, playgrounds, libraries, cafeterias and other appurtenant structures are delivered in a timely manner so as to eliminate the use of portable facilities.

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- Build a high school to serve the Kihei region when required to accommodate growth.
- Plan and locate a site for a high school to serve the Kihei region.

These issues will be discussed in the Draft EIS.



## **6.0 ALTERNATIVES TO THE PROPOSED PROJECT**

The potential benefits and impacts of alternative development schemes will be evaluated along with the no-action alternative.

### **6.1 NO-ACTION ALTERNATIVE**

This alternative will assume the development of the land in accordance with the current State Agricultural District classification and County Agricultural zoning of the site. Under this alternative, the land would probably remain essentially undeveloped for the foreseeable future. The existing character would be maintained and any adverse or beneficial impacts created by the proposed project would not be generated. If the project was not implemented at this time, it is probable that the land would remain in its present condition until development of a master planned community was pursued by property owners at a later date.

### **6.2 ALTERNATIVE SITES**

The Hawai'i State Department of Education conducted a Site Selection Study (SSS) for Proposed Kihei High School (Munekiyo & Hiraga, January 2008) at the outset of the project. The Study initially identified eleven (11) viable school sites within the Kihei-Makena Community Plan region. Through a comprehensive evaluation process, the eleven sites were narrowed to seven, based on a general evaluative review, then of the seven, four were deemed appropriate for further review. Based on discussions with the landowners, three of these finalist sites yielded potential development opportunities. This section will briefly summarize the evaluation process and impacts associated with the three finalist site locations.

The SSS evaluated the candidate sites on a point system based on the following categories: proximity to population served, proximity to future expansion of community, proximity to important existing facilities locations, historical/archaeological/cultural resources, flora/fauna, land use entitlements, safety and security, accessibility/traffic, proximity to existing water infrastructure, water pressure adequacy, proximity to existing wastewater infrastructure, proximity to existing utilities infrastructure, topography, drainage, indoor air quality, acoustic comfort, thermal comfort visual comfort, day lighting, noise pollution, light pollution/trespass, proximity to reclaimed water source, and buildable area. Sites were awarded more points for more favorable impacts, and less points for less favorable impacts.

#### **Site 1, Kawamoto Pi'ilani**

Site 1 is located adjacent to and east of Pi'ilani Highway, just north of the Maui Meadows subdivision and south of Li'ilioholo Gulch. This site did not score favorably in terms of proximity to population, expansion of community or existing facilities. Nor did it score well under land use entitlements, light and noise pollution, and proximity to reclaimed water. The site was awarded the most points possible for proximity to wastewater infrastructure, proximity to utilities, visual comfort, and day lighting. Site 1 earned a total of 63.25 out of a possible 115 points in the site selection review conducted by consultants. During an independent poll conducted at a Kihei Community Association (KCA) meeting in June 2007, Site 1 received two (2) votes.

**Site 2, Pi'ilani Park 1**

Site 2 is located adjacent to and east of Pi'ilani Highway, just north of the Kamaole Gulch and south of the Kanani Road intersection. This site earned the highest points for proximity to wastewater infrastructure, proximity to utilities and reclaimed water source, drainage and day lighting. It scored low on land use entitlements, water pressure, buildable area and cultural resources. Site 2 earned a total of 74.75 out of a possible 115 points in the consultant review. During the KCA meeting poll in June 2007, Site 2 received 59 votes, the highest number of the three finalist sites.

**Site 3, Pi'ilani Makai Hybrid**

Site 3 (the proposed project) earned a total of 78.5 out of a possible 115 points. During the KCA meeting in June 2007, ten (10) members voted for Site 3. Site 3 earned the most points due to the close proximity of resident populations, community resources, utility connections, existing land designation, low probability of additional archaeological sites, site constructability and relatively mild traffic impacts.

Site 3, Pi'ilani Makai Hybrid, was recommended as the single preferred site for the future high school in Kihei. The rationale of choosing this site over another site was based on the systematic evaluation and rating of site features as well as cost associated with the development and construction of each site in regards to location and terrain.

**6.3 REDUCED CAMPUS SIZE**

According to the State of Hawai'i, Department of Education, Education Specifications (EDSPECS) for High Schools, Section 201-1, enrollment guidelines for a new high school with minimum enrollment of 1,000 students should be situated on a site with a minimum of 50 usable acres. This standard is used as the basis for the Reduced Campus Size alternative.

For the Reduced Campus Size alternative, a 50-acre campus has been evaluated at the selected project site. The Site Selection Study assessed a high school campus configured on 50 acres at Site 3, Pi'ilani Makai Hybrid. The 50-acre site extended approximately 1/2 mile mauka of Pi'ilani Highway with its southern border along Waipu'ilani Gulch. Most of the 50-acre site was situated on Haleakala Ranch land, with a smaller portion of the campus extending onto the adjacent Kaonoulu Ranch property. The 50-acre site would accommodate 1,000 students, buildings for associated enrollment and supporting staff, open space, landscaping, parking, and future expansion needs of the high school. The campus would include classrooms, a library, auditorium, cafeteria, an administration building, a football/track stadium, gym, tennis courts, grassed playfields, a softball field, and a baseball field.

For this alternative, a 50-acre campus at the Pi'ilani Makai Hybrid site is evaluated in relationship to the objectives of the proposed project.

**Student Enrollment**

The current objectives of the project are to create a high school campus to support a design enrollment of 1,650 students. The Site Selection Study accounted for a 50-acre site to

accommodate a design enrollment of 1,000 students. According to preliminary design calculations, approximately 65 contiguous acres of land would be necessary to provide campus buildings, outdoor facilities and site improvements for 1,650 students. According to preliminary design calculations, the 50-acre alternative would not meet the objectives of the proposed project with respect to student enrollment requirements.

### **Site Configuration**

The initial site configuration provided in the Site Selection Study confined most of the 50 acres to the Haleakala Ranch property. This configuration resulted in a long, narrow site that was not ideal for a campus development, and it left Kaonoulu Ranch with a slender and difficult to develop remnant parcel between the north edge of the campus and Kulanihakoī Gulch. The site was subsequently reconfigured to include the remnant parcel on Kaonoulu Ranch, resulting in site that resembles the current configuration, with more frontage on Pi'ilani Highway, and depth to less than a half mile east of the highway. Due to development constraints and landowner constraints, the 50-acre alternative as proposed in the site selection study would be challenged to meet the requirements of the proposed project with respect to site configuration.

### **Land Requirements**

As mentioned above, the 50-acre reduced campus site alternative would accommodate facilities for students and support staff, open space, landscaping, and parking for a design enrollment of 1,000 students.

For the proposed project which totals at 77 acres, approximately 65 contiguous acres would be necessary to support a high school campus with an expected enrollment of 1,650 students. An additional 4.6 acres is necessary for roadway and utilities requirements including the campus access road (Kulanihakoī extension) right-of-way, lane widening along Pi'ilani Highway, buffer areas along both gulches, and utility and drainage easements. Due to the geometry of the proposed campus access road, a 7.7-acre parcel across the Kulanihakoī Street extension is created in the northwest corner of the project site. The access road separates this parcel from the rest of the campus. The current proposal is to use this parcel for required overflow event parking.

According to this analysis, all 77 acres are necessary for development of a high school campus for the proposed project. The 50-acre alternative would not meet some of the additional land requirements for roadways, utilities and parking requirements.

