

1990-12-23-MA1FEA *Drainage Outfall in Kihei*

FILE COPY

BEFORE THE MAUI PLANNING COMMISSION
COUNTY OF MAUI
STATE OF HAWAII

In The Matter Of A Petition By) File: 89/EA-014
)
HORITA MAUI, INC)
)
For An Environmental Assessment)
For Shoreline Improvements at)
TMK: 3-9-01:15, Kihei, Maui, HI)

Addendum to Director's Report
Findings of Fact, Conclusion & Decision
November 7, 1989

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

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ADDENDUM TO DIRECTOR'S REPORT

This matter arises from a Petition for an Environmental Assessment received August 23, 1989 by the Maui Planning Department, pursuant to Chapter 343-5 (3), Hawaii Revised Statutes by Horita-Maui, Inc. (hereinafter called the "Petitioner") for shoreline improvements located in Kihei, Island and County of Maui identified as Tax Map Key 3-9-01:15 (hereinafter called the "Site").

1. PURPOSE OF THE APPLICATION

The Petitioner is proposing to construct drainageway improvements to the Kulanihakoi system including an area within the 40 foot shoreline setback makai of South Kihei Road. The drainage improvements are part of the Project District requirements of a residential subdivision development.

2. APPLICABLE REGULATIONS

Section 343-5 of the Hawaii Revised Statutes states in part:

"(a) Except as otherwise provided, an environmental assessment shall be required for actions which:

(3) Propose any use within the shoreline area as defined in Section 205-31

(c) Whenever an applicant proposes an action specified by Subsection (a) which requires approval of an agency, and which is not a specific type of action declared exempt under Section 343-6, the agency receiving the request for an approval shall prepare an Environmental Assessment of such proposed action at the earliest practicable time to determine whether an environmental impact statement shall be required. A statement shall be required if the agency finds that the proposed action may have a significant effect on the environment.

The stated purpose of Chapter 343 is to establish a system of environmental review which will ensure that environmental concerns are given appropriate consideration in decision making along with economic and technical considerations.

3. DESCRIPTION OF THE SITE

- (a) Location -- Between the Kalepolepo Park and the makai portion of the Maui Lu Hotel
- (b) Site Area -- 1.615 acres
- (c) State Land Use Classification -- Urban
- (d) Kihei-Makena Community Plan -- Project District
- (e) County Zoning -- Hotel (H-M)

4. DESCRIPTION OF PROPOSED DEVELOPMENT

The Ka'ono'ulu site is designated by the Kihei-Makena Community Plan as Project District 4; a 103 acre Flood Management District. The primary objectives of this project district are:

- (a) To achieve effective flood control for the runoff of Kulanihakoi Gulch through control measures, organized into an integrated open space drainage system; and
- (b) To allow flexibility in planning for residential uses, so the coordinated and attractive flood control measures and feasible residential development can both be achieved.

The applicant intends to define the Kulanihakoi Gulch into a 150 foot wide right-of-way from its passage under Piilani Highway through a bridge structure conveying the drainage through his site under and over Kihei Road then into the ocean. Improvements would include grading and rock lining on channel slopes as well as rock lining in channel bottom at selected locations. The improvements are expected to cost in excess of one million dollars.

5. ANALYSIS

Site drainage is currently handled by the existing Kulanihakoi Gulch, a wide undefined swale draining lands mauka of the Piilani Highway. The catchment area consists of approximately 10,530 acres and, based on a 100 year frequency storm, total runoff could total 11,000 cubic feet per second (cfs) or a potential of almost 5 million gallons per minute. A monitoring station located just mauka of the bridge structure on Piilani Highway recorded flows in the natural ditch from 1963-1987. The highest recorded during the 24 year period was 4,460 cfs.

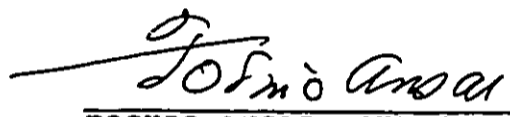
With the definition of the gulch being improved makai of the highway, the mauka drainage will be allowed to flow virtually unimpeded through to Maalaea Bay carrying with it runoff soil which could cause increased sedimentation to these coastal waters. The Petitioner's drainageway design is intended to mitigate this concern by establishing a very gradual vertical slope such that the water flow would be no greater than 11 feet per second at maximum flood. Additionally, the Petitioner's lands after improvements such as streets, landscaping and buildings will contribute much less sedimentation.

6. CONCLUSION

It is hereby determined that the proposed project will not have a significant impact on the environment as defined by Chapter 343, Hawaii Revised Statutes, and the Environmental Impact Statement Rules of the Department of Health, State of Hawaii: and that an Environmental Impact Statement for the proposed project should not be required.

Pursuant to SS 11-200-11(c) of the Environmental Impact Statement Rules the Addendum to Director's Report dated November 7, 1989 is hereby adopted as the Negative Declaration for this request.

Dated this 30 day of November, 1989, Wailuku, Maui, Hawaii.


TOSHIO ANSAI, CHARIMAN
Maui Planning Commission

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(b) Whenever an agency proposes an action which falls within the categories in subsection (a), other than feasibility or planning studies for possible future programs or projects which the agency has not approved, adopted, or funded, or other than the use of state or county funds for the acquisition of unimproved real property, which is not a specific type of action declared exempt under Section 343-6, that agency shall prepare an Environmental Assessment for such action at the earliest practicable time to determine whether an environmental impact statement shall be required. A statement shall be required if the agency finds the proposed action may have a significant effect on the environment."

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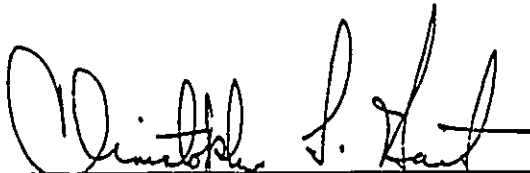
With the definition of the gulch being improved makai of the highway the mauka drainage will be allowed to flow virtually unimpeded through to Maalaea Bay carrying with it large probable amounts of soils causing a sedimentation hazard to coastal waters. It should be understood that the actions of the applicant to develop his lands will alone not contribute to the hazard. The erosion rate computed for the entire project site is well within tolerable limits. The sedimentation hazard is created off-site but could be magnified by the actions of the applicant.

Flooding of properties in Kihei has been primarily caused by the inability of flood waters to reach the ocean. Where natural drainage channels reach the sea, the build up of the sand barrier at the stream outlets restricts the flood flow into the open sea. From an ecological point of view this phenomenon works as a filter to allow the muddy runoff to essentially slow down and settle out soil materials before entering the sea. In projects recently constructed on Maui by the Corps of Engineers settlement ponds have been created above the highways to allow the runoff to settle out before being introduced to the drainageways entering the ocean. These man made reservoirs take the place of the coastal flood plains. No such provision is being planned in the subject petition. The lands formerly in the flood plains are being elevated with fill thus displacing the areas where flood waters used to congregate. The congregation could flow to unimproved areas but at deeper levels.

6. CONCLUSION AND RECOMMENDATION

Based on the Findings of Fact, the proposed action to construct the drainage improvements although improving the drainage of some lowland areas could adversely impact the coastal waters of Maalaea Bay and thus have a significant impact on the environment. It is recommended therefore that the applicant address these impacts in an Environmental Impact Statement.

Dated this 7th day of November, 1989, Wailuku, Maui, Hawaii.


CHRISTOPHER L. HART
Planning Director