

SENT BY: COUNTY OF MAUI

: 1-27-93 : 3:55PM :

8082437870-BUS/ECON DEV-TOURISM:# 2



DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE

Mayor

STEPHANIE AVEIRO

Director

HENRY OLIVA

Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

January 27, 1993

Mr. Brian J.J. Choy
Director
Office of Environmental
Quality Control
220 So. King St., 4th floor
Honolulu, Hawaii 96813

SUBJECT: Negative Declaration for the MEO Molokai Facility
TMK 5-3-11:038

The Department of Human Concerns, County of Maui, has reviewed the environmental assessment for the MEO Molokai Facility, and has determined that the project will not have any significant impacts on the environment. Based on this determination, we are filing a negative declaration for this project.

Four (4) copies of the environmental assessment are being mailed to you. Should you have any questions regarding this matter, please call me or have your staff contact Mr. Henry Oliva at 243-7805.

Sincerely,

STEPHANIE AVEIRO
Director of Human Concerns

SA:HO:md

cc: Bill Bates
Charlie Jencks
Brian Miskae

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Volunteer Action Division

Office on Aging

Printed on recycled paper



18

SENT BY: COUNTY MAUI PLANNING ; 1-28-93 ; 4:07PM ;

8082437634-BUS/ECON DEV-TOURISM:# 2



DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

LINDA CROCKETT LINGLE
Mayor
STEPHANIE AVEIRO
Director
HENRY OLIVA
Deputy Director

1993-02-08
~~01-28~~ - MO-PEA - MEO Molokai Facility

(808) 243-7805

FINAL

RECEIVED

ENVIRONMENTAL ASSESSMENT '93 JAN 28 P4:40

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

MOLOKAI MEO FACILITY

Kaunakakai, Molokai

T M K : 5-3-11 : 038

January 27, 1993

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Volunteer Action Division

Office on Aging

Printed on recycled paper

SENT BY: COUNTY MAUI PLANNING ; 1-28-93 ; 4:07PM ;

8082437634→BUS/ECON DEV-TOURISM:# 3



DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor

STEPHANIE ABEIRO
Director

HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

I N D E X

- I. Summary
- II. General Information
- III. Short Term Environmental Impacts
- IV. Long Term Environmental Impacts
- V. Determination and Supporting Reasons
- VI. Hydrology Analysis and Erosion Control Report
- VII. Exhibits
- VIII. Comment Letters
- IX. Responses

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Volunteer Action Division

Office on Aging

Printed on recycled paper 



DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

The Department of Human Concerns is the Applicant and the Approving agency for the project.

The following is a list of agencies consulted:

Dept of Public Works
Dept of Fire Control
Dept of Parks & Recreation
Maui Electric Company
Dept of Transportation
Dept of Agriculture
Dept of Education
Dept of Water Supply

U.S. Army Corps of Engr
Dept of Health
Dept of Land & Natural Res
Historic Preservation Div
Dept of Acctg & Genl Svcs
Maui Urban Design & Rev Bd
Molokai Lanai Soil and Water
Conservation District

The project is located in the town of Kaunakakai on the island of Molokai, TMK 5-3-11:38, Lots 833-B and Lot 833-D. The site area consists of 1.628 total acres.

The purpose of the project is to provide Maui Economic Opportunity, Inc's (MEO) Molokai Branch with a new office building and a Headstart/Day Care facility. A high percentage of families on Molokai are unemployed and receive services in one way or another from MEO Molokai's Branch Office. The new facility would promote preschool education for youngsters approaching kindergarten age on Molokai. For those parents seeking employment, education or training, the facility would provide beneficial and safe day care activities for their children. Where previously child care was a barrier to those seeking employment, education and/or training, this alternative is available to those in the community who may want to pursue any of those goals.

The office building would include offices, restrooms, a snack area and storage. Its dimensions are: 74' x 42' x 16' high. The Headstart/Day Care facility includes a classroom area, restrooms and storage. Its dimensions are: 58' x 42' x 16' high. Both are well within the height limitations. The buildings will have TI-11 plywood siding as major external material and fiberglass roof shingles. The paint and roof color will be earth tones. There will be two (2) parking areas. The main parking lot will have 18 stalls and a loading area. A secondary parking area will be used for overnight bus parking and daytime overflow.

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Volunteer Action Division

Office on Aging

Printed on recycled paper



The project will have a fenced playground area of 3,665 sq ft.