### **Conclusion**

The Reduced Campus Size alternative proposed using a 50-acre site alternative at the selected Site 3 Pi'ilani Makai Hybrid location. The analysis above illustrates that the 50-acre site would not fully support development of a high school campus for 1,650 students due to increased facilities requirements, site configuration constraints, and land requirements for roads and utilities.



## 7.0 DETERMINATION AND FINDINGS

The Kihei High School project involves State funding, which triggers environmental review under Hawai'i Revised Statutes (HRS) Chapter 343. In consideration of potentially significant environmental impacts associated with development of a high school campus and the following actions,

- State Land Use District Boundary Amendment to change the existing Agricultural designation to Urban
- Kihei-Makena Community Plan amendment to change the existing Agriculture and Public/Quasi-Public designations to all Public/Quasi-Public
- County Zone Change from existing Agricultural designation to Public/Quasi-Public

An environmental impact statement will be prepared pursuant to the provisions of Chapter 343, HRS and in consideration of the significance criteria of Chapter 200 of Title 11 of the Hawai'i Administrative Rules (Section 11-200-12, HAR).



## **8.0 AGENCIES AND PARTIES CONTACTED**

This section identifies agencies, organizations and individuals that will be contacted during the preparation of the Draft EIS for the Kihei High School project. This document serves as notification of the intent to file a Draft EIS.

The applicant is conducting a community involvement process, as well as meeting with relevant government agencies in the preparation of the Draft EIS.

### **8.1 AGENCIES AND PARTIES CONSULTED IN PREPARATION OF THE ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE**

In compiling this EIS Preparation Notice, the following agencies and interest groups were contacted during the EIS pre-consultation process:

- U.S. Army Corp of Engineers Honolulu District (CEPOH-PA)
- State of Hawai'i Department of Agriculture
- State Department of Business, Economic Development and Tourism
- State of Hawai'i Department of Education
- Department of Education Maui School District
- State of Hawai'i Department of Land and Natural Resources, State Historic Preservation Division
- State of Hawai'i Department of Land and Natural Resources
- State of Hawai'i Department of Transportation, Highways Division
- State of Hawai'i Office of Environmental Quality Control
- Office of Hawaiian Affairs
- County of Maui, Department of Parks & Recreation
- County of Maui, Department of Planning
- County of Maui, Police Department
- County of Maui, Department of Public Works
- County of Maui, Department of Water Supply
- County of Maui, Department of Housing & Human Concerns
- Maui Economic Development Board, Inc.
- Kihei Community Association
- Haleakala Ranch Company
- Kaonoulu Ranch LLLP
- 5<sup>th</sup> Senatorial District
- 11<sup>th</sup> Representative District
- County of Maui County Council
- State of Hawai'i Department of Accounting & General Services, Maui District Office

## **8.2 AGENCIES AND PARTIES TO BE CONSULTED IN PREPARATION OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT**

The following agencies and parties will be sent a copy of the Kihei High School Environmental Impact Statement Preparation Notice:

### **Federal Agencies**

- U.S. Army Corps of Engineers
- U.S. Department of Interior, Fish and Wildlife Services
- U.S. Department of Interior, Geological Survey
- U.S. Environmental Protection Agency, Pacific Islands Office
- U.S. Department of Agriculture, Natural Resources Conservation Service
- U.S. Federal Highway Administration

### **State of Hawai'i Agencies**

- Department of Agriculture
- Department of Budget and Finance
- Department of Business, Economic Development and Tourism (DBEDT)
  - DBEDT, Energy Resources and Technology Division
  - DBEDT, Office of Planning
- Department of Defense
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health (DOH)
  - DOH, Environmental Planning Office
  - DOH, Environmental Management Division, Clean Water Branch
- Department of Human Services, Housing and Community Development Corporation
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
  - DLNR, Historic Preservation Division
- Department of Transportation
- Office of Environmental Quality Control
- Office of Hawaiian Affairs
- Public Utilities Commission

### **County of Maui Agencies**

- Department of Environmental Management
- Department of Fire and Public Safety
- Department of Housing and Human Concerns
- Department of Parks and Recreation
- Department of Planning
- Department of Transportation

Department of Water Supply  
Police Department

**Other Agencies, Associations and Individuals**

Haleakala Ranch Company  
Honolulu Advertiser  
Honolulu Star Bulletin  
Kahului Public Library  
Kaonoulu Ranch LLLP  
Kihei Community Association  
Maui News  
Maui County Council Member Wayne K. Nishiki  
Munekiyo & Hiraga, Inc.



## 9.0 REFERENCES

### DOCUMENTS

County of Maui, The General Plan of the County of Maui, September 1990 Update.

County of Maui, Kihei-Makena Community Plan, 1998.

County of Maui, Office of Economic Development, Maui County Data Book 2007, December 2007.

County of Maui, Office of Planning, Draft Countywide Policy Plan, January 2008.  
<http://www.mauicounty.gov/>

County of Maui, Office of Planning, Draft Maui Island Plan, March 2008.  
<http://www.mauicounty.gov/>

DBEDT, State of Hawaii Data Book, 2007  
<http://hawaii.gov/dbedt/info/economic/databook/db2007/>

Munekiyo & Hiraga, Inc., Site Selection Study Proposed Kihei High School, January 2008

State of Hawaii, Office of State Planning, The Hawaii State Plan, 1991.

State of Hawaii, Department of Education, Educational Specifications (EDSPECS) for High Schools, Section 201-1, December 2006.

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

### GIS DATA

Office of Planning, State of Hawaii - <http://hawaii.gov/dbedt/gis/download.htm>,  
Downloaded in 2009

County of Maui, 2009

United State Geological Survey (USGS), 2004

### WEBSITES

[http://hawaii2050.org/index.php/site/sp\\_additionalInfo/P4/](http://hawaii2050.org/index.php/site/sp_additionalInfo/P4/)



## **Appendix A**

Pre-Consultation Comment and Response Letters





**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT**  
**FORT SHAFTER, HAWAII 96858-5440**

REPLY TO  
 ATTENTION OF:

September 2, 2009

Regulatory Branch

Christine M. Ruotola  
 Group 70 International, Inc.  
 925 Bethel Street, 5<sup>th</sup> Floor  
 Honolulu, Hawaii 96813-4307

File Number: POH-2009-0260



Dear Ms. Ruotola:

This letter is in response to your request, dated August 18, 2009, for early consultation comments for the proposed development of a new high school and campus located east of Piilani Highway, between Kuiahihako and Waipuilani gulches, Kihei, Maui, Hawaii (TMK: 222002054 por. & 222002015 por.).

We recommend your Draft Environmental Impact Statement provide a detailed description of all ground-disturbing activities associated with the project construction occurring on and in the immediate vicinity of the project site; identify all streams (perennial, intermittent, or ephemeral) and wetlands on and in the immediate vicinity of the proposed project site; characterize the hydrology and ecology of those features; and provide a cross-section of the proposed work and the existing conditions at the proposed project location.

Section 10 of the Rivers and Harbors Act (RHA) of 1899 requires that a Department of Army (DA) permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 404 of the Clean Water Act (CWA) of 1972 requires that a DA permit be obtained for the discharge (placement) of dredge and/ or fill material into waters of the U.S., including jurisdictional wetlands. The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions.

If you have any questions, please contact Ms. Meris Bantilan-Smith, of my Regulatory staff at 808-438-7023 or by electronic mail at [Meris.Bantilan-Smith@usace.army.mil](mailto:Meris.Bantilan-Smith@usace.army.mil). Please include File No. POH-2009-260 in any future correspondence regarding this project. Please be advised you can provide comments on your experience with the Corps' Honolulu District Regulatory Branch by accessing our web-based customer survey form at <http://per2.nwp.usace.army.mil/survey.html>.

Sincerely,

George P. Young, P.E.  
 Chief, Regulatory Branch



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Tom Young, MBA  
 AIA

October 28, 2009

George P. Young, P.E., Chief  
 Department of the Army  
 Regulatory Branch  
 U.S. Army Corps of Engineers, Honolulu District  
 Fort Shafter, HI 96858

**Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project**  
**TMK: Tax Map Keys: 2-2-002: Por. 054; 2-2-002: Por. 015 (Kihei, Maui, Hawaii)**

Dear Mr. Young:

Thank you for your comment letter dated September 2, 2009 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kihei High School Project.

The following are offered in response to your comments:

1. A description of ground disturbing activities associated with the project construction occurring on and in the immediate vicinity of the project site will be provided in the Draft EIS. The Draft EIS will also identify all streams and wetlands on and around the project site, the hydrology and ecology of those features, a cross-section of the proposed work and the existing conditions as the proposed project location. A Hydrology Study is being conducted for the proposed project.
2. Your comment regarding Section 10 of the Rivers and Harbors Act (RHA) and Section 404 of the Clean Water Act (CWA) is noted. A Civil Engineering Basis of Design Report and Preliminary Drainage Report are being prepared for the Kihei High School Project. The report will identify all permits required for the project. Necessary permits and approvals will be obtained in a timely manner to support the development of the proposed project.

We appreciate your participation in the pre-consultation for this environmental review process. Your comment letter and this response will be included in the EISPN.

Sincerely,  
 GROUP 70 INTERNATIONAL, INC.

Christine Mendes Ruotola, AICP, LEED AP  
 Principal



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

LINDA LINGLE  
THEODORE E. LIU  
DIRECTOR  
MARK K. ANDERSON  
DIRECTOR  
ABBEY SETH MAYER  
DIRECTOR  
OFFICE OF PLANNING

**OFFICE OF PLANNING**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2399, Honolulu, Hawaii 96804

Telephone: (808) 597 2846  
Fax: (808) 587 2824

Ref. No. P-12741

August 31, 2009

Ms. Rachel Shaak, AICP, LEED AP  
Group 70 International, Inc.  
925 Bethel Street, 5<sup>th</sup> Floor  
Honolulu, Hawaii 96813-4307

Dear Ms. Shaak:

Subject: Proposed Kihei High School Project  
Pre-Consultation for Environmental Impact Statement Preparation  
Notice (EISP/N)

TMK(s): 2-2-002: 054 (por); 2-2-002: 015 (por)

Kihei, Maui, Hawaii

Thank you for sending the Office of Planning (OP) a Pre-Consultation for an Environmental Impact Statement Preparation Notice (EISP/N) for the above referenced proposal to reclassify approximately 77 acres of land from the State Agricultural District to the State Urban District to develop a new High School for the Department of Education.

The Office of Planning will be coordinating the State's position on areas of State concern. I am writing to request that the Draft Environmental Impact Statement (DEIS) consider the impacts of the proposed project on the following issues:

- Water Resources** – Water resource protection and water quality are critical State issues. Please discuss the water requirements of the proposed project, the proposed potable and non-potable water sources to be used for the project, and what measures are proposed to reduce water demand and promote water reuse in the project. Please identify whether the proposed project is within a designated Water Management Area, the impact of the project on the sustainable yield of affected aquifers, and the impact of the project on projected water use and system improvements contained in the County's water use and development plan.
- Agricultural Lands** – Preservation of important agricultural lands is a priority for the State and Counties. Please discuss how the loss of these lands can be justified or how other lands of equal importance can be protected.

Ms. Rachel Shaak  
August 31, 2009  
Page 2

- Public Health** – Please quantify the volume of solid waste likely to be generated by the project, and describe the impact the project will have on the County's existing and planned capacity for managing solid waste as represented in the County's solid waste management plan. The DEIS should discuss any mitigation measures to be incorporated in the project to reduce solid waste generation. If the project will have a potential to generate hazardous materials or result in the possible contamination of the air, soil, or water, please discuss how public health and safety will be protected. Please identify and discuss any potential health and environmental threats that may be present due to contamination from past or current use of the site, including findings from Phase I or Phase II environmental site assessments conducted at the site.
- Cultural, Archaeological, and Historic Resources** – Please include an inventory of archaeological and historic sites on the subject property. Please also identify the status of any monitoring and preservation plans being prepared for or approved by the State Historic Preservation Division. Please identify and describe any cultural resources and cultural practices, including visual landmarks, if applicable, on the subject property and within the ahupua'a in which the property is situated. Please discuss the impact of the proposed project on identified cultural resources and practices, alternatives considered, and proposed mitigation measures.
- Environmental, Recreational, and Scenic Resources** – Please include an inventory of flora and fauna, including invertebrates, found on or in proximity to the project site and in any lava tubes and caves on the property. Flora and fauna of concern should not be limited to listed threatened or endangered species or those under consideration for listing, and should include those species and ecosystems identified as "rare" by The Nature Conservancy of Hawaii I. The DEIS should discuss measures to be taken to protect rare, threatened or endangered species or ecosystems of concern. You should consider in the design of your field observations including both wet and dry season surveys to capture the fullest range of flora and fauna. Please include a description of recreational uses on or near the project site. A description of scenic resources should also be included.
- Coastal Zone Management (CZM)** – The State oversees protection of natural, cultural, and economic resources within the coastal zone, which is defined as all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the United States territorial sea (§205A-1, Hawaii Revised Statutes). Please discuss how the

proposed project will balance the competing values of economic development and preservation of coastal resources, including the following CZM objective areas.

- a. **Coastal and Ocean Resources** – The State has an affirmative duty to protect Hawaii's nearshore waters. Please discuss important coastal and marine resources and ecosystems that may be impacted by the proposed project. Please discuss how stormwater and wastewater generated by the project will be prevented from reducing the quality of nearshore waters.  
  
The DEIS should discuss the impact of the project on existing site and offsite hydrology and how the project will manage stormwater and runoff. OP recommends the use of best management practices (BMP) that promote onsite infiltration and minimize runoff from storm events. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.
- b. **Coastal and Other Hazards** – Please describe any hazard conditions that are relevant to the site, such as potential risk or harm from tsunami, hurricane, wind, storm wave, sea level rise, flood, erosion, volcanic activity, earthquake, landslide, subsidence, and point and nonpoint source pollution. Please describe the measures that are proposed to mitigate any hazard impacts.
- c. **Coastal-dependent Uses and Beach Protection** – If the proposed project is on the coast, please discuss why the proposed development needs to be located on the coast, the economic uses that will be of benefit to the State, as well as the measures to be taken to enhance beach protection and access.

7. **Energy Use and Impacts** – The DEIS should quantify the projected energy requirements of the project by type of use, and discuss measures to be taken to reduce energy demand, promote energy efficiency, and to promote use of alternative, renewable energy sources. OP recommends the project's projected energy use and performance be discussed in relation to the U.S. Green Building Council's LEED rating systems for new construction and neighborhood development, the Hawaii Built Green, and Zero-Net Energy Green Homes programs for energy efficiency. We note that the project overview provided indicates that the proposed high school will be constructed to meet or exceed LEED silver certification. Please identify any generating or transmission capacity constraints that may arise as a result of the proposed project and other projects

planned for the region. The DEIS should also discuss the degree to which the project promotes transportation energy savings for project residents and users.

8. **Impact on State Facilities** – The DEIS should include a discussion on the impacts on State-funded facilities, including highways, harbors, and airports. The DEIS should cite the mitigation measures proposed to be used in the development of the project.
9. **Conformance with County Plan Designations and Urban Growth or Rural Community Boundaries** – Act 26, Session Laws of Hawaii 2008, reaffirmed the Land Use Commission's duty to consider any proposed reclassification with respect to the Counties' adopted general, community, or development plans. Thus, the DEIS should discuss the proposed project's consistency with the County land use plans. If the proposed project is not consistent with the County plans, or would require a County plan amendment, or lies outside a County urban growth or rural community boundary, then the DEIS should provide an analysis and discussion of the following:
  - a. **Alternative Sites Considered** – The DEIS should describe and discuss alternative sites that were considered for the project, and discuss why the project could not be accommodated on lands within the urban growth or rural community boundary, if the County plan delineates such boundaries, or on land already designated by the County for similar uses.
  - b. **Impact on Surrounding Lands** – The DEIS should discuss what the impacts of changing the County plan designation or extending the urban growth or rural community boundary would have on the surrounding lands.
  - c. **Significant Public Benefit** – The DEIS should discuss what, if any, public benefits are provided by the proposed project above that already required under existing approval and permitting requirements.
12. **Development Timetable** – The State Land Use Commission (LUC) requires that projects seeking reclassification be substantially completed within ten years or seek incremental approvals. The DEIS should reference LUC rules (Section 15-15-50, *Hawaii Administrative Rules*), and provide a schedule of development for each phase of the total project and a map showing the location and timing of each increment of development.

Ms. Rachel Shaak  
August 31, 2009  
Page 5

The Office of Planning looks forward to receiving the EISPN and the DEIS with the potential impacts and mitigation measures for the above issues addressed. If you have any questions, please call Lorene Maki in the Land Use Division at 587-2888.

Sincerely,



Abbey Seth Mayer  
Director

c: Katherine Kealoha, OEQC  
Orlando Davidson, LUC



October 28, 2009

Abbey Seth Mayer, Director  
State of Hawai'i  
Department of Business, Economic  
Development & Tourism  
Office of Planning  
P.O. Box 2359  
Honolulu, HI 96804

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AICP, LEED AP

James L. Stone, Arch.D.,  
AIA, LEED AP

Katherine M. MacNeil  
AIA, LEED AP

Tom Young, MBA  
AIA

**Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project (Kihei, Maui, Hawai'i)**  
**TMK: Tax Map Keys: 2-2-002: Por. 054; 2-2-002: Por. 015**

Dear Mr. Mayer:

Thank you for your comment letter dated August 31, 2009 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kihei High School Project.

We take note of your comments relating to the preparation of the Draft EIS for the proposed project. The following are offered in response to your comments:

1. Water Resources - We understand that water resource protection and water quality are critical State issues. A Civil Engineering Basis of Design Report and Preliminary Drainage Report are being prepared for the Kihei High School Project. The report will provide additional details on the water resources and these findings will be presented in the Draft EIS. Kihei High School will be designed to meet or exceed the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) silver certification, and will include energy and water conservation measures.
2. Agricultural Lands - While the project area currently lies in the State Agricultural District and is zoned Agricultural by the County of Maui, the project site does not have a high capacity for agricultural production since the site is mostly associated with ranching and grazing activity and only 2% of the site's soils are designated as Prime. An Agricultural Impact Assessment is being prepared for the project. The Draft EIS will provide additional details on how the loss of these lands can be justified.
3. Public Health - Issues affecting public health, such as solid waste and hazardous materials will be discussed in detail in the Draft EIS. Anticipated

impacts and mitigation measures will also be provided for the potential health and environmental threats identified.

4. Cultural, Archaeological and Historic Resources - Scientific Consulting Services (SCS) is conducting an Archaeological Inventory Survey (AIS) for the project. The report will be submitted to the State Historic Preservation Division (SHPD). The AIS will be included in the Draft EIS for review and comment by your agency.
5. Environmental, Recreational and Scenic Resources - A brief evaluation of site flora and fauna was conducted by Robert Hobby (July 2007) for the Site Selection Study (M&H, January 2008). The present vegetation in the project area is predominantly grassland with scattered kiawe trees along the dry gulch channels. A Flora and Fauna Study is being prepared for the Kihei High School Project. The Draft EIS will provide additional details on the biological resources at the site, including rare, threatened and endangered species.
6. Coastal Zone Management - The proposed project site is not within the Special Management Area as delineated by the County of Maui. Therefore, the project is not subject to Chapter 205A, Hawaii Revised Statutes. However, the Draft EIS will provide an analysis of the project's consistency with Coastal Zone Management Program objectives.
7. Energy Use and Impacts - Potential energy requirements for the project will be included in the Draft EIS. Kihei High School will meet or exceed the USGBC LEED silver certification and will be designed to include environmental preservation and energy conservation measures in accordance with the USGBC's LEED accreditation requirements.
8. Impact on State Facilities - The project's impacts on State-funded facilities will be discussed in the Draft EIS.
9. Conformance with County Plan Designations and Urban Growth or Rural Community Boundaries - The Draft EIS will include a discussion on the proposed Kihei High School Project's consistency with the County land use plans. The project will require a Community Plan Amendment and Change in Zone. The Draft EIS will provide an analysis and discussion on the Alternative Sites Considered, Impact on Surrounding Lands, and Significant Public Benefits.
10. Development Timetable - We understand that the State Land Use Commission (LUC) requires that projects seeking reclassification be substantially completed within ten years or seek incremental approvals. A preliminary project schedule will be provided in the Draft EIS.

We appreciate your participation in the pre-consultation for this environmental review process. Your comment letter and this response will be included in the EISPN.

Sincerely,  
GROUP 70 INTERNATIONAL, INC.



Christine Mendes Ruotola, AICP, LEED AP  
Principal



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

September 14, 2009

Group 70 International  
925 Bethel Street 5th Floor  
Honolulu, Hawaii 96813

Attention: Ms. Rachel Shaak, AICP, LEED AP

Ladies and Gentlemen:

Subject: Pre-Consultation for Preparation of an Environmental Impact Statement  
for Proposed Kihai High School Project

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Aquatic Resources, Division of Boating & Ocean Recreation, Division of Forestry & Wildlife, Division of State Parks, Commission on Water Resource Management, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Historic Preservation will be submitting comments through a separate letter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

*Morris M. Atta*  
Morris M. Atta  
Administrator



RECEIVED  
LAND DIVISION

STATE OF HAWAII - 4 P 3 23

DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

August 22, 2009

MEMORANDUM

- TO: DLNR Agencies:
- Div. of Aquatic Resources
  - Div. of Boating & Ocean Recreation
  - Engineering Division
  - Div. of Forestry & Wildlife
  - Div. of State Parks
  - Commission on Water Resource Management
  - Office of Conservation & Coastal Lands
  - Land Division - Maui District/Barbara Lee
  - Historic Preservation



FROM: Morris M. Atta  
SUBJECT: Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihai High School Project  
LOCATION: Island of Maui  
APPLICANT: group 70 International on behalf of DOE

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by September 15, 2009.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Morris M. Atta*  
Date: 9-2-09

AQUATIC RESOURCES 2572

DIRECTOR	
COMM. FISH	
IAQ RES/ENVY	
IAQ REC	
PLANNER	
STAFF SVCS	
ROU/HOH	
STATISTICS	
ABRC/FED AID	
EDUCATION	
SECRETARY	
OFFICE SVCS	
TECH ASST	
Return to:	
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Due Date:	

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LAND DIVISION

STATE OF HAWAII P 3:16  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
POST OFFICE BOX 621 HONOLULU, HAWAII 96809 FAX 968-0910

STATE OF HAWAII P 3:08  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
POST OFFICE BOX 621 HONOLULU, HAWAII 96809 FAX 968-0910

August 22, 2009

August 22, 2009

MEMORANDUM

MEMORANDUM

TO: DLNR Agencies:  
x Div. of Aquatic Resources  
x Div. of Boating & Ocean Recreation  
x Engineering Division  
x Div. of Forestry & Wildlife  
x Div. of State Parks  
x Commission on Water Resource Management  
x Office of Conservation & Coastal Lands  
x Land Division - Maui District/Barbara Lee  
x Historic Preservation

TO: DLNR Agencies:  
x Div. of Aquatic Resources  
x Div. of Boating & Ocean Recreation  
x Engineering Division  
x Div. of Forestry & Wildlife  
x Div. of State Parks  
x Commission on Water Resource Management  
x Office of Conservation & Coastal Lands  
x Land Division - Maui District/Barbara Lee  
x Historic Preservation

FROM: Morris M. Atta *Clalona*  
SUBJECT: Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project  
LOCATION: Island of Maui  
APPLICANT: group 70 International on behalf of DOE

FROM: Morris M. Atta *Clalona*  
SUBJECT: Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project  
LOCATION: Island of Maui  
APPLICANT: group 70 International on behalf of DOE

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by September 15, 2009.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by September 15, 2009.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- ( ) We have no objections.
- (x) We have no comments.
- ( ) Comments are attached.

Signed: *Paul J. Conry*  
Date: AUG 26 2009

Signed: *Paul J. Conry*  
Date: AUG 26 2009

PAUL J. CONRY, ADMINISTRATOR  
DIVISION OF FORESTRY AND WILDLIFE

PAUL J. CONRY, ADMINISTRATOR  
DIVISION OF FORESTRY AND WILDLIFE



RECEIVED  
LAND DIVISION  
STATE OF HAWAII  
2009 AUG 25 P 3:21  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

August 22, 2009

MEMORANDUM

- TO: DLNR Agencies:
- Div. of Aquatic Resources
  - Div. of Boating & Ocean Recreation
  - Engineering Division
  - Div. of Forestry & Wildlife
  - Div. of State Parks
  - Commission on Water Resource Management
  - Office of Conservation & Coastal Lands
  - Land Division - Maui District/Barbara Lee
  - Historic Preservation

FROM: Morris M. Atta *M. Atta*

SUBJECT: Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project

LOCATION: Island of Maui

APPLICANT: group 70 International on behalf of DOE

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by September 15, 2009.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

- Attachments
- We have no objections.
  - We have no comments.
  - Comments are attached.

Signature: *M. Atta*

Date: 8/24/09



PRINCIPALS

Francis S. Oda, Arch.D.  
FAIA, AICP, LEED AP

Norman G.Y. Hong  
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Christine Mendes Ruotola  
AICP, LEED AP

James L. Stone, Arch.D.  
AIA, LEED AP

Katherine M. MacNeil  
AIA, LEED AP

Tom Young, MBA  
AIA

October 28, 2009

Morris M. Atta, Administrator  
State of Hawaii'i  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, HI 96809

**Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project (Tax Map Keys: 2-2-002: Por. 054; 2-2-002: Por. 015) (Kihei, Maui, Hawaii'i)**

Dear Mr. Atta:

Thank you for your comment letter dated September 14, 2009 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kihei High School Project.

We understand that the Division of Aquatic Resources, Division of State Parks, and Division of Boating & Ocean Recreation of State Department of Land and Natural Resources (DLNR) have no comments to offer at this time. The following are offered in response to comments from the Commission on Water Resource Management:

1. and 2. Proper coordination will be carried out with the County of Maui and the Engineering Division of the DLNR to incorporate the proposed Kihei High School Project into the County's Water Use and Development Plan and State Water Projects Plan.
3. Kihei High School will be constructed to meet or exceed the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) silver certification. The project will be designed to include environmental preservation and energy conservation measures in accordance with the USGBC's LEED accreditation requirements. Low flow fixtures will be considered during the design phase of the project to lessen demands on the area's freshwater resources.
4. The project will implement best management practices (BMP) for stormwater management, particularly during the construction phase, to minimize impacts to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events.
5. The proposed Kihei High School Project will use alternative water resources wherever practicable.

Mr. Morris M. Atta  
Department of Land and Natural Resources  
Pre-consultation Letter for Kihei High School  
Page 2 of 2

6. The County water system provides potable water service to the Kihei region. A Civil Engineering Basis of Design Report and Preliminary Drainage Report are being prepared for the Kihei High School Project. The report will provide additional details on the planned sources of water for the project. These findings will be presented in the Draft EIS.

7. We understand that water resources for the Kihei area are in very short supply. Kihei High School will be designed to meet or exceed the USGBC LEED silver certification. Water conservation is a high priority for the project, and water conservation measures will be implemented where possible, such as the use of alternative sources for irrigation and other non-potable water use requirements.

We appreciate your participation in the pre-consultation for this environmental review process. Your comment letter and this response will be included in the EISPN.

Sincerely,  
GROUP 70 INTERNATIONAL, INC.



Christine Mendes Ruotola, AICP, LEED AP  
Principal

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII

OFFICE OF HAWAIIAN AFFAIRS

711 KAPIOLANI BOULEVARD, SUITE 500

HONOLULU, HAWAII 96813

RECEIVED

OCT 10 - 8 2009

GROUP 70 INT'L

HRD09/4623

October 2, 2009

Christine M. Ruotola, Principal  
Group 70 International  
925 Bethel Street, 5<sup>th</sup> Floor  
Honolulu, HI 96813-4307

**RE: Pre-consultation for an Environmental Impact Statement (EIS) for the proposed  
Kihei High School Project; TMs: 2-2-002:054 and 015.**

Aloha e Christine Ruotola,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned request for comment, dated August 18, 2009. According to the letter, the State of Hawai'i, Department of Education, is proposing a new high school for about 1,650 students on approximately 77 acres. The proposed high school would include educational buildings, athletic fields and associated infrastructure improvements. OHA apologizes for the delayed response and offers the following comments at this time.

Chapter 343 of the Hawaii Revised Statutes (HRS) requires that the Draft EIS include a Cultural Impact Assessment (CIA). The CIA should include information relating to the traditional and customary practices and beliefs of the area's Native Hawaiians, and the community should be involved in this assessment. Consideration must also be afforded to any individuals accessing the project area for constitutionally protected traditional and customary purposes, in accordance with the Hawai'i State Constitution, Article XII, Section 7.

OHA requests clarification whether an archaeological inventory survey for the project will be submitted to the State Historic Preservation Division for review and approval. If so, OHA should be allowed the opportunity to comment on the criteria assigned to any cultural or archaeological sites identified within the archaeological inventory survey.

Christine Ruotola, Principal  
October 2, 2009  
Page 2

We request the applicant's assurances that should iwi kūpuna or Native Hawaiian cultural or traditional deposits be found during the construction of the project, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

In addition, OHA recommends that the applicant use native vegetation in its landscaping plan for the subject parcel. Landscaping with native plants furthers the traditional Hawaiian concept of mālama 'āina and creates a more Hawaiian sense of place.

Thank you for the opportunity to comment. We look forward to reviewing and providing more detailed comments on the forthcoming Draft EIS. If you have further questions, please contact Heidi Guth by phone at (808) 594-1962 or e-mail her at [heidig@oha.org](mailto:heidig@oha.org).

'O wau ihō nō me ka 'āina 'i'i,



Clyde W. Nāmu'o  
Administrator

C: OHA Maui Community Resources Coordinator



October 28, 2009

Clyde W. Nāmu'o, Administrator  
State of Hawai'i  
Office of Hawaiian Affairs  
711 Kapiolani Blvd, Suite 500  
Honolulu, HI 96813

**Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project**  
**TMK: Tax Map Keys: 2-2-002: Por. 054; 2-2-002: Por. 015**  
**(Kihei, Maui, Hawai'i)**

Dear Mr. Nāmu'o:

Thank you for your comment letter dated October 2, 2009 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kihei High School Project.

The following are offered in response to your comments:

1. A Cultural Impact Assessment (CIA) is being prepared for the Kihei High School Project by Scientific Consulting Services (SCS). The CIA will include information relating to the traditional and customary practices and beliefs of Native Hawaiians. The community will be involved in this assessment, and consideration will be given to any individuals accessing the project site for traditional and customary purposes.
2. SCS is conducting an Archaeological Inventory Survey (AIS) for the project. The report will be submitted to the State Historic Preservation Division (SHPD). The AIS will be included in the Draft EIS for review and comment by your agency.
3. We would like to assure you that should any cultural, historic, or archaeological resources are unearthed or ancestral remains are inadvertently discovered, the State Department of Land and Natural Resources (DLNR), SHPD, the Maui Island Burial Council representative and participating interests from lineal descendants and individuals will be notified. The treatment of these resources will be conducted in strict compliance with the applicable historic preservation and burial laws.
4. Landscaping will be used throughout the project site to provide a natural environmental setting for the Kihei High School Project. Landscaping will incorporate native and other plant species that are compatible with the climate

PRINCIPALS

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FAA, AICP, LEED AP

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Hiroshi Hida

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Ray H. Nihei  
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AICP

James I. Nishimoto  
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AICP, LEED AP

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AICP, LEED AP

James L. Stone, Arch.D.,  
AIA, LEED AP

Katherine M. MacNeil  
AIA, LEED AP

Tom Young, MBA  
AIA



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
COUNTY OF MAUI

CHARMAINE TAVARES  
Mayor  
LORI TSUJHAKO  
Director  
JOANN T. RIDAO  
Deputy Director

2200 MAIN STREET • SUITE 516 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165  
MAILING ADDRESS: 200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • EMAIL [director.hhc@mauicounty.gov](mailto:director.hhc@mauicounty.gov)

August 19, 2009



Ms. Rachel Shaak, AICP, LEED AP  
Group 70 International, Inc.  
925 Bethel Street, 5<sup>th</sup> floor  
Honolulu, Hawaii 96813-4307

Dear Ms. Shaak:

**SUBJECT: Pre-Consultation for the Preparation of an Environmental Impact Statement for Proposed Kihei High School Project (Kihei, Maui, Hawaii)**

The Department has reviewed the Pre-Consultation Request for the above subject project. Based on our review, we have determined that the subject project is not subject to Chapter 2.96, Maui County Code. At the present time, the department has no additional comments to offer.

Please call Mr. Wayde Oshiro of our Housing Division at 270-7355 if you have any questions.

Sincerely,  
*Lori Tsujhako*

LORI TSUJHAKO, LSW, ACSW  
Director of Housing and Human Concerns

xc: Housing Division

Mr. Clyde W. Nāmu'o, Administrator  
Office of Hawaiian Affairs  
Pre-consultation Letter for Kihei High School  
Page 2 of 2

of the region. Landscaped buffers will also be incorporated in the project design to reduce the visual impact of development.

We appreciate your participation in the pre-consultation for this environmental review process. Your comment letter and this response will be included in the EISP.

Sincerely,  
GROUP 70 INTERNATIONAL, INC.

*Christine Mendes Ruotola*

Christine Mendes Ruotola, AICP, LEED AP  
Principal

TO SUPPORT AND EMPOWER OUR COMMUNITY TO REACH ITS FULLEST POTENTIAL  
FOR PERSONAL WELL-BEING AND SELF-RELIANCE.



PRINCIPALS

Francis S. Oda, Arch.D.,  
FAA, AICP, LEED AP

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AICP, LEED AP

James L. Stone, Arch.D.,  
AIA, LEED AP

Katherine M. MacNeil  
AIA, LEED AP

Tom Young, MBA  
AIA

October 28, 2009

Lori Tshuhako, LSW, ACSW, Director  
County of Maui  
Department of Housing and Human Concerns  
2200 Main Street, Suite 546  
Wailuku, HI 96793

**Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project**  
**TMK: Tax Map Keys: 2-2-002: Por. 054; 2-2-002: Por. 015 (Kihei, Maui, Hawaii)**

Dear Ms. Tshuhako:

Thank you for your comment letter dated August 19, 2009 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement for the proposed Kihei High School Project.

We understand that your department has no comments to offer at this time as the proposed project is not subject to Chapter 2.96, Maui County Code.

We appreciate your participation in the pre-consultation for this environmental review process. Your comment letter and this response will be included in the Environmental Impact Statement Preparation Notice.

Sincerely,  
GROUP 70 INTERNATIONAL, INC.  
*Christine Mendes Ruotola*  
Christine Mendes Ruotola, AICP, LEED AP  
Principal

CHARMAINE TAVARES  
Mayor  
MILTON M. ARAKAWA, A.I.C.P.  
Director  
MICHAEL M. MIYAMOTO  
Deputy Director



COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
**DEVELOPMENT SERVICES ADMINISTRATION**  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

August 27, 2009

Christine M. Ruotola  
GROUP 70 INTERNATIONAL, INC.  
925 Bethel Street 5<sup>th</sup> Floor  
Honolulu, HI 96813-4307

**Subject: PRE-CONSULTATION FOR PREPARATION OF AN ENVIRONMENTAL IMPACT STATEMENT FOR PROPOSED KIHEI HIGH SCHOOL**  
**TMK: (2) 2-2-002:054 & 15**

Dear Ms. Ruotola:

We reviewed the subject application and have no comments at this time.  
Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,  
*Miltoth M. Arakawa*  
Miltoth M. Arakawa, A.I.C.P.  
Director of Public Works

jc S:\LUCAC\ZM\22002054&15\_proposed\_kihei\_high\_school\_eis\_jlc.wpd  
xc: Highways Division  
Engineering Division



RALPH M. NAGAMINE, L.S., P.E.  
Development Services Administration  
CARY YAMASHITA, P.E.  
Engineering Division  
BRIAN HASHIRO, P.E.  
Highways Division



**POLICE DEPARTMENT**  
COUNTY OF MAUI

CHARMAINE TAVARES  
MAYOR

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

GARY A. YABUTA  
CHIEF OF POLICE  
CLAYTON N.Y.W. TOM  
DEPUTY CHIEF OF POLICE

October 28, 2009

Milton M. Arakawa, AICP, Director  
County of Maui  
Department of Public Works  
Development Services Administration  
250 South High Street  
Wailuku, HI 96793

September 4, 2009

OUR REFERENCE  
YOUR REFERENCE



**Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project**  
**TMK: Tax Map Keys: 2-2-002: Por. 054; 2-2-002: Por. 015**  
**(Kihei, Maui, Hawaii)**

Ms. Christine M. Ruotola, AICP, LEED AP  
Principal  
Group 70 International, Inc.  
925 Bethel Street, 5<sup>th</sup> Floor  
Honolulu, HI 96813-4307

Dear Mr. Arakawa:

Thank you for your comment letter dated August 27, 2009 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement for the proposed Kihei High School Project.

We understand that your department has no comments to offer at this time.

We appreciate your participation in the pre-consultation for this environmental review process. Your comment letter and this response will be included in the Environmental Impact Statement Preparation Notice.

Sincerely,  
GROUP 70 INTERNATIONAL, INC.  
*Christine Mendes Ruotola*  
Christine Mendes Ruotola, AICP, LEED AP  
Principal

Very truly yours,

*AC Wayne Ribao*  
Assistant Chief Wayne Ribao  
for: Gary A. Yabuta  
Chief of Police

Enclosure

c: Jeffrey Hunt, Planning Department



PRINCIPALS

Francis S. Oda, Arch.D.,  
FAA, AICP, LEED AP

Norman G.Y. Hong  
AIA

Sheryl B. Seaman  
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AICP, LEED AP

James L. Stone, Arch.D.,  
AIA, LEED AP

Katherine M. MacNeil  
AIA, LEED AP

Tom Young, MBA  
AIA

**COPY**

*I AGREE WITH OFFICER B. HICKLE. PEDESTRIAN SAFETY & TRAFFIC IS A VALID CONCERN.*  
AG W/ OFFICER B. HICKLE. PEDESTRIAN SAFETY & TRAFFIC IS A VALID CONCERN.  
: GARY YABUTA, CHIEF OF POLICE, COUNTY OF MAUI  
: CHANNELS *PROVIDING SAFETY MUST BE PROMOTED. Considered. Copy to 09/01/09*  
: BRAD HICKLE, POLICE OFFICER III, DISTRICT VI KIHEI

SUBJECT : PRE-CONSULTATION REQUEST IN PREPARATION FOR AN ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE PROPOSED KIHEI HIGH SCHOOL PROJECT

APPLICANT INFORMATION:

The applicant, Group 70 International, Inc. has submitted this pre-consultation request for this project in preparation for an Environmental Impact Statement (EIS).

The proposed new Kihei High School will be built upon 77 acres of undeveloped land located above Piilani Highway in Kihei. The project will include the construction of educational buildings to eventually support an enrollment capacity of 1,650 students.

The project will also include associated athletic fields and infrastructure improvements.

POLICE CONCERNS:

It is suspected there will be a large volume of parents, students and faculty entering and exiting the school grounds from Piilani Highway at all hours of the day. This will likely pose the most threat to students and top the list of public safety concerns by the general public as well as the Police.

There are a large number of new homes recently constructed on the "makai", west side of Piilani Highway and plans for additional new housing to be constructed in the area of the proposed school as well. Most likely these new homes will provide a large percentage of the students who will be attending the new high school in the future. Some of the students will choose to walk to school, some may be bussed and some may even drive themselves to school.

Traffic calming devices, such as traffic lights will be needed at the entry to the school on Piilani Highway. Furthermore the developer should consider construction of walkway bridges over the highway to prevent pedestrian/motor vehicle interaction. These types of walkways are used in many locations on the Island of Oahu and are proven to be safe avenues of travel for students as well as the general public.

Although Piilani Highway has a posted speed limit of forty (40) miles per hour I have regularly cited drivers for speeding in excess of sixty (60) miles per hour through this area. Although enforcement is vigilant and continual speeders will continue to ignore the law. It is my belief, separating vehicle traffic from pedestrians is essential in the area.

RECOMMENDATIONS:  
It is recommended that this response be returned to the Group 70 International, Inc. for their review and consideration in this matter.

Respectfully Submitted,  
Officer Brad Hickle *[Signature]*  
09/01/09 E-9966  
13:45 hours

COMMENTS:

*I CONCUR WITH OFFICER B. HICKLE'S CONCERNS REGARDING VEHICLE AND PEDESTRIAN SEPARATION. I WOULD LIKE TO ADD THAT A SEPARATED PEDESTRIAN SIDEWALK (SOUTHBOUND LANE) FROM MAKAI SHOULDER (SOUTHBOUND STREET) FROM THE INTERSECTION OF KULANIHAKOI STREET TO PIKEA AVENUE OR SOME SORT OF PATHWAY SIMILAR TO MOKULELE HIGHWAY.*

*H. [Signature]*  
09/01/09



October 28, 2009

Gary A. Yabuta, Chief of Police  
County of Maui  
Police Department  
55 Mahalani Street  
Wailuku, HI 96793

**Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project**  
**TMK: Tax Map Keys: 2-2-002; Por. 054; 2-2-002; Por. 015**  
**(Kihei, Maui, Hawaii)**

Dear Chief Yabuta:

Thank you for your comment letter dated September 4, 2009 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement for the proposed Kihei High School Project.

We understand your concerns for public safety with an increase in the number of parents, students and faculty entering and exiting the school grounds from Pi'ilani Highway as a result of the proposed project.

A Traffic Impact Analysis Report and Traffic Signal Warrant Study are being prepared for the Kihei High School Project. The studies will provide for circulation measures to accommodate the increased travel near the proposed school site and surrounding areas. Your suggestions of traffic calming devices and construction of walkways and sidewalks to separate vehicles from pedestrian are noted and will be considered in the project design.

We appreciate your participation in the pre-consultation for this environmental review process. Your comment letter and this response will be included in the Environmental Impact Statement Preparation Notice.

Sincerely,  
GROUP 70 INTERNATIONAL, INC.

*Christine Mendes Ruotola*  
Christine Mendes Ruotola, AICP, LEED AP  
Principal

PRINCIPALS

Francis S. Oda, Arch.D.,  
FAA, AICP, LEED AP

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Katherine M. MacNeil  
AIA, LEED AP

Tom Young, MBA  
AIA

CHARMAINE TAVARÉS

Mayor

JEFFREY S. HUNT

Director

KATHLEEN ROSS AOKI

Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

September 17, 2009

Ms. Christine M. Ruotola, AICP  
Group 70 International, Inc.  
925 South Bethel Street, 5<sup>th</sup> Floor  
Honolulu, Hawaii 96813-4307

Dear Ms. Ruotola:

**SUBJECT: PRE-CONSULTATION COMMENTS IN PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE PROPOSED KIHEI HIGH SCHOOL LOCATED MAUKA AND ADJOINING PI'ILANI HIGHWAY, AT KIHEI, MAUI, HAWAII; TMK(S): (2) 2-2-002:054 (POR.) AND 015 (POR.) (EAC 2009/0031)**

The Department of Planning (Department) is in receipt of the above-referenced request for early consultation comments for the proposed Kihei High School Project (High School) Draft EIS. The Department understands the proposed action includes the following:

- The Applicant is the State of Hawaii Department of Education;
- The Applicants propose a high school to support a projected enrollment capacity of 1,650 students on approximately 77 acres; and
- The Department agrees that use of state funds and an anticipated amendment to the Kihei-Makena Community Plan are triggers for the preparation of an Environmental Assessment or, as the Applicant is instead voluntarily pursuing, an EIS.

Based on the foregoing, the Department provides the following comments in preparation of the Draft EIS:

1. The land use designations for the project site are as follows:
  - State Land Use: Agriculture
  - Kihei-Makena Community Plan: Agriculture and Park
  - County Zoning: Agriculture
  - Other: None

2. Given the above subject land use designations, the Department anticipates that land use entitlements sought for the project will include a District Boundary Amendment from Agriculture to Urban by the State Land Use Commission, a Community Plan Amendment from Agriculture and Park to Public/Quasi-Public, and a Change in Zoning from Agriculture to Public/Quasi-Public;
3. As part of Maui County's land use review process and/or the environmental review process, the Department wishes to schedule the project for review and comments by Maui County's Urban Design Review Board. Depending upon the level of historic and cultural resources found on the site, the Department may also want to schedule the Draft EIS for review and comments by the Cultural Resources Commission. As a major public project, the Department also wishes to schedule the Draft EIS for comments by the Maui Planning Commission (Commission). Following the completion of the Final EIS, the Commission will need to make recommendations on any land use entitlements which may be requested from the County;
4. To assist Draft EIS reviewers to gain a full understanding of the project scope, please thoroughly describe the anticipated operations of the school, including anticipated numbers of students, faculty, support personnel, vehicles on-site, after school and weekend activities, and the daily or weekly timeframes of the anticipated operations;
5. The site of the proposed High School is within the area of the Kihei-Makena Community Plan. Please address the project's consistency with the applicable goals, objectives, policies, and implementing actions of the Community Plan;
6. No preliminary site plan has been provided as part of the pre-consultation request. However, given the use, site location, and major nature of the project, the Department identifies the following topics and factors which we anticipate will need to be addressed in the Draft EIS:
  - Drainage – Possible runoff into the adjoining Kulanihakai and Waipulani Gulches needs to be addressed from various standpoints, including volumes of pre and post project runoff, and near shore water quality from possible added siltation and chemicals used on playing fields;
  - Traffic – Will new signalization and/or other localized improvements be warranted? Project contributions to regional and more island-wide traffic impacts and mitigations need investigation;

- Noise – Possible impacts of traffic noise on the learning environment, as well as noise from outdoor events at the High School and its effects upon neighbors;
  - Scenic Resources – The Draft Maui Island Plan considers P'ilani Highway to be a scenic resource corridor with medium scenic resource values. It also includes a policy to "Protect public views of Haleakala... the Pacific Ocean and other significant water features, ridgelines, and landforms." These should be addressed through site sections, photo simulations, or other appropriate means;
  - Water/Wastewater – How will the project address system capacities? Can reclaimed water be used for playing fields, etc?
  - Special Management Area (SMA) – Although just mauka of the SMA, how will the project impact the SMA?
  - Public Participation – Effective public participation in project planning is very important for this project and the community.
7. Please describe the site selection process and criteria used to determine why those High School site, what other sites were considered, and the proposed site location and any initial designs offer for the operation of the High School, for the broader South Maui area, and for overall Island of Maui.

Thank you for the opportunity to comment. Should you require further clarification, please contact Current Planning Supervisor Jeffrey Dack at [jeffrey.dack@mauicounty.gov](mailto:jeffrey.dack@mauicounty.gov) or by phone at 270-6275.

Sincerely,



JEFFREY S. HUNT, AICP  
Planning Director

Ms. Christine M. Ruotola, AICP  
September 17, 2009  
Page 4

xc: Clayton I. Yoshida, AICP, Planning Program Administrator  
John F. Summers, Planning Program Administrator  
Jeffrey P. Dack, AICP, Current Planning Supervisor  
2009 EAC File  
General File  
JSH-JPD-vb  
K:\WP\_DOCS\PLANNING\EAC\2009\0031\_KiheHighSchool\PreConsult\tr.doc



October 28, 2009

Jeffrey S. Hunt, AICP, Director  
County of Maui  
Department of Planning  
250 South High Street  
Wailuku, HI 96793

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Tom Young, MBA  
AIA

**Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project**  
**TMK: Tax Map Keys: 2-2-002: Por. 054; 2-2-002: Por. 015**  
**(Kihei, Maui, Hawaii)**

Dear Mr. Hunt:

Thank you for your comment letter dated September 17, 2009 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kihei High School Project.

We take note of your comments relating to the preparation of the Draft EIS for the proposed project. The following are offered in response to your comments:

1. and 2. We are aware of the existing land use designations for the project site. Given these designations, the project will pursue all necessary permits and approvals. A listing of these permits and approvals will be detailed in the Environmental Impact Statement Preparation Notice (EISPN).
3. The proposed Kihei High School Project will meet all requirements of the Maui County review process and/or environmental review process, including project review by the Maui County's Urban Design Review Board, Cultural Resource Commission (if deemed necessary), and the Maui County Planning Commission.
4. To provide a full understanding of the project, the Draft EIS will provide detailed information on the anticipated operations of the school, including the anticipated number of students, faculty, support personnel, vehicles on-site, after school and weekend activities, and the daily or weekly timeframes of the anticipated operations.
5. The proposed site for Kihei High School is located within the area of the Kihei-Makena Community Plan. The Draft EIS will provide a detailed analysis of the project's consistency with applicable goals, objectives, policies, and implementing actions of the Community Plan.

6. A preliminary site plan will be provided in the EISPN. We appreciate your department identifying specific topics and factors that may need to be addressed in the Draft EIS, including Drainage, Traffic, Noise, Scenic Resources, Water/Wastewater, Special Management Area (SMA), and Public Participation. The Draft EIS will provide a detailed analysis of the environmental setting, impacts, and proposed mitigation measures of the proposed Kihai High School Project.
7. A description of the site selection process and criteria for the proposed project will be provided in the Draft EIS. The Alternatives Section of the EISPN and Draft EIS will evaluate alternative locations and other designs considered for the proposed project along with the no-action alternative.

We appreciate your participation in the pre-consultation for this environmental review process. Your comment letter and this response will be included in the EISPN.

Sincerely,  
GROUP 70 INTERNATIONAL, INC.

  
Christine Mendes Rutoola, AICP, LEED AP  
Principal



September 22, 2009

Christine M. Rutoola, AICP, LEED AP  
Group 70 International  
925 Bethel Street, 5<sup>th</sup> Floor  
Honolulu, HI 96813-4307

Dear Christine,

This letter is to acknowledge receipt of the Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihai High School Project, dated August 18, 2009.

We look forward to a continued correspondence and notification of your progress during the environmental review process.

Sincerely,

  
Andrew Beerer

Director  
Kihai Community Association  
P.O. Box 662  
Kihai, HI 96753

Andrew's phone: 808-283-8600



October 28, 2009

Andrew Beerer, Director  
Kihei Community Association  
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AIA

**Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kihei High School Project**  
**TMK: Tax Map Keys: 2-2-002: Por. 054; 2-2-002: Por. 015**  
**(Kihei, Maui, Hawaii)**

Dear Mr. Beerer:

Thank you for your comment letter dated August 27, 2009 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement for the proposed Kihei High School Project.

We understand that your organization has no comments to offer at this time.

We appreciate your participation in the pre-consultation for this environmental review process. Your comment letter and this response will be included in the Environmental Impact Statement Preparation Notice.

Sincerely,  
GROUP 70 INTERNATIONAL, INC.

  
Christine Mendes Ruotola, AICP, LEED AP  
Principal