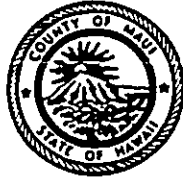


HANNIBAL TAVARES  
Mayor



CHRISTOPHER L. HART  
Planning Director  
RALPH N. MASUDA  
Deputy Planning Director

RECEIVED COUNTY OF MAUI  
PLANNING DEPARTMENT

200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
April 25, 1990

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL  
Dr. Marvin Miura  
Office of Environmental Quality Control  
465 S. King St. #104  
Honolulu, HI 96813-2910

Dear Mr. Miura:

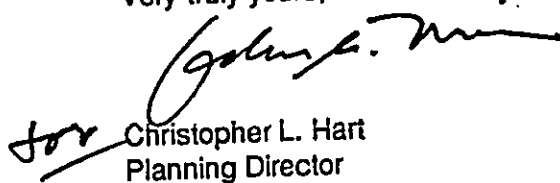
Re: Environmental Assessment Determination for a Community Plan Amendment from single family to business for a property located at TMK: 2-3-10: 41, Pukalani, Maui (90/EA-001).

Please be advised that at its regular meeting on April 24, 1990, the Maui Planning Commission reviewed the above request, and determined that the project will not have a significant impact on the environment and that an environmental impact statement is not required.

A copy of the Director's Report and Recommendation adopted as a Negative Declaration is enclosed for your reference.

Should additional clarification be necessary, please contact Mr. Daren Suzuki of my staff.

Very truly yours,

  
for Christopher L. Hart  
Planning Director

DS  
cc: Gordon Stellway

1990-05-08-MA-PBA

BEFORE THE MAUI PLANNING COMMISSION  
COUNTY OF MAUI  
STATE OF HAWAII

FILE COPY

In the matter of request of )  
 )  
MR. GORDON STELLWAY, on )  
behalf of Maui Island Investment, Inc. )  
 )  
requesting an Environmental Assessment )  
Determination for an Amendment to )  
the Makawao-Pukalani-Kula Community )  
Plan from Single Family to Business )  
for a property located at TMK:2-3-10:41, )  
Pukalani, Maui. )

90/CIZ-005  
90/CPA-005  
90/EA-001

DIRECTOR'S REPORT  
for an Environmental Assessment Determination  
April 24, 1990

Environmental Assessment Determination

Planning Department  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

BEFORE THE MAUI PLANNING COMMISSION  
COUNTY OF MAUI  
STATE OF HAWAII

In the matter of request of )  
 )  
MR. GORDON STELLWAY, on ) 90/CIZ-005  
behalf of Maui Island Investment, Inc. ) 90/CPA-005  
 ) 90/EA-001  
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the Makawao-Pukalani-Kula Community )  
Plan from Single Family to Business )  
for a property located at TMK:2-3-10:41, )  
Pukalani, Maui. )

DIRECTOR'S REPORT

By Community Plan Amendment and Change In Zoning applications received by the Maui Planning Department on December 27, 1989, the applicant (hereinafter "Petitioner") is requesting a Community Plan Amendment to amend the Makawao-Pukalani-Kula Community Plan from Single Family to Business, and a Change In Zoning from R-2 residential to Country Town Business for a property located at TMK:2-3-10:41, Pukalani, Maui. This report will make a determination for an Environmental Assessment submitted for the subject request.

Property Information

The subject 16,894 square feet parcel of land is located on the Makai/Maalaea corner of Kilakila Place and Haleakala Highway. The parcel is currently improved with a 4 bedroom/2 bath home, with a 2 car attached carport, and a 3 bedroom/1 bath home with a detached 2 car garage. (Exhibit A)

The subject property is bounded on the North <sup>east</sup> by Anne's House of Beauty, and an Orchid Growing business, on the South <sup>west</sup> by single family residential, on the ~~East~~ <sup>Northwest</sup> by single family residential, and on the ~~West~~ <sup>Southeast</sup> by Minit Stop and McDonald's Restaurant.

Existing Services

- a. Water - Currently the property is serviced with two residential 5/8" water meters. No further water source development is anticipated.
- b. Sewer - There are two existing cesspools in use; one for each home.

- c. Electric and Telephone - overhead electrical and telephone lines are located on both Haleakala Highway and Kilakila Place.
- d. Roads, Curbs, Gutters and Sidewalks - Kilakila Place and Haleakala Highway have no curbs, gutters or sidewalks abutting said property.

State and County Plans and Programs

- a. The State Land Use Classification for the project site is the Urban District.
- b. County Zoning Map No. 10 and 1002 designates the project site as R-2.
- c. The adopted Makawao-Pukalani-Kula Community Plan designates the project site as Single Family.

Description of the Proposed Development

The applicant proposes to demolish the existing older three bedroom/one bath single family residence and turn it into a landscaped parking lot anticipating the more intense use of the property in the future. The main home of four bedrooms and two baths will remain the same; the only change to this structure will be intensive interior remodeling and future cesspool hook-up from this main home to the existing older cesspool should the Department of Health require increased cesspool capacity. The applicant proposes to locate his existing real estate general brokerage business in the main home and not sub-let the premises. Furthermore, intensive landscape plantings will be provided around the parking lot and main building.

The proposed demolition of an existing residence, site preparation, and paving of a new parking lot, in compliance with County zoning, will have minimal long term environmental effects providing necessary measures are incorporated into the project. Any short term impact should be construction related, and if adequate measures are taken to minimize and control temporary inconveniences or problems, then no significant adverse impacts will result.

Relative to infrastructural services: water, electrical and sanitary sewer systems presently service the subject site, however, improvements may be required. Said upgrading can be specifically documented as additional requirements in this application.

No design or architectural guidelines should be impacted by the change in use of this project. Additional landscaping and other mature plantings will enhance the overall impact of the site.

This request is in compliance with an ongoing change in land use patterns in the immediate area. This property was actually zoned business in the past, and the previous owners, changed the use to single family residential to mitigate the effects of their property tax bill.

The existence of a left hand turn lane and road widening in front of the subject property should effectively mitigate the effects of any increased traffic that may occur as a result of the project. The successful completion of the Pukalani By-Pass highway will also mitigate any short-term traffic consequences.

#### Significant Criteria

30. Section 11-200-12 Environmental Impact Statement, Rules contains criteria for determining whether an action may ~~have~~<sup>be</sup> significant effects on the environment. The relationship of these criteria to the proposed project area<sup>are</sup> as follows:

- a. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

The subject site is currently developed with two single family residences. There are no known historic or cultural resources associated with the subject property.

- b. Curtails the range of beneficial uses of the environment;

The proposed project will not adversely affect public facilities and services. The project will provide a beneficial use in the form of the need for downstairs commercial space in the Pukalani area to adequately serve the public.

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

The proposed project does not conflict with State environmental goals, objectives and policies. A Community Plan Amendment and a Change in Zoning application will be reviewed by State and County Agencies as well as the Planning Commission.

- d. Substantially affects the economic or social welfare of community or State;

If the proposed project is approved, it will meet the public demand for commercial space in the Pukalani area.

- e. Substantially affects the public health;

Public health will not be affected. Sewage disposal, solid waste disposal and construction practices will follow and conform to all applicable State, County and Federal regulations.

- f. Involves substantial secondary impacts, such as population changes or affects on public facilities;

Secondary impacts on population changes should not be affected by the proposed project. The Petitioner will be required to meet all State and County requirements necessary to ensure that public facilities are adequate.

- g. Involves a substantial degradation of environmental quality;

Due to the extent of the proposed project, it will not involve a substantial degradation of environmental quality. There are implementing measures to mitigate potential adverse effects during renovation and construction.

- h. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

The proposed project involves interior renovations to an existing single family dwelling and the construction of a parking lot. The property contains 16,894 square feet which limits the project to what is being proposed.

- i. Substantially affects a rare, threatened or endangered species, or its habitat;

No rare, threatened or endangered species or its habitat are established on the project site.

- j. Detrimentially affects air or water quality or ambient noise levels;

There are no affects on air or water quality or ambient noise levels anticipated. There will be a slight effect on air quality and ambient noise levels during the construction phase. However, these effects will not pose a long-term problem.

- k. Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters;

The project site is not located in an environmentally sensitive area and does not abut the shoreline.

Conclusion

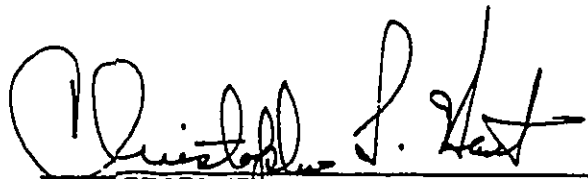
The proposed project will provide additional commercial space for the Pukalani area, and does not appear that it will have significant adverse environmental impacts.

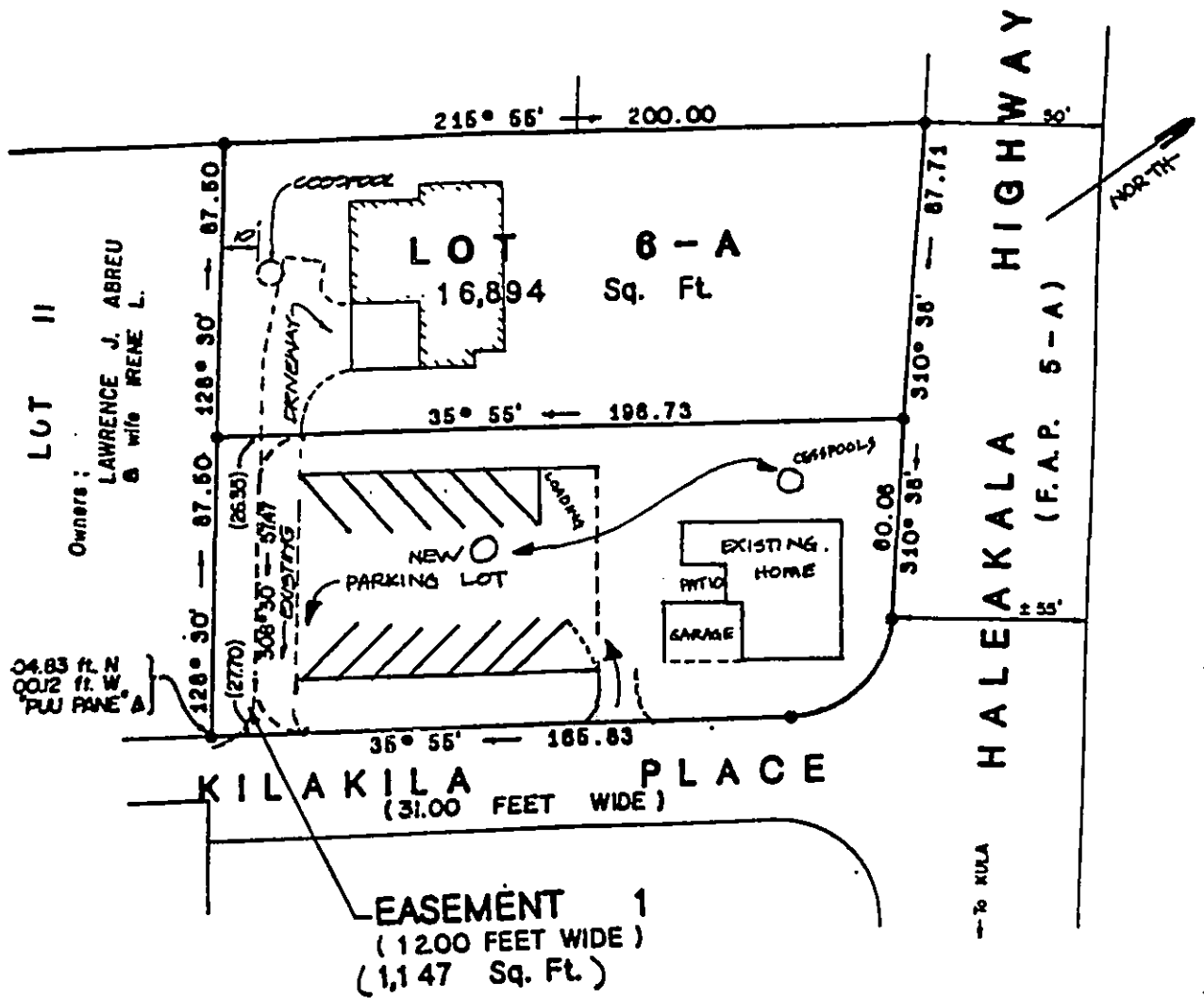
Environmental Impact Statement Determination

Based on the determination of significant effects on the environment, it does not appear that the proposed project will have any adverse environmental impacts. Although there will be some increased noise levels during the construction period, it will be only temporary for the duration of that construction period.

Based on these facts and the conclusion of this Environmental Assessment it is determined that an Environmental Impact Statement will not be necessary for the proposed project.

Dated this 24th day of April, 1990, Wailuku, Maui, Hawaii.

  
CHRISTOPHER L. HART  
Planning Director



**PROPOSED PLAN FOR IMPROVEMENTS  
CHANGE IN ZONING REQUEST**

OWNERS: GORDON & BARBARA STELLWAY  
ADDRESS: P.O. BOX 114 KULA, HI. 96790