

LINDA CROCKETT LINGLE
Mayor

BRIAN W. MISKAE
Director

ROBERT K. KEKUNA, JR.
Deputy Director



BILL MEDERIOS
Long Range Division
COLLEEN M. SUYAMA
Current Planning Division
KALVIN KOBAYASHI
Energy Division

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

October 30, 1992

RECEIVED

Honorable Brian Choy, Director
Office of Environmental Quality Control
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

'92 NOV -5 P1:03

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Mr. Choy,

Subject: Negative Declaration for the Proposed Waiehu Beach
Subdivision

The Maui County Planning Department has reviewed the environmental assessment for the proposed Waiehu Beach Subdivision and hereby determines that the project will not have any significant impacts on the environment. Based on our determination, we are filing a negative declaration for this project.

Transmitted herewith is an OEQC Bulletin Publication Form and Final Environmental Assessment (four copies) for the proposed project.

Should you have any questions on this matter please contact Mr. Rory Frampton of this Department.

Yours truly,

A handwritten signature in black ink, appearing to read "B. Miskae".

BRIAN MISKAE
Planning Director

cc: Tyrone T. Kusao, w/encls.

188

~~1992-11-23~~

1992-11-23-MA-FEA-Waiehu Beach Subdivision

NOV 23 1992

~~DRAFT~~

FINAL
ENVIRONMENTAL ASSESSMENT
WAIERU BEACH SUBDIVISION
TAX MAP KEY: 3-2-13: 05
MAUI, HAWAII

APPLICANT
FUDO U.S.A., INC.

Agent
Tyrone T. Kusao, Inc.

DECEMBER, 1991

TABLE OF CONTENTS

	<u>Page</u>
THE APPLICANT	1
THE APPLICATION	1
PURPOSE OF THE APPLICATION	2
APPROVING AGENCY	2
CONSULTING AGENCIES	2
GENERAL DESCRIPTION	3
DESCRIPTION OF THE PROPOSED DEVELOPMENT	7
AFFECTED ENVIRONMENT	8
Archaeological, Cultural or Historical Resources	8
Impacts on Infrastructure and Services	8
Impacts on Environment	10
Social-Economic Impacts	12
Compliance with Government Statutes, Ordinances and Rules	13
MITIGATION MEASURES AND ASSESSMENT FINDINGS	13

LIST OF FIGURES AND APPENDICES

Figure 1.	Location Map
Figure 2.	Preliminary Subdivision Map
Figure 3.	Flood Insurance Rate Map
APPENDIX A.	Property Deed and Legal Description
APPENDIX B.	Community Plan Amendment Forms
APPENDIX C.	Figures

In the Matter of the Application of

FUDO U.S.A., Inc.

To Obtain an Environmental
Assessment (EA) for the proposed
Waiehu Beach Subdivision
Maui Tax Map Key 3-2-13: 05
at Wailuku-Kahului, Island of Maui,
County of Maui, State of Hawaii.

THE APPLICANT

FUDO U.S.A., Inc.
C/O Mr. Hiroshi Usami
2146 Ahu Nui Place
Honolulu, Hawaii
96821

Agent:

Tyrone T. Kusao, Inc.
Planning and Zoning Consultant
1188 Bishop Street, Suite 2202
Honolulu, Hawaii 96813
(808) 538-6652

THE APPLICATION

This matter arises from an application for an environmental assessment (EA) filed on December 31, 1991, pursuant to Chapter 200, Environmental Impact Statement Rules of the Department of Health, State of Hawaii, by Tyrone T. Kusao ("Agent"), on behalf of FUDO U.S.A.,

Inc. ("Applicant"), on approximately 2.081 acres of area in the Wailuku-Kahului district, situated at Waiehu Beach, Island of Maui, County of Maui, identified as Maui Tax Map Key No.: 3-2-13: 05 (hereinafter the "Property").

PURPOSE OF THE APPLICATION

The Applicant is requesting an environmental assessment (EA) for a proposed residential subdivision of approximately seven (7) lots.

The environmental assessment is prepared in accordance with Subchapter 6, SS 11-200-9 of Chapter 200, Environmental Impact Statement Rules of the Department of Health, State of Hawaii.

APPROVING AGENCY

County of Maui
Planning Department
250 South High Street
Wailuku, Maui, Hawaii

CONSULTING AGENCIES

The following is a list of agencies which have been consulted with regard to potential impacts from the proposal:

Department of the Army
U.S. Army Engineer District, Honolulu
Building 230
Ft. Shafter, Hawaii 96858-5440

Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801

Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Department of Planning
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Department of Public Works
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Board of Water Supply
County of Maui
P.O. Box 1109
Wailuku, Maui, Hawaii 96793

Fire Department
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Police Department
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

GENERAL DESCRIPTION

Description of the Property

1. The Property, which is approximately 2.081 acres,
is identified as Maui Tax Key Number: 3-2-13: 05,
Wailuku-Kahului, Maui, Hawaii.

2. The Land Use Designations for the Property are as follows:

- a. State Land Use District: Urban
- b. Wailuku-Kahului Community Plan: Open Space
- c. Zoning: Interim-Urban (Temporary Zoning Only)
- d. Special Management Area: Yes
- e. Flood Insurance Rate Map Designation: V23
(Tsunami Inundation Zone)

3. The Surrounding Land Uses are as follows:

- a. South: Single-family residences
- b. West: Residential subdivision
- c. North: Waiehu Beach Park (public use)
- d. East: Ocean

The Property is located on the northern or oceanside flank of Lower Waiehu Beach Road and has continuous ocean frontage for its entire length. The existing area is comprised of a mixture of residential uses, primarily characterized by older single-family dwellings, a relatively new 197-lot subdivision, known as Leisure Estates, a Maui County affordable housing project, and a number of newer architecturally-designed dwellings along and near the beach. Other uses include the Waiehu Beach Park located to the north of the Property, and the Waiehu Golf Course, both of which are owned and operated by Maui County. In addition, a private golf course is being developed by the Sokan group farther west of the county golf course.

Figure 1. is a Location Map showing the Property and surrounding uses.

4. The property is currently undeveloped.

5. Existing Services:

a. Water:

The Property and surrounding area are presently served by the County of Maui municipal water system, which is comprised of 6-inch and 8-inch mainlines. There is an 8-inch mainline at Akake Street, immediately across Lower Waiehu Beach Road from the Property, which would provide a connection for the proposed seven-lot subdivision.

Fire protection is presently available at three locations: (i) an existing hydrant at Waiehu Beach Road and Akake Street; (ii) an existing hydrant on Waiehu Beach Road at the northern Boundary of the Property; and (iii) an existing hydrant on Waiehu Beach Road at the southern boundary of the Property.

b. Sewers:

The Property will be served by the County of Maui municipal sewer system. In order to serve the proposed subdivision, a new 6-inch sewerline network will be constructed on Waiehu Beach Road fronting the site, and will be extended to the existing sewer lift pump station on Akake Street, approximately 200 feet from the Property. From this, a force main line extends in a westerly direction up Akake Street to the Leisure Estates Subdivision where it connects to the existing municipal sewer system.

c. Roadways:

Vehicular access to and from the subject property will be served by Waiehu Beach Road, which provides the primary connection to the Waiehu area and other Maui communities. The Road currently has a right-of-way width of

approximately 37 feet and an existing pavement width of 20 feet, and is designated by the Public Works Design Standards, dated August 28, 1988, for a right-of-way width of 56 feet. The Road is also designated as an urban collector street.

Since this portion of the Road is underutilized and is dead-ended at the boundary of the County Waiehu Golf Course and Waiehu Beach Park, a 56-foot right-of-way width may not be appropriate. A request has been filed with Maui County Department of Public Works to consider reduction of the proposed width to 44 feet.

d. Drainage:

The Property drains by surface gravity flow directly to the ocean, or onto Waiehu Beach Road to an existing drainage ditch to the ocean. This ditch and accompanying easement runs through the southern end of the Property.

e. Solid Waste Disposal:

Residential solid waste disposal for the Property will be provided by the Maui County Department of Public Works, which currently provides once-a-week service to the Waiehu area.

f. Utilities:

Electrical Service will be provided by Maui Electric Company's existing system in the area which has been completely upgraded due to the recent development of the Leisure Estates project above the site. A connection will be made at the intersection of Waiehu Beach Road and Akake Street to service the proposed subdivision.

The Property will be served by Hawaiian Telephone Company's existing systems in the area. A number of existing connection points are available in close proximity along the Road to service the proposed subdivision.

g. Recreational Services/Resources:

As noted previously, the Property is adjacent to a public beach park and has ocean frontage for its entire length. In addition, it is within proximity to other recreational facilities, such as the county and private golf courses described above.

h. Police and Fire Protection:

Since there would be only a modest increase in resident population as a result of the project, it is anticipated that police and fire protection services would be available and adequate to support the proposal. The Maui County Police and Fire Departments were included as Consulting Agencies.

i. Schools:

The proposal is not expected to have significant impact on existing schools in the area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant proposes to subdivide the Property into approximately seven (7) residential lots, ranging in size from 11,000 to 16,000 square feet, and to provide all necessary improvements to support future residential development. Figure 2 is a Preliminary Subdivision Map.

AFFECTED ENVIRONMENT**Archaeological, Cultural or Historical Resources**

A full archaeological reconnaissance survey of the Property was conducted by Archeological Consultants of Hawaii in 1986. A copy of the results of this survey is on file with the Maui County Planning Department.

The investigation included a field survey and literature search. Based on the Property's location and proximity to areas where historic burials have been found, there exists the potential that subsurface archaeological remains may be found within the Property. However, the field investigation showed no visible evidence of archaeological remains and there are no recorded burials within the Property boundaries.

Impacts on Infrastructure and Services**a. Water:**

County services are available and adequate to serve the proposed seven-lot subdivision.

b. Sewers:

As noted above, the proposed project would require the construction of a 6-inch sewerline along the frontage of the Property to the existing sewerage lift station approximately 200 feet away. With this improvement, no adverse impacts on sewer services are anticipated.

c. Roadways:

No significant increase in traffic is anticipated as a result of the seven-lot subdivision. A request has been

made to the Maui County Department of Public Works to reduce the planned right-of-way width for Lower Waiehu Beach Road from 56 feet to 44 feet. All roadway widening requirements will be met and there should be no significant adverse impacts on the transportation system in the area.

d. Drainage:

No impacts on adjacent properties are anticipated.

e. Solid Waste Disposal:

Solid waste disposal services for the Property are available and adequate to serve the proposed residential subdivision.

f. Utilities:

Utilities are available to serve the proposed subdivision.

g. Recreational Services/Resources:

The Property is within proximity to parks and other recreational facilities. The anticipated increase in resident population is not expected to adversely impact existing recreational resources.

h. Police and Fire Protection:

No adverse impacts on police and fire protection services are anticipated.

i. Schools:

Seven additional residential lots should have no significant adverse effects on existing schools in the area.

Impacts on Environment

a. Soils/Topography:

Soil on the proposed site is of the Jaucas Series, (JaC) Jaucas Sand. The United States Department of Agriculture Soil Conservation Survey (1972) describes the soil as pale brown to very pale brown, sandy and more than 60 inches deep. In many places the surface layer is dark brown as a result of accumulation of organic matter and alluvium. It is neutral to moderately alkaline throughout the profile. Permeability is rapid and runoff very slow. The hazard of water erosion is slight, but wind erosion may be severe where vegetation has been removed.

The existing ground elevation varies between 6.5 feet to 9.0 feet above sea level.

b. Erosion/Flood Hazards:

The porous and relatively stable characteristics of the existing sandy soil on the Property will help to significantly minimize or prevent erosion, or the transport of sediment material, as well as water runoff, to offshore waters, adjacent properties and Lower Waiehu Beach Road, both during construction and after the substantial completion of improvements.

To further ensure this, temporary on-site sediment control basins will be constructed during the construction period. The final grading plan design, which will be reviewed and approved by Maui County, will incorporate permanent erosion control measures for the completed subdivision. In addition, a drainage report will be prepared and submitted for County approval, with the preliminary subdivision plans at a future date.

According to the U.S. Army Corps of Engineers' Flood Insurance Rate Map, 1980, all of the subject property is located within the Tsunami High Hazard Zone V-23. All structures built within the proposed subdivision will be subject to applicable elevation requirements and standards for development. Refer to Figure 3.

c. Air Quality:

Because of the small scale of the proposed residential subdivision, no significant long-term impacts on air quality are anticipated; however, site preparation activities will likely result in some short-term effects, such as fugitive dust, which will be mitigated by standard construction methods for dust control.

d. Noise Impacts:

Noise will be generated during site preparation activities, however, this impact will also be short-term and all applicable State Department of Health regulations and related requirements will be met to mitigate this potential impact. The proposed subdivision, because it involves only seven residential lots, is not expected to significantly increase traffic in the immediate vicinity, thus traffic is not expected to be a major noise-generator.

e. Water Quality:

Drainage improvements and an erosion control plan will minimize runoff during site preparation and after full residential development. It is not anticipated that the proposed development would adversely impact coastal water quality or the offshore ecosystem.

f. Vegetation/Animal Life:

Vegetation consists of Naupaka Kahakai, beach morning glory, and coastal bermuda. Animal life is limited to mongoose, rats and birds common to the area. There are no known unique or endangered plant or animal species presently on the Property.

g. Views:

Because of the public beach park adjacent to the Property, major coastal views from Waiehu Beach Road will be preserved. Views from the Road toward the ocean will be affected along the length of the Property, however, when the proposed lots are fully developed.

Socio-Economic Impacts

The proposed project would result in a small increase in population and in the housing inventory. It would also provide some short-term employment opportunities during site preparation and, later, during residential development. It can be anticipated that full development of the Property for residential use would result in some increased tax revenues.

Another social impact would include the loss of open space, in return for additional housing, as a result of the development proposal. Since housing continues to be a long-term need for the County, the impacts of providing housing in lieu of open space can also be considered beneficial in this instance. It should be noted that the cost of improvements to the Property necessary to support residential development would be borne by the Applicant.

Compliance with Government Statutes, Ordinances and Rules

The following land use approvals/permits will be required to implement the proposed residential subdivision:

A Community Plan Amendment from the existing Open Space designation to a Residential designation.

An appropriate zone change to permit residential use.

A Special Management Area (SMA) permit.

Subdivision approval.

MITIGATION MEASURES AND ASSESSMENT FINDINGS

The following discussion responds to factors which would constitute a significant adverse effect on the environment; mitigation measures are identified when appropriate:

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

The proposed change in Community Plan designation would result in the loss of open space. However, the Property is currently privately-owned, undeveloped and not improved or maintained for public park use. As discussed previously, an archaeological survey revealed no historical or cultural resources on the Property; however, to mitigate the potential impact of disturbing any unknown or unrecorded burials or other archaeological remains within the Property, an archaeological monitoring program will be carried out during site preparation activities. Additionally, should burials or other findings be discovered in future alterations to the property, work will be stopped and all

applicable regulations and requirements of the State Historic Preservation Office will be met.

Curtails the range of beneficial uses of the environment.

The proposed action will provide a beneficial use of the environmental through the development of residential units. The range of potential uses for the Property include open space, as noted above, and residential use. An earlier alternative considered was a residential subdivision of higher density and the Property was once designated for residential use on the Community Plan. Housing is considered a beneficial use for the Property, especially since it is currently privately-owned, undeveloped and underutilized. Its proximity to immediately adjacent residentially-zoned and developed properties and to needed public facilities and services makes a change to a residential designation a reasonable alternative to the current open space designation. It should also be noted that there are ample open space areas within the immediate vicinity of the Property, including the public park and golf courses.

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 Property is well-suited for a small, low-density residential development and, with the mitigation measures proposed, future subdivision and construction on the Property should not result in any conflicts with the immediate environmental vicinity or with state policies or goals.

Substantially affects the economic or social welfare of the community or State.

No significant economic or social impacts of an adverse nature are anticipated, although the proposed subdivision and subsequent housing development would provide some temporary, short-term employment opportunities, and it would also produce additional tax revenues.

Substantially affects public health.

The proposed subdivision would not substantially affect public health and all relevant regulatory requirements, including those relating to development standards within a tsunami zone will be met.

Involves substantial secondary impacts, such as population changes or effects on public facilities.

The proposed project is of a small scale and would result eventually in a modest increase in population in the area and in the housing inventory, but would not significantly affect existing water and sewer systems, roadways, or other public facilities, such as schools and parks. Police and fire protection services are also available and adequate to serve the development. As noted above, all necessary infrastructure improvements to support future residences on the Property will be made.

Involves a substantial degradation of environmental quality.

The proposed small and low-density residential project is not expected to cause any substantial degradation to environmental quality within the immediate vicinity.

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

The proposed seven-lot subdivision does not involve a commitment for larger development actions, is limited to the Property subject to this request for assessment, and is not considered to have significant, adverse effects on the environment.

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

Existing flora and fauna on the Property are common to the area and there are no known unique or endangered species or habitats which would be affected by the proposal.

Detrimentially affects air or water quality or ambient noise levels.

Long-term air quality and noise levels are not expected to be significantly affected by the subdivision proposal. Because only seven lots are proposed, traffic, as a major air and noise pollutant, will not be a significant factor in this case. Short-term effects on air and noise quality will be mitigated by standard construction methods. Erosion-control during site preparation and drainage improvements would mitigate any potential effects on off-site water quality.

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

As noted previously, the Property is within a tsunami zone and all applicable elevation requirements and development standards will be met. There are no wetlands

affected by the development proposal, and erosion control and drainage plans and improvements will be employed to ensure that coastal waters and the offshore ecosystem is not adversely affected.