DAVID Y. IGE
GOVERNOR

DR. CHRISTINA M. KISHIMOTO
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

November 22, 2017

TO: Scott Glenn
Director, Office of Environmental Quality Control
Department of Health

FROM: Duane Y. Kashiwai
Public Works Administrator, Facilities Development Branch

SUBJECT: Final Environmental Assessment (FEA-FONSI) for
Lahainaluna High School, Classroom Building
DOE Job No. Q54001-14
Tax Map Key: 4-6-018: 005 por.
Pana'ewa, District of Lahaina, Maui, Hawai'i

The State of Hawaii, Department of Education has reviewed all comments received during the 30-day public comment period for the subject project and has issued a Finding of No Significant Impact (FONSI). Please publish this determination in the next edition of the Environmental Notice.

A printed copy of the Final Environmental Assessment and CD with the document in PDF format are enclosed. The Environmental Notice publication form will be emailed to the Office of Environmental Quality Control.

If there are any questions, please contact Janna Mihara, Project Coordinator of the Facilities Development Branch, Project Management Section, at 784-5120.

DYK:tto
Enclosures: Final EA (1 Printed Copy/1 CD)

c: Facilities Development Branch

18-234

AGENCY
PUBLICATION FORM

Project Name:	Lahainaluna High School Classroom Building
Project Short Name:	LHS Classroom Building
HRS §343-5 Trigger(s):	(a)(1) propose the use of state lands or funds
Island(s):	Maui
Judicial District(s):	District of Lahaina
TMK(s):	4-6-018: 005 por.
Permit(s)/Approval(s):	Historic Site Review, NPDES General Permit, Variance from Pollution Controls, DCAB Review, building Permit, Grading and Grubbing Permit, Certificate of Occupancy, Fire Protection
Proposing/Determining Agency:	Department of Education, State of Hawaii Project Management Section 3633 Waialae Avenue Honolulu, HI 96816
Contact Name, Email, Telephone, Address	Janna Mihara, Project Coordinator OSSFS-Facilities Development Branch-PMS 3633 Waialae Avenue Honolulu, Hawaii 96816 T: (808) 377-8314 E: janna_mihara@notes.K12.hi.us
Accepting Authority:	(for EIS submittals only)
Contact Name, Email, Telephone, Address	
Consultant:	Gerald Park Urban Planner
Contact Name, Email, Telephone, Address	Gerald Park 95-595 Kanamee Street #324 Mililani, HI 96789 T: (808) 625-9626 E: gpark@gpup.biz

Status (select one)	**Submittal Requirements**
____DEA-AFNSI	Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.
__X__ FEA-FONSI	Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.
____ FEA-EISPN	Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.
____ Act 172-12 EISPN ("Direct to EIS")	Submit 1) the proposing agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
____ DEIS	Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
____ FEIS	Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

____ FEIS Acceptance Determination	The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
FEIS Statutory Acceptance	Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.
____ Supplemental EIS Determination	The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
____ Withdrawal	Identify the specific document(s) to withdraw and explain in the project summary section.
____ Other	Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

The classroom building is needed to accommodate growth in enrollment of high school age students in the Lahaina area and West Maui.

A two level, rectangular-shaped building with a ground floor building footprint of approximately 9,975 square feet is proposed. Two general classrooms, a self-contained Special Education classroom, and Itinerant room are programmed for the ground floor. Space also is set aside for a faculty center, conference room, two offices, faculty and student restrooms, elevator, mechanical room, electrical room, telcom room, janitor's closet, and storage.

The second level of approximately 8,515 square feet provides five general classrooms, restrooms for faculty and students, elevator, electrical room, and a janitor's room. In total, seven general classrooms and a self-contained Special Education room are proposed. General classroom occupancy is projected at 20 - 25 students and 10 - 15 students for the Special Education classroom.

An accessible walkway over the Lahainaluna Ditch will connect the new building with school facilities to the east of the building. The Lahainaluna Ditch, which is currently dry, previously conveyed irrigation water to sugar cane fields around the school.

FINAL ENVIRONMENTAL ASSESSMENT

LAHAINALUNA HIGH SCHOOL CLASSROOM BUILDING

Pana'ewa, District of Lahaina, Maui, Hawai'i

O KEIA KE KUKUI PIO OLE I KA MAKANI O KAUAULA

Prepared for

State of Hawai'i
Department of Education
Facilities Development Branch
3336 Waialae Avenue
Honolulu, HI 96821

Nowemapa 2017

FINAL ENVIRONMENTAL ASSESSMENT

LAHAINALUNA HIGH SCHOOL CLASSROOM BUILDING

Pana'ewa, District of Lahaina, Maui, Hawai'i

Prepared in Partial Fulfillment of the Requirements of Chapter 343, Hawai'i Revised Statutes and Title 11, Chapter 200, Hawai'i Administrative Rules, Department of Health, State of Hawai'i

Prepared for

State of Hawai'i
Department of Education
Facilities Development Branch
3336 Waialae Avenue
Honolulu, HI 96816

Prepared by

Gerald Park Urban Planner
95-595 Kaname'e Street #324
Mililani, Hawai'i 96789

and

Design Partners Incorporated
1580 Makaloa Street, Suite 1100
Honolulu, Hawai'i 96814

Nowemapa 2017

PROJECT PROFILE

Proposed Action:	Lahainaluna High School Classroom Building DOE Job No. Q54001-14
Location:	Pana'ewa, District of Lahaina, Maui, Hawai'i
Street Address:	980 Lahainaluna Road Lahaina, Hawai'i 96761
Proposing/Determining Agency:	Department of Education Project Management Section 4680 Kalanianaole Highway, TB1A Honolulu, Hawai'i 96821
Tax Map Key:	4-6-018: 05 por.
Land Area:	52.517 acres
Land Owner:	State of Hawai'i
Existing Use:	Public High School
State Land Use Designation:	Urban
Maui Island Plan:	Inside Urban Growth Boundary
Community Plan:	West Maui Community Plan (WMCP)
WMCP Land Use Map:	*Public/Quasi-Public*
Zoning:	Interim
Special Management Area:	Outside Special Management Area
Need for Assessment:	Chapter 343, Hawai'i Revised Statutes §343-5 (a) (1) Propose the use of state or county lands or the use of state or county funds.
Determination:	Anticipated Finding of No Significant Impact
Contact Person:	Janna Mihara, Project Coordinator Department of Education OSSFS-Facilities Development Branch-PMS 3633 Waialae Avenue, Room B203 Honolulu, HI 96816 Telephone: ~~377-8314~~ ***784-5120***

Note: Substantive revisions to the text of the Draft Environmental Assessment are in ***bold italic*** type. Deleted text is in brackets with a [~~strikethrough~~].

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FIGURES

TABLES

DESCRIPTION OF THE PROPOSED PROJECT 1

The Department of Education, State of Hawai'i, proposes to construct a new classroom building at Lahainaluna High School located in the *ahupua'a* of Pana'ewa, District of Lahaina, Maui, Hawai'i. Lahainaluna High School (hereafter "Lahainaluna" or "School") is bounded by Kanaha Stream Gulch on the north, Lahainaluna Intermediate School and Princess Nahi'ena'ena Elementary School on the west, Lahainaluna Road and vacant land on the south, and vacant land on the east. A Vicinity Map is shown as Figure 1.

The School comprises two parcels identified as Tax Map Key 4-6-018: 005 with an area of 52.517 acres and 012 with an area of 66.797 acres. The proposed classroom building will be built on parcel 005. A Tax Map is shown as Figure 2.

A. Purpose

The project is needed to accommodate growth in enrollment of high school age students in the Lahaina area and West Maui.

B. Technical Characteristics

1. Classroom Building

The new building will be sited near the northern side of the campus. The building site is bounded by Building D, four portable classroom buildings, and an irrigation ditch (aka Lahainaluna Ditch) on the north and the C.A. McDonald Building and an agricultural building on the south (See Site and Landscape Plan).

A two level, rectangular-shaped building with a ground floor building footprint of approximately 9,975 square feet is proposed (including a 230 square foot condenser yard). Two general classrooms, a self-contained Special Education classroom, and Itinerant room are programmed for the ground floor. Space also is set aside for a faculty center, conference room, two offices, faculty and student restrooms, elevator, mechanical room, electrical room, telcom room, janitor's closet, and storage (See First Floor Plan).

The second level of approximately 8,515 square feet provides five general classrooms, restrooms for faculty and students, elevator, electrical room, and a janitor's room (See Second Floor Plan). In total, seven general classrooms and a self-contained Special Education room are proposed. General classroom occupancy is projected at 20 - 25 students and 10 -15 students for the Special Education classroom. Program spaces are summarized on Table 1.

In general, a combination concrete masonry unit and light gauge metal frame structure is planned. The building will be constructed on a poured in place concrete foundation and floor and framed with CMU walls. The roof system will be structural steel frame with metal decking and standing seam metal roof finish. The ground level finished floor elevation is 520.0 feet.

The height of the building is approximately 29'-6" feet measured from existing grade to top of roof ridge. The design height does not exceed the 30-foot height limit for the Interim zoning

Table 1. Architectural Space Program Summary

First Floor			Second Floor	
Space	**Number**	**SF**	**Number**	**SF**
General Classroom	2	1,830	5	4,595
Special Education CR	1	1,270	None	
Itinerant Room	1	500	None	
Faculty Center	1	775	None	
Conference Room	1	290	None	
Office	2	340	None	
Restrooms, Students	2	380	2	560
Restrooms, SpecEd	2	150	None	
Restrooms, Faculty	2	55	2	60
Mechanical Room	1	90	None	
Telcom Room	1	120	None	
Electrical Room	1	55	1	55
Elevator	1	52	1	52
Controller Room	1	50	None	
Condenser Yard	1	230	None	
Janitor Room	1	75	1	135
Stairs, Inside Bldg	2	155	None	
Storage, Inside Bldg	3	135	None	
Total Square Feet		6,552		5,457
Walkway	1	2,470	1	2,010
Stairs, Outside Bldg	None	0	2	470
Storage, Under Stairs	2	130	None	

Source: Design Partners Incorporated, 2017.

district. See North, South, East, and West Elevations.

Air conditioning will be installed in the classroom and administration areas. Ceiling fans will also be provided to air conditioning. Operable windows will be provided to enable the use of natural ventilation when only the ceiling fans are used and air conditioning is turned off. Air conditioning pumps, compressors, and condensers will be placed in a condenser yard in the southeastern corner of the building. The yard will be enclosed but without a roof.

The building will be equipped with a fire sprinkler system.

2. Accessibility

Vertical access will be provided by an elevator and stairways near both ends. One stairway is placed within the building (footprint) and the second outside the footprint. An 8-foot wide uncovered, accessible walkway will be constructed over the Lahainaluna Ditch connecting the new classroom building with school facilities to the east (e.g., Cafeteria).

3. Circulation and Off-Street Parking

An existing paved driveway on the south side of the building site will be extended to the south end of the classroom building to an existing parking area. The parking area will be modified to accommodate two 8-foot wide accessible parking stalls with access aisles.

4. Infrastructure

Potable water will be supplied through new 1" and 2½" distribution lines from the existing on-site water system. Based on occupancy potable water use is estimated at 835 gallons per day.

Wastewater will be collected and conveyed by a new 6" lateral to a sewer manhole m*akai* of the C.A. McDonald Building. From the manhole, the school's wastewater system connects to the Maui County system. Wastewater flow is similar to daily water usage at 835 gallons per day. A Utility Plan is shown as Sheet C103

Improvements to the existing electrical system are not required based on preliminary calculation of electrical load, mechanical load, and spare capacity for the new building and existing electrical service. Primary power will be taken from a pole mounted transformer near Building R. Electrical will tap the overhead line then run underground to the new building.

Existing overhead lines in the area will be removed and rerouted underground. An existing pole mounted transformer will be relocated and service reestablished to Building D, Portables P-12 – P-15, the Egg Farm, and Garden.

5. Drainage and Grading

Drain inlets arrayed around the building will receive and convey runoff by 8" lines into an underground storage chamber to be constructed on the north side of the building site. Approximately 600 cubic feet (or about 4,500 gallons) will be detained then control released to an outlet structure. Terrain at the building site will be contoured to divert runoff around and away from the building into drain inlets or downslope areas. Future runoff is estimated at 3.30 cfs.

Structures and pavements on the building site will be demolished and removed, the site grubbed of vegetation and graded to elevation 520 feet above sea level. The limits of grading is approximately one acre. Earthwork quantities are estimated at 960 cubic yards of excavation; embankment quantities have not yet been determined.

6. Landscaping

Native plants, accent trees, and shade trees will be used for landscaping the building site. Trees and palms will provide shade, complement building height and exterior surfaces, and visually and acoustically buffer buildings. Landscaped areas will be irrigated using a low-flow irrigation system and drawn from an existing 6" irrigation line. A Landscape Plan is shown on the Site and Landscape Plan.

7. Sustainability

The new building will be designed with sustainable features to promote energy efficiency and

minimize energy use. Energy efficient features include an energy efficient HVAC system and building envelope. Other sustainable features include having learning environments that are healthy and comfortable, water efficient, safe, secure and adaptable, and a facility that is easy to operate and maintain.

C. Economic Characteristics

Construction costs are estimated at $12.0million and will be funded by the State of Hawai'i Department of Education.

Construction is projected to commence in 2018 with completion in 2020. Building occupancy is projected for the start of school year 2020-2021. The new Classroom Building will replace Building D which will be demolished at some future time.

D. Social Characteristics

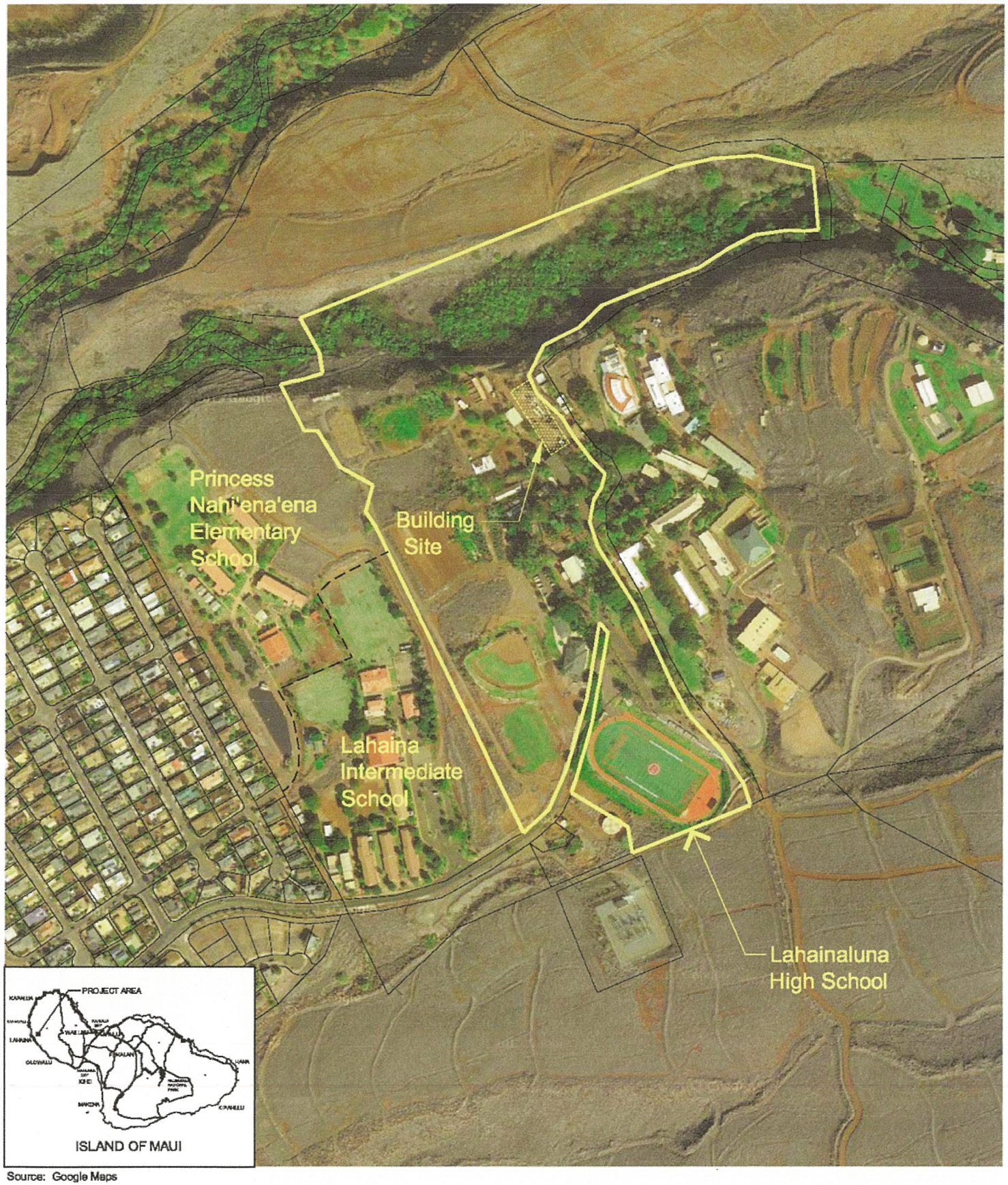
The proposed project will not displace any current classroom or school function or activity.

Construction is projected over 12–18 months and will take place during portions of the 2018 - 2019 and 2019 -2020 school year.

Note:

The Environmental Assessment cited below was prepared for a new cafeteria building at the school listed and is referenced in this Environmental Assessment.

HRS Chapter 343 Final Environmental Assessment. *Proposed Construction of a Cafeteria Building Lahainaluna High School (2) 4-6-018: 012 (por.) Lahaina, Maui, Hawaii.* October, 2009. Prepared for Department of Education, State of Hawaii.



Source: Google Maps

LINEAL SCALE (FEET)
250 125 0 125 250 500

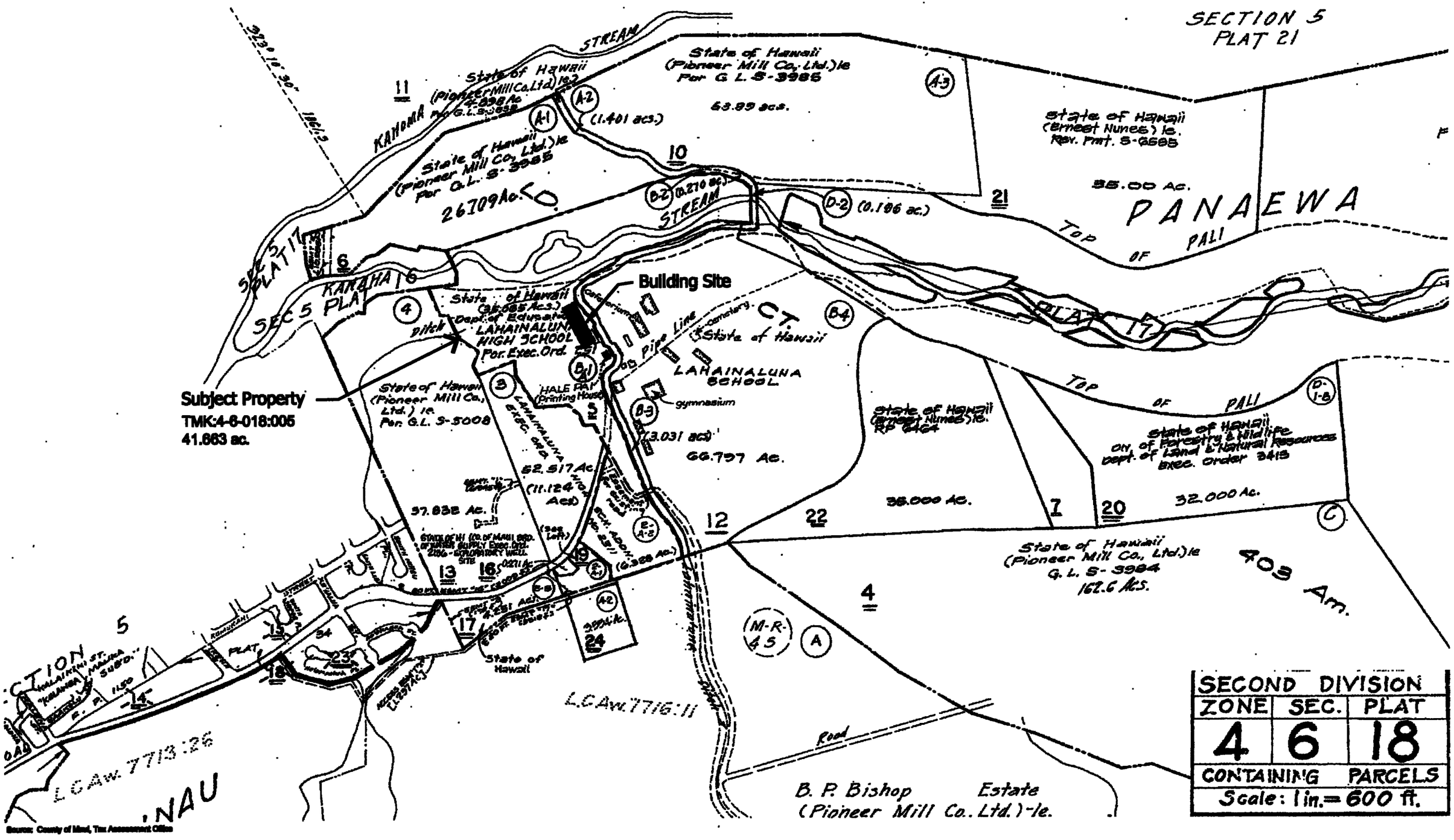
NORTH

Gerald Park
Urban Planner
August 2016

Figure 1
Vicinity Map
Lahainaluna High School Classroom Building

Pana'ewa, District of Lahaina, Maui, Hawai'i

Department of Education, State of Hawai'i

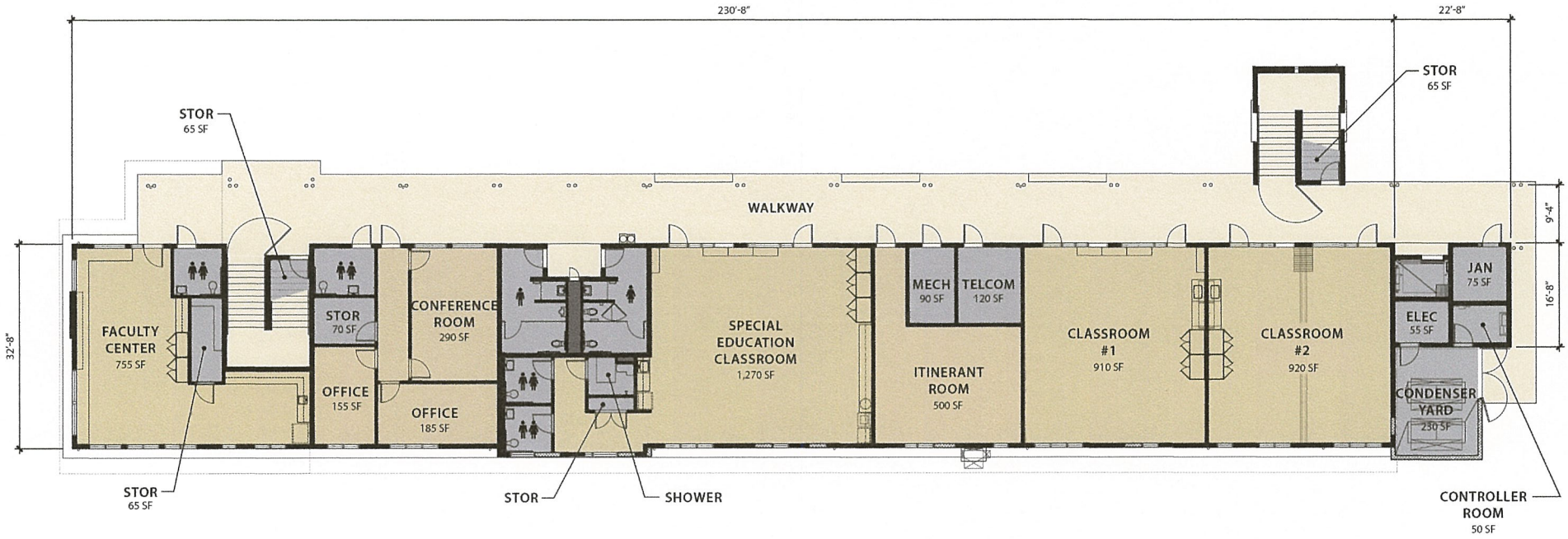


Source: County of Maui, Tax Assessment Office

Figure 2
Tax Map
Lahainaluna High School Classroom Building

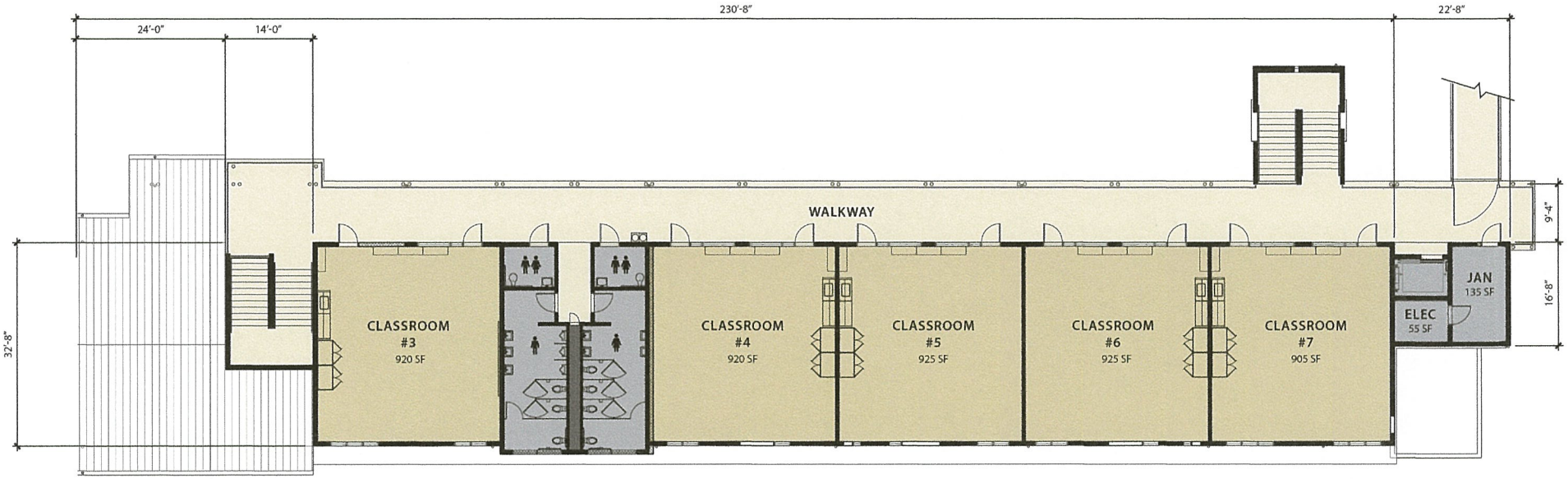
SITE & LANDSCAPE PLAN

SCALE : 1" = 40'



FIRST FLOOR PLAN

SCALE : 1/16" = 1'-0"

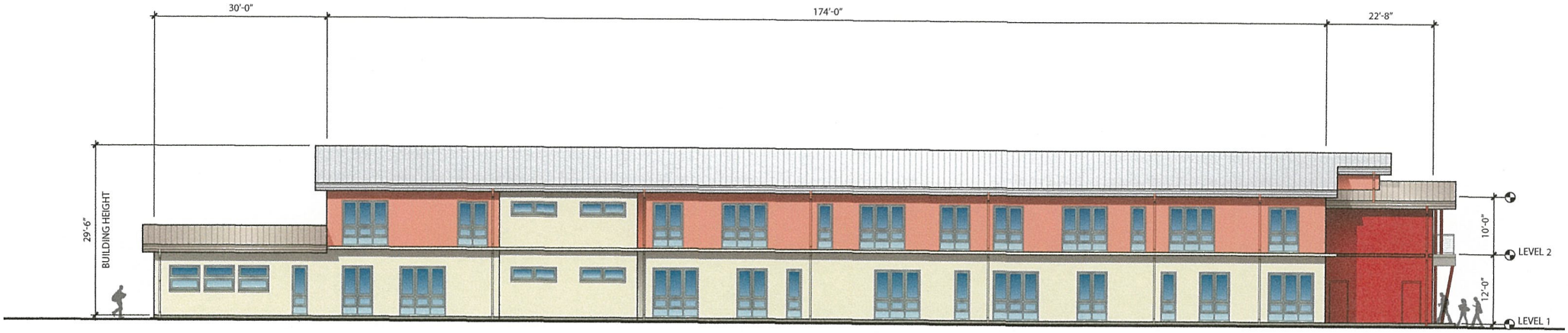


SECOND FLOOR PLAN

SCALE : 1/16" = 1'-0"

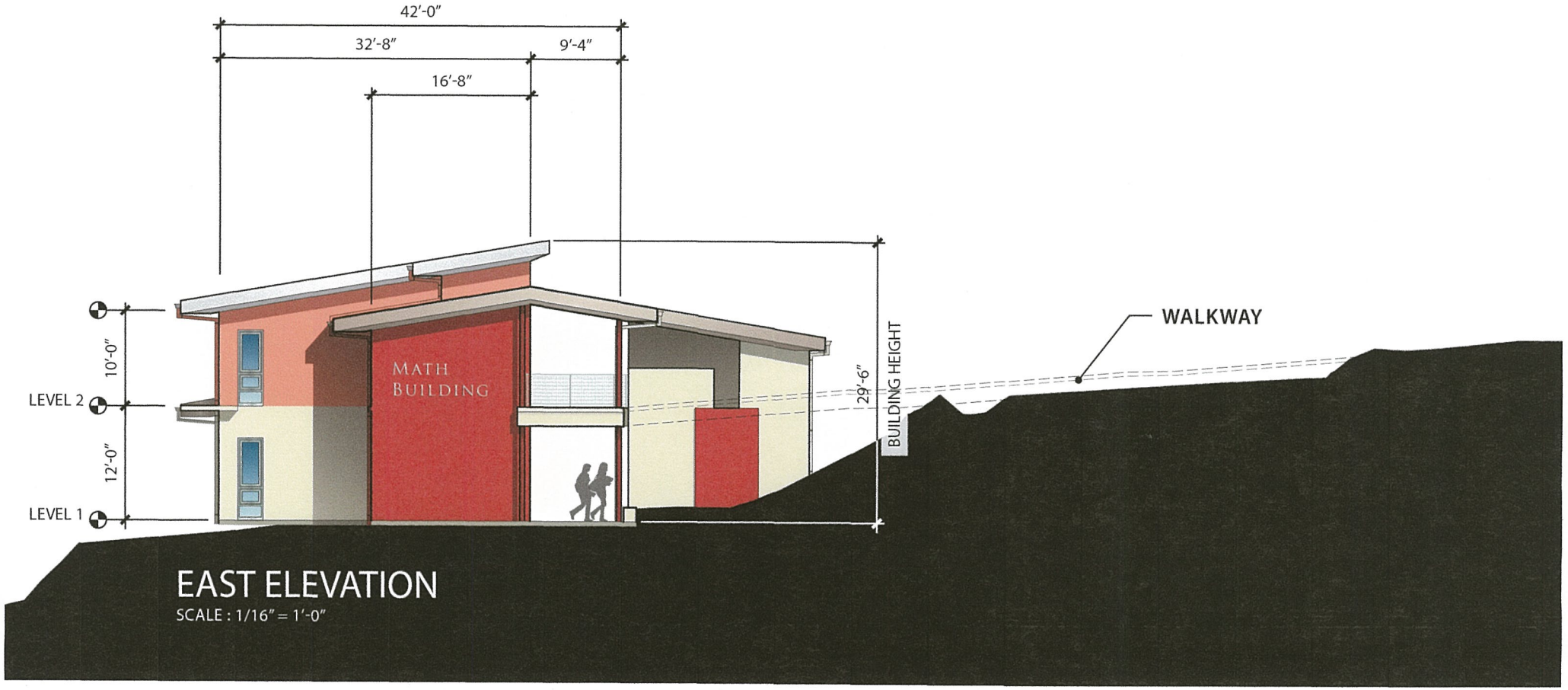
NORTH ELEVATION

SCALE : 1/16" = 1'-0"



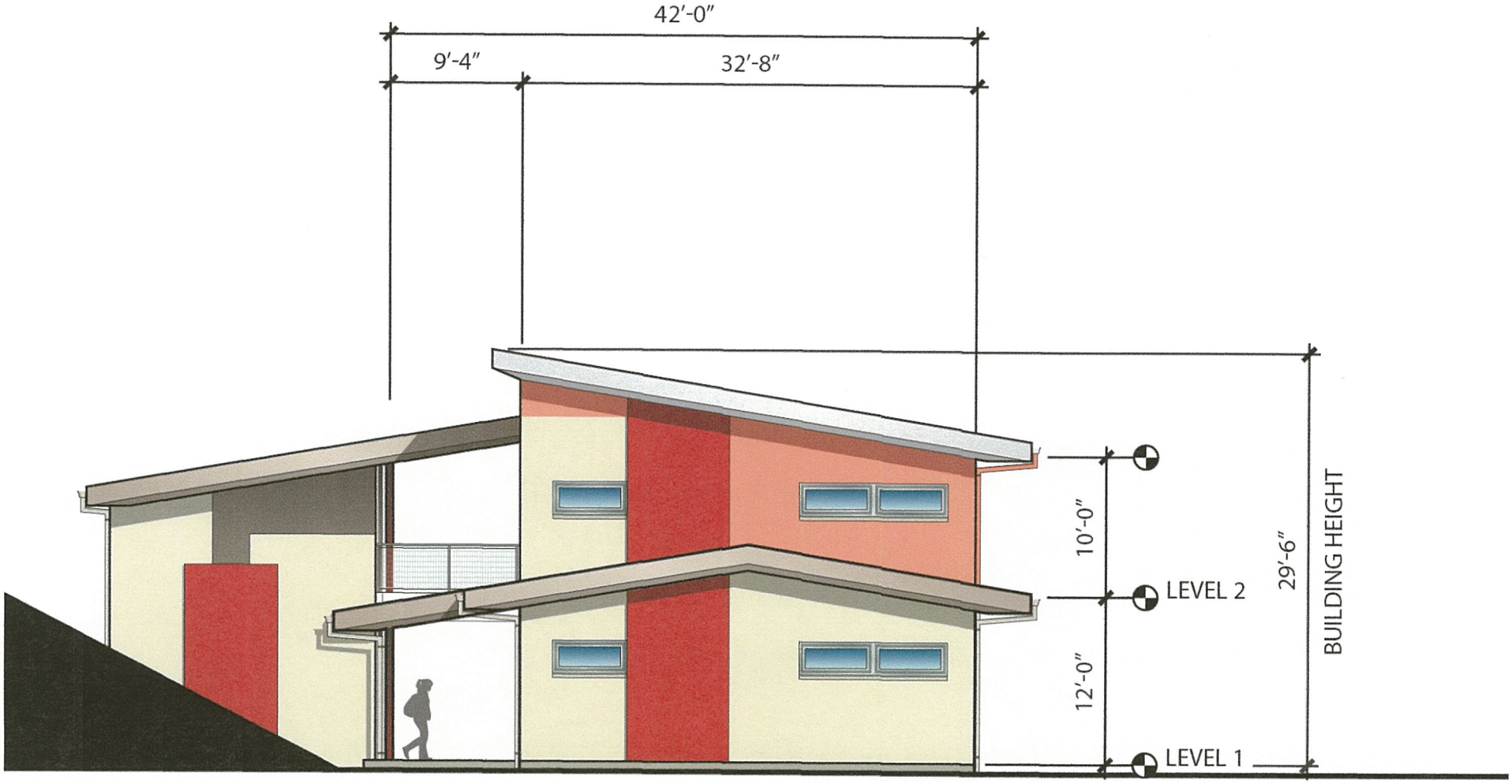
SOUTH ELEVATION

SCALE : 1/16" = 1'-0"



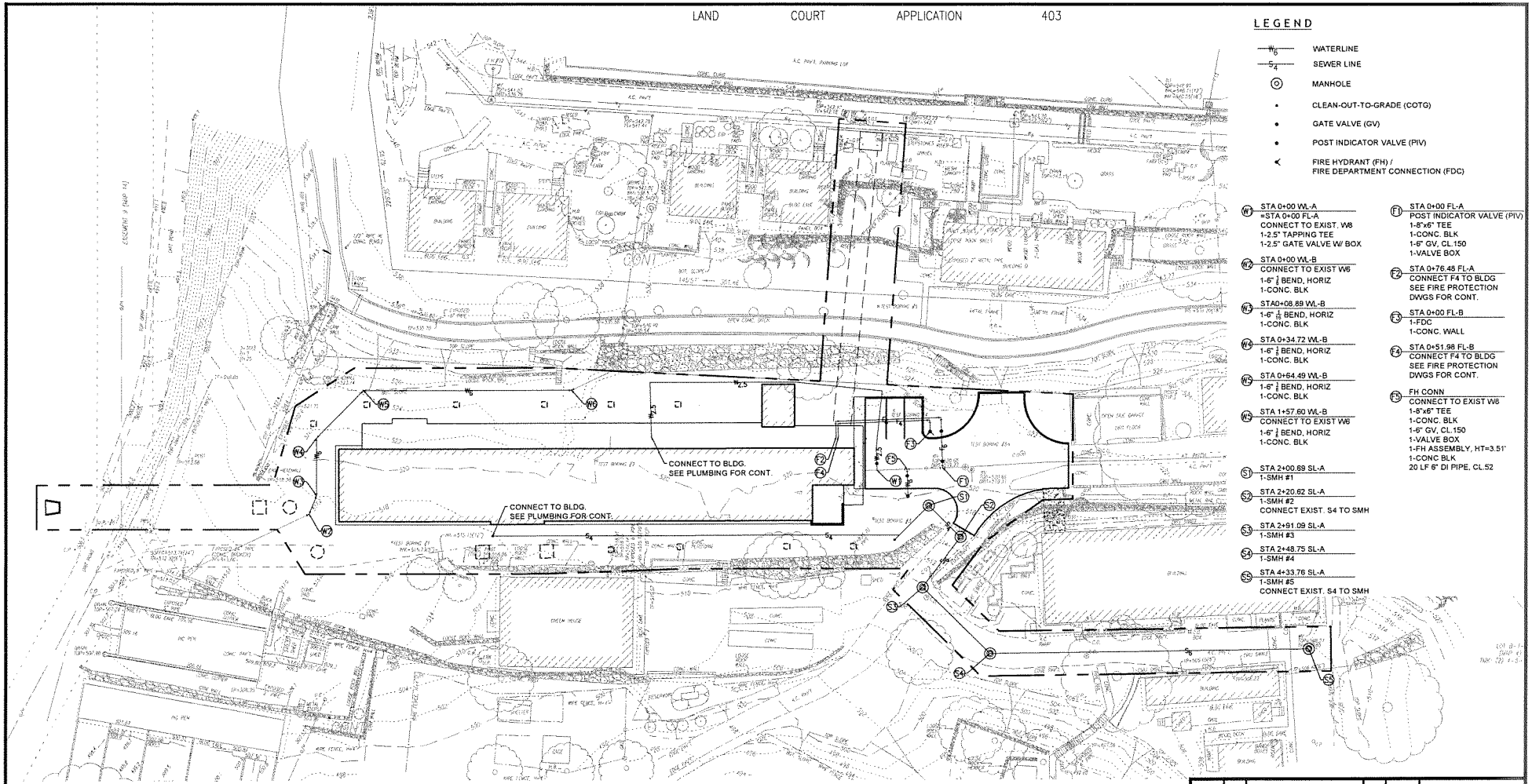
EAST ELEVATION

SCALE : 1/16″ = 1′-0″



WEST ELEVATION

SCALE : 1/16" = 1'-0"



LEGEND

- WATERLINE
- SEWER LINE
- MANHOLE
- CLEAN-OUT-TO-GRADE (COTG)
- GATE VALVE (GV)
- POST INDICATOR VALVE (PIV)
- FIRE HYDRANT (FH) / FIRE DEPARTMENT CONNECTION (FDC)

W1 STA 0+00 WL-A
=STA 0+00 FL-A
CONNECT TO EXIST. W8
1-2.5" TAPPING TEE
1-2.5" GATE VALVE W/ BOX

W2 STA 0+00 WL-B
CONNECT TO EXIST W6
1-6" ¼ BEND, HORIZ
1-CONC. BLK

W3 STA0+08.89 WL-B
1-6" 1/16 BEND, HORIZ
1-CONC. BLK

W4 STA 0+34.72 WL-B
1-6" ⅛ BEND, HORIZ
1-CONC. BLK

W5 STA 0+64.49 WL-B
1-6" ⅛ BEND, HORIZ
1-CONC. BLK

W6 STA 1+57.60 WL-B
CONNECT TO EXIST W6
1-6" ⅛ BEND, HORIZ
1-CONC. BLK

S1 STA 2+00.69 SL-A
1-SMH #1

S2 STA 2+20.62 SL-A
1-SMH #2
CONNECT EXIST. S4 TO SMH

S3 STA 2+91.09 SL-A
1-SMH #3

S4 STA 2+48.75 SL-A
1-SMH #4

S5 STA 4+33.76 SL-A
1-SMH #5
CONNECT EXIST. S4 TO SMH

F1 STA 0+00 FL-A
POST INDICATOR VALVE (PIV)
1-6"x6" TEE
1-CONC. BLK
1-6" GV, CL.150
1-VALVE BOX

F2 STA 0+76.48 FL-A
CONNECT F4 TO BLDG
SEE FIRE PROTECTION
DWGS FOR CONT.

F3 STA 0+00 FL-B
1-FDC
1-CONC. WALL

F4 STA 0+51.98 FL-B
CONNECT F4 TO BLDG
SEE FIRE PROTECTION
DWGS FOR CONT.

F5 FH CONN
CONNECT TO EXIST W8
1-8"x6" TEE
1-CONC. BLK
1-6" GV, CL.150
1-VALVE BOX
1-FH ASSEMBLY, HT=3.51'
1-CONC BLK
20 LF 6" DI PIPE, CL.52

1 UTILITY PLAN
SCALE: 1"=20' C103

NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND INVERT OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO EXPOSE EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO CONSTRUCTION.

0 10' 20' 30' 40' 50' 60'
HORIZ SCALE: 1" = 20'

REV NO	DATE	DESCRIPTION	BY	DATE	APPROVED, STATE PUBLIC WORKS ENGINEER

KENDALL ELLINGWOOD III LICENSED PROFESSIONAL ARCHITECT No. 9075 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

Signature 4/30/18 Expiration Date of this License

DEPARTMENT OF EDUCATION
STATE OF HAWAII

LAHAINALUNA HIGH SCHOOL
NEW CLASSROOM BUILDING
LAHAINA, HAWAII
TMK: 4-6-018: 012

UTILITY PLAN

DESIGN PARTNERS, INC.

DESIGNED BY	CHECKED BY	DWG JOB NO	DRAWING NO
BR	BR	Q54001-14	C103
DRAWN BY	APPROVED BY	DATE	SHEET
BR / SG	BR	08/01/2017	X

SCALE

FILE_____ DRAWER_____ FOLDER_____

EXISTING CONDITIONS 2

A. Existing Uses and Structures

The new Classroom Building is proposed near the northern end of the campus *makai* of Building D and four portable classrooms buildings. The approximately 25,000 square foot building site features ~~two~~ ***three wood*** buildings, two storage trailers, broken concrete and asphalt pavements, dirt roads, and scant landscaping.

A Campus Map identifies the area as "Out of Bounds".

The Lahainaluna Seminary was established by the American Protestant Mission in 1831 for the purpose of training young men for the ministry and for teaching. The land, which Lorrin Andrews, the first principal described as "in a wild, barren, rude state," was given by Haheiheimalie, sister of Kaahumanu, wife of Hoapili, governor of Maui and best known by her name Hoapiliwahine. Work began on September 5, 1831, with 25 young men as pupils and Lorrin Andews (National Register of Historic Places Inventory-Nomination Form, 1975). One of the young men was David Malo who later became the royal historian for the Hawaiian Kingdom (Wikipedia.org).

Campus facilities today consist of an administration building, 11 classroom buildings, 10 portable classrooms, kitchen/cafeteria, library, two dormitories, athletic facilities (gymnasium, football/track field, PE field), and support facilities (Department of Education Facilities Inventory System Report, 2006).

One of the existing campus buildings was built in 1837 and is the only original building on the campus today. That building, Hale Pa'i or Printing House, is where the first newspaper west of the Rocky Mountains was published. Hale Pa'i is listed on both the Hawai'i and National Registers of Historic Places.

Lahainaluna has a boarding program for students from the neighbor islands and other parts of Maui. Initially for males only, the boarding program became coed in 1980. Students are housed in two dorms ---David Malo Dormitory for males and Hoapili Dormitory for females. In school year 2015-2016 there were a total of 70 'boarders'.

Early in the twentieth century, Governor's Executive Order No. 251 set aside land for public purposes for "the Lahainaluna School to be under the management and control of the Board of Public Instruction." The Executive Order is dated August 17, 1926 and this assessment recognizes that date as the year Lahainaluna School became part of the Department of Public Instruction of the Territory of Hawai'i.

The School is part of the Lahainaluna Complex of the Hana-Lahainaluna-Lanai-Molokai Complex Area of the Department of Education's Maui District. Public schools comprising the complex include Kamehameha III Elementary, Princess Nahi'ena'ena Elementary, Lahaina Intermediate, and Lahainaluna High Schools. The elementary schools "feed" students to the intermediate school which in turn "feed" students to the high school.

The school has a design enrollment of 1,400 students (DOE Facilities Inventory System Comprehensive Report, 2006). During school year 2016-2017, the DOE (2016) reported

enrollment at 1,007 students (903 Regular and 104 Special Education) in grades 9–12.

B. Environmental Characteristics

1. Climate

Lahaina can be characterized as having a moderate tropical climate with mild winters and warm sunny days during the summer months. Annual temperature averages 76^{0}F and can range from highs of 85^{0}F to lows of 68^{0}F. June through October are the warmest months with temperatures reaching the high 80's and November to May the coolest with temperatures in the low to mid 60's.. August is the hottest month and February the coolest.

Rainfall averages less than 10 inches annually along the coast. In comparison rainfall averages 360 inches atop Pu'u Kukui about 5.5 miles above Lahaina town in the West Maui Mountain. The trade winds blow from the northeast about 80% of the year with wind speeds of between 12 to 36 mph. Wind from the south (Kona wind) blows about 20% of the year at speeds less than the trade winds. Kona weather makes for hot and sticky days and nights throughout the Hawaiian Islands. Kona wind also transports volcanic fog (vog) from Kilaues volcano on Hawaii Island up the island chain. Vog makes for poor visibility and causes eye and respiratory irritation.

2. Topography

The entire school site has been modified by construction of buildings, walkways, impervious pavements, athletic facilities, utilities, and landscaping. Ground elevation falls from a high of 533 feet above mean sea level along the *makai* side of the Lahainaluna ditch to a low of 510 feet along the *mauka* edge of the building site. Ground slope along this east to west gradient is estimated at 10%.

3. Soils

The Soil Conservation Service (1972) soil map for the area identifies Wainee very stony silty clay, 7 to 15 percent slopes (Code: WxC). The soil commonly occurs in areas south of Kanaha Stream Gulch. WxB soils are well drained and the erosion hazard is slight. Characteristics for WxC soils are not presented.

Site improvements probably have blurred the distinctions between soil types. More than likely surface and part of the subsurface soil are a mixture of soil types, imported engineered fill, and imported topsoil.

4. Hydrology

a. Surface Water

There are no naturally occurring surface water features on the premises. A man-made ditch---the Lahainaluna Ditch---passes through the School grounds in a northeast to southwest direction. The ditch conveyed irrigation water to sugarcane fields below the school and also collected and disposed of storm runoff thereby lessening impacts on areas *makai* of the ditch. Although no longer used for irrigation purposes, it serves the latter purpose to this day.

Kahoma and Kanaha Streams flow east to west (or *mauka* to *makai*) in separate deep gulches adjoining the school grounds to the north.

b. Ground Water

Lahaina overlies what Mink and Lau (1990) classify as the Laniupoko aquifer system. They further characterize the aquifer as a basal, unconfined, flank aquifer, low in salinity and providing fresh drinking water. It is considered to be irreplaceable as a source of fresh water and highly vulnerable to contamination (See Table 2).

Table 2. Aquifer Classification

Aquifer Code	**60204**
Island Code	6 - Maui
Aquifer Sector	02 - Lahaina
Aquifer System	04 - Laniupoko
Aquifer Type; hydrogeology	1 - Basal
Aquifer Condition	1 - Unconfined
Aquifer Type; geology	1 - Flank
Status Code	**11111**
Development Stage	1 - Currently Used
Utility	1 - Drinking
Salinity	1 - Fresh (<250)
Uniqueness	1 - Irreplaceable
Vulnerability to Contamination	1 - High

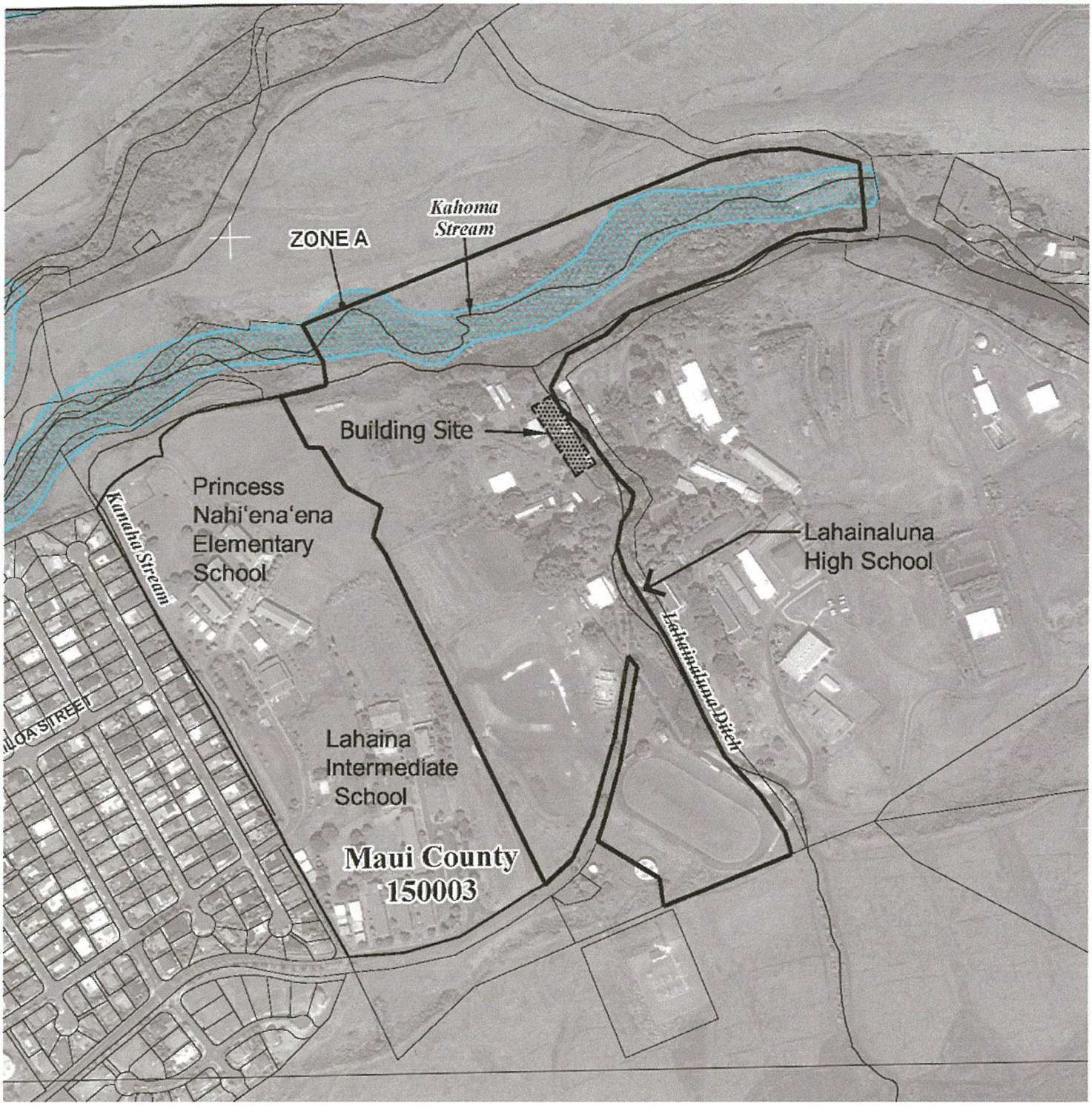
Source: Mink and Lau, 1990.

5. Flood Hazard

The Flood Insurance Rate Map ("FIRM") panel for this section of Lahaina places the School in Flood Zones "X" and "A". Zone X is defined as "areas determined to be outside the 0.2% annual chance floodplain (Department of Land and Natural Resources, 2012)." The 0.2% annual chance floodplain is the 500-year floodplain. Kahoma Stream and its banks are in Zone A special flood hazard zone subject to inundation by the 1% chance annual flood (the 100-year flood); no base flood elevation determined. The flood designations have been confirmed by the Zoning Administration & Enforcement Division, Maui County Planning Department. The FIRM panel is shown as Figure 3 and a Zoning and Flood Confirmation Form as Appendix A.

The building site is located in Zone X and about 250 lineal feet south of the nearest edge of the Kahoma Stream flood zone and above the stream bed.

The School is located about 1.5 miles from the Lahaina coastline well outside the coastal hazard area.



Source: Federal Emergency Management Agency
Flood Insurance Rate Map
Map Number 1500030362F, Date: Sept. 19, 2012.

Legend

Special Flood Hazard Zone Subject to Inundation by the 1% Annual Chance Flood

- Zone A — No Base Flood Elevations Determined.
- Zone AE — Base Flood Elevation Determined.
- Zone VE — Coastal Flood Zone with Velocity Hazard (Wave Action); Base Flood Elevations Determined.

Other Areas

- Zone X — Areas Determined to be Outside the 0.2% Annual Chance Floodplain.

LINEAL SCALE (FEET)
250 125 0 125 250 500

NORTH

Gerald Park
Urban Planner
August 2016

Figure 3
Flood Insurance Rate Map
Lahainaluna High School Classroom Building

Pana'ewa, District of Lahaina, Maui, Hawai'i

Department of Education, State of Hawai'i

6. Biological Resources

The building site has been extensively modified by existing and previous uses and improvements built over many years. Vegetation is sparse and mainly trees including kiawe, opiuma, mango, Java plum, and Washingtonia palm.

Feral mammals typically found in this area include mongoose, cats, rats, and mice. Avifauna commonly observed in this area includes the common mynah, spotted dove, barred dove, and house finch (Chris Hart and Partners, 2009).

7. Archaeological Resources

The following discussion on archaeological and cultural resources is derived from an environmental assessment prepared for a new cafeteria building at Lahainaluna High School. Portions are excerpted with permission from *Chris Hart &* Partners, Inc. the author of the assessment.

> "On February 9, 2009, Scientific Consultant Services, Inc. (SCS) archaeologist Michael Dega, Ph.D. conducted a field inspection of the subject property [Note: the site of the cafeteria building]. The survey located a small number of historic features associated with prior use of the project site for school employee housing.
>
> Pedestrian survey did not indicate any significant surface cultural features or likely areas for subsurface testing. It is the estimation of the Project Archaeologist, based on the Field Inspection, that any proposed undertaking in the project area would not have an adverse impact on any significant historic or cultural sites."

A prominent historic feature, Hale Pa'i meaning 'house of printing', is located on the Lahainaluna High School campus. It was placed on the Hawaii Register of Historic Places in March, 1975 and the National Register of Historic Places in May 1976. The feature is approximately 200 feet feet southeast of the proposed classroom building (60 feet from the edge of the reconstructed driveway turnaround) and is the only oldest structure on campus still in its original form ('Okakopa, 1996).

Lahainaluna High School and Hale Pa'i played a prominent role in the development of printing in Hawai'I and account for several notable "firsts". A brief chronology would read:

1834---The first newspaper---Ka Lama Hawaii---printed in the Hawaiian Islands; it is also the first newspaper printed west of the Rocky Mountains
1837---Hale Pa'i constructed.
1843 or 1844---The first paper money (school scrip) of Hawai'i printed at the school
1846---Printing ceases.
1956---Hale Pa'i became a museum
1964---Hale Pa'i turned over to the Lahaina Restoration Foundation. It is currently operated as a museum (Various sources).

8. Cultural Resources

"Archival research, along with the conclusions of the Archaeological Field Inspection discussed above, indicates that while the Lahaina area is rich in Native Hawaiian cultural history, construction at the project site is not likely to impact cultural artifacts or practices.

Lahaina was an area favored by the *ali'i*, functioning for a time as the capital of the Hawaiian Kingdom, until Kamehameha III moved the capital to Honolulu in 1855. During this time, the Lahaina area thrived as a center for the sandalwood trade. Coastal lands in the Lahaina area provided easy access to on- and off-shore fishponds, and some of the most extensive and fertile wet taro lands on Maui were in the Lahaina area (Kirch and Sahlins 1992 Vol. 1:19).

The school was first established on the site as Lahainaluna Seminary, on land donated to missionaries in the 1820s by Hoapili, Governor of Maui, and his wife, Kalakua, for the purpose of establishing a literate ministry of Hawaiian men. The site has been in continuous use as a school since that time, and therefore any historical and/or cultural significance attached to the site would arguably be associated with the school itself.

The State Historic Preservation Division (SHPD) and the Office of Hawaiian Affairs (OHA) were consulted in order to seek persons and information associated with native Hawaiian cultural beliefs, practices, and resources occurring at the site of the proposed project. An interview was conducted with Reverend Earl Kukahiko, an individual knowledgeable about and familiar with the project area and its history. The interview was conducted on April 15, 2009 by Chris Hart & Partners. A summary of the interview is presented below.

Earl Kukahiko was born in 1930, in Honokohua, Maui, to Reverend John Kukahiko, originally of Makena, and Daisy Kukahiko, originally from Pa'ia. Reverend John Kukahiko received his seminary training as a boarder at Lahainaluna when the school still functioned as Lahainaluna Seminary, and graduated in 1910. Reverend John Kukahiko was the minister at a plantation church in Honokohua, where Earl spent most of his childhood.

Reverend Earl Kukahiko has a long-standing association and familiarity with this project site, the surrounding environs, and associated cultural issues. He arrived as a boarder at Lahainaluna High School in 1947, at which time the school was a boys' only school. After graduating, he stayed on, and worked as school's Farm Foreman from 1952 through the early 1980s. His wife worked as cafeteria manager at the school for much of this same time period. In total, Reverend Kukahiko was at the school for 34 years before receiving his license as a minister and accepting a position at Waiola Church in Lahaina. Today, he still visits the campus often. He stated that frequently he is the first person contacted when construction or other activities uncover previously unknown infrastructure (e.g. cesspools, piping), because of his historical knowledge of the site.

Reverend Kukahiko recalled many memories of his time at Lahainaluna High School. During his time spent in the dormitories in the late 1940s, the boarding program housed approximately 120 boarders out of a total student population of roughly 400, which fostered a very close-knit community of students and teachers on campus. Farming operations at the time were far more extensive than today, as Lahainaluna was a technical school. Boarders worked in the vegetable gardens, and tending pigs, chickens, and cows. The school at that time operated a slaughterhouse and a dairy, as well as a hatchery that was housed in the basement of the Hale Pa'i building. Reverend Kukahiko spoke about some of the young men from Lahainaluna High School who later enlisted in military service, and emphasized that the lessons of self-sufficiency they learned at Lahainaluna helped them in the military.

Reverend Kukahiko suggested that undiscovered cultural or archaeological sites probably do not underlie the project area. A cemetery dating from the time of the missionaries lies uphill from the developed area of the campus; however, its location is quite distant from the

proposed cafeteria site. Reverend Kukahiko recalled that the now-undeveloped area where the project site is located was once the site of cottages for teachers and school staff, which he estimated were demolished in the 1960s. He further noted that during his early days at the school, the project area was one among several areas on the campus used occasionally for the construction of imu to cook pigs that were slaughtered in the school's slaughterhouse. He was unaware of any ongoing traditional or cultural activities in the project area, and suggested that the main item of cultural and historic significance at the site is the School itself."

9. Visual Resources

At an average elevation of 500+ feet above sea level, panoramic *makai* views of Lahaina Town, the coastal plain, and the Pacific Ocean and *mauka* views of the West Maui Mountain are visible from almost any campus location. Broad expanses of vacant land comprise the major view to the north and south interspersed with residential developments and the Lahaina Bypass Highway.

C. Land Use Controls

State Land Use District:	Urban (See Figure 4)
Maui Island Plan:	Inside Urban Growth Boundary
Community Plan:	West Maui
Community Plan Land Use Map:	Public/Quasi-Public
Zoning:	Interim
Lahaina Historic District:	Outside
Special Management Area:	Outside

The Maui Island Plan and West Maui Community Plan do not identify facility needs for individual schools (which is a State Department of Education function). Both plans, however, prescribe goals and policies for providing new school facilities to meet community needs, modernizing and expanding school facilities as needed, and maintaining a school's physical plant. Said prescriptions demonstrate county government and community support for assuring that communities have modern and well maintained facilities for students to achieve academic goals and as places for staff to work. Plan goals and objectives that are applicable to the proposed project are listed below.

Maui Island Plan

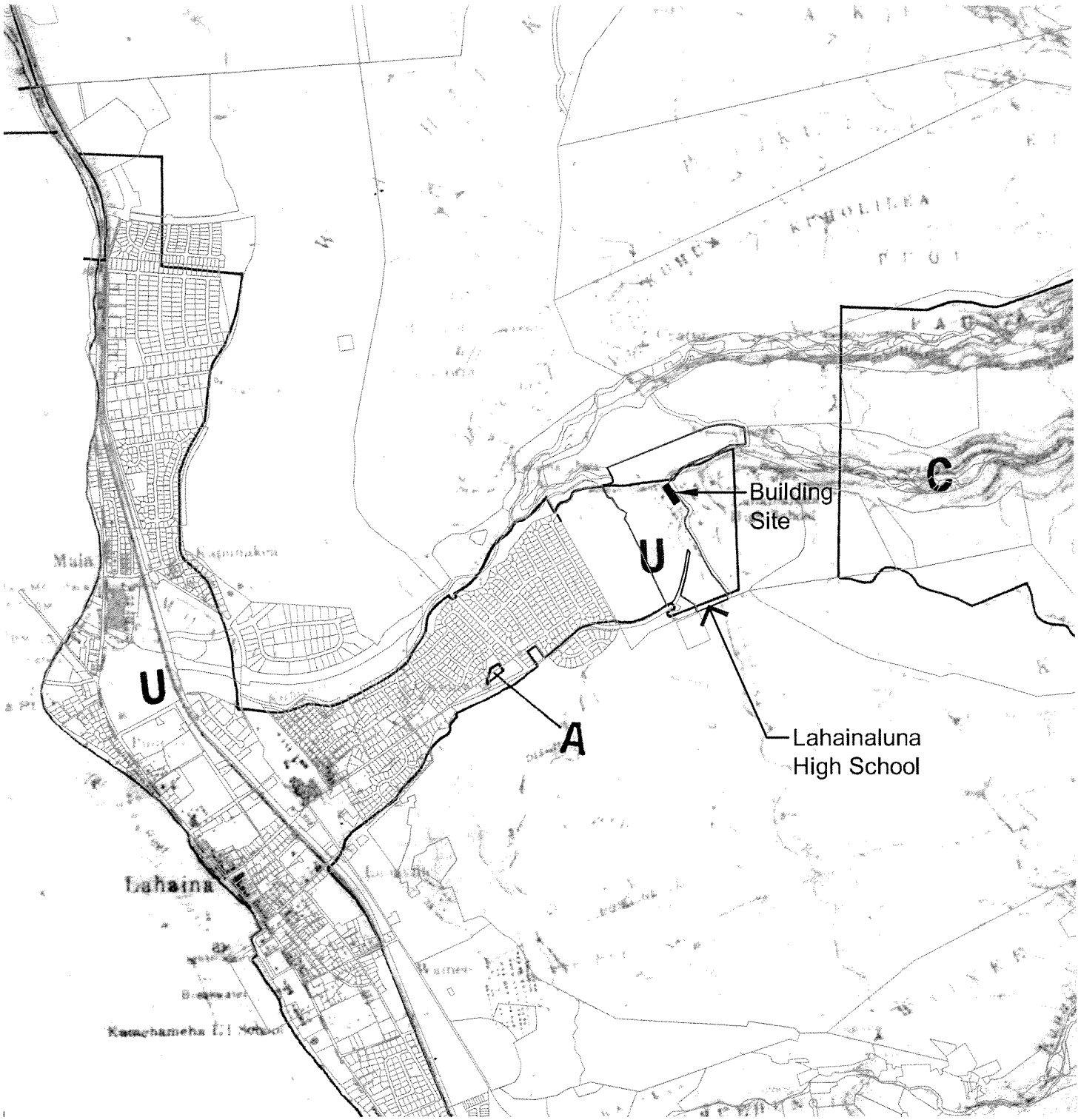
Goal 6.8: Maui will have school and library facilities that meet residents' needs and goals.

Policy 6.8.1.e: Encourage the State to upgrade, modernize, and expand school facilities, including those in remote communities

West Maui Community Plan

Education Objectives and Policies

1. Ensure adequate school facilities and educational opportunities within the region
2. Support the improvement and maintenance of existing school facilities.
3. Encourage the construction of permanent classroom facilities in place of portable facilities.



Legend

U	Urban
R	Rural
A	Agriculture
C	Conservation

Source: State of Hawaii, Land Use Commission, Lahaina (M-2) Quadrangle

LINEAL SCALE (FEET)
1000 500 0 500 1000 2000

NORTH

Gerald Park
Urban Planner
August 2016

Figure 4
State Land Use
Lahainaluna High School Classroom Building

Pana'ewa, District of Lahaina, Maui, Hawai'i

Department of Education, State of Hawai'i

Implementing Actions

3. Monitor and when necessary, upgrade existing school facilities.

Public high schools are a permitted use per the County of Maui Interim Zoning Provisions. The proposed classroom building will be constructed at an existing high school and is thus considered a permitted property use.

D. Public Facilities and Services

Lahainaluna High School was formerly served by a private water system drawing from Kanaha Stream. In 1995, the State of Hawaii, Department of Education (DOE) and the Maui County Board of Water Supply entered into an agreement whereby a treatment plant and transmission lines were constructed at the Kanaha Stream surface intake, for connection to the County Water System as well as the Lahainaluna High School water system. In exchange for the use of State lands for construction of the treatment and transmission system, the School receives up to 100,000 gallons per day (gpd) of potable water from the County system. Any potable water use beyond 100,000 gpd is charged to the DOE at prevailing Board of Water Supply rates (Chris Hart & Partners, 2009).

Existing potable water consumption at Lahainaluna High school averages approximately 92,500 gallons per day (Ibid).

The LHS campus is currently served by the West Maui public sewer system, operated and maintained by the County of Maui. The collection, transmission, treatment, and disposal of the sewage fall under the jurisdiction of the Wastewater Reclamation Division (WWRD), a branch of the recently established Maui Department of Environmental Management (DEM). The WWRD operates a network of sewer lines and pump stations that conveys sewage to the Lahaina Wastewater Reclamation Facility at Honokowai for treatment and disposal. R-1 effluent, a byproductof the facility's treatment process, is used for golf course irrigation at the Kaanapali Resort. The Lahaina Wastewater Reclamation Facility has a design capacity of 9.0 million gallons per day (gpd). Current usage is approximately 5.0 million gpd, with an additional 2.0 million gpd already allocated to proposed future projects (Ibid).

Honoapi'ilani Highway, the major roadway through Lahaina, connects West Maui communities with communities in Central Maui to the east and South Maui to the south. From Honoapi'ilani Highway, the School is accessed via Lahainaluna Road.

The Lahaina Bypass Highway provides an alternate connection between Honoapi'ilani Highway and the School. The Bypass intersects Lahainaluna Road with on and off-ramps to/from Lahainaluna Road.

Protective services originate from the Lahaina Police and Fire Stations located off Honoapi'ilani Highway about 3.5 miles northwest of the School.

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS 3

The scope of the project was discussed with the consulting architect, members of the design team, and staff of the Project Management Branch, Department of Education. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the School. The sum total of the consultations and field investigations helped to identify existing conditions and features that could affect or be affected by the project. These conditions include:

- The new building will be constructed on previously modified ground;
- On-site flora and fauna are sparse and observed species are common to the State of Hawai'I;
- There are no archaeological resources on the site or known cultural practices associated with the site;
- The School is not located in a flood hazard area;
- The existing water system can accommodate the proposed use; and
- The wastewater system can accommodate the proposed use.

A. Short-term Impacts

Site work, a necessary function for preparing the land for building temporary and permanent improvements, is the first and probably most disruptive construction activity on the environment. Demolition will remove structures and asphalt concrete pavement and utilities will be cut and removed (See Sheet C003). Grubbing will remove vegetation and grading will establish preliminary and final design elevations. The few trees on the building site will be tagged for disposition (left in place, relocated, or demolished).

Site work is a persistent source of fugitive dust. Site contractors are aware that fugitive dust is a nuisance to construction workers, people living and working near work sites, and in this instance students and staff. Because the project is proposed on school grounds, at an elevation higher than other school buildings, adjacent to classroom buildings (particularly Building D) stringent dust control measures should be implemented.

Wainee clay poses a slight erosion hazard under normal conditions but dust generation can be magnified on windy days. Water sprinkling is probably the most effective dust control measure given the size of the building site and the scale of the proposed improvements. It is anticipated that dust screens will be erected around the site to minimize dust blowing to Building D, the two portable classrooms, and campus buildings around the building site. The contractor may choose to implement other measures and best management practices based on their experience with similar projects and job site conditions.

The contractor will be responsible for general housekeeping of the site and for keeping adjacent driveways and school grounds free of dirt, mud, and construction litter and debris. Pollution control measures shall comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

Site work will expose soil creating opportunities for erosion and construction-related runoff. An area approximating one acre will be grubbed and graded. Grading quantities are estimated at 960 cubic yards of excavation; embankment quantities have not yet been determined. Site work impacts can be mitigated by complying with Best Management Practices ("BMPs") specified in Chapter 20.08 of the Maui County Code for drainage, dust control, erosion, and sediment control. BMPs will be prepared for review and approval by the Department of Public Works and Environmental Management.

An NPDES permit for storm water runoff associated with construction activities may be required because the area to be disturbed approximates or exceeds one acre.

Schools are considered noise sensitive facilities. Construction noise will be audible in classrooms and buildings adjoining the site but exposure is expected to vary in volume, frequency, and duration attributable to construction activity and equipment in use. Building D and the four portable buildings are located directly east of the building site about 80 to 100 feet away. At this distance construction noise can interfere with instruction and distract students and teachers. Construction barriers or and/or dust screens will be erected around the building site to aid in noise mitigation, dust control (with dust screens), and safety.

Noise will vary also by construction phase, the duration of each phase, and the type of equipment used during the different phases. For this project, noise will be most pronounced during the early stages when the site is grubbed, graded, and building foundation poured. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source would be generated by heavy machinery during site work. Noise will diminish as the structure is erected and roofed. Once the structure is completed, most construction activities will take place inside the building and the exterior walls will help to attenuate noise.

Community Noise Control regulations (Hawaii Administrative Rules Chapter 46) establish a maximum permissible sound level for construction activities occurring within (acoustical) zoning districts. The school site is zoned Interim by the County of Maui and is not equivalent to the land uses for any of the (acoustical) zoning districts. For purposes of this Assessment, the school is considered to be a 'public space' and thus in the Class A zoning district. The maximum permissible daytime sound level for excessive noise sources (to include stationary noise sources and construction and industrial activities) in the Class A zoning district is 55 dBA from 7:00 AM to 10:00 PM (Ibid). Construction activities often produce noise in excess of the permissible daytime noise level and a variance (or Noise Permit) may be needed. The contractor will be responsible for obtaining the variance and complying with applicable conditions.

Construction will overlap two school years and a time / work schedule will be developed in consultation with school administrators. With a projected 2018 start-up it is anticipated that some construction work can be performed over the summer months when school is not in session. During this time period construction activities would preclude dust, noise, and construction vehicle traffic from adversely affecting daily school activities and not compromise the safety of students and school staff.

The building site already has been altered by site work, buildings, walls, and pavements. Should excavation unearth subsurface archaeological sites, artifacts, or cultural deposits, work in the immediate area will cease and the proper authorities notified

for disposition of the finds. If *iwi kupuna* are uncovered and appear to be less than 50 years old, the County of Maui Police Department will be notified. If the burials appear to be more than 50 years old, then the State Historic Preservation Officer will be notified. As a matter of protocol, both agencies will be notified for inspection and proper disposition of the finds.

On-site vegetation is not considered rare, threatened or endangered or proposed for that status.

A hazardous material survey was performed (November 2017) to identify asbestos containing materials, lead paint, arsenic, and PCBs in fluorescent light ballast, and mercury in fluorescent lights. Asbestos containing material was detected in two buildings (and one roof) and lead containing paint on some building components. PCBs and mercury were not detected in fluorescent ballasts and light fixtures. Arsenic was not detected in building materials.

Prior to demolition, a licensed hazardous material contractor will remove asbestos containing materials and lead paint per State Department of Health hazardous material protocols. Construction waste not defined as hazardous materials will be disposed as non-regulated waste in a municipal landfill.

The entry driveway to the School is the principal vehicle access onto the school grounds. The proposed building is located at the back of the school and the movement of construction workers and material deliveries may, at times, temporarily conflict with traffic circulation.

To minimize impacts traffic impacts, the contractor will:

- Post notices alerting drivers of scheduled work;
- Position traffic cones or other directional devices to guide vehicles around work areas;
- Post flagmen for traffic control;
- Cover open trenches with steel plates during non-working hours and post safety devices with warning lights to alert motorists;
- Schedule work in the vicinity of the driveway to avoid student drop-off and pick- up times; and
- Coordinate construction and construction traffic movement with school administrators.

Vehicles carrying workers and material will contribute to traffic on Lahainaluna Road the main road between Honoapii'lani Highway and Lahaina town, and the Lahaina Bypass Highway, and the School grounds. Material deliveries will be scheduled during non-peak traffic hours to minimize impacts on school and residential traffic.

A field office and base yard will be set up at a location to be determined. Material will be unloaded and stockpiled in the base yard. Construction equipment will be stored in the base yard and the yard secured after working hours.

Plans will be submitted to the Department of Environmental Management for determination of wastewater flow and adequacy of the County treatment system to accommodate the projected flow.

B. Long-term Impacts

The primary benefit of the project is to provide needed classroom space for students attending and those that will be attending Lahainaluna High School. After the classroom building opens for school use, Building D will be demolished and the portable classrooms relocated.

Ambient air quality should not be adversely affected in the long-term. The principal source of air pollution is expected to be exhaust emissions from vehicles entering and exiting the school grounds and not the new building. Emissions will be dispersed by the prevailing winds.

In general schools are not significant noise generators. Noise associated with classroom use can be expected and confined to interior spaces by walls and doors. Sounds of students talking and laughing outside of the classroom are typical of schools and should not be constantly audible.

Post-development storm water runoff is projected at 3.3 cfs versus 3.02 cfs under existing conditions. The slight increase cannot be avoided given the future 'built' condition compared to the current condition of the project area. Runoff will be collected, detained in an underground holding facility, and controlled released to an outlet structure for discharge into the environment.

The Department of Water Supply (Comment) offered several mitigating measures for alleviating impacts on water quality during construction:

- ***Prevent cement products, oil, fuel, and other toxic substances from leaching into the water.***
- ***Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.***
- ***Retain groundcover until the last possible date.***
- ***Stabilize denuded areas by sodding or planting, as soon as possible.***
- ***Avoid fertilizers and biocides, or apply only during period of low rainfall to minimize chemical run-off***
- ***Keep run-off on site.***

The agency also recommended indoor and outdoor conservation measures implementation in the project. The measures have been forward to the mechanical engineer and landscape architect, respectively.

Elevator sump water will pass through an oil-water separator where solids and pollutants will be removed. From the separator effluent will discharge into a rock-filled, soil covered trench before infiltrating into the ground. The combination of oil-water separator and infiltration trench will minimize the introduction of oils and lubricants into the environment.

In anticipation of an increase in electrical consumption and to help offset the increase the building has been sited so that classrooms can be cooled and ventilated by the natural trade wind and to promote natural lighting. The use of insulated materials for walls, energy efficient fixtures, and low-E glazed glass will also promote energy conservation.

The new building will present a new object to be seen on campus. At two floors in height, it

will be the same height as existing classroom buildings. Trees and shrubs planted near or alongside the building will "soften" its mass and add a vertical element to its form. It should not be visible from adjoining streets or residential areas below the School because of its location at the back of the School. Over time, it will come to blend with the existing permanent classroom buildings and visual environment.

High schools are a permitted use in the Interim zoning district. Adding a classroom building to an existing permitted property use will not alter the character of surrounding areas, the zoning of adjacent properties, and the uses and zoning of the School property.

The new classroom building and associated improvements (such as landscaping) will be designed ***to promote energy efficiency and minimize energy use. Energy efficient features include an energy efficient HVAC system and building envelope. Other sustainable features include having learning environments that are healthy and comfortable, water efficient, safe, secure and adaptable, and a facility that is easy to operate and maintain.***

~~goal for fostering sustainability in new construction. HI-CHPS defines a high performance school "as having learning environments that are healthy and comfortable, energy resource and water efficient, safe, secure, and adaptable and easy to operate and maintain". In the long-run it is the students, educators, and parents that will determine if Lahainaluna High School functions as a high performance school.~~

ALTERNATIVES TO THE PROPOSED ACTION 4

A. No Action

The No Action Alternative would not achieve the objectives of the project. The status quo of the building site would be maintained and all environmental impacts short and long-term, beneficial and adverse described in this assessment will be foregone.

B. Alternative Location

Three sites were evaluated for the proposed action. Option A was to construct the building to the west of Classroom Building "D" and two portable classrooms below the cafeteria and Lahainaluna ditch.

Option B proposed placing the building *mauka* or east of the Library.

Option C proposed a site at the south end of the campus next to the P.E. Building.

The consulting architect, Department of Education Project Management Staff, and School administrators selected Option A. The option provided closer access to other classrooms, would vitalize a somewhat less-used part of the campus, and proximity to existing infrastructure.

Environmental impacts at the other two locations would not be significantly differ from impacts disclosed in this Assessment.

PERMITS AND APPROVALS 5

Permits required for the project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

State of Hawai'i

Department of Health

Disability and Communication Access Board (Facility Access Review)
NPDES General Permit (To Be Determined)
Variance from Pollution Controls (Noise Permit)

Department of Land and Natural Resources

Historic Site Review (Chapter 6E)

County of Maui

Department of Public Works

Building Permit
Grading and Grubbing Permit
Certificate of Occupancy

Fire Department

Fire Protection (Fire Sprinkler Plans)

AGENCIES AND ORGANIZATIONS [~~TO BE~~] CONSULTED IN THE ENVIRONMENTAL ASSESSMENT REVIEW PROCESS

6

The Draft Environmental Assessment for the Lahainaluna High School Classroom Building was published in the Office of Environmental Quality Control Environmental Notice of October 8, 2017. Publication initiated a 30-day public review period ending on November 7, 2017. The Draft Environmental Assessment was mailed to the agencies and organizations identified below requesting comments on the Draft Environmental Assessment. An asterisk * identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix B.

State of Hawai'i
- Department of Health
  - ****Environmental Planning Office (via Environmental Notice)***
- Department of Land and Natural Resources
  - Historic Preservation Division

County of Maui
- *Department of Environmental Management
- Department of Public Works
- *Department of Water Supply
- Planning Department
- Police Department
- Fire and Public Safety

Others
- Maui Electric Company, Inc.
- Lahaina Public Library (Placement)

DETERMINATION OF SIGNIFICANCE 7

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

   The loss or destruction of natural and cultural resources is not expected since said resources are not present on or associated with the building site.

   Should natural or cultural resources be unearthed during construction work in the immediate area will cease and property historic and law enforcement administrators notified of the finds.

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

   The proposed project will provide eight new classrooms (1 for Special Education) at an underused section of the campus. The building is in close proximity to other classroom buildings and facilities and minimizes the extension of public infrastructure in comparison with other locations.

3) **Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;**

   The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

4) **Substantially affects the economic or social welfare of the community or State;**

   The project will not substantially affect the economic or social welfare of the State. In the long-term the project will provide space to accommodate

5) **Substantially affects public health;**

   Short-term environmental impacts in the form of fugitive dust, noise from construction equipment, and minor erosion and runoff can be expected. These impacts will be mitigated by measures described in this Assessment and measures, such as BMPs for erosion control, to be submitted with construction plans and documents.

   Building materials to be used will not expose students and teachers to public health hazards.

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

Population changes and effects on public facilities are not anticipated as a result of the project.

7) **Involves a substantial degradation of environmental quality;**

The project area was previously altered by grubbing and grading associated with initial construction of the school and subsequent expansion and facility construction over time. It is argued that environmental quality of the school grounds was most impacted at that time and the proposed classroom building will not further degrade environmental quality of the built environment.

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

Construction and long-term facility use will not result in significant adverse short and long-term environmental impacts or involve a commitment for a larger action.

9) **Substantially affects a rare, threatened or endangered species, or its habitat;**

Rare, threatened or endangered flora and fauna are not found on the building site.

10) **Detrimentally affects air or water quality or ambient noise levels;**

Ambient air quality will be affected by fugitive dust and combustion emissions during construction but can be controlled by measures stipulated in this Assessment. Construction noise may be pronounced during site preparation work but should diminish once the structural improvements are completed. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

Erosion control measures will be prescribed in grading plans and best management practices prepared for the project.

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 classroom building is not located in an environmentally sensitive area.

12) **Substantially affects scenic vistas and view planes identified in county or state plans or studies, or,**

Lahainaluna High School and its immediate environs are neither identified as a visual resource nor located within scenic vistas or view planes identified in county or state plans. Over time, the new building's scale, mass, and height will visually and physically blend with existing classroom buildings at the school.

13) **Requires substantial energy consumption.**

Energy consumption is anticipated to increase but prudent site planning, the use of energy efficient fixtures, sustainable architectural design, and energy conserving building materials should help offset some of the increase and promote energy conservation.

REFERENCES

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APPENDIX A

ZONING AND FLOOD CONFIRMATION FORM

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 335
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME State of Hawaii, Department of Education **TELEPHONE** 8082201736Gerald Park

PROJECT NAME Lahainaluna High School -New Classroom Bl **E-MAIL** gpark@gpup.biz

PROPERTY ADDRESS 980 Lahainaluna Rd., Lahaina, HI 96761 **TAX MAP KEY** (2)4-6-018:005 &012

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ■ No **Will it be processed under a consistency exemption from** Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:

1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

☐ (SMA) Special Management Area

STATE DISTRICT: ☒ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN
Growth Boundary: [2] ☒ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☒ Outside Growth Boundaries
Protected Area: [2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☒ Sensitive Land ☒ Outside Protected Areas

COMMUNITY PLAN: [2] Public/Quasi Public & Open Space

COUNTY ZONING: Interim

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District

FEMA FLOOD INFORMATION:

FLOOD HAZARD AREA ZONES [3] & BASE FLOOD ELEVATIONS: Zones X and A

☐ FEMA DESIGNATED FLOODWAY | For Flood Zone AO, FLOOD DEPTH:

☐ FLOOD DEVELOPMENT PERMIT REQUIRED (Zones V, VE, A, AO, AE, AH, D, & Floodways)

☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature)
☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).
☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).
☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.
☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

Sheila Nakagawa (Signature) 6/2/16 (Date)

For: John S. Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

APPENDIX B

COMMENT LETTERS AND RESPONSES

ALAN M. ARAKAWA
Mayor

DAVID TAYLOR, P.E.
Director

GLADYS C.BAISA
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

October 25, 2017

Gerald Park, Principal
Gerald Park Urban Planner
95-595 Kanamee Street #324
Mililani, Hawai'i 96789

Re: TMK: (2) 4-6-018:005
Project Name: Lahainaluna High School Classroom Building Draft Environmental Assessment (DEA)

Dear Mr. Park:

Thank you for the opportunity to comment on the Lahainaluna High School Classroom Building DEA.

Source Availability, Consumption, and Meter Size

The school receives 100,000 gallons per day (gpd) of potable water and has a four-inch meter.

The Department of Water Supply notes that the document states current potable water use for the entire school is 92,500 gpd. Additional potable water use, according to the document, is not anticipated to be significant (835 gpd) since a new classroom building will replace an older classroom planned for demolition. As part of the building permit process, domestic water and fire flow calculations provided by a licensed engineer or architect will be required. A backflow preventer will also be required if not already installed.

Pollution Prevention

The project overlies the Launiupoko aquifer, with an estimated sustainable yield of 7 million gallons per day (gpd) according to the Commission on Water Resource Management (CWRM). In order to protect groundwater resources and the aquifer, Best Management Practices (BMPs) should be implemented during construction. The mitigation measures below will alleviate adverse impacts on water quality during construction:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the water.
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.

- Retain ground cover until the last possible date.
- Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
- Keep run-off on site.

Conservation

The DWS recommends the following conservation measures for implementation in the project.

Indoor Conservation Measures:

- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install high efficiency toilets wherever possible.
- Install showerheads with a flow rate of 1.5 gallons per minute (gpm) at 60 pounds per square inch (psi).
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi.

Outdoor Conservation Measures:

- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads.
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.

Should you have any questions, please contact Staff Planner Audrey Dack at 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

David Taylor, P.E. Director
apd
cc: engineering division

"By Water All Things Find Life"

GERALD PARK
Urban Planner
Planning
Land Use
Research
Environmental
Studies
95-595 Kanamee St
#324
Mililani, Hawaii
96789
Telephone:
(808) 625-9626
e-mail:
gpark@gpup.biz

November 15, 2017

David Taylor, P.E. Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Maui 96793-2155

Dear Director Taylor:

Subject: Lahainaluna High School Classroom Building
TMK [2] 4-6-018: 005
Pana'ewa, District of Lahaina, Maui

Thank for reviewing and commenting on the subject Draft Environmental Assessment. The following responses are offered in the order your comments were presented.

Source Availability, Consumption, and Meter Size

Thank you for the information on water meter size.

Domestic water and fire flow calculations will be provided as part of the building permit process.

Pollution Prevention

Department of Water Supply recommended Best Management Practices (BMPs) have been forwarded to the civil engineer for consideration and inclusion in their design drawings. The BMPs also will be forwarded to the prime contractor for implementation during construction.

Conservation

Recommended indoor conservation measures have been forwarded to the architect and mechanical engineer for consideration and inclusion in their respective design drawings.

Recommended outdoor conservation measures have been forwarded to the architect and landscape architect for consideration and inclusion in their design drawings.

The participation of the Department of Water Supply in the environmental assessment process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

c: J. Mihara, DOE, OSFSSS

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DAVID Y. IGE
GOVERNOR OF HAWAII

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:

EPO 17-251

October 24, 2017

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street, #324
Mililani, Hawaii 96789
Email: gpark@gpup.biz

Dear Mr. Park:

SUBJECT: Lahainaluna High School Classroom Building Draft Environmental Assessment Anticipated Finding of No Significant Impact (DEA AFNSI)
TMK: 4-6-018: 005 (por)

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEA AFNSI to our office via the OEQC link:
http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2017-10-08-MA-DEA-Lahainaluna-High-Classroom-Building.pdf

We understand from the OEQC publication form project summary that *"A two level, rectangular-shaped building with a ground floor building footprint of approximately 9,975 square feet is proposed. Two general classrooms, a self-contained Special Education classroom, and Itinerant room are programmed for the ground floor. Space also is set aside for a faculty center, conference room, two offices, faculty and student restrooms, elevator, mechanical room, electrical room, telcom room, janitor's closet, and storage"*

Hawaii's environmental review laws require Environmental Assessments (EAs) and Environmental Impact Statements (EISs) to consider health in the discussion and the mitigation measures to reduce negative impacts. In its definition of 'impacts,' §11-200-2, Hawaii Administrative Rules (HAR) includes health effects, whether primary (direct), secondary (indirect), or cumulative. Further, §11-200-12(b)(5), HAR, lists public health as one of the criteria for determining whether an action may have a significant impact on the environment.

We advocate that you consider health from a broad perspective; one that accounts for the social, economic, and environmental determinants of health and wellbeing. Community well-being can be impacted by access to physical activity, health care, feelings of social connectedness and safety. Design solutions that take these factors into consideration positively contribute to the social determinants of health in a community, improving the well-being of those who live there by influencing health promoting behaviors. Social determinants contribute to preventable chronic diseases such as asthma, diabetes, obesity, and cardiovascular disease.

In the development and implementation of all projects, EPO strongly recommends regular review of State and Federal environmental health land use guidance. State standard comments to support sustainable healthy design are provided at: http://health.hawaii.gov/epo/landuse. Projects are required to adhere to all applicable standard comments.

We suggest you review the requirements of the Clean Water Branch (Hawaii Administrative Rules (HAR), Chapter 11-54-1.1, -3, 4-8) and/or the National Pollutant Discharge Elimination System (NPDES) permit (HAR, Chapter 11-55) at: http://health.hawaii.gov/cwb. If you have any questions, please contact the Clean Water Branch (CWB), Engineering

Section at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov. If your project involves waters of the U.S., it is highly recommended that you contact the Army Corps of Engineers, Regulatory Branch at: (808) 835-4303.

If temporary fugitive dust emissions could be emitted when the project site is prepared for construction and/or when construction activities occur, we recommend you review the need and/or requirements for a Clean Air Branch (CAB) permit (HAR, Chapter 11-60.1 "Air Pollution Control"). Effective air pollution control measures need to be provided to prevent or minimize any fugitive dust emissions caused by construction work from affecting the surrounding areas. This includes the off-site roadways used to enter/exit the project. The control measures could include, but are not limited to, the use of water wagons, sprinkler systems, and dust fences. For questions contact the Clean Air Branch via e-mail at: Cab.General@doh.hawaii.gov or call (808) 586-4200.

Any waste generated by the project (that is not a hazardous waste as defined in state hazardous waste laws and regulations), needs to be disposed of at a solid waste management facility that complies with the applicable provisions (HAR, Chapter 11-58.1 "Solid Waste Management Control"). The open burning of any of these wastes, on or off site, is strictly prohibited. You may wish to review the Minimizing Construction & Demolition Waste Management Guide at: http://health.hawaii.gov/shwb/files/2016/05/constdem16.pdf Additional information is accessible at: http://health.hawaii.gov/shwb. For specific questions call (808) 586-4226.

If noise created during the construction phase of the project may exceed the maximum allowable levels (HAR, Chapter 11-46, "Community Noise Control") then a noise permit may be required and needs to be obtained before the commencement of work. Relevant information is online at: http://health.hawaii.gov/irhb/noise EPO recommends you contact the Indoor and Radiological Health Branch (IRHB) at (808) 586-4700 with any specific questions.

A phase I Environmental Site Assessment (ESA) and site investigation may need to be conducted. If the investigation shows that a release of petroleum, hazardous substance, pollutants or contaminants may have occurred at the site, the site should be properly characterized through an approved Hawaii State Department of Health (DOH)/Hazard Evaluation and Emergency Response Office (HEER) soil and/or groundwater sampling plan. Please refer to Sections 3 and 4 of the HEER Office Technical Guidance Manual http://www.hawaiidoh.org. If the site is found to be contaminated, then all removal and remedial actions to clean up hazardous substance or oil releases by past and present owners/tenants must comply with State Law (HRS, Chapter 128D, "Environmental Response Law", Chapter 451, "State Contingency Plan"). To identify HEER records related to the property, visit http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/public-records. For information on site assessment and cleanup programs review: http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/site-assessment-and-cleanup-programs. Any specific questions should be directed to the HEER office at (808) 586-4249.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal at: https://eha-cloud.doh.hawaii.gov. This site provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings.

You may also wish to review the draft Office of Environmental Quality Control (OEQC) viewer at: http://eha-web.doh.hawaii.gov/oeqc-viewer. This viewer geographically shows where some previous Hawaii Environmental Policy Act (HEPA) {Hawaii Revised Statutes, Chapter 343} documents have been prepared.

To better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed an environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to

explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: http://www.epa.gov/ejscreen.

We hope this information is helpful. If you have any questions please contact us at DOH.epo@doh.hawaii.gov or call us at (808) 586-4337. Thank you for the opportunity to comment.

Mahalo nui loa,

Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

LM:nn

c: Janna Mihara, DOE, OSSFS-Facilities Dev. Branch-PMS (via email: janna_mihara@notes.K12.hi.us)
DOH: DHO Maui, CWB, CAB, IRHB, HEER, DCAB {via email only}

Attachment 1: Office of Environmental Quality Control (OEQC) viewer (of some past EA's, EIS's in area)
Attachment 2: U.S. EPA EJSCREEN Report for Project Area

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GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

95-595 Kanamee St.
#324
Mililani, Hawaii
96789

Telephone:
(808) 625-9626

e-mail:
gpark@gpup.biz

November 15, 2017

Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office
State of Hawaii, Department of Health
PO Box 3378
Honolulu, Hawaii 96801-3378

Dear Ms McIntyre:

Subject: Lahainaluna High School Classroom Building
TMK [2] 4-6-018: 005
Pana'ewa, District of Lahaina, Maui

Thank for reviewing and commenting on the subject Draft Environmental Assessment. The following responses are offered in the order your comments were presented.

State and Federal Environmental Health Land Use Guidance

As disclosed in the Draft Environmental Assessment, during construction the general contractor will comply with Department of Health standard comments and public health regulations applicable to the project.

Clean Water

The currently estimated area to be graded is one acre. The estimate will be refined during design development and the consulting civil engineer will apply for a National Pollution Discharge Elimination Permit.

Air Quality

Dust control measures and Best Management Practices will be implemented for dust control during site work and construction activities. The project will comply with the requirements of HAR Chapter 11-60.1 Air Pollution Control and grading plans and Best Management Practices approved by the County of Maui.

Construction Waste

Construction debris will be disposed of at an approved disposal facility that accepts construction waste.

Community Noise Control

The general contractor will apply for a noise permit prior to construction.

Environmental Site Assessment

A Phase I Environmental Site Assessment was not performed for the project. It is not typical Department of Education practice to conduct Phase 1 Environmental Site Assessments for property under its control unless there are known issues with

hazardous materials or residual pollutants that show up during construction. The agency is usually required by the Department of Land and Natural Resources to conduct Phase I Environmental Site Assessments when acquiring land to make sure the property is free of contaminants or will be remediated by the landowner prior to transferring ownership.

Environmental Health Portal

Thank you for referring us to the Environmental Health Portal.

OEQC VIEWER

The OEQC VIEWER was accessed when performing our due diligence. The OEQC Library is also a useful repository for viewing and downloading environmental documents.

EPA EJSCREEN

The EPA EJSCREEN is indeed a useful tool for assembling demographic and environmental indicators for communities or environs with a certain radius of a project.

The participation of the Environmental Planning Office in the environmental review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

c: J. Mihara, DOE, OSFSS

ALAN M. ARAKAWA
Mayor
STEWART STANT
Director
MICHAEL M. MIYAMOTO
Deputy Director

MICHAEL RATTE
Solid Waste Division
ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2050 MAIN STREET, SUITE 2B
WAILUKU, MAUI, HAWAII 96793

October 6, 2017

Mr. Gerald Park
95-595 Kanamee Street, #324
Mililani, Hawaii 96789

SUBJECT: LAHAINALUNA HIGH SCHOOL CLASSROOM BUILDING
DRAFT ENVIRONMENTAL ASSESSMENT
TMK (2) 4-6-018:005, LAHAINA, MAUI

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:

   a. The contractor shall apply to the Central Maui Landfill to dispose of construction and/or demolition waste.

2. Wastewater Reclamation Division (WWRD) comments:

   a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
   b. Wastewater contribution calculations are required before building permit is issued.
   c. Developer is not required to pay assessment fees for this area at the current time.
   d. Wastewater from the elevator sump (if applicable) cannot be discharged to the wastewater system.
   e. Non-contact cooling water and condensate should not drain to the wastewater system.

If you have any questions regarding this letter, please contact Michael Miyamoto at 270-8230.

Sincerely,

MICHAEL M. MIYAMOTO
Deputy Director of Environmental Management

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

95-595 Kanamee St.
#324
Mililani, Hawaii
96789

Telephone:
(808) 625-9626

e-mail:
gpark@gpup.biz

November 16, 2017

Stuart Stant, Director
Department of Environmental Management
County of Maui
2050 Main Street, Suite 2B
Wailuku, HI 96793

Attention: Michael Miyamoto

Dear Director Stant:

Subject: Lahainaluna High School Classroom Building
Tax Map Key 4-6-018: 005 por.
Pana'ewa, District of Lahaina, Maui, Hawai'i

Thank you reviewing and commenting on the Draft Environmental Assessment prepared for the subject project. Responses to your comments are offered in the order presented.

1. Solid Waste Division

   a. The contractor will apply to the Central Maui Landfill for disposal of construction and demolition waste. Thank you for the information.

2. Wastewater Reclamation Division

   a. Thank you for the information.
   b. Wastewater calculations will be submitted prior to issuance of a building permit.
   c. Thank you for the information.
   d. Wastewater from the elevator sump will not drain into the wastewater system.
   e. Non-contact cooling water and condensate will not drain into the wastewater system.

We appreciate the participation of the Department of Environmental Management in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: J. Mihara, DOE, Project Management

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