MEO did consider another alternate site which included a joint effort for an MEO/Senior/Youth facility located in the same general area. The initial site selected was located west of the Home Puhana Elderly Housing Project and north of Kaunakakai School and is currently used as a soccer field. The land is owned by Molokai Ranch and discussions did not advance to the point where ownership issues were resolved. Interest in a joint project diminished and the project was not pursued. Funding became available to MEO from the State and a new project with a new project site in the same general area began. At this point MEO did not consider an alternate site. This particular site is owned by Molokai Ranch and agreement with them was easily reached. This location is centrally located for delivery of MEO's many services to the Molokai community and has all the advantages of an appropriately selected site. The project site is close to the center of town, government offices and the commercial area.

Location and site maps are being submitted along with a building construction plan.

The project borders a residential area located to the north and west of it. The Community Plan designation is Single-Family residential and the zoning is Interim. Interim zoning allows for publicly owned buildings and the proposed project is a publicly owned building. The project is consistent with the Community Plan designation and zoning.

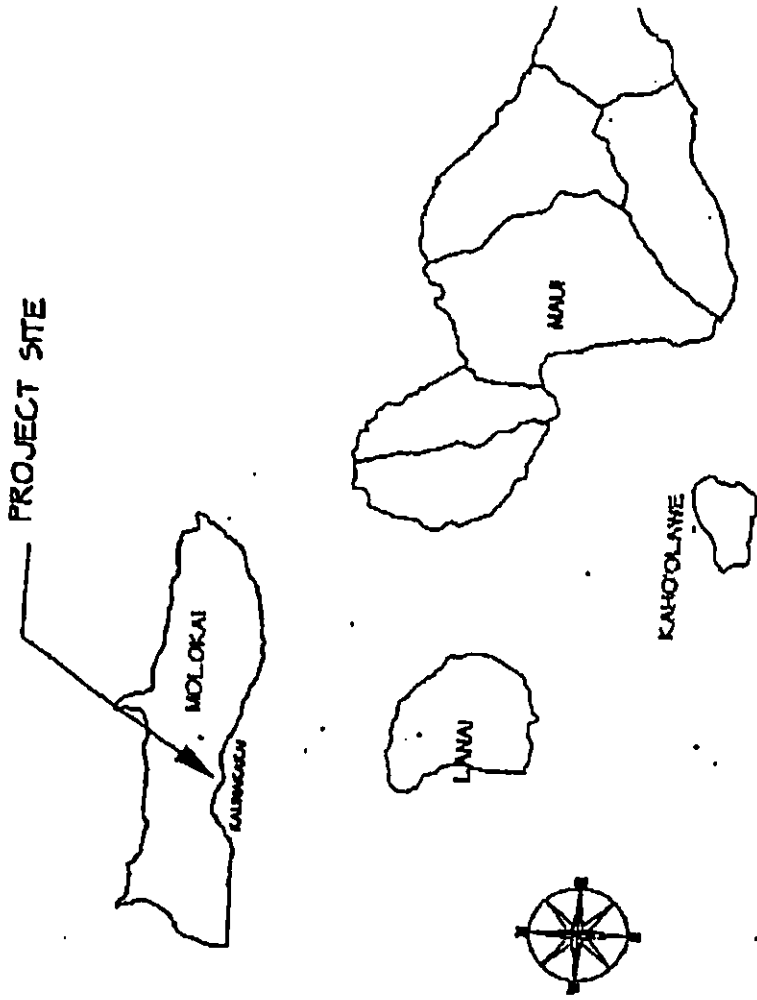
The project does lie within the Special Management Area and the County has applied for an SMA permit.

GENERAL INFORMATION

1. Project Site Location:
Kaunakakai, Molokai, HI TMK: 5-3-11: 038
2. Project Site Area: Lot 833-B 1.257 acres
Lot 833-d .371 acres
Total acres 1.628
3. State Land Use Zoning: Urban
4. County General Plan Zoning: Single Family
5. Existing Land Use: Vacant Lot - unused
6. Adjacent Land Use: Lots to the North and East of the Project Site contain residences. Lots to the South and West of the project site are zoned Residential but are currently cultivated in corn.
7. Topography: The project site slopes up from the front (+12') to the back (+32') at approximately 6%.
8. Tsunami and Flood Hazard: The Army Corps of Engineers have indicated that the project is located in Zone C and is not within an area designated by the Federal Emergency Management Agency, Federal Insurance Administration, as a floodway area. The site is not within the Tsunami Flood Inundation Zone.
9. Soil Conditions and Drainage: See "Hydrology Analysis and Erosion Control Report".
10. Historic and Archaeological Features: There is no evidence of historical, archaeological or cultural remnants, artifacts or sites on the project site.
11. Plant Life: The project site was cleared and grubbed years ago. Existing plant life consists primarily of wild grasses and weeds. There are presently no rare or endangered plants on the project site.
12. Animal Life: Animal life is typical of the area and consists of mice, mongooses, francolin, doves, mynahs, and sparrows. There are presently no rare or endangered animals on the project site.
13. Shoreline Conditions: Project site does not front on the shoreline but is thousands of feet away.

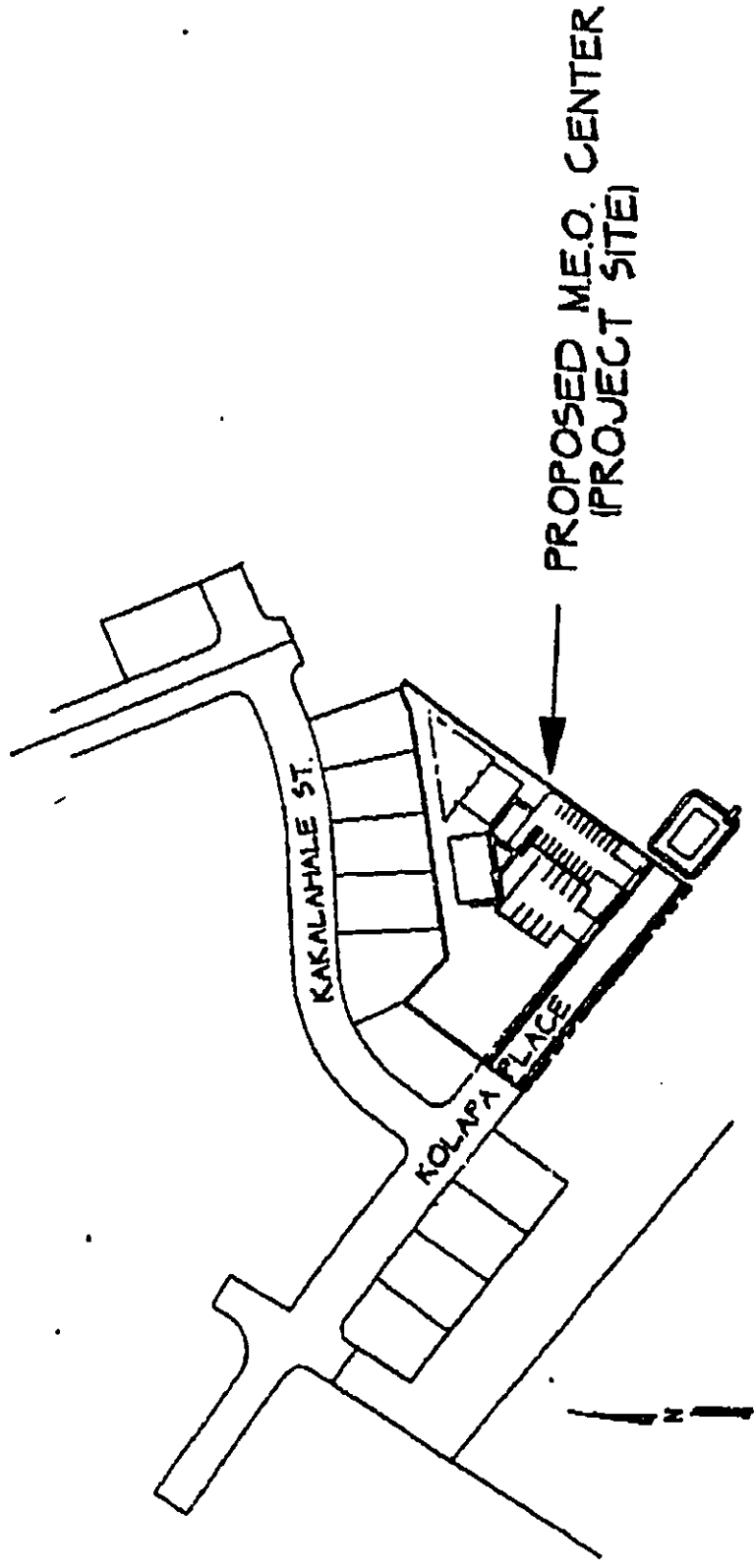
14. **Shoreline Access:** Project site does not front on the shoreline but is thousands of feet away.
15. **Water Service:** Project site is not hooked up to the County Water System since it is presently a vacant lot. An 8" water line runs along Kolapa Place and is available for use on this project. The project will use domestic water from the County Water System. Necessary improvements will be made as required by the Dept of Public Works.
16. **Sewer Service:** Project site is not hooked up to the County Sewer System since it is a vacant lot. An 8" sewer line runs along Kolapa Place and is available for use on this project. The project will use the County Sewer System. Necessary improvements will be made as required by the Dept of Public Works.
17. **Solid Waste Disposal:** Project will use private refuse service for solid waste disposal. Solid waste will be disposed of at the County operated sanitary landfill.
18. **Electrical and Telephone Service:** Electrical and telephone service are available from overhead lines within the immediate area.
19. **Fire Protection:** There is an existing fire hydrant nearby on Kolapa Place and the Fire Station is in Kaunakakai.
20. **Police Protection:** The police Station is in Kaunakakai.

T.M.K. 2-5-3-11: POR. 38

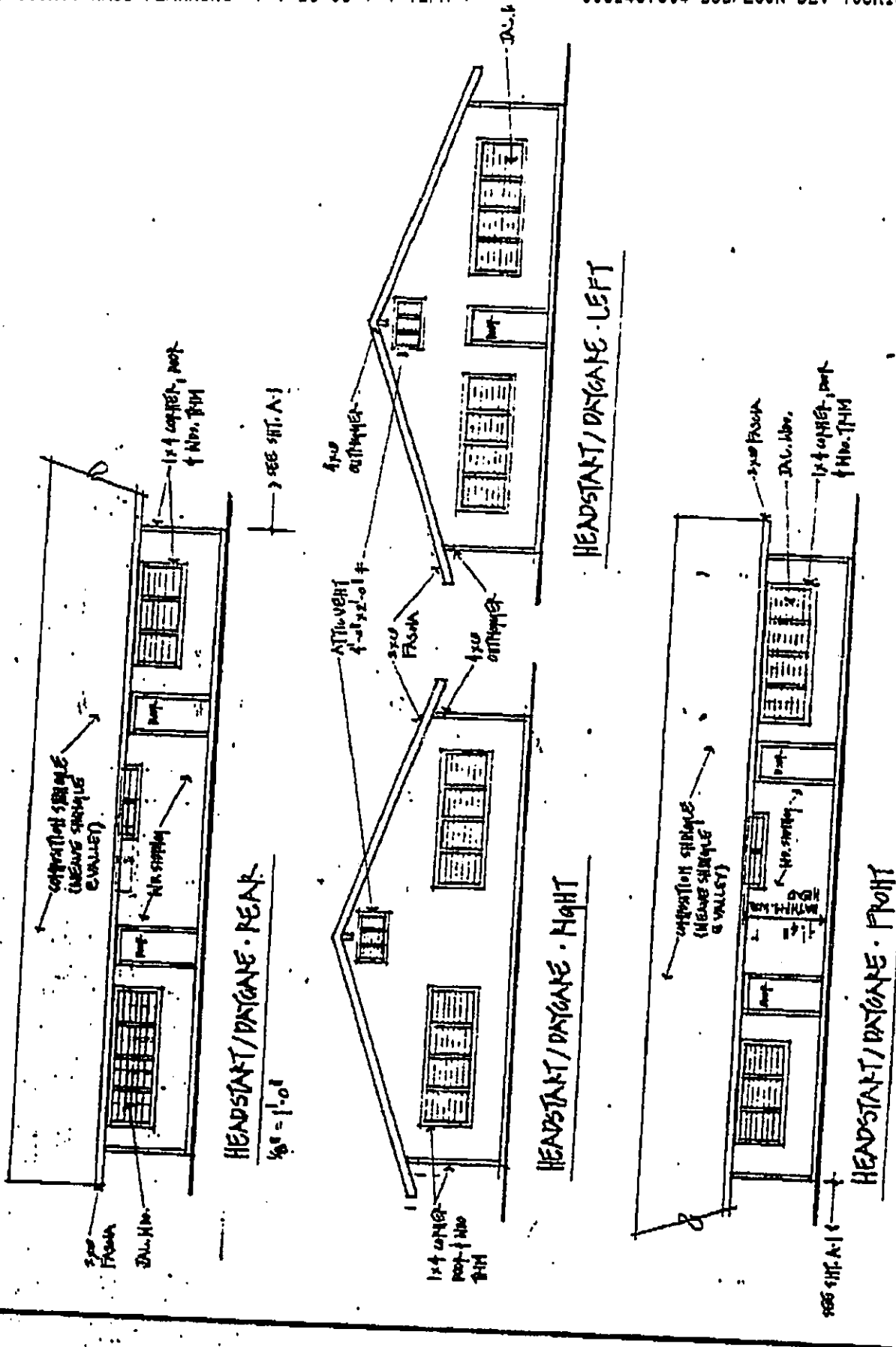


COUNTY OF MAUI

APPROVALS:



LOCATION MAP
NO SCALE



SHORT TERM ENVIRONMENTAL IMPACTS

1. **Dust Control:** Water wagons and water sprinklers will be used as required to keep the project site moist and free of dust during days, evenings and weekends.
2. **Noise Control:** Construction noise will be kept within the limits established the Dept of Health and OSHA. Construction will be performed from 7:30 AM to 3:30 PM. Construction activity which creates noise will not be permitted after hours.
3. **Traffic Control:** Traffic problems are not expected since most the construction will occur on-site. The extension of Kolapa Place is not expected to create traffic problems since the extension provides access only to the project site.
4. **Soil Erosion:** Soil erosion on the project site is expected to be minimal and within statutory limits. Contractor shall pave or landscape newly graded areas. See "Hydrology Analysis and Erosion Control Report".

LONG TERM ENVIRONMENTAL IMPACTS

1. **Grading:** Project site will be graded only enough to provide the proper elevations for the buildings, parking lots and Kolapa Place extension. Grading will be kept to a minimum and the resulting graded lot will not be substantially different from the existing ungraded lot.
2. **Drainage:** Project site drainage is not expected to cause any significant adverse impacts on adjacent lots. Rainfall runoff is designed to sheet flow onto Kolapa Place and from there into a large silting basin. Since grading is being kept to a minimum, surface drainage should be very similar to the existing surface drainage.
3. **Water Quality:** Water quality is not expected to change since project site rain runoff does not affect any existing domestic sources or reservoirs. Offshore water quality is not expected to change since project site is thousands of feet from the ocean and rain runoff will be collected in a silting basin.
4. **Public Utilities:** Project is not expected to increase the demand on public utilities since it does not increase the population on Molokai and merely replaces use from an existing building with a new one.
5. **Traffic:** There will be increase in traffic on Kolapa Place and the adjoining road system. Traffic will primarily come from employees, clients and deliveries. Increased traffic can be expected mainly during business hours.

A traffic study was done by MEO on Kolapa Drive. MEO's projections indicate that the project will generate an average of 92 trips per day when added to the existing traffic count. In comparison, if the property were developed as single-family as designated in the community plan, the traffic generated would be an estimated 120 trips per day. The majority of the traffic will be generated outside of the existing peak traffic hours. The traffic generated by the project will not conflict with the existing traffic patterns. To reduce the amount of traffic, MEO has committed to taking reasonable steps to reduce the impact of traffic in the neighborhood by considering to move its once a month surplus food distribution to the Mitchell-Pauole center, considering to restrict the number of bus trips into the project, review employee scheduling and inform visitors, parents and guests of alternate routes to the project.

That where possible Maui Economic Opportunity shall inform its employees, that unless there is a need to use Kolapa Place for pick-up or drop-off at Home Pumehana or residences along Kolapa Place, they should use the Ala Malama Avenue-Lepo Street-Kolapa Place route as a means of lessening traffic along the narrower sections of Kolapa Place.

Should these measures be unacceptable MEO could a) seek additional funds to improve the dirt road from Kam highway that passes the old slaughterhouse, (b) obtain the required easement from Molokai Ranch and (c) confine its use to Kam highway entrance/exit unless serving clients on Kolapa Place.

6. Solid Waste: Project is not expected to increase the amount of solid waste since it does not increase the population of Molokai.

7. Noise: The playground will likely generate typical children's playground noises. The outdoor play schedule within the fenced area will occur daily from 9:30-11:00am and 2:00-3:30pm. For a total of 3 hours, supervision of play activities will be provided to prevent excessive noise. At no time will the playground noise be constant and consistently high or considered detrimental to those in the surrounding area.

No additional classes other than the 2 planned for will occur at the site.

To decrease the impact on adjacent lots, the playground is set back twenty (20) feet from the property lines. Landscaping plans to further decrease the noise impact from the playground include planting of hibiscus along the fence and willi trees roughly 3/4 up the embankment along the lot line between the existing neighbors. Should these mitