

HANNIBAL TAVARES
Mayor



ROBERT AGRES, JR.
Director
MIRIAM K. KAHALEKAI
Deputy Director

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County of Maui
RECEIVED Department of Human Concerns
HOUSING DIVISION

'90 MAY 29 P 1:47
200 South High Street
Wailuku, Maui, Hawaii 96793
Telephone: 243-7751, 243-7351
May 25, 1990

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Dr. Marvin Miura, Director
Office of Environmental Quality Control
State of Hawaii
465 S. King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

On April 23, 1990, an Environmental Assessment was submitted to you on behalf of the County of Maui, Department of Human Concerns. The County is working with Maui Catholic Charities to provide them with a land lease to build a new homeless shelter. We have determined that there will be no negative environment impacts related to this project.

Thank you for assisting us with this process.

Very truly yours,

Miriam K. Kahalekai
for ROBERT AGRES, JR.
Director of Human Concerns

CA:df

cc: Housing Administrator

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ENVIRONMENTAL ASSESSMENT FOR KA HALE AKE OLA
A MAUI COMMUNITY HOMELESS SHELTER

April 23, 1990

GENERAL INFORMATION

Catholic Charities of the Diocese of Honolulu is proposing to develop a homeless shelter to serve the needs of Maui County. The property that this facility will be located on is identified as Tax Map Key 3-8-46: 21B, owned by the County of Maui, within Ka Hale Ake Ola Subdivision. Currently, this subdivision has preliminary approval from the Department of Public Works, County of Maui. The subject land, also referred to as County of Maui Garage and Dump Site, TMK 3-8-46: 21, is located just beyond Maui County Correctional Facility on Waiale Drive in Wailuku, Maui.

EXISTING CONDITIONS

There are no buildings or utilities on this site except for a 24" water transmission line running parallel to Wailuku sugar haul road (future Waiale Road). The vegetation is dense forest and shrubs. The site slopes towards Waiale Reservoir.

PROPOSED IMPROVEMENTS

The shelter is expected to accommodate approximately 200 residents/clients. The 5 acre site will essentially be divided in half with family housing on one side and dormitories with support facilities on the other side totaling 30,000 square feet. Access will be along Waiale Drive. The following is a space program outline:

30 Family Units	12 Buildings	12,400 Sq. Ft.
Single Dormitories	1 Building	4,500
Kitchen & Dining	1 Building	3,900
Thrift Store & Food Bank	1 Building	3,600
Child Care	1 Building	2,000
Administration	1 Building	3,600

The design of the shelter is expected to be all single story buildings having a Hawaiian character in both form and scale with an emphasis on outdoor spaces and landscaping.

EFFECT ON COUNTY ORDINANCES

The site is currently zoned as Agricultural. Application has been submitted to the County of Maui, Planning Department to change zoning to P-1, Public/Quasi Public. State Land Use District Boundary has designated this land as Agricultural Use. Application has been submitted to change/reclassify to Urban Use. All required parking will be on site. Road improvements to access the site will be as required by the County of Maui, Department of Public Works. Actual requirements are pending final subdivision approval.

EFFECTS ON ENVIRONMENT

The proposed facility will require off-site water and sewage improvements. The Maui County water line is approximately 600 feet away on Waiale Road near the Maui County Correctional Facility. Sewer line is within 100 feet on Waiale Road.

Electrical and telephone service will come from closet transformer on Waiale Drive. All utilities will be installed as per County of Maui, Department of Public Works, requirements.

Traffic will be increased on Waiale Road due to the size and nature of the facility. However, this increase should have negligible affect on other Waiale Road users.

Presently, the site is undeveloped. Storm runoff from the site flows overland into Waiale Reservoir. The project drainage system will consist mainly of grassed swales flowing toward the east of the project. It is anticipated that the proposed project improvements will increase storm runoff. Drainage from the project will continue to flow toward Waiale Reservoir via sheet flow and swales.

Existing vegetation consists mostly of kiawe trees with some shrubs and grass areas. The proposed project will replace the existing with new landscape. There is no vegetation on the property that is considered endangered, nor are there rare or endangered habitats within the subject property. As well, there are no known historical or archaeological sites on the property.

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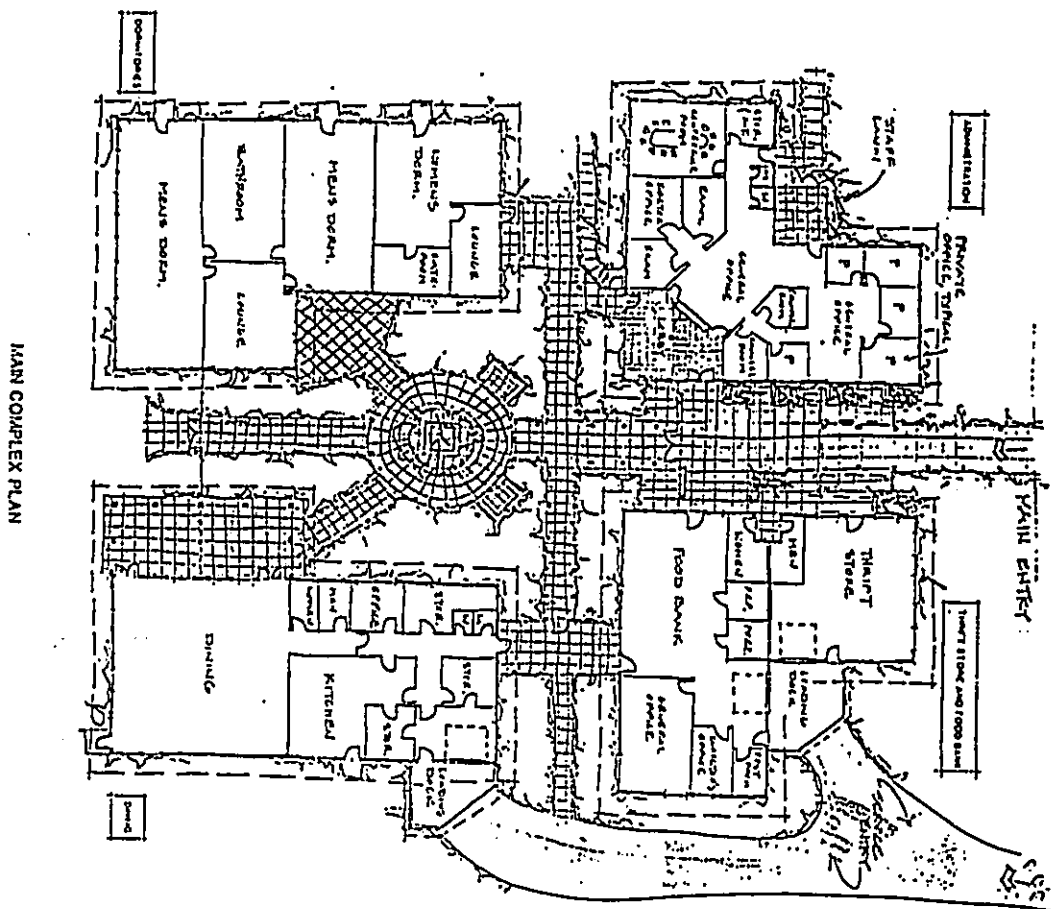
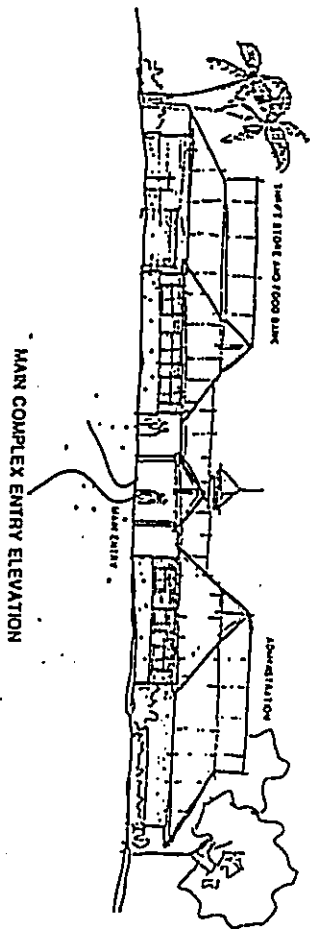
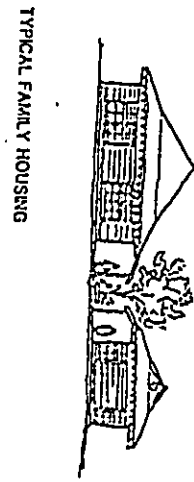
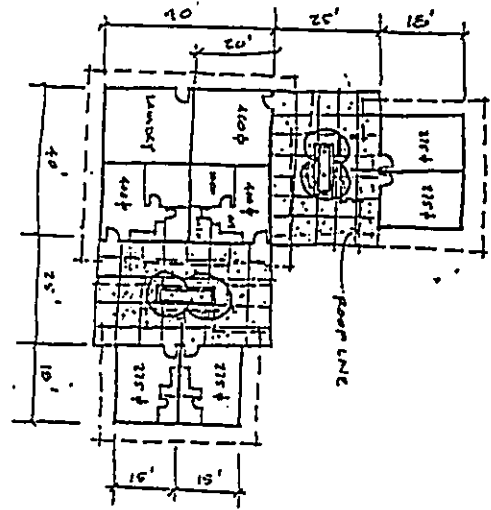
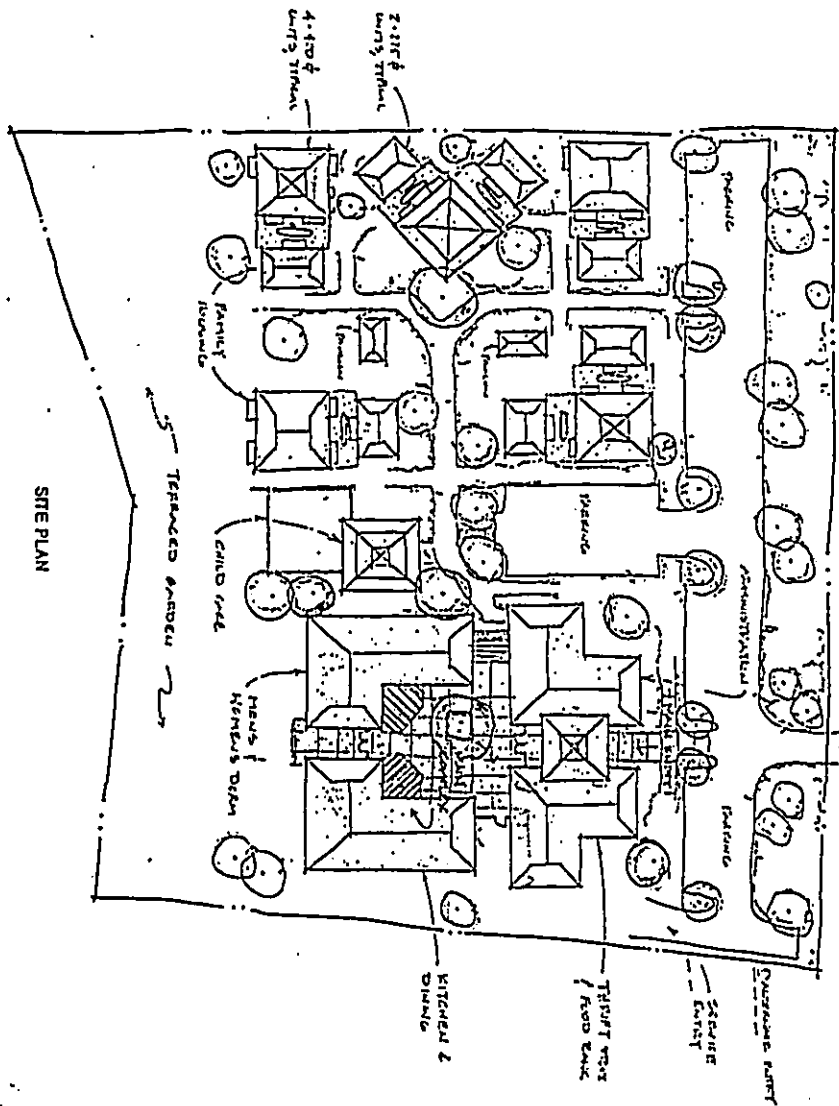
Short term effects on air quality can be anticipated during the construction period. The Contractor will be required to control construction dust in conformance with applicable State and County requirements. No long term effects on air quality are expected. Normal, active, trade winds in this area will likely reduce any concentration of harmful automobile or other emissions.

No significant increase of noise is anticipated other than during the construction period. Currently, the only people residing in the area are at the Maui County Correctional Facility. All other areas are planted for Agricultural Use. The arrangement of the buildings along with landscaping, walls, and berms shall maintain noise to normally accepted levels.

Flood insurance rate map indicates subject parcel is located in Zone C which states - "Areas of Minimal Flooding."

Visual corridors through the property do not currently exist. The proposed project will be completed utilizing quality materials and construction methods yielding an attractive addition to the area.

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KA HALE AKE OLE

A Maui Community Homeless Shelter

Wailuku, Maui, HI

**MAUI
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