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Aug 27 - Oct 26

Sked for Aug 30

A73-368 DEPT. OF ACCT. & GEN. SVS. (Maui)

November 6, 1973

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

Subject: A73-368
Department of Accounting & General Services

Dear Mr. Kim:

We would like to inform you of an error regarding the designation of the Tax Map Key in the letter to you dated October 23, 1973, relative to the approval of the above petition to amend approximately 104 acres from Agricultural to Urban at Lahainaluna, Maui. The Tax Map Key 4-6-13, as shown in the letter, should be corrected to Tax Map Key 4-6-18. It should be noted that the map which was attached with our letter of October 23, 1973 is correct.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Maui Planning Commission
Maui Department of Water Supply
Maui Department of Taxation
Property Technical Services, Dept. of Tax.
Tax Maps Branch, Dept. of Tax.
Planning Branch, DAGS
Planning Office, DLNR
Facilities & Aux. Svcs. Br., DOE
Director, Dept. of Transportation
Planning Division, DPED
Land Use Commission
Chairman of the Board, DLNR
Maui Land Agent

October 23, 1973

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

Dear Mr. Kim:

The petition by the Department of Accounting and General Services (A73-368) to amend the land use district boundary from the Agricultural District to the Urban District for approximately 104 acres of land, identified as Tax Map Key 4-6-13: parcel 13 and portions of parcels 5 and 12, situated at Lahainaluna, Maui, was approved by the Land Use Commission at its meeting on October 17, 1973.

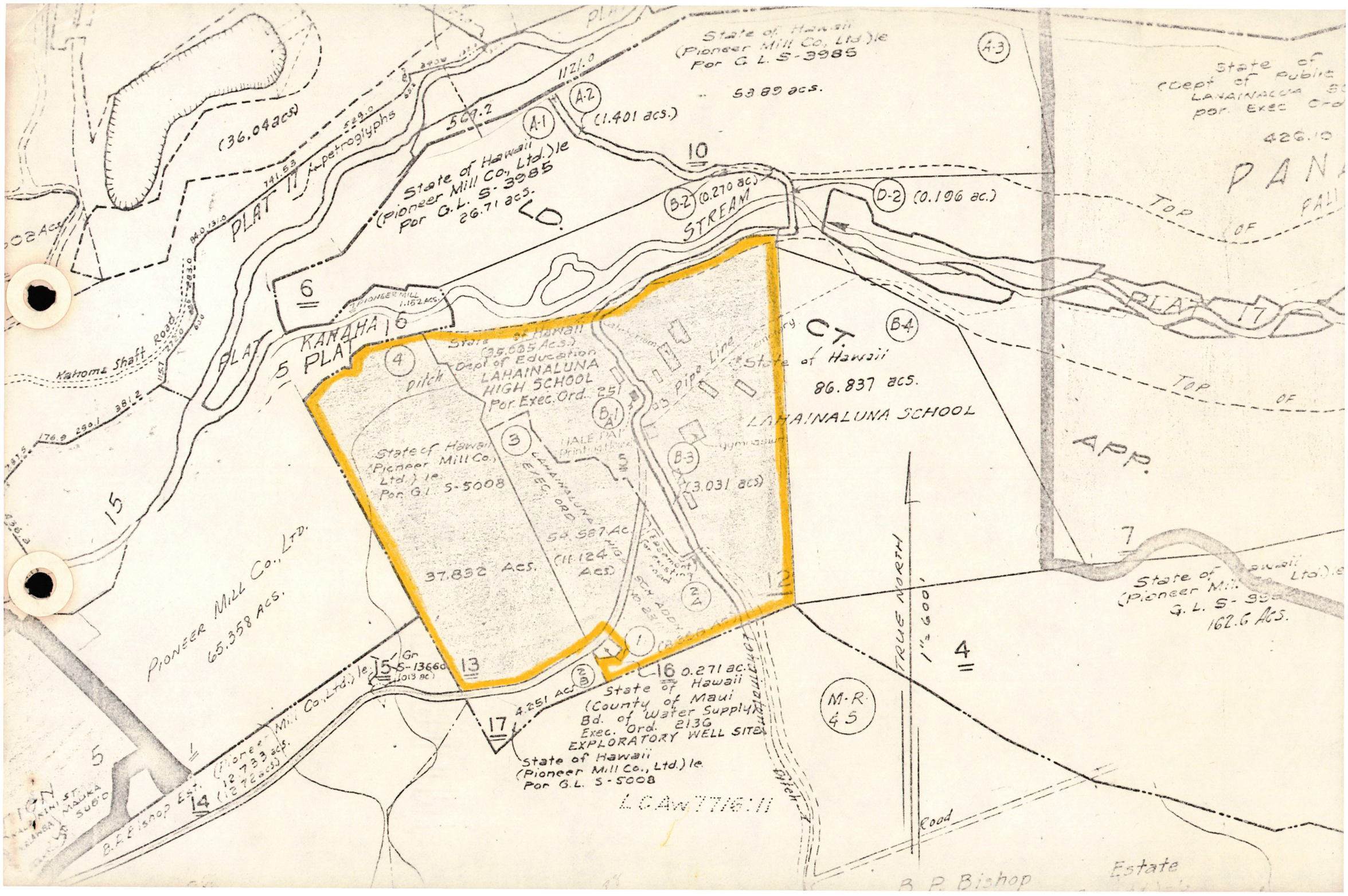
Prior to taking action on this petition, the enclosed memorandum was presented to the Commission.

For your information, we are enclosing herewith a copy of Section 2.33, Performance Time, of the Rules and Regulations of the Commission.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Maui Planning Commission
Maui Department of Water Supply
Maui Department of Taxation
Property Technical Services, Dept. of Tax.
Tax Maps Branch, Dept. of Tax.
Planning Branch, DAGS
Planning Office, DLNR
Facilities & Aux. Svcs. Br., DOE
Director, Dept. of Transportation
Planning Division, DPED
Land Use Commission
Chairman of the Board, DLNR
Maui Land Agent


State of Hawaii
(Pioneer Mill Co., Ltd.) le
Por G.L. S-3985
53.89 acs.
(1.401 acs.)
(36.04 acs)
PLAT 17
petroglyphs
State of Hawaii
(Pioneer Mill Co., Ltd.) le
Por G.L. S-3985
26.71 acs.
LD.
STREAM
(0.270 ac.)
(0.196 ac.)
PLAT 17
KANAHA
PLAT 16
PLAT 5
Kahoma Shaft Road
State of Hawaii
(35.665 Acs.)
Dept of Education
LAHAINALUNA
HIGH SCHOOL
Por Exec. Ord. 251
Ditch
Pipe Line
CT.
State of Hawaii
86.837 acs.
LAHAINALUNA SCHOOL
State of Hawaii
(Pioneer Mill Co.,
Ltd.) le
Por G.L. S-5008
LAHAINALUNA
EXEC. ORD.
54.587 Ac.
(11.124 Acs)
37.832 Acs.
(3.031 acs)
APP.
PIONEER MILL CO., LTD.
65.358 ACS.
TRUE NORTH
1" = 600'
State of Hawaii
(Pioneer Mill Co., Ltd.) le
G.L. S-3985
162.6 ACS.
0.271 ac.
State of Hawaii
(County of Maui
Bd. of Water Supply)
Exec. Ord. 2136
EXPLORATORY WELL SITE
4.251 Acs.
State of Hawaii
(Pioneer Mill Co., Ltd.) le
Por G.L. S-5008
M.R. 4 S
B.P. Bishop Est.
(Pioneer Mill Co., Ltd.) le
12.733 acs.
(12.72 acs)
Road
B.P. Bishop
Estate

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

County Council Room
Hilo, Hawaii

October 17, 1973 - 10:30 a.m.

Approved
NOV 28 1973

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
Alexander J. Napier
Shelley M. Mark
James Carras
Mitsuo Oura
Tanji Yamamura

COMMISSIONER ABSENT: Sunao Kido

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Gordan Furutani, Planner
E. John McConnell, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Chairman Tangen called the meeting to order and swore in persons who would be testifying today.

ADOPTION OF MINUTES

The minutes of the August 30 and 31, 1973 meetings were approved as circulated.

HEARING

PETITION BY KATSUMI NII (A73-369) TO RECLASSIFY 10.89 ACRES FROM AGRICULTURAL TO URBAN AT WAIAKEA HOMESTEADS, SOUTH HILO, HAWAII

It was advised by Mr. Tatsuo Fujimoto, Executive Officer, that a letter, dated October 4, 1973, had been received from Mr. Jeffrey Choi, representing the petitioner, requesting a deferral of the hearing on the petition by Katsumi Nii. (See copy of letter on file.) Mr. Choi explained further that he had only recently been retained by the petitioner and therefore had not had sufficient time to familiarize himself with the details of the petition.

Mr. Tanaka also agreed with Chairman Tangen that the developer was committed to preserving those areas designated by the Bishop Museum as archeological sites; also, the residents will be permitted to hook up to the electrical and telephone lines once they are installed.

Commissioner Carras wondered whether the residents along the highway could be given some assurance to allay their concerns over the proposed road widening. Chairman Tangen reiterated his belief that there was adequate reserve area for this purpose. However, if any condemnation is necessary, this will take place under legal procedures.

Commissioner Oura moved to approve the special permit, subject to the 7 conditions established by the Hawaii County Planning Commission, with the additional stipulation that approval of the special permit shall be for the applicant only and shall be non-transferable. The motion was seconded by Commissioner Yamamura and unanimously approved.

APPLICATION BY THE DEPARTMENT OF PUBLIC WORKS (SP73-160) FOR A SPECIAL PERMIT TO CONSTRUCT AND OPERATE A COUNTY BASEYARD AT WAILUKU, MAUI

Mr. Fujimoto presented the staff memo recommending approval of the special permit, subject to the conditions imposed by the County of Maui (see copy of report on file).

Commissioner Carras moved to approve the special permit as recommended by staff, which was seconded by Commissioner Yamamura and unanimously approved.

PETITION BY THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES (A73-368) TO RECLASSIFY 103.8 ACRES FROM AGRICULTURAL TO URBAN AT LAHAINA, MAUI

It was recommended in the staff memorandum presented by Mr. Gordan Furutani that the subject petition be approved to enable the petitioner and the Department of Education to proceed with the badly needed facilities (see copy of report on file).

Commissioner Yamamura moved to approve the petition, which was seconded by Commissioner Carras, and unanimously passed.

HAWAII LABORERS' HOUSING CORPORATION

It was reported by Mr. Fujimoto that another extension request for action on the Hawaii Laborers' Housing Corporation property in

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A73-368 - DEPT. OF ACCTG. & GEN. SVCS.

DATE October 17, 1973

PLACE County Council Room
Hilo, Hawaii

TIME 10:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
NAPIER, ALEXANDER	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO				✓
OURA, MITSUO	✓			
YAMAMURA, TANJI	✓			
SAKAHASHI, STANLEY	✓			
CARRAS, JAMES	✓			
TANGEN, EDDIE	✓			

Comments:

I move to approve petition as recommended by staff.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 17, 1973
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A73-368 - DEPARTMENT OF ACCOUNTING & GENERAL SERVICES
(LAHAINALUNA, MAUI)

A public hearing was held on this matter on August 30, 1973 to rezone 104 acres from Agricultural to Urban for the expansion of school facilities at Lahainaluna, Maui.

At the hearing, Senator Mamoru Yamasaki, representing Thomas S. Yagi, Division Director, ILWU, Local 142 of Maui, opposed the petition in view of the recent events which have taken place in the sugar industry which are adversely affecting sugar workers. Unless comparable acreage can be replaced to enable the sugar mill to operate as an economic unit, he recommends denial of the petition.

Certainly, the preservation of agricultural lands, particularly those presently in intensive use, is one of the principal concerns of this Commission.

However, our concern is really confined to the 38-acre Lahaina Elementary-Intermediate School site since a 66-acre portion of the petition comprises the existing Lahainaluna High School campus. In view of the fact that all 4 of the alternative sites investigated by the petitioner are in cane cultivation, the subject site of 38 acres chosen for the Lahaina Elementary and Intermediate School appears to be the most logical since it immediately abuts the Lahainaluna High School--thus allowing the Department of Education to establish a total educational complex. It is also noted that the 450 acres in the present high school campus, although of steep terrain, will be returned to the Department of Land and Natural Resources for possible use as pasture, forestry, canelands, etc. Moreover, the proposed use is in consonance with the County's Lahaina General Plan and zoning designation and meets with the approval of the Maui County Planning Commission.

Finally, it is noted that the proposed site is situated on State-owned property, thus making it unnecessary for government to condemn private property for the proposed use.

Based on the above findings, staff recommends approval of the petition to enable the petitioner and the Department of Education to proceed with these badly needed facilities.

October 3, 1973

Mr. KeNam Kim
State Comptroller
Department of Accounting
& General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Kim:

The Land Use Commission next meets on October 17, 1973, at 10:30 a.m., in the County Council Room, 25 Aupuni Street, Hilo, Hawaii.

On or about that time a decision on the petition by the Department of Accounting and General Services (A73-368) will be rendered.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

Testimony of Thomas S. Yagi
Division Director
ILWU Local 142, Maui County Division
Land Use Commission Public Hearing
Thursday, August 30, 1973
Wailuku, Hawaii

Subject: Boundary Amendment Applications
A73-366 and A73-368

My name is Thomas S. Yagi, division director of ILWU Local 142, Maui County Division, and I appear before the State Land Use Commission in behalf of more than 300 employees of Pioneer Mill Company who are members of ILWU Local 142, and their families.

My testimony is in regards to the following boundary amendment applications now before you for your consideration:

1. Application A73-366 - Amfac Communities, Inc., Hawaii (Kaanapali, Lahaina, Maui)

   Approximately 17.4 acres from the Agricultural District to the Urban District at Kaanapali, Lahaina, Maui, Tax Map Key 4-4-02: portion 2 for use as transportation center for visitor industry.

2. A73-368 - Department of Accounting and General Services (Lahaina, Maui)

   Approximately 103.8 acres from the Agricultural District to the Urban District at Lahaina, Maui, Tax Map Key 4-6-18: 13 and portions 5 and 12 for school expansion.

According to plans available at the Maui County Planning Department, Amfac Communities plans to subdivide approximately 16.501 acres out of the original 17.401 acres into six lots in the first phase of their plan. The six lots include Lots 1-A, 2, 3, 4, 5 to be allocated for transportation service needs, and Lot 1-B for sewer pump station for the County of Maui. The total acreage in the first phase amounts to 3.781 acres. Future expansion of Lot 7 which totals approximately 12.744 acres is contemplated.

Available information reveals that this area is now in sugar cane covering 2.5 acres in Field D-1 of Pioneer Mill Company.

more

The only exception we would recommend for your approval would be the requirement for land to locate the sewer pump station for the County of Maui in the interest of public health and safety.

The second area of concern to us is the request for amendment to the State Land Use District boundaries from Agricultural to Urban submitted by the Department of Accounting and General Services.

The subject area is covered by Tax Key 4-6-18: portion 5 and 12, 66 acres, more or less, and Tax Key 4-6-18:13, 37.8 acres or a total of approximately 103.8 acres. Lahainaluna School occupies about 66 acres and the remainder is now under sugar cane cultivation and leased from the State by Pioneer Mill Company.

We are aware that the subject property is the recommended site of the site selection study for Lahaina Elementary and Intermediate School by the planning branch of the Department of Accounting and General Services for expanded school facilities to meet the future needs of the Lahaina District. Planning funds for a new school have also been appropriated by the State Legislature.

We are also aware that both applications, number 366 and 368 includes lands already designated as urban in the Lahaina 701 General Plan which was adopted by the Maui County Council in 1968.

Since the adoption of the Lahaina 701 General Plan which we supported, certain events have taken place. Kohala Sugar Plantation and more recently Grove Farm announced that it is phasing out its sugar operations. Kahuku Sugar Company and Kilauea Sugar Company closed its operations in the past. These dramatic changes affect the sugar workers in this State and we are becoming more and more concerned about the welfare of our membership and their families.

Therefore, it has become imperative that we take a second and a very hard look at Lahaina and its gradual urban sprawl and what the future holds for workers in the sugar plantation. This concern has been expressed by the leadership of our union at Pioneer Mill Company. We share this concern.

Unless we have assurance that comparable acreage can be replaced to enable the sugar mill to operate as an economic unit, we are unable to recommend the approval of this boundary changes.

For the above reasons, it is our request that the subject applications for boundary changes be denied at this time, except the sewer pump station requirement for the County of Maui that we have noted in the interest of public health and safety.

Thank you for this opportunity to present our views.

Additional statement by Thomas S. Yagi
Land Use Commission Public Hearing
Thursday, August 30, 1973

We wish to point out to you also a statement, a copy of which is attached, made by Senator Yamasaki before the Corps of Engineers on November 28, 1972 at a public meeting on Flood Control Improvements for Kahoma Stream, Lahaina.

We quote the following from his statement on page two:

"Inasmuch as the State has pursued a policy to preserve agricultural lands to the extent possible, it is my recommendation that the Corps of Engineers seriously consider adopting a plan that will have the least effect as far as withdrawal of cane lands is concerned. Estimated costs of this project has risen and it will continue to rise, but planning of this project should take into consideration also the greater adverse "economic" impact should much of the cane lands be withdrawn. (The word "economic" is our emphasis. Continuing with the quote.) It appears that Plan C will remove the least acreage of agricultural lands from productive use and at the same time maximize the protection of life and property."

We concur wholeheartedly with this statement.

Corps of Engineers
Public Meeting on Flood Control Improvements
for Kahoma Stream, Lahaina, Maui, Hawaii
Kam III School Cafeteria, Lahaina
Tuesday, November 28, 1972

Statement by Senator Mamoru Yamasaki

Thank you for this opportunity to speak on Flood Control Improvements for Kahoma Stream, Lahaina, Maui, Hawaii.

Since the floods of May 13, 1960 and November 2, 1961 the residents of Lahaina have requested the State Legislature to make state funds available for participation with the county and federal governments on this project.

As a result, the State Legislature provided the following appropriations for plans, land acquisition and construction of flood control improvements for Kahoma stream:

1965 - Act 195 Item R-6	-	$ 20,000
1966 - Act 38 Item III F-9	-	163,000
1968 - Act 40 Item N-5	-	40,000
Total	-	$223,000

The State Department of Land and Natural Resources in its 1968-1969 budget request for the fiscal year submitted a justification report to the State Legislature with background information. It stated that in June, 1960 the U. S. Army Corps of Engineers was authorized to prepare a reconnaissance report under Public Law 685. This report was completed and a detailed project report investigation was authorized in February, 1963. Preliminary planning and hydrologic studies were completed and the Corps of Engineers informed the State that the project was feasible. The estimated cost at that time was $1,483,000. Because Public Law 685 limited federal participation to a million dollars, the State as well as the Maui County government recommended that the Corps of Engineers pursue the project under the survey authority, Section 208 of the Flood Control Act of 1960. It stated that under the survey authority, the federal government will bear the cost of all flood control structures and the local government will be responsible for the usual local costs such as land, easements and right of way, relocation of utilities and the construction of bridges.

The local County government in its Six-Year Public Works budget for 1967-1973 indicated the cost to be 2.4 million dollars with participation by the State of $600,000 and the federal government of $1,800,000 and funding request to be made in 1968-1969 and 1969-1970. Then in its 1968-1974 budget request, funding request was moved back to 1971-1972 and 1972-1973 with the county sharing $700,000, State $700,000 and Federal funds of $1,000,000. Another funding request appeared in the County's 1969-1975 budget with costs

sharing of $500,000 by the county, $500,000 by the State and Federal participation of $1,400,000.

On November 18-23, 1968, Senator Stephen M. Young, chairman of the Sub-committee on Flood Control, Rivers and Harbors and his sub-committee members made an on-site inspection of various projects in the State of Hawaii. Senator Young submitted a report on December 11, 1968 to Chairman Jennings Randolph of the Committee on Public Works, U. S. Senate. Data on Kahoma Stream is covered on page 12 of the sub-committee's report to the U. S. Senate.

Inasmuch as the State has pursued a policy to preserve agricultural lands to the extent possible, it is my recommendation that the Corps of Engineers seriously consider adopting a plan that will have the least effect as far as withdrawal of cane lands is concerned. Estimated costs of this project has risen and it will continue to rise, but planning of this project should take into consideration also the greater adverse impact should much of the cane lands be withdrawn. It appears that Plan C will remove the least acreage of agricultural lands from productive use and at the same time maximize the protection of life and property.

In view of the various reports that are now available to the Federal government, it is my recommendation to the Corps of Engineers that Congress be requested to fully fund its share as soon as the Corps has determined which plan it will recommend for implementation. From the prior budget documents of the State and Maui County, it is reasonable to conclude that the local governments will participate in their share of the costs.

Attached are copies of State and County budget documents which I referred to and they are marked "A", "B", "C" and "D".

Thank you again for this opportunity to speak to you on this subject.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

August 30, 1973 - 2:00 p.m.

State Conference Room
Wailuku, Maui

COMMISSIONERS PRESENT: Eddie Tangen, Acting Chairman
Alexander J. Napier
Shelley M. Mark
Sunao Kido
Stanley Sakahashi
Tanji Yamamura

Approved
OCT 17 1973

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
E. John McConnell, Dep. Atty. Gen.
Dora Horikawa, Clerk Reporter

Acting Chairman Tangen called the meeting to order and introduced E. John McConnell who has been assigned to the Land Use Commission to replace former Deputy Attorney General Benjamin Matsubara.

Thereafter, all persons wishing to testify before the Commission today were duly sworn in.

ADOPTION OF MINUTES

The minutes of November 3, 1972, November 30, 1972, January 12, 1973, January 19, 1973, February 2, 1973, March 23, 1973, March 30, 1973, April 6, 1973, and June 1, 1973 were approved as circulated, upon motion by Commissioner Kido, seconded by Commissioner Yamamura.

HEARING

PETITION BY AMFAC COMMUNITIES, INC. (A73-366) TO RECLASSIFY 17.4 ACRES FROM AGRICULTURAL TO URBAN AT KAANAPALI, LAHAINA, MAUI

Staff planner, Mr. A. S. Leong presented the staff report and gave a detailed description of the property under petition and the surrounding land uses (see copy of report on file).

Mr. Tosh Ishikawa, Deputy Director, Maui Planning Department, presented the Maui County Planning Commission's action on the subject petition, recommending that the boundary amendment request be deferred as part of the 5-year boundary review (see copy of letter dated August 29, 1973 on file).

In response to several questions raised by the Commissioners, Mr. Ishikawa elaborated that portions of the area involved in the petition did not conform to the General Plan. Also, under the County's Ordinance, a U-drive operation was not a permitted use in a hotel zone. There were other urban areas in Kaanapali as, for example, the Lahaina Community Urban area, properly zoned for this type of operation. However, the Commission's recommendation did not necessarily constitute a denial but rather a deferral until the 5-year review.

Acting Chairman Tangen advised that the deferral request would not apply to the present proceedings since this was a public hearing, but that the Planning Commission's recommendation will be given due consideration.

A copy of the letter from the Department of Transportation was made available to Mr. Sanborn.

Senator Mamoru Yamasaki read the prepared testimony from Thomas S. Yagi, Division Director, ILWU, Local 142, Maui County Division, opposing the subject application unless there was assurance that comparable acreage will be replaced to enable the sugar mill to operate as an economic unit. However, approval for the land to locate the sewer pump station was recommended in the interest of public health and safety. (See copy of prepared testimony on file).

Thereafter, Acting Chairman Tangen closed the hearing on A73-366 and advised that additional testimony will be accepted by the Commission up to 15 days, and that action on the petition will take place within 45 to 90 days.

PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A73-368) TO RECLASSIFY 104 ACRES FROM AGRICULTURAL TO URBAN AT LAHAINALUNA, MAUI

Mr. Leong presented the staff report relative to the subject petition and further expanded on the various existing uses surrounding the property.

Commissioner Sakahashi questioned the source of the population projections on which the Department of Education based its school

needs. In this connection, Mr. Harold Sonomura, engineer with the Department of Accounting and General Services, offered the information that the enrollment projections were based on the ultimate area to be developed according to the Lahaina General Plan. He also clarified that the acreage in sugar cane was 38 and not 50 as indicated in the staff report. Mr. Sonomura also explained that land acquisition was included in the cost factor even though the land may be state owned in order to arrive at a breakdown.

Senator Yamasaki continued his presentation of that portion of the letter dealing with petition A73-368, reiterating the ILWU's position concerning conversion of agricultural lands to urban use (see copy of letter on file).

Since there was no further testimony, the hearing on this petition was closed.

ACTION

APPLICATION BY THE DEPARTMENT OF PUBLIC WORKS, MAUI, (SP73-155) FOR A SPECIAL PERMIT TO ESTABLISH A SEWAGE TREATMENT PLANT IN THE AGRICULTURAL DISTRICT AT KIHEI, MAUI

A recommendation to approve the special permit, subject to the conditions imposed by the Maui County Planning Commission, was made by Mr. Tatsuo Fujimoto, Executive Officer (see copy of memo on file). It was further noted that a letter had been received from the Lieutenant Governor's office, dated August 6, 1973, approving the final Environmental Impact Statement of the Kihei Sewerage System, County of Maui (see copy on file).

Insofar as the water requirements were concerned, Mr. Stanley Goshi, Director of Public Works, Maui, advised that their needs were minimal and could be accommodated by the existing facilities. He also agreed that they will abide by all of the conditions imposed by the Maui Planning Commission.

In response to Commissioner Napier's questions regarding any adverse effects to the residents resulting from the plant, Mr. Goshi replied that winds were variable in Kihei, and since the treatment process will be completely aerobic, no problems were anticipated.

Commissioner Yamamura moved to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi and carried.

STATE OF HAWAII
LAND USE COMMISSION

State Conference Room
Wailuku, Maui

August 30, 1973
2:00 p.m.

STAFF REPORT

A73-368 - DEPT. OF ACCOUNTING & GENERAL SERVICES (Lahainaluna)

The Department of Accounting and General Services requests that a total of approximately 104 acres encompassed by Tax Map Key 4-6-13: parcel 13, and portions of parcels 5 and 12 be reclassified from an Agricultural into an Urban designation. The property in question is entirely owned by the State and includes a portion of the existing Lahainaluna High School lands in West Maui. The amendment will allow the rebuilding and expansion of the Lahainaluna High School facilities and the construction of the proposed Lahaina Elementary and Intermediate Schools. This will result in the establishment of the Lahaina Educational Cluster.

The subject site is located approximately 1 mile mauka of the Honoapiilani Highway-Lahainaluna Road junction. Lands in the surrounding Agricultural District are generally in sugar cane cultivation by Pioneer Mill. Approximately 50% of the subject property on the makai side is also in cane. Amfac's Kelawea Mauka residential subdivision, situated within the Lahaina Urban District, lies about 2,000 feet away from the area under petition. The Land Study Bureau rating shows that the area

below the existing high school is B52i, which indicates that the area intended for the elementary and intermediate school has good overall suitability for crop use, irrigated, moderately suited for machine tillage, stony, well drained and contains mostly 8% slopes. Rainfall is approximately 17 inches annually and the elevation generally ranges from 320 to 600 feet above sea level.

In substantiation of his request, petitioner indicates that:

1. Lahainaluna High School presently contains over 560 acres of which less than 100 acres are usable. Approximately 66 acres of the usable area are under petition. The 450 acres not required for school use will be returned to the Department of Land and Natural Resources for possible use as pasture, forestry, caneland, etc.
2. On June 8, 1973 the Board of Land and Natural Resources approved the withdrawal of the 37.8 acres comprising parcel 13 from sugar cane lease to Pioneer Mill for use by the Department of Education for school purposes.
3. Lahainaluna High School will ultimately accommodate 2,000 students, compared to the existing enrollment of only 600. The Lahaina Elementary and Intermediate School will replace the existing Kam III School (presently located in a tsunami inundation zone and

the Lahaina Historical District) and will ultimately accommodate 1,000 elementary and 1,500 intermediate students. Developments in the near future will include: Lahainaluna High, gymnasium, music building, Lahaina Intermediate and Elementary and a community-school library.

4. Legislative appropriations for planning and construction of the above facilities now total $1,541,000.

5. Lands in the high school area contain slopes of from 10 to 30%; however, slopes in the elementary and intermediate school area do not exceed 10%. The suitability of the property for school purposes is supported by data contained in the Land Study Bureau publication #16 relating to Physical Qualities for Urban Usage.

6. The proposed use is in consonance with the County's Lahaina General Plan which shows the site for school use. It also conforms with the existing County zoning of "Public Use". Further, public agencies will not be unreasonably burdened to provide services since plans to improve the Lahaina Water System are presently underway; sewage will be accommodated by cesspools or similar facilities and ultimately extended to the existing sewerage system; school bussing will be provided; and the road will be improved to provide safety.

Petitioner has also transmitted the "Site Selection Report for Lahaina Elementary and Intermediate School" prepared by his Planning Branch in April, 1973. The Environmental Impact Statement which is included in Appendix C of the report was approved by the Governor on March 8, 1973.

Following is a brief summary of the report:

1. The Lahainaluna High Feeder Complex encompasses the entire Lahaina District from Honokohau Bay in the north to beyond Olowalu to the south. In addition to the proposed Lahaina Elementary and Intermediate Schools, another elementary school at Napili will ultimately be included in the Lahainaluna High feeder complex.

2. Presently, the feeder complex consists only of Lahainaluna High and Kam III Elementary School. In 1971, Kam III School accommodated 910 students from K-8 in 17 permanent and 11 portable classrooms. The future enrollment projections for Kam III School follows:

1972	-	971
1973	-	1,017
1974	-	1,057
1975	-	1,091
1976	-	1,116
1977	-	1,144

Based on the above, the Department of Education determined that a new school must be constructed and ready for occupancy by September of 1975.

3. Four separate sites were considered for the Lahaina Elementary and Intermediate School. Site #1 is the lower portion of the subject request; Site #2 lies just makai of Site #1; Site #3 lies mauka of the Wahikuli houselots; and Site #4 lies mauka of the Lahaina Civic Center.

4. Since Alternative Site 1 meets all of the minimum site criteria, is essentially equal to Alternative Sites 2, 3, and 4 in general site criteria rating, and has the lowest comparative cost, it was recommended as the site for the new Lahaina Elementary and Intermediate School. It was noted that Site #1 is the only alternative that will permit clustering of Lahainaluna High with the proposed elementary and intermediate school as desired by the Department of Education.

5. With reference to Site #1, the report indicates that it is not located in a flood plain, tsunami, or slide area; is away from hazardous traffic; located within the ultimate service area; and would not displace families. With regard to utilities, petitioner indicates that electricity is readily available; cesspools would be required until such time as sewer service becomes available; and water will be available since the State Division of Water and Land Development

is implementing a water system master plan with a $3.3 million appropriation in West Maui. An estimated $620,000 will be expended for water service to the school site.

Correspondence received relating to the petition:

1. State Department of Health - Registered Sanitarian, Kiyomi Muroki, indicated that the application was "reviewed and found to be satisfactory".
2. Department of Agriculture - Chairman of the Board of Agriculture, Fred Erskine, noted they "foresee no significant impact on agricultural activities".

COUNTY RECOMMENDATION

A recommendation for approval of the petition was unanimously voted by the Maui County Planning Commission at its meeting on July 24, 1973.

Maui County's Lahaina General Plan designates the property for "Public Use". Areas surrounding the proposed school complex are designated for residential, open space, and park purposes.

ANALYSIS

It is noted that approximately 66 acres of the total 104 acres under petition comprise the present Lahainaluna High School site. Approximately 11 acres of the 66 acres within the high school site, plus the 38 acres proposed for the elementary and intermediate school, totaling 49 acres, are now

under cane cultivation. Further, it is noted that all 4 of the alternative sites evaluated by the petitioner for the elementary and intermediate school are located within the State's Agricultural District. With the exception of Site #3 which comprises "C" lands, all of the alternatives are situated on "B" lands. Site #3 was eliminated from further consideration since it had one of the highest comparative costs and one of the lowest general site criteria ratings. Further, petitioner noted that Maui County recently amended their Lahaina General Plan by re-designating site #3 from a school complex designation to an Agricultural designation.

Although the present Lahainaluna High School contains over 560 acres, the major portion of the area is steep and therefore unsuitable for the establishment of an educational complex. Moreover, over 50% of the existing Lahainaluna School site is situated within the State's Conservation District. Under the proposed boundary amendment, all of the existing high school structures and facilities would be located within an Urban designation, thus eliminating the necessity for the special permit variance procedure to accomplish any enlargements or additions within the school campus.

With respect to the 38-acre site proposed for the elementary and intermediate school, it appears that the choice is reasonable

in view of the Department of Education's desire to establish an educational cluster involving the existing Lahainaluna High School. Further, the Department of Education's projections on the future school population in the Lahaina District indicates that the new elementary and intermediate school is badly needed in the near future.

RECEIVED
AUG 22 1973
State of Hawaii
LAND USE COMMISSION

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, County of Maui. } ss.

Rose Alcomindras ..... being duly sworn deposes and says, that he is Classified Sales ..... of the Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper published in Wailuku, County of Maui, State of Hawaii; that the ordered publication as to NOTICE OF PUBLIC HEARING .....

of which the annexed is a true and corrected printed notice, was published 1 times in the MAUI NEWS, aforesaid, commencing on the 9th day of August, 1973, and ending on the .....day of....., 19....., (both days inclusive), to-wit: on August 9, 1973

and that affiant is not a party to or in any way interested in the above entitled matter.

Rose Alcomindras

Subscribed and sworn to before me this 15 day of Aug. A. D. 1973

Notary Public, Second Judicial Circuit, State of Hawaii.
My commission expires August 31, 1975

NOTICE OF PUBLIC HEARING

TO CONSIDER PETITIONS FOR CHANGE OF DISTRICT BOUNDARY WITHIN THE COUNTY OF MAUI BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearings to be held in the County of Maui by the Land Use Commission of the State of Hawaii to consider petitions for change of district boundary as provided for in Section 205-4, Hawaii Revised Statutes.

DATE, TIME AND PLACE:
August 30, 1973—2:00 p.m.
State Conference Room
Ground Floor, State Building
54 High Street
Wailuku, Maui 96793

Docket No. & Petitioner:	Tax Map Key:	Change Requested
A73-366 Amfac Communities — Hawaii	4-4-02: portion 2	To incorporate approximately 17.4 acres presently in the Agricultural District into the Urban District at Kaanapali, Lahaina, Maui
A73-368 Dept. of Acctg. & General Services	4-6-18: 13 and portion 5 & 12	To incorporate approximately 103.8 acres presently in the Agricultural District into the Urban District at Lahaina, Maui

Maps showing the areas under consideration for change of district boundary and copies of the Rules and Regulations governing the petitions above are on file in the offices of the Planning Department, County of Maui, and the Land Use Commission, and are open to the public during office hours Monday through Friday. All written protests or comments regarding the above petitions may be filed with the Land Use Commission, P. O. Box 2359, Honolulu, Hawaii 96804, or submitted in person at the time of the public hearing, or up to fifteen (15) days following the hearing.

LAND USE COMMISSION
GORO INABA, Chairman
TATSUO FUJIMOTO, Executive Officer

(MN: Aug. 9, 1973)

RECEIVED
AUG 20 1973
State of Hawaii
LAND USE COMMISSION

IN THE MATTER OF

Notice Of Public Hearing

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARING

TO CONSIDER PETITIONS FOR CHANGE OF DISTRICT BOUNDARY WITHIN THE COUNTY OF MAUI BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearings to be held in the County of Maui by the Land Use Commission of the State of Hawaii to consider petitions for change of district boundary as provided for in Section 205-4, Hawaii Revised Statutes.

DATE, TIME AND PLACE:
August 30, 1973—2:00 p.m.
State Conference Room
Ground Floor, State Building
54 High Street
Wailuku, Maui 96793

Docket Number, Petitioner: A73-366, Amfac Communities—Hawaii
Tax Map Key: 4-4-02: portion 2
Change Requested: To incorporate approximately 17.4 acres presently in the Agricultural District into the Urban District at Kaanapali, Lahaina, Maui

Docket Number, Petitioner: A73-368, Dept. of Acctg. & General Services
Tax Map Key: 4-6-18: 13 and portion 5 & 12
Change Requested: To incorporate approximately 103.8 acres presently in the Agricultural District into the Urban District at Lahaina, Maui

Maps showing the areas under consideration for change of district boundary and copies of the Rules and Regulations governing the petitions above are on file in the offices of the Planning Department, County of Maui, and the Land Use Commission, and are open to the public during office hours Monday through Friday.

All written protests or comments regarding the above petitions may be filed with the Land Use Commission, P.O. Box 2359, Honolulu, Hawaii 96804, or submitted in person at the time of the public hearing, or up to fifteen (15) days following the hearing.

LAND USE COMMISSION
GORO INABA, Chairman
TATSUO FUJIMOTO,
Executive Officer

(S.-B.: Aug. 9, 1973) (S.-B.-1313)

STATE OF HAWAII,
CITY AND COUNTY OF HONOLULU. } ss.

Nancy Kira *being duly sworn, deposes and says, that She is Clerk of the GANNETT PACIFIC CORPORATION, publishers of THE HONOLULU STAR-BULLETIN, a daily newspaper published in the City and County of Honolulu, State of Hawaii, that the ordered publication in the above entitled matter of which the annexed is a true and correct printed notice, was published* one *time(s) in said daily newspaper, commencing on the* 9th *day of* August, 1973, *and ending on the* 9th *day of* August, 1973 *(both days inclusive), to wit, on* August 9, 1973

and that affiant is not a party to or in any way interested in the above entitled matter.

Nancy Kira

Subscribed and sworn to before me this 9th *day of* August, *A. D.* 1973.

Paul Arryong

Notary Public of the First Judicial Circuit, State of Hawaii

My commission expires

My Commission expires March 14, 1975

August 10, 1973

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

Dear Mr. Kim:

The Land Use Commission next meets on August 30, 1973, at 2:00 p.m., in the State Conference Room, Ground Floor, State Building, 54 High Street, Wailuku, Maui.

At that time the petition by the Department of Accounting and General Services (A73-368) to amend the land use district boundaries from the Agricultural District to the Urban District at Lahaina, Maui, will be heard.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

August 9, 1973

NOTIFICATION OF BOUNDARY AMENDMENT APPLICATIONS

Please be advised that the following boundary amendments and special permit applications within the Counties of Maui and Hawaii have been filed with the Land Use Commission.

County of Maui

A73-366 - Amfac Communities, Inc. - Hawaii (Kaanapali, Lahaina, Maui)
Approximately 17.4 acres from the Agricultural District to the Urban District at Kaanapali, Lahaina, Maui, Tax Map Key 4-4-02: portion 2 for use as transportation center for visitor industry.

A73-368 - Department of Accounting & General Services (Lahaina, Maui)
Approximately 103.8 acres from the Agricultural District to the Urban District at Lahaina, Maui, Tax Map Key 4-6-18: 13 and portion 5 and 12 for school expansion.

SP73-155 - Department of Public Works, County of Maui (Kihei, Maui)
Special permit request to construct, operate and maintain a sewage treatment plant on approximately 23.4 acres of land in the Agricultural District at Kihei, Maui, Tax Map Key 2-2-02: portion of 1.

SP73-156 - Maui Land & Pineapple Co., Ltd. (Honokohua, Maui)
Special permit request to construct a water transmission system on approximately 3 acres of land in the Agricultural District at Honokohua, Maui, Tax Map Key 4-2-1: portion 1.

County of Hawaii

A73-265 - Eugene F. Kennedy Investments, Inc. (Waiakea, Hawaii)
Approximately 13.4 acres from the Agricultural District to the Urban District at Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-38: 3 and 4 for subdivision into single family residential lots.

The public hearings on the above boundary amendment applications and action on the special permits are scheduled for August 30, 1973 in Maui and August 31, 1973 in Hawaii.*

We would appreciate any written comments for or against these requests, or you or your agent may appear at the public hearing. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

Tatsuo Fujimoto

TATSUO FUJIMOTO
Executive Officer

*See enclosed agendas

SEE MASTER FILE FOR MAILING LIST.

3766

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Joseph Franco
Kazuo Kage
Michael Kimura
Richard Mayer
George Murashige
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio

Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Young Whee Chun, Vice-Chairman
William Hong
George Tamura
Thomas Yagi

Howard Nakamura
Planning Director

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

August 2, 1973

RECEIVED
AUG 6 1973
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
State Land Use Commission
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Fujimoto:

Re: Request by the State Department of Accounting and General Services for change in district boundary from State Agricultural to State Urban District of lands in Lahaina, Maui, (TMK 4-6-18: por. 5 & 12, & 13).

The Maui County Planning Commission at its meeting of July 24, 1973, unanimously voted to recommend approval of the subject request for boundary change concurring with the reasons as stated in the Planning Department's staff report.

During the course of the hearing, there was some discussion as to whether the present sugar cane acreage affected by the proposed change at TMK 4-6-18:13 would be replaced at some other location. Aside from the applicant, no one spoke for or against the subject request.

Attached for your information are copies of the application, staff report and other pertinent data.

Should you have any questions, please contact us at any time.

Yours very truly,

TOSH ISHIKAWA
Deputy Planning Director

cc DAGS

3764

JOHN A. BURNS
GOVERNOR

FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

August 1, 1973

RECEIVED
AUG 3 1973
State of Hawaii
LAND USE COMMISSION

MEMORANDUM

To: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission

Subject: Boundary Amendment Petitions - A73-367 - Joseph Flores (Kauai)
A73-368 - Dept. of Accounting
& General Services (Maui)

We have reviewed the subject applications and foresee no significant impact on agricultural activities.

Thank you for the opportunity to comment on this matter.

Frederick C Erskine

FREDERICK C. ERSKINE
Chairman, Board of Agriculture

July 24, 1973

RECEIVED
AUG 6 1973
State of Hawaii
LAND USE COMMISSION

STAFF REPORT

TO: Maui Planning Commission

FROM: Planning Department Staff

A. EXPLANATION OF REQUEST

1. Applicant: Department of Accounting and General Services

2. Location: Lahaina, Maui, TMK 4-6-18:Por 5 and 12, TMK 4-6-18:13

3. Area: TMK 4-6-18:Por 5 and 12 - 66 ± acres
TMK 4-6-18:13 - 37.8 acres
103.8 acres total

4. Zoning: State Agricultural District

5. General Plan: Public Use

6. Request: The request is for an amendment to the State Land Use District boundaries from Agricultural to Urban.

B. EXISTING CONDITIONS:

1. The subject properties are located on Lahainaluna Road above the Kelawea Mauka residential subdivision. Lahainaluna School occupies 66 ± acres of the 103.8 acres total. The remainder, 37.8 acres, is presently under sugar cane cultivation by Pioneer Mill Co., Ltd. under lease from the State.

2. Telephone and electrical services are readily available to the subject properties. No County sewer system exists at this time. Present water requirements for the school are obtained from the Kahana Stream water intake about three miles inland.

3. Access to the subject properties is by Lahainaluna Road. The right-of-way is 40' and pavement width ranges from 22' near the mill to 19' at the subject properties.

4. The slope of the terrain varies 7 - 30 percent and slopes in a mauka to makai fashion. The elevation of the area ranges from 340 feet to 410 feet. Kanaha Stream borders the northern end of the subject properties.

5. Soils in the area are classified "B" by the Land Study Bureau report and suited for sugar cane cultivation. The soils of this series are well-drained and moderately suited for machine tillability.

6. The surrounding areas are used as follows:

Makai side - sugar cane and residential
Mauka side - agricultural and conservation lands.
Kaanapali side - sugar cane
Olowalu side - sugar cane

C. ANALYSIS

1. The proposed use of the subject properties conforms to the Lahaina General Plan which designates the area for public use.

2. According to a report on enrollment projections by the

Department of Education, the proposed school will be part of the Lahainaluna Educational Cluster. Future enrollments, according to the report will exceed the present capacity of the existing school in Lahaina Town. Based on these projections and various constraints, the Department of Education determined that a new replacement school would be needed. Consequently, a site selection report of four sites were made and the subject properties next to the high school were chosen as being the best suited for a school. The study covered the analysis of each site based on physical characteristics, access, environmental and community effects, zoning, land use, utilities and costs. Development of the educational cluster will include additions to Lahainaluna High School, a gymnasium, music building, library, an elementary/intermediate school.

3. Although the existing surrounding uses are basically agriculture in nature, under the Lahaina General Plan, the areas surrounding the proposed school complex are designated for single-family and multi-family uses and also open and park space. Staff, therefore, feels that the proposed use will be compatible with the surrounding area.

4. Telephone and electrical services are adequate for the proposed use. Although no public sewer system exists at this time, sewer plans for Lahaina calls for the termination of a sewer line near the school site. Unitl the sewer system is completed and the State has funds to connect, the school site study proposes an interim cesspool system. According to the site selection report of the Department of Accounting and General Services, the present water system utilized by Lahainaluna School is inadequate for additional usage. However, the Department of Water Supply has indicated that the new school site will be served by a new water system presently under development by the State Division of Water and Land Development. Drainage in the area should not pose any problems since the U. S. Corps of Engineers are currently developing plans for improved drainage of the Kahana Stream area. Water runoff from the mauka areas can be accommodated with a drainage system through the site.

5. Due to the width and present development along the single access road, staff feels that some problems with traffic will be generated. The Department of Public Works has indicated that land acquisition is in process for the extension of Dickenson Street from the highway to Lahainaluna Road and will, therefore, alleviate this anticipated traffic congestion on Lahainaluna Road.

D. RECOMMENDATION

Staff recommends approval of the request for the following reasons:

1. The proposed school site conforms to the Lahaina General Plan and will be compatible with the ultimate development of the surrounding area.

2. The various utilities and road improvements required for the proposed project are presently being planned or programmed and will meet the needs of said project.

3. According to the Department of Education, expanded school facilities are necessary and desirable to meet the future needs of the Lahaina District.

4. The subject property is the recommended site of the site selection study for Lahaina Elementary and Intermediate School by the Planning Branch of the Department of Accounting and General Services.

5. The subject request meets the Land Use Commission standards in determining urban district boundaries as follows:

a. The subject property is in close proximity to urban residential development.

b. The project meets the State and County goals and objectives for schools.

c. The subject property is reasonably free from danger of floods, tsunami and unstable soil conditions.

d. The subject property is located in a potential urban growth area as indicated by the Lahaina 701 General Plan.

RECEIVED
AUG 6 1973
State of Hawaii
LAND USE COMMISSION

400

NEW NORTH BOUNDARY

EXISTING DITCH

TOP OF PALI

500

NEW MUSIC (UNDER DESIGN)

ELE
FIE

700

600

NEW GYM
(UNDER DESIGN)

500

400

ADDITION TO SCHOOL
ELEMENTARY & INTERMEDIATE

300

BWS

URBAN DISTRICT BOUNDARY REQUEST

PUU LAINA

323° 10' 30" 1041.2

KAHOMA VALLEY

SECTION 5
PLAT 21

STREAM

State of Hawaii
(Pioneer Mill Co., Ltd.) le
4.90 acs.
Por G.L.S-3833

State of Hawaii
(Pioneer Mill Co, Ltd.) le
Por G.L.S-3985
53.89 acs.

A-1 A-2 A-3 (1.401 acs.)

State of Hawaii
(Pioneer Mill Co, Ltd.) le
Por G.L. S-3985
29.71 acs.

11 10

B-2 (0.270 ac.)

STREAM

D-2 (0.106 ac.)
1 Well & 1 MG Storage
600 El.

State of Hawaii
(Dept of Public Instruction)
LAHAINALUA SCHOOL
por. Exec Order 291
426.10 Acs.
(425.904 acs)

PANAEWA

TOP OF PALI

PLAT 17

SEC 5 PLAT 17

6

KANAHA 16

SEC 5 PLAT 16

4

State of Hawaii
(35.685 Acs.)
Dept of Education
LAHAINALUNA
HIGH SCHOOL
Por. Exec. Ord. 251

ditch

B-1

Pipe Line

cemetery

State of Hawaii
86.837 acs.
LAHAINALUNA SCHOOL

B-4

CT

gymnasium

B-3 (3.031 acs)

HALE PAI
Printing House

3

5

State of Hawaii
(Pioneer Mill Co.,
Ltd.) le
Por. G.L. S-5008

LAHAINALUNA
EXEC. ORD.
54.587 Ac.
(11.124
Acs)

37.832 Acs.

ADDITION TO
SCHOOL SITE

APP.
URBAN DISTRICT
BOUNDARY REQUEST
104 ACRES, (APPROX.)

SCH ADDN
EXEC. ORD. 231
(A 3.98 AC.)

2A 1 2B

12

13

15 Gr
S-13660
(1013 sc)

16 0.271 ac.
State of Hawaii
(County of Maui
Bd. of Water Supply)
Exec. Ord. 2136
EXPLORATORY WELL SITE

17 4.251 Ac.

State of Hawaii
(Pioneer Mill Co., Ltd.) le
Por G.L. S-5008

L.C.Aw. 7716:11

14 (Pioneer Mill Co., Ltd.) le
12 739 acp.
(1.272 acs.)

B.P. Bishop Est.

5' Gr

SECTION 5
KALAININI ST.
KEANAE HAUNA SUBD.
E. P. 1150
KEANAE PLACE
ROAD

PLAT 20

PLAT 21

HAUNA ST.

L.C.Aw. 7713:28

PAUNAU

M.R. 45

4

State of Hawaii
(Pioneer Mill Co., Ltd.) le
G.L. S-3994
162.6 Acs.

403 Am.

PAUPAU

B. P. Bishop Estate
(Pioneer Mill Co., Ltd.) -le.
1183.50 Acs.

KULA

Road

Ditch

Ditch

Ditch

Ditch

Road

Road

3765

JOHN A. BURNS
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF HEALTH
54 HIGH STREET
STATE OFFICE BLDG.
WAILUKU, MAUI, HAWAII 96793

WALTER B. QUISENBERRY, M.P.H., M.D.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS JR., M.S., M.D.
DEPUTY DIRECTOR OF HEALTH

RALPH B. BERRY, M.P.H., M.D.
DEPUTY DIRECTOR OF HEALTH

HENRI P. MINETTE, M.P.H., DR.P.H.
DEPUTY DIRECTOR OF HEALTH

August 2, 1973

File _____

RECEIVED
AUG 3 1973
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

SUBJECT: Conservation District Use Application

The following Conservation District Use Application was reviewed and found to be satisfactory.

a. Tax Key: 4-6-18: Portion 5 and 12, 66+Acres
Location: Lahainaluna High School, Maui
Owner: State of Hawaii

b. Tax Key: 4-6-18:13, 37.83 Acres
Location: Lahaina Elementary and Intermediate School
Owner: State of Hawaii

Very truly yours,

Kiyomi Muroki

KIYOMI MUROKI
REGISTERED SANITARIAN

Forwarded: Alice M. Broadhurst M.D.
Alice M. Broadhurst, M.D.
District Health Officer, Maui

KM:fs

June 29, 1973

Mr. KeNam Kim
State Comptroller
Department of Accounting
& General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Kim:

This will acknowledge the receipt of a petition by the Department of Accounting & General Services to amend the land use district boundaries at Lahaina, Maui.

In accordance with Section 205-4, Hawaii Revised Statutes, this Commission must schedule a public hearing on this petition no sooner than 60 days and not more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on this petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including this, in the County of Maui. We will inform you of the hearing date as soon as it is determined.

Should any questions develop in the meantime, we will contact you. If you should have any questions, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Maui Planning Commission

June 29, 1973

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

Pursuant to Section 205-4, Hawaii Revised Statutes, we are enclosing a copy of petition for amendment to the land use district boundaries submitted by the Department of Accounting and General Services.

Act 32 provides that within 45 days after receipt of the petition, the Commission of the County wherein the land is located shall forward its comments and recommendations to the Land Use Commission. It also provides that upon written request by the Planning Commission, the Land Use Commission may grant an extension of not more than 15 days for the receipt of such comments and recommendations.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

This space for LUC use

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation _____

Date petition, and County recommendation received by LUC _____

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

RECEIVED
JUN 28 1973
State of Hawaii
LAND USE COMMISSION

A73-368

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-2, Lahaina to change the district designation of the following described property from its present classification in a(n) Agriculture district into a(n) Urban district.

Description of property:
Lahainaluna High School, TMK:4-6-18:Portion 5 and 12, 66±Acres
Lahaina Elementary and Intermediate School, TMK:4-6-18:13, 37.83 Acres

Petitioner's interest in subject property:
Servicing agent to the Department of Education for land Physical Facilities Development

66 37.4 T: 103.8

Petitioner's reason(s) for requesting boundary change:
The existing high school and proposed elementary and intermediate school use is not permissable under the present Agriculture Land Use District.

(1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is usable and adaptable for the use it is proposed to be classified.

Signature(s) _____

Address: Kekuanao'a Building
465 South King Street

Telephone: 548-3050

Petition for Amendment to the Land
Use Commission District Boundary

Reasons for Requesting a Boundary Change:

(1) "The subject property is needed for a use other than that for which the district in which it is located is classified."

A boundary change is being requested for a portion of the existing Lahainaluna High School lands and the proposed Lahaina Elementary and Intermediate School sites. The requested boundary amendment encompasses approximately 104 acres. The amendment will permit rebuilding and expanding the existing Lahainaluna High School facilities and construction of Lahaina Elementary and Intermediate Schools. These three schools will be developed as the Lahainaluna Educational Cluster.

Lahainaluna High School contains over 560 acres of which less than 100 acres are usable for school purposes. Approximately 66 acres of the high school site are included in this rezoning petition. Approximately 450 acres not required for school use will be returned to the D.L.N.R. These lands could be used for sugar cane, forestry, pasture, etc.

The proposed location for Lahaina Elementary and Intermediate School was based on the attached Staff Study on the Site Selection for Lahaina Elementary and Intermediate School. The Environmental Impact Statement which is included in Appendix C of the report was approved by the Governor on March 8, 1973. The Board of Land and Natural Resources on June 8, 1973 approved withdrawl of the 37.83 acre site from sugar cane lease to Pioneer Mill Company for use by the Department of Education for school purposes.

Lahainaluna High School is being planned for development from its existing enrollment of over 600 students to an ultimate capacity of 2,000 students. The Lahaina Elementary and Intermediate school will replace the existing Kam.III School and will be planned for an ultimate capacity of 1,000 elementary and 1,500 intermediate students students. The developments proposed for the cluster in the near future are as follows:

Lahainaluna High
Gymnasium
Music Building

Lahaina Intermediate
Construct 18 classrooms

Lahaina Elementary

Lahaina Community-School Library

The zoning will not adversely affect the surrounding land use since the high school has been in existence for over 140 years. The expansion of the Lahainaluna Cluster will provide the needed educational facilities and permit the phasing out of the existing Kam III school. The existing Kam III school is located within the tsunami inundation zone and also within the Lahaina Historical District.

Location of the existing high school and proposed elementary and intermediate schools within agriculturally zoned lands is not in consonance with current State Land Use Commission Rules and Regulations. Therefore, development of the educational cluster requires that the lands are rezoned from agriculture to urban.

(2) "The land is usable and adaptable for the use it is proposed to be classified."

The land area included in the rezoning request ranges in slope from 7 to 30%. The high school area ranges from 10 to 30% and is essentially developed as shown on the topographic map provided for the school. The slope for elementary and intermediate school site does not exceed 10%. The unusable gully areas and steep upper elevations are excluded from this rezoning request.

The suitability of the school site for urban use is considered in the University of Hawaii's Land Study Bureau Circular No. 16-"Maui Lands Classified by Physical Qualities for Urban Usage." The physical properties of the site are shown in Figure 9A-Urban Land Classification and Figure 9B-Urban Classification Symbols in the attached site selection report. Based on the above items, the land is considered usable and adaptable for the school.

The proposed rezoning is consistent with the Maui County's Lahaina General Plan which shows the site for school use.

The existing public agencies will not be unreasonably burdened by the school expansion. Plans are underway to improve the Lahaina Water System which will complement the existing high school system. Sewage will be accomodated in the interim by cesspools or similar facilities and ultimately by extending the sewer lines to the existing sewage system. School bussing will be continued by the State and the access road will be improved to provide traffic safety.

Other Pertinent Data:

Applicant: State Department of Accounting and General Services

Present Owner: TMK:4-6-18:5,7,12
576.524 Acres
State of Hawaii
(E.O. to Department of Education)
TMK:4-6-18:13
37.832 Acres
State of Hawaii
(Pioneer Mill Company Lessee)
(E.O. to be made to Department of Education)

County Zoning: Public Use
(Lahainaluna High School)
(Lahaina Elementary and Intermediate)
(Community School Library)

Appropriations:

Act 155, SLH 1969, Item 190 $30,000
Plans and construction of a new elementary school.

Act 187, SLH 1970, Item 152 $50,000
Upgrade of plans for construction of new Lahaina Elementary School.

Act 155, SLH 1969, Item 198 $120,000
New Lahaina Branch Library Building, Maui.
Land acquisition for new branch library building.

Act 176, SLH 1972, Item 3 $1,000
Plans for Lahaina Community-School Library to be located in the Lahaina Educational Cluster.

Act 187, SLH 1970, Item 142 Lahainaluna High School, Maui-Plans and construction of new music building.	$50,000
Act 187, SLH 1970, Item 148 Plans and construction of principal's cottage and furnishings.	$40,000
Act 197, SLH 1971, Item 4 Plans and construction of new music building, including purchase of furniture and equipment and landscaping.	$400,000
Act 197, SLH 1971, Item 5 Plans and construction of gymnatorium.	$50,000
Act 176, SLH 1972, Item II E-5 Plans and construction of a gymnatorium at Lahainaluna High School.	$800,000

$1,541,000

A73-368
DAGS (MAUI)

FILE COPY
A73-368

STAFF STUDY
ON THE
SITE SELECTION REPORT
FOR
LAHAINA ELEMENTARY & INTERMEDIATE SCHOOL
DAGS JOB NO. 05-16-5241.1

PREPARED BY
PLANNING BRANCH

STATE OF HAWAII

DEPARTMENT OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

FILE COPY
A73-368

STAFF STUDY ON THE SITE SELECTION REPORT FOR LAHAINA ELEMENTARY & INTERMEDIATE SCHOOL DAGS JOB NO. 05-16-5241.1

PREPARED BY
PLANNING BRANCH

RECEIVED
JUL 2 1973
State of Hawaii
LAND USE COMMISSION

DIVISION OF PUBLIC WORKS
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
APRIL 1973

TABLE OF CONTENTS

	Page
TABLE OF CONTENTS	i
LIST OF FIGURES	iii
CHAPTER I - INTRODUCTION	1
1.1 Project Background	1
1.2 Scope of the Report	2
1.3 Existing Kam III School	2
1.4 Lahainaluna High Feeder Complex	3
CHAPTER II - SITE EVALUATION CRITERIA	6
2.1 General	6
2.2 Minimum Site Criteria	6
2.3 General Site Criteria	8
2.4 Cost Considerations	14
CHAPTER III - DATA FOR SITE SELECTION	16
3.1 Service Area	16
3.2 Alternative Sites	16
3.3 Tsunami Zone	18
3.4 State Land Use	23
3.5 Land Classification	23
3.6 Detailed Land Use	27
3.7 Zoning	27
3.8 Utilities	27
3.9 Traffic	38
3.10 Aircraft Flight Patterns	39
CHAPTER IV - EVALUATION OF ALTERNATIVE SITES	41
4.1 General	41
4.2 Alternative Site 1	41
4.3 Alternative Site 2	46
4.4 Alternative Site 3	51
4.5 Alternative Site 4	55
CHAPTER V - ANALYSIS AND RECOMMENDATION	61
5.1 Analysis	61
5.2 Recommendation	67

TABLE OF CONTENTS

	Page
APPENDIX A - COST COMPUTATIONS	A
I Land	
II Site & Utility Developments	
III Bus Subsidy	
APPENDIX B - INTERGOVERNMENTAL CORRESPONDENCE	B
APPENDIX C - ENVIRONMENTAL IMPACT STATEMENT	C

LIST OF FIGURES

Figure No.	Description	Page
1	Service Area	5
2	Alternative Sites	17
3	Alternative Site 1	19
4	Alternative Site 2	20
5	Alternative Sites 3 & 4	21
6	Tsunami Zone	22
7	State Land Use Map	24
8A	Alternative Sites Agricultural Land Classification	25
8B	Agricultural Land Classification Symbols	26
9A	Alternative Sites Urban Land Classification	28
9B	Urban Classification Symbols	29
10	Lahaina General Plan	30
11	Existing Water System	31
12	Proposed Water System	33
13	Sewer System	37
14	Alternative Site 1	42
15	Alternative Site 2	47
16	Alternative Site 3	52
17	Alternative Site 4	56
18	Evaluation Table	62

STAFF STUDY
ON THE
SITE SELECTION REPORT
FOR
LAHAINA ELEMENTARY & INTERMEDIATE SCHOOL

CHAPTER I
INTRODUCTION

1.1 PROJECT BACKGROUND

The Lahaina 701 General Plan originally designated a (K-12) school complex site in the Wahikuli area. This site of approximately 100 acres was proposed to (1) accommodate the relocation of the existing (K-8) Kam III School which is presently located within the Lahaina Historical District, (2) move the school out of the tsunami inundation zone, and (3) provide an ultimate (K-12) educational cluster.1/ Based on this and the increasing enrollment at Kam III School, the Department of Education requested that a site study be made for the relocation of Kam III School and the possibility of placing it adjacent to Lahainaluna High School to form an educational cluster.

The Lahaina General Plan was subsequently amended by Maui County to relocate the proposed (K-12) complex from Wahikuli to a location immediately makai of Lahainaluna High School.

This report was prepared to analyze alternative sites and to recommend a site for the Lahaina Elementary and Intermediate School.

1/ Educational Cluster - An educational cluster is the grouping of two or more schools of different grade levels adjacent to each other.

The following funds have been appropriated for the new school:

Act 217, SLH 1967, Item F-32 (lapses 12/31/72) Planning of Classrooms, Kitchen-Multi-Purpose Dining, Administration, Library, and Sitework	$ 60,000
Act 40, SLH 1968, Item F-199 Plans for New Lahaina Elementary	20,000
Act 155, SLH 1969, Item F-190 Plans and Construction of a New Elementary School	30,000
Act 187, SLH 1970, Item F-152 Upgrade of Plans for Construction of New Lahaina Elementary School	50,000
Total	$160,000

1.2 SCOPE OF THE REPORT

This report is limited to the selection of a 35-acre minimum elementary and intermediate school site based on ultimate design enrollments of 1,000 (K-5) and 1,500 (6-8) students. A site for a proposed second elementary school is not considered and will be conducted separately when the timetables and service area for the school are established by the Department of Education.

1.3 EXISTING KAM III SCHOOL

The existing Kam III School is located on approximately 5.6 acres of land within the tsunami inundation zone on Front Street in Lahaina Town. The area has also been designated as a historical preservation district by Maui County. In September 1971, the existing school accommodated an enrollment of 910 (K-8) students in 17 permanent and 11 portable classrooms.

The future enrollment projections for the school follows:

1972	971 2/
1973	1017
1974	1057
1975	1091
1976	1116
1977	1144

Based on the above, the Department of Education determined that a new replacement school must be constructed and that the initial classrooms should be ready for occupancy by September 1975.

1.4 LAHAINALUNA HIGH FEEDER COMPLEX 3/

The existing Kam III School and Lahainaluna High are the only schools presently in the complex. The Lahainaluna High Feeder Complex will ultimately consist of the following schools:

Year 4/	School	Grade Level	Ultimate Enrollment
1975	Lahaina Elementary	K-5	1,000
(Future)	Second Elementary	K-5	1,000
1975	Lahaina Intermediate	6-8	1,500
(Existing)	Lahainaluna High	9-12	2,000

2/ Enrollment Projections of the Public Schools of Hawaii, 1972-77, Facilities Branch, DOE, March 1972.

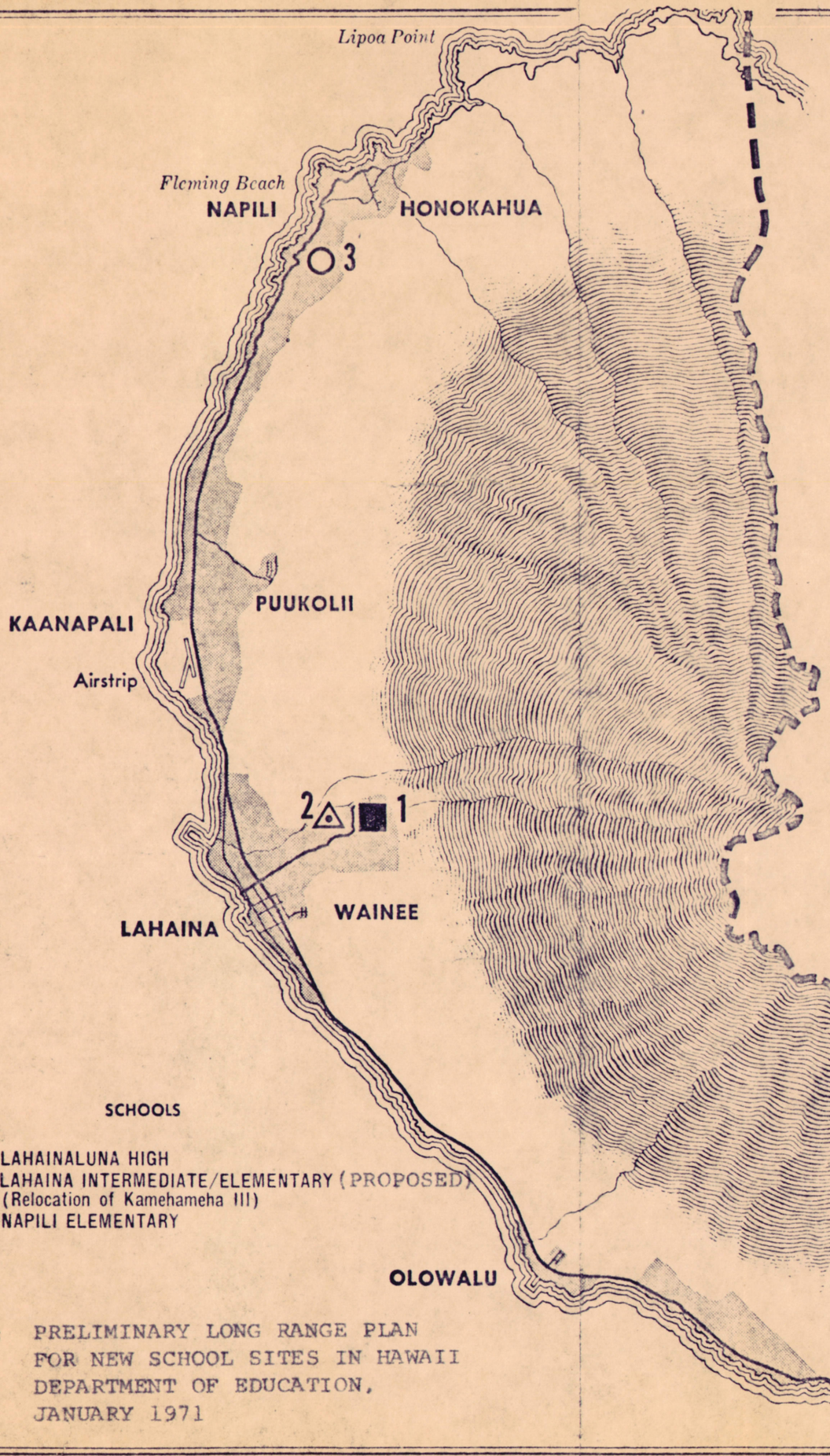
3/ Feeder Complex refers to a tentative organization unit currently under study by the Department of Education. It includes a high school and the intermediate and elementary schools feeding into the high school.

4/ Indicates proposed year of initial occupancy. School will be phased in as facilities are constructed.

The service area for the Lahainaluna Feeder Complex is shown in Figure 1. All of the schools must be located within the established boundaries of the service area.

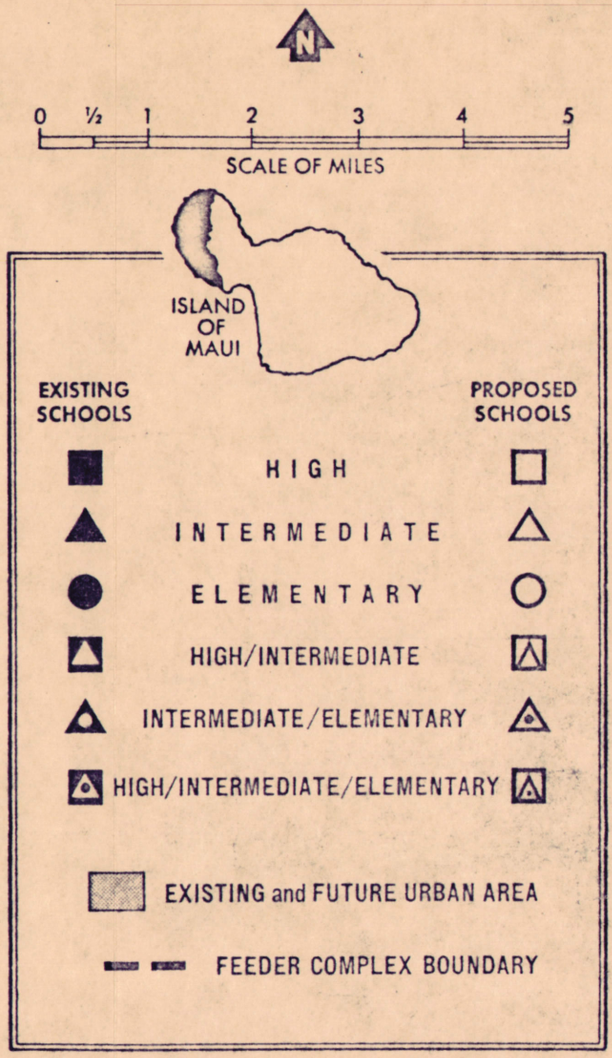
Preliminary Long Range Plan

Lahainaluna High Feeder Complex



SCHOOLS

1. LAHAINALUNA HIGH
2. LAHAINA INTERMEDIATE/ELEMENTARY (PROPOSED) (Relocation of Kamehameha III)
3. NAPILI ELEMENTARY



SOURCE: PRELIMINARY LONG RANGE PLAN FOR NEW SCHOOL SITES IN HAWAII DEPARTMENT OF EDUCATION, JANUARY 1971

DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

SERVICE AREA

FIGURE 1

CHAPTER II
SITE EVALUATION CRITERIA

2.1 GENERAL

Criteria for this school were established as ideal standards with which to evaluate each of the alternative sites. All prospective school sites, however, must meet certain minimum criteria as established by the Department of Education (DOE) and the Department of Accounting and General Services (DAGS). Sites not meeting the minimum criteria will be eleiminated from further consideration.

Only sites meeting the minimum site criteria will be evaluated against the general site criteria and have their comparative cost computed. The general site criteria rating and the comparative cost analysis will form the basis for recommending the alternative school to be selected.

2.2 MINIMUM SITE CRITERIA

2.2.1 Size: The site must contain enough usable land to meet the following DOE minimum requirements:

A. Elementary

1. One acre per 100 students with a 6-acre minimum.

2. Ten acres for a school-neighborhood park.

B. Intermediate

One and one-half acres per 100 students with a 15-acre minimum.

C. High School

Two acres per 100 students with a 25-acre minimum.

For purposes of school site, the table below is used as an approximate guide to determine usable land area:

Slope of land	Percentage of Total Area Considered Usable
0 - 12%	100%
12% - 15%	90%
Over 15%	0% (Not Usable)

2.2.2 Shape: The length to width ratio of the site must not exceed 2.5 to 1. Higher length-width ratios severely restrict the design flexibility of the complex and placement of facilities in their optimum arrangement.

2.2.3 Tsunami: The site must not be in a tsunami inundation zone as established by the Tsunami Research Center of the Hawaii Institute of Geophysics.

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

2.2.5 Landslide: The site must not be located within a known or potential landslide area.

2.2.6 Traffic: The site must not be located in an area hazardous from the standpoint of pedestrian and traffic safety unless adequate safety provisions can be made.

2.2.7 Timing: The acquisition of the site must be possible early enough to allow enough construction time to meet DOE's scheduled school opening date.

2.2.8 Location: The site must be within the ultimate service area.

2.2.9 Displacement: The site must be obtained without mass relocation of families.

2.2.10 Historical: The acquisition and development of site must be such that no buildings or sites designated as historic and deserving of preservation by the Historic Buildings Task Force or the Bishop Museum will be destroyed.

2.2.11 Conservation: The site must not be located in a State Land Use Conservation District.

2.3 GENERAL SITE CRITERIA

2.3.1 Physical Characteristics:

A. Shape - The shape should generally be rectangular.

a) Excellent - Length-width ratio 1.0:1.0 to 1.7:1.0.

b) Good - Length-width ratio 2:1 to 1.7:1.

c) Poor - Length-width ratio 2.0:1.0 to 2.5:1.0.

B. Slope

a) Excellent - The major slope of the site is between 1 and 3%.

b) Good - The major slope of the site is between 3 and 10%.

c) Poor - The major slope of the site is greater than 10%.

C. Aesthetic

a) Excellent - The site has natural beauty in the form of trees, plants, rock formations, etc., which can be preserved and integrated into the school campus. The site is not crossed by overhead utility lines.

b) Good - The site lacks most of the desirable natural beauty but still has the potential of becoming a beautiful campus through proper landscaping. The site is not crossed by overhead lines.

c) Poor - The site has no natural beauty whatsoever. The site is crossed by overhead lines.

2.3.2 Accessibility:

A. Pedestrian

a) Excellent - Site within reasonable walking distance (0.75 miles) of 75% of the students. Adequate and safe walkways to the site are available.

b) Good - Site within walking distance of 50% of the students. Safe walkways to the site may be constructed if not already available.

c) Poor - Site within walking distance of less than 50% of the students. Existing roadway or traffic conditions make walking to school hazardous.

B. Automobile

a) Excellent - Site is off of a major roadway passing through the service area. Main access to the site is through an improved collector street free of blind corners, obstructions, and other hazards.

b) Good - Access through the site is via a through street capable of handling the heavy traffic at school opening and closing hours.

c) Poor - Access to the site is via a dead end street. Site is off of a high speed, heavily traveled highway or roadway with blind curves, obstructions, and other factors which create approach and exit hazards.

C. Bus

a) Excellent - Site is served by a major bus line running through the service area.

b) Good - Major bus line passes within reasonable (0.5 miles) distance of the site.

c) Poor - No bus service available.

2.3.3 Environmental Effects:

A. Social Influences

a) Excellent - The site is more than a half mile from those commercial enterprises (bowling alleys, pool halls, stag movie houses, etc.) that may attract students during school hours.

b) Good - The site is reasonably far (0.25 to 0.5 miles) from distracting commercial centers.

c) Poor - The site is within a quarter mile of undesirable commercial enterprises.

B. Industrial and Agricultural Nuisances

a) Excellent - The site is free from noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities.

b) Good - The noise, dust, odors, smoke, etc., nuisances from industrial or agricultural activities is at worst periodic but well within the limits of human toleration.

routes to keep the motor vehicular noise level down to a level where normal conversation can be heard.

c) Poor - The site is within 500 feet of a major highway, freeway or truck route.

E. Rain

a) Excellent - The site has a median annual rainfall less than 30".

b) Good - The site has a median annual rainfall between 30" to 43".

c) Poor - The site has a median annual rainfall greater than 43".

2.3.4 Zoning and Land Use:

A. State Land Use District Map

a) Excellent - The site is within an Urban District.

b) Good - The site is within a Rural District.

c) Poor - The site is in an Agricultural or Conservation District.

B. County General Plan

a) Excellent - The site is designated for school or institutional use on the General Plan.

b) Good - The site is designated for residential and apartment use.

c) Poor - The site is designated for commercial, hotel, industrial, park, agricultural, preservation, or open space use.

2.3.5 Utilities:

A. Water

a) Excellent - The site has adequate water pressure and capacity available to meet the ultimate school needs.

b) Good - The existing water service is insufficient but adequate service is being developed which will meet the interim and ultimate needs of the area.

c) Poor - The site has inadequate water service and will require the development of a water system to specifically meet the school needs.

B. Sewer

a) Excellent - The site had adequate sewer lines available to service the ultimate school needs.

b) Good - The site will have adequate sewer service which is being developed to serve the area.

c) Poor - The site has no sewer service and will require the construction of cesspools or a sewage treatment plant to meet the ultimate school needs.

C. Power and Communications

a) Excellent - The site has adequate existing power and communications available to meet the ultimate school needs.

b) Good - The site will have adequate power and communications which are being developed to serve the area.

c) Poor - The site has insufficient power or communications available and will require improvement on these services to serve the ultimate school needs.

2.3.6 Community Effects:

A. Interference with Other Community Institutions

a) Excellent - The site is greater than 0.5 miles from hospitals, rest homes, and any other institution which may be disturbed by large groups of students.

b) Good - The site is far enough away (0.25 to 0.5 miles) from any hospital, rest home, etc., so that any disturbance to the institution by the activities of the school will be minimal.

c) Poor - The site is adjacent to a hospital, rest home, or similar institution which may be disturbed by the activities of the school.

B. Relocation of Displacees

a) Excellent - The site may be acquired without relocating any family, farm, or business.

b) Good - The site may be acquired without relocating any farm or business and with a minimum relocation of families and living units.

c) Poor - The site cannot be acquired without the relocation of farms, businesses and a minimum number of families.

2.4 COST CONSIDERATIONS

A major consideration in any site evaluation study is the relative costs associated with the land acquisition, site development and bus subsidy of each alternative site.

2.4.1 Land Acquisition:

The following items are included in the land acquisition costs:

A. Land Acquisition

The estimated fair market value of the building and land is used. This is obtained by using the tax office appraised value of the building and land together with an analysis of recent sales in the area.

B. Relocation Cost of Displacees

Included in this item are the relocation payments to all tenants, owners, farms, and businesses that are displaced. Consultant and staff costs are included here since they vary with the number of tenants to be relocated.

2.4.2 Site Development:

The following cost items are included in the site development costs:

A. Grading - Cost of grading necessary to adapt the existing topographic features for buildings, play areas, and other facilities.

B. Utilities - Additional costs of making utility connections, viz., water and sewer, due to adverse conditions.

C. Drainage - Cost of constructing major drainage facilities (lined channels, large culverts, etc.) if site is in a flood plain.

D. Foundation - Additional foundation cost due to adverse subsurface conditions.

E. Clearing - Cost of removing existing structures.

F. Access Roads - Cost of constructing necessary access roadways to the site if none is available.

2.4.3 Bus Subsidy:

An allowance for bus transportation is provided to students residing more than one mile (road distance) away from the school.

CHAPTER III
DATA FOR SITE SELECTION

3.1 SERVICE AREA

The service area for the proposed educational cluster is shown in Figure 1. The school will replace the existing Kam III School and therefore will retain the present service area. No shift in the elementary school boundary is expected until the second elementary school is required and the Department of Education conducts a demographic study.

3.2 ALTERNATIVE SITES

The alternative sites selected for this study are shown in Figure 2. Alternative Site 1 was selected because it corresponds with the school site shown on the Maui County General Plan. Alternative Site 3 was selected because it was the school site shown on the County General Plan until the recent amendment shifting it to Site 1.

Alternative Sites 2 and 4 were selected by:

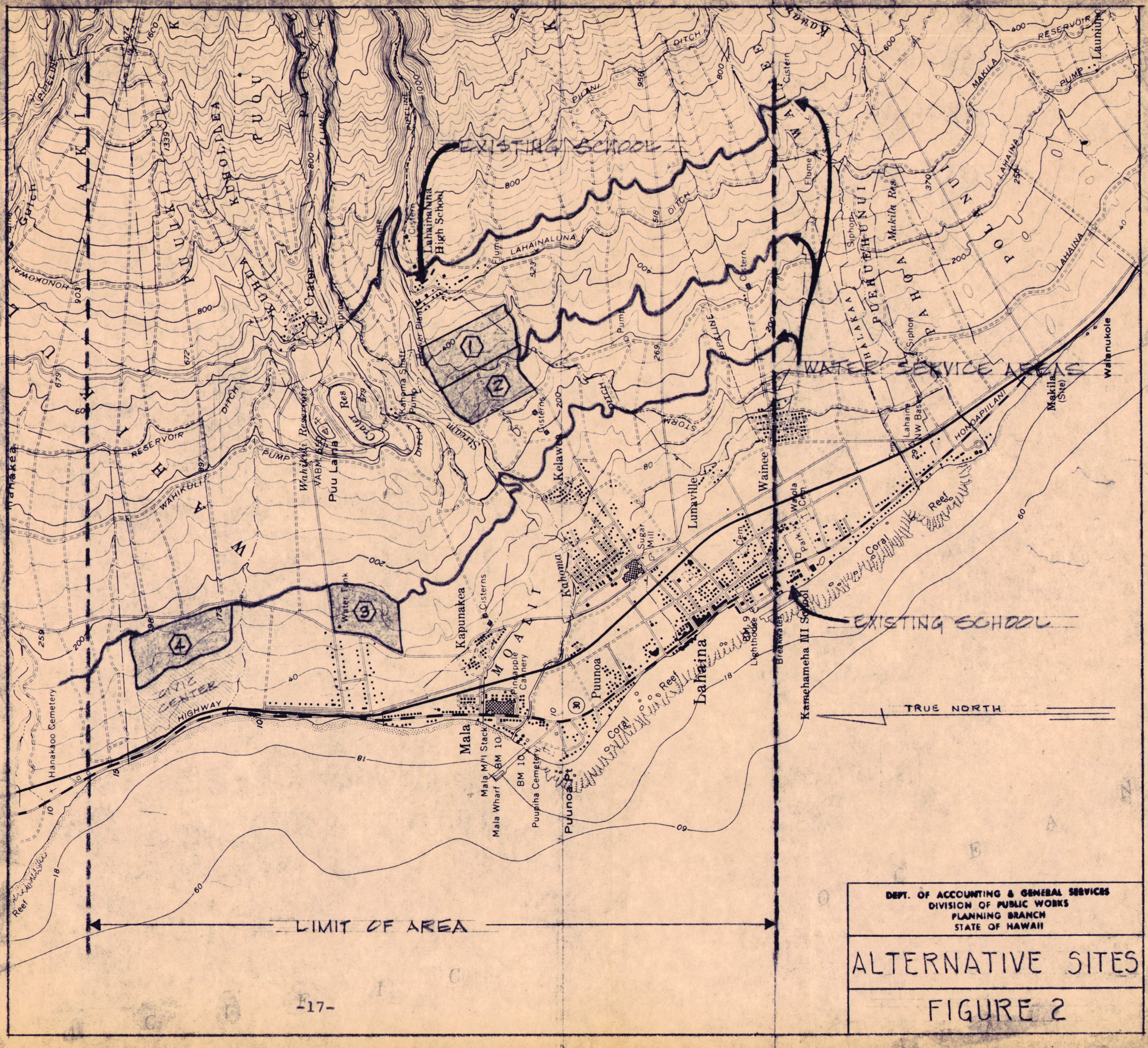
A. Limiting sites considered to:

   (1) The area between the Lahaina-Kaanapali boundary to the north and Wainee Village to the south which is expected to remain the center of residential development based on the Lahaina General Plan.

   (2) Areas designated for future urban development on the General Plan.

   (3) Areas where reasonable access and utilities are available.

B. Applying the minimum site criteria contained in Chapter 2 to possible sites and eliminating those which did not meet the minimum criteria.


EXISTING SCHOOL
WATER SERVICE AREAS
EXISTING SCHOOL
TRUE NORTH
LIMIT OF AREA
Lahainaluna High School
Hanakaoo Gmetery
Puu Lalia
Wahikuli Reservoir
Kahoma
Kapunakea
Puunoa
Lahaina
Lumaville
Wainee
Makila (Site)
Wahanukole
Kamehameha III School
Mala
Mala Wharf
Puuniha Cemetery
Puunoa Pt.
Pineapple Cannery
Sugar Mill
Lighthouse
Breakwater
Coral Reef
Civic Center
Highway
Water Tank
Cistern
Pump
Siphon
Flume
Ditch
Storm
Pipeline
Reservoir
Makila Res
Lahaina NW Bas
Park
Cem
Sta
Mi
Gulch
Honokowai
Wahikuli
Hahakea
Launiupoko
Kahoma Stream
Kahoma Shaft
Power Plant
Kelawea
Puu Kolea
Puu Kahalua
Puu Kukui
Puu Kolea
Puu Kahalua
Puu Kukui
Puu Pahoa
Puu Pohaku
Puu Kahalaka
Puu Kahalaka
Puu Kahalua
Puu Kukui
Puu Kolea
Puu Kahalua
Puu Kukui
Puu Kolea
Puu Kahalua
Puu Kukui
Puu Kolea

3.2.1 Alternative Site 1, TMK 4-6-18:13 portion - This site shown in Figures 2 and 3 is located immediately adjacent to and makai of the existing Lahainaluna High School grounds. It is on State land leased to Pioneer Mill Company and is used for sugar cane cultivation. This site will permit clustering the schools as desired by the Department of Education for educational reasons.

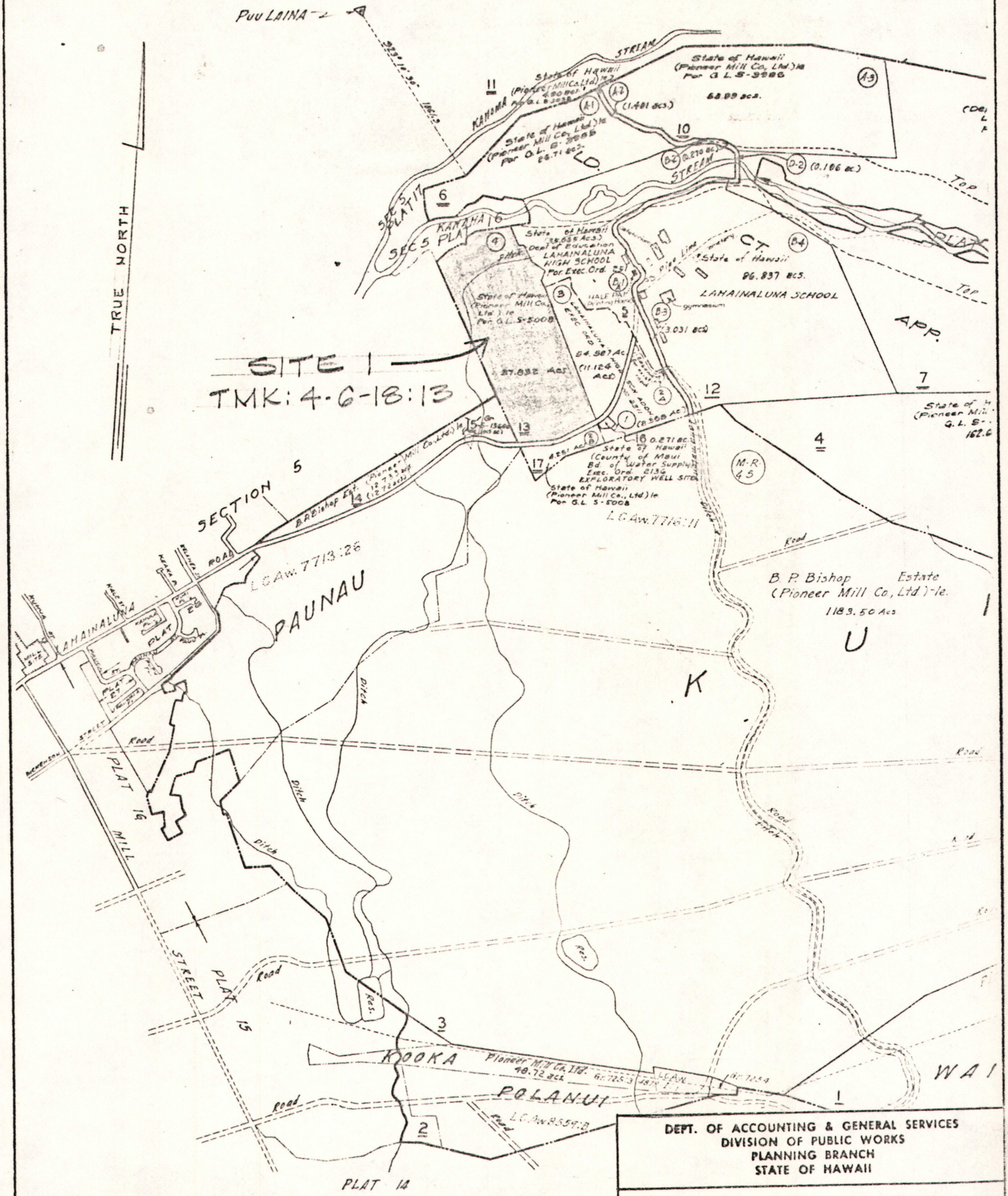
3.2.2 Alternative Site 2, TMK 4-6-18:14 portion and TMK 4-5-15:1 portion - This site shown in Figures 2 and 4 is located makai of Alternative Site 1 and north of Lahainaluna Road. The site is owned by Pioneer Mill Company and Bishop Estate and is used for sugar cane cultivation. It will be separated from Lahainaluna High by proposed residential developments.

3.2.3 Alternative Site 3, TMK 4-5-21:3 portion - This site shown in Figures 2 and 5 is located mauka of the Wahikuli house lots subdivision and the Pioneer Mill Company's main cane haul road. This site is State-owned and leased to Pioneer Mill Company for cane cultivation.

3.2.4 Alternative Site 4, TMK 4-5-21:3 portion - This site is shown in Figures 2 and 5 located makai of the cane haul road and north of Wahikuli subdivision. It is also shown mauka of the Civic Center in Figure 7 and will displace part of the proposed park area.

3.3 TSUNAMI ZONE

The four alternative sites are outside the potential tsunami (tidal wave) inundation area delineated in Bulletin B15, Volume II, "Flood Control and Flood Water Conservation in Hawaii", which was published by the Department of Land and Natural Resources, Division of Water and Land Development, State of Hawaii. These areas, shown in Figure 6, were established by Dr. Doak C. Cox, geophysicist-in-charge of the tsunami research program for the Hawaii Institute of Geophysics, University of Hawaii.



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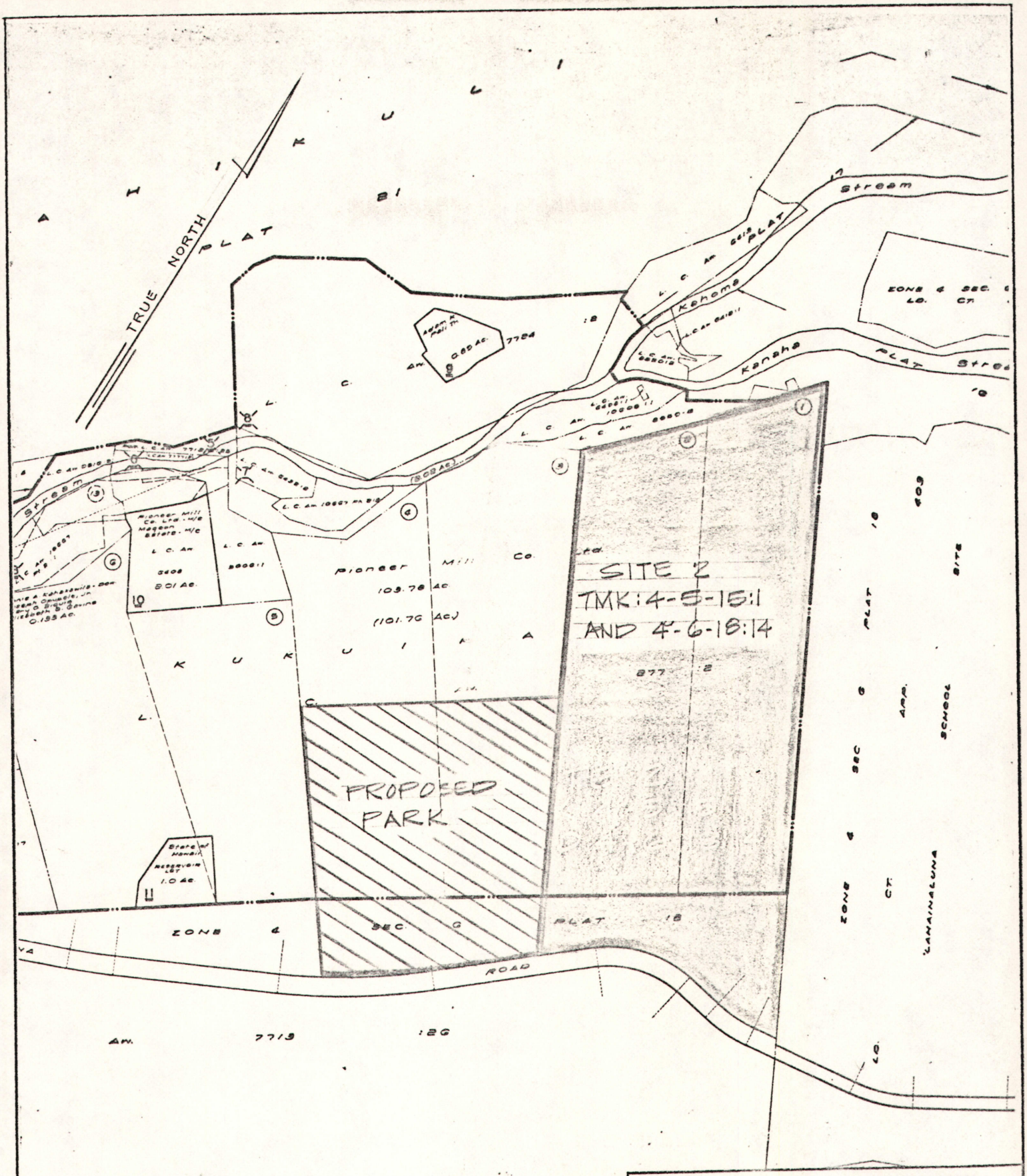
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

ALTERNATIVE SITE 1

FIGURE 3

SOURCE: STATE OF HAWAII TAX MAP



SOURCE: STATE OF HAWAII TAX MAP

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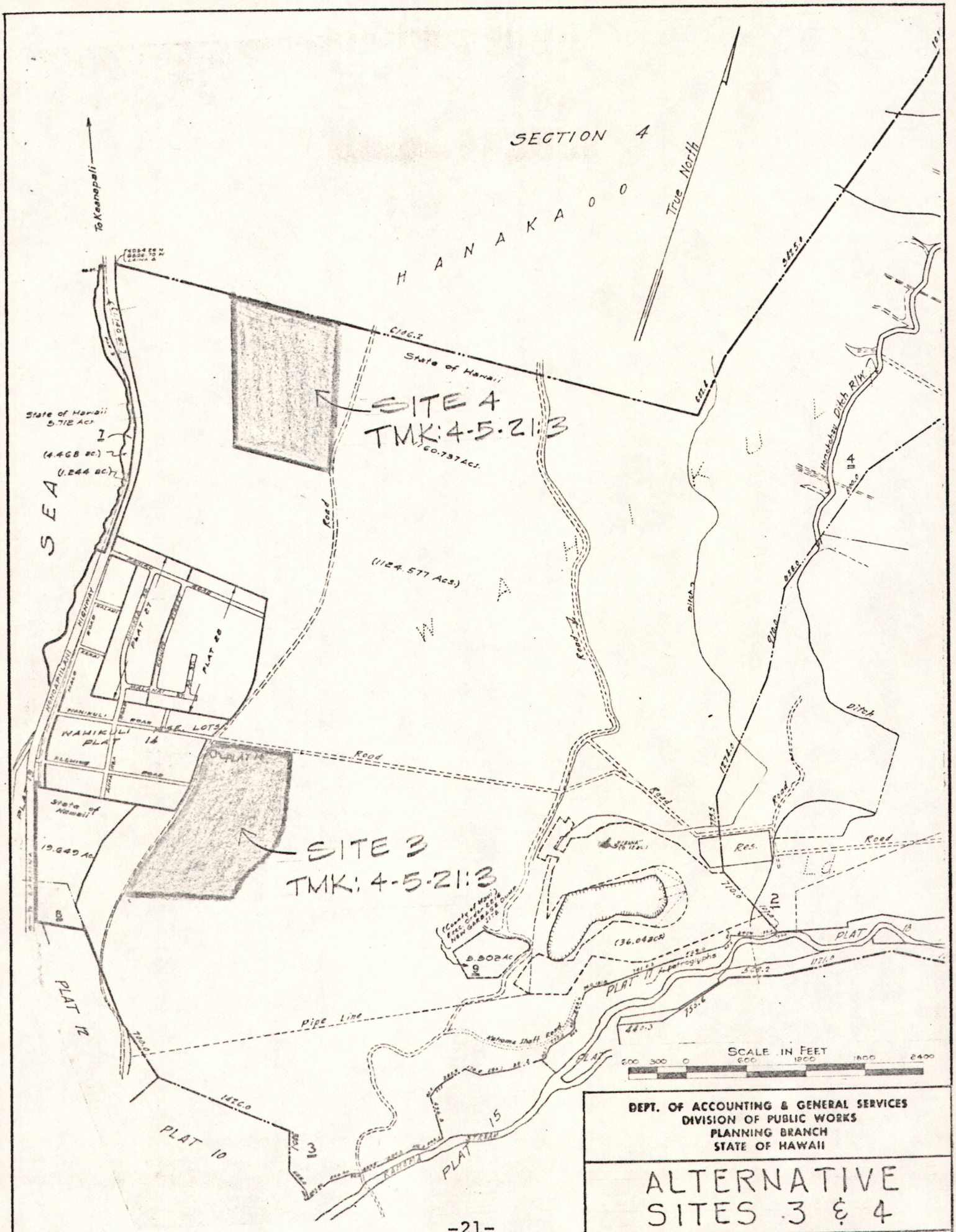
STATE OF HAWAII

ALTERNATIVE SITE 2

FIGURE 4



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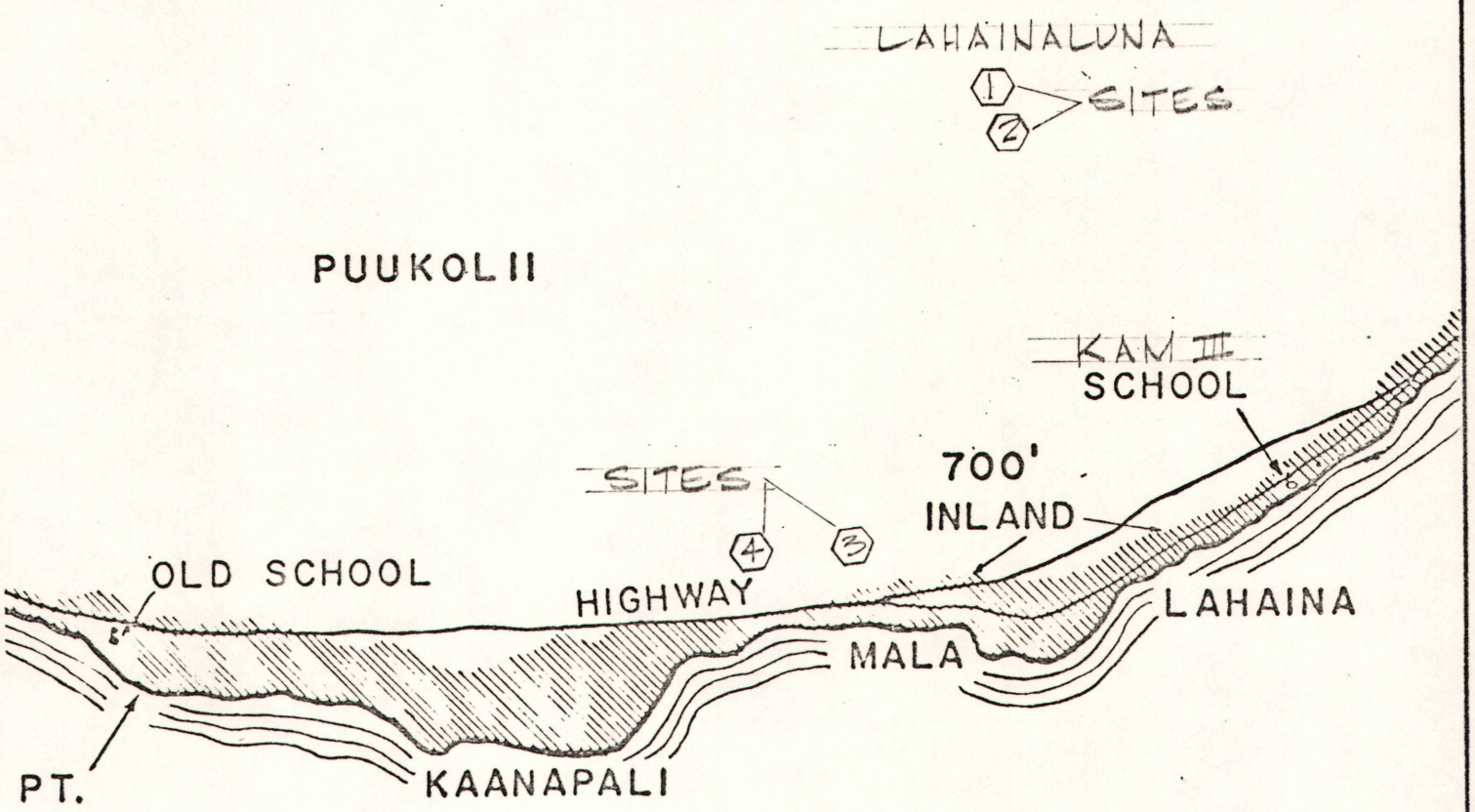
STATE OF HAWAII

ALTERNATIVE SITES 3 & 4

FIGURE 5

SOURCE: STATE OF HAWAII TAX MAP

HONOKOHAU TO OLOWALU



SOURCE: BULLETIN B15, VOLUME II
FLOOD CONTROL & FLOOD WATER
CONSERVATION IN HAWAII
STATE OF HAWAII, DEPARTMENT
OF LAND & NATURAL RESOURCES

DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

TSUNAMI ZONE

FIGURE 6

For a more comprehensive discussion of tsunami inundation criteria, refer to the Hawaii Institute of Geophysics Report No. 14 -- "Potential Tsunami Inundation Areas in Hawaii" -- by Dr. Doak C. Cox.

3.4 STATE LAND USE

A portion of the State Land Use District Map showing the Lahaina-Kaanapali area is shown in Figure 7.

The district symbols used on the map are:

C - Conservation District
A - Agriculture District
R - Rural District
U - Urban District

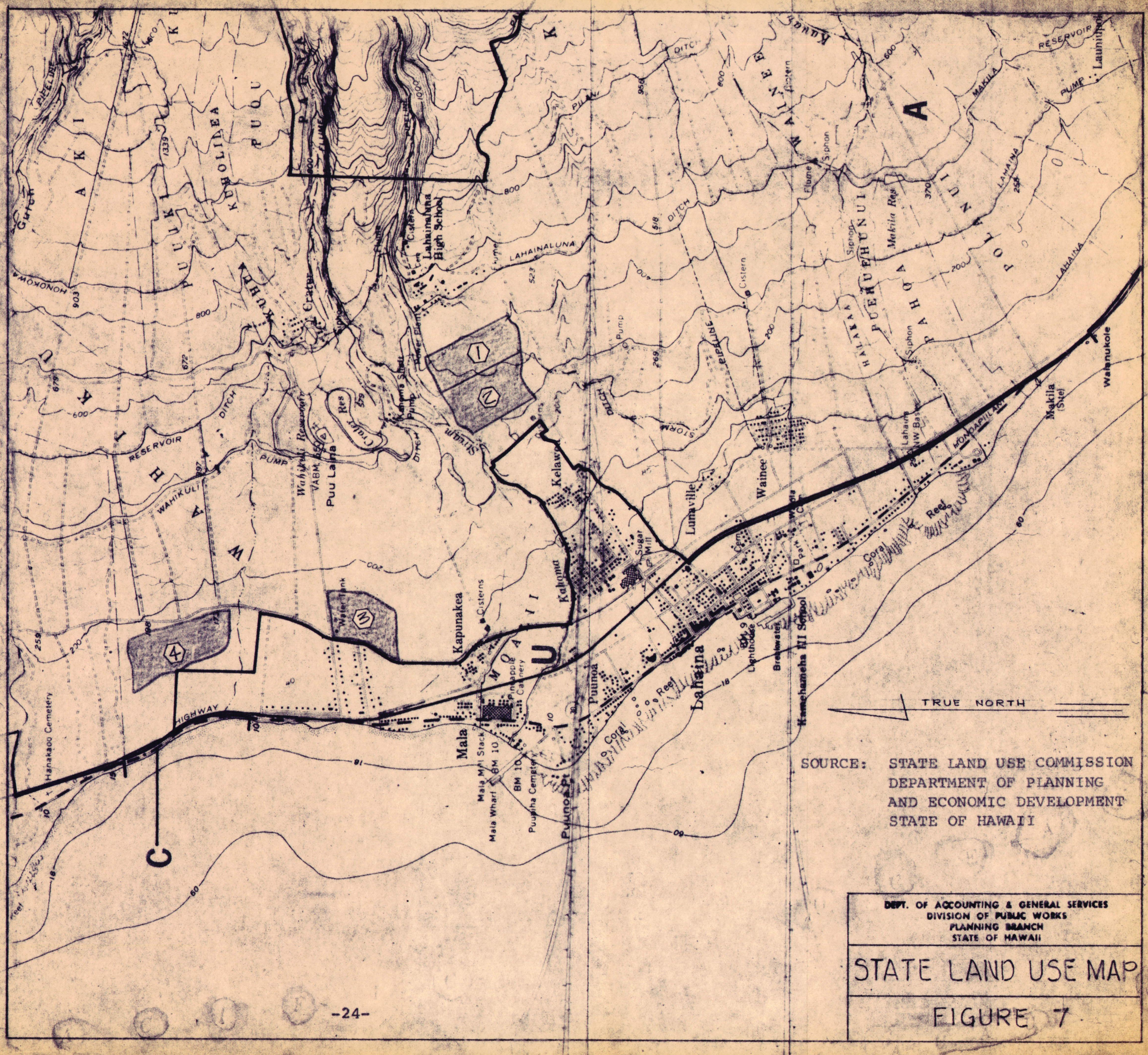
All of the four alternative sites considered are within the State Land Use Agriculture District. The reason for this is that there are no suitable sites within the present State Land Use Urban District to meet the school's requirements.

Since schools are permitted only in an Urban District, an amendment to the Land Use Map will be required for the selected site. The minimum and maximum times required to obtain such an amendment are 3.5 and 7.0 months, respectively.

3.5 LAND CLASSIFICATION

3.5.1 Agricultural Use - The data contained herein and Figures 8A and 8B were taken from the University of Hawaii's Land Study Bureau L.S.B. Bulletin No. 7 - "Detailed Land Classification - Island of Maui", published in May 1967. The land classification data for the alternative sites are shown in Figure 8A - Agricultural Land Classification and Figure 8B- Agricultural Land Classification Symbols.

Alternative Sites 1, 2, and 4 are classified B52i and Site 3 is classified C55i. Based on Figure 8B, Alternative Sites 1, 2, and 4 will remove lands better suited for agriculture than Alternative Site 3.



SOURCE: STATE LAND USE COMMISSION
DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT
STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

STATE LAND USE MAP

FIGURE 7



SOURCE:
DETAILED LAND CLASSIFICATION
ISLAND OF MAUI
L.S.B. BULLETIN NO. 7
LAND STUDY BUREAU
UNIVERSITY OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

ALTERNATIVE SITES
AGR. LAND CLASS.
FIGURE 8A

Land Type	Over-all Rating	Selected Crop Productivity Ratings							Machine Tillability	Stoniness	Depth (inches)	Slope (per cent)	Texture	Drainage	Mean Annual Rainfall (inches)	Elevation (feet)	Color	Soil Series	Major Existing Uses	District
		Pine-apple	Vege-table	Sugar cane	Or-chard	Graz-ing	For-age	Tim-ber												
52	E	d	e	e	e	d	e	NCo	Moderately-suited	Stony	Deep, over 30	0 to 10, predominantly 8	Fine	Well-drained	15 to 25	0 to 400	Dark reddish brown	Molokai, Laina	Sugar cane	Lahaina
52i	B	b	b	a	a	a	d	—												
55	E	d	e	e	e	d	e	NCo	Moderately-suited	Nonstony to stony	Moderately deep, less than 20	0 to 10, predominantly 8	Fine	Well-drained	15 to 25	0 to 400	Dark reddish brown	Molokai, Laina	Sugar cane, recreation	Lahaina
55i	C	d	c	b	b	a	d	—												

Vegetables

Class a: Tomatoes over 25,000 pounds per acre per crop
Carrots over 11,000 pounds per acre per crop
Irish potatoes over 10,000 pounds per acre per crop
Dry onions over 17,000 pounds per acre per crop

Class b: Tomatoes 20,000-25,000 pounds per acre per crop
Carrots 9,500-11,000 pounds per acre per crop
Irish potatoes 8,000-10,000 pounds per acre per crop
Dry onions 15,000-17,000 pounds per acre per crop

Class c: Tomatoes 15,000-20,000 pounds per acre per crop
Carrots 8,000-9,500 pounds per acre per crop
Irish potatoes 6,000-8,000 pounds per acre per crop
Dry onions 13,500-15,000 pounds per acre per crop

Class d: Tomatoes 10,000-15,000 pounds per acre per crop
Carrots 6,500-8,000 pounds per acre per crop
Irish potatoes 4,000-6,000 pounds per acre per crop
Dry onions 10,000-13,500 pounds per acre per crop

Class e: Tomatoes less than 10,000 pounds per acre per crop
Carrots less than 6,500 pounds per acre per crop
Irish potatoes less than 4,000 pounds per acre per crop
Dry onions less than 10,000 pounds per acre per crop

Pineapples

Class a: 14 tons or more fruit per acre per year (based on a 4-year crop cycle of plant and ratoon crops)
Class b: 12-14 tons per acre per year
Class c: 10-12 tons per acre per year
Class d: 8-10 tons per acre per year
Class e: Less than 8 tons per acre per year

Sugar Cane, Irrigated Status

Class a: 0.53 tons or more sugar per acre per month
Class b: 0.42-0.53 tons sugar per acre per month
Class c: 0.33-0.42 tons sugar per acre per month
Class d: 0.22-0.33 tons sugar per acre per month
Class e: Less than 0.22 tons sugar per acre per month

Grazing (Pasture)

Class a: Carrying capacity less than 2.5 acres per AUY (animal unit year) or estimated live beef gains 110 pounds per acre per year or more.*
Class b: Carrying capacity 2.5-5 acres per AUY or estimated live beef gains 110-55 pounds per acre per year.
Class c: Carrying capacity 5-10 acres per AUY or estimated live beef gains 55-27 pounds per acre per year.
Class d: Carrying capacity 10-30 acres per AUY or estimated live beef gains 27-9 pounds per acre per year.
Class e: Carrying capacity more than 30 acres per AUY or estimated live beef gains 9 pounds or less per acre per year.

*Live beef gains are estimates unsupported by research but are considered reasonable by veteran stockmen who were consulted. Yield values shown represent long-run average expectations. Yields for individual single years may differ from these values.

Orchard Crops

Crop yields are based upon irrigated status except for orchards in the wetter sections.

Class a: Oranges over 12,000 pounds per acre per year; papayas over 25,000 pounds per acre per year; bananas over 8,500 pounds per acre per year.
Class b: Oranges 10,000-12,000 pounds per acre per year; papayas 20,000-25,000 pounds per acre per year; bananas 6,500-8,500 pounds per acre per year.
Class c: Oranges 8,000-10,000 pounds per acre per year; papayas 15,000-20,000 pounds per acre per year; bananas 5,000-6,500 pounds per acre per year.
Class d: Oranges 6,000-8,000 pounds per acre per year; papayas 10,000-15,000 pounds per acre per year; bananas 4,000-5,000 pounds per acre per year.
Class e: Oranges less than 6,000 pounds per acre per year; papayas less than 10,000 pounds per acre per year; bananas less than 4,000 pounds per acre per year.

Forage (Alfalfa)

Class a: Over 9 tons hay per acre per year
Class b: 6-9 tons hay per acre per year
Class c: 4-6 tons hay per acre per year
Class d: 2-4 tons hay per acre per year
Class e: Less than 2 tons hay per acre per year

Forestry

Co Commercial forest land: land which is producing, or is capable of producing, usable crops of woods for industrial purposes. Industrial products include sawlogs and pulpwood, but not fuelwood.

NCo Non-commercial forest land: land which is incapable of yielding usable crops of industrial wood because of adverse site conditions.

SOURCE:
DETAILED LAND CLASSIFICATION
ISLAND OF MAUI
L.S.B. BULLETIN No. 7
MAY 1967

DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

AGRI. CLASS. SYMBOLS
FIGURE 8B

3.5.2 Urban Use - The suitability of land for Urban use is considered in the University of Hawaii's Land Study Bureau L.S.B. Circular No. 16 "Maui Lands Classified by Physical Qualities for Urban Usuage", published in June 1970. The physical properties of the Alternative Sites are shown in Figure 9A - Urban Land Category and Figure 9B Urban Land Characteristics.

Alternative Sites 1 and 2 are classified IlL and Sites 3 and 4 are classified IIlL. Based on Figure 9B, all of the Alternative Sites are suited for Urban Development with generally the same soil conditions, except that Sites 3 and 4 are rocky.

3.6 DETAILED LAND USE

A portion of the General Plan Map for the Lahaina area is shown in Figure 10. The amendments to the General Plan have been indicated and the alternative sites added for orientation. Alternative Site 1 is within the amended (K-12) school complex site, Alternative Site 2 is within a residential area, Alternative Site 3 is the former (K-12) school complex site amended to agriculture, and Alternative Site 4 is within a park area. Based on the above, General Plan amendments will be required for all alternative sites except Site 1.

3.7 ZONING

Since all of the alternative sites are located within the State Land Use Agricultural District, the County zoning is for agricultural use. A request will be made to change the zoning to a residential use for the selected site.

3.8 UTILITIES

3.8.1 Water [5/] - The County's existing Lahaina water system shown in Figure 11 utilizes surface water

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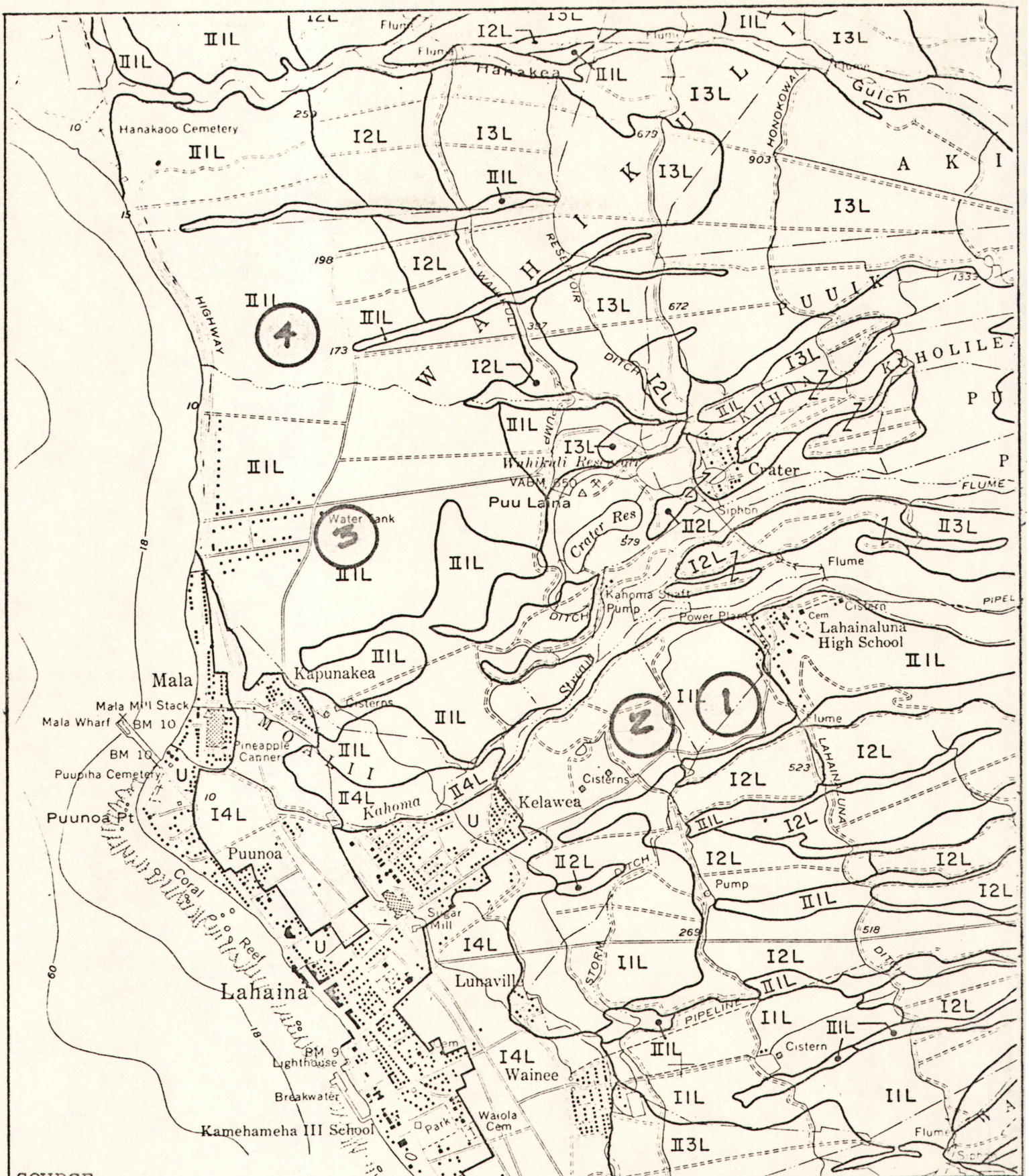
5/ Source: Basic data from Report R33 - "A Water Source Development Plan for Lahaina District - Island of Maui", November 1969, by the Department of Land and Natural Resources, Division of Water and Land Development, and draft of "The Maui County Water Master Plan", Dec. 1971.



SOURCE:

MAUI LANDS CLASSIFIED
BY PHYSICAL QUALITIES
FOR URBAN USE
L.S.B. CIRCULAR NO. 16
LAND STUDY BUREAU
UNIVERSITY OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

ALTERNATIVE SITES
URBAN LAND CLASS.
FIGURE 9A

Soil Character Code	I	II	III	IV	V	VI	VII	VIII	IX	X	XI
Description	Nonexpanding Soil Nonrocky Surface Well-Drained	Nonexpanding Soil Rocky 3/ Surface Well-Drained	Expanding Soil Nonrocky Surface Well-Drained	Expanding Soil Rocky 3/ Surface Well-Drained	Marshy Soil Nonrocky Surface Poorly-Drained	Coral Sands Nonrocky Surface Well-Drained	Coral Sands Rocky 3/ Surface Well-Drained	Aa Lava Rocky 3/ Surface Well-Drained	Pahoehoe Lava Rocky 3/ Surface Well-Drained	Thixotropic Soil 2/ Nonrocky High in Moisture	Thixotropic Soil 2/ Rocky 3/ High in Moisture
General Characteristics	1. Slight expansion and contraction on wetting and drying. 2. Well-drained surface and subsurface, generally suitable for cesspools. 3. Good bearing capacity. Suitable for one-to two-story structures with minor foundation work. 4. Land fill stable when properly compacted. 5. Vertical cuts usually stable.		1. Considerable expansion and contraction on wetting and drying. Cracks as wide as five inches may develop on drying causing shifting and settling. Color on the surface is usually dark gray to black. Sometimes referred to as "adobe". 2. Soil puddles easily, hence surface drainage depends almost entirely on slope. 3. Internal permeability slow, cesspools possible but questionable. 4. Bearing capacity good if soil is properly insulated to maintain relatively constant moisture content. Under these conditions, generally suitable for one-to two-story structures with minor foundation work. Extensive foundation work probably necessary for multi-story structures depending on depth to consolidated material. 5. Optimum moisture content must be carefully maintained for maximum fill compaction. 6. Cuts usually unstable and will slump after a few wetting and drying cycles. Soil likely to creep downslope after it is disturbed.	1. Ground water at or near the surface. Poorly suited for cesspools. Usually close to sea level, hence land fill and/or forced drainage is probably necessary for any extensive development program. 2. Bearing capacity poor. Poorly suited for any structure, although small localized areas presently have one-story wooden structures. 3. Soils are usually of the expanding type and if drained, will retain those properties. Organic content is usually high and will subside on drying. 4. If adjacent to the ocean, salt in the soil will affect underground utilities. 5. Depth to consolidated material generally 15 feet or more	1. Surface drainage and internal permeability good although the ground water may be relatively close to the surface. Depth to ground water will determine the feasibility of cesspools; the greater the depth, the more feasible it is for cesspools. 2. Bearing capacity is good if the sand is properly contained. Suitable for one- to two-story structures with minor foundation work. Extensive foundation work probably necessary for multi-story structures depending on depth to consolidated material; the shallower the depth to consolidated materials, the less foundation preparation required. 3. Hardly any expansion and contraction on wetting and drying.	1. Loose, clinkery aa lava rocks with virtually no soil material or other binder. 2. No expansion or contraction on wetting and drying. 3. Well-drained, highly porous surface and subsurface. 4. Excellent bearing characteristics. Generally suitable for multi-story structures with minor foundation work.. 5. Land fill stable with little or no compaction. 6. Vertical cuts stable. 7. Suitable as burrow material. 8. Lava tubes (subsurface voids) possible but not likely unless the aa lava flow is underlain by pahoehoe flows at shallow depths. 9. Ground surface usually complex with abrupt ups and downs. 10. Clinkers can be readily pushed by bulldozers to form roads, platforms, etc. 11. The ground surface is usually very rough; consequently, it probably requires smoothening and grading to be made more usable.	1. Consolidated, relatively smooth surfaced, large pavement-like slabs of rock with virtually no soil material. 2. No expansion or contraction on wetting and drying. 3. Well-drained in areas having moderate to low rainfall. Can have shallow standing water in areas of high rainfall because pavement-like surface restricts downward percolation of water. Cracking of surface rock may allow water to drain if subsurface rocks are porous. 4. Excellent bearing characteristics. Generally suitable for multi-story structures with minor foundation work. 5. Lava tubes (subsurface voids) possible. Would affect bearing characteristics. The tubes can sometimes be used for sewage disposal. 6. Vertical cuts stable. 7. Land fill stable with little or no compaction. 8. Ground surface usually smooth or hummocky. 9. Some pahoehoe can be broken to aa clinker-size rocks by a bulldozer equipped with a ripper, after which the material can be handled as aa clinkers.	1. In the undisturbed state the soil has the properties of a solid. On being manipulated, such as during construction, it becomes jelly-like or semi-liquid, at the same moisture content as the solid. Subsequent resting of the soil mass results in restoration of the solid properties. Thus, cuts are usually stable but handling during placement causes fill material to "ooze" out and the soils cannot be compacted by conventional methods. 2. The soils have exceptionally high natural moisture content that exceeds 100 per cent and even 200 per cent of the soil weight on oven-dry basis; that is not free gravitational water. The natural moisture is above the plastic limit and can exceed the liquid limit. 3. The soils cannot be rewetted to their original condition after they have been air-dried; they undergo irreversible change on drying. The change is from a soft, clayey material in its moist state to a hard, granular consistancy on drying. 4. The soils also shrink on drying with reductions between one-tenth to one-half of the original volume.	

Underlying Material Code	C	L	W
Material	Consolidated Coral	Consolidated Lava	Ground Water Seasonly Within 5' of the Surface
Characteristics	1. Often vesicular and cavernous, thus allowing internal drainage. Cesspools possible. 2. More easily fractured than lava. Usually does not require blasting. 3. Thickness depends on the various past stands of the sea; the coral may overlie unconsolidated (soft) material. 4. Bearing characteristics good, if thick. 5. Where the coral is hard and at the surface, it may be suitable for coral veneer work in the buildings.	1. Aa and pahoehoe are usually intermixed and were not differentiated in the underlying material. They are differentiated when they occur on the surface. 2. Thick, dense and difficult to fracture. Usually requires blasting. 3. Bearing characteristics excellent. Usually no unconsolidated material beneath. 4. Poor percolation in pahoehoe, thus cesspools may not function satisfactorily.	1. This category identifies areas where the water table may seasonally be within five feet of the surface. If the area is adjacent to the sea, salt will affect underground utilities.

Depth Code	1	2	3	4
Depth to Consolidated Material (feet)	0-5	6-10	11-15	Over 15

1/ Designated by a three-symbol code. The first symbol, a Roman numeral, denotes the soil character; the second symbol, an Arabic number, denotes the depth to consolidated (solid) material; and the third symbol, a capital letter, denotes the type of underlying material.

2/ Soils behaving like gels.

3/ Describes a condition where rocks hinder earth movement but do not preclude use of bladed equipment. No differentiation was possible as to size and relative quantity of rocks, although it is recognized that they will affect ease of cutting and filling, as well as bearing characteristics.

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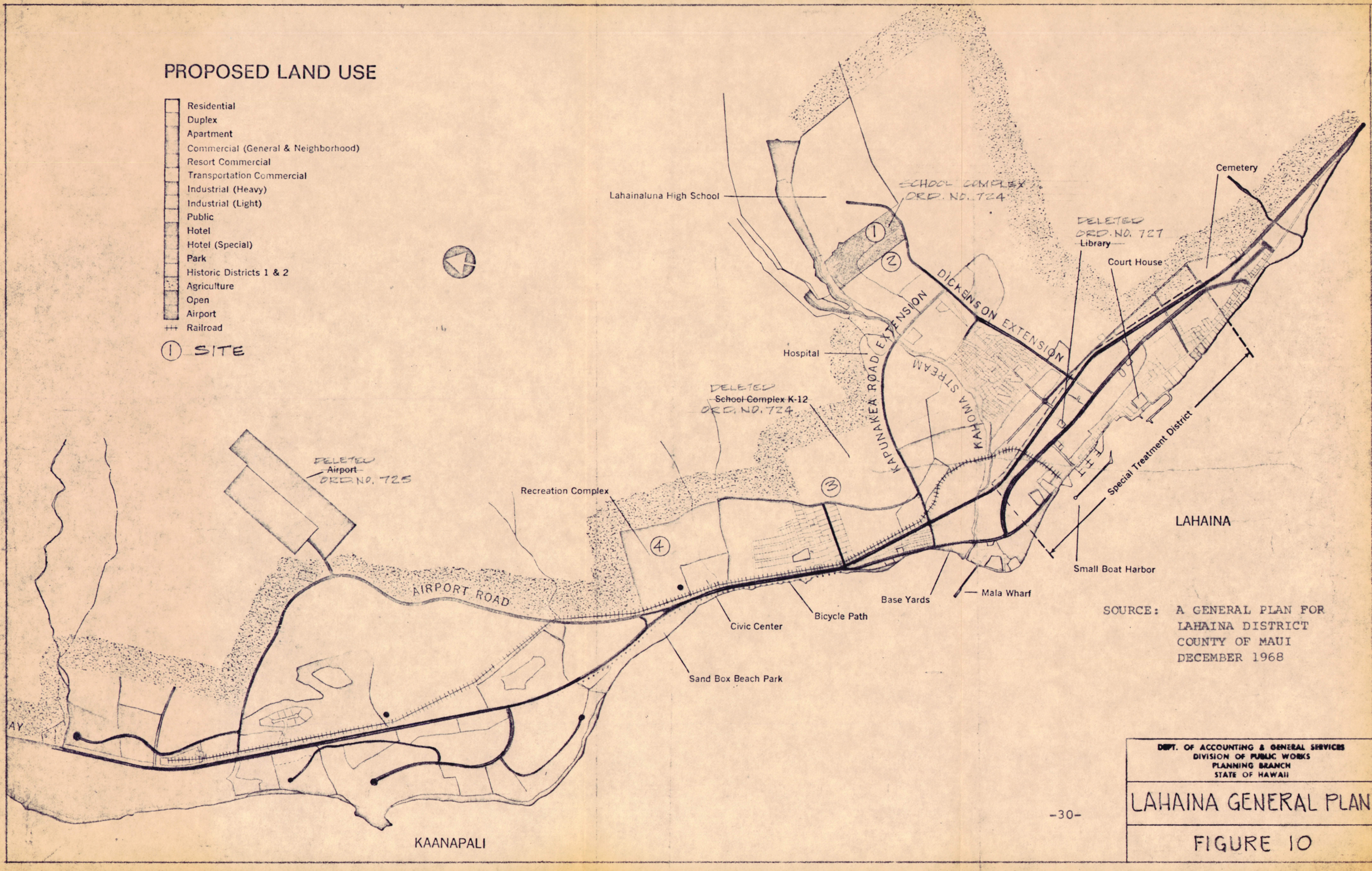
URBAN CLASS. SYMB.

FIGURE 9B

PROPOSED LAND USE

- Residential
- Duplex
- Apartment
- Commercial (General & Neighborhood)
- Resort Commercial
- Transportation Commercial
- Industrial (Heavy)
- Industrial (Light)
- Public
- Hotel
- Hotel (Special)
- Park
- Historic Districts 1 & 2
- Agriculture
- Open
- Airport
- Railroad

(1) SITE



SOURCE: A GENERAL PLAN FOR LAHAINA DISTRICT COUNTY OF MAUI DECEMBER 1968

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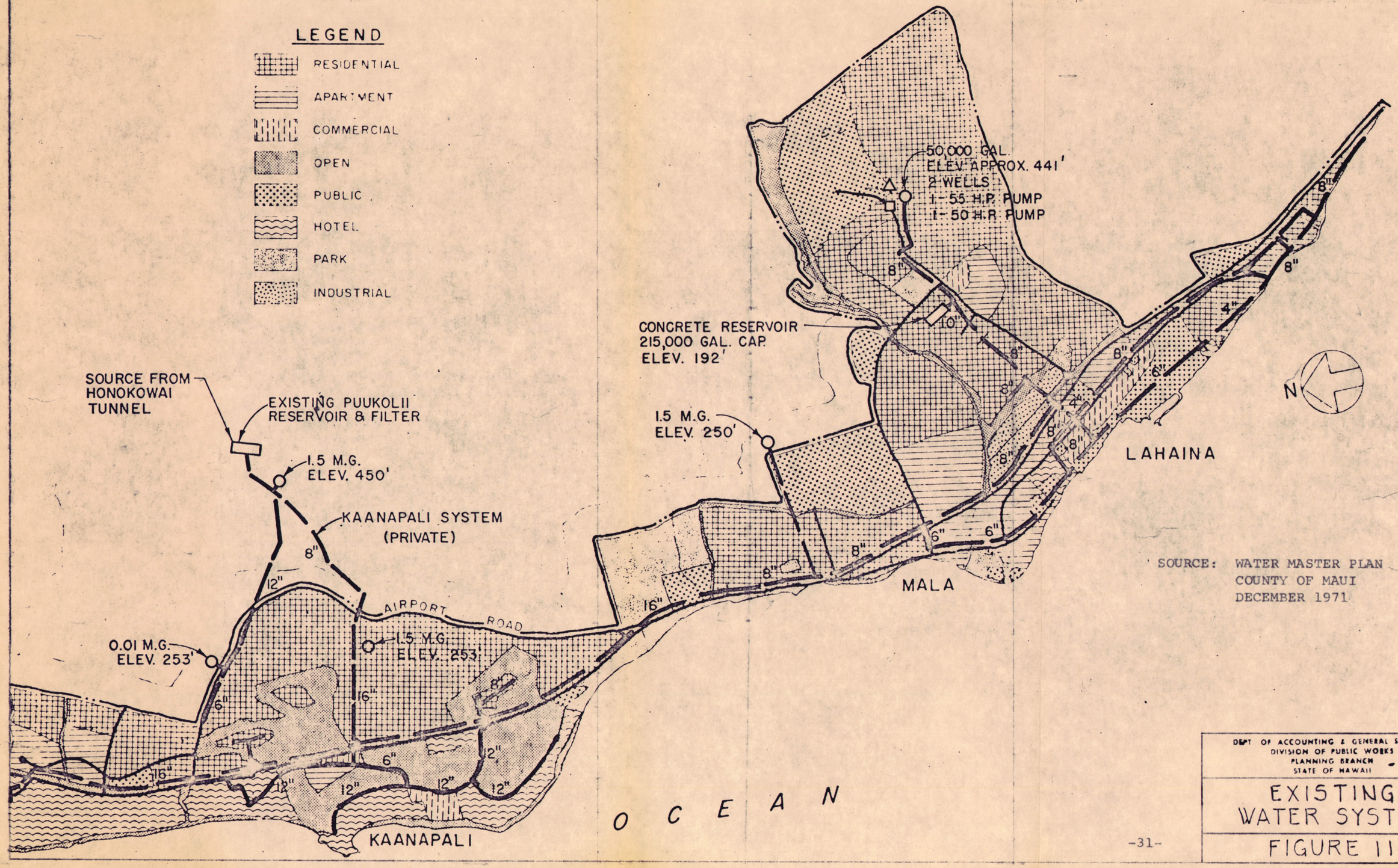
PLANNING BRANCH
STATE OF HAWAII

LAHAINA GENERAL PLAN

FIGURE 10

LEGEND

- RESIDENTIAL
- APARTMENT
- COMMERCIAL
- OPEN
- PUBLIC
- HOTEL
- PARK
- INDUSTRIAL



SOURCE: WATER MASTER PLAN
COUNTY OF MAUI
DECEMBER 1971

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PLANNING BRANCH
STATE OF HAWAII

EXISTING WATER SYSTEM

FIGURE 11

from Kanaha Stream and basal water from two drilled wells. The Kanaha Stream waters are obtained under a three-party distribution formula as follows:

(1) Lahainaluna School - Unspecified quantity available during a period of 4.25 hours each day.

(2) Maui County - 0.5 mgd during the remainder of the day. Needs in excess of 0.5 mgd purchased from Pioneer Mill.

(3) Pioneer Mill - Remainder after school and County requirements are met.

The Kahana Stream water is diverted at the intake about 3 miles inland at elevation 1,037 feet. It is then transmitted through approximately 2,065 feet of 10-inch galvanized steel pipe to a distribution box at elevation 800 feet. Lahainaluna High School takes its water from this box to a 100,000-gallon concrete tank at elevation 700 feet which is connected to the school's system with an 8-inch main.

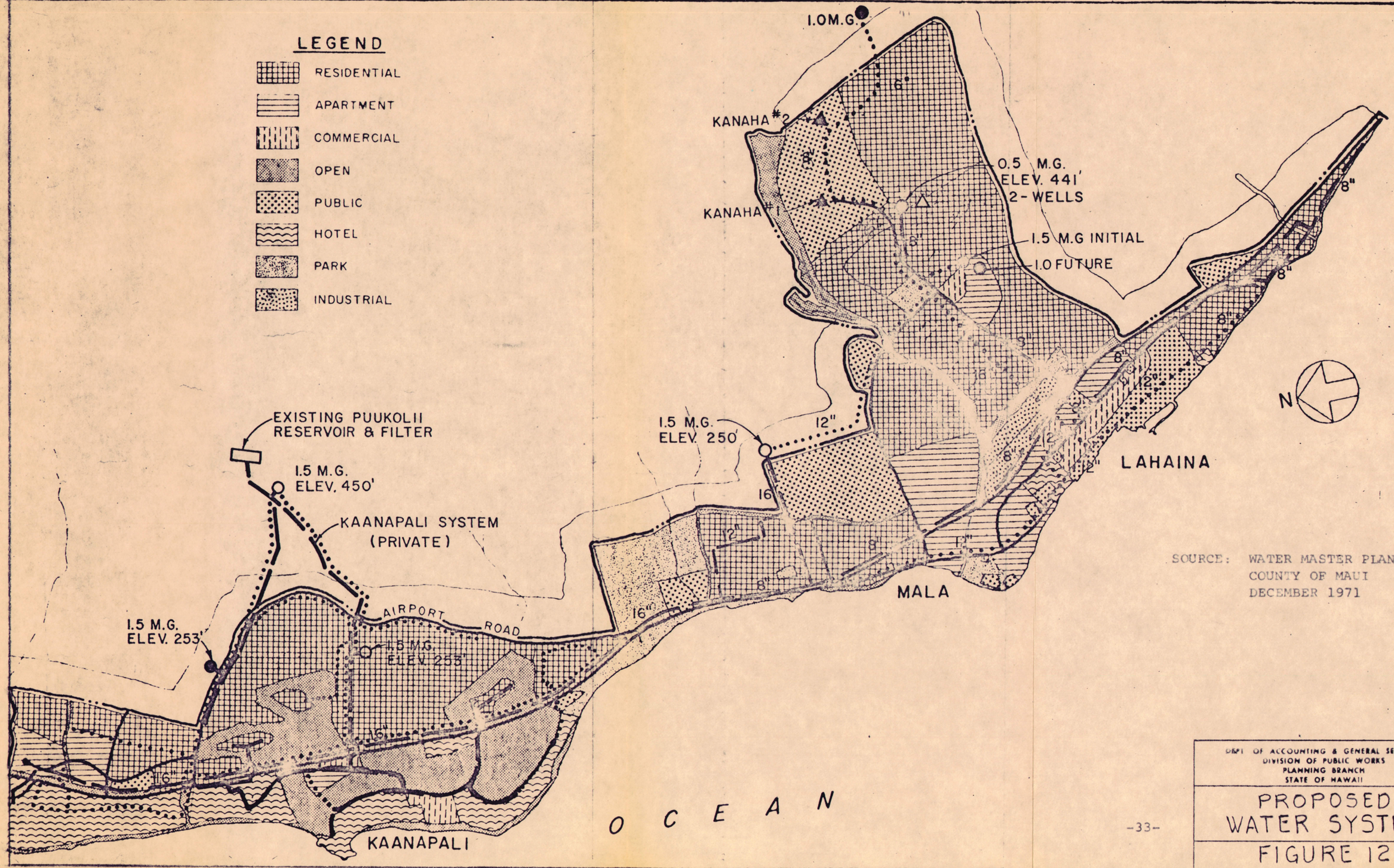
The remaining water from the distribution box is transmitted through 1,335 feet of 8-inch main to a settling box at elevation 702 feet. It is then sent through 4,600 feet of 12-inch, 8-inch, and 6-inch mains to the Pioneer Mill and County reservoirs along Lahainaluna Road at elevations 232 and 192 feet, respectively. Each of these reservoirs has a capacity of 230,000 gallons.

The two drilled wells are located below the new Lahainaluna athletic field at elevation 441 feet. They pump into a 50,000-gallon control tank which feeds into the County's 230,000-gallon tank through 3,200 feet of 8-inch transmission line. The remaining portion of the County's system is shown in Figure 11.

The proposed improvements to the Lahaina water system are shown in Figure 12. A new well at elevation 600 feet (Kanaha #1) was recently

LEGEND

- RESIDENTIAL
- APARTMENT
- COMMERCIAL
- OPEN
- PUBLIC
- HOTEL
- PARK
- INDUSTRIAL



SOURCE: WATER MASTER PLAN
COUNTY OF MAUI
DECEMBER 1971

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STATE OF HAWAII

PROPOSED WATER SYSTEM

FIGURE 12

drilled and tests show that it is capable of providing about 0.5 mgd of basal ground water. Plans are to pump this source to a 50,000-gallon control tank and through 4,000 feet of 12-inch pipeline to a new 0.5 mg reservoir at the 441-foot elevation below Lahainaluna High School. Plans have also been prepared for the drilling and testing of a second Kanaha well at the 640-foot elevation.

Construction of both of these projects are scheduled to begin by the end of 1972 to complete Stage I of the Lahaina water system improvements. Future unscheduled improvements planned for the Lahaina system include the development of a third Kanaha well, a new reservoir above Lahainaluna High School, and additional transmission and distribution pipelines.

Site 1 is located approximately between the 340-foot and 410-foot elevations. The site has no existing water service available and improvements are not scheduled to serve this area until it is developed in accordance with the Lahaina General Plan. Consequently, it will be necessary to provide an adequate water system as part of the school's development.

The existing Lahainaluna High School's water system could be extended down to this proposed site. However, the disadvantages are:

(1) The existing 100,000-gallon school tank and surface water source will not meet the County's fire flow requirements for schools.

(2) The existing high school distribution system is antiquated and inefficient and will require major improvements to serve the new school.

(3) The water consumption may have to be curtailed from time to time during droughts or low periods of surface water flow.

(4) The existing school's tank at the 700-foot elevation would create excessive pressures at the proposed school's elevation and require installation of adequate pressure reducers.

(5) The responsibility for repair and maintenance of the system will remain with the school. The County will not accept the school system unless it is improved to their standards.

Since the State Department of Land and Natural Resources and the Maui County Water Department are currently developing new sources and improving the Lahaina water system, an alternate method of providing the required water service would be to modify the proposed system improvements to serve this school site. Preliminary discussions were held with the above agencies and it was recommended that this would be the desirable alternative. The following advantages would be gained:

(1) The system could be designed to meet the fire flow requirements.

(2) The system would not be restricting the ultimate water consumption demand.

(3) The system would be operated and maintained by Maui County.

Adjustments to the proposed water system shown in Figure 12 are as follows:

(1) Substitution of approximately 4,080 L.F. of 12-inch pipe with 16-inch pipe from Kanaha Well No. 1 to the 440-foot elevation reservoir below Lahainaluna High School.

(2) Substitution of a 50,000-gallon control tank with a 0.5-million gallon reservoir at Kanaha Well No. 1.

The estimated cost of these adjustments is $150,000.

The primary difference between the above alternatives is the need to meet the fire flow water demand. Since the alternative sites are to be compared on an equal basis, the cost of meeting the fire flow demand is included with the development cost of Site 1. The other three alternative sites discussed herein are served by the County water system and will have adequate fire flow protection.

Site 2 is located makai of Site 1 and is below the 340-foot elevation. This site could be served by the existing Maui County wells and tank at the 440-foot elevation. Ultimately, the site will be served by the new Kanaha well and 0.5-million gallon reservoir which are currently being developed as part of the Lahaina water system improvements.

Site 3 is located below the existing 1.5-million gallon reservoir on Wahikuli Road. This site is below the 160-foot elevation and could be serviced by the reservoir which is at the 250-foot elevation. A second transmission main will ultimately connect this reservoir to the new sources being developed at Kanaha.

Site 4 is also located below the 160-foot elevation and could be served by the existing 1.5-million gallon reservoir at Wahikuli. Water for this site is available from mains at the Civic Center site and along Honoapiilani Highway.

3.8.2 Sewer - The Lahaina area is served by a sewage collection system as shown in Figure 13. Future improvements include the construction of a treatment plant, pumping stations, and extensions and replacement of sewer lines. The sewerage system improvements indicated in the plan are subject to changes which are pending the adoption of a Sewer and Drainage Master Plan recently completed for the Maui County by R. M. Towill Corporation.



SEWER SYSTEM

- Existing Sewer Lines
- Proposed Sewer Lines
- Existing Sewage Treatment Plant
- Proposed Sewage Treatment Plant
- Existing Sewerage Pump Station
- Proposed Sewerage Pump Station
- Existing Ejector Station

SOURCE: A GENERAL PLAN FOR LAHAINA DISTRICT COUNTY OF MAUI DECEMBER 1968

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PLANNING BRANCH
STATE OF HAWAII

SEWER SYSTEM

FIGURE 13

Sites 1 and 2 have no existing sewer service. The closest sewer lines are located at Kelawea subdivision which is makai of the proposed sites. Both sites will require the extension of a sewer line from Kelawea to the proposed sites for sewer service. An alternate method of sewage disposal would be to construct and maintain a sewage treatment plant for the school. However, this will entail greater expenses and is therefore not considered economically feasible. Cesspools could also be provided for sewage disposal on an interim basis until the planned sewer lines are constructed by the County. The choice of extending a sewer line to Sites 1 and 2 or utilizing cesspools will be made on the basis of economics.

Site 3 could be serviced by connecting to the existing 8-inch sewer lines at Wahikuli and Fleming Roads.

Site 4 could also be serviced by connecting to the line at the Civic Center site.

3.8.3 Electrical and Communication - The Lahaina area is served by the Maui Electric Company generation plants at Kahului and Maalaea. The four alternative sites can be served by connections to the existing distribution system in Lahaina. The school's power demand is not expected to impose a significant additional load to affect the Maui Electric Company's anticipated power requirements for Lahaina.

3.9 TRAFFIC

Alternative Sites 1 and 2 are presently served by Lahainaluna Road, a paved, 2-lane road. The General Plan for Lahaina indicates: (1) that Lahainaluna Road will not be improved, (2) that Dickenson Street will be extended mauka of Honoapiilani Highway and will become the major mauka-makai arterial in the future, and (3) that a future Kapunakea extension will connect with the Dickenson extension. Based on this, no traffic congestion is anticipated in the future for Alternative Sites 1 and 2. However, in the interim, the school will impose additional traffic on Lahainaluna Road

which may create undesirable traffic conditions, especially for school buses.

Alternative Site 3 is presently accessible from Wahikuli Road. This street is a paved residential street with a 40-foot right-of-way from Honoapiilani Highway to the existing Pioneer Mill main cane haul road. Beyond this point, the road is an unpaved field access road. The cane haul road is a semi-improved road with a 60-foot right-of-way and is used by sugar truck traffic. The development of a school at this location presents a hazardous traffic conditions which will require the following:

(1) Realignment of the industrial road mauka of the proposed school site or construction of a pedestrian overpass.

(2) Widening of Wahikuli Road and/or Fleming Road.

In the interm, the school will impose additional traffic on the Wahikuli Road. Ultimately, the Kapunakea extension should provide the main access to the school. The required access road improvements are shown in the cost computations in the Appendix.

Alternative Site 4 is located mauka of the Lahaina Civic and Recreational Center Complex. The site has no existing access except from the Civic Center and the cane haul road. Selection of this site would require realigning the existing cane haul road mauka of the site. A major access road to the site would also have to be constructed from Honoapiilani Highway. A second access from the Wahikuli subdivision can be provided by improving the abandoned section of the cane haul road. The proposed roadways for this site are shown in the cost computations included in the Appendix.

3.10 AIRCRAFT FLIGHT PATTERNS

None of the alternative sites are within the approach or take-off zones of an airport. The only

airstrip within the area is a private landing strip at Kaanapali which is approximately 1.5 miles north of Alternative Site 4.

CHAPTER IV
EVALUATION OF ALTERNATIVE SITES

4.1 GENERAL

This chapter contains an evaluation of each of the four alternative sites selected. The remarks in parenthesis indicate whether or not the particular site is excellent, good, or poor with regard to the particular criterion established in Chapter II. Figure 18 summarizes in tabular form, the rating of each site and the comparative costs involved.

4.2 ALTERNATIVE SITE 1 (Figure 14)

4.2.1 Minimum Site Criteria

A. Size - This site contains more than 35 usable acres.

B. Shape - The approximate length-to-width ratio does not exceed 2.5:1.0.

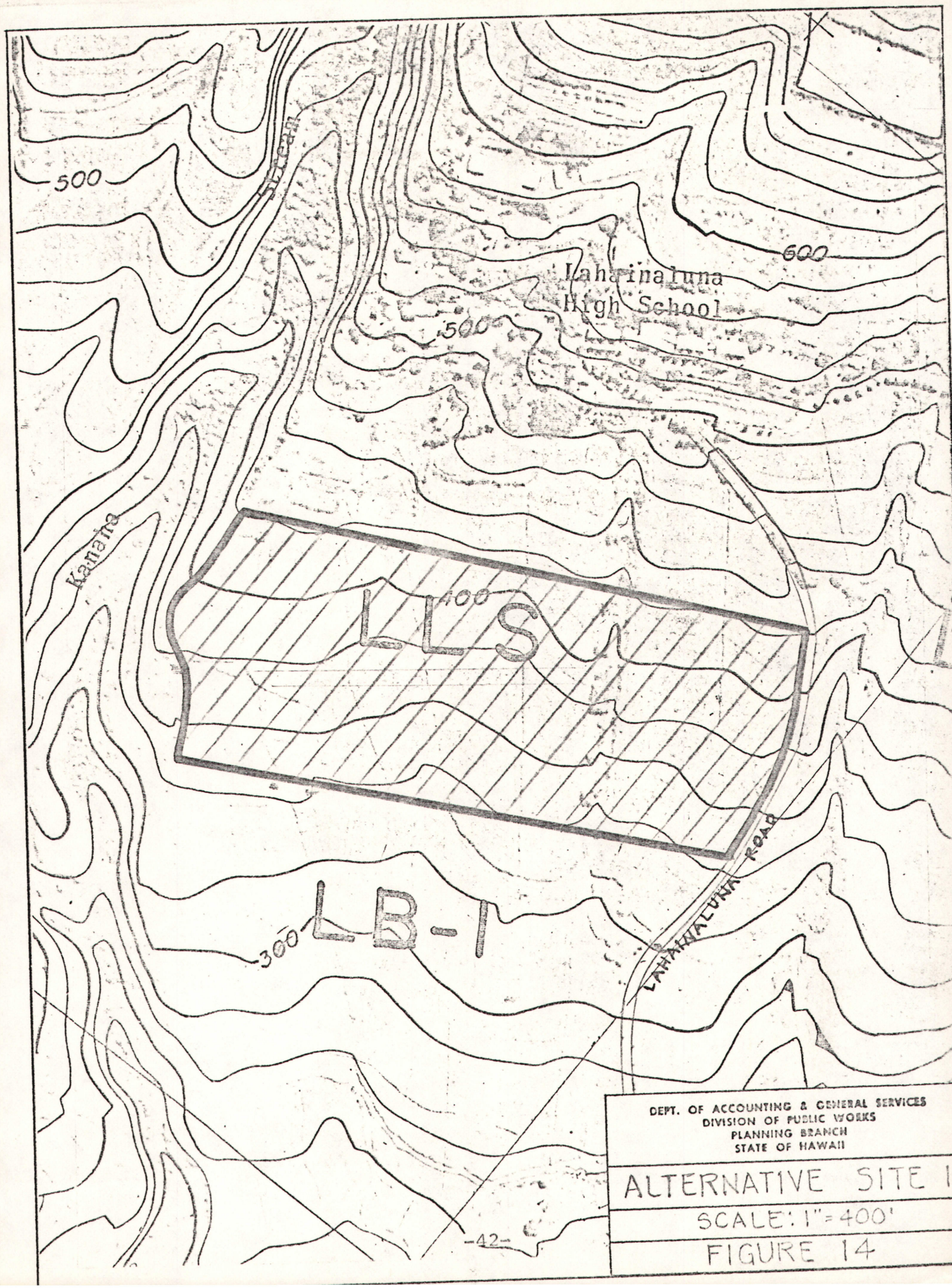
C. Tsunami - The site is outside of the tsunami inundation zone.

D. Flood - The site is not in a flood plain and the storm water runoff from the mauka areas can be accommodated with a drainage system through the site.

E. Landslide - The site is not within a known landslide area.

F. Traffic - The site will not be located in an area hazardous from the standpoint of pedestrian and traffic safety.

G. Timing - The acquisition of this site is possible early enough to meet the Department of Education's target date of September 1975.



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STATE OF HAWAII

ALTERNATIVE SITE 1

SCALE: 1" = 400'

FIGURE 14

H. Location - The site is located within the ultimate service area.

I. Displacement - The site can be obtained without need for mass relocation of families.

J. Historical - This site has not been designated as having significant historical value.

K. Conservation - The site is not within a conservation zone.

4.2.2 General Site Criteria

A. Physical Characteristics of the Site

(1) Shape (good) - The overall length-to-width ratio is approximately 2.4 to 1. However, when the elementary and intermediate sites are separated, they will have ratios of 1.5 to 1.0 and 1.7 to 1.0, respectively.

(2) Slope (good) - The major slope of the site is less than 10%.

(3) Aesthetic Value (good) - The site is under cane cultivation and therefore lacks natural beauty. However, the site could be developed into a beautiful campus through proper landscaping.

B. Accessibility to the Site

(1) Pedestrian (poor) - The site is estimated to be within walking distance (0.75 mile) of less than 50% of the students. The existing Lahainaluna Road has no sidewalks or adequate shoulders to provide safe pedestrian walkways. However, these facilities should be available with construction of the Dickenson Street extension mauka of Honoapiilani Highway.

(2) Automobile (good) - Access to the site is from an existing paved road. Future access will be from improved collector streets which should be capable of handling school traffic.

(3) Bus (poor) - Although no major bus service is available, the State provides a school bus service for the Lahaina District.

C. Environmental Effects

(1) Social Influences (poor) - The site is within 0.25 miles of a proposed commercial area indicated on the Lahaina General Plan.

(2) Industrial and Agricultural Nuisances (excellent) - This site will be surrounded by residential developments, Lahainaluna High School, and the Kahana Stream Gulch. The closest sugar cane fields will be across the Kahana Stream Gulch.

(3) Aircraft Noise (excellent) - The site is more than a mile from the aircraft flight pattern at the Kaanapali airstrip.

(4) Highway Noise (excellent) - The site is more than 1,500 feet away from Honoapiilani Highway and the cane haul road.

(5) Rain (excellent) - The site has a median annual rainfall of approximately 17 inches.

D. Zoning and Land Use Designations

(1) State Land Use Map (poor) - The site is in an Agricultural District and will require an amendment to the State Land Use Map.

(2) Maui County General Plan (excellent) - This site has been designated for a school complex.

E. Utilities

(1) Water (good) - The site has no water service but required system improvements to service the school can be made.

(2) Sewer (poor) - The site has no sewer service and will require the use of cesspools to serve the school.

(3) Power and Communications (excellent) - The site has existing services available and the ultimate needs can be met.

F. Community Effects

(1) Interference with Other Community Institutions (good) - The site is more than 0.25 miles from the proposed hospital site shown on the General Plan.

(2) Relocation of Displacees (excellent) - The site is owned by the State and under a general lease which can be terminated. No relocation of family, farm, or business will be required.

4.2.3 Cost Considerations

The cost computations are shown in the Appendix and are summarized in Figure 18.

A. Land Acquisition Cost

Land Cost = $ 81,000

B. Site Development Cost

(1) Grading Cost = $572,000

(2)	Water System Cost	= $ 150,000
(3)	Sewer System	= 35,000
(4)	Drainage Cost	= 45,000
		$ 802,000

C. Bus Subsidy

Bus Subsidy Cost = $1,864,000

4.3 ALTERNATIVE SITE 2 (Figure 15)

4.3.1 Minimum Site Criteria

A. Size - This site contains approximately 35 acres of usable area.

B. Shape - The approximate length-to-width ratio does not exceed 2.5:1.0.

C. Tsunami - The site is outside the tsunami inundation zone.

D. Flood - The site is not located in a flood plain.

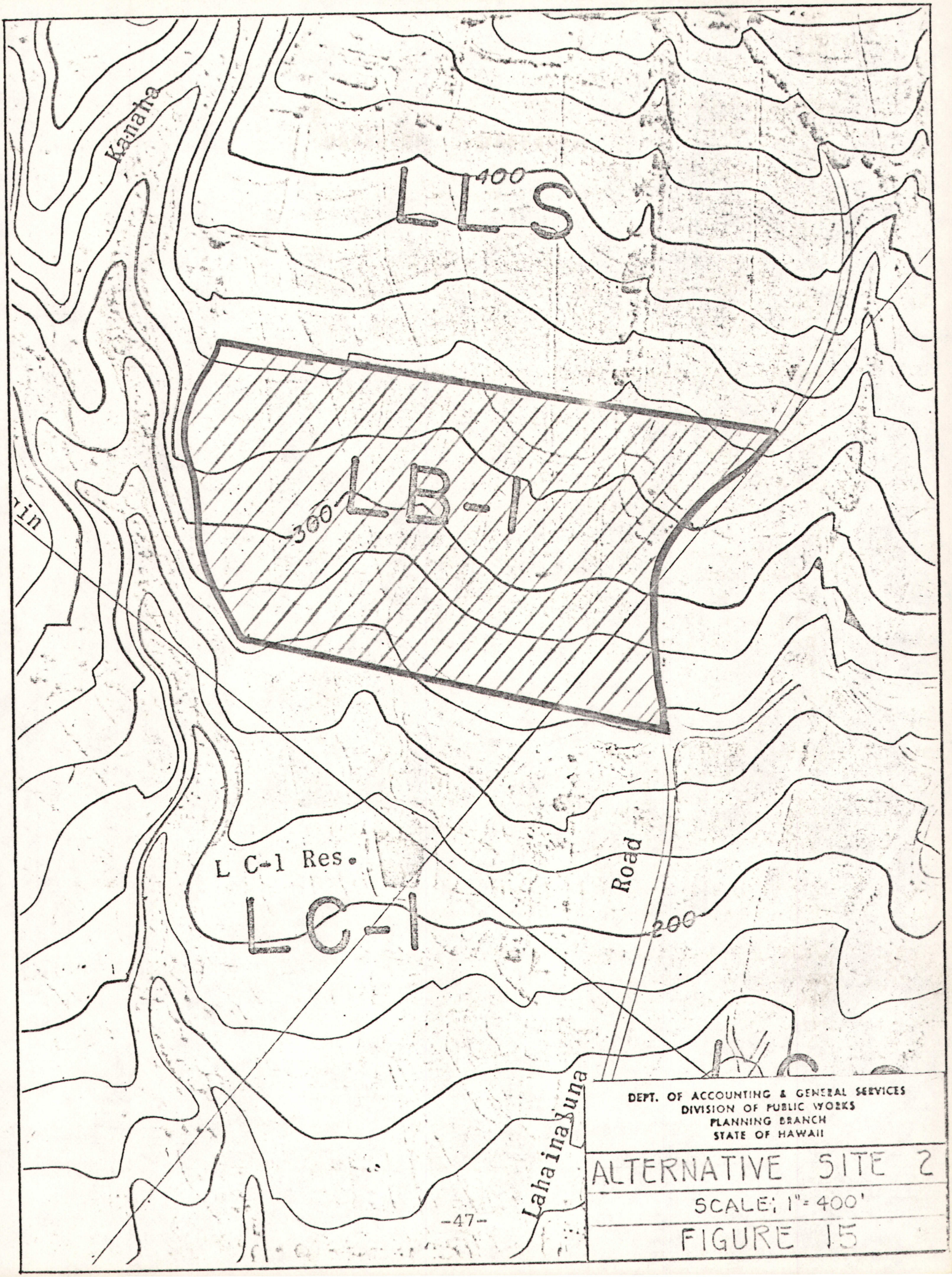
E. Landslide - The site is not within a known area.

F. Traffic - The site will not be located in an area hazardous from the standpoint of pedestrian and traffic safety.

G. Timing - The acquisition of this site is possible early enough to meet the Department of Education's target date of September 1975.

H. Location - The site is located within the ultimate service area.

I. Displacement - The site can be acquired without mass relocation of families.



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STATE OF HAWAII

ALTERNATIVE SITE 2

SCALE: 1" = 400'

FIGURE 15

J. Historical - The site has not been designated as having significant historical value.

K. Conservation - The site is not located in a conservation zone.

4.3.2 General Site Criteria

A. Physical Characteristics of the Site

(1) Shape (good) - The overall length-to-width ratio is approximately 1.8 to 1. However, when the elementary and intermediate schools are separated, they will have ratios of 2.5 to 1.0 and 1.2 to 1.0, respectively.

(2) Slope (good) - The major slope of the site is less than 10%.

(3) Aesthetic Value (good) - The site is under cane cultivation and therefore lacks natural beauty. However, the site could be developed into a beautiful campus through proper landscaping.

B. Accessibility to the Site

(1) Pedestrian (poor) - The site is not within walking distance (0.75 mile) of 50% of the students. The existing Lahainaluna Road has no sidewalks or adequate shoulders to provide safe pedestrian walkways. However, these facilities should be available with construction of the Dickenson Street extension mauka of Honoapiilani Highway.

(2) Automobile (good) - Access to the site is from an existing paved road. Future access will be from improved collector streets.

(3) Bus (poor) - Although no major bus service is available, the State provides a school bus service for the Lahaina District.

C. Environmental Effects

(1) Social Influences (poor) - The site is within 0.25 miles of a proposed commercial area indicated on the Lahaina General Plan.

(2) Industrial and Agricultural Nuisances (excellent) - If the schools are located here, it is anticipated that the State lands mauka of this site will be rezoned to residential use from public use. Thus, the site will be surrounded by residences on three sides and Kahoma Gulch on one side. The closest sugar cane fields will be across the gulch and will not affect the school site.

(3) Aircraft Noise (excellent) - The site is more than a mile from the aircraft flight pattern at the Kaanapali airstrip.

(4) Highway Noise (excellent) - The site is more than 1,500 feet from Honoapiilani Highway and the cane haul road.

(5) Rain (excellent) - The site has a median annual rainfall of approximately 17 inches.

D. Zoning and Land Use Designations

(1) State Land Use Map (poor) - The site is in an Agricultural District and will require an amendment to the State Land Use Map.

(2) Maui County General Plan (good) - The site is designated for apartment and residential use.

E. Utilities

(1) Water (excellent) - The site has adequate water pressure and capacity for the ultimate needs.

(2) Sewer (poor) - The site has no sewer service and will require the use of cesspools to serve the school site.

(3) Power and Communications (excellent) - These services are available and can meet the ultimate school needs.

F. Community Effects

(1) Interference with Other Community Institutions (poor) - The school and hospital sites are separated by Kahoma Gulch. However, the site is within 0.25 miles of the proposed hospital site shown on the General Plan.

(2) Relocation of Displacees (excellent) - The site is owned by Pioneer Mill Company and Bishop Estate. The site is used for cane cultivation and will not require the relocation of family, farm, or business.

4.3.3 Cost Considerations

The cost computations are included in the Appendix and are summarized in Figure 18.

A. Land Acquisition Cost

Land Cost	= $406,000

B. Site Development Cost

(1)	Grading Cost	= $492,000
(2)	Sewer System	= 35,000
		$527,000

C. Bus Subsidy

Bus Subsidy Cost = $ 1,851,000

4.4 ALTERNATIVE SITE 3 (Figure 16)

4.4.1 Minimum Site Criteria

A. Size - The size of this site is approximately 35 acres of usable area.

B. Shape - The approximate length-to-width ratio is less than 2.5:1.0.

C. Tsunami - The site is outside the tsunami inundation zone.

D. Flood - The site is not located within a flood plain.

E. Landslide - The site is not within a known landslide area.

F. Traffic - The site may be subject to hazardous industrial traffic. However, this can be remedied by realigning the road mauka of the site or providing a pedestrian overpass.

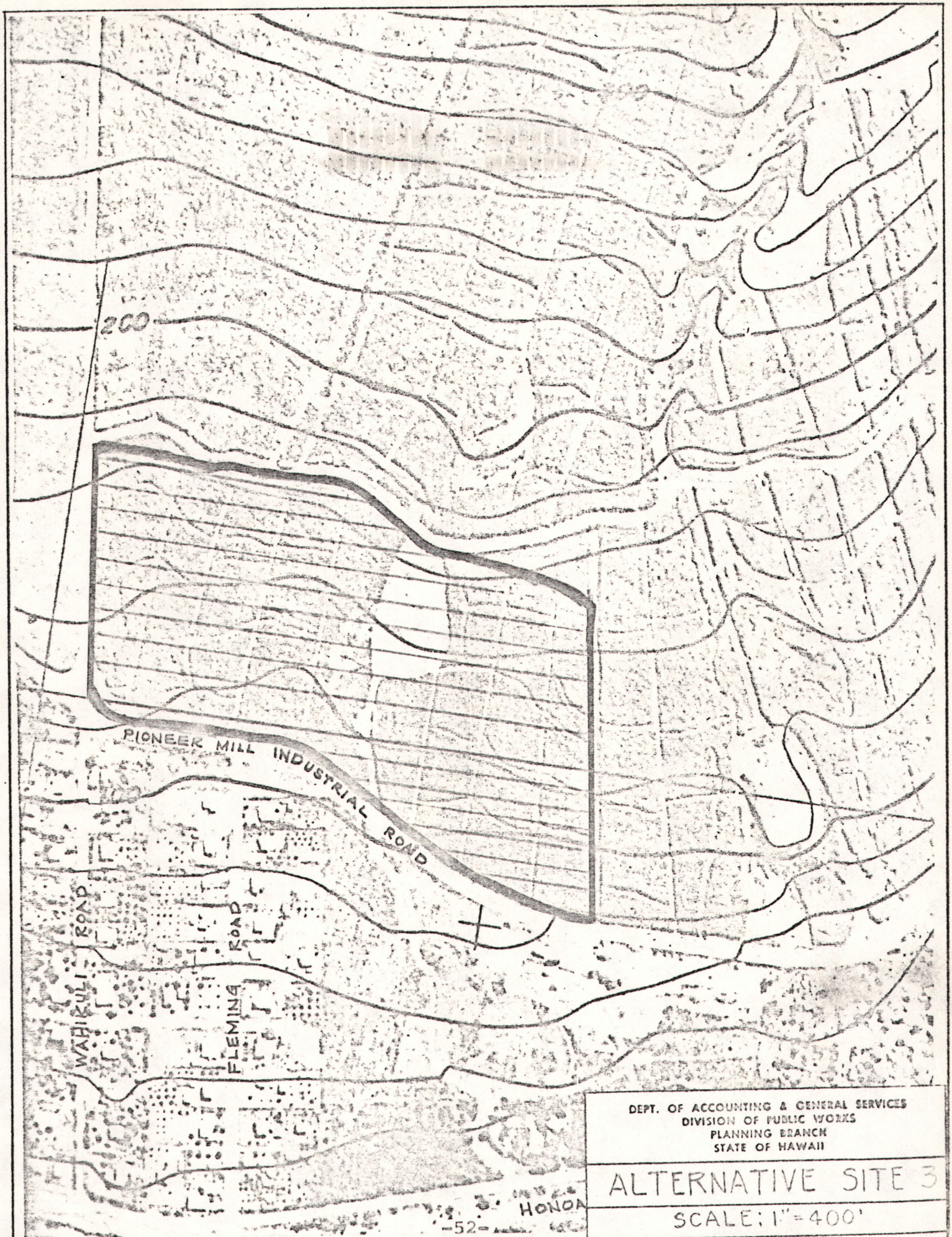
G. Timing - The acquisition of this site is possible early enough to meet the Department of Education's target date of September 1975.

H. Location - The site is located within the ultimate service area.

I. Displacement - The site can be acquired without need for mass relocation of families.

J. Historical - The site has not been designated as having significant historical value.

K. Conservation - The site is not located within a conservation zone.



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ALTERNATIVE SITE 3

SCALE: 1" = 400'

FIGURE 16

4.4.2 General Site Criteria

A. Physical Characteristics of the Site

(1) Shape (good) - The overall length-to-width ratio is approximately 1.9 to 1.0. However, when the elementary and intermediate schools are separated, they will have ratios of 1.8 to 1.0 and 1.4 to 1.0, respectively.

(2) Slope (good) - The major slope of the site is less than 10%.

(3) Aesthetic Value (good) - The site is under cane cultivation and therefore lacks natural beauty. However, the site can be developed into a beautiful campus through proper landscaping.

B. Accessibility to the Site

(1) Pedestrian (poor) - The site is not within walking distance (0.75 mile) of 50% of the students. The existing access roads will require sidewalks and the industrial road must be realigned mauka of the site.

(2) Automobile (good) - The site is accessible from Wahikuli Road and Fleming Road. The industrial road can be realigned and the abandoned section used for access.

(3) Bus (poor) - Although no major bus service is available, the State provides a school bus service for the Lahaina District.

C. Environmental Effects

(1) Social Influences (excellent) - The site is more than 0.5 miles from distracting commercial enterprises in Lahaina.

(2) Industrial and Agricultural Nuisances (good) - The site is adjacent to an industrial road which can be realigned mauka of the site. The adjacent sugar cane fields will create periodic nuisances during harvesting and cultivation. However, the nuisances are well within the limits of human tolerance.

(3) Aircraft Noise (excellent) - The site is more than a mile from the aircraft flight pattern at the Kaanapali airstrip.

(4) Highway Noise (poor) - The site is adjacent to the cane haul road which is used during the harvesting period from February to November by heavy trucks.

(5) Rain (excellent) - The site has a median annual rainfall of less than 17 inches.

D. Zoning and Land Use Designations

(1) State Land Use Map (poor) - The site is in an Agricultural District and will require an amendment to the State Land Use Map.

(2) Maui County General Plan (poor) - The site is designated for agriculture use.

E. Utilities

(1) Water (excellent) - There is existing water service to meet the ultimate school needs.

(2) Sewer (excellent) - The existing sewer lines at Wahikuli can service the proposed school site. No major off-site improvements are anticipated.

(3) Power and Communications (excellent) - These services are readily available and can meet the ultimate school needs.

F. Community Effects

(1) Interference with Other Community Institutions (good) - The site is approximately 0.5 miles from the proposed hospital site.

(2) Relocation of Displacees (excellent) - The site is owned by the State and under a general lease which can be terminated. No relocation of family, farm, or business will be required.

4.4.3 Cost Considerations

The cost computations are included in the Appendix and are summarized in Figure 18.

A. Land Acquisition Cost

Land Cost	= $	62,000

B. Site Development Cost

(1) Grading Cost	= $	460,000
(2) Access Road Cost	=	455,000
	$	915,000

C. Bus Subsidy

Bus Subsidy Cost	= $2,028,000

4.5 ALTERNATIVE SITE 4

4.5.1 Minimum Site Criteria (Figure 17)

A. Size - This site contains approximately 35 acres of usable area.



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ALTERNATIVE SITE 4

SCALE: 1" = 400'

FIGURE 17

B. Shape - The approximate length-to-width ratio is less than 2.5:1.0.

C. Tsunami - The site is outside the tsunami inundation zone.

D. Flood - The site is not located in a flood plain.

E. Landslides - The site is not within a known landslide area.

F. Traffic - The site will not be located in an area hazardous from the standpoint of pedestrian and traffic safety.

G. Timing - The acquisition of the site is possible early enough to meet the DOE's target date of September 1975.

H. Location - The site is located within the ultimate service area.

I. Displacement - The site can be acquired without mass relocation of families.

J. Historical - The site has not been designated as having significant historical value.

K. Conservation - The site is not within a conservation zone.

4.5.2 General Site Criteria

A. Physical Characteristics of the Site

(1) Shape (good) - The overall length-to-width ratio is approximately 2.0 to 1. However, when the elementary and intermediate schools are separated, they will have ratios of 1.8 to 1.0 and 1.4 to 1.0 respectively.

(2) Slope (good) - The major slope of the site is less than 10%.

(3) Aesthetic Value (good) - The site is under cane cultivation and therefore lacks natural beauty. However, the site could be developed into a beautiful campus through proper landscaping.

B. Accessibility to the Site

(1) Pedestrian (poor) - The site is not within walking distance (0.75 mile) of any significant number of students. No access roads are presently existing.

(2) Automobile (good) - Access to the site will be through a major roadway to be constructed from Honoapiilani Highway.

(3) Bus (poor) - Although no major bus service is available, the State provides a school bus service for the Lahaina District.

C. Environmental Effects

(1) Social Influences (excellent) - The site is more than 0.5 miles from distracting commercial enterprises in Lahaina.

(2) Industrial and Agricultural Nuisances (good) - The site is adjacent to some sugar cane fields and will be subject to periodic nuisances during harvesting and cultivation periods. However, the nuisances are well within the limits of human tolerance.

(3) Aircraft Noise (excellent) - The site is more than a mile from the aircraft flight pattern at Kaanapali airstrip.

(4) Highway Noise (poor) - The site is adjacent to the cane haul road which is normally used by heavy trucks during the harvesting period from February to November.

(5) Rainfall (excellent) - The site has a median annual rainfall of less than 17 inches.

D. Zoning and Land Use Designations

(1) State Land Use Map (poor) - The site is in an Agricultural District and will require an amendment to the State Land Use Map.

(2) Maui County General Plan (poor) - The site is designated for park and agricultural use.

E. Utilities

(1) Water (excellent) - There is existing water service available to meet the ultimate school needs.

(2) Sewer (excellent) - The existing sewer lines at the Civic Center can serve the proposed school site. No major off-site improvements are anticipated.

(3) Power and Communications (excellent) - These services are readily available and can meet the ultimate school needs.

F. Community Effects

(1) Interference with Other Community Institutions (excellent) - The site is more than 0.5 miles from any community institution which might be disturbed by large groups of students.

(2) Relocation of Displacees (excellent) - The site is owned by the State and under a general lease which can be terminated. No relocation of family, farm, or business will be required.

4.5.3 Cost Considerations

The cost computations are included in the Appendix and are summarized in Figure 18.

A. Land Acquisition Cost

Land Cost	= $ 61,000

B. Site Development Cost

(1)	Grading Cost	= $ 396,000
(2)	Water System	14,000
(3)	Sewer System	15,000
(4)	Access Road Cost	334,000
		$ 759,000

C. Bus Subsidy

Bus Subsidy Cost	= $2,213,000

CHAPTER V
ANALYSIS AND RECOMMENDATION

5.1 ANALYSIS

The four alternative sites selected for consideration were first evaluated against the minimum site criteria of Chapter II to test whether or not they could be considered as possible sites. Since the four sites met the minimum criteria, they were then evaluated against the general site criteria of Chapter II and the results tabulated in Figure 18 - Evaluation Table. It should be noted that the items in the Evaluation Table do not carry the same weight. However, they normally provide the best means of reducing the number of alternatives to the two best sites.

Analysis of the Evaluation Table shows that Alternative Sites 1 and 2 have the best comparative cost and that Site 4 has the best general site criteria rating, although they are all essentially equal. The alternative sites were therefore reduced to three by eliminating Alternative Site 3. Reasons for eliminating Site 3 were:

A. It had one of the highest comparative cost and one of the lowest general site criteria ratings.

B. It is one of three sites located on State land and is similar to the other two in many respects.

C. Maui County recently amended their Lahaina General Plan changing this site from a K-12 School Complex designation to an Agriculture designation.

Comparison of Alternative Sites 1 and 2 was made next by extracting the differences between these sites from Figure 18 for closer examination.

Figure 18

EVALUATION TABLE a/

		ALTERNATIVE SITES b/			
		1	2	3	4
1. Minimum Site Criteria					
A. Size		Yes	Yes	Yes	Yes
B. Shape		Yes	Yes	Yes	Yes
C. Tsunami		Yes	Yes	Yes	Yes
D. Flood		Yes	Yes	Yes	Yes
E. Landslide		Yes	Yes	Yes	Yes
F. Traffic		Yes	Yes	Yes	Yes
G. Timing		Yes	Yes	Yes	Yes
H. Location		Yes	Yes	Yes	Yes
I. Displacement		Yes	Yes	Yes	Yes
J. Historical		Yes	Yes	Yes	Yes
K. Conservation		Yes	Yes	Yes	Yes
2. General Site Criteria c/					
A. Physical Characteristics					
1) Shape		0	0	0	0
2) Slope		0	0	0	0
3) Aesthetics		0	0	0	0
B. Accessibility					
1) Pedestrian		-	-	-	-
2) Automobile		0	0	0	0
3) Bus		-	-	-	-
C. Environmental Effects					
1) Social Influences		-	-	+	+
2) Industrial & Agricultural Nuisances		+	+	0	0
3) Aircraft Noise		+	+	+	+
4) Highway Noise		+	+	-	-
5) Rain		+	+	+	+
D. Zoning & Land Use					
1) State Land Use Law		-	-	-	-
2) County General Plan		+	0	-	-
E. Community Effects					
1) Interference with Institutions		0	-	0	+
2) Relocation of Displacees		+	+	+	+
F. Utilities					
1) Water		0	+	+	+
2) Sewer		-	-	+	+
3) Power & Communications		+	+	+	+
Totals of General Site Criteria	+	7	7	7	8
	0	6	5	6	5
	-	5	6	5	5
Comparative Cost Considerations					
1. Land Acquisition		81	406	62	61
2. Site Development		802	527	915	759
3. Bus Subsidy		1864	1851	2028	2213
Total Comparative Cost d/		2747	2784	3005	3033

a/ Legend: Yes - Site meets minimum criteria.
No - Site does not meet minimum criteria.
\+ - Indicates an excellent characteristic.
0 - Indicates a good characteristic.
\- - Indicates a poor characteristic.

b/ It should be noted that the rating for these items reflect the improved conditions when a cost item is included in the cost considerations.

c/ Sites not meeting all of the minimum site criteria are not evaluated in terms of the general site criteria.

d/ $1,000 units.

Item No.	Item Description	Rating Site 1	Site 2
2D2	County General Plan	+	0
2E1	Interference with Institutions	0	-
2F1	Water	0	+
	Comparative Cost ($1,000)	$1,787	$1,832

Pertinent comments regarding these sites are:

A. Alternative Site 1 is generally equal to or better than Alternative Site 2 for each item in the general site criteria except the item on water.

The difference here is that water service is available for Site 2 whereas water service for Site 1 will require improvements. Portions of these improvements are being implemented by the Department of Land and Natural Resources with a $3,342,000 appropriation for water systems developed in West Maui.

B. The land acquisition cost for Alternative Site 1 was computed on the assumption that the State would be able to increase the present $25/acre annual lease rent to $300/acre at the end of the present lease agreement. If the State were to realize only $40/acre, the cost of "land acquisition" for Site 1 would be reduced by $55,000.

C. The size for Site 2 has been reduced to thirty acres on the basis that (1) the County will develop a park next to the school as shown on the County General Plan and (2) the school can utilize five acres of this park to meet their land requirements. If the school must purchase and develop the park site or cannot utilize

five acres of the park, the comparative cost for Site 2 will be increased as follows:

$ 67,000	Land Acquisition
82,000	Grading
$149,000	TOTAL

D. The land acquisition cost for Alternative Site 2 is the most sensitive factor in the comparative cost analysis. Presumably, the value could vary from $5,000 to $22,000 per acre which would make it the most economical or the most expensive site to develop. Based on the discussion in the cost computations, it is estimated that the minimum cost to the State would be $10,000 per acre. Use of this value would reduce the cost of land acquisition for Site 2 by $98,000. The cost computed in Figure 18 is based on $13,000 - $15,000 per acre.

However, no land acquisition funds have been appropriated for the proposed school site. Assuming such an appropriation is included in the first year of the 1973-1975 Biennium, funds would be available on July 1, 1973. Allowing one year for completion of the land acquisition by the State Department of Land and Natural Resources would mean the land would be acquired in July 1974.

Because the date of acquisition for Site 2 would be about two years from now, it is more likely that the State would have to pay a higher rather than a lower price for the land. The higher value could result from a change in the State Land Use District boundary from agriculture to urban and a change in County zoning from agriculture to residential. At $22,000/acre, the additional land acquisition cost would be $262,000 for Site 2.

E. Alternative Site 1 is the only alternative that will permit clustering of Lahainaluna High with Lahaina Elementary and Intermediate as desired by the Department of Education.

Analysis of the above cost items indicates the following:

Comparative Cost Site 1	Site 2	Item
$2,747	$2,784	From Figure 18
- 55	0	Decreased lease rental figure
0	+ 149	Land must be increased from 30 to 35 acres
0	(- 98)	Varying the cost of land
	(+ 262)	
$2,692	$2,686	Low Figure
$2,747	$3,195	High Figure

Based on the above comments, it was concluded that Alternative Site 1 is superior to Alternative Site 2 in terms of general site criteria and comparative cost and Site 2 deleted from further consideration. Alternative Site 1 was next compared with Alternative Site 4. The differences between these sites were extracted from the Evaluation Table and tabulated below for closer examination.

Item No.	Item Description	Rating Site 1	Site 4
2C1	Social Influences	-	+
2C2	Industrial & Agricultural Nuisances	+	0
2C4	Highway Noise	+	-
2D2	County General Plan	+	-
2E1	Interference with Institutions	0	+
2F1	Water	0	+
2F2	Sewer	-	+
	Comparative Cost ($1,000)	$2,747	$3,033

Pertinent comments concerning these sites are:

A. Site 1 received a (-) for social influences because it will be within 0.25 miles of a proposed commercial area. This commercial area is shown on the Lahaina General Plan at the intersection of the future extension of Dickenson and Kapunakea Roads.

B. Site 4 was rated (0) for industrial and agricultural nuisances because it will be subject to periodic disturbance from agricultural activities around the school.

C. Site 4 received a (-) for highway noise on the basis of its location next to the main cane haul road.

D. Site 4 received a (-) for County General Plan because it is located in an agricultural area.

E. Site 1 was rated (0) for interference with institutions on the basis that roads will be constructed between the school site and Kapunakea Road Extension which will place the proposed hospital within 0.5 miles of the school.

F. Site 1 received a (0) for water because improvements to the existing water system are required to serve the site. Portions of these improvements are already under design and construction.

G. Site 1 received a (-) for sewer because it must utilize cesspools until the sewer interceptor is constructed along Dickenson Street.

H. Site 4 has a higher comparative cost than Site 1 by $286,000 and has the greater potential for additional cost due to increased cost of bus subsidies and air conditioning for noise control.

Based on the above comments, it is concluded that Alternative Sites 1 and 4 are essentially equal in general site criteria rating. However, Alternative Site 4 has a greater comparative cost than Alternative Site 1 and a greater potential for additional cost due to air conditioning for noise control.

5.2 RECOMMENDATION

Since Alternative Site 1 meets all of the minimum site criteria, is essentially equal to Alternative Sites 2, 3, and 4 in general site criteria rating, and has the lowest comparative cost, it is recommended as the site for the Lahaina Elementary and Intermediate School.

APPENDIX A

COST COMPUTATIONS

I LAND

II SITE & UTILITY DEVELOPMENTS

III BUS SUBSIDY

COST COMPUTATIONS

I. LAND

A. Land Acquisition

Alternative Sites 1, 3, and 4 are on State land and would seemingly have no "land acquisition cost" per se. However, there is a cost to the State in terms of alternative uses to which these sites could be used. In this case, these sites are presently leased for agricultural uses. Therefore, the "land acquisition" cost for these sites is based on (1) the present worth value of the existing lease and (2) the present worth value of a future lease for the remaining portion of a 50-year period. This 50-year period will be from 1972 to 2022.

Site 1 - The site is on State land leased to Pioneer Mill Company under Lease S-5008. Terms of the lease are for the 20-year period lease rental of $25/acre or 4.5% of the gross income, whichever is greater. The present worth value of this lease to the State is computed on the following basis:

Rn = 35 ac x $25/ac/yr = $875/yr lease rent for non-harvest year.

T = 17 months growing time (18-month harvesting cycle).

G = 0.53 tons sugar/ac/mo - growth rate (from Figure 9).

S = $150/ton sales price for raw sugar (includes income for molasses and compliance payments).

A = 33 acres cane area after deducting roads, ditches, etc.

P = 4.5% of gross income.

Rh = TGSAP = 17 mo x 0.53 TS/ac/mo x $150/TS x 33 ac x 0.045 = $2,007/yr lease rent for harvest year.

Based on the 18-month harvesting cycle, the non-harvest year lease rent (Rn) will be paid every third year beginning with the first year and the harvest year lease rent (Rh) will be paid for the remaining years.

$i = 6\%$

$$P.W._1 = Rn\ [(PS\ 6\text{-}2) + \text{----} (PS\ 6\text{-}14)] + Rh\ [(PS\ 6\text{-}0) + \text{----} (PS\ 6\text{-}15)]$$
$$= \$875\ [0.8900 + 0.7473 + 0.6274 + 0.5268 + 0.4423] + \$2,007\ [1.0000 + 0.9434 + 0.8396 + 0.7921 + 0.7050 + 0.6651 + 0.5919 + 0.5584 + 0.4970 + 0.4688 + 0.4173]$$
$$= \$875\ (3.2338) + \$2,007\ (7.4786)$$
$$= \$2,830 + \$15,010 = \$17,840$$

It is assumed that the lease for the remaining portion of the 50-year period will be for some agricultural use and that the State will be able to increase the annual lease rental from the present $25/acre to $300/acre. This figure is based on a land value of $5,000/acre and a 6% rate of return.

$$P.W._2 = R\ (PR\ 6\text{-}35)\ (PS\ 6\text{-}15)$$
$$= (35\ ac \times \$5,000/ac \times 6\%)\ (14.498)\ (0.4173)$$
$$= \$10,500 \times 14.498 \times 0.4173 = \$63,525$$

$$P.W._T = P.W._1 + P.W._2 = \$17,840 + \$63,525$$
$$= \$81,365$$

Site 2 - This site includes approximately 4 acres owned by B. P. Bishop Estate and 26 acres owned by Pioneer Mill Company, Ltd. It was assumed that 5 acres of the approximately 10-acre proposed County park adjacent to the site would be used to meet a portion of the school's play area requirements. Data obtained for these parcels of land is as follows:

Tax Map Key	4-6-18:14	4-5-15:01
Owner	Bishop Estate	Pioneer Mill
Area	12.73 ac	84.74 ac
1972 Tax Assess. Valuation	$14,435	$45,988
Average Value	$1,800	$600
County Zoning	Residential	Residential
SLU District	Agriculture	Agriculture
Present Land Use	Sugar cane	Sugar cane

The above average valuation appears to be too low when compared with the data in Exhibit A - Comparable Sales of Agricultural Land on Maui. The data in Exhibit A was obtained from the State Department of Taxation for comparison purposes only. The lands involved in these sales are on the slopes of Haleakala generally from the Pukalani to Makena areas. There were no recent comparable sales in the Lahaina area. Unofficial estimates provided by the Tax Department indicates that agricultural land on Maui has been selling recently from $3,000 to $7,000 an acre. The actual price depending on location of the site, availability of utilities, access to the property, etc.

An attempt was made to correlate the State Tax Department assessment valuations with appraisals made recently for acquisition of school sites. However, the computations in Exhibit B indicate that no such correlation can be made at this time. Therefore, the appraisal data in Exhibit B was used to develop land acquisition values based on (1) County General Plan, (3) State Land Use District, (3) accessibility to the site, and (4) availability of utilities. The result was as follows:

County General Plan	State Land Use District	Land Value $/Acre
Residential	Urban	$19,000-$25,000
Residential	Rural	$15,000-$19,000
Residential	Agriculture	$12,000-$15,000
Rural	Rural	$ 9,000-$12,000
Rural	Agriculture	$ 6,000-$ 9,000
Agriculture	Agriculture	$ 3,000-$ 6,000

The higher values would be used for lands with good accessibility and utilities available.

The land acquisition cost for Site 2 was computed using the above table. The Bishop Estate land was assigned a value of $15,000/acre because:

(1) It is adjacent to the urban lands which were recently developed as the Kelawea Mauka Subdivision.

EXHIBIT A

COMPARABLE SALES OF AGRICULTURE LAND ON MAUI

TMK	DATES	SALE PRICE	ACREAGE	AVG.
2-3-11-20	6/63	$ 160,000	40	4,000
2-3-9-26	6/64	74,000	25	3,000
2-3-2-48	1/63	85,000	31	2,700
2-1-8-45	6/65	900,000	400	2,300
2-3-7-6	6/69	360,000	120	3,000
2-3-2-14	9/69	122,000	41	3,000
2-3-2-40	12/69	60,000	20	3,000
2-3-7-19	9/69	269,000	119	2,300
2-3-8-7	6/67	38,000	18	2,100
2-1-5-92	12/68	32,000	10	3,700
2-3-3-30	4/66	32,000	24	1,300
2-2-4-20	9/67	44,000	18	2,400
2-2-11-1	8/68	435,000	58	7,500
2-1-8-56	8/71	1,800,000	670	2,700

SOURCE: STATE DEPARTMENT OF TAXATION

EXHIBIT B

COMPARISON OF RECENT APPRAISALS & STATE TAX ASSESSMENT VALUES

Item	Waihee	Hana	Hana	Kihei
Tax Map Key	3-2-07:01 por	1-3-06:05	1-3-06:08	2-2-02:01 por
Acreage	3.5	4.4	17.7	50
SLU District	Urban	Rural	Agriculture	Agriculture
County General Plan				Public Use
Present Use	Agriculture	Pasture	Pasture	Pasture
Highest and Best Use	Residential	Rural Residential	Intensive Agriculture	Agriculture Subdivision
Appraisal Value	$22,000/ac	$10,000/ac	$4,500/ac	$5,000/ac
Appraisal Date	10-23-70	9-3-70	9-3-70	5-30-72
1972 Tax Assessment Value	$17,142	$9,790	$46,268 a/	$87,516
Acreage	4.049	4.44	17.75	7,459.46
Unit Value	$4,234/ac	$2,205/ac	$2,607/ac	$12/ac
Ratio Appraised Value to Tax Assessment Value	5.2:1	4.5:1	1.7:1 b/	416.7:1

a/ Based on the 1971 tax assessment value since none is shown for 1972. The 1970 tax assessment value was $3,236.

b/ This ratio would be 24.6:1 based on the 1970 tax assessment value of $3,236.

(2) There is adequate utilities available for residential development.

(3) Most of the site is readily accessible from Lahaina-luna Road.

Although the Pioneer Mill land is adjacent to the Bishop Estate land, it was assigned the lower value of $13,000/acre. This was primarily because most of the land is not as readily accessible as the Bishop Estate land.

The land acquisition cost for Site 2 was computed as follows:

TMK 4-6-18:14 for 4 ac x $15,000/ac	= $ 60,000
TMK 4-5-15:01 for 26 ac x $13,000/ac	= $338,000
Estimated Land Cost	$398,000
Appraisal Fee	4,000
Title Search	2,000
Staff Cost	2,000
Estimated Cost of Land Acquisition	$406,000

Site 3 - The site is on State land leased to Pioneer Mill Company under Lease S-4229. Terms of the lease are for the period February 1969 to February 1994 with an annual rental of $28/acre or 5.25% of the gross income, whichever is greater. The present worth value of this lease for the school site is computed similar to Site 1 except for the changes noted herein:

Rn = 35 ac x $28/ac/yr = $980/yr lease rent for non-harvest year.

G = 0.48 tons sugar/ac/mo growth rate (from Figure 9).

P = 5.25% of gross income.

Rh = TGSAP = 17 mo x 0.48 TS/ac/mo x $150/TS x 33 ac x 0.0525 = $2,120/yr lease rent for harvest year.

$P.W._1$ = Rn [(PS 6-2).....(PS 6-20)] +
Rh [(PS 6-0).....(PS 6-22)]
= \$980 [3.2338 + 0.3714 + 0.3118] +
\$2,120 [7.4786 + 0.3936 + 0.3503 +
0.3305 + 0.2942 + 0.2775]
= \$980 (3.9170) + \$2,120 (9.1247)
= \$3,839 + \$19,344 = \$23,183

$P.W._2$ = R (PR 6-28) (PS 6-22)
= \$10,500 (13.406) (0.2775) = \$39,062

$P.W._T$ = $P.W._1 + P.W._2$ = \$23,183 + \$39,062
= \$62,245

Site 4 - This site is on State land leased to Pioneer Mill Company under the same lease as Site 3. The present worth is computed similar to Site 3, except for some changes noted herein:

A = 30 acres. It was assumed that one half of the approximately 10-acre County recreational park proposed next to the Civic Center would be used to meet a portion of the school's play area requirements.

G = 0.53 tons sugar/ac/mo growth rate (from Figure 9).

Rh = TGSAP = 17 mo x 0.53 TS/ac/mo x
\$150/TS x 28 ac x 0.0525 = \$1,987/yr lease rent for harvest year.

$P.W._1$ = Rn (PS 6-2).....(PS 6-20) +
Rh (PS 6-0).....(PS 6-22)
= \$980 (3.9170 + \$1,987 (9.1247)
= \$3,839 + \$18,131 = \$21,970

$P.W._2$ = \$39,062

$P.W._T$ = $P.W._1 + P.W._2$ = \$21,970 + \$39,062
= \$61,032

B. Crop Damages

Site	Field No.	Harvesting Date
1	LB-1	2/15/72
2	LB-1	2/15/72
3	H-7	2/3/72
4	I-3	2/29/72

Based on the above harvesting schedule, the crop damage costs for the alternative sites would be approximately equal. The cost computations are therefore omitted for this study.

II. SITE DEVELOPMENT

A. Grading Costs

Site No.	No. Acres	Avg. Slope	Earthwork CY/AC *	Est. Qty. Earthwork	Cost CY.	Grading Cost
1	35	4%	4,100	143,000	$4	$572,000
2	30	4%	4,100	123,000	$4	$492,000
3	35	3%	3,300	115,000	$4	$460,000
4	30	3%	3,300	99,000	$4	$396,000

*Based on previous projects.

B. Water System Costs

Site 1 - The State Division of Water and Land Development is implementing portions of the water system master plan shown in Figure 12 with a $3,342,000 appropriation for water systems development in the West Maui area. The estimated cost of $620,000 for the well, pump and controls, pipeline and tank above Site 1 will be funded with this appropriation.

Discussions with the Division of Water and Land Development indicates the following modification to the system shown in Figure 12 are required to serve Site 1:

(1) Substitute 4,080 l.f. of 12-inch pipe with 16-inch pipe from the existing Kanaha Well to the reservoir at elevation 440 ft.

(2) Change the 0.05 mg control tank at Kanaha Well to a 0.5 mg reservoir.

The estimated cost of these changes is $150,000. Indications are that this additional cost can be covered with the existing appropriation by revising the priorities for improvements to the water system.

Site 2 - The school can hook up to the existing water line along Lahainaluna Road.

Site 3 - The school can hook up to the existing water line along Wahikuli and Fleming Road.

Site 4 - The school can hook up to the existing water line along Honoapiilani Highway.

850' - 8" @ $16/1.f. = $13,600

C. Sewer System Costs

Site 1 - This site requires the extension of a sewer line from Kelawea Subdivision or the use of cesspools.

Sewer Line:

2,500 l.f. of 8" sewer line @ $35/l.f.	= $87,500
8 each S.M.H. @ $1,000/ea.	= 8,000
	$97,500

Cesspools:

5 - 40 Classrooms
2 - Cafetorium
1 - Administration & Library
2 - Locker/Shower
10 - Total Cesspools Required

10 c.p. @ $3,500/c.p. = $35,000

Use cesspools.

Site 2 - This site will also require the extension of a sewer line from Kelawea or the use of cesspools as for Site 1.

Sewer Line:

1,300 l.f. of 8" sewer line @ $35/l.f.	= $45,000
4 each S.M.H. @ $1,000/ea.	= 4,000
	$49,000

Cesspools:

10 c.p. @ $3,500/c.p. = $35,000

Site 3 - The school can hook up to the existing sewer line on Wahikuli and Fleming Road.

Site 4 - The school can hook up to the existing sewer line along Honoapiilani Highway.

850' - 6" @ $18/l.f. = $15,300

D. Drainage Costs

Site 1 - This site is bisected by an existing gully from the high school farm lot. The drainage from the gully must be incorporated into the site drainage system. The additional cost is estimated as follows:

900 l.f. drainage pipe @ $50 = $45,000

Sites 2, 3, & 4 - These sites require no exceptional drainage costs in terms of gullies to be crossed. It is therefore assumed that the drainage costs are approximately equal for comparison purposes.

E. Access Road Costs

Sites 1 & 2 - Access available from Lahainaluna Road.

Site 3 - Refer to attached alignment map, typical cross section, and photographs.

(1) Realign Pioneer Mill's main industrial road:

Possible alignment 5,800 l.f. x $37/l.f.	= $215,000
Pipe culverts - lump sum	= 10,000
Crop damage $\frac{3,300' \times 60'}{43,560 \text{ s.f./ac}}$ x 6TSA x $150/TS	= 4,000
Field adjustments - lump sum	= 10,000
	$239,000

(2) Widen Wahikuli Road from 40 ft. to 56 ft. R.O.W.

Land acquisition 29,000 s.f. x $2.50/s.f.	= $ 72,500
Road widening 1,800 l.f. x $80/s.f.	= 144,000
	$216,000

Site 4 - Refer to attached alignment map.

(1) Realign Pioneer Mill's main industrial road:

Possible alignment 4,000 l.f. x $37/l.f.	= $148,000
Pipe culverts - lump sum	= 10,000
Crop damage $\frac{4,000' \times 60'}{43,560 \text{ s.f./ac}}$ x 6TSA x $150/TS	= 5,000
Field adjustments - lump sum	= 10,000
	$173,000

(2) New 56-ft. R.O.W. access road:

Road construction
1,000 l.f. x $160/l.f. = $160,000

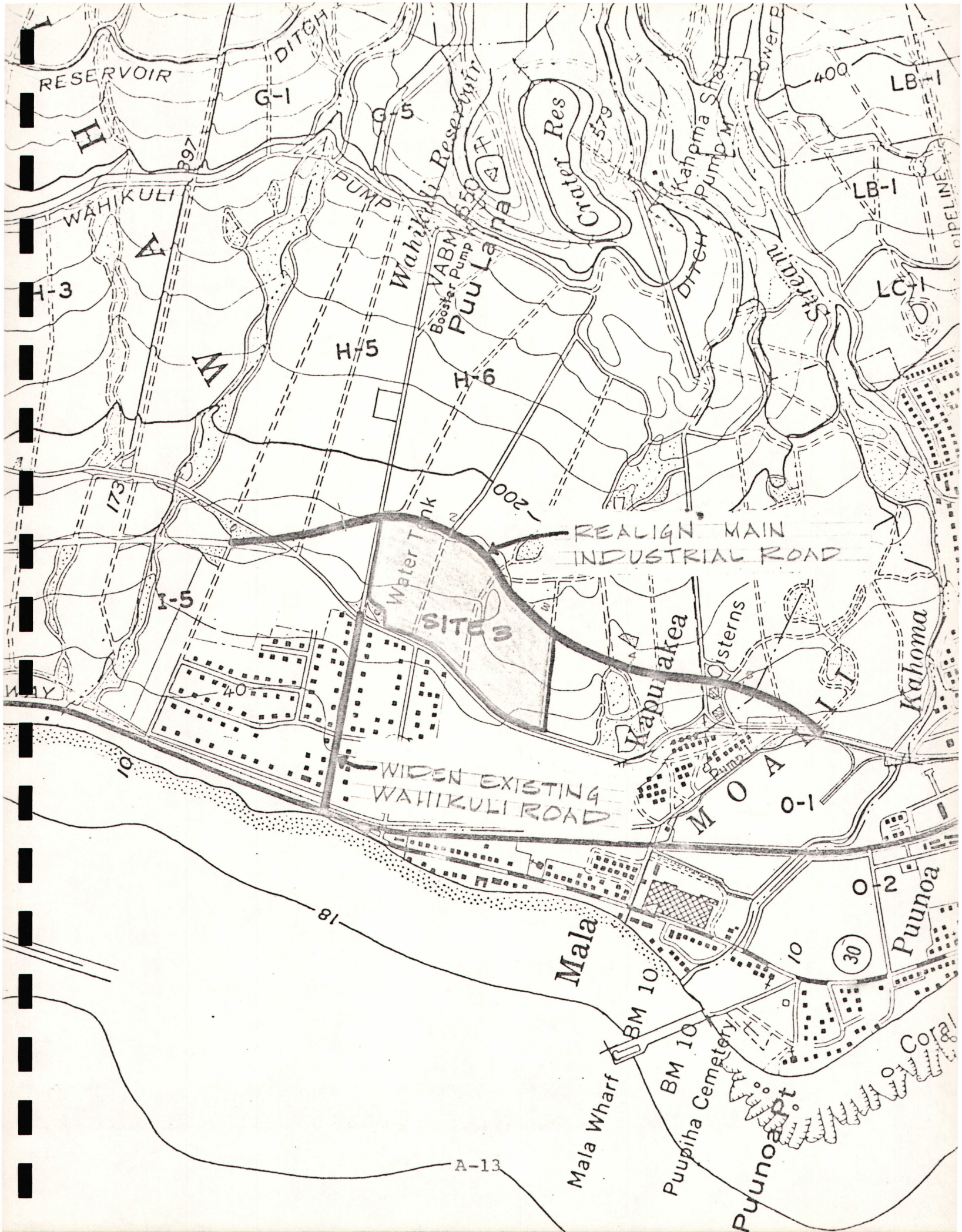
Crop damage
$\frac{1,000' \times 56'}{43,560 \text{ s.f./ac}} \times 6\text{TSA} \times \$150/\text{TS}$ = 1,000

$161,000

SUMMARY OF SITE AND UTILITY DEVELOPMENT COSTS 1/

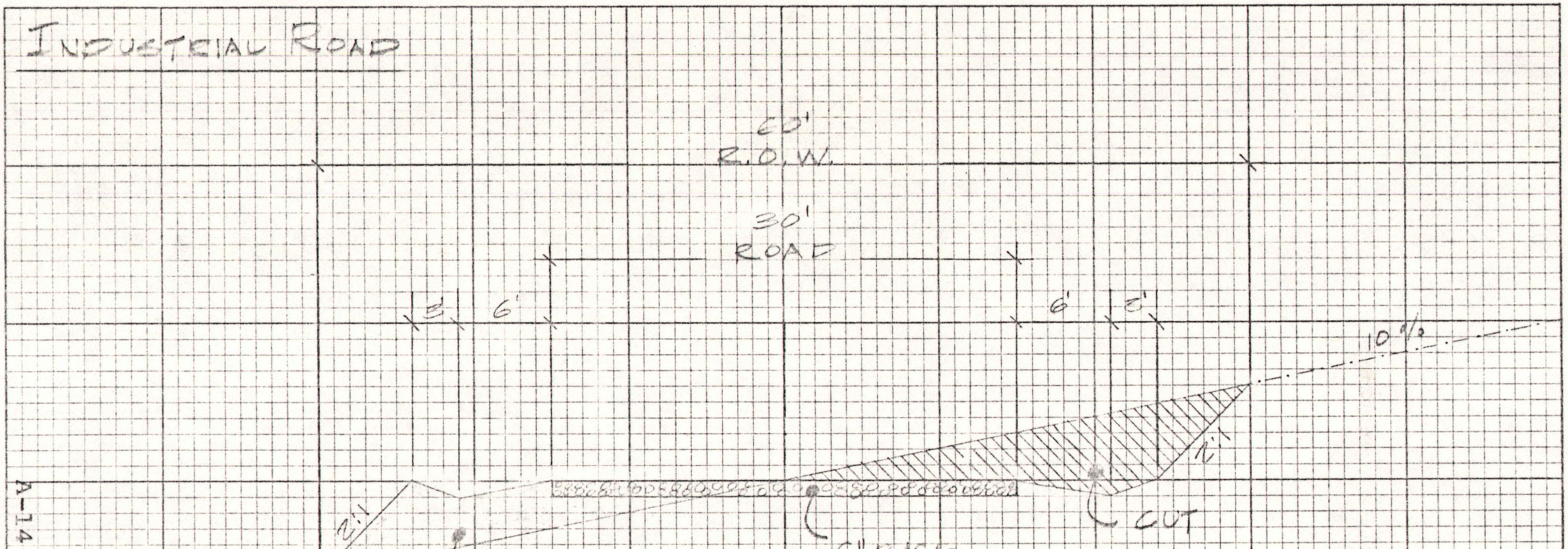
A. Grading	572	492	460	396
B. Water	150	0	0	14
C. Sewer	35	35	0	15
D. Drainage	45	0	0	0
E. Road	0	0	455	334
TOTAL	$802	$527	$915	$759

1/ $1,000 units


RESERVOIR
DITCH
G-1
G-5
397
WAHIKULI
PUMP
Wahikuli Reservoir
VABM 550
Booster Pump
Puu Laina
Crater Res
579
Kahoma Shaft
Pump M
Power P
400
LB-1
LB-1
LC-1
DITCH
Stream
H-3
H-5
H-6
173
200
REALIGN MAIN
INDUSTRIAL ROAD
Water Tank
SITE 3
I-5
40
WAY
Kapunakea
Cisterns
Kahoma
MOAILI
WIDEN EXISTING
WAHIKULI ROAD
10
O-1
O-2
Puunoa
30
10
18
Mala
BM 10
BM 10
Mala Wharf
Puupiha Cemetery
Puunoa Pt
Coral

K&E 7 X 10 INCHES MADE IN U.S.A. KEUFFEL & ESSER CO.

INDUSTRIAL ROAD



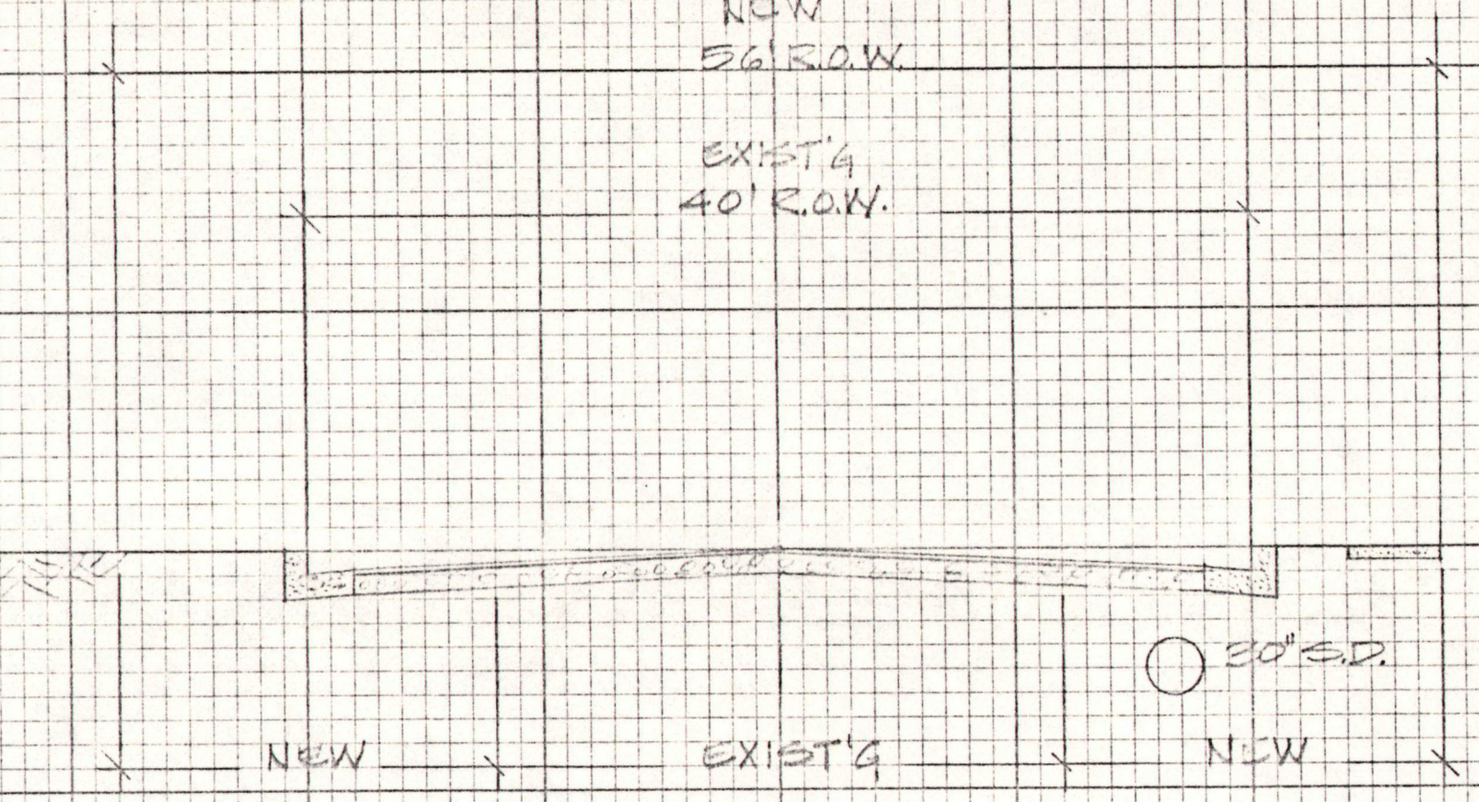
CROSS SECTION

SCALE: H- 1" = 10'0"
V- 1" = 5'0"

QUANTITY			U/C	COST
EXCAVATION	1.42	CY/LF	4.00	5.72
PREPARE SUBGRADE	2.34	SY/LF	3.12	10.42
6" BASE COURSE	3.34	SY/LF	4.82	16.10
PRIME COAT	3.34	SY/LF	1.39	4.64
				37.11
				SAY 37.00/LF

K+E 10 X 10 TO THE INCH 46 0702
7 X 10 INCHES MADE IN U.S.A.
KEUFFEL & ESSER CO.

WAHIKULI ROAD

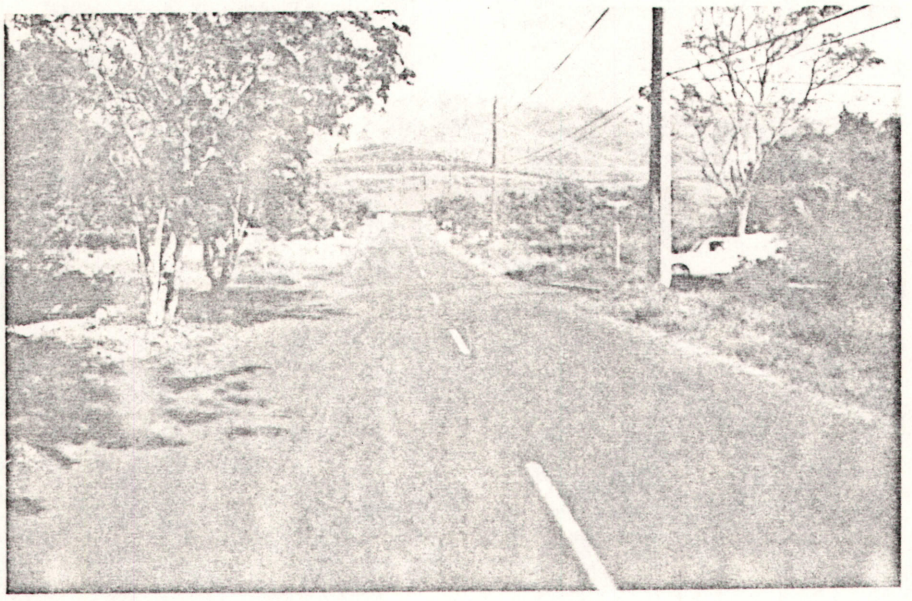


A-15

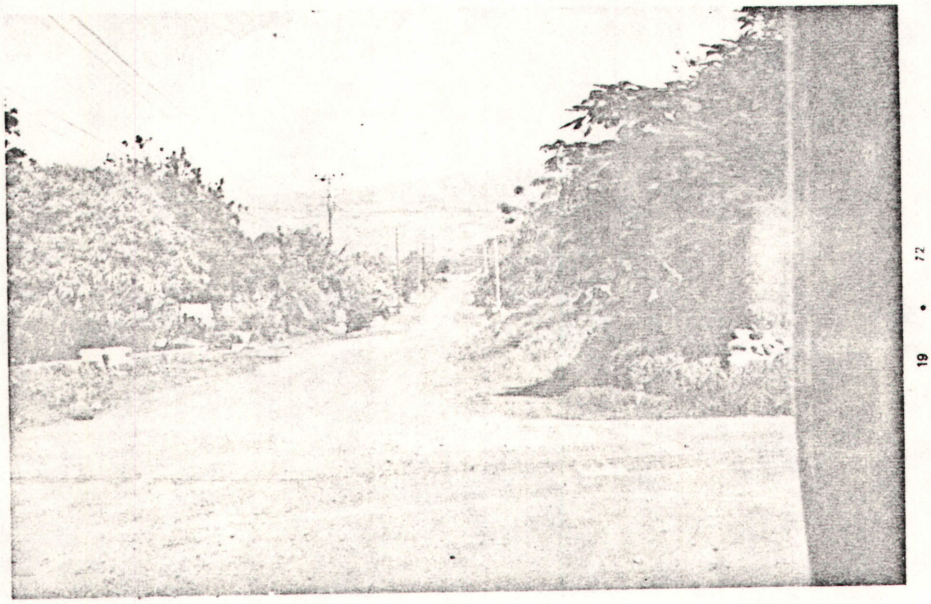
CROSS SECTION

SCALE: H = 1" = 10'0"
V = 1" = 5'0"

QUANTITY		U/C	COST
2" A/C ON 6" BASE	1.54 SY	6.00	10.70
CURB + GUTTER	2 LF	5.00	10.00
SIDEWALK	4 SF	2.00	8.00
30" CMP	1 LF	50.00	50.00
			78.70
			SAY 80.00/LF



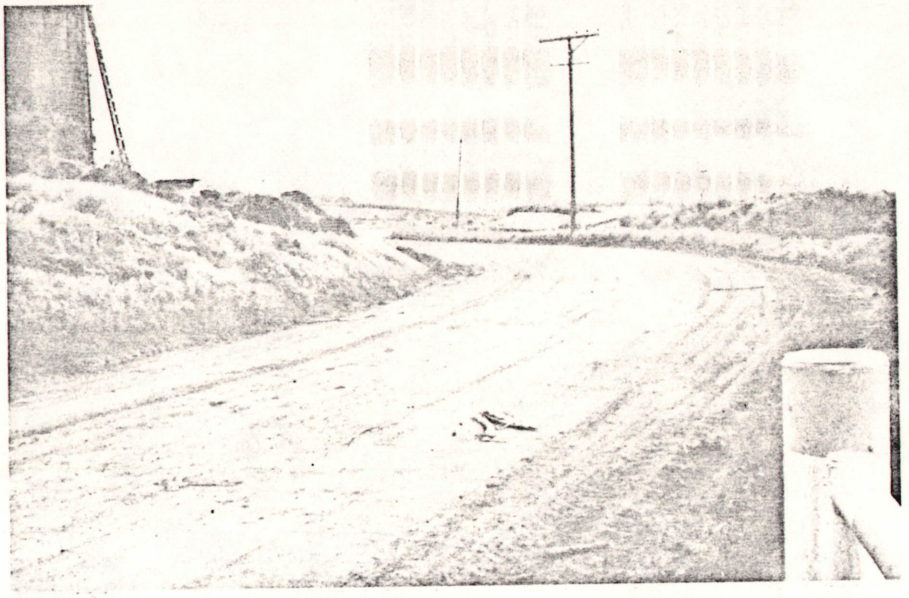
Fleming Road
Mauka View



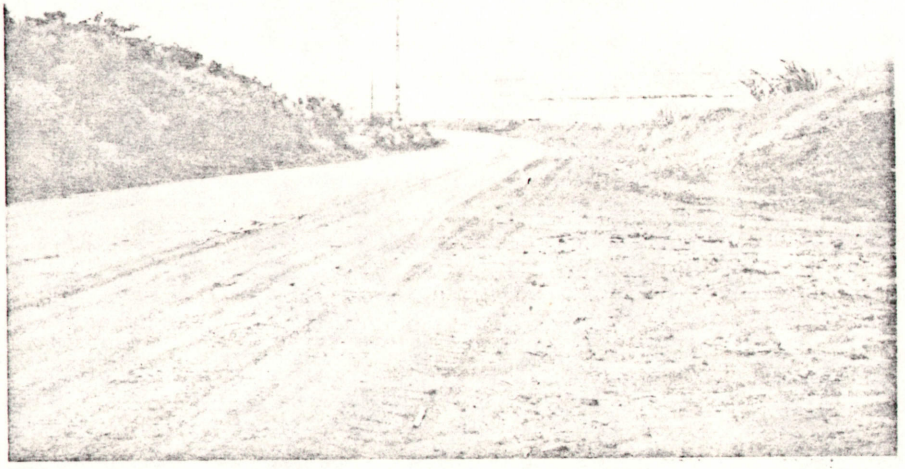
Wahikuli Road
Mauka View



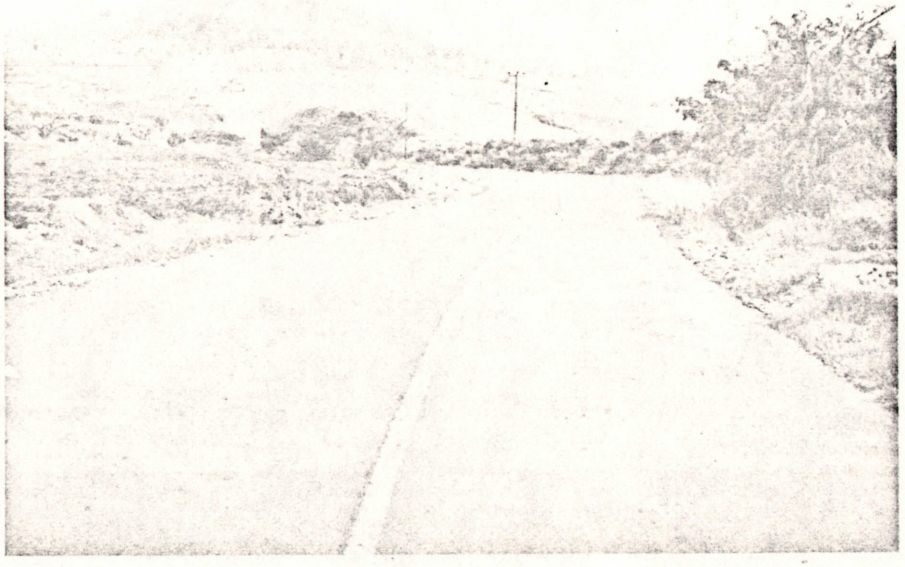
Wahikuli Road
Makai View



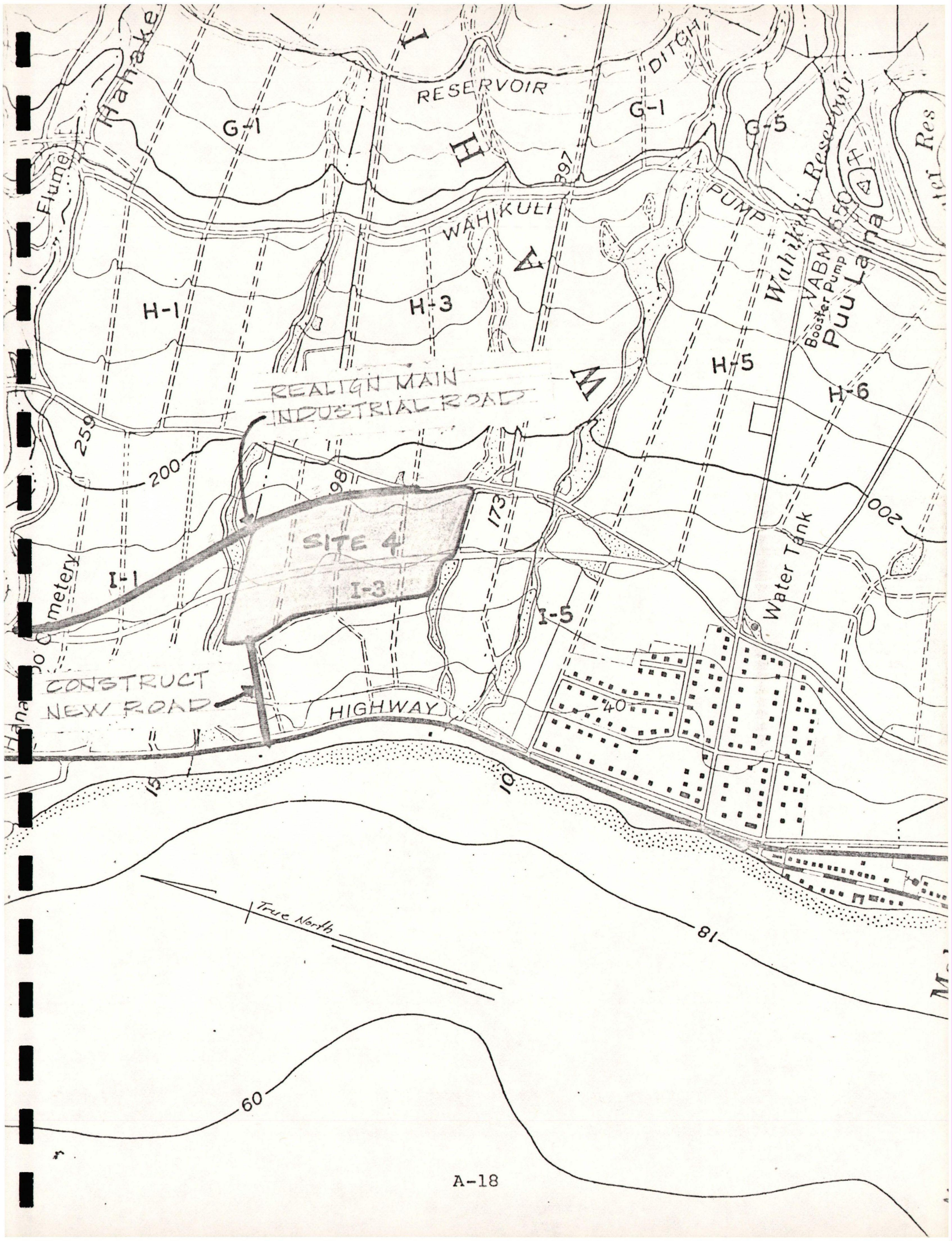
Industrial Road
at Wahikuli
View towards Mill



Industrial Road
at Wahikuli
View towards
Kaanapali



Lahainaluna Road
Mauka View
From Kelawea



Hanake
Flume
RESERVOIR
DITCH
G-1
G-1
G-5
H
397
WAHIKULI
PUMP
Wahikuli Reservoir
VABM 550
Booster Pump
Puu Laina
H-1
H-3
H-5
H-6
REALIGN MAIN
INDUSTRIAL ROAD
259
200
98
173
200
SITE 4
I-1
I-3
I-5
Water Tank
CONSTRUCT
NEW ROAD
HIGHWAY
40
15
10
True North
18
60

III. BUS SUBSIDY

The bus subsidy costs for the alternative sites have been computed based on the following:

ELEMENTARY

(1975-1985)
- (a) One K-5 elementary school
- (b) 1,000 students
- (c) Service area from Honokahua to Olowalu
- (d) Existing population distribution

(1985-1995)
- (a) Two K-5 elementary schools
- (b) 1,000 students
- (c) Service area from Honokowai to Olowalu
- (d) General Plan population distribution

INTERMEDIATE

(1975-1985)
- (a) One 6-8 intermediate school
- (b) 400 students
- (c) Service area from Honokahua to Olowalu
- (d) Existing population distribution

(1985-1995)
- (a) One 6-8 intermediate school
- (b) 750 students
- (c) Service area from Honokahua to Olowalu
- (d) General Plan population distribution

1975-1985 STUDENT DISTRIBUTION

ELEMENTARY Bussing Area	1975-1985 Estimated No. of Students b/				
	Existing 1972 a/	Site 1	Site 2	Site 3	Site 4
Honokohua to Honokowai	118	198	198	198	198
Puukolii Village	26	43	43	43	43
Wahikuli Subdivision	29	50	50	--	--
Puunoa to Front Street	55	91	91	91	91
Lahainaluna to Kelawea	57	--	--	96	96
Olowalu	14	23	23	23	23
Lahaina Town	299	499	499	499	499
Total Elementary Students	598	1,000	1,000	1,000	1,000
Number Requiring Subsidy	299	904	904	950	950
INTERMEDIATE Bussing Area					
Honokohua to Honokawai	62	79	79	79	79
Puukolii Village	13	17	17	17	17
Wahikuli Subdivision	16	21	21	--	--
Puunoa to Front Street	28	36	36	36	36
Lahainaluna to Kelawea	30	--	--	38	38
Olowalu	7	9	9	9	9
Lahaina Town	156	200	200	200	200
Total Intermediate Students	312	400	400	400	400
Number Requiring Subsidy	156	362	362	379	379

a/ Based on data provided by Central Services Division, DAGS
b/ Prorated according to the existing distribution

1985-1995 STUDENT DISTRIBUTION

County General Plan	Elementary Bussing Area			Area Within 1 Mile (Ac)				Area Farther Than 1 Mile (Ac)			
	Kaanapali	Lahaina	Total	Site 1	Site 2	Site 3	Site 4	Site 1	Site 2	Site 3	Site 4
R1	48	332	380	294	294	103	16	86	86	177	364
R2	197	183	380	28	14	41	41	352	366	339	339
R3	316	438	754	305	305	126	160	449	449	628	594
D1	0	55	55	28	30	0	0	27	25	55	55
A1	69	222	291	0	57	95	0	268	234	116	291
A2	9	2	11	23	0	2	0	11	11	9	11
TOTAL ACRES a/	639	1,232	1,871	678	700	367	217	1,193	1,171	1,324	1,654
Estimated per cent of students requiring bus subsidy (acres ÷ 1,871) 100								63.8	62.6	70.8	88.4
Number of students requiring subsidy (% x 1,000)								638	626	708	884

County General Plan	Intermediate Bussing Area					Area Within 1 Mile (Ac)				Area Farther Than 1 Mile (Ac)			
	Honolua	Napili/ Honokowai	Kaanapali	Lahaina	Total	Site 1	Site 2	Site 3	Site 4	Site 1	Site 2	Site 3	Site 4
R1	0	0	48	332	380	294	294	103	16	86	86	277	364
R2	0	24	197	183	404	28	14	41	41	376	390	363	363
R3	288	275	316	438	1,317	305	305	126	160	1,012	1,012	1,191	1,257
D1	0	54	0	55	109	28	30	0	0	81	79	109	109
A1	122	105	69	222	518	23	57	95	0	495	461	423	518
A2	0	2	9	2	13	0	0	2	0	13	13	11	13
TOTAL ACRES a/	410	460	639	1,232	2,741	678	700	367	217	2,063	2,041	2,374	2,624
Estimated per cent of students requiring bus subsidy (acres ÷ 2,741) 100										75.3	74.5	86.6	95.7
Number of students requiring subsidy (% x 750)										565	559	649	718

a/ Based on the assumption that the student population is evenly distributed throughout both residential and apartment zones. The enrollment factor for apartment units is lower than that for residential units. However, this is offset by the higher number of apartment units per acre.

BUS SUBSIDY

Bus Subsidy = $0.42 average statewide cost/student/day
x 180 school days/year
R = $75.50/student/year
i = 6% compound interest rate
f = 6% inflation rate
n = 20-year period
N = number of students qualifying

1975-1985 Present Worth Cost = $Rn_{10}N_1$ = $75.50/student/year x 10 years x N_1 student = $755 N_1

1985-1995 Present Worth Cost = $Rn_{10}N_2$ = $755 N_2

1975-1985 Period	Alternative Sites			
	Site 1	Site 2	Site 3	Site 4
Elementary	904	904	950	950
Intermediate	362	362	379	379
Total (N_1)	1,266	1,266	1,329	1,329
Present Worth Cost	$ 955,900	$ 955,900	$1,003,400	$1,003,400
1985-1995 Period				
Elementary	638	626	708	884
Intermediate	565	559	649	718
Total (N_2)	1,203	1,185	1,357	1,602
Present Worth Cost	$ 908,300	$ 894,700	$1,024,600	$1,209,600
TOTAL PRESENT WORTH COST	$1,864,200	$1,850,600	$2,028,000	$2,213,000

Note 1 - The one-mile distance is computed from student drop-off area in the school.

Note 2 - The school bus figures were obtained from the Central Services Division, DAGS.

Note 3 - Student distribution based on Maui County General Plan.

Note 4 - It is assumed the students who qualify but do not take the regular bus subsidy will be offset by the students who receive a special bus subsidy.

APPENDIX B

INTERGOVERNMENTAL CORRESPONDENCE

MAY 2 1972

Honorable Sunao Kido
Chairman
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Kido:

Subject: Lahainaluna Educational Cluster
Water Development Study

We are currently evaluating the alternative sites shown on the attached map for the new Lahaina Elementary and Intermediate School. The water master plan for the Lahaina district indicates that all of the sites will ultimately have adequate water service. However, the current water system improvements being planned will not provide service to Alternative Site 1 by the scheduled school opening date of September 1975.

Based on the above, we would like to have your assistance in determining the following:

(1) The feasibility of altering the proposed water system improvements to allow water service to Site 1 by September 1975.

(2) The cost difference between the proposed system and a system to serve the school by September 1975.

The additional cost to serve the school by September 1975 will be included in the site selection report as part of the school construction cost.

We would appreciate your early assistance on the matter since we would like to establish the school site as soon as possible.

Very truly yours,

KENAM KIM
State Comptroller

HS:jnt
cc: Mr. Robert Chuck

JOHN A. BURNS
GOVERNOR OF HAWAII

Jul 24 1972
PUBLIC WORKS DIV.

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621

HONOLULU, HAWAII 96809

July 20, 1972

Honorable KeNam Kim
Comptroller, Department of
Accounting & General Services
State of Hawaii
Honolulu, Hawaii 96813

Dear Sir:

Lahainaluna Educational Cluster, Water Availability to Alternative Site 1

As requested, the following are the status and schedule of our department's water program for improvements to the Lahaina Water System which affect alternative site 1 of the proposed Lahainaluna Educational Cluster:

(1) An exploratory well in Kanaha Valley at an elevation of approximately 600 feet was recently drilled and tested. The results show that the exploration was successful and that about 0.5 million gallons a day of basal ground water can be developed from the well;

(2) Plans and specifications for the drilling and testing of a second well in Kanaha Valley at an elevation of about 640 feet are completed and we plan to advertise for bids on this project shortly;

(3) Plans for the first Kanaha well which include electrical works, pump and controls, a 50,000 gallon control tank, a connecting 12" pipeline from the 600 foot elevation well to the existing water system and a 0.5 million gallon storage tank at the 440 foot elevation just below Lahainaluna High School are being prepared and bids for the construction of these improvements will be advertised the latter part of this year.

The following are information in regards to the two questions posed in your letter which are: (1) the feasibility of altering the proposed water system improvements to allow water service to site 1 by September 1975; and (2) the cost difference between the proposed system and a system to serve the school by September 1975.

Our studies show that it is feasible to alter our proposed improvement plan to provide water service to site 1. The changes required to alter the proposed plan include the replacement of approximately 4,080 feet of 12" pipe to a 16" pipe and the replacement of a 50,000 gallon control tank with a 0.5 million gallon storage tank at elevation 600 feet. The difference in cost between the two schemes is estimated to be $150,000.

The design of the above facilities is presently underway and surveys for the pipeline and tank site have been initiated. Time is still available to alter our plans. Since we plan to advertise for bids for this project the latter part of this year, we would appreciate an early response from you regarding the decision on the site for the Lahainaluna Educational Cluster.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

SUNAO KIDO
Chairman and Member

cc: Mr. Carl Kaiama, Maui County
Dept. of Water Supply

LETTER NO. (P)2424.2

JOHN A. BURNS
GOVERNOR

KENAM KIM
COMPTROLLER

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

OCT 2 1972

Mr. Shinji Soneda
Executive Officer & Chief
Sanitary Engineer
Environmental Health Division
Department of Health
State of Hawaii
Honolulu, Hawaii

Dear Mr. Soneda:

Subject: Lahaina Elementary & Intermediate School
Approval to use Cesspools

Transmitted herewith are maps showing the four alternative sites being evaluated for the New Lahaina Elementary and Intermediate School and the proposed sewer system for the Lahaina area. We would like to receive your approval to use cesspools for alternative sites 1 and 2.

Alternative sites 3 and 4 can be serviced by connecting to the existing sewer lines near the respective sites. Alternative sites 1 and 2 and the existing Lahainaluna High School are not serviced by the existing sewer system but will ultimately be connected to the system as indicated on the map. There is no schedule for the proposed 10 inch line to serve the vicinity of alternative sites 1 and 2 since this area is currently zoned for agriculture and planted in sugar cane.

If either site 1 or site 2 is selected for the school, we propose to utilize cesspools until the surrounding area is developed and sewer lines are available. The cesspools will be in accordance with the Department of Health regulations and will not be constructed within 500 feet of any water supply wells.

Your early reply regarding the interim use of cesspools for the proposed school sites will be appreciated. If there are any questions, please call Mr. Harold Sonomura of my staff at 548-5703.

Very truly yours,

RIKIO NISHIOKA
State Public Works Engineer

HS:bt

JOHN A. BURNS
GOVERNOR OF HAWAII

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

WALTER B. QUISENBERRY, M.P.H., M.D.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS JR., M.S., M.D.
DEPUTY DIRECTOR OF HEALTH

RALPH B. BERRY, M.P.H., M.D.
DEPUTY DIRECTOR OF HEALTH

HENRI P. MINETTE, M.P.H., DR.P.H.
DEPUTY DIRECTOR OF HEALTH

NOV 17 1 36 PM '72

November 15, 1972

Mr. Rikio Nishioka
State Public Works Engineer
Department of Accounting and General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Nishioka:

Subject: Lahaina Elementary and Intermediate School
Approval to Use Cesspools.

The proposed sites for the subject project have been reviewed by our staff engineers and our sanitarians assigned to Maui County.

Please be advised that the use of cesspools should, site 1 or 2 be selected, is acceptable to the Depar ment of Health.. We recommend, however, that every consideration be given to sites 3 and 4 as connection of the schools to a public sewer is desireable.

Sincerely yours,

Shinji Soneda

SHINJI SONEDA, CHIEF
Environmental Health Division

HJY/mh

OCT 16 1972

Honorable Shiro Amioka
Superintendent
Department of Education
State of Hawaii
Honolulu, Hawaii

Dear Dr. Amioka:

Subject: Lahaina Elementary & Intermediate School
Site Selection Report Draft
Act 40 SLH 1968 Item F-199

Transmitted herewith for your review and comments is a copy of the Site Selection Draft Report for this subject project. We will proceed with the land acquisition after; (1) receipt of your comments and comments from other governmental agencies, and (2) filing of the Environmental Impact Statement with the Office of Environmental Quality Control.

Very truly yours,

KENAM KIM
State Comptroller

KK:bt
Attach.
cc: Mr. D. Oishi

DEC 27 1 13 PM '72

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

OFFICE OF THE SUPERINTENDENT

December 26, 1972

MEMO TO: Honorable KeNam Kim, Comptroller
Department of Accounting and General Services

F R O M: Shiro Amioka, Superintendent
Department of Education

SUBJECT: Site Selection Report
Lahaina Elementary and Intermediate School

We have reviewed your site recommendations for the subject school.

Your selection of Site 1 for the Lahaina Elementary and Intermediate School is acceptable to us. May we remind you that the community/school library should be incorporated in the overall design of the Lahaina Elementary and Intermediate School site.

cc: Maui District
Office of Library Services

(P)2452.2

OCT 16 1972

Mr. Tatsuo Fujimoto
Executive Officer
State Land Use Commission
Department of Planning and
Economic Development
State of Hawaii
Honolulu, Hawaii

Dear Mr. Fujimoto:

Subject: Lahaina Elementary & Intermediate School
Site Selection Report Draft

Attached for your review and comments is a draft copy of "A Staff Study on the Site Selection for Lahaina Elementary and Intermediate School". Please note that the report recommends Site "1", which is within the State Land Use Agriculture District. This site is adjacent to and makai of the existing Lahainaluna High School which is also within the Agriculture District. If this site is adopted, we will be requesting a State Land Use change for the site and a major portion of the existing Lahainaluna High School Site.

Comments on the draft report are being solicited from the various State and County governmental agencies before the report is finalized.

If there are any questions, please call us.

Very truly yours,

KENAM KIM
State Comptroller

HS:bt
Attach.

STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

JOHN A. BURNS
Governor

SHELLEY M. MARK
Director Department
of Planning and Economic
Development

GORO INABA
Commission Chairman

EDDIE TANGEN
Vice Chairman

TATSUO FUJIMOTO
Executive Officer

COMMISSION MEMBERS
Alexander J. Napier
Shelley M. Mark
Sunao Kido
Eddie Tangen
Leslie E. L. Wung
Tanji Yamamura
Stanley S. Sakahashi

November 8, 1972

MEMORANDUM

TO: Honorable KeNam Kim
State Comptroller
Dept. of Accounting & Gen. Services

FROM: Tatsuo Fujimoto, Executive Officer
Land Use Commission

SUBJECT: Lahaina Elementary & Intermediate School
Site Selection Report Draft

In response to your request, our review of the above report finds that Site #1 appears to be the best of the four alternative sites in that it meets all of the minimum site criteria established by DAGS; has the lowest comparative cost; is the only alternative site that will allow clustering with Lahainaluna High School; and will further allow the inclusion of the Lahainaluna High campus and the proposed elementary and intermediate school campus in a single petition (thus minimizing the scatter of urban developments).

For your information, we would like to call your attention to an error in section 3.4 of the publication relating to the maximum time for processing boundary amendments. The actual minimums and maximums are 105 days (or approximately 3.5 months), to 210 days (or approximately 7 months) respectively.

(P)2454.2

OCT 16 1972

Honorable Sunao Kido
Chairman
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Kido:

Subject: Lahaina Elementary & Intermediate School
Site Selection Report Draft

Attached for your review and comments is a draft copy of "A Staff Study on the Site Selection for Lahaina Elementary and Intermediate School". Please note that; (1) the report recommends Site 1 which is State owned land located adjacent to and makai of Lahainaluna High School, and (2) the recommended site will require modifications to the proposed water system improvements being planned by your department. The water system modifications are discussed in the report.

We will finalize the report after; (1) receipt of your comments and comments from other governmental agencies, and (2) filing of the Environmental Impact Statement with the Office of Environmental Quality Control.

A request for the State land will be made after completion of the Site Selection Report. The boundary revision for Lahainaluna High School can be handled at the same time. If there are any questions, please call us.

Very truly yours,

KENAM KIM
State Comptroller

HS:bt

OCT 16 1972

Mr. Howard Nakamura
Director
Planning Department
County of Maui
P. O. Box 1487
Wailuku, Maui, Hawaii

Dear Mr. Nakamura:

Subject: Lahaina Elementary and Intermediate School
Site Selection Draft Report

Attached for your review and comments is a draft copy of "A Staff Study on the Site Selection for Lahaina Elementary and Intermediate School". We are also transmitting portions of this report to the County Department of Water Supply and Department of Public Works for their concurrent review. We would appreciate your coordinating the site review with these and other County agencies as you feel necessary.

The recommended site is in accordance with the revised school site shown on the Lahaina General Plan Map No. 8.

If there are any questions, please call Mr. Harold Sonomura of my staff in Honolulu (phone 548-5703).

Very truly yours,

RIKIO NISHIOKA
State Public Works Engineer

HS:jnt
Attachment

OCT 16 1972

Mr. Stanley S. Goshi
Director
Department of Public Works
County of Maui
Wailuku, Maui, Hawaii

Dear Mr. Goshi:

Subject: Lahaina Elementary & Intermediate School
Site Selection Draft Report

Attached are the following items extracted from the Site Selection Draft Report for the subject project:

1. Map of Alternative Sites.

2. Map of Recommended Site 1.

3. Sections 3.8.2 and 3.8.3 of the Site Selection Report.

We would appreciate your comments regarding the schedule for: (1) The proposed Dickenson Street and Kapunakea Road Extension and (2) the proposed sewerage system extension to the proposed site. The school is scheduled to open in 1975 and will be designed for an ultimate enrollment of 1,000 elementary and 1,500 intermediate students.

If there are any questions, please call Mr. Harold Sonomura of my staff in Honolulu, (phone 548-5703).

Very truly yours,

RIKIO NISHIOKA
State Public Works Engineer

HS:bt
Attach.

OCT 16 1972

Mr. Carl Kaiama
Director
Department of Water Supply
County of Maui
P.O. Box 1487
Kahului, Maui, Hawaii 96732

Dear Mr. Kaiama:

Subject: Lahaina Elementary & Intermediate School
Site Selection Draft Report

Attached are the following items from the Site Selection Report for the subject project which was recently completed:

1. Map of Alternative Sites.

2. Map of Recommended Site 1.

3. Section 3.8.1 of the Site Selection Report.

We would appreciate your comments regarding water service to the recommended site. This school is scheduled to open in September 1975 and will be designed for an ultimate enrollment of 1,000 elementary and 1,500 intermediate students.

If there are any questions, please call Mr. Harold Sonomura of my staff in Honolulu, (phone 548-5703).

Very truly yours,

RIKIO NISHIOKA
State Public Works Engineer

HS:bt
Attach.
cc: Mr. R. Chuck

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 547
KAHULUI, MAUI, HAWAII 96732

December 7, 1972

Mr. Rikio Nishioka, State Public Works Engineer
Department of Accounting & General Services
State of Hawaii
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Nishioka:

Subject: Lahaina Elementary & Intermediate School Site Section Draft Report

Thank you for sending us a copy of the subject report. Since your staff has been working with us and DOWALD, we have no comments to make at this time. We would, however, appreciate getting together when the sites are finally determined. Scheduling of the construction of improvements will be very important.

Sincerely,

Carl Kaiama, Director

TI/ao

"By Water All Things Find Life"

OCT 27 1972

Honorable Fred C. Erskine
Chairman
Board of Agriculture
1428 S. King Street
Honolulu, Hawaii 96814

Dear Mr. Erskine:

SUBJECT: Lahaina Elementary and Intermediate School
Makawao-Pukalani Intermediate School
Site Selection Report Drafts

Attached for your review and comments are copies of the site selection studies for the subject schools on Maui.

The recommended Lahaina Elementary and Intermediate School site is within the State Land Use Agriculture District and is currently used for sugar cane cultivation.

The recommended Makawao-Pukalani Intermediate School site is also within the Agriculture District, but is being withdrawn from pineapple cultivation.

We will finalize the subject site selection studies after 1) receipt of your comments and comments from other governmental agencies, and 2) filing of the Environmental Impact Statment with the Office of Environmental Quality Control.

Very truly yours,

KENAM KIM
State Comptroller

HS:cl
Enc.

APPENDIX C

ENVIRONMENTAL IMPACT STATEMENT

ENVIRONMENTAL IMPACT STATEMENT

FOR

THE PROPOSED

LAHAINA ELEMENTARY AND INTERMEDIATE SCHOOL

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
FEBRUARY 1973

TABLE OF CONTENTS

	Page
TABLE OF CONTENTS	C-2
LIST OF FIGURES	C-3
I. PROJECT DESCRIPTION AND NEED	C-4
A. Description	C-4
B. Need	C-6
C. Alternative and Recommended Sites	C-7
D. Facilities	C-9
II. IMPACT OF PROJECT	C-9
A. Social	C-9
B. Economic	C-11
C. Environment	C-11
III. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED SHOULD THE PROJECT BE IMPLEMENTED	C-15
IV. ALTERNATIVES	C-16
V. RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY	C-17
VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES	C-17
VII. SOCIAL COSTS AND BENEFITS	C-17
APPENDIX A - EXTRACTION FROM THE LAHAINA ELEMENTARY AND INTERMEDIATE SCHOOL SITE SELECTION REPORT ANALYSIS AND RECOMMENDATION	C-20
APPENDIX B - DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES POLLUTION CONTROL REQUIREMENTS	C-28

Page

APPENDIX C - DRAFT ENVIRONMENTAL IMPACT STATEMENT COMMENTS RECEIVED FROM VARIOUS AGENCIES AND RESPONSES BY THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES C-32

LIST OF FIGURES

Figure	Title	Page
1	Feeder Complex	C-5
2	Alternative Sites	C-8
3	Alternative Site 1	C-10
4	Lahaina Historic Districts Map	C-18

ENVIRONMENTAL IMPACT STATEMENT
FOR
THE PROPOSED
LAHAINA ELEMENTARY AND INTERMEDIATE SCHOOL

I. PROJECT DESCRIPTION AND NEED

A. Description:

This project is a site selection study for the new Lahaina Elementary and Intermediate school which will serve the area outlined in Figure 1. The site selection study involves a detailed analysis and evaluation of alternative sites and a recommendation as to the most feasible site to develop in accordance with established school site criteria.

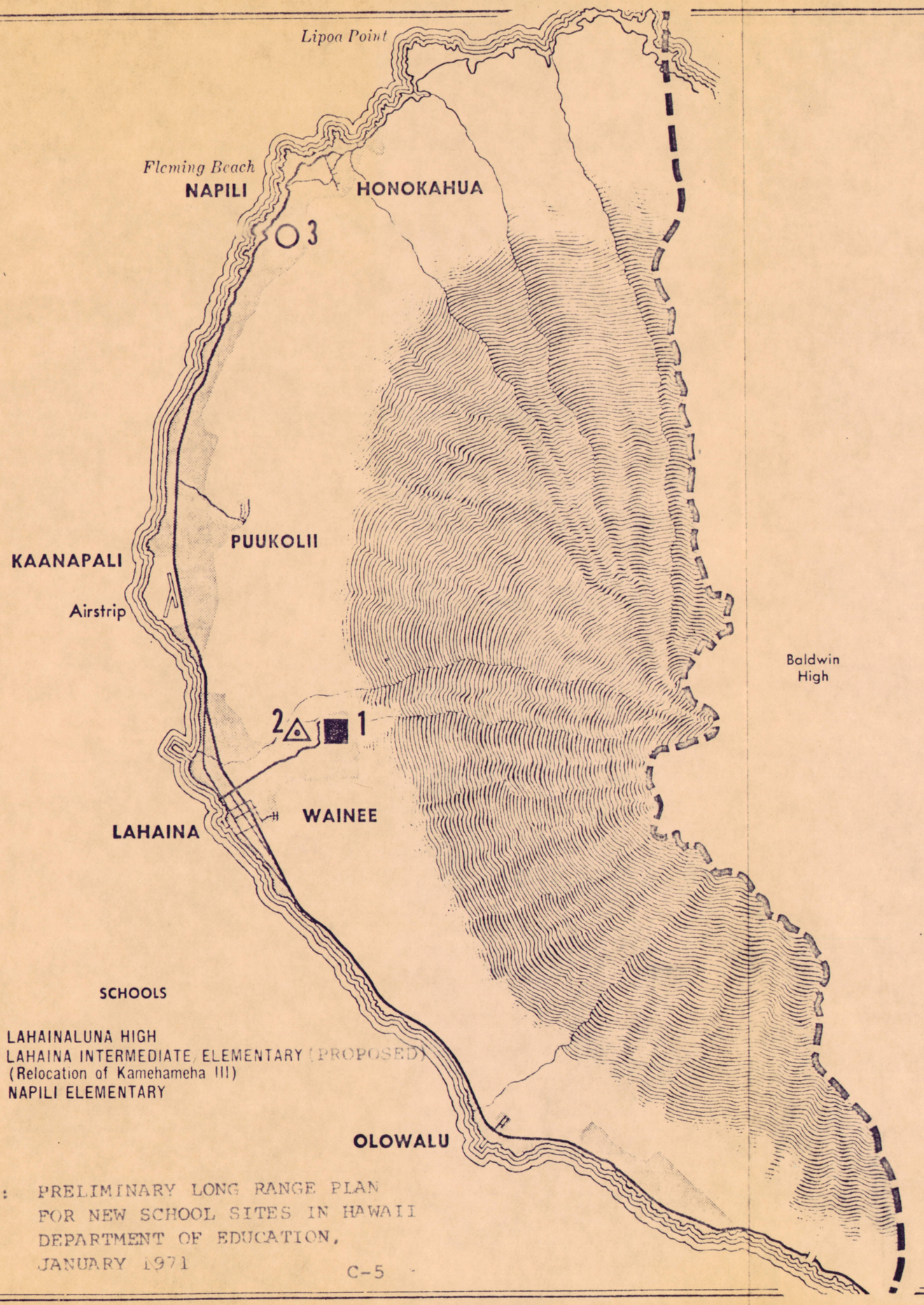
Funds available for this school are shown below:

Legislative Authorizations to Date
for the Proposed
Lahaina Elementary and Intermediate School

Act 217 SLH 1967 Item F32	Planning of Classrooms, Multi-Purpose Dining, Admin, Library & Sitework	$ 60,000
Act 40 SLH 1968 Item F-199	Plans for New Lahaina Elementary	20,000
Act 155 SLH 1969 Item F-190	Plans & Construction of A New Elementary School	30,000
Act 187 SLH 1970 Item F-152	Upgrade of Plans for construction of New Lahaina Elementary School	50,000
	TOTAL APPROPRIATIONS	$160,000

Preliminary Long Range Plan

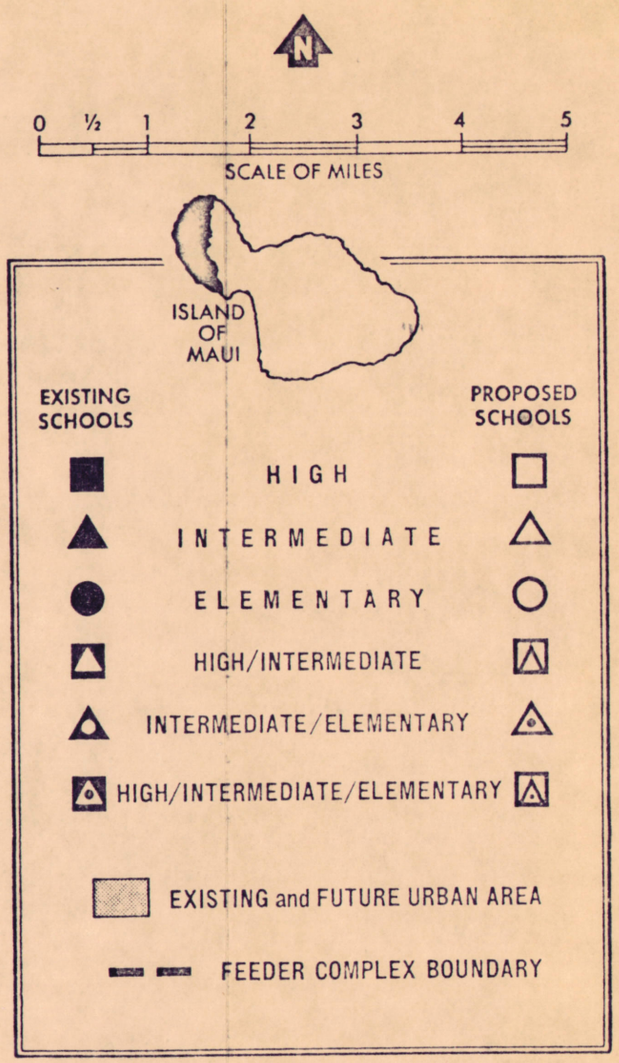
Lahainaluna High Feeder Complex



SCHOOLS

1. LAHAINALUNA HIGH
2. LAHAINA INTERMEDIATE/ELEMENTARY (PROPOSED) (Relocation of Kamehameha III)
3. NAPILI ELEMENTARY

SOURCE: PRELIMINARY LONG RANGE PLAN FOR NEW SCHOOL SITES IN HAWAII DEPARTMENT OF EDUCATION, JANUARY 1971



C-5

DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

FEEDER COMPLEX

FIGURE 1

B. Need

The need for a new Elementary and Intermediate School in Lahaina has been projected by the Department of Education in their Preliminary Long Range Plan for New School Sites in Hawaii, dated January 1971. The new school is proposed to replace the existing Kamehameha III School in Lahaina Town. The following justification is provided for replacing the school:

1. The existing Kam III School is within the Lahaina Historic District.

2. The existing school is located within the Tsunami Inundation Zone.

3. The existing 5.6-acre school site size is substandard for the ultimate enrollment of 1,000 (K-5) Elementary and 1,500 (6-8) Intermediate students.

The following enrollment projections for the existing Kam III School were extracted from the Department of Education's publication, Enrollment Projections of the Public Schools of Hawaii, 1972-1977, dated March 1972:

School Year	Enrollment
1972-73	971
1973-74	1017
1974-75	1057
1975-76	1091
1976-77	1116
1977-78	1144

The Department of Education has also indicated in their Long-Range Study that a second Elementary school will be required in the Napili-Honokahua area to service the future development of West Maui. The opening date and service area for this school will be established by the Department of Education pending the outcome of proposed developments.

C. Alternative and Recommended Sites

The alternative sites selected for this study are shown in Figure 2. Alternative Site 1 was selected because it corresponds with the school site shown on the Maui County General Plan. Alternative Site 3 was selected because it was the school site shown on the County General Plan until the recent amendment shifting it to Site 1.

Alternative Sites 2 and 4 were selected by:

A. Limiting sites considered to:

(1) The area between the Lahaina-Kaanapali boundary to the north and Wainee Village to the south which is expected to remain the center of residential development based on the County's Lahaina General Plan.

(2) Areas designated for future urban development on the Lahaina General Plan.

(3) Areas where reasonable access and utilities are available.

B. Applying the minimum site criteria contained in the site selection report to possible sites and eliminating those which did not meet the minimum criteria.

The analysis of the Alternative Sites and the recommendation were extracted from the Site Selection Study and included as Appendix A in this Environmental Impact Statement. The specific details of this site selection criteria and process are contained in the text of the Site Selection Report 1/ for which this statement has been prepared.

1/ A Staff Study on the Site Selection for Lahaina Elementary and Intermediate School, Planning Branch, DAGS

EXISTING SCHOOL

WATER SERVICE AREAS

EXISTING SCHOOL

TRUE NORTH

LIMIT OF AREA

DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

ALTERNATIVE SITES

FIGURE 2

This Environmental Impact Statement has been prepared for Alternative Site 1 which is the recommended site for the Lahaina Elementary and Intermediate School. The proposed site is shown in Figure 3.

D. Facilities:

The school facilities will be developed to serve and ultimate enrollment of 1,000 elementary and 1,500 intermediate students. The basis for the facilities will be the Educational Specifications and Standards For Facilities adopted by the State Board of Education.

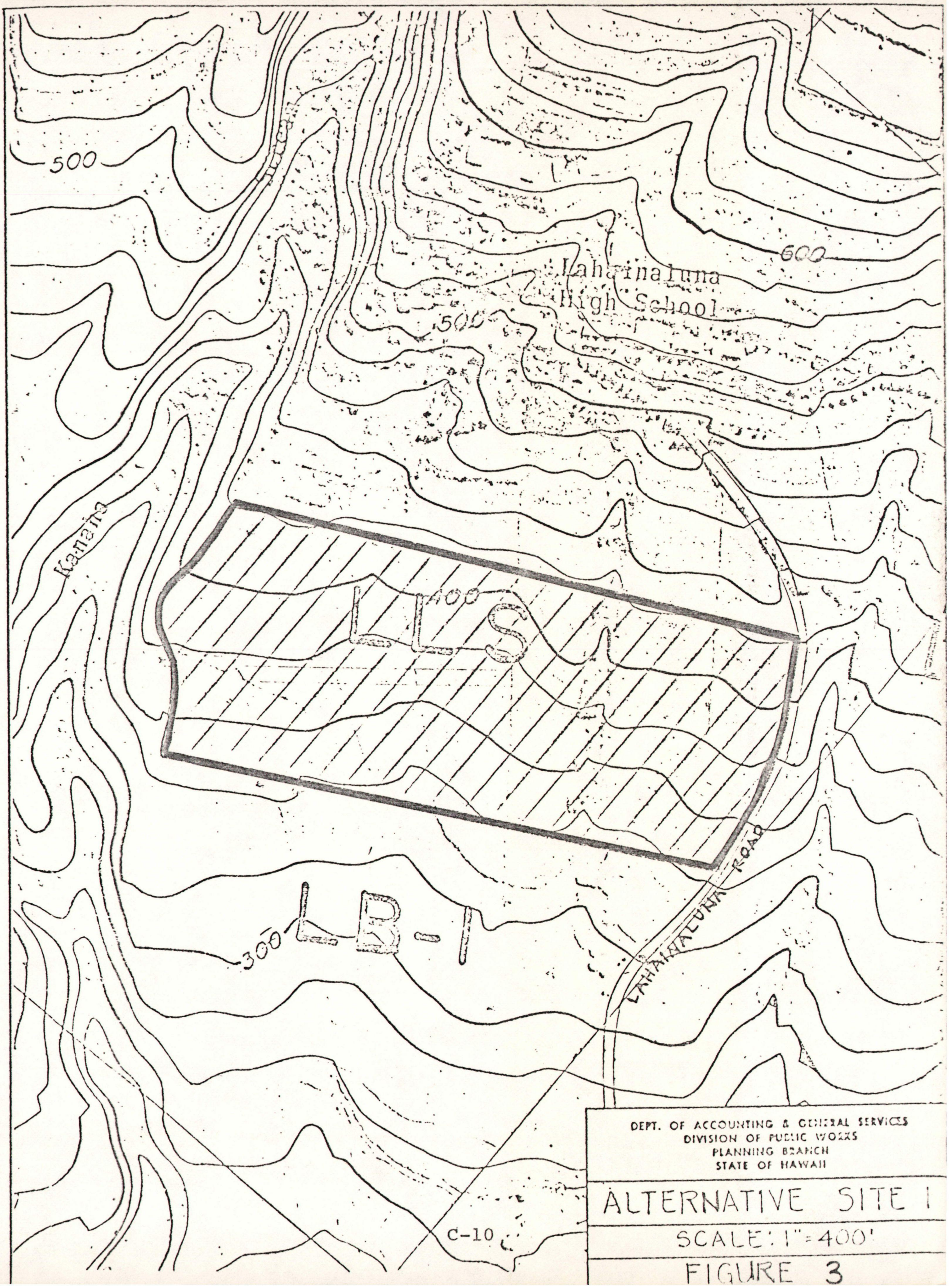
The buildings will probably consist of one-story Administration, Library, and Cafetorium Buildings; and two-story shop, locker-shower, and classroom buildings. Other facilities will include parking areas with vehicular access and loading zones and approximately 10 acres of playground area with paved courts, play apparatus and ball fields.

II. IMPACT OF PROJECT

A. Social:

Benefits to the surrounding community will be the educational opportunities offered by the school, the open spaces of this school's grassed areas, the shorter distances for students attending school, and use of the playground areas and recreational facilities after school hours. Also, the school's classrooms, multi-purpose dining room, and possible community-school library will be available for public use.

The new school location will ensure additional safety and welfare for the students since it will be out of the Tsunami Inundation Zone. The school will also be away from the distracting commercial and resort area along the Lahaina waterfront. Finally, the relocation of the school from the designated Historical District in Lahaina will be



DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

ALTERNATIVE SITE 1

SCALE: 1" = 400'

FIGURE 3

consistent with the restoration plans for the area.

The new Elementary and Intermediate school as a whole will be a definite asset to the community.

B. Economic:

The school site is owned by the State of Hawaii and will not entail any land acquisition costs; however, the loss of the potential sugar cane lease rental to the State has been computed at a present worth value of $81,000 for a 50-year period. Additionally, the County will lose $195 per year in property tax based on the 1971 assessed valuation and County property tax rate.

The site is currently zoned for agriculture and has a Class "B" Overall Productivity Rating and Class "a" Selected Crop Productivity Rating for sugar cane. The site is indicated as having non-expanding, non-rocky, well drained soil with a depth of 0-5 feet to consolidated lava.

The crop and land data were obtained from the University of Hawaii's L.S.B. Bulletin No. 7- "Detailed Land Classification-Island of Maui" and L.S.B. Circular No. 16-"Maui Lands Classified by Physical Qualities for Urban Usage". The data indicates that the site is suitable for either agricultural or urban usage.

The proposed new school will provide temporary employment during its construction and a permanent staff for its operation and maintenance.

C. Environment:

1. Physical

a. Grading - The site has a uniform slope of about 5% which will be graded minimally to allow for the construction

of the school facilities. Based on this evenly sloping terrain no extensive cut and fill operations are anticipated, except for the playfields. Grading will be done in accordance with the Maui County Grading Ordinance. The site will probably be graded in three increments or less to minimize environmental pollution provided adequate funds are available.

b. Erosion, Noise and Dust - Some dust, noise, and silting from storm water runoff can be expected during the incremental construction phases. However, these items will be controlled by (1) the Department of Health's Public Health Regulations: "Chapter 43-Air Pollution Control" and (2) the Department of Accounting and General Services Specifications. Section 1G-"Environmental Protection" from the DAGS specification is contained in Appendix B.

The temporary nuisance which this school construction could cause will probably be less than the present disturbances caused by the harvesting and cultivation cycle of the sugar cane fields.

c. Sewage - The proposed school site is developed for agricultural use and is not serviced by a sewer system. The County's Long-Range plans for the area includes a sewer system to serve the proposed residential developments and school sites. However, there is no timetable for the sewer improvements to the site, since the area is still zoned for agriculture and actively used for sugar cane cultivation.

Based on this, it will be necessary to utilize cesspools in the interim until the surrounding area becomes urbanized

and adequate sewer facilities are available. The number, size and location of cesspools will be determined by the Department of Health when construction plans for the school are developed. Cesspools will not be placed closer than 500 feet from any domestic water source.

The University of Hawaii Land Study Bureau "Circular No.16-Maui Lands Classified by Physical Qualities for Urban Usage" indicates the following:

(1) The depth to consolidated material is 0 to 5 feet.

(2) The underlying material is consolidated lava with aa and pahoehoe usually intermixed.

(3) Cesspools in pahoehoe lava may not function because of poor percolation.

(4) The Lahainaluna High School has the same type of underlying material.

Since the underlying material at the recommended school site is the same as that at Lahainaluna High School where cesspools are being used, no problems are anticipated with cesspools here.

d. Water - The recommended school site will be serviced by Maui County's water system. Improvements are currently being planned and constructed which will provide adequate water service by the scheduled school opening date of September 1975.

e. Traffic - The site is accessible from Lahainaluna Road. The proposed Kapunakea Road and Dickenson Street extension will

improve the access by routing the traffic away from the sugar mill; however, there is no construction schedule for these roadways. If these roadways are not provided by the school opening date, there will be additional school traffic imposed on Lahainaluna Road.

It should be noted that the upper portion of Lahainaluna Road will serve mainly the schools until the mauka portions of residential areas shown in the County General Plan are developed. Parking areas with vehicular loading zones will be provided off of Lahainaluna Road.

f. State Land Use and County General Plan - The proposed school site is in the Agricultural District on the State Land Use Map and designated for school use on the County General Plan. An application to amend the State Land Use Map will be made after the site is approved for the school.

2. Biological - The existing flora of the site consists of sugar cane, weeds, and several trees along the perimeter of the field. Common birds, insects, and small mammals such as rodents make up the fauna of the site. The development of the site into a school campus is not expected to affect any endangered species of either flora or fauna.

The school will provide lawn areas, shrubs, and trees which would not be subject to periodic harvesting as is presently done with the sugar cane. The school development should therefore provide more biological benefits than the existing usage.

3. Cultural - The site has some natural and scenic beauty but is not considered a potential major recreational area. The

proposed school will be adjacent and makai of the historical Lahainaluna High School. The Department of Education has expressed the desire to integrate the new Elementary and Intermediate school facilities with the existing school into a harmonious and well integrated educational cluster.

Construction of the new school will allow the phasing out of the existing Kam III school and the continued implementation of the Lahaina Historical District Plan.

The school campus is expected to provide more beneficial cultural effects than the existing site in terms of landscaping, historical preservation and educational facilities.

4. Ecological - Construction of the school will create an ecological unbalance, to a minor degree. However, its effects will be insignificant and should involve only common birds, insects, and possibly some small mammals.

III. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED SHOULD THE PROJECT BE IMPLEMENTED

The construction of the school will unavoidably create air and noise pollution to some degree. However, these undesirable effects will be minimized by strict enforcement of the Department of Health's and the Department of Accounting and General Services' rules and regulations previously mentioned.

The major portion of the school will probably be constructed in four increments with each increment requiring about 10 to 12 months for construction. The major grading work for the site will probably be done within the first three increments to minimize pollution and erosion if adequate funds are available.

Long-term effects which cannot be avoided are:

1. There will be an increase in traffic around the school site.

2. The school will utilize additional domestic water and electricity.

3. The school will create additional solid waste and sewage.

These items will be handled with existing and proposed improvements.

IV. ALTERNATIVES

The alternatives to building a new school are:

1. Stop all residential development in this area to stop student population growth.

2. Expand the existing school site and provide additional facilities.

3. Transport students to existing schools which are not overcrowded.

None of these alternatives are acceptable because:

1. Stopping residential developments in this area would simply transfer the problem to some other area since the homes are needed and a school would still be required to serve these homes.

2. Expansion of the existing Kam III School site to meet the Department of Education standards would involve the following:

   a. Acquisition of most of the land below Front Street between Canal and Shaw Streets for the elementary school.

b. Acquisition of most of the land bounded by Prison Road and Chapel, Wainee, Shaw and Front Streets for the intermediate school.

c. Mass displacement of existing homes and facilities.

d. Destruction of many of the historical items shown in Figure 4 - Lahaina Historic Districts Map.

3. Students would have to be bussed all the way into Wailuku, Kahului, and Paia to find enough schools which are not overcroweded. This is a distance of 20 to 30 miles.

V. RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The short-term effect on man's environment during construction of the school will be offset by the long-term productivity gained by implementing the State's goal of providing the necessary education for its people.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The labor required for the project and the construction materials which cannot be economically reused will be irretrievable. The land would remain intact except for grading and could be used for other purposes should the school be abandoned in the future.

VII. SOCIAL COSTS AND BENEFITS

Hawaii's goal in formal education is to maximize the realization of each individual's intellectual potential, to contribute to his personal development, enhance his social effectiveness, and provide the basis for satisfying vocations by making available a graduated and integrated series of high quality formal educational process.



REVISED: March 22, 1967 (After Public Hearing)

MAUI PLANNING COMMISSION
COUNTY OF MAUI

LAHAINA HISTORIC DISTRICTS MAP

SHOWING HISTORIC DISTRICTS 1 and 2

LEGEND

- HISTORIC DISTRICT 1
- HISTORIC DISTRICT 2
- Denotes existing historic sites
- Denotes location of former historic sites
- Location obtained from Town of Lahaina Map dated 1886 (may be found with the Survey Division, State of Hawaii
- .... Former shoreline

APPROVED:	PUBLIC HEARING: 3-21-67
CHAIRMAN – COUNTY OF MAUI	ADOPTED: 4-21-67
APPROVED: 3-22-67	ORDINANCE: NR 514
CHAIRMAN – PLANNING COMMISSION	DATE: 12-14-66

PREPARED BY: MAUI PLANNING COMMISSION
P. O. BOX 1487
KAHULUI, HAWAII

Robert O. Ohata
PLANNING DIRECTOR

FIGURE 4

Since the benefits derived from the proposed school or the educational system are intangible in nature and methods for computing benefits in terms of dollars and cents have not been developed yet, it can only be assumed that the benefits far outweigh the costs.

APPENDIX A

Extraction from the Lahaina
Elementary and Intermediate School
Site Selection Report
Analysis and Recommendation

CHAPTER V
ANALYSIS AND RECOMMENDATION

5.1 ANALYSIS

The four alternative sites selected for consideration were first evaluated against the minimum site criteria of Chapter II to test whether or not they could be considered as possible sites. Since the four sites met the minimum criteria, they were then evaluated against the general site criteria of Chapter II and the results tabulated in Figure 18 - Evaluation Table. It should be noted that the items in the Evaluation Table do not carry the same weight. However, they normally provide the best means of reducing the number of alternatives to the two best sites.

Analysis of the Evaluation Table shows that Alternative Sites 1 and 2 have the best comparative cost and that Site 4 has the best general site criteria rating, although they are all essentially equal. The alternative sites were therefore reduced to three by eliminating Alternative Site 3. Reasons for eliminating Site 3 were:

A. It had one of the highest comparative cost and one of the lowest general site criteria ratings.

B. It is one of three sites located on State land and is similar to the other two in many respects.

C. Maui County recently amended their Lahaina General Plan changing this site from a K-12 School Complex designation to an Agriculture designation.

Comparison of Alternative Sites 1 and 2 was made next by extracting the differences between these sites from Figure 18 for closer examination.

Item No.	Item Description	Rating Site 1	Site 2
2D2	County General Plan	+	0
2E1	Interference with Institutions	0	-
2F1	Water	0	+
	Comparative Cost ($1,000)	$1,787	$1,832

Pertinent comments regarding these sites are:

A. Alternative Site 1 is generally equal to or better than Alternative Site 2 for each item in the general site criteria except the item on water.

The difference here is that water service is available for Site 2 whereas water service for Site 1 will require improvements. Portions of these improvements are being implemented by the Department of Land and Natural Resources with a $3,342,000 appropriation for water systems developed in West Maui.

B. The land acquisition cost for Alternative Site 1 was computed on the assumption that the State would be able to increase the present $25/acre annual lease rent to $300/acre at the end of the present lease agreement. If the State were to realize only $40/acre, the cost of "land acquisition" for Site 1 would be reduced by $55,000.

C. The size for Site 2 has been reduced to thirty acres on the basis that (1) the County will develop a park next to the school as shown on the County General Plan and (2) the school can utilize five acres of this park to meet their land requirements. If the school must purchase and develop the park site or cannot utilize

five acres of the park, the comparative cost for Site 2 will be increased as follows:

$ 67,000	Land Acquisition
82,000	Grading
$149,000	TOTAL

D. The land acquisition cost for Alternative Site 2 is the most sensitive factor in the comparative cost analysis. Presumably, the value could vary from $5,000 to $22,000 per acre which would make it the most economical or the most expensive site to develop. Based on the discussion in the cost computations, it is estimated that the minimum cost to the State would be $10,000 per acre. Use of this value would reduce the cost of land acquisition for Site 2 by $98,000. The cost computed in Figure 18 is based on $13,000 - $15,000 per acre.

However, no land acquisition funds have been appropriated for the proposed school site. Assuming such an appropriation is included in the first year of the 1973-1975 Biennium, funds would be available on July 1, 1973. Allowing one year for completion of the land acquisition by the State Department of Land and Natural Resources would mean the land would be acquired in July 1974.

Because the date of acquisition for Site 2 would be about two years from now, it is more likely that the State would have to pay a higher rather than a lower price for the land. The higher value could result from a change in the State Land Use District boundary from agriculture to urban and a change in County zoning from agriculture to residential. At $22,000/acre, the additional land acquisition cost would be $262,000 for Site 2.

E. Alternative Site 1 is the only alternative that will permit clustering of Lahainaluna High with Lahaina Elementary and Intermediate as desired by the Department of Education.

Analysis of the above cost items indicates the following:

Comparative Cost Site 1	Site 2	Item
$2,747	$2,784	From Figure 18
- 55	0	Decreased lease rental figure
0	+ 149	Land must be increased from 30 to 35 acres
0	(- 98) (+ 262)	Varying the cost of land
$2,692	$2,686	Low Figure
$2,747	$3,195	High Figure

Based on the above comments, it was concluded that Alternative Site 1 is superior to Alternative Site 2 in terms of general site criteria and comparative cost and Site 2 deleted from further consideration. Alternative Site 1 was next compared with Alternative Site 4. The differences between these sites were extracted from the Evaluation Table and tabulated below for closer examination.

Item No.	Item Description	Rating Site 1	Site 4
2C1	Social Influences	-	+
2C2	Industrial & Agricultural Nuisances	+	0
2C4	Highway Noise	+	-
2D2	County General Plan	+	-
2E1	Interference with Institutions	0	+
2F1	Water	0	+
2F2	Sewer	-	+
	Comparative Cost ($1,000)	$2,747	$3,033

Pertinent comments concerning these sites are:

A. Site 1 received a (-) for social influences because it will be within 0.25 miles of a proposed commercial area. This commercial area is shown on the Lahaina General Plan at the intersection of the future extension of Dickenson and Kapunakea Roads.

B. Site 4 was rated (0) for industrial and agricultural nuisances because it will be subject to periodic disturbance from agricultural activities around the school.

C. Site 4 received a (-) for highway noise on the basis of its location next to the main cane haul road.

D. Site 4 received a (-) for County General Plan because it is located in an agricultural area.

E. Site 1 was rated (0) for interference with institutions on the basis that roads will be constructed between the school site and Kapunakea Road Extension which will place the proposed hospital within 0.5 miles of the school.

F. Site 1 received a (0) for water because improvements to the existing water system are required to serve the site. Portions of these improvements are already under design and construction.

G. Site 1 received a (-) for sewer because it must utilize cesspools until the sewer interceptor is constructed along Dickenson Street.

H. Site 4 has a higher comparative cost than Site 1 by $286,000 and has the greater potential for additional cost due to increased cost of bus subsidies and air conditioning for noise control.

Based on the above comments, it is concluded that Alternative Sites 1 and 4 are essentially equal in general site criteria rating. However, Alternative Site 4 has a greater comparative cost than Alternative Site 1 and a greater potential for additional cost due to air conditioning for noise control.

5.2 RECOMMENDATION

Since Alternative Site 1 meets all of the minimum site criteria, is essentially equal to Alternative Sites 2, 3, and 4 in general site criteria rating, and has the lowest comparative cost, it is recommended as the site for the Lahaina Elementary and Intermediate School.

Figure 18

EVALUATION TABLE a/

		ALTERNATIVE SITES b/			
		1	2	3	4
1. Minimum Site Criteria					
A. Size		Yes	Yes	Yes	Yes
B. Shape		Yes	Yes	Yes	Yes
C. Tsunami		Yes	Yes	Yes	Yes
D. Flood		Yes	Yes	Yes	Yes
E. Landslide		Yes	Yes	Yes	Yes
F. Traffic		Yes	Yes	Yes	Yes
G. Timing		Yes	Yes	Yes	Yes
H. Location		Yes	Yes	Yes	Yes
I. Displacement		Yes	Yes	Yes	Yes
J. Historical		Yes	Yes	Yes	Yes
K. Conservation		Yes	Yes	Yes	Yes
2. General Site Criteria c/					
A. Physical Characteristics					
1) Shape		0	0	0	0
2) Slope		0	0	0	0
3) Aesthetics		0	0	0	0
B. Accessibility					
1) Pedestrian		-	-	-	-
2) Automobile		0	0	0	0
3) Bus		-	-	-	-
C. Environmental Effects					
1) Social Influences		-	-	+	+
2) Industrial & Agricultural Nuisances		+	+	0	0
3) Aircraft Noise		+	+	+	+
4) Highway Noise		+	+	-	-
5) Rain		+	+	+	+
D. Zoning & Land Use					
1) State Land Use Law		-	-	-	-
2) County General Plan		+	0	-	-
E. Community Effects					
1) Interference with Institutions		0	-	0	+
2) Relocation of Displacees		+	+	+	+
F. Utilities					
1) Water		0	+	+	+
2) Sewer		-	-	+	+
3) Power & Communications		+	+	+	+
Totals of General Site Criteria	+	7	7	7	8
	0	6	5	6	5
	-	5	6	5	5
Comparative Cost Considerations					
1. Land Acquisition		81	406	62	61
2. Site Development		802	527	915	759
3. Bus Subsidy		1864	1851	2028	2213
Total Comparative Cost d/		2747	2784	3005	3033

a/ Legend: Yes - Site meets minimum criteria.
No - Site does not meet minimum criteria.
\+ - Indicates an excellent characteristic.
0 - Indicates a good characteristic.
\- - Indicates a poor characteristic.

b/ It should be noted that the rating for these items reflect the improved conditions when a cost item is included in the cost considerations.

c/ Sites not meeting all of the minimum site criteria are not evaluated in terms of the general site criteria.

d/ $1,000 units.

APPENDIX B

Department of Accounting and General Services
Pollution Control Requirements

SECTION 1G - ENVIRONMENTAL PROTECTION

The Contractor shall comply with the following requirements for pollution control in performing all construction activities:

1. RUBBISH DISPOSAL

   a. No burning of debris and/or waste materials shall be permitted on the project site.

   b. No burying of debris and/or waste material except for materials which are specifically indicated elsewhere in these specifications as suitable for backfill shall be permitted on the project site.

   c. All unusable debris and waste materials shall be hauled away to an appropriate off-site dump area. During loading operations, debris and waste materials shall be watered down to allay dust.

   d. No dry sweeping shall be permitted in cleaning rubbish and fines which can become airborne from floors or other paved areas. Vacuuming, wet mopping or wet or damp sweeping is acceptable.

   e. Enclosed chutes and/or containers shall be used for conveying debris from above to ground floor level.

   f. Cleanup shall include the collection of all waste paper and wrapping materials, cans, bottles, construction waste materials and other objectionable materials, and removal as required. Frequency of cleanup shall coincide with rubbish producing events.

2. DUST

   a. Dust shall be kept down at all times, including non-working hours, weekends and holidays, by sprinkling water.

   Work done by the Contractor in complying with this requirement shall be done and paid for in accordance with Subsection 4.2(e) "Force Account Work" and Subsection 9.4(d) "Force Account Work" of the General Requirements and Covenants, respectively, except for the following work:

   1) For areas planted with ground cover and grass, payment for sprinkling water for dust control will not apply as soon as planting is initiated and thereafter. Such sprinkling shall be considered as maintenance, and its cost shall be included in the lump sum bid price.

   2) Sprinkling during the compaction period (starts as soon as material is delivered to the fill area until the compacted layer is accepted by the Engineer) shall be considered as water required for the compaction of the material and shall not be paid for under this section. The cost shall be included in the lump sum bid price.

   Payment shall be made by Change Order at the end of each month.

b. Wet grinding, when required by the Engineer in correcting an error made by the Contractor, shall be done at no cost to the State.

c. Wet cutting will be required for cement masonry blocks, concrete and asphaltic concrete pavements unless attachments are used with dry cutting equipment to capture the dust created thereby.

d. No unnecessary shaking of bags will be permitted where cement, mortar and plaster mixing is done unless the dust therefrom can be confined.

e. No dry power brooming will be allowed in unconfined areas. Vacuuming, wet mopping, wet sweeping, or wet power brooming may be used instead. Air blowing will be permitted only for cleaning erected forms prior to pouring.

3. NOISE

a. All internal combustion engine powered equipment shall have mufflers installed and maintained to reduce noise to acceptable levels.

b. No blasting and use of explosives will be permitted without prior approval of the Engineer.

c. Pile driving operations shall be confined to the period between 8:00 a.m. and 5:30 p.m., Monday through Friday. Pile driving will not be permitted on weekends and legal State and Federal holidays.

d. Starting up of non-highway vehicular equipment shall not be done prior to 6:45 a.m. without prior approval of the Engineer.

4. EROSION

During interim grading operations the grade shall be maintained so as to preclude any damages to adjoining property from water and eroding soil. Temporary berms, cut-off ditches, and other provisions which may be required because of the Contractor's method of operation shall be installed at no cost to the State. Drainage outlets and silting basins shall be Constructed and maintained as shown on the plans to minimize erosion of the school site and pollution of waterways and etc., during construction.

5. OTHERS

a. Wherever trucks and/or vehicles leave the site and enter surrounding paved streets, the Contractor shall prevent any material from being carried onto the pavement. Waste water shall not be discharged into existing streams, waterways, or drainage systems such as gutters and catch basins unless treated to comply with Department of Health water pollution regulations.

b. Trucks hauling debris shall be covered as required by PUC Regulation. Trucks hauling fine materials shall be covered.

c. No dumping of waste concrete will be permitted at the job site unless otherwise permitted in the Special Provisions.

d. Except for rinsing of the hopper and delivery chute, and for wheel washing where required, concrete trucks shall not be cleaned on the job site.

e. Except in an emergency, such as a mechanical breakdown, all vehicle fueling and maintenance shall be done in a designated area. A temporary berm shall be constructed around the area when runoff can cause problems.

f. Spray painting will not be allowed unless done by the "airless spray" process.

6. SUSPENSION OF WORK

Violation of any of the above requirements or any other pollution control requirements which may be specified in the Technical Specifications herein shall be cause for suspension of the work creating such violation. No additional compensation shall be due the Contractor for remedial measures to correct the offense. Also, no extension of time will be granted for delays caused by such suspensions.

If no corrective action is taken by the Contractor within 72 hours after a suspension is ordered by the Engineer, the State reserves the right to take whatever action is necessary to correct the situation and to deduct all costs incurred by the State in taking such action from monies due the Contractor.

The Engineer may also suspend any operations which he feels are creating pollution problems although they may not be in violation of the above mentioned requirements. In this instance, the work shall be done by force account as described in Subsection 4.2(e) "FORCE ACCOUNT WORK" of the General Requirements and Covenants and paid for in accordance with Subsection 9.4(b) "FORCE ACCOUNT WORK" therein. The count of elapsed working days to be charged against the contract in this situation shall be computed in accordance with Subsection 8.8(d) "CONTRACT TIME" of the General Requirements and Covenants.

NOTE TO ARCHITECT: Notify the Public Works Engineer in writing at or before the Pre-Final submittal of any proposed changes to the above requirements.

APPENDIX C

Draft Environmental Impact Statement Comments Received From Various Agencies And Responses By The Department Of Accounting And General Services

Office of Environmental Quality Control
Senator Hiram Fong
Department of the Air Force
Department of the Army
State Department of Agriculture
State Department of Education
State Department of Health
State Department of Land and Natural Resources
State Department of Transportation
Maui County Department of Public Works
Environmental Development Council
Lahaina Outdoor Circle
Ad Hoc Citizen's Committee Against Relocation of the Lahaina Public Library

JOHN A. BURNS
GOVERNOR

RICHARD E. MARLAND, PH.D.
DIRECTOR

TELEPHONE NO.
548-6915

JAN 11 [illegible] '73

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OFFICE OF THE GOVERNOR
550 Halekauwila Street
Tani Office Building, Third Floor
Honolulu, Hawaii 96813

January 4, 1973

MEMORANDUM

To: The Honorable KeNam Kim, State Comptroller
Department of Accounting and General Services

From: Dr. Richard E. Marland
Interim Director

Subject: Draft Environmental Impact Statement for Lahaina Elementary and Intermediate School

Our Office has received twelve (12) responses to the Draft Environmental Impact Statement for the Lahaina Elementary and Intermediate School. (See the attached Summary Sheet of Responses). We have summarized the comments provided by the responding agencies below.

The State Department of Agriculture and the State Department of Land and Natural Resources feel that, based upon the description given, site 1 is appropriate. The U.S. Army Corps of Engineers also felt that site 1 "appears to be well substantiated." In addition the Corps stated that: "The proposed site does not conflict with the Corps' proposed flood control improvements for Kahoma Stream."

The Lahaina Outdoor Circle comments were directed to the accessibility of the school site to children via walking or bicycling. (Refer to their letter of November 22, 1972). Taking this one step further, they have commented upon the use of busses in traveling to and from the proposed school site, and indicated the possible hazards and economic loss in utilizing busses. We recommend that in response to the Lahaina Outdoor Circle's letter, further discussion on the accessibility and convenience of the site be provided in the final statement.

The State Department of Health has made several comments pertaining to dust and noise control, and solid waste

disposal. (See their memorandum dated December 4, 1972.) Our Office's evaluation of these comments indicated that several items (b,c, and d) were included in the draft statement, therefore we recommend that items a and e be reviewed and incorporated into the final statement.

This Office also recieved, in relation to this draft statement, two responses in regards to the construction of a school-community library located within the proposed school site. The letter from Mr. Luis A. Paine, Chairman of the Ad Hoc Citizen's Committee Against Relocation of the Lahaina Public Library, indicated that there is local opposition to the relocation of the existing library. Based upon the information we have on the Lahaina Library relocation, our Office has concluded that:

1. The school-community library within the school site is, at present, a "possibility". (Both the draft statement and the Department of Education's memorandum of December 8, 1972 indicates this.)

2. There is no indication at this time, that, should the library be relocated, environmental degradation would occur.

3. The impact statement is on the school site and the exact facilities within the site has yet to be determined. (The Master Plan, which is prepared after the site approval, will indicate the buildings to be constructed.)

Therefore, when the Master Plan is prepared by your Department, we would appreciate the opportunity to review it. Also, realizing that opposition to the relocation of the Library is based on factors other than environmental, we recommend that your agency and the Department of Education examine all aspects, should relocation be contemplated.

We hope that appropriate consideration will be given to all comments provided. Thank you for the opportunity to review and comment on this draft statement.

Attachments

cc. Dr. Shiro Amioka, Department of Education

SUMMARY SHEET OF RESPONSES FOR THE LAHAINA ELEMENTARY AND INTERMEDIATE SCHOOL

The date of the response is in parentheses.

*Department of Transportation (December 11, 1972)

U.S. Army Corps of Engineers (December 8, 1972)

Department of Education (December 8, 1972)

Department of Land and Natural Resources (December 7, 1972)

*U.S. Senator Hiram L. Fong (December 7, 1972)

Department of Health (December 4, 1972)

*Department of the Air Force (November 29, 1972)

Lahaina Outdoor Circle (November 22, 1972)

Mr. Luis A. Paine, Chairman of the Ad Hoc Citizen's Committee Against Relocation of the Lahaina Public Library (November 21, 1972)

*Environmental Development Council, Inc. (November 20, 1972)

Department of Agriculture (November 20, 1972)

*Department of Public Works, County of Maui (November 17, 1972)

* Indicates that the individual or agency had no comments to offer.

JOHN A. BURNS
GOVERNOR

RICHARD E. MARLAND, PH.D.
INTERIM DIRECTOR

TELEPHONE NO.
548-6915

JAN 12 2 47 PM '73

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OFFICE OF THE GOVERNOR

550 HALEKAUWILA STREET
ROOM 301
HONOLULU, HAWAII 96813

January 12, 1973

MEMORANDUM

TO: Mr. Harold Sonomura
Department of Accounting and General Services

FROM: Caroleen K. Toyama Caroleen K. Toyama
Environmental Analyst

We received on January 11, 1973, the enclosed Memo from the Department of Education regarding the Draft Environmental Impact Statement for the Lahaina Elementary and Intermediate School Site. Please include this response along with those copies attached to our Memorandum of January 4, 1973.

CKT:sma

Enclosure

JOHN A. BURNS
GOVERNOR

RICHARD E. MARLAND, PH.D
INTERIM DIRECTOR

TELEPHONE NO.
548-6915

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OFFICE OF THE GOVERNOR
STATE CAPITOL BUILDING
ROOM 436
HONOLULU, HAWAII 96813

November 13, 1972

MEMORANDUM

TO: The Honorable KeNam Kim, State Comptroller
Department of Accounting and General Services

ATTENTION: MR. RIKIO NISHIOKA

FROM: Dr Richard E. Marland
Interim Director

SUBJECT: Draft Environmental Impact Statement for
Lahaina Elementary and Intermediate School
Site Selection
D.A.G.S. Job No. 05-16-5241.1

This Office has received 100 copies of the above draft environmental impact statement and one copy of the Draft Site Selection Report for Lahaina Elementary and Intermediate School. The statements were distributed November 9, 1972, to the various governmental and civic organizations indicated on the attached mailing list. The site selection report will be reviewed by my staff to supplement the draft statement.

We have set December 11, 1972 (20 working days), as the suspense date for responses to the draft statement. Shortly after this date, your Department will be receiving from our Office a letter summarizing and evaluating the comments made, and a copy of each response.

If you require further information about the distribution and processing of the draft statement, please contact either Caroleen Toyama or David Higa of my staff.

CKT/REM

Attachments (2)

** Transmittal memorandum distributed with the draft statements.

November 9, 1972

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

MEMORANDUM

FROM: DR. RICHARD E. MARLAND
INTERIM DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR LAHAINA ELEMENTARY AND INTERMEDIATE SCHOOL SITE SELECTION

Attached for your review and comments is a copy of the above draft statement. The request for environmental statements is in pursuance of the Governor's Executive Order.

This Office has been designated as the agency for receipt of draft environmental impact statements. Our function is to distribute draft statements to various governmental agencies and private organizations which are involved and concerned with environmental matters. Upon the receipt of comments from the various organizations, this Office will compile and evaluate the responses and prepare a coordinated reply to the applicant agency.

We would appreciate comments by your organization and request that it be submitted to this Office by December 11, 1972.

Enclosure

PROJECT NAME D S Kaheone Elem & Interm Gate School

DEADLINE DATE December 11, 1972

	11/9 date sent	date rec'd	comments
AG- F.Erskine att: Sotaro Uehara	X		
UH- Doak C. Cox (6)	X		
John Craven	X		
Steve Lau	X		
DLNR-S. Kido (6)	X		
DOH-W. Ousienberry att: S. Soneda (3)	X		
DPED-S. Mark att: Frank Shrivanek	X		
DOD-B. Webster att: Clyde Woods	X		
DOT- F. Matsuda att: Ah Leong Kam (3)	X		
DPED-A.M. Oliver, Librarian, HAWTIC	X		
Tom Stuart	X		
DAGS- Kenam Kim			
DSSH-M. Thompson att: Ronald Lin	X		
STATE LIBRARY- Distribution Center (15)	X		(2)
UH-Hamilton & Sinclair att: Mrs. Morioka (2)	X		
STATE ARCHIVES	X		
C&C Hono			
Traffic-Geo. Villegas			
Public Works-Albert Zane			
Parks & Rec.- Young Suk Ko			
Water Supply-George Yuen			
Mass Transit - C.M. Gillis			
Municipal Reference Library	X		
Congress			
S. Matsunaga - D.C.	X		
S. Matsunaga - Hono			
H. Fong - D. C.	X		
H. Fong - Hono			
D. Inouye - D. C.	X		
D. Inouye - Hono			
P. Mink - D. C.	X		
P. Mink - Hono			
C&C Planning			
HONO- Robt. Way	X		} air
KAUAI- Brian Nishimoto	X		
MAUI- Howard Nakamura	X		
HAWAII- Raymond Suefuji	X		
Federal			
EPA- L. Russell Freeman (2) Seeley	X		
Corps of Engineers - Col. William Falck	X		Edelstein
Oceanic & Atmos. Admin. - Rich. Barkley	X		Tuttson
" " " " - Dr. Wm. Aron, Md. (3)(1)	X		(Air Mail)
Marine Fisheries - Frank Hester			
Bureau Sport Fisheries, Eugene Kridler	X		Taylor
" " " " -J. Findley, Oregon	X		
US Geological Survey, W.L. Burnham	X		(Air Mail)
Corps of Engineers-Bill Matthews			
Military			
NAVY - Admiral Thomas Hayward	X		} new addresses
AIR FORCE - Colonel Ernest Pate	X		
ARMY- Commanding General	X		

PROJECT NAME Kaneohe Elem & Inter. School

DEADLINE DATE Dec. 14, 1972

News Oahu	11/9 date sent	date rec'd	comments
Hawaii Hochi			
Hawaii Times			
KHVH-TV B.Baker	-x-		
KGU Radio			
Community Press A.Poepoe			
KGMB-TV B.Fredo	-x-		
KHON-TV J.Matthews			
Ka Leo O Hawaii editor			
Star-Bulletin H.Duncan	x		
Advertiser G. Chaplin	x		
Hawaii Industry			
Builders Report			
Pacific Business News			
Milici Ad. J. Growney			
KHET-TV Hawaii Now			
Civic Organ. Oahu			
Conservation Council V.Brooks			
Life of Land	x		
Citizens for Hawaii			
Sierra Club			
Friends of Earth R.Wenkam	x		
Windward Citizens Planning L.Moffitt			
Hawaii Wildlife Fed. R.Shallenberger			
Hi Acad. of Sciences J.B.Smith			
Bishop Museum R. Force	x		
Kaneohe Comm. Council E.Jones			
Outdoor Circle D.Hargreaves	x		
Save Our Surf J.Kelly	x		
Pearl City Comm. Ass.			
Campbell Estate			
American Right of Way Assn. E. Ostrowski			
Hawaii Audubon Society	x		
Kauai Community College Ecology Com. Harder			
Hi League of Conservation Voters			
Environmental Council			
Raymond Milici			
Albert Nishimura			
Yasushi Kurisu			
Richard Kuwada	x		
George Clark			
John Hylin			
Reginald Young	x		
John Shupe			
L.Russell Freeman(ex-officio)			
Doak Cox (ex-officio)			
Shinichi Onishi(ex-officio)			
A.A. Smyser			
Minoru Hirabara			
Other Oahu			
Hawaiian Electric F.Montgomery			
Jane Canright C&C Hono Human Resources			
Carl Hanson-McKinley H.S.			
Environmental Impact Service			

PROJECT NAME Juana Elem & Inter S

DEADLINE DATE December 11, 1972

OUTER ISLANDS	11/7 date sent	date rec'd	comments
HAWAII			
C&C Public Works-Ed.Harada			
C&C Parks & Rec.-Robt. Fukuda			
C&C Water Supply-Akira Fujimoto			
C&C Research & Dev.-John Farias			
Public Lib.-Emiko Nakamae	X		
HAWAII			
Kona Times			
Hawaii Tribune Herald			
Kona Reporter			
West Hawaii Today			
HAWAII			
Kona Outdoor Circle- Mrs. Shephard			
Hilo Woman's Club			
KAUAI			
C&C Public Works-Herbert Minakami			
C&C Water Supply-Walter Briant			
C&C Economic Dev.- Ben Asakura			
Public Lib.- Librarian	X		
KAUAI			
Garden Island News			
Kawamura Farm Enterprises-M.Kawamura			
Kenneth Shioi & Co.- Randall Shioi			
MAUI			
C&C Public Works-Stanley Goshi	X		
C&C Water Supply-Carl Kaiama	X		
C&C Parks & Rec.- Ichiro Maehara	X		
C&C Economic Dev.- Ricki Yasui	X		
Public Lib.-Librarian (7)	X		
MAUI			
Lahaina Sun-Don Graydon	X		
Maui News-Earl Tanaka	X		
Lahaina Outdoor Circle-Mrs. Paine	X		
Maui Outdoor Circle-Mrs. Weeks			

PROJECT NAME Sahaina Elem & Inter. School

DEADLINE DATE December 11, 1972

OTHER	date sent	date rec'd	comments
Environmental Dev Council	11/9		
Bruce P Bishop Estate	11/9		
Pacific Resources Inc	11/9		
Hawaiian Electric Co	11/9		
Hawaiian Telephone Co	11/9		
Coordinating Committee for Hawaiian Archaeology	11/9		
Oceanic Institute	11/9		
Maui Environmental Information Center	11/9		
P.O. Box 481			
Haiku, Maui, Hawaii 96708			
Alexander & Baldwin, Inc	11/9		
P.O. Box 156			
Kahului, Maui, Hawaii 96732			
H.SPA	11/9		

JOHN L. MCCLELLAN, ARK., CHAIRMAN
WARREN G. MAGNUSON, WASH.
JOHN C. STENNIS, MISS.
JOHN O. PASTORE, R.I.
ALAN BIBLE, NEV.
ROBERT C. BYRD, W. VA.
GALE W. MCGEE, WYO.
MIKE MANSFIELD, MONT.
WILLIAM PROXMIRE, WIS.
JOSEPH M. MONTOYA, N. MEX.
DANIEL K. INOUYE, HAWAII
ERNEST F. HOLLINGS, S.C.
BIRCH BAYH, IND.
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HIRAM L. FONG, HAWAII
J. CALEB BOGGS, DEL.
EDWARD W. BROOKE, MASS.
MARK O. HATFIELD, OREG.
TED STEVENS, ALASKA

THOMAS J. SCOTT, CHIEF CLERK
WM. W. WOODRUFF, COUNSEL

United States Senate
COMMITTEE ON APPROPRIATIONS
WASHINGTON, D.C. 20510

December 7, 1972

Dr. Richard E. Marland
Interim Director
Office of Environmental
Quality Control
550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Dr. Marland:

I am writing to acknowlege receipt of the draft environmental impact statement for Lahaina Elementary and Intermediate School Site Selection.

Your courtesy in sending me this statement is appreciated.

With kind regards and aloha -

Sincerely yours,

Hiram L. Fong

Hiram L. Fong

HLF:vl

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 15th AIR BASE WING (PACAF)
APO SAN FRANCISCO 96553

29 NOV 1972

REPLY TO ATTN OF: DE

SUBJECT: Draft Environmental Impact Statement

TO: Office of Environmental Quality Control
Office of the Governor
550 Halekauwila Street
Tani Office Building, Third Floor
Honolulu, Hawaii 96813

1. Reference is made to your letter of 9 Nov 72, subject as above.

2. This office has no comments to render relative to the draft environmental impact statement for the Lahaina Elementary and Intermediate School Site Selection.

ALLAN M. Y[illegible]
Asst Dep Comdr for Civil Engrg

DEPARTMENT OF THE ARMY
HONOLULU DISTRICT, CORPS OF ENGINEERS
BUILDING 96, FORT ARMSTRONG
HONOLULU, HAWAII 96813

PODED-P

8 December 1972

Dr. Richard E. Marland
Office of Environmental Quality Control
State of Hawaii
550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Dr. Marland:

We have reviewed three draft environmental statements as requested by your office. At this time we have no comments on the statement prepared for the Waimea Civic Center, South Kohala, Hawaii. Comments on the Construction of Launching Ramp and Deepening of Existing Navigational Channel, Honaunau Bay, Hawaii, and the Proposed Lahaina Elementary and Intermediate School are attached.

Sincerely yours,

R. L. NICHOLS
Chief, Engineering Division

2 Incl
As stated

HONOLULU DISTRICT, CORPS OF ENGINEERS

8 December 1972

E.I.S. Review

Construction of Launching Ramp and Deepening
of Existing Navigation Channel
Honaunau Bay, Hawaii

Comments on Functional Areas of Responsibility for the Corps of Engineers:

A permit application to the Corps of Engineers for construction in navigable waters has not been received to date. Expeditious filing is recommended to assure that a thorough review can be conducted.

Comments on Full Disclosure Aspects:

The discussion on alternatives might be expanded to include the basis upon which the proposed location of the launching ramp within Honauau Bay was selected. An explanation of advantages of this particular siting of the ramp and access over other possible sites and alignments in the Bay would make the review of alternatives complete. A discussion of alternate sites along the South Kona coast should be included to demonstrate that construction at Honauau is required.

The compatibility of this action with both the State Water Quality designation of the Bay waters as Class AA and with the National Parks Service's Master Plan appear to be areas of major concern. The final statement should include the official comments of the State Department of Health and the National Parks Service.

Incl 1

8 December 1972

Honolulu District, Corps of Engineers

E.I.S. Review

Lahaina Elementary and Intermediate School Site Selection

The selection of Alternate Site 1 appears to be well substantiated. The proposed site does not conflict with the Corps' proposed flood control improvements for Kahoma Stream.

Incl 2

JOHN A. BURNS
GOVERNOR

FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

November 20, 1972

MEMORANDUM

To: Dr. Richard E. Marland, Interim Director
Office of Environmental Quality Control

Subject: Draft Environmental Impact Statement for Lahaina Elementary and Intermediate School Site Selection

We have reviewed the above environmental impact statement and foresee no major adverse environmental effects on agriculture.

Based on the information presented, we agree with recommendation (5.2) under Chapter V, Analysis and Recommendation, that Alternative Site #1 is the appropriate site for the Lahaina Elementary and Intermediate School.

Thank you for the opportunity to review and comment on the draft statement.

Frederick C. Erskine

FREDERICK C. ERSKINE
Chairman, Board of Agriculture

STATE OF HAWAII

DEPARTMENT OF EDUCATION

P. O. BOX 2360

HONOLULU, HAWAII 96804

FFICE OF BUSINESS SERVICES

December 8, 1972

Dr. Richard E. Marland
Interim Director
Office of Environmental Quality Control
State Capitol Building, Room 436
Honolulu, Hawaii 96813

Dear Dr. Marland:

Subject: Draft of Environmental Impact Statement for Lahaina Elementary and Intermediate School Site Selection

The Department of Education and the Department of Accounting and General Services have worked with the Maui Planning Commission in the siting of the new Lahaina Elementary and Intermediate School on Maui. Involved in this planning process is the matter of possible inclusion of a school/community library to replace the existing public library in Lahaina town.

The Lahaina 701 General Plan was recently amended to allow the relocation of the public library onto the school campus where it will eventually become a school/community facility. There has been some opposition to this move. This matter was recently brought to the surface again by Mrs. Luis Paine, Chairman, Ad Hoc Citizen's Committee Against Relocation of the Lahaina Public Library, upon her access to the subject document.

The State Superintendent of Education, Dr. Shiro Amioka, has not received a copy of the subject draft.

In order for the Department of Education to be truly involved in all official discussions relative to studies, proposals, etc. pertaining to school facilities, public libraries, school/community libraries, and school libraries, may we request the help of your office to route all official communications to the office of the Superintendent of Education.

We appreciate your continued cooperation.

Sincerely,

Koichi H. Tokushige

KOICHI H. TOKUSHIGE
Assistant Superintendent
Office of Business Services

cc: Maui District

STATE OF HAWAII

DEPARTMENT OF EDUCATION

P. O. BOX 2360

HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

January 10, 1973

MEMO TO: Dr. Richard E. Marland, Interim Director
Office of Environmental Quality Control
Office of the Governor

F R O M: Shiro Amioka, Superintendent
Department of Education

SUBJECT: Environmental Impact Statements for Lahaina Elementary and Intermediate School Site Selection

May we express our appreciation to you for submitting to us your draft report on the environmental impact of the proposed Lahaina Elementary and Intermediate School. We are in accord with your environmental impact statements.

All evidences point to the urgent need for the subject school. Accordingly, we respectfully request that the final report be transmitted to the Governor and the Department of Accounting and General Services at your earliest convenience.

Since the land is under State ownership, approval to use the land for educational purposes must be obtained from the State Department of Land and Natural Resources. Your report will therefore be a useful guide in determining the suitability of the land for school purposes.

Shiro Amioka

cc: Maui District

JOHN A. BURNS
GOVERNOR OF HAWAII

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

WALTER B. QUISENBERRY, M.P.H., M.D.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS JR., M.S., M.D.
DEPUTY DIRECTOR OF HEALTH

RALPH B. BERRY, M.P.H., M.D.
DEPUTY DIRECTOR OF HEALTH

HENRI P. MINETTE, M.P.H., Dr.P.H.
DEPUTY DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO:
FILE: EH-San

December 4, 1972

To: Dr. Richard E. Marland
Interim Director, Office of Environmental Quality Control

From: Acting Director of Health

Subject: Draft Environmental Impact Statement for Lahaina Elementary and Intermediate School Site Selection

1. The following comments are submitted for your consideration:

   a. The proposed site is located such that a potential air pollution problem may exist for the residences nearby during construction. Therefore, a careful description of each type of construction or construction-related activity which may cause an air pollution problem and the methods for control should be included.

   b. Special attention is directed to Chapter 43 of the Public Health Regulations which restricts fugitive dust-emitting activities.

   c. We recommend that the Department of Accounting and General Services pollution control requirements regarding noise be amended to read that all internal combustion engine powered equipment shall have approved mufflers to minimize noise, also that these mufflers be maintained to provide the necessary noise reduction factors.

   d. All solid waste generated from site preparation and construction phases should be disposed at an approved site.

   e. All solid waste generated from the operation of the school should be properly stored and removed for disposal at an approved site.

Wilbur S. Lummis Jr m/r
WILBUR S. LUMMIS, JR., M.D.

JOHN A. BURNS
GOVERNOR OF HAWAII

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

December 7, 1972

MEMORANDUM

TO: Dr. Richard E. Marland
Office of Environmental Quality Control

FROM: SUNAO KIDO, Chairman and Member
Board of Land and Natural Resources

SUBJECT: Comments on Environmental Impact Statements

Lahaina Elementary and Intermediate School Site Selection

We note that this proposed new school site is outside of the Lahaina Historic District.

We believe that this is a desirable location and can offer no objections to this proposed site.

Waimea Civic Center Complex Development

The Waimea Civic Center will be a great improvement to Waimea Town, on the Island of Hawaii.

We recommend approval of the impact statement as presented.

BOARD OF LAND AND NATURAL RESOURCES

Sunao Kido

SUNAO KIDO
Chairman and Member

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR

LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

MUNNY Y. M. LEE
DEPUTY DIRECTOR

DOUGLAS S. SAKAMOTO
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:
ATP 8.2060

December 11, 1972

MEMORANDUM

TO: DR. RICHARD E. MARLAND, INTERIM DIRECTOR
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

FROM: FUJIO MATSUDA, DIRECTOR OF TRANSPORTATION

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR LAHAINA ELEMENTARY SCHOOL AND INTERMEDIATE SCHOOL SITE SELECTION

We have reviewed the subject environmental statement and have no comments to offer as it relates to and affects our Department's transportation program.

E. Alvey Wright
for FUJIO MATSUDA
Director

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
WAILUKU, MAUI, HAWAII 96793

November 17, 1972

Dr. Marvin T. Miura
Office of Environmental
Quality Control
Executive Chambers
Honolulu, Hawaii

Dear Marvin:

Re: Draft Environmental Impact Statement for Lahaina Elementary and Intermediate School Site Selection

Please be advised that we do not have any comments to make regarding the above subject project.

Very truly yours,

Fred Kluaki
for Stanley S. Goshi
Director of Public Works

Environmental
Development
Council, Inc.

700 Bishop Street, Suite 1907, Honolulu, Hawaii 96813
Telephone 521-7854

November 20, 1972

TO: Dr. Richard E. Marland, Interim Director
Office of Environmental Quality Control

FROM: Margo J. Wood, President
Environmental Development Council

SUBJECT: Draft Environmental Impact Statements for:

- Erosion Control Improvements
  Waikiki Beach, Oahu

- Kaneohe-Kailua Area Flood Control

✓ Lahaina Elementary & Intermediate School
  Site Selection

- Waimea Civic Center Complex Development

Thank you for the opportunity to review the statements listed above.

We have no comments to make on these statements at this time.

M. Wood

MJW/lmg

Lahaina Outdoor Circle

P. O. BOX 1203
LAHAINA, MAUI, HAWAII

November 22, 1972

Dr. Richard E. Marland
Interim Director
Office of Environmental Control
State Capitol Building, Room 436
Honolulu, Hawaii 96813

Dear Dr. Marland:

Thank you for sending us a copy of the Draft Environmental Impact Statement for the Lahaina Elementary and Intermediate School Site Selection which we have examined with interest.

The rationale presented by the Department of Accounting and General Services on their site selection can be argued on several points. Convenience and safety are two important factors, inasmuch as the hill site will preclude the use of bicycles by most children, and of course walking will be out. In the light of the foregoing we find it strange that the analyses and recommendations for Site I ignore the obvious need for additional school buses which surely present an economic consideration. And not only will the fleet need to be enlarged, but the condition of the vehicles presently in use raises serious questions about their safety on the climb up and down the hill. I should imagine that many of them will need replacing, or extensive over-haul.

The Outdoor Circle wishes, particularly, to underscore the necessity for strict adherence to the Pollution Control Requirements, which are spelled out in detail in the draft (Appendix B). If they are not strictly enforced the environmental damage to the surrounding area and to Lahaina will not only be "undesirable" but in many cases will be irreparable.

The Lahaina Outdoor Circle appreciates the opportunity to participate in the review of these environmental statements in pursuance of the Governor's Executive Order.

Sincerely yours,

Mrs. Luis A. Paine
President

P. O. Box 1203
Lahaina, Hawaii 96761

November 21, 1972

Dr. Richard E. Marland
Interim Director
Office of Environmental Control
State Capitol Building, Room 436
Honolulu, Hawaii 96813

Re: Draft Environmental Impact Statement for Lahaina Elementary and Intermediate School Site Selection

Dear Dr. Marland:

A copy of the subject draft came into my hands by way of Mrs. Paine (Lahaina Outdoor Circle) who will be forwarding her organization's response concerning the environmental impact upon the Lahaina District.

The part of the Draft which caught my attention was: II Impact of Project, A. Social: "... and community-school library will be available for public use."

Now, these words may appear innocent enough by themselves. However, we are reminded of the controversey during the first half of 1972 because of the DOE's proposal to close our present public library - move its activity to Lahainaluna - and merge it with the new Lahaina School Complex. I would refer you to Minutes of the Library Advisory Council and the Maui Planning Department, and to the citizen's petition presented to them on March 29, 1972. I believe you and your staff will then recognize how strongly Lahaina feels about moving its Library. Our attitude is somewhat analogous to the situation depicted in Whittier's Barbara Frietchie wherein Stonewall Jackson, upon entering Fredericktown, Maryland, during the Civil War, admonished his troops, "He who touches the hair of yon gray head dies like a dog, March On, he said!" What I am saying is that any future threats to our present Library by the DOE or anyone else will be vigorously resisted by its patrons and taxpayers of West Maui.

By copy of this letter I respectfully request Representative Kondo to keep this Committee advised of the "coordinated reply to the applicant agency" your office prepares in this regard.

Sincerely yours,

Luis A. Paine

Luis A. Paine, Chairman
Ad Hoc Citizen's Committee Against
Relocation of the Lahaina Public Library

Copies to:
Honorable John A. Burns, Governor, State of Hawaii
Ronald Kondo, Representative 6th District, Hawaii House of Representatives
James G. Igoe, State Librarian
Koichi Tokushige, Ass't Supt. OBS

DAGS RESPONSES TO COMMENTS RECEIVED
ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR THE LAHAINA ELEMENTARY AND INTERMEDIATE SCHOOL
SITE SELECTION

A. STATE DEPARTMENT OF HEALTH

1. The proposed site is approximately 1,200 feet mauka of Kelawea Mauka Subdivision and is separated by a sugar cane field. The most air pollution will probably occur during the first few increments when the site is cleared and graded. Grassing will be specified as soon as grading is completed to minimize dust and erosion. The specific pollution control measures to be applied will depend upon the actual field conditions and will be delineated during the design and construction phases of the project.

2. The provisions of Public Health Regulations Chapter 43 - Air Pollution were already mentioned in the EIS draft and will be strictly enforced.

3. Item 3.a of the DAGS Pollution Control Requirements will be amended to specify that the mufflers be maintained to reduce noise to acceptable levels.

4. The following paragraph will be included under Section II.C.1.g.

   Solid Waste - All solid wastes generated during the site preparation and construction phase of the project will be removed and disposed of at an approved site by the contractor. Solid wastes generated by the maintenance and operation of the school will likewise be properly stored in large trash bins and removed regularly for disposal.

B. LAHAINA OUTDOOR CIRCLE

1. The site selection report considered both convenience and safety in terms of pedestrian and

vehicular access to the alternative sites. The evaluation of this criteria for the alternative sites is shown in Appendix A, Figure 18, Item 2B. The use of bicycles may be a problem in any case since students would have to ride up the hill or down the hill depending on the school location. However, it should be noted that an estimated 70% of the students will qualify for bussing according to present Department of Education policy.

2. The cost of school bussing was included in the evaluation of alternative sites. The economic consideration is shown under Item 3 of the Comparative Cost Considerations in Figure 18, Appendix A.

   The site study was based on both the present population distribution and the projected population based on the Lahaina General Plan. The General Plan designates the bulk of the future developments to occur in the area mauka of Honoapiilani Highway and below Lahainaluna High School.

3. The operational requirements of the busses is controlled by the State Public Utilities Commission and the contractural requirements of the State's school bussing service.

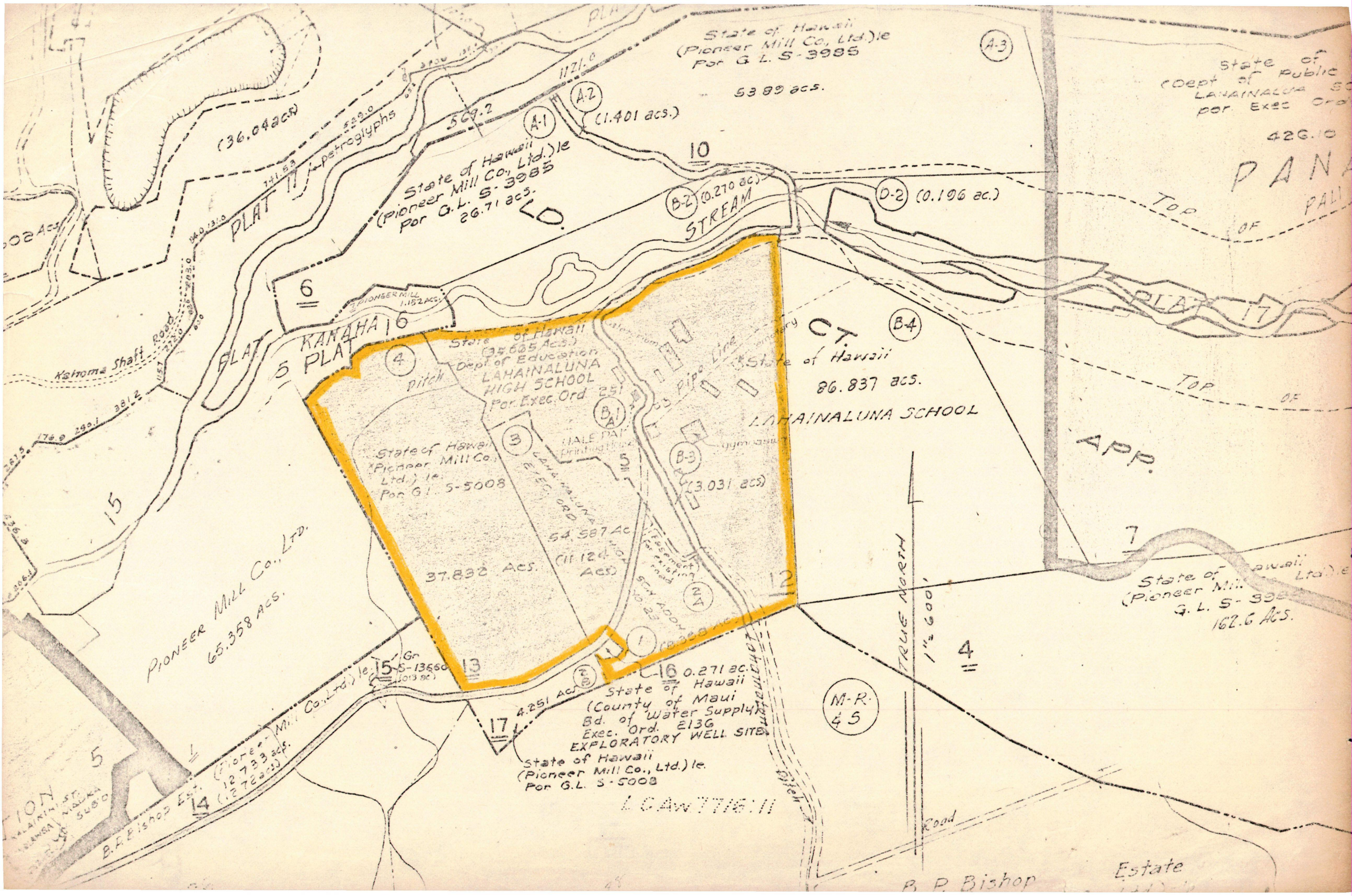
4. See Item A(2) above.

C. AD HOC CITIZEN'S COMMITTEE AGAINST RELOCATION OF THE LAHAINA PUBLIC LIBRARY

The Maui County has adopted Ordinance Nos. 724 and 727 which deletes the proposed public library site and permits the inclusion of a community-school library in the Lahainaluna School Complex on the Lahaina General Plan. Public hearings were conducted by the Maui County prior to adoption of the ordinances.

This EIS has been prepared for the proposed site of the new Lahaina Elementary and Intermediate School.

The subject of this statement is not the issue of the future status of the existing Lahaina Public Library. A library will be required for the school, whether it be a school library or community-school library as currently proposed by the Department of Education.



State of Hawaii
(Pioneer Mill Co., Ltd.) le
Por G.L. S-3985
53.89 acs.
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(1.401 acs.)
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PIONEER MILL 1.152 ACS.
KANAHA
PLAT 16
PLAT 5
Kahoma Shaft Road
State of Hawaii
(35.665 Acs.)
Dept of Education
LAHAINALUNA
HIGH SCHOOL
Por Exec. Ord 251
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B-A1
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HALE PAI
Printing House
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Ltd.) le.
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LAHAINALUNA SCHOOL
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G.L. S-39
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PIONEER MILL CO., LTD.
65.358 ACS.
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16 0.271 ac.
State of Hawaii
(County of Maui
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EXPLORATORY WELL SITE
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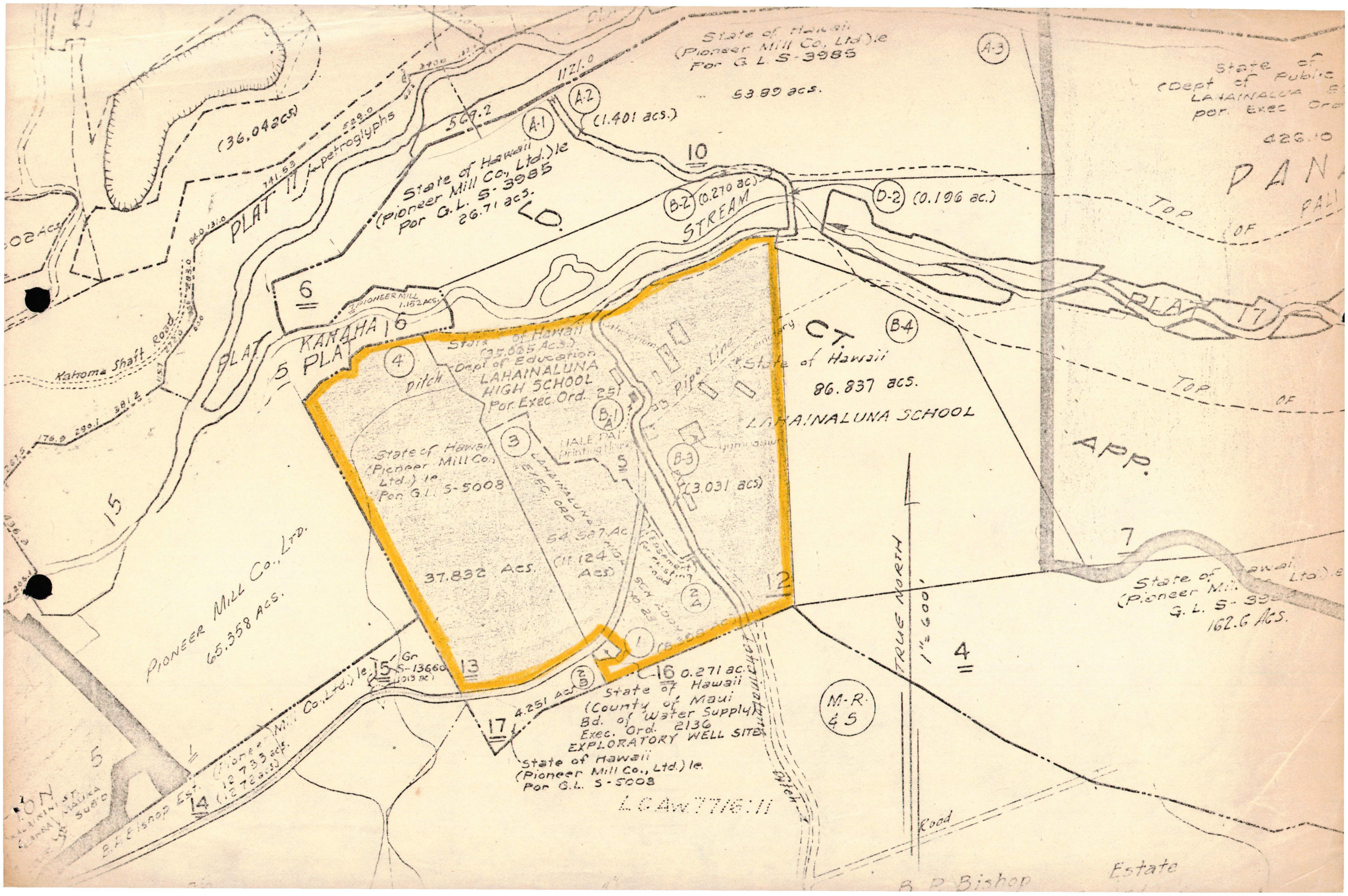
B.P. Bishop Est.
(Pioneer Mill Co., Ltd.) le.
12.733 acs.
(12.72 acs)
Road
B.P. Bishop
Estate



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KANAHA
PLAT 16
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PLAT
Kahoma Shaft Road
State of Hawaii
(35.665 Acs.)
Dept of Education
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HIGH SCHOOL
Por Exec. Ord. 251
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Ditch
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3
HALE PAI
Printing Hall
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State of Hawaii
(Pioneer Mill Co.,
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54.587 Ac
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37.832 Acs.
Pipe Line
CT.
B-4
State of Hawaii
86.837 acs.
LAHAINALUNA SCHOOL
B-3
(3.031 acs)
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APP.
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State of Hawaii
(Pioneer Mill Co., Ltd.) le
G.L. S-3985
162.6 Acs.
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PIONEER MILL CO., LTD.
65.358 ACS.
Gr S-13660
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16 0.271 ac.
State of Hawaii
(County of Maui
Bd. of Water Supply)
Exec. Ord. 2136
EXPLORATORY WELL SITE
4.251 Acs.
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(Pioneer Mill Co., Ltd.) le.
Por G.L. S-5008
L.C.Aw.7716:11
M-R. & S
TRUE NORTH
1" = 600'
4
Road
Estate
B.P. Bishop
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14
B.P. Bishop Est.
(Pioneer Mill Co., Ltd.) le
12.733 acs.
(12.72 acs)

A73-368 DAGS (LAHAINALUNA)

(pending)

TRUE NORTH
1"=600'

To Kaanapali

HANAKA

SEA

MALA

MALA WHARF

PUUNOA PT.

LAHAINA

BREAKWATER

KAM III SCHOOL

PAUNAU

KOOKA

POLANUI

WAINEE

KAUAULA

PAUPAU 2

KAHOMA PLAT 30

PLAT 10

PLAT 11

PLAT 12

PLAT 13

PLAT 14

PLAT 15

PLAT 16

PLAT 17

PLAT 18

PLAT 19

PLAT 20

PLAT 21

KANAHA PLAT 16

WAHIKULI TERRACE SUBD.

WAHIKULI PLAT 14

PAPALAUA WAINEE (appt.)

KAHAINALUNA PLAT 30

SECTION 1 KAHAINALUNA 3000

SECTION 5 KAHAINALUNA 3000

SECTION 7

PANAEWA

LAHAINALUNA SCHOOL

KAHOMA STREAM

KANAHA STREAM

PAUNAU STREAM

STREAM

Honokahau Ditch R/W

Kahoma Shaft

Pipe Line

Ditch

Road

Reg.

Top of Pali

APP.

State of Hawaii 5.712 Acs.

(4.468 acs.)

(1.244 acs.)

State of Hawaii 1.57 Acs.

1134.700 Acs.

(1098.540 Acs.)

State of Hawaii (Pioneer Mill Co., Ltd.) le Por G.L. S-4226

Pioneer Mill Co., Ltd. 1087.0 acs.

(824.0 acs)

Pioneer Mill Co., Ltd. 33.0 acs. Gr.

(158.5 acs)

(104.5 acs)

(432.9-N. 6714.9-E)

B. P. Bishop Trust Est. (Pioneer Mill Co., Ltd.) le 151.82 acs.

State of Hawaii (Pioneer Mill Co., Ltd.) le Por G.L.S-3985 5389 acs.

State of Hawaii (Pioneer Mill Co., Ltd.) le Por G.L.S-3985 2671 acs.

(36.042 acs)

5.502 Acs.

(1.401 acs.)

(0.270 acs.)

(0.106 ac.)

State of Hawaii (Dept. of Public Instruction) LAHAINALUNA SCHOOL Por Exec. Order 251 (425.904 acs)

426.10 Acs.

State of Hawaii (Dept. of Education) LAHAINALUNA HIGH SCHOOL Por Exec. Ord. 251 37.832 Acs.

State of Hawaii (Pioneer Mill Co., Ltd.) le Por G.L. S-5008

State of Hawaii 86.837 acs.

(3.031 acs)

54.587 Ac

111.124 Acs.

(8.308 Ac.)

(0.271 acs.)

State of Hawaii (County of Maui) Bd. of Water Supply Exec. Ord. 2136 EXPLORATORY WELL SITE

State of Hawaii (Pioneer Mill Co., Ltd.) le Por G.L. S-5008

State of Hawaii (Pioneer Mill Co., Ltd.) le G.L. S-3985 162.6 Acs.

403 Am.

B. P. Bishop Estate (Pioneer Mill Co., Ltd.) -le. 1183.50 Acs.

Pioneer Mill Co., Ltd. 133.44 acs.

Pipe Line

L.CAW. 5201-B:1

Pioneer Mill Co., Ltd. 48.72 acs.

L.CAW. 8559:B

L.CAW. 7713.36

L.CAW. 8559:1

L.CAW. 7253:3

Gr. 72.54

Gr. 13.66

Gr. 13.13

Gr. 13.14

Gr. 13.15

Gr. 13.16

Gr. 13.17

Gr. 13.18

Gr. 13.19

Gr. 13.20

Gr. 13.21

Gr. 13.22

Gr. 13.23

Gr. 13.24

Gr. 13.25

Gr. 13.26

Gr. 13.27

Gr. 13.28

Gr. 13.29

Gr. 13.30

Gr. 13.31

Gr. 13.32

Gr. 13.33

Gr. 13.34

Gr. 13.35

Gr. 13.36

Gr. 13.37

Gr. 13.38

Gr. 13.39

Gr. 13.40

Gr. 13.41

Gr. 13.42

Gr. 13.43

Gr. 13.44

Gr. 13.45

Gr. 13.46

Gr. 13.47

Gr. 13.48

Gr. 13.49

Gr. 13.50

Gr. 13.51

Gr. 13.52

Gr. 13.53

Gr. 13.54

Gr. 13.55

Gr. 13.56

Gr. 13.57

Gr. 13.58

Gr. 13.59

Gr. 13.60

Gr. 13.61

Gr. 13.62

Gr. 13.63

Gr. 13.64

Gr. 13.65

Gr. 13.66

Gr. 13.67

Gr. 13.68

Gr. 13.69

Gr. 13.70

Gr. 13.71

Gr. 13.72

Gr. 13.73

Gr. 13.74

Gr. 13.75

Gr. 13.76

Gr. 13.77

Gr. 13.78

Gr. 13.79

Gr. 13.80

Gr. 13.81

Gr. 13.82

Gr. 13.83

Gr. 13.84

Gr. 13.85

Gr. 13.86

Gr. 13.87

Gr. 13.88

Gr. 13.89

Gr. 13.90

Gr. 13.91

Gr. 13.92

Gr. 13.93

Gr. 13.94

Gr. 13.95

Gr. 13.96

Gr. 13.97

Gr. 13.98

Gr. 13.99

Gr. 13.100

7637

7638

4-6-18

4-5-31

4 6 18

PUU LAINA

KAHOMA VALLEY

SECTION 5
PLAT 21

STREAM

State of Hawaii
(Pioneer Mill Co.,Ltd.)le
490 ac.
Por G.L. S-3832

State of Hawaii
(Pioneer Mill Co., Ltd.)le
Por G.L. S-3985
53.85 acs.

(A-1) (A-2) (A-3)

(1.401 acs.)

State of Hawaii
(Pioneer Mill Co., Ltd.)le
Por G.L. S-3985
26.71 acs.

10

(B-2) (0.270 ac.)

STREAM

(D-2) (0.196 ac.)

State of Hawaii
(Dept of Public Instruction)
LAHAINALUA SCHOOL
por. Exec. Order 251
426.10 Acs.
(425.904 acs)

PANAEWA

TOP OF PALI

PLAT 17

TOP OF PALI

(D-1) 1085.0 708.5

FOREST RESERVE LINE

SEC 5 PLAT 17

6

SEC 5 PLAT 16

State of Hawaii
35.035 Acs.)
Dept of Education
LAHAINALUNA
HIGH SCHOOL
Por Exec. Ord. 251

(4)

ditch

State of Hawaii
(Pioneer Mill Co.,
Ltd.) le
Por G.L. S-5008
37.832 Acs.

(3)

HALE PAI
Printing House

LAHAINALUNA
Exec. Ord.
54.587 Ac
(11.124 of
Acs)

(B-1) (B-2)

Pipe Line

(B-4)

State of Hawaii
86.837 acs.

LAHAINALUNA SCHOOL

gymnasium

(B-3)
(3.031 acs)

ADDITION TO
SCHOOL SITE

URBAN DISTRICT
BOUNDARY REQUEST
104± ACRES

12

7

(C)

State of Hawaii
(Pioneer Mill Co. Ltd.)le
G.L. S-3984
162.6 Acs.

403 Am.

PAUPAU

True North
1" = 600'

PLAT 25

13

15-5-13:66
(1.03 ac)

(1)
(8.308 AC)

16

0.271 ac.
State of Hawaii
(County of Maui
Bd. of Water Supply)
Exec. Ord. 2136
EXPLORATORY WELL SITE

17

4.251 Acs

State of Hawaii
(Pioneer Mill Co., Ltd.) le
Por G.L. S-5008

L.C.Aw. 7713:11

M-R
4.5

4

B. P. Bishop Estate
(Pioneer Mill Co., Ltd.)-le.
1183.50 Acs.

U

A

K

SECTION 5

KALAKINI ST.
KAHOMA
5080

ROAD

P.L. 1150

B.P.Bishop Est. (Pioneer Mill Co.,Ltd.) le
12.733 ac
(12.772 acs)

14

L.C.Aw. 7713:25

PAUNAU

KAHOMA

KAHOMA PL.

KAHOMA ST.

KAHOMA PLACE

KAHOMA PL.

KAHOMA PLACE

KAHOMA PL.

KAHOMA ST.

N O R T H

200 100 0 200 400
SCALE IN FEET

LAND AREA SUMMARY:

EXISTING SCHOOL AREA	567.± ACRES
ADDITION TO SCHOOL (+)	37 ±
RETURN TO D.L.N.R. (-)	500 ±
REVISED SCHOOL AREA	104 ± ACRES

SLOPE:

- UNDER 10%
- 10% - 20%
- 21% - 30%

NEW NORTH BOUNDARY
EXISTING DITCH
EXISTING WATER TANK
TOP OF PALI
NEW MUSIC (UNDER DESIGN)
OLD FIELD
NEW GYM (UNDER DESIGN)
ADDITION TO SCHOOL ELEMENTARY & INTERMEDIATE
NEW FIELD
BWS
URBAN DISTRICT BOUNDARY AMENDMENT

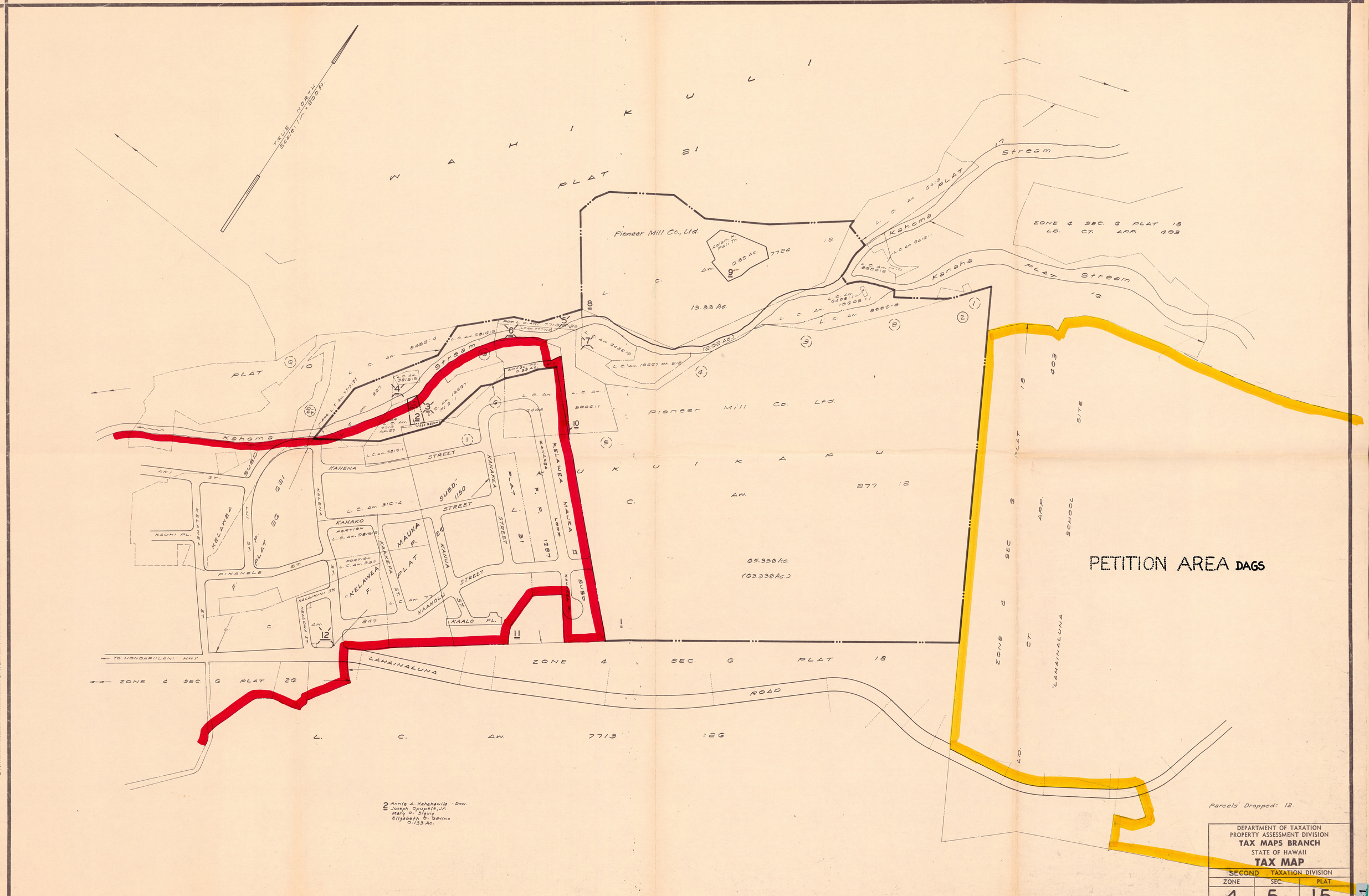
RECEIVED
JUN 28 1973
State of Hawaii
LAND USE COMMISSION

LAHAINALUNA SCHOOL

LAHAINA, MAUI, HAWAII

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT ST., HONOLULU, HAWAII

7640



DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP

SECOND TAXATION DIVISION		
ZONE	SEC.	PLAT
4	5	15

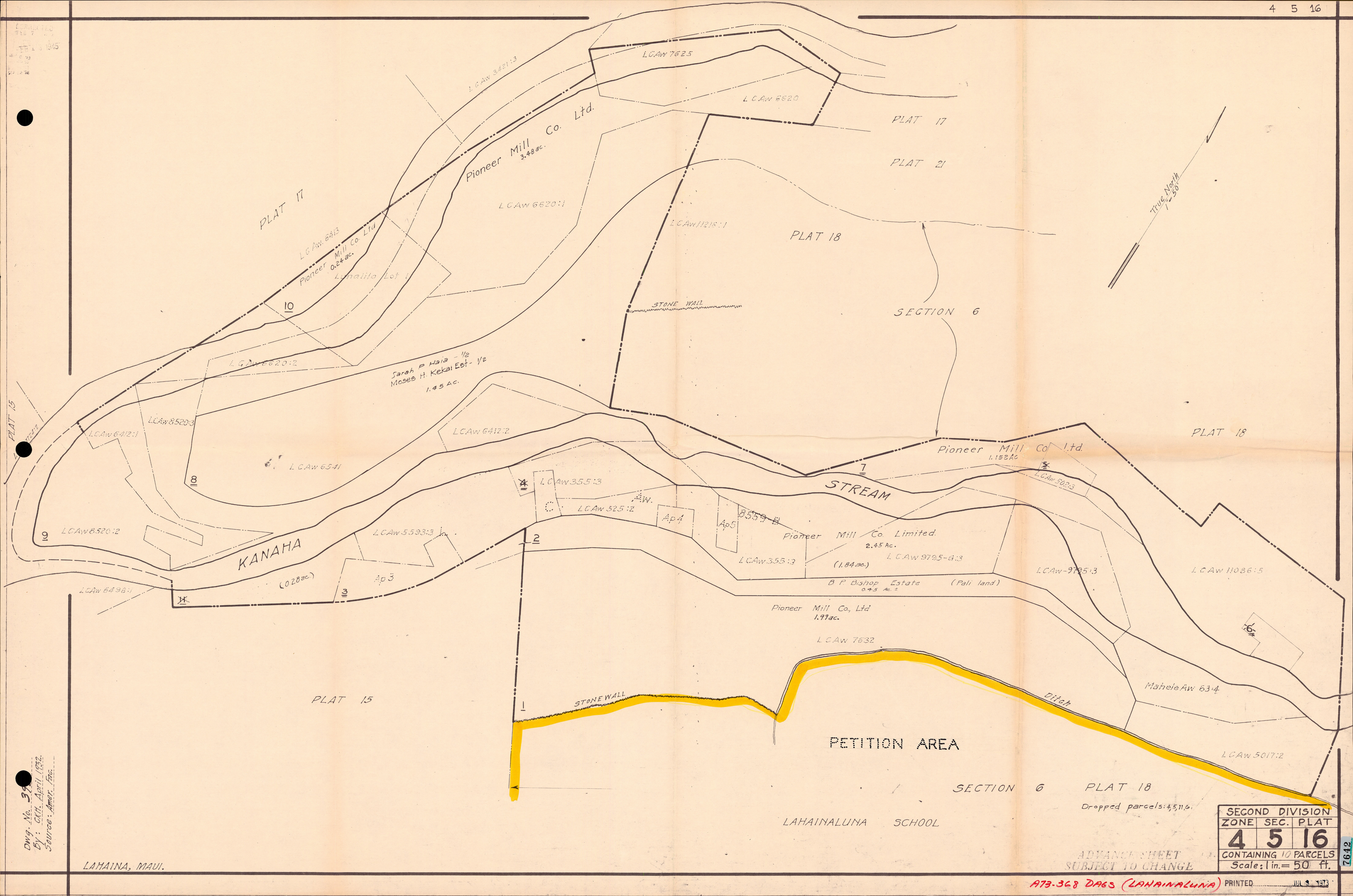
SCALE: 1 IN. = 200 FT. JUL 9 1973

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE
A73-368 DAGS - LAHAINA

POR. LAHAINA, MAUI (Formerly por. 4-5-09 & 4-5-15)

DWG. NO.: 377 (REVISED)
SOURCE: TMB
BY: HN-LB DATE FEB. 25, 1964

7641



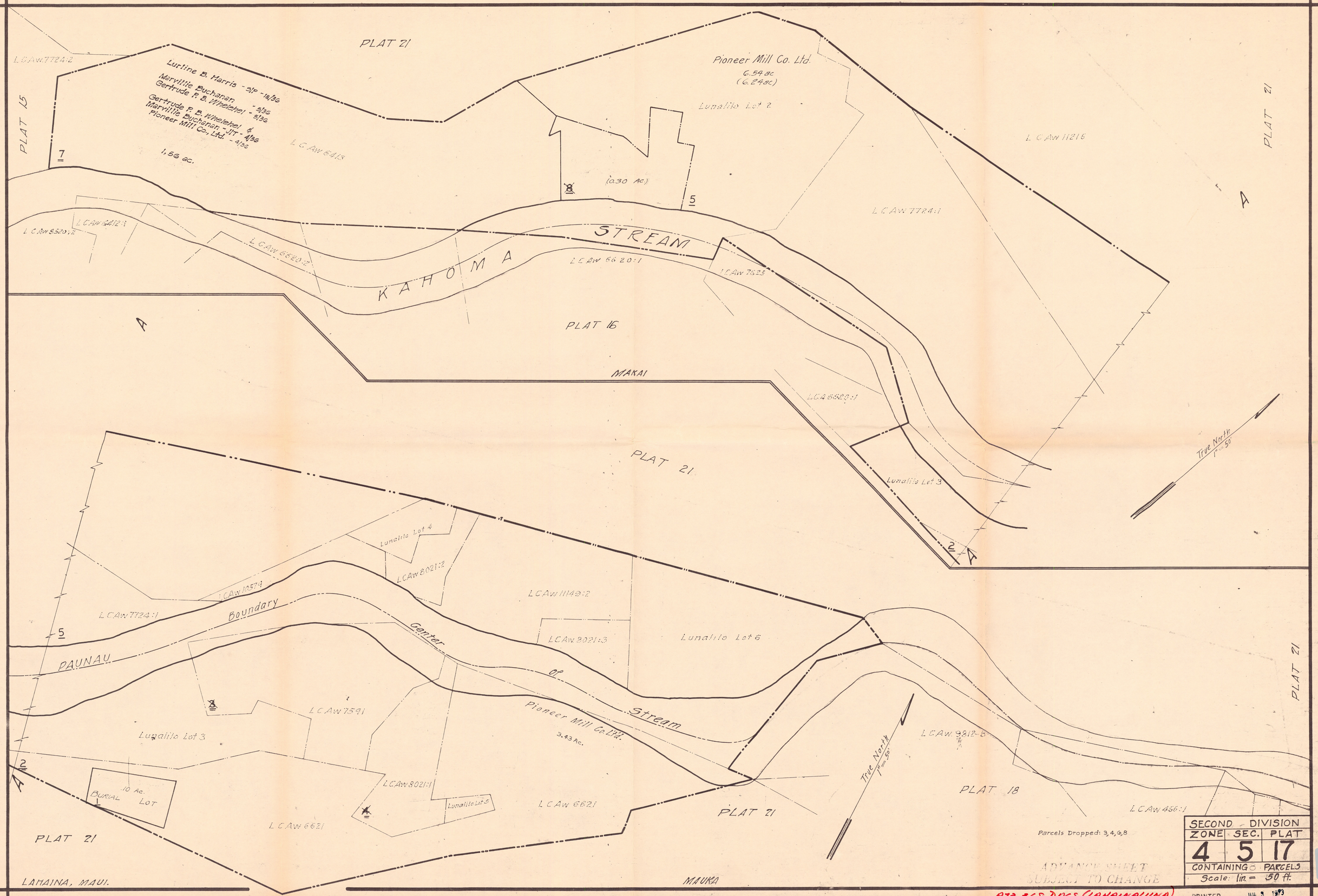
Dwg. No. 39
By: CKH. April 1932.
Source: Amer. Fac.

SECOND DIVISION		
ZONE	SEC.	PLAT
4	5	16
CONTAINING 10 PARCELS		
Scale: 1 in. = 50 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

A73-368 DAGS (LAHAINALUNA) PRINTED JUL 3 1973

7642



SECOND DIVISION		
ZONE	SEC.	PLAT
4	5	17
CONTAINING 8 PARCELS		
Scale: 1in. = 50 ft.		

Dwg. No. 353
By: CKH. May 1932
Source: Amer. Fac., Survey Dept.

A73-368 DAGS (LAHAINALUNA)

PRINTED JUL 9 1973

7643