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GOVERNOR

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

LETTER NO. (P) 1057.9

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

SUBJECT: Finding of No Significant Impact (FONSI)
Iao Intermediate School Master Plan
TMK (2) 3-04-09:3 and 4
Wailuku, Maui, Hawaii

The Department of Accounting and General Services, State of Hawaii, has reviewed the comments received during the 30-day public comment period which began on September 23, 1998. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the February 23, 1999 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication form and four copies of the final EA. If you have any questions, please have your staff call Mr. Allen Yamanoha of the Planning Branch at 586-0483.

GORDON MATSUOKA
Public Works Administrator

AY:jy
Attachments

FEB 23 1999

FILE COPY

1999-02-23-MA-FEA-

FINAL ENVIRONMENTAL ASSESSMENT

IAO INTERMEDIATE SCHOOL MASTER PLAN*
Iao, Wailuku, Maui, Hawaii

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

Proposing Agency:

Department of Accounting and General Services
State of Hawaii
Division of Public Works
Planning Branch
PO Box 119
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January, 1999

FINAL ENVIRONMENTAL ASSESSMENT

for

IAO INTERMEDIATE SCHOOL MASTER PLAN

Iao, Wailuku, Maui, Hawaii

Tax Map Keys:
3-4-09: 3 (School)
3-4-09: 4 (Armory)
DAGS Job No. 15-16-1206

Proposing Agency:

Department of Accounting and General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, HI 96813

This Document is prepared pursuant to Chapter 343, Hawaii Revised Statutes

Responsible Official: Raymond H. Sato

Date: 1/26/99

Raymond H. Sato
Comptroller
Department of Accounting and General Services

January 1999

SUMMARY INFORMATION

Project: Iao Intermediate School Master Plan

Proposing Agency: Department of Accounting
and General Services
State of Hawaii
Division of Public Works
PO Box 119
Honolulu, Hawaii 96810-0119

Accepting Authority: Department of Accounting and
General Services for
Governor, State of Hawaii

Tax Map Key: 3-4-09: 3 and 4
Land Area (parcel 3): 173,080 sf
Land Owner: County of Maui
Existing Use: Public School
Land Area (parcel 4): 115,733 sf
Land Owner: State of Hawaii
Existing Use: Classrooms

State Land Use Designation: Urban
Maui Community Plan: Wailuku-Kahului
Detailed Land Use: Public/Quasi Public
Zoning: R-2 Residential

Need for Assessment: Use of State Lands and Funds

Contact Person: Allen Yamanoha
Department of Accounting
and General Services
State of Hawaii
Division of Public Works
PO Box 119
Honolulu, Hawaii 96810-0119

Telephone: 586-0483

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SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

The Department of Accounting and General Services, State of Hawaii, is preparing a Master Plan for Iao Intermediate School located in the town of Wailuku, Maui. The school site bears Tax Map Key 3-4-09: 3 (173,080 square feet) and 4 (115,733 square feet) encompassing an area of 288,813 square feet or 6.63 acres. Parcel 3 is owned by the County of Maui and Parcel 4 by the State of Hawaii.

The current boundaries of Iao Intermediate School include Wells Park on the north, Kaohu Street on the south, a section of Spreckels Ditch on the east and Noeau Street on the west. The campus is being expanded by integrating the former Wailuku National Guard Armory on South Market Street (Parcel 4) as an addition to the school thus expanding the boundaries of the campus to South Market Street to the west and Kaua Street and three residential dwellings to the north. A Location Map is shown in Exhibit 1.

A. Purpose of the Master Plan

The purpose of the Master Plan is to guide the future development of Iao Intermediate School to the year 2010. Comparative analysis between classroom and facility spaces at Iao Intermediate School with the Facility Assessment and Development Schedule (FADS) standards of the Department of Education (DOE) reveals that many of the school's facilities are not up to current standards. Modifications to the physical plant are required to bring existing classrooms and facilities up to DOE standards and provide the facilities needed to accommodate a design enrollment of 1,087 students by the year 2010.

B. Technical Characteristics

The Iao Intermediate School Master Plan, shown in Exhibit 2, is the long-range guide for the construction of new buildings, the rehabilitation and renovation of several aged buildings, and additions to existing buildings. The Master Plan also proposes modifications to vehicle circulation and parking, provision of new infrastructure, and ancillary improvements to the campus.

1. Demolition and New Buildings

The existing Cafeteria (Building C), a single story classroom building (Building D), the Administration and Library (Building E), and the PE Locker/Shower (Building G) will be demolished and two portable classrooms (PO1 and PO2) removed. It has been determined that the permanent buildings should be replaced because they are either too old or deficient and do not meet DOE FADS standards to accommodate the future classroom needs of the school.

Two new two-story buildings will replace the demolished buildings. A New Building D with 9 classrooms will be constructed on the site of the existing Buildings C and D and a New Building G will be erected on the site of the existing PE building. Boys and girls shower and locker facilities will be located on the ground floor and 3 PE classrooms on the second level.

It is anticipated that the new buildings will be erected on a concrete slab foundation with either poured in place concrete or cmu exterior walls, and topped with a pitched roof. Building design, exterior elevations, color selection, and roofing material should blend with the remaining buildings.

2. Rehabilitation and Renovation of Existing Buildings

The Wailuku Armory, which was turned over to the DOE in 1998, is integrated into the Master Plan. The Armory (Building J) has been determined to be a historic structure and will not be demolished. Instead, the exterior of the building (except for the rear of the structure) will be rehabilitated to its near original architectural character and detailing.

Although the exterior of Building J will be rehabilitated, the interior will be cleared of all improvements. Three interior floor levels will be constructed and combined with a new 3-story addition to provide approximately 50,025 square feet of usable space. By floor, the proposed uses include:

1 st Floor	Cafetorium with Outdoor Dining, Kitchen, Staff Dining Area Custodial Service Center, 3 General Classrooms
2 nd Floor	Administration, Library/Media Center, 2 Computer Resource Centers, TV Studio/Repair/Offices
3 rd Floor	Administration, Multi-Classroom Meeting Space, 4 General Classrooms.

The three-story addition is proposed for the east facing exterior of Building J. The addition is required to provide DOE standard spaces to accommodate the proposed uses. Its exterior treatment will blend with but not totally replicate the architectural style of Building J.

Building A is the oldest building on campus and at one time housed the entire school. Like Building J, the exterior shell of the building will be retained but its interior will be cleared of improvements and renovated to DOE general classroom and facility standards. All water, sewer, and electrical systems will be upgraded to code. In addition, an elevator will be added on the east side of the building for handicapped access.

Two second level spaces in Building I will be renovated by rearranging interior walls to add one general classroom and a Faculty Center.

One Art classroom on the first floor of Building F will be renovated to become a science classroom.

3. Additions to Existing Buildings

A two story addition proposed on the west side of Building F will add two more science classrooms to the building. A second story will be built atop Building H to provide additional classrooms and space for classes in the performing arts.

A summary of new buildings, additions to existing buildings, approximate area, and proposed uses are shown in Table 1.

4. Other Improvements

The Administration Building (Building E) will not be replaced. Its current site will be merged with an adjoining open area of approximately 11,200 square feet to create an open courtyard of approximately 23,200 square feet. The existing open space is covered with blacktop which will be removed and the entire area grassed and landscaped. The new courtyard is large enough to accommodate school assemblies and outdoor activities which the existing open space cannot.

Six lath houses (1 per science class) will be built adjacent to Building F and two (mist house and green house) adjacent to New Building D. Lath houses are structures used for controlled environments and experiments. The square shaped structures are often constructed of chain link fencing, steel or wood framed with shade cloth roofs and sides, and gravel floors. A table work surface, basic lighting, telephone conduits, and sprinklers for misting and irrigation are generally provided.

Building J will be air conditioned. The proposed second floor addition to Building H may be considered for air conditioning because it will house noise generating classes such as drama and dance. Other new buildings are not programmed for climate control at this time.

Space on the east end of the campus adjacent to Spreckels Ditch has been set aside to locate ten portable classrooms. The portable classrooms will be built on an as needed basis.

A second fire 'escape' walkway to Wells Park is proposed alongside the west side of Building H. This is in addition to an existing fire escape walkway between existing Buildings H and G. A fire lane will be constructed from the parking lot at the end of Kaua Street to provide emergency vehicles access to all buildings on campus.

All new buildings including Building J will be Americans with Disabilities Act (ADA) compliant. Buildings A and F are currently not accessible but will be brought into ADA compliance. Measures to bring both buildings up to ADA requirements involve construction of ramps, elevators, toilet room renovations, and miscellaneous alterations. Buildings H and I are handicap accessible and no renovations are required.

5. Circulation

A "porte cochere" type driveway would be constructed between South Market Street and Building J. The driveway would be used by buses and other vehicles for dropping off or picking up students at the school. The driveway is approximately 30 feet wide and 360 feet long. Traffic flow will be one-way in the northbound direction.

In addition to the driveway, an on-street drop off/pick up for vehicles is proposed fronting the driveway along South Market Street. On-street parking fronting the new driveway will be allowed during the day but restricted during morning and afternoon student drop-off/pick-ups.

The new driveway would require the removal of up to eight (of eighteen) curb side parallel parking stalls fronting Building J.

When the new drop-off/pick-up area is completed, Noeau Street will be closed. The street presently is used by buses and other vehicles for dropping off or picking up students at school. There would be no need to continue this practice when the new Administration Building and drop off areas are relocated. Street closure shall follow the rules and procedures of the County of Maui.

The County has requested that the Kaua Street be widened from 28-feet to 44-feet to accommodate two-way traffic. One-half of the required width for the widening (8-feet) will be set aside from the Armory property.

6. Parking

The DOE guideline for Iao Intermediate School is to provide 1 staff parking stall per 11 enrolled students. By the year 2010, there is a need to provide 114 parking stalls for staff and visitors.

An existing off-street parking lot at the end of Kaua Street will be redesigned for 21 vehicles and an existing surface parking lot on the north side of the Armory expanded from 46 stalls to 49 stalls. Two-way access to the two parking lots will be from Kaua Street only.

A new off-street parking lot for 22 vehicles will be constructed on the south side of the Building J with one driveway from Kaohu Street. Fifteen stalls in this parking lot will be designated for visitor parking. Three loading zones will be located on the south side of the Building J and will share the driveway with the parking lot.

The State of Hawaii and the County of Maui have reached an agreement to allow the school to share the use of a 22-stall off-street parking lot at Wells Park during school hours (See Appendix A). The parking lot is accessed from South Market Street.

7. Infrastructure Improvements

A mechanical and electrical building will be constructed on the south side of Building J. The building will house air conditioning equipment, electrical panels, and communication switch boards for the entire school. From this location underground pipes will convey chilled water to air conditioning units in the various buildings and return water to the compressors. A new 480 volt electrical switchboard with capacity for the entire campus will be installed in the enclosure. Except for buildings to be demolished all remaining buildings will be reconnected to this switchboard. New 480-208/120 volt transformers will be required at each existing building and will connect to the switchboard.

From the Media Control Room in Building J, new underground raceways for telephone and CATV service will be installed to each building. Trenching throughout the campus will be required to install the air conditioning pipes, and raceways for telephone, instructional data and administrative data (DATA), public address, fire alarm, and CATV systems.

Water and sewer lines also will be upgraded as required by the Department of Water Supply and Department of Public Works and Waste Management, respectively. The condition of both systems will be evaluated during the design stage for the various buildings.

C. Economic Characteristics

The cost for Phase I of the Master Plan is estimated at \$10.7 million. Phase I involves renovating the Armory to accommodate a cafeteria, kitchen, library, media center, computer rooms, and classrooms. Related improvements include construction of two new parking lots, a driveway fronting the Armory, pedestrian walkways, and infrastructure improvements.

\$5.7 million is already funded for the Phase I renovation of the Armory. Additional funding will be requested by the Department of Education from the State Legislature.

Construction phasing has not been finalized. A final phasing schedule will be prepared after public review of this Environmental Assessment, review by the Department of Education, Department of Accounting and

General Services, school administrators, and approval of a final Master Plan. A preliminary construction and classroom/activity relocation schedule is proposed as follows:

Phase I

1. Relocate Building J classrooms to 4 trailers to be placed on existing play court.
2. Close Noeau Street and provide interim drop-off area off Kaua Street and Kaohu Street near Building F.
3. Renovate Building J and construct 3-story Addition.
4. Construct Mechanical/Electrical Building.
5. Trench entire campus for telecommunications conduits.
6. Construct driveway and parking lots adjacent to Building J.
7. Cafeteria, Kitchen, Custodial Service Center, Administration, 2 Computer Resource Centers, TV Studio/Repair/Office, Multi-Use Meeting Space, and 9 General Classrooms to be located in renovated Building J.
8. Existing Library to remain in Building E until Phase II renovation of Building H completed.
9. Existing Administration building to be used by Library until completion of Phase II renovation of Building H.

Phase II

1. Relocate Shop to Building C.
2. Relocate Band temporarily to New Library in Building J.
3. Renovate Building H.
4. Renovate Building I (Second floor interior renovations).
5. Relocate Shop, Band, Music, Choral, Drama, Dance, and Art classrooms to New Building H.
6. Move Library to Building J.

Phase III

1. Use Wailuku Gym for interim locker/shower facilities.
2. Demolish Buildings C and G.
3. Construct New Building G.
4. Construct parking lot between Buildings H and I.
5. New boys and girls shower/locker and 3 PE classrooms to occupy New Building G.

Phase IV

1. Relocate classrooms to Building A.
2. Demolish Building D.
3. Demolish Building E.
4. Construct New Building D.
5. Vocational Tech (formerly Ag Arts) Sp Ed Resource, Faculty Center and General Classrooms will occupy New Building D
6. Demolish portion of Noeau Street.

7. Grade and landscape Central Courtyard.

Phase V

1. Relocate: 7 classes to New Building D
7 classes to trailers
2. Renovate Building A.
3. Sp Ed Self Contained, Sp Ed Resource, Faculty Center, and 9 General Classrooms to occupy renovated Building A

Phase VI

1. Demolish remainder of Noeau Street.
2. Grade for addition to Building F.
3. Renovate Building F and construct 2-story Addition.
4. Construct science outdoor spaces (6 Lath Houses).

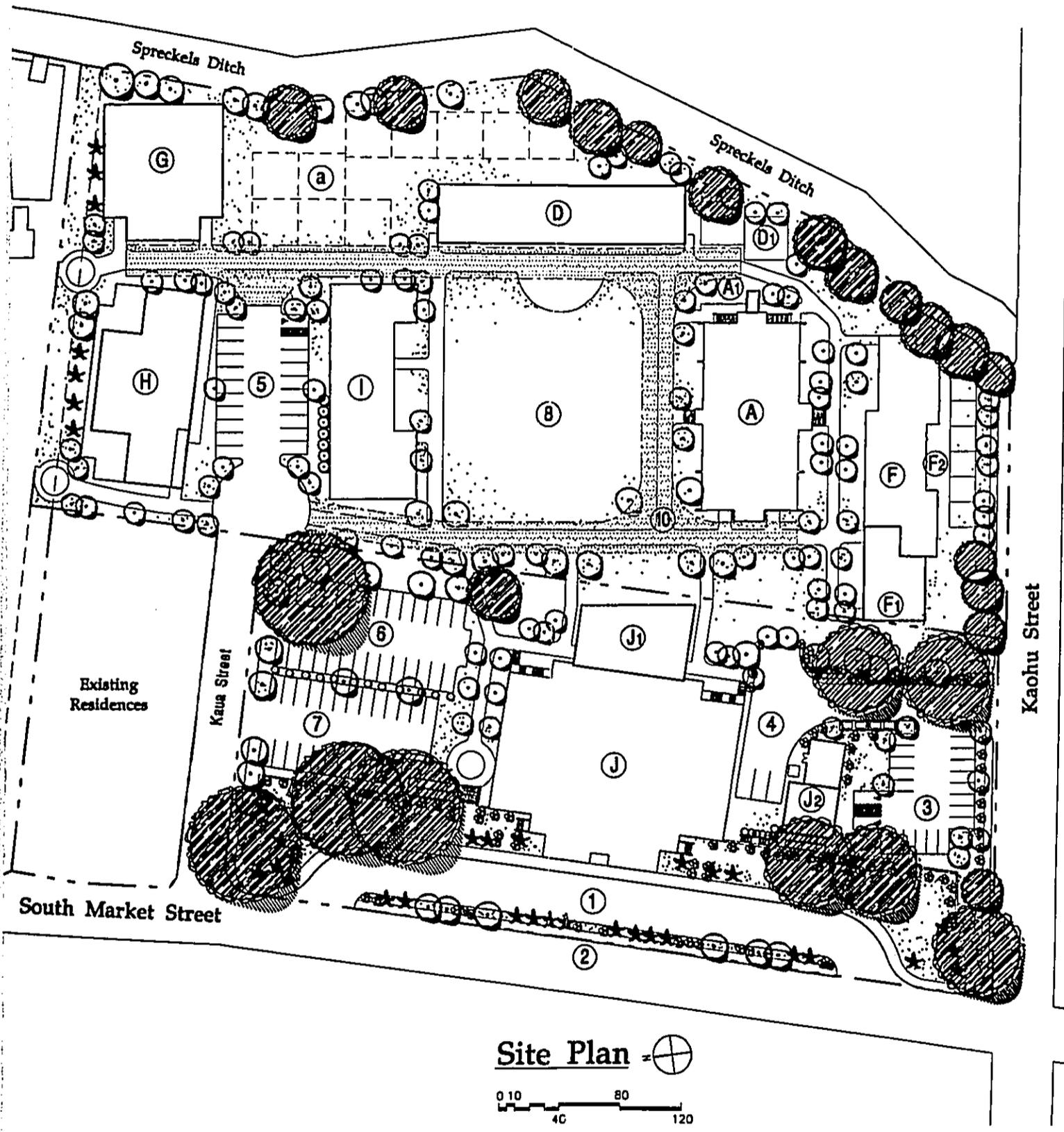
The phasing schedule is estimated to be completed over a 10 to 12 year period. The schedule includes time for requesting legislative appropriations for individual projects, building design and preparation of construction documents, bidding and awarding the job to a contractor, and actual construction.

The school will remain open and functionally operational during construction. The Department of Education and Accounting and General Services will work with the general contractor to schedule major demolition and site work during the summer months when classes generally are not in session.

Parcel 3, the school site, is owned by the County of Maui and Parcel 4, the Armory site, is owned by the State of Hawaii. Parcel 4 was transferred to the Department of Education by the Board of Land and Natural Resources through Executive Order 3735 approved in June, 1998.

D. Social Characteristics

No residents or business activity will be displaced by the proposed project. Residents living along Kaua Street often park their vehicles on a portion of the armory grounds opposite their residences. These residents may have to park elsewhere once Kaua Street is widened.



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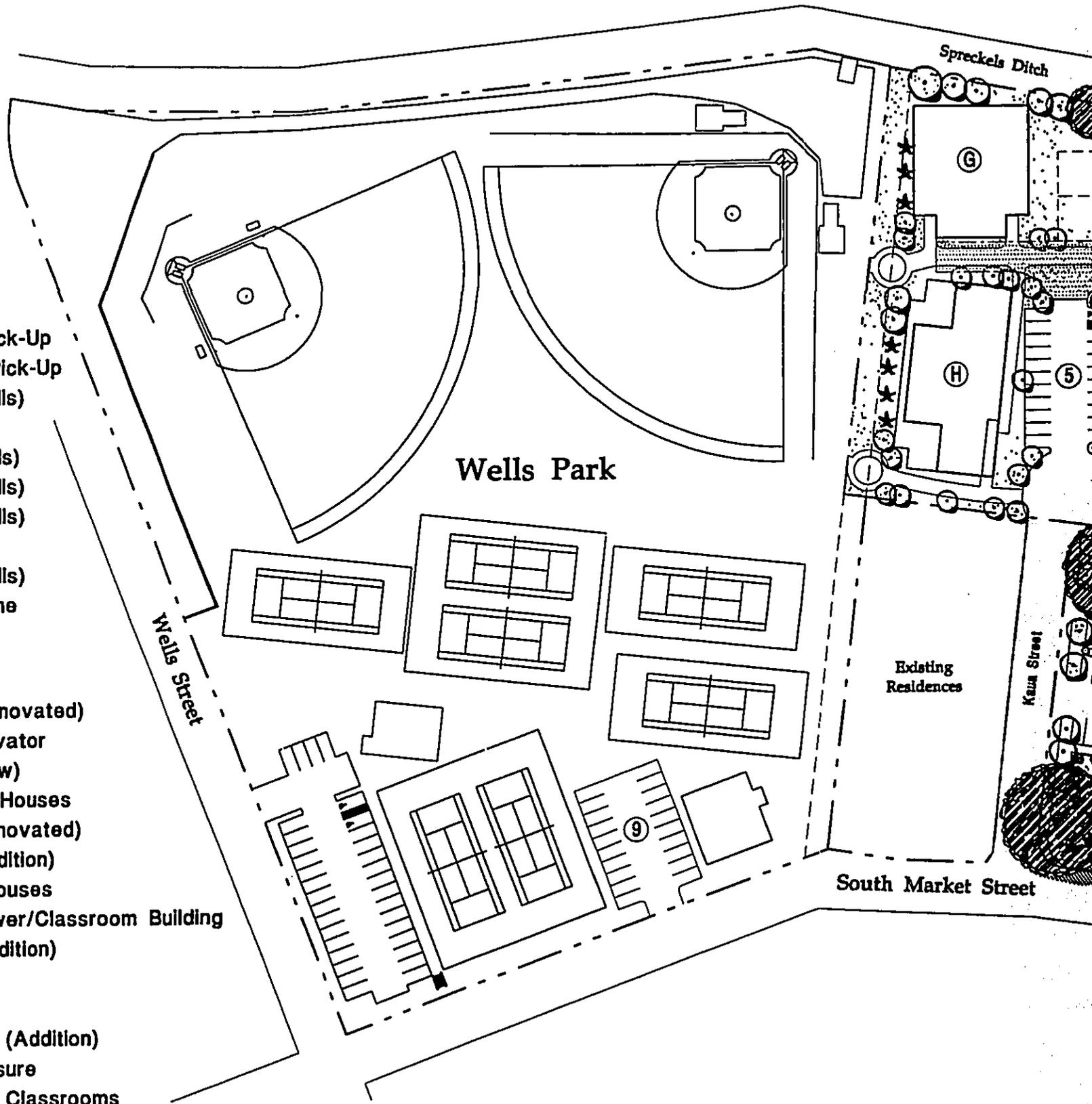
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Site Work

- ① Bus Drop-Off/Pick-Up
- ② Auto Drop-Off/Pick-Up
- ③ Parking (22 Stalls)
- ④ Service
- ⑤ Parking (21 Stalls)
- ⑥ Parking (26 Stalls)
- ⑦ Parking (23 Stalls)
- ⑧ Courtyard
- ⑨ Parking (22 Stalls)
- ⑩ Fire Access Lane

Buildings

- Ⓐ Building "A" (Renovated)
- Ⓐ₁ Building "A" Elevator
- Ⓓ Building "D" (New)
- Ⓓ₁ Ag Arts Green Houses
- Ⓕ Building "F" (Renovated)
- Ⓕ₁ Building "F" (Addition)
- Ⓕ₂ Science Lath Houses
- Ⓖ PE Locker/Shower/Classroom Building
- Ⓗ Building "H" (Addition)
- Ⓘ Building "I"
- Ⓝ Armory Building
- Ⓝ₁ Armory Building (Addition)
- Ⓝ₂ A/C Elec Enclosure
- ⓐ Future Portable Classrooms



IAO INTERMEDIATE SCHOOL MASTER PLAN

WAILUKU, MAUI, HAWAII TMK 3-4-09: 3 & 4

DAGS JOB NO. 15-16-1206

Table 1
Iao Intermediate School Building Improvements

Building	Area (SF)	Floor	Proposed Use
New Construction			
Building D	6,000	1st	Vocational Technology Classroom, Special Education Resource Classroom, 2 General Classrooms
	6,000	2nd	5 General Classrooms, Faculty Center
Building G	6,145	1st	Girls and Boys PE Shower and Locker Facilities
	2,700	2nd	3 General Classrooms
Rehabilitation			
Building A	3,520	1st	General Classrooms
	7,565	2nd	General Classrooms
	4,890	3rd	General Classrooms
Building J	17,355	1st	Cafetorium with Outdoor Dining Area, Kitchen, Staff Dining Area, 3 General Classrooms
	20,500	2nd	Administration, Library/Media Center, 2 Computer Resource Centers, TV Studio/Repair/Offices, 2 General Classrooms
	12,170	3rd	Administration, Multi-Classroom Meeting Space, 4 General Classrooms
Additions			
Building F	1,600	1st	1 Science Classroom
	1,600	2nd	1 Science Classroom
Building H	7,170	2nd	Classrooms, Band, Music, Drama, Dance

SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Existing Conditions

Iao Intermediate School first opened in 1929 as Wailuku Junior High and served grade levels 9 through 12. In 1937 and 1938, the school was called Wailuku Intermediate School and served grades 7 through 11 (no grade 12). In 1939, the 12th grade level was added. The school was renamed Iao Intermediate School in 1940 and grade levels reduced to grades 6 through 8 to the present time. Although it retains "Intermediate" in its name, the school adheres to a middle school (Grades 6-8) curriculum.

With respect to facilities, there are 32 general classrooms and two portables on campus. Five additional classrooms have been set up on the second floor of the Armory. Total classroom area including portables is calculated at 35,795 square feet. Support space to include an administrative center, library, cafeteria, PE locker shower, computer resource center, and a custodial center totals 13,885 square feet.

In 1997-1998 the school had an enrollment of 823 students and a staff of 88 administrators, faculty, and support personnel. Enrollment averages 250 students per grade level with 74 special education students. Iao Intermediate School is not a year round school and there are currently no plans to make it a year round school.

An existing site plan is shown in Exhibit 3 with a table of information about the existing buildings

B. Topography

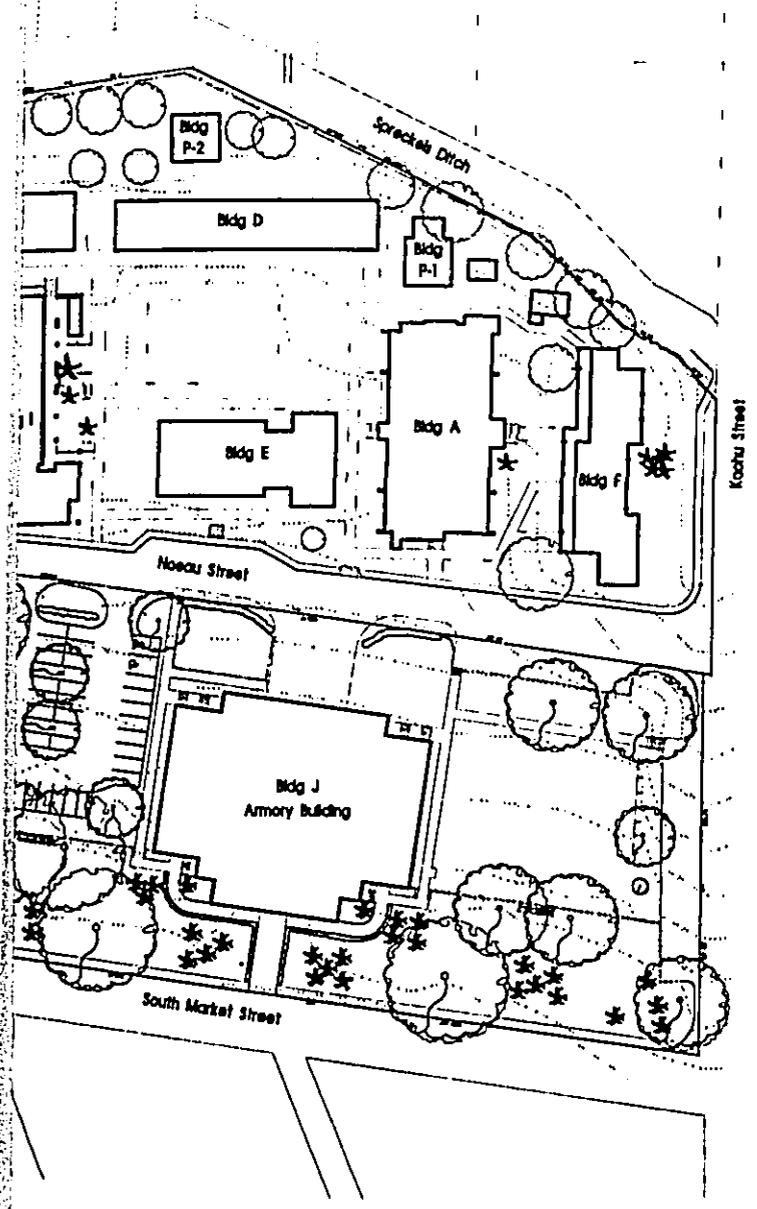
The campus generally slopes from west to east with the Armory sited at about elevation 256 feet mean sea level (msl) and the existing Buildings C and D at elevation 234 feet msl. In cross section, grade differentials are clearly evident as the sloping site has been graded into three levels: the Armory building is on the highest level, Buildings A, E, F, H, and I on the middle level, and Buildings C and D on the lowest level.

C. Soils

Soil Conservation Service (1972) soil maps identify a single soil type---Iao silty clay, 7 to 15 percent slope---occurring over the entire property. This soil is used for sugar cane and home sites. This soil is slowly permeable and the erosion hazard is slight. Although not determined, it is believed that other types of soils are present having been imported for use as building fill and topsoil for landscaping.

D. Flood Hazard

The Flood Insurance Rate Map for this section of Wailuku places the school site in Zone "C" which is defined as "areas of minimal flooding" (Federal Emergency Management Agency, 1994). Properties to the south of Kaohu Street and between Spreckels Ditch and Waiale Drive east of the school are designated Zone AO which is defined as "areas of 100-year shallow flooding where depths are between 1 and 3 feet." A section of the flood map is shown in Exhibit 4.



EXISTING FACILITIES:

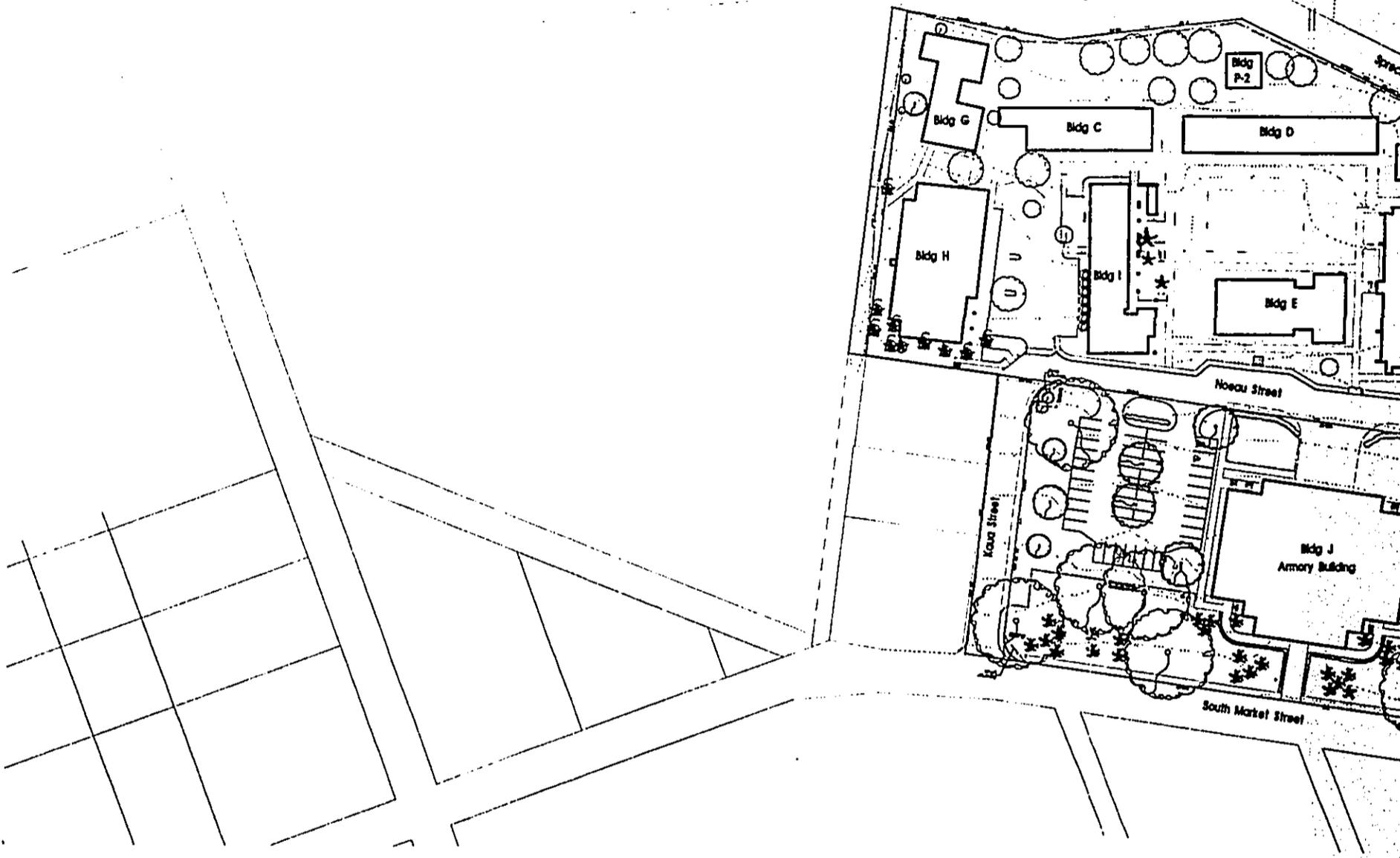
BUILDING	FACILITY USE	SQUARE FT	FLOORS	APPROX AGE
A	CLASSROOM	15,583	3	68
C	KITCHEN/DINING	3,848	1	38
D	CLASSROOM	4,737	1	29
E	ADMIN/LIBRARY	4,914	1	27
F	CLASSROOM	7,340	2	9
G	PE LOCKER/SHOWER	3,277	1	14
H	CLASSROOM	7,513	2	9
I	CLASSROOM	9,589	2	8
J	ARMORY	32,311	3	60
P-1	PORTABLE CLASSROOM	312	1	4
P-2	PORTABLE CLASSROOM	312	1	4

TOTAL AREA 90,636 SF

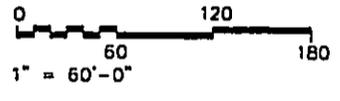
IAO INTERMEDIATE SCHOOL MASTER PLAN

WAILUKU, MAUI, HAWAII T.M.K 3-4-09-3 & 4 DAGS JOB NO. 15-16-1206

CDS INTERNATIONAL
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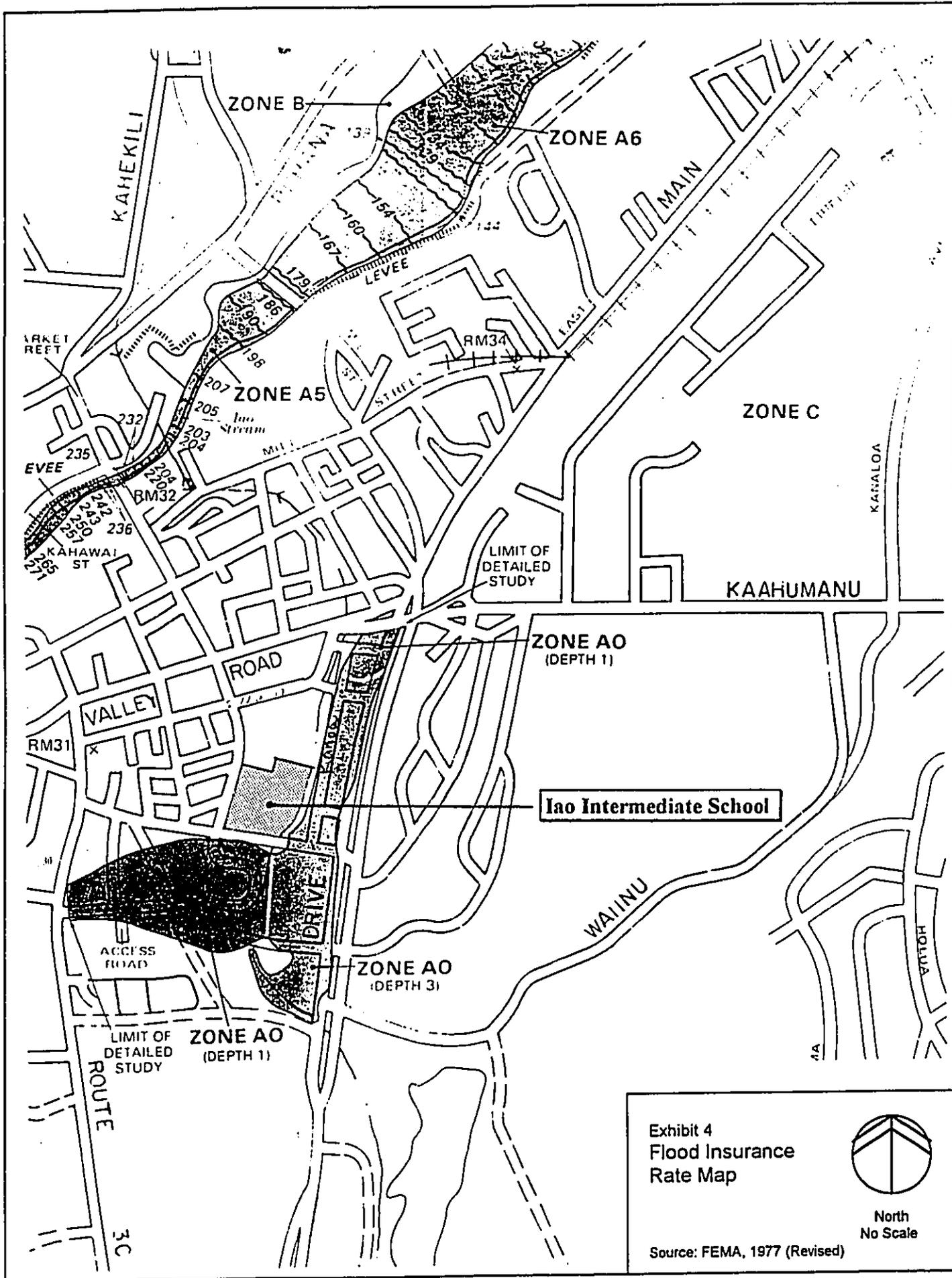
EXISTING SITE PLAN



EXISTING FACILITY

BUILDING

- A
- C
- D
- E
- F
- G
- H
- I
- J
- P-1
- P-2



E. Historical Features

There are no archaeological or cultural features on the campus grounds.

The Wailuku Armory was constructed in 1937 and, in part because it is over 50 years old, has been determined to be a historic building by the State Historic Preservation Division, Department of Land and Natural Resources. The structure is neither listed nor nominated for placement on the Federal or State Registers of Historic Places.

F. Flora and Fauna

The natural environment has been extensively modified for man's use and native flora that once might have flourished on the site are non-existing. Flora on the premises consists of common ornamentals used in landscaping throughout the Hawaiian Islands. Spreading monkey pod trees frame the Armory with interspersed stands of coconut and royal poinciana. Single or grouped trees such as autograph, shower, plumeria, shower, octopus, and various species of palms are planted around buildings, pathways, and along the perimeter of the school. Shrubbery includes bird of paradise, sisal, croton, monstera, torch ginger, bougainvillea, hibiscus, lau'ae fern, and mock orange. Common Bermuda grass and wedelia are the primary groundcover. None of the observed flora are rare, threatened, or endangered or proposed for protective status.

Wildlife was not observed. Man's presence both on and adjacent to the property, suggests that domesticated animals such as dogs and cats frequent the premises as do rodents. The many trees suggest the presence of birds although none were observed.

G. Hazardous Substances

The Wailuku Armory was inspected for asbestos containing materials (ACBM) in 1991 and 1993 (Chow, 1996). In both inspections, the interior of the Armory was found to have non-friable ACBM. Non-friable asbestos was found in the vinyl floor tile in rooms on the first and third floors. All of the ACBM at the Armory was categorized into Priority Level IV. ACBM in this category was not expected to create a serious or immediate potential for fiber release and exposure.

Testing for radon gas in the Armory was conducted in January, 1995. Radon levels in the "arms vault" which is actually the communications vault of 11.1 and 11.4 pCi/l (picoCuries) were found to exceed the Environmental Protection Agency (EPA) recommended level of 4.0 picoCuries of radon gas per liter of air (pCi/L). Traces of radon were also detected in storage rooms on the west side of the basement and storage rooms under the "right stairway storage". A second test of the communications room in March, 1995 resulted in a much lower reading of 5.3 pCi/L but still above the EPA recommended level.

No tests for lead based paint were reported or conducted.

The Department of Education (Comment Letter, 1998) indicated that "the Department of Health, State of Hawaii will conduct a radon gas test as a follow-up to the two previous tests conducted in January 1995 and March 1995 for the National Guard which resulted in picoCuries (pCi/l) levels above the Environmental Protection Agency (EPA) recommended level. If this third test reflects pCi/l levels above the EPA recommended levels, appropriate action will be taken to mitigate the situation by designing an adequate ventilation system for the identified areas. In addition, a lead paint test for the armory's interior only will be conducted."

H. Land Use Controls

State and County land use controls governing the use of the property are listed below.

State Land Use: Urban
Wailuku-Kahului Community Plan: Public/Quasi Public
Zoning: R-2 Residential
Special Management Area: Outside of the SMA
Wailuku Town Special District: Outside Civic Center District

Use of the site for a public school is consistent with the Community Plan designation and schools are a permitted use in the R-2 Residential district. The building height limit for the R-2 zoning district is 30 feet. With the exception of the Armory, no building on campus exceeds the 30-foot height limit.

I. Public Facilities

Circulation

Access to Iao Intermediate School is provided by South Market and Kaohu Streets. Noeau and Kaua Streets function as a loop driveway that provides access to the School's parking and service areas but also provides access to three residences located along the north side of Kaua Street. Noeau Street is restricted to one-way northbound travel during the 7:00-8:00 AM and 1:00-2:30 PM peak arrival and departure periods on school days, with travel in either direction allowed at other times. Kaua Street is a two way street (Wilbur Smith Associates, 1997).

The east side of Noeau Street is used primarily for school bus loading/unloading with the portion of the street south of Building E restricted to this purpose between 7:00 to 8:00 AM and 1:30-2:30 PM. Automobile pick-up and drop-off of passengers is permitted in the north portion of the street (Ibid, 1997).

South Market Street, a two-way, two-lane, all weather surface road, lies within a 36-foot right-of-way. Aligned north-south, South Market Street connects Kaohu Street to Wells and Main Streets in Wailuku town. The South Market approach to Kaohu Street is controlled by a STOP sign.

Kaohu Street, a two-way, two-lane street, borders the school on the south and provides an east-west connection between High Street in the Civic Center and Waiale Road. The posted speed limit in the vicinity of the school is 20 MPH.

Wilbur Smith Associates (WSA), traffic consultants, conducted vehicle turning movement counts at key intersections near Iao Intermediate School on Thursday, October 9, 1997. The counts were taken from 6:15 to 8:30 AM and 1:00 to 4:00 PM. The highest one-hour volumes of school traffic occurred between 7:00 and 8:00 AM for arriving traffic and between 1:45 and 2:45 PM for departing traffic.

In the morning peak hour, 297 vehicles entered the campus and 255 exited Kaua Street. An additional 84 school related vehicles dropped off passengers along South Market or Kaohu Streets without entering the campus. In the afternoon peak departure hour, 117 vehicles entered the campus and 158 exited Kaua Street. An additional 82 school related vehicles picked up passengers along South Market and Kaohu Streets.

Iao Intermediate School contributes a substantial portion of the traffic volumes on the adjacent segments of South Market and Kaohu Streets during the morning and afternoon departure peak hours. The proportion of total traffic contributed by the school in each hour is estimated as follows:

Morning Peak Arrival Hour

About 60% of traffic on adjacent South Market Street
About 46% of traffic on adjacent Kaohu Street

Afternoon Peak Departure Hour

About 53% of traffic on adjacent South Market Street
About 32% of traffic on adjacent Kaohu Street

Each of the key intersections near the school is controlled by STOP signs. Based on Level of Service (LOS) analysis, the critical turning movements at each of the intersections presently operate at very acceptable traffic conditions. The traffic turning left from eastbound Kaohu Street into Noeau Street operates at LOS "A" (LOS "A" is less than 5.0 seconds average stop delay, seconds/vehicle) in both peak hours. The traffic exiting Kaua Street operates at LOS "B" (5.1 to 10.0 seconds, average stop delay, seconds/vehicle) during both periods. The South Market Street traffic stopping at Kaohu Street experience relatively short waits with LOS "C" conditions (10.1-20.0 seconds, average stop delay, seconds/vehicle).

Parking

There are about 93* parking stalls on the campus not including the section of the Noeau Street curb that is used by buses or the grass strip along the south side of Kaua Street. The largest parking area, with 46 spaces, is the surface lot on the north side of the Armory. The parking lot in the northeast portion of the campus between Buildings H and I has 14 spaces plus a service area for trash and loading purposes. There are also 12 spaces in a strip of perpendicular parking stalls along the west side of Noeau Street south of the Armory and 16 spaces in a strip of perpendicular parking stalls on the north side of Kaohu Street. Vehicles also park on the grass strip along the south side of Kaua Street.

Approximately 38 parking spaces are provided off-campus. There are eighteen striped parallel parking stalls on the segment of South Market Street fronting the Armory and eleven striped parallel parking stalls on the opposite side of the street.

Water

Water for Iao Intermediate School is drawn from an 8-inch waterline located in Kaohu Street. Water is metered through two 2-inch meters and distributed through 1", 2", and 2 1/2" service lines to buildings on campus. Fireflow to two fire hydrants along Noeau Street is drawn from the 8-inch line in Kaohu Street. Adequate flow (2000 gpm for 2 hours) can be provided by the 8-inch line for fire protection. The Department of Water Supply (Comment Letter, 1998) pointed out that there is a waterline within an easement along Noeau Street. The water line is part of the municipal water system and provides fire protection and services along Noeau and Kaua Street.

*Wilbur Smith Associates counted 77 on-campus parking spaces. A strip parking area of 16 stalls on Kaohu Street south of the Armory was cited as off-campus parking. Because the Armory grounds are now part of the school campus, we have included the 16 strip parking stalls as on-campus parking.

Wastewater

Wastewater from the school is collected by 4" and 6" lines and discharged through an 6-inch lateral into an 8-inch collector line in Kaohu Street. Wastewater is conveyed to the Kahului Wastewater Treatment Plant for treatment and ocean disposal.

Drainage

In general, on-site runoff sheet flows over the property following topographical grade (west to east) in the direction of Spreckels Ditch. The on-site drainage system is generally confined to Buildings C, H, and I. Inlets collect runoff between Buildings C and I and discharge from an outlet at the rear of Building D. A second inlet collects runoff from the parking lot between Buildings H and I and discharges into an earthen drainage ditch between the school site and Wells Park.

The earthen drainage ditch collects runoff from areas along South Market Street and discharges into Spreckels Ditch. Spreckels Ditch discharges its flow into Waiale Pond located about 1 mile to the west of Iao Intermediate School.

Recreation

Wells Park adjoins Iao Intermediate School to the north. This county owned and maintained facility includes two baseball fields (one lighted), 6 lighted tennis courts, one lighted outdoor basketball court, parking, comfort station, office (or tennis clubhouse) and a dojo for the Maui Aikido Society.

Wells Park and nearby Wailuku Gym and Pool are used by the school for PE activities. Baseball, football, track, and intramurals (basketball, volleyball, football, softball, relays) are among the activities conducted at both facilities. The Park is also used for recess, career day, rescue demonstrations, and as an assembly area in the event of school emergencies.

Use of County recreation facilities for school activities is approved by the Maui County Department of Parks and Recreation. In turn, the County uses the school's parking lot after hours and on weekends.

Schools

School age children in Wailuku and Kahului are served by the Department of Education, State of Hawaii and several privately operated schools. Public elementary, intermediate, and high schools in Wailuku form the "Baldwin Feeder Complex". A schools feeder complex identifies schools that supply students into its curriculum. Waihe'e Elementary (Grades K-6) and Wailuku Elementary (Grades K-6) Schools feed students into Iao Intermediate School (Grades 6-8) which in turn feeds into Baldwin High School (Grades 9-12). Enrollment during school year 1997-98 in the Baldwin Feeder Complex is shown below:

<u>School</u>	<u>Enrollment</u>
Baldwin High School	1,850
Iao Intermediate	823
Waihee Elementary	858
Wailuku Elementary	<u>837</u>
Total:	4,368

I. Public Services

Protective

Police protection for the Wailuku-Kahului region originates from the County of Maui Police Department headquarters at the Main Station on Mahalani Street approximately 1 mile from the school. The school and surrounding neighborhood are patrolled by the Department's Central Maui Patrol.

Fire protection services originates from the County of Maui Department of Fire Control's Wailuku Station. The station is located on Wells Street across Wells Park about three blocks from Iao Intermediate School.

Power and Communication

Power and communication services are taken from overhead utility systems along Kaohu and South Market Street. Utility lines are placed underground within the school.

Solid Waste

Refuse collection is provided by a private collection company. During the school year, there are 3 pick-ups a week at or around 6:30 am. Four, 3 cubic yard bins are serviced during each pick-up. There are two pick-ups per week during the summer at or around 6:30 pm. Waste is disposed at a County approved disposal site.

SECTION 3

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

The project was discussed with the architect and their consultant team, Department of Education and Accounting and General Services staff, and Iao Intermediate School administrators. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the property. A public meeting held on Thursday, May 21, 1998 provided another source of information. The sum total of consultations and field investigations helped to identify existing conditions and features which could affect or be affected by the project. These conditions include:

- No rare, threatened, or endangered flora or fauna are found on campus;
- There are no recorded archaeological or cultural resources on campus;
- The former Wailuku Armory is considered to be a historic structure by the State Historic Preservation Division, Department of Land and Natural Resources;
- The campus is not located within a flood hazard area;
- Water and wastewater systems are adequate to service the design enrollment;
- There is no municipal drainage system in the area thus runoff is discharged into Spreckels Ditch bordering the school to the east;
- The land area of the school does not comply with the current Department of Education land area standard for a similar sized school; and
- The school must remain open during the school year.

The assessment of impacts is based on implementation of the Master Plan for Iao Intermediate School. At this time, plans for buildings and improvements described in this Assessment have not been prepared which makes a detailed assessment of potential impacts difficult. A general description of potential impacts is presented based in part on our experience in evaluating impacts resulting from improvements similar to that proposed by the Master Plan.

Mitigating measures in the form of public health regulations and construction techniques may be changed over time. It is anticipated that such changes would promote public health and safety and will be included in future construction plans prepared for Iao Intermediate School.

A. Short-term Impacts

Prior to demolition, Buildings C, D, E, and G will be treated for vectors, hazardous materials removed, sewer connections cut and plugged, water lines cut and rerouted, and electrical service disconnected. Students and staff will be notified of pending demolition and notices alerting neighboring residents, businesses, and motorists of impending demolition will be posted in the area.

Site work is perhaps the most disruptive construction activity on the environment. This first of many construction phases entails demolishing structures, grubbing vegetation (except for trees which will remain in place or removed and relocated elsewhere on the premises), grading to design elevations, and excavating for building foundations and utility lines.

Mobilization of men and equipment, actual demolition, hauling debris to approved disposal sites, and grading is expected take about 2 months per building site. The general contractor will be responsible for

general housekeeping of the site and keeping adjacent areas and streets free of mud, sediment, and construction debris at all times.

Roughing-in utility systems and setting building foundations are projected to take 3-4 months per building. Fugitive dust will be raised during most of these activities and from stockpiled soil but can be suppressed by a variety of dust controls. Frequent water sprinkling is probably the most effective dust control measure given the size of each building site and the scale of proposed improvements. The general contractor, however, may choose to implement other measures based on their experience with similar projects and job sites. Pollution control measures will comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

Construction equipment will emit minor quantities of pollutants in the form of engine exhausts and aldehyde odors. Most large construction equipment are diesel powered and carbon monoxide emissions are generally low but nitrogen dioxide emissions can be quite high. Exhaust fumes and diesel odors will be dispersed by the prevailing winds.

Construction noise, like fugitive dust cannot be avoided. Noise sensitive properties, primarily the school and residences bordering the school, will be exposed to noise. Construction noise will be audible on and off campus but exposure is expected to vary in volume, frequency, and duration. Noise will also vary by construction phase, the duration of each phase, and the type of equipment used during the different activities comprising each phase. Noise will be most pronounced during the early stages when a building is demolished, the site grubbed, and the foundation poured. Noise will diminish as buildings are framed and roofed. When the building shell is completed, the enclosed structure should help to attenuate noise generated by interior work.

Some residences along Kaua Street would be exposed to noise during construction of the addition to Building H and residences along Spreckels Ditch would be exposed to noise when Buildings G and C are being built. It is anticipated that noise created during interior work on Buildings A and J would be attenuated by the walls of both buildings. The addition to Building F is located near Kaohu Street and traffic noise should help mask construction noise from being audible at residential and business properties across the street.

Background noise, landscaping (especially dense shrubs and trees), and intervening structures, between a building site (noise source) and noise sensitive residential properties (noise receptor) should also aid in noise attenuation. Distance between a source and receptor also helps to attenuate noise because sound decreases as distance from the noise source increases.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. The building site is zoned R-2 Residential and for noise control purposes is placed in the Class A zoning district. The maximum permissible daytime sound level in the district is 55 dBA between the hours of 7:00 AM to 10:00 PM and 45 dBA between 10:00 PM and 7:00 AM (Chapter 46, Community Noise Control, 1996).

In general, construction activities cannot exceed the permissible noise levels for more than ten percent of the time within any twenty minute period except by permit or variance. Any noise source that emits noise levels in excess of the maximum permissible sound levels cannot be operated without first obtaining a noise permit from the State Department of Health. Although the permit does not attenuate noise per se it regulates the hours during which excessive noise is allowed.

The general contractor will be responsible for obtaining the permit and complying with conditions attached to the permit. Work will be scheduled for normal working hours (7:00 AM to 3:30 PM) Mondays through Fridays. Normal working hours may be adjusted from time to time to accommodate a school activity or to allow a difficult construction feature to be worked on. It is anticipated that the general contractor and the school administration will continuously apprise each other of upcoming events in a mutual effort to minimize conflicts between school and construction activities.

Site work will expose soil thus creating opportunities for runoff and erosion. Grading will be performed in accordance with the erosion control ordinance of the County of Maui and grading plans approved by the Department of Public Works and Waste Management, County of Maui. Best Management Practices (BMPs) for erosion and runoff control during construction will be prepared for review and approval by the Department of Public Works and Waste Management.

Should subsurface archaeological sites or cultural deposits and artifacts be uncovered, work in the immediate area will cease and historic authorities notified for proper disposition of the finds.

The State Historic Preservation Division, Department of Land and Natural Resources, has requested that the Armory be restored. The Department of Accounting and General Services has agreed not to demolish the building and construct a new one in its place. The Master Plan proposes a strategy of adaptive reuse of the Armory structure. The front and sides of the structure will be rehabilitated but the interior will be completely renovated to house school functions.

Plans to rehabilitate the Armory have not yet been prepared. The architect selected for (re)designing the Armory will consult with the staff of the State Historic Preservation Division, the Maui County Planning Department, and the Maui County Cultural Resource Commission during the design process to assure that the original architectural character, detailing, paint, and exterior elevations are retained as much as practicable.

Asbestos containing building materials were found in the floor tile and radon gas was also detected in several rooms in the Armory. Due to the age of Building A, ACBM and lead based paint (particularly exterior paints) were probably used in its construction. A Phase I Environmental Site Assessment will be performed as part of the design process for the buildings to be demolished and renovated. The Environmental Site Assessment should establish whether hazardous materials are present, their condition, and recommend abatement procedures for proper removal and disposal in accordance with applicable rules and regulations.

There are no known species or habitats of rare, threatened, or endangered flora and fauna on the school grounds. The observed flora are common to Hawaii and generally used in landscaping urban areas. Trees and shrubs planted around the buildings to be demolished or in areas of new construction will be removed. Two monkey pod trees fronting the Armory will be removed to make way for the student drop off area. A third monkey pod adjacent to the parking lot is dying and will be removed. The trees will be tagged by the landscape architect for removal and planted elsewhere on campus. If the trees cannot be used in landscaping the campus, they will be used in other State or County projects. New plant materials will be introduced in the landscaping of new buildings and areas affected during construction.

Construction notices and signs will alert motorists of roadway construction and material loading and unloading in any street right-of-way and flagmen posted for traffic control. Minor traffic delays can be expected but should not last more than a few minutes. Any open trenches will be covered with steel plates

at the end of each working day and safety devices posted during night hours. Excavated roadway sections will be restored to pre-construction conditions or better.

Construction vehicles hauling men and material will contribute to traffic on local streets in the vicinity of the school. Material deliveries will be scheduled during non-peak traffic hours to minimize impacts on local traffic.

Temporary barriers (wood panels or construction fencing) will be erected around each building site for security and safety purposes and may necessitate closing off segments of walkways to student use.

Pedestrian circulation will also be affected by trenching throughout the campus to install telecommunications infrastructure during Phase I. Construction fencing or some type of barricade will be placed alongside the trenches to direct student traffic away from or around the trenches. In some areas the trenches will have to be bridged to allow access. All trenched areas will be restored to pre-construction condition or better.

A section of the campus may be closed for an extended period of time to provide an equipment and material staging/storage area. Ideally, the staging area should be accessible to vehicles delivering materials and to individual building sites. Selection of a staging area will be left to the general contractor. A staging area will also be needed for rehabilitation work on the Armory and ideally should be situated nearby.

Money appropriated for the project would provide a short-term capital infusion into the local economy. Funds to be expended on the project will be used to purchase materials in the County of Maui and employ local tradesmen. Some tax benefits would accrue to the State of Hawaii in the form of general excise tax on goods and services and payroll taxes. Public facilities are not taxed thus the improvements would not contribute to the County real property tax base.

B. Long-term Impacts

Because construction will be phased over a long period of time and will take place during both the school year and school hours, it is anticipated that construction related impacts described in this Assessment will recur each time a structure is built, a building renovated, or an addition constructed. The building process including mobilization, demolition, site work, and exterior and interior construction, and landscaping for each new building is estimated to take up to two years. The time for renovating buildings will vary and it is estimated to take 16 months to rehabilitate Building J and 8-10 months for Building A. Additions to existing buildings are smaller in scale than new construction and although construction impacts are anticipated, the impacts should not be as lengthy and disruptive as that resulting from new construction.

The phasing plan developed by the consultant team and the school administration is based on the need to keep the school open and the need to sustain scheduled construction at the same time. The strategy is to separate and confine construction work to one building in one part of the campus at any one time. It is anticipated that the strategy will limit environmental impacts to a building site and adjoining areas rather than affecting the entire campus. Construction will commence on the Armory then proceed in a clockwise direction to Building H, Building G, Building D, Building A, and Building F. When a building is completed, classes in the next building proposed for construction will relocate into the completed building or another on-campus building. This process will repeat itself over the 10-12 year building period. A shortage of classrooms is anticipated during two construction phases and some classes will be located temporarily in portable trailers to be brought onto campus.

Two additional exceptions to the above have been identified at this time. One exception are PE facilities and classes---there is no facility on campus that can provide space for boys and girls shower and locker rooms. The facilities in Wailuku Gym will be used to accommodate this need or trailers if Wailuku Gym is not available. The second exception occurs during Phase I when trenching will be performed throughout the school grounds to install new underground infrastructure.

Students, administrators, faculty, and support personnel will be exposed to construction and concomitant impacts throughout the school day and school year. Construction work will affect all aspects of a typical school day---beginning from student drop-off in the morning, during classes, while recreating and changing classes, during after-school activities, and when students are picked-up in the afternoon. These impacts cannot be avoided. Some students will have to tolerate construction activities for the entire time they are enrolled at the school; faculty and administrators will have to endure the circumstances a little longer; and parents will have to put up with temporary inconveniences. There is an urgency to build out the facilities within the next 10-12 years to meet existing and projected classroom needs, increases in enrollment, provide facilities that will support and enhance the educational curriculum provided to students, and develop the physical infrastructure to accommodate the physical expansion of the school.

It is anticipated that all improvements described in Section 1 of this Assessment will be funded and built by the year 2010. A 10 to 12 year build out is not a long period for the work involved and the conditions under which the work is to be performed; however, it is a prolonged period for students, parents, faculty and staff, and neighboring residents who will be directly affected by daily construction activities. It cannot be ascertained if impacts such as noise, dust, and general distractions caused by a prolonged building process will adversely affect the classroom environment and ultimately student performance.

The provision of modern DOE standard classrooms and support facilities should alleviate the space shortage at the school. The Master Plan programs a campus with approximately 103,540 square feet of classroom and support space which is two times the present classroom and support space of 49,680 square feet. The Master Plan supports the General Plan policies to improve the quality and availability of public facilities throughout Maui County.

Both during and after construction is completed, significant and beneficial changes in educational curriculum are anticipated. The additional facility space provides the opportunity to expand the range of courses offered at the school. The school's science program is one of its educational strengths and the addition of two science classrooms and the lath houses would expand the range of course teaching and the application of classroom instruction in experimental environments. Larger spaces to be made available while construction is continuing for dance and drama, television and video production, and multi-media resources will add diversity and interest to the educational curriculum. Larger facilities and expanded course offerings are consistent with the General Plan education objective to provide Maui residents with continually improving quality educational opportunities...and the policy to continually improve the quality of education at all levels for all residents, and to develop expanded and upgraded facilities in a timely manner.

As the student body increases and educational curriculum changes, there will be a need for additional staffing. It is estimated that 16 additional administrative, faculty, and support positions will be needed by 2010. The DOE Office of Personnel Services will review school enrollment at the beginning of each school year and make necessary adjustments based on the required number of positions.

If building construction is not completed within the time frame proposed by the Master Plan, Iao Intermediate School will experience a shortage of classroom space. The shortage will be temporarily

alleviated by using portable classrooms until such time that permanent classroom buildings can be constructed. This is an undesirable but potential outcome if construction is not funded and buildings are not completed.

The increase in building density is unavoidable due to the limited land area. As a result, the existing low-rise character of the campus will gradually evolve into a 2 and 3-story medium density campus. All one-story structures will be replaced by slightly taller structures to provide needed classrooms and facilities. Spatial expansion is restricted by available land area and the need to provide more than just classrooms on campus. Vertical expansion is the sole on-site option that can accommodate the building, open space, infrastructure, circulation, and parking needs of the school. The Master Plan supports the General Plan design goal to see that all developments are well designed and in harmony with their surroundings.

The 2-story addition to Building F may encroach into Parcel 4. The two parcels comprising the school cannot be consolidated because they are under separate ownership. A waiver or variance to County zoning code requirements will be sought to allow the encroachment. The Department of Education will try to consolidate the utility meters.

The grassed area between the front of Building J and South Market Street will be removed and replaced by the new drop-off driveway. The Department of Accounting and General Services has agreed not to demolish the building and construct a new one in its place but to rehabilitate the exterior of the building. This action is consistent with a General Plan policy to encourage the rehabilitation and adaptive reuse of historic districts, sites and buildings in order to perpetuate traditional community character and values. The rehabilitation work applies to the structure and not the grounds and landscaping around the building.

Existing landscaped open space on the south side of Building J will give way to a new parking lot, driveway, service area, and mechanical and electrical building. Although the open space quality of this space may not be replicated on campus, new open space areas such as the landscaped courtyard and the "greening" of Noeau Street over time can come to replace this space.

Cut stone walls on both sides of the front of Building J will remain intact. The cut stone wall at the entrance to Noeau Street may be retained depending on the engineering design of the new driveway. About one-third of a similar type wall off Kaohu Street will remain intact and the remainder removed.

Not all school functions can be accommodated on the campus. There is not enough land area on the school site to provide outdoor space, fields, courts, and facilities comparable to that found at Wells Park and the Wailuku Gym. These County owned facilities will continue to be used by the school for physical education and assembly purposes.

Water consumption will increase but future demand has not been determined. The two existing water meters are considered adequate to supply future demand. Connection to the County system will be coordinated with the Department of Water Supply as part of the building permit process.

Wastewater also will increase but future wastewater flow has not been determined. An allocation of capacity as well as any necessary wastewater calculations will be coordinated with the Department of Public Works and Waste Management during the building permit process. The consulting engineers for the project will meet with Department of Water Supply staff to discuss water requirements and possible rerouting of the waterline along Noeau Street.

A Drainage Master Plan will be prepared following approval of the subject Master Plan. On-site runoff will continue to be collected and conveyed by graded swales or underground pipes into Spreckels Ditch. Although the proposed Master Plan more than doubles the existing school building area, a reduction in total impervious surface area (roads, rooftops, etc.) and an increase in open space would result. For drainage purposes, the net effect is a decrease in the quantity of runoff discharged off-site.

1997 school traffic survey data results were used to develop vehicle trip generation rates for the morning peak arrival hour and the afternoon peak departure hour. The calculations showed that during the morning peak hour, 504 vehicles would arrive and 448 would depart the school. During the afternoon peak hour, 264 vehicles would arrive and 318 would depart. These vehicle trips include both those that enter the campus and those that drop off or pick up students and staff along the adjacent streets.

With the proposed Master Plan, the new driveway along South Market Street becomes the focal point for school traffic. In the morning peak hour, the driveway would accommodate an estimated 367 vehicles or 73% of the vehicle trips to school. In the afternoon peak hour, the driveway would be used by 225 vehicles or 70% of the school trips. This level of usage represents those vehicles in the 1997 survey that dropped off or picked up passengers along Noeau Street or along the east curb of south Market Street.

The most significant effect of this change in circulation patterns would occur at the intersection of South Market and Kaohu Streets. The new driveway would result in a 150% increase in the number of vehicles turning left from eastbound Kaohu Street onto South Market Street, as well as a doubling or more of vehicles turning right from westbound Kaohu Street.

Traffic conditions for the critical movements at the key intersections are summarized in Table 2. The analyses is based on use of STOP sign controls at all of the intersections. Conditions for most of the intersections would remain at very good levels of services (LOS A, B, or C), thus indicating little delay to vehicles that must yield the right-of-way to other movements.

Two movements are projected to operate at LOS D in the morning peak arrival hour. These are the southbound traffic on South Market Street at Kaohu Street and the northbound traffic on South Market Street at Wells Street. This service level is acceptable for peak traffic periods, but it indicates that conditions are approaching levels that may merit changes to these intersections. Both of these movements would operate at LOS D with or without the changes proposed by the Master Plan.

The left-turn into and out of the new school driveway are projected to operate at acceptable levels. The southbound left turn into the driveway is expected to operate at LOS A with average delays of 3 to 4 seconds. Thus, vehicles turning left should also result in little delay to southbound through traffic along South Market Street.

Presently there are 6 regular school buses and 1 special education bus providing service for the 11 school bus routes. If the number of school buses increase proportionately with the projected increase in enrollment, there would be 8 regular school buses and 1 or 2 special education buses providing service for Iao students in 2010. All of these buses could be waiting at the curb at the same time for scheduled pick ups at the end of the school day. An estimated 365 to 420 foot curb could be needed to position all of the buses for loading at one time, which would use the full length of the new driveway. If the loading schedule for the buses is staggered to reduce the number at the curb at any one time, a shorter driveway length would be sufficient. In the morning, the arrival schedule is staggered thus avoiding use of most of the curb length.

If bus loading at one time in the afternoon poses circulation problems and conflicts between buses and automobiles, the bus pick-up schedule can be staggered much like the morning arrival schedule is staggered. A second alternative recommended by the County is to use a section of Kaohu Street for automobile loading and unloading during morning and afternoon hours.

When the new drop off driveway is constructed, Noeau Street will be closed to traffic. Its closure will alter the school bus/automobile drop off/pick up pattern which students and parents are accustomed to but should not pose a significant impact on traffic flow. Noeau Street is used primarily as a driveway that provides access to the parking and service areas at the school and three houses on Kaua Street. The three residences can be gained directly from Kaua Street.

TABLE 2

2010 INTERSECTION AND DRIVEWAY CONDITIONS WITH SCHOOL MASTER PLAN
Iao Intermediate School Master Plan Traffic Study

Location	Critical Movement	7:00 - 8:00 AM		1:45 - 2:45 PM	
		ADPV	LOS	ADPV	LOS
Kaolu St - Parking Lot Driveway (Nocau St.)	Eastbound Left-Turn into Driveway	4.5	A	2.8	A
	Southbound Exit from Driveway	6.8	B	5.2	B
South Market St. - Kana St.	Southbound Left-Turn into Kana St.	3.5	A	3.3	A
	Westbound Left-Turn from Kana St.	4.4	A	4.8	A
South Market St. - New Driveway Entry	Southbound Left-Turn into Driveway ⁽¹⁾	3.8	A	3.5	A
South Market St. - New Driveway Exit	Westbound Left-Turn from Driveway ⁽¹⁾	10.9	C	6.1	B
	Westbound Right-Turn from Driveway	10.9	C	4.4	A
South Market St. - Kaolu St.	Southbound Approach	29.5	D	18.6	C
	Eastbound Left-Turn	5.8	B	3.8	A
South Market St. - Wells St.	Northbound Left-Turn/Through Traffic	21.8	D	17.5	C
	Westbound Left-Turn	3.5	A	3.1	A

ADPV = Average delay per vehicle, in seconds.

LOS = Level of Service, range of A to F with A indicating little delay and F indicating very long delay (over 45 seconds).

(1) = Assumes that left-turn movements are allowed into and from the new driveway for passenger drop-off or pick-up.

[272-40]

Wilbur Smith Associates; December 1997

A. No Action

The no action alternative would maintain the status quo of the building site and preclude the occurrence of all environmental impacts, short and long-term, beneficial and adverse described in this Assessment.

A no action alternative is unacceptable to the Departments of Education, Accounting and General Services, and school administrators.

B. Alternate Master Plan

The Iao Intermediate School Master Plan is a graphic representation of what the school facilities and grounds should be in 2010 and beyond. It is the preferred plan of the principal sponsors of the project and those who stand to be affected most by its implementation. The planning process considered many alternatives including siting of buildings, demolition of inefficient buildings and construction of new structures versus preservation and restoration of existing structures, location of parking, and vehicle and pedestrian circulation. These alternatives were not evaluated during the environmental assessment process (they had been rejected) but it is not likely that an alternative development plan or plans would result in environmental impacts significantly different from what is described in this Assessment.

C. Alternative Sites for Iao Intermediate School

A location study for alternative school sites was not part of the scope of work for the Master Plan for Iao Intermediate School.

SECTION 5

PERMITS AND APPROVALS

The permits and approvals listed below are suggestive rather than a comprehensive listing of all permits and approvals that may be required to implement the project.

Authority/Permit or Approval

State of Hawaii

Department of Accounting and General Services
Environmental Assessment

Department of Health
Noise Permit
Vector Control

Department of Land and Natural Resources
Historic Site Review

County of Maui

Department of Public Works and Waste Management
Grubbing, Grading, and Stockpiling Permit
Best Management Practices
Street Closure

Land Use and Codes

Waiver or Variance
Building Permits (Various)

SECTION 6

**AGENCIES AND ORGANIZATIONS CONSULTED IN THE
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

The Draft Environmental Assessment for the Iao Intermediate School Master Plan was published in the Office of Environmental Quality Control Environmental Notice of September 23, 1998 and October 8, 1998. Publication in the Environmental Notice initiated a 30-day public review period which ended on October 23, 1998. The Draft Environmental Assessment was mailed to agencies and organizations listed below. An asterisk * identifies agencies and organizations that submitted written comments during the comment period. All comment letters and responses are found in Appendix B.

Federal

*U.S. Army Corps of Engineers

State of Hawaii

Department of Defense

*Department of Education

*Department of Health

Department of Land and Natural Resources

*State Historic Preservation Division

*Office of Environmental Quality Control

County of Maui

*Department of Water Supply

*Department of Planning

*Department of Parks and Recreation

*Department of Public Works and Waste Management

*Police Department

*Fire Department

Others

GTE Hawaiian Tel

*Maui Electric Company

Iao Intermediate School PTA

SECTION 7

DETERMINATION OF SIGNIFICANCE

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

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

There are no natural or cultural resources on the premises.

The former National Guard Armory has been determined to be a historic structure. The Department of Accounting and General Services has agreed to rehabilitate the exterior of the building (front and sides). The interior of the building will be gutted and three floors added for school use. A three story addition is proposed at the rear of the building. The design of the addition will be "sensitive" to the architectural character of the Armory yet will distinguish itself as an addition rather than appearing as part of the original building.

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

The Master Plan for Iao Intermediate School is not recommending a change in use of the property.

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

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

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

The Master Plan will not directly result in substantial effects on the economic and social welfare of the community or State. The money to be expended on the various building projects will purchase labor and materials in the County of Maui. Local contractors and tradespersons and building suppliers would benefit from this short-term infusion of capital.

- 5) Substantially affects public health;

Short-term, construction related impacts on air quality and the acoustical environment are anticipated. The general contractor for each project will comply with applicable public health regulations and measures to mitigate potential adverse impacts.

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

Substantial secondary impacts are not anticipated. The consulting engineers have indicated that water and sewer systems in the area can accommodate the proposed additions. Design drawings,

documents, and calculations for the proposed water and sewer systems will be submitted to the respective county agencies for review and approval. Existing on-site water meters and water and sewer lines will be replaced if necessary.

Changes in traffic circulation are anticipated. The new driveway for student drop-offs and pick-ups combined with the closure of Noeau Street will alter traffic patterns and increase traffic volume along South Market and Kaohu Streets during the peak school arrival and departure hours. No significant changes are anticipated during the remainder of the day. A traffic study has shown that intersections adjoining the school can accommodate the peak hour school traffic with little delays in turning movements in spite of the increase in traffic volume.

- 7) Involves a substantial degradation of environmental quality; AND
- 8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

The project is not the precursor for a larger action. It is a commitment by the proposing agency to bring existing educational facilities up to standard and to provide new facilities by 2010. Implementation of the Master Plan will entail individual but repetitive actions (6 construction phases) over 10-12 years. Improvements will be confined to an existing urban area which has undergone substantial alteration.

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

There are no rare, threatened or endangered flora or fauna on the campus.

- 10) Detrimentially affects air or water quality or ambient noise levels; or

Ambient air quality may be affected by fugitive dust and some combustion emissions but can be controlled by measures stipulated in this Assessment. Construction noise will be pronounced during site preparation work but should diminish when the buildings are erected. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health. Best Management Plans will be prepared to minimize construction runoff.

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

Iao Intermediate School is not located in an environmentally sensitive area.

- 12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or

The proposed improvements will not affect scenic vistas and view planes identified in County plans.

- 13) Requires substantial energy consumption.

Energy consumption has not been determined.

REFERENCES

- Chow, Tim. 1996. *Wailuku Armory Closure Report*. Prepared for the Hawaii Army National Guard.
- Federal Emergency Management Agency. 1994 (Revised). *Flood Insurance Rate Map, County of Maui*. Community Panel No. 150003 0190D.
- Park, Gerald. 1998. *Field Observation*.
- Planning Department, County of Maui. No Date. *Wailuku-Kahului Community Plan*.
- Smith, Wilbur and Associates. 1997. *Iao Intermediate School Master Plan Traffic Study*. Prepared for CDS INTERNATIONAL.
- U.S. Department of Agriculture, Soil Conservation Service. 1972. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai*. In Cooperation with The University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office, Washington D.C.

APPENDIX A

**APPROVAL FOR USE OF 22-STALL PARKING LOT
AT WELLS PARK**

BY:DAGS

5-12-88 4:17PM

PLANNING BRANCH

0000210700.4 2



FACILITIES BRANCH

DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI
DEPT OF EDUCATION
1500 E. KAHAUMANU AVENUE, WAILUKU, HAWAII 96793

APR 22 9 05 AM '98

SUPT. _____
DEP. _____
ACCT. _____

Maui

LINDA CROCKETT LINGLE
Mayor
HENRY OLIVA
Director
ALLEN T. SEISHIDO
Deputy Director
(808) 243-7230
FAX (808) 243-7934

APR 16 9 10 AM '98

April 13, 1998

OBS. Maui Sub

Date: _____
Revised: _____

4/14

Mr. Herman Aizawa, Superintendent
Department of Education
State of Hawaii
P.O. Box 2360
Honolulu, Hawaii 96804

Dear Mr. Aizawa:

SUBJECT: PARKING FOR IAO INTERMEDIATE SCHOOL

We have no objections for the joint use of the 22-stall parking lot on South Market Street on the condition that the proposed use would not jeopardize the proposed construction of the new Aikido building. It is our understanding that the off-street parking requirement for the proposed new Aikido building was waived and via copy of this letter are requesting that our Planning Department send you verification of the waiver.

Should you have any questions, please call Patrick Matsui, Chief of Parks Planning and Development, at 243-7387.

Sincerely,

HENRY OLIVA
Director

c: Patrick Matsui, Chief of Planning and Development
Tamara Horcajo, Chief of Recreation
David Blane, Director, Planning Department

s:\planning\pdm\iacsch.wpd

APPENDIX B

COMMENT LETTERS AND RESPONSES

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461



RECEIVED
9/24/98

September 21, 1998

Mr. Gerald Park
Urban Planner
1400 Rycroft Street
Suite 876
Honolulu, HI 96814-3021

Dear Mr. Park

Subject: Iao Intermediate School Master Plan
(TMK: 3-4-09: 3.4, Wailuku, Maui)

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, Maui Electric Company (MECO) at this time has no objections to the proposed project.

MECO encourages that the project's consultant meet with us as soon as practical so that we may plan for the project's electrical requirements.

If you have any questions or concerns, please call Fred Oshiro at 872-3202.

Sincerely,

Edward Reinhardt
Manager, Engineering

ER/fo:lh

(No Response Required)

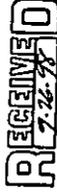
LINDA CROCKETT LINGLE
Mayor
CHARLES SENCKS
Director
DAVID C. GOODE
Deputy Director
AARON SUGIMOTO, P.E.
Civil Sanitation Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration
EASSIE MILLER, P.E.
Watershed Reclamation Division
LLOYD P.C.W. LEE, P.E.
Engineering Division

Solid Waste Division
BRIAN HASHIRO, P.E.
Highways Division



September 24, 1998

Mr. Gerald Park
GERALD PARK URBAN PLANNER
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
FOR IAO INTERMEDIATE SCHOOL MASTER PLAN, WAILUKU, MAUI
TMK (2)13-4-009:003 & 004

Dear Mr. Park:

This is in reply to your September 14, 1998, letter regarding the draft Environmental Assessment prepared for the Iao Intermediate School Master Plan. We reviewed the draft environmental assessment and these are our comments:

1. Chapter 19.36 of the Maui County Code requires off-street parking, loading spaces, and landscaping for the proposed improvements.
2. Parking areas located on TMK:(2)13-4-009:004 and TMK:(2)13-4-011:004 may require off-site parking approval from the Maui Planning Commission.
3. The Americans with Disabilities Act requires that places of public accommodation and commercial facilities be accessible to people with disabilities.

Please call Clement Enomoto at 243-7236 if you have any questions regarding this letter.

Very truly yours,

RALPH M. NAGAMINE
Land Use and Codes Administrator

RMN/CJE/MHT: S. LUCA-ALLPLANERAM CJE CORR/SP/DIR/NG 31009003 MHT

c: Planning Department



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

SEIJI YAMAMOTO
COMPTROLLER

LETTER NO. (P) 1729

NOV 12 1998

Mr. Ralph M. Nagamine
Land Use and Code Administrator
Department of Public Works
and Waste Management
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Nagamine:

Subject: Iao Intermediate School Master Plan
Draft Environmental Assessment (DEA)

Thank you for your September 24, 1998 comments on the subject DEA. Our response to your comments is as follows:

1. The provision of loading zones and landscaping for the proposed improvements will comply with Chapter 19.36 of the Maui County Code.
2. The number of off-street parking stalls for the Iao Intermediate School staff and visitors is based on the Department of Education (DOE) guidelines. The 114 parking stalls to be provided by the year 2010 is less than the required by the Maui County Code. The DOE intends to request for a waiver to provide only 99 regular parking stalls and 15 visitors stalls. The DOE will also request approval from the Maui Planning Commission to locate off-street parking on TMK 3-4-009:004 and 3-4-011 (Wells Park).
3. All proposed improvements will comply with the Americans with Disabilities Act.

We appreciate your input for this project.

Sincerely,

GORDON MATSUOKA
Public Works Administrator

AY:jy
c: Mr. Lester Chuck, Director, FSSB
Mr. Glenn Yokotake, CDS International



LINDA LINGLE
MAYOR

OUR REFERENCE
is
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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



THOMAS M. PHILLIPS
CHIEF OF POLICE
CHARLES H.P. HALL
DEPUTY CHIEF OF POLICE

September 30, 1998

RECEIVED
10-2-98

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street
Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Iao Intermediate School Master Plan
TMK:3-4-09:3, 4
Wailuku, Maui, Hawaii

(No Response Required)

We have received your letter of September 14, 1998 and have reviewed the Draft Environmental Assessment for the proposed project.

We have no comments or recommendations at this time. Thank you for the opportunity to make comments on the project.

Very truly yours,

THOMAS M. PHILLIPS
Chief of Police

LINDA LINGLE
MAYOR



COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL
200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7361

RONALD P. DAVIS
CHIEF
HENRY A. LINDO, SR.
DEPUTY CHIEF



September 24, 1998

Mr. Gerald Park, Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, HI 96814-3021

RE: Iao Intermediate School Master Plan; TMK: 3-4-09:3, 4

Dear Mr. Park,

Thank you for the opportunity to comment on the Draft Environmental Assessment for the Iao Intermediate School Master Plan.

Recommendations and comments are referenced to the 1988 Edition of the Uniform Fire Code, as amended by Maui County Code, Chapter 16.04A (UFC) and the 1991 Edition of the Uniform Building Code, as amended by the Maui County Code, Chapter 16.26A (UBC). Additional requirements are referenced to the National Fire Protection Association (NFPA) Standard that is appropriate for the subject matter.

On page 4, Section 1 Description of the Proposed Project, Number 7 Infrastructure Improvements, second paragraph indicates that a fire alarm system will be installed. When installing this system, in accordance with the 1996 Edition of the NFPA Standard 72, National Fire Alarm Code, it may not be able to connect with the existing system. In this instance, you shall provide separate supervision for the new system if it cannot be tied in to the existing system.

VITB-Iao Intermediate School Plan (09/98)

Iao Intermediate School
Page 2
September 24, 1998

In all buildings, existing and proposed, classrooms for grades K through 2 or for day care of more than 6 children should this service be provided for student mothers, shall not be located above or below the first story. Table 1, page 9 indicates that classrooms are proposed for parts of Buildings A, D, F, G, H, I and J above the first story. It will be necessary to obtain a ruling from the Building Official as to the status of the "first floor" of Building J. Is it a basement?, or is it the first floor? The answer to this question will have bearing on whether automatic sprinklers are required or not.

On page 15, fifth paragraph, third sentence refers to an 8-inch water line under Kaohu Street which may provide fire protection water supply (2000 gpm/2 Hours). Fire flow calculations shall be provided to this department, calculations shall be determined by an engineer licensed in the State of Hawaii.

Fire apparatus access roadway(s) shall be required in accordance with Section 10.207(a) through (l), of the 1988 UFC, as amended, for proposed new building "D", west end of building "A" and the west end of building "F".

Regarding the above two paragraphs, you may wish to arrange a meeting with the Building Official and the Fire Chief to discuss the requirements and any options that may be available to you.

Any and all cooking shall be accomplished under a hood and duct system installed in accordance with the 1994 Edition of the NFPA Standard 96, Ventilation Control and Fire Protection of Commercial Cooking Operations and with the requirements of the 1988 UFC, as amended by Maui County Code, Chapter 16.04A.

When placing temporary facilities for renovations, you shall be required to maintain fire department apparatus access to all buildings. All temporary facilities shall be added to the fire alarm system. Portable fire extinguishers shall be placed in the temporary facilities as required in the 1998 Edition of the NFPA Standard 10, Portable Fire Extinguishers.

VITB-Iao Intermediate School Plan (09/98)

Iao Intermediate School
Page 3
September 24, 1998

If you have any questions, direct them in writing to the Fire Prevention Bureau,
21 Kinipopo Street, Wailuku, HI 96793.

Sincerely,


RONALD F. DAVIS
Fire Chief

cc: Prevention



NOV 18 1998

Mr. Ronald P. Davis, Fire Chief
Department of Fire Control
County of Maui
200 Dairy Road
Kahului, Maui, Hawaii 96732

Dear Chief Davis:

Subject: Iao Intermediate School
Master Plan
Draft Environmental Assessment (DEA)

Thank you for your September 24, 1998 comments on the subject DEA. Our response to your comments which are numbered in the order presented is as follows:

1. If the new fire alarm system is unable to connect with the existing system, a separate supervision for the new system will be provided.
2. The lowest level of Building J is considered to be the first story as defined by the 1991 Uniform Building Code Section 420. It is also not considered a basement according to the Maui County Zoning Code Section 19.04.040.
3. Fire flow calculations will be provided by the consulting civil engineer who is licensed in the State of Hawaii.
4. A fire lane from Kuaa Street will be provided to access all buildings on campus. Access will be maintained at all times during construction. The fire lane layout has been highlighted in the Master Plan and included in the Final Environmental Assessment.
5. As suggested, the design consultants will arrange a meeting with the Building Official and the Fire Chief to discuss matters of fire alarm and protection systems, apparatus access, and fire safety codes applicable to each building.

6. Any and all cooking shall be accomplished under a hood and duct system installed in accordance with the 1994 Edition of the NFPA Standard 96, Ventilation Control and Fire Protection of Commercial Cooking Operations and with the requirements of the 1988 UFC, as amended by Maui County Code, Chapter 16.04A.

7. When placing temporary facilities for renovations, the fire department apparatus access to all buildings will be maintained. All temporary facilities will be added to the fire alarm system. Portable fire extinguisher will be placed in the temporary facilities as required in the 1998 Edition of the NFPA Standard 10, Portable Fire Extinguisher.

We appreciate your input for this project.

Sincerely,

GORDON MATSUJOKA
Public Works Administrator

AY:jjy

c: Mr. Lester Chuck, Director, FSSB
Mr. Glenn Yokotake, CDS International



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

PLEASE
ATTENTION OF

October 2, 1998

Civil Works Branch

RECEIVED
10-3-98



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
PO BOX 118 HONOLULU, HAWAII 96810

BENEFICIAL CARETAKING
CONTRACT

11/12/98 (P) 2727

NOV 12 1998

Mr. Gerald Park
Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the Iao Intermediate School Master Plan Project, Wailuku, Maui (THKS J-4-9: 3, 4). The following comments are provided in accordance with U.S. Army Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. Due to the lack of information provided in the DEA, the need for a DA permit cannot be determined at this time. Additional information is needed on the potential impacts to Spreckels Ditch. For further information, please contact Mr. William Lennan of our Regulatory Section at 438-9258 (extension 13) and refer to file number 980000322.

b. The flood information provided on page 10 of the DEA is correct.

Due to the recent 1998 reorganization of the local Corps of Engineers office, all correspondence concerning comments to environmental and planning documents should be sent to the Honolulu Engineer District, Attention: CEPOH-ED-C. Thank you for your attention to this matter.

Sincerely,

Paul Mizus, P.E.
Chief, Civil Works Branch

Department of the Army
Honolulu Engineer District
Fort Shafter, Hawaii 96858-5440

Attention: CEPOH-ED-C

Gentlemen:

Subject: Iao Intermediate School Master Plan
Draft Environmental Assessment (DEA)

Thank you for your October 2, 1998 comments on the subject DEA. Our response to your comments is as follows:

1. A Drainage Master Plan will be prepared as part of the master plan for Iao Intermediate School. On-site runoff will be collected and conveyed by graded swales or underground pipes into Spreckels Ditch. The Drainage Master Plan will be submitted to the County of Maui for review and approval.

2. Thank you for confirming the flood hazard information.

Your comments and our response will be included in the Final Environmental Assessment. We appreciate your input for this project.

Sincerely,

GORDON MATSUOKA
Public Works Administrator

AY:jj

c: Mr. Lester Chuck, Director, FSSB
Mr. Glenn Yokotake, CDS International

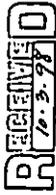
LINDA LINGGLE
Mayor
LISA M. PEYEN
Director
DONALD A. SCHWEIDER, II
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 1, 1998

CLAYTON J. YOSHIDA
Planning Division
AARON H. SHIRIMOTO
Zoning Administration and
Enforcement Division



Mr. Gerald Park
October 1, 1998
Page 2

The expansion into the Armory site is an improvement to the campus, however, we have serious concerns regarding the pavement of the lawn areas of the Armory site for parking and construction of ancillary structures. The tree-covered lawns provide valuable open space to the campus as well as the opportunity for outdoor classroom experiences. As much as possible, the tree-covered lawn area along Kaohu Street should be retained and the proposed parking lot located on the periphery of the site near Kaula Street or offsite. The possibility of shared parking lots with other users should also be considered.

Topographic conditions of the site should also be considered. At present, the existing grade of the Armory site is above Kaohu Street. Any development of the site should consider the impacts the development will have on the streetscape, especially any provisions for parking and fencing in the area.

Relative to the Armory site, the integrity of the architectural style and details of the Armory should be retained as much as possible during the rehabilitation and addition to the building. The building is one of the few armory structures currently in existence which are reminiscent of the 1930's to 1950's eras. It is a significant structure in Wailuku Town and a part of the history of the town and community when the building was used for community functions like high school proms and the annual Chrysanthemum Ball.

In addition to the building, the surrounding landscape such as the mature monkey pod trees and ancillary structures such as the cut-rock retaining walls and stairs on the site are a part of that history and should be retained. There are few remnants of stonework done in the County of Maui reminiscent of the plantation era, and as such, should be retained. We recommend that the Maui County Cultural Resources Commission and the Maui Arborist Committee be consulted regarding the detailed plans for the site.

Besides the armory building, the existing classroom Building A is also considered a historic structure and is one of the few remaining original buildings on campus. Improvements to the two-story stucco and wood building should be sensitive to the architectural character and details of the original building. The only other similar occupied building in existence on Maui is at Paia School. The Draft EA states that the interior will be cleared of improvements and renovated, however, as a historic building, we would recommend that consideration be given to preservation of original interior elements of the building such as the wood flooring wherever possible, rather than total gutting of the building interior.

Mr. Gerald Park
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

RE: Iao Intermediate School Master Plan
TMK: 3-4-009: 3 and 4
Wailuku, Maui, Hawaii

The Maui Planning Department (Department) has reviewed the proposed Draft Environmental Assessment for the above-referenced project and has the following comments:

The development of several residential projects in the Wailuku-Kahului area of the Island of Maui will increase enrollment at Iao Intermediate School as well as at Maui Waena Intermediate School. Due to the potential for future enrollment increases, we find that expansion of the school facilities at Iao Intermediate School is warranted. However, one of the major deterrents to expansion is the limited space available on campus. The existing boundaries of the surrounding built urban environment makes outward expansion difficult. Except for the Armory site, which is under State ownership, the other surrounding properties are in private ownership developed with existing older residential dwellings.

Ideally, expansion of the school campus should include consideration for future land acquisition of the remaining three older single-family residential lots on Kaula Street. The acquisition of the lots will allow for greater flexibility in planning the campus, as well as the opportunity to provide for more landscaped open space areas within the campus and a variety of building heights and massing. At present, the campus has been over-built with classrooms and support facilities with very limited landscaped open space areas. Also, the construction of two-story school buildings adds to the congestion and the lack of open space within the campus. Some of this congestion will be relieved with the creation of Courtyard Area 8, which can also serve as an assembly area.

Mr. Gerald Park
October 1, 1998
Page 3

Regarding the master plan, the educational uses requiring a service entrance for the delivery of supplies should be located near Kaula Street or South Market Street. These would include uses such as your agricultural programs, industrial arts, cafeteria, and administrative functions. We are assuming that the agricultural and industrial arts programs will require additional supplies, some of which may be bulky, requiring easy access to the buildings for delivery of such items as potting soils, pots, plant materials, wood for wood-working, etc. Ideally, some of the noxious type uses (i.e., industrial arts) will be located on the periphery of the main campus, such as near the Wells Park side of the campus. Consideration should also be given to utilizing the Wells Park service entrance along Spreckels Ditch as an alternative service or emergency access to the campus.

As a significant public facility in Wailuku Town, we would recommend that the master plan and building plans be reviewed by the Maui Urban Design Review Board (Board). The Board is available to make constructive input into the building plans and siting of structures during the preliminary stages of development.

We confirm that the project sites are designated as Public/Quasi Public on the Wailuku-Kahului Community Plan land use map. Further, the properties are zoned R-2 Residential District which allows schools. However, the Draft EA should also include the applicable goals, objectives and policies of both the General Plan and Community Plan documents of the County of Maui.

Thank you for your cooperation. If additional clarification is required, please contact Ms. Colleen Suyama, Staff Planner, of this office at 243-7735.

Sincerely,

Lisa M. Nuyen

LISA M. NUYEN
Director of Planning

LMN:CMS:cmb
c: Clayton Yoshida, AICP, Planning Program Administrator
Aaron Shinmoto, Planning Program Administrator
Colleen Suyama, Staff Planner
Project File
General File
IS:\CMS\shaosch



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
PO BOX 119 HONOLULU HAWAII 96810

BENJAMIN J. CATTLEDON
GOVERNOR

41774-0 (2)1.1730

NOV 13 1998

Ms. Lisa M. Nuyen, Director
Department of Planning
County of Maui
250 South High Street
Kahului, Maui, Hawaii 96793

Dear Ms. Nuyen:

Subject: Iao Intermediate School
Master Plan
Draft Environmental Assessment (DEA)

Thank you for your October 1, 1998 comments on the subject DEA.
Our response to your comments is as follows:

1. Adjoining Lots

The Department of Education (DOE) has approached the three adjacent landowners several times in the past about selling their properties. Each time the three owners expressed their desire to keep the house and lot in their respective families. Since the possibility of acquiring the three lots is not viable without adverse condemnation proceedings, the DOE ceased its efforts to acquire the additional lands.

2. Lawn Area at the Wailuku Armory

- a. The focal point for Iao Intermediate School will be the new Administration Building (Armory Building). Students will be dropped off and picked up in front of the building which will house a cafeteria, library, administrative offices, classrooms, and computer and media centers.
- b. The master plan proposes to retain, as much as possible, the lawn area along Kaohu Street. Due to the amount of off-street parking required for the school, most of the lower terraced open space will be used for parking. The upper terrace will be kept intact as much as possible with the exception of the new driveway fronting the Armory.

- c. The proposed driveway location is necessary to allow students to converge at one location, the front of the school. This concept provides for better supervision and control for entry and egress from campus. It also allows the removal of the bisecting road (Noeau Street) separating the Armory from the rest of the campus. Following the removal, the road alignment will be landscaped.
- d. Accommodating all the required off-street parking on campus will further eliminate landscaped open spaces. To alleviate parking congestion and to preserve some open space, DOE and the Department of Parks and Recreation, County of Maui, have agreed to shared use of one of their parking lots at Wells Park.

2. Architectural Style

- a. The exterior of the Armory will be rehabilitated to its original character. The building addition at the rear of the Armory should be sensitive to the existing character, yet distinguish itself as an addition to the historically significant building.
- b. Restoration design plans will be submitted to the Maui Planning Department and the State Historic Preservation Division, Department of Land and Natural Resources for review and comments.

3. Landscaping and Cut Stone Walls

The cut stone walls on the upper terraces flanking the Armory on both sides will remain intact. New retaining walls will be built with similar cut stones as the existing or stones from wall that are removed may be reused. New walls will be necessary to adjust the grade to be more sensitive and provide access to the first floor of the Armory.

4. Classroom Building A

- a. The existing classroom building does not conform to DOE's facility guidelines. For example, cross ventilation is not available, noise levels are unacceptable, and combustible materials may not be acceptable under the current building codes.

- b. Architectural finishes on the interior will be sensitive to the plantation era and be similar in character to the original. Preserving the interior altogether, however, will not allow the building to be brought up to DOE standards in functional areas such as classroom size, noise isolation, technological advances in media, and accessibility.

5. Service Entrances

- a. The cafeteria and administrative functions are provided with convenient service access from Kaohu Street. Providing access from South Market Street would be difficult with the considerable amount of grade differences. Access from Kaula Street will produce increase noise levels and disruptions to classrooms located at that end of the campus. It will also impede student circulation patterns from South Market Street to the center of campus.
- b. School administrators prefer to keep the agricultural activities in Building F and Industrial Arts programs in the new Building D. Physical Education classes/shower/locker rooms will occupy Building G for access to recreation facilities at Wells Park.

6. General Plan and Community Plan Goals and Objectives

The relationship of the master plan to the general plan and community plan goals and objectives will be discussed in the Final Environmental Assessment.

We appreciate your input for this project.

Sincerely,



GORDON WATSCHOW
Public Works Administrator

AY:jy
c: Mr. Lester Chuck, Director, FSSB
Mr. Glenn Yokotake, CDS International



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

October 7, 1998

Mr. Gerald Park
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

SUBJECT: Iao Intermediate School Master Plan
TMK: 3-4-09:03, 04, Wailuku, Maui

LOG NO: 22312
DOC NO: 9810m01
Architecture



MANAGEMENT CATERING
GOVERNMENT OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DEPUTY DIRECTOR
DEBORA COLONIA AGUIAR
AQUACULTURE DEVELOPMENT PROGRAM
ADAPTIVE RESOURCES CONSERVATION AND DEVELOPMENT
CONSERVATION AND RESTORATION DIVISION
FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION
LAND AND NATURAL RESOURCES DIVISION
STATE OF HAWAII
WATER AND LAND DEVELOPMENT

MANAGEMENT CATERING
CONFIDENTIAL



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
PO BOX 1111 HONOLULU, HAWAII 96811

FORM NO. (21)1734

NOV 17 1998

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

SUBJECT: Iao Intermediate School Master Plan
Draft Environmental Assessment (DEA)

Thank you for your October 7, 1998 comments on the subject DEA. Several alternatives were evaluated to minimize the loss of open space and canopy trees fronting the Armory Building. The Department of Accounting and General Services' (DAGS) comments on this matter are summarized below:

1. Locating a driveway off Kaohu Street does not necessarily preserve more open space than locating a driveway off South Market Street because:
 - A. The section of Kaohu Street along the school site would have to be widened to accommodate a driveway.
 - B. Road widening along Kaohu Street would require taking a piece of the open space and the loss of several trees along Kaohu Street since student loading/unloading cannot be done on the street.
 - C. A drop-off area along this sloping section of Kaohu Street:
 - 1) Raises concerns about compliance with the Americans with Disabilities Act (ADA) requirements.
 - 2) Is not consistent with the intent of locating the administration function in the Armory ("front" of the school) and does not offer any benefits such as additional length of driveway.
2. Locating a loop driveway off Kaula Street also does not have significant benefits because:
 - A. Turning radii for large buses and the presence of large trees do not allow for sufficient curb length to be feasible.

While most of the comments have been incorporated into the latest Master Plan proposal, of utmost concern was, and continues to be, the proposed loss of the green space and large canopy trees in front of the Armory. As stated at the meeting, we do not concur with the elimination of this space. Several alternatives were mentioned at this meeting, such as a different drop off point on Kaohu Street where the grade is not as sloped or utilizing a slightly wider South Market Street that doesn't eliminate the two trees and much of the green space or incorporating the proposed service area into a bus drop-off area.

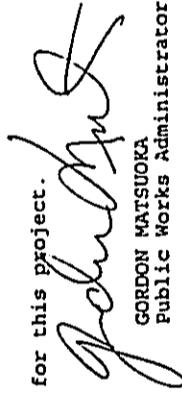
Please call Tonia Moy at 587-0005 so that we can discuss alternatives. Thank you for your consideration.

Aloha,
DON HIBBARD, Administrator
State Historic Preservation Division

TM:jk

- B. This alternative also poses ADA concerns related to student loading/unloading on a slope and would contribute to difficulties in providing a sufficient number of off-street parking stalls needed for the school operations.
3. The location of the proposed driveway is a compromise whereby the landscaped features and cut stone walls on the upper terraces flanking the Armory are retained while a driveway needed for the school operation will use a minimum amount of available parking stall spaces. The 114 off-street parking stalls required for the school operations in the year 2010 also makes it difficult to preserve much of the open space on the lower terraces. To provide some parking "relief" and to preserve as much open space as possible, the Department of Education (DOE) has requested and the Department of Parks and Recreation, County of Maui, has agreed to share use of one of their parking lots at Wells Park..
4. DAGS and DOE feel the master plan proposal for the school driveway is the best compromise between providing a safe location for student loading/unloading and preserving available open space because:
- A. The planned location is away from pedestrian activity on campus.
 - B. The loading/unloading area is level rather than sloped and off the street.
 - C. Access is taken from the main street, and there is sufficient length to accommodate queuing buses and vehicles.

We appreciate your input for this project.



GORDON MATSUOKA
Public Works Administrator

AY:jj
c: Mr. Lester Chuck, Director, FSSB
Mr. Glenn Yokotake, CDS International



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1550-C KAANUNAHU AVENUE WAILUKU, HAWAII 96793

LINDA LINGLE
Mayor

HENRY OLIVA
Director

ALLEN SHIGIDO
Deputy Director

(808) 243-7230
FAX (808) 243-7924

October 15, 1998

RECEIVED
10-15-98

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

SUBJECT IAO INTERMEDIATE SCHOOL MASTER PLAN

(No Response Required)

We have reviewed the Draft Environmental Assessment for the above-referenced project and have no objections regarding the proposed actions. We are in support of the master plan for the school site.

Thank you for the opportunity to review and comment on this. Please feel free to contact me or Mr. Patrick Malsui, Chief of Parks Planning and Development, at 243-7387 should you have any other questions.

Sincerely,

HENRY OLIVA
Director

c: Patrick Malsui, Chief of Planning and Development

s:\planning\pml\iaoschmp.wpd

BENJAMIN J. CAVETANO
GOVERNOR

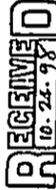


STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

238 SOUTH BERTANCA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4185

October 23, 1998

GARY GILL
DIRECTOR



Mr. Alan Yamanoha
Division of Public Works
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yamanoha:

Having reviewed the September 1998, draft environmental assessment (DEA) for the 'Iao Intermediate School Master Plan, Wailuku, Maui, we submit the following comment for your response.

LEAD PAINT: Page 13, Section G reports results of asbestos and radon reconnaissance efforts in the Armory Building. The section then continues that "Injo tests for lead based paint were reported or conducted." Prior to use of the building, we recommend that you consult with the Department of Health Environmental Health Administration regarding the need for lead based paint testing in the Armory building. Please also give the basis for conducting radon gas testing in the Armory building.

Thank you for the opportunity to comment. If there are any questions, please call Leslie Segundo, Environmental Health Specialist, at 586-4185.

Sincerely,

Gary Gill
GARY GILL
Director

Attachments

c -> Mr. Gerald Park, Gerald Park Urban Planner



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

BENJAMIN J. CAVETANO
GOVERNOR

LETTER NO. (B)11753

NOV 20 1998

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

SUBJECT: Iao Intermediate School Master Plan
Draft Environmental Assessment (DEA)

Thank you for your October 23, 1998 comments on the subject DEA. Our response to your comments is as follows:

1. A lead paint test will be conducted for only the interior of the Armory building.
2. Radon gas testing was requested by the National Guard to document the potential radon exposure at four National Guard armories in the State of Hawaii (including the Wailuku Armory). The Department of Health, State of Hawaii, will conduct a radon gas test as a follow-up to the two previous tests conducted in January 1995 and March 1995 for the National Guard which resulted in picoCuries (pci/1) levels above the Environmental Protection Agency (EPA) recommended level. If this third test reflects pci/1 levels above the EPA recommended levels, appropriate action will be taken to mitigate the situation by designing an adequate ventilation system for the identified areas.

We appreciate your input for this project. If there are any questions, please have your staff call Mr. Ralph Morita of the Planning Branch at 586-0486.

Gordon Matsuoaka
GORDON MATSUOKA
Public Works Administrator

AY:jj
c: Mr. Lester Chuck, Director, FSSB
Mr. Glenn Yokotake, CDS International



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
PO BOX 111, HONOLULU, HAWAII 96810

LETTER # (PL)1877.9

DEC 23 1998

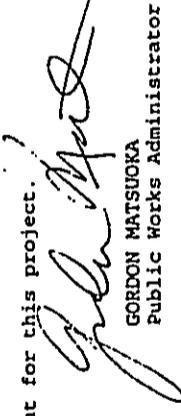
TO: Mr. Lester H. T. Chuck, Director
Facilities and Support Services Branch
Department of Education

SUBJECT: Iao Intermediate School Master Plan
Draft Environmental Assessment (DEA)
DAGS Job No. 15-16-1206

Thank you for your November 2, 1998 comments on the subject DEA. Our responses to your comments, which are numbered in the order presented, are as follows:

1. We will revise the referenced paragraph to indicate that Building H may be considered for air conditioning.
2. We will revise the DOE staff parking guideline from 16 to 11 stalls per enrolled student.
3. Your comments concerning radon gas and lead paint test will be incorporated in the Final Environmental Assessment.
4. The referenced paragraph will be revised to read:
"Prior to demolition, Buildings C, D, E, and G will be treated"

We appreciate your input for this project.


GORDON MATSUOKA
Public Works Administrator

AY:JY
c: Mr. Glenn Yokotake, CDS International



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96811

November 6, 1998

98-192/epo

LAWRENCE MERE
DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO

RECEIVED
11/7/98 4:28

Mr. Gerald Park
Urban Planner
1400 Rycroft Street, Suite 875
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Draft Environmental Assessment
Iao Intermediate School Master Plan
Wailuku, Maui
TKM: 3-4-9: 3, 4

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

Water Pollution

1. The applicant should contact the Army Corps of Engineers to identify whether a federal permit (including a Department of Army permit) is required for this project. If a federal permit is required, then a Section 401 Water Quality Certification is required from the State Department of Health, Clean Water Branch.
2. A National Pollutant Discharge Elimination System (NPDES) general permit is required for the following discharges to waters of the State:
 - a. Storm water discharges relating to construction activities, such as clearing, grading, and excavation, for projects equal to or greater than five acres;
 - b. Storm water discharges from industrial activities;
 - c. Construction dewatering activities;
 - d. Noncontact cooling water discharges less than one million gallons per day;

Mr. Gerald Park
November 6, 1998
Page 2

98-192/epo

- e. Treated groundwater from underground storage tank remedial activities;
- f. Hydrotesting water;
- g. Treated effluent from petroleum bulk stations and terminals; and
- h. Treated effluent from well drilling activities.

Any person requesting to be covered by a NPDES general permit for any of the above activities should file a Notice of Intent with the Department's Clean Water Branch at least 30 days prior to commencement of any discharge to waters of the State.

3. After construction of the proposed facility is completed, an NPDES individual permit will be required if the operation of the facility involves any wastewater discharge into State waters.

Any questions regarding these comments should be directed to Mr. Denis Iau, Branch Chief, Clean Water Branch at 586-4309.

Asbestos

The Federal Register, 40 CFR Part 61, National Emission Standard for Hazardous Air Pollutants, Asbestos RESHAP Revision; Final rule, November 20, 1990, requires inspection of all affected areas to determine whether asbestos is present prior to any demolition activities.

Under the NESHAP regulation, the project would be required to file with the Noise, Radiation and Indoor Air Quality Branch of the Department of Health an Asbestos Demolition/Renovation notification ten working days prior to demolition of each building or the disturbance of regulated asbestos-containing materials. All regulated quantities and types of asbestos-containing materials would be subject to emission control, proper collection, containerizing, and disposal at a permitted landfill.

Questions concerning asbestos requirements should be directed to Mr. Robert H. Lopes at 586-5800. Should there be additional concerns, please contact Mr. Jerry Maruno, Environmental Health Program Manager of the Noise, Radiation and Indoor Air Quality Branch at 586-4701.

Mr. Gerald Park
November 6, 1998
Page 3

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Polluted Runoff Control

Proper planning, design and use of erosion control measures and management practices will substantially reduce the total volume of runoff and limit the potential impact to the coastal waters from polluted runoff. Please refer to the Hawaii's Coastal Nonpoint Source Control Plan, pages III-117 to III-119 for guidance on these management measures and practices for specific project activities. To inquire about receiving a copy of this plan, please call the Coastal Zone Management Program in the Planning Office of the Department of Business and Economic Development & Tourism at 587-2877.

The following practices are suggested to minimize erosion during construction activities:

1. Conduct grubbing and grading activities during the low rainfall months (minimum erosion potential).
2. Clear only areas essential for construction.
3. Locate potential nonpoint pollutant sources away from steep slopes, water bodies, and critical areas.
4. Protect natural vegetation with fencing, tree armoring, and retaining walls or tree wells.
5. Cover or stabilize topsoil stockpiles.
6. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drain.
7. On long or steep slopes, construct benches, terraces, or ditches at regular intervals to intercept runoff.
8. Protect areas that provide important water quality benefits and/or are environmentally sensitive ecosystems.
9. Protect water bodies and natural drainage systems by establishing streamside buffers.
10. Minimize the amount of construction time spent in any stream bed.
11. Properly dispose of sediment and debris from construction activities.
12. Replant or cover bare areas as soon as grading or construction is completed. New plantings will require

Mr. Gerald Park
November 6, 1998
Page 4

98-192/epo

soil amendments, fertilizers and temporary irrigation to become established. Use high planting and/or seeding rates to ensure rapid stand establishment. Use seeding and mulch/mats. Sodding is an alternative.

The following practices are suggested to remove solids and associated pollutants in runoff during and after heavy rains and/or wind:

1. Sediment basins.
2. Sediment traps.
3. Fabric filter fences.
4. Straw bale barriers.
5. Vegetative filter strips.

Any questions regarding these matters should be directed to the Polluted Runoff Control Program in the Clean Water Branch at 586-4303.

Noise

The short-term impact of construction noise has been addressed in the DEA. Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control," also sets maximum allowable levels for noise from stationary sources such as air conditioning units, compressors, and generators. The attenuation of noise from these potential sources should be considered during the design phase of the project.

Sincerely,


BRUCE S. ANDERSON, Ph.D.
Deputy Director for
Environmental Health

C: CWB
NR6IAQB
MDHO



NOV 23 1998

TO: Mr. Bruce Anderson, Deputy Director
for Environmental Health
Department of Health

SUBJECT: Iao Intermediate School Master Plan
Draft Environmental Assessment (DEA)

Thank you for your November 6, 1998 comments on the subject DEA.
Our response to your comments is as follows:

1. Water Pollution

- A. At this time it is anticipated that the revised master plan for Iao Intermediate School proposes no actions requiring a federal permit. However, if a federal permit is required for actions affecting Spreckels Ditch, the Department of Accounting and General Services (DAGS) will apply for a 401 Water Quality Certification.
- B. Also, if discharges are made to waters of the State, DAGS will apply for a National Pollutant Discharge Elimination System (NPDES) general permit.
- C. No direct wastewater discharge into waters of the State is anticipated from operation of the school.

2. Asbestos

A Phase I Environmental Assessment will be conducted prior to demolition of any structure. Asbestos detected in building materials will be properly removed and disposed of in accordance with applicable rules and regulations.

3. Pollution Runoff Control

Erosion control measures outlined in your letter and other acceptable measures will be included in the grading plans to be prepared by the civil engineer for the buildings and areas proposed for improvements by the master plan.

4. Noise

The attenuation of noise from the potential sources (air-conditioning units, compressors, and generators) will be considered during the design phase of the project.

We appreciate your input for this project. If there are any questions, please have your staff call Mr. Ralph Morita of the Planning Branch at 586-0486.

GORDON MATSUOKA
Public Works Administrator

AY:jj

c: Mr. Lester Chuck, Director, FSSB
Mr. Glenn Yokotake, CDS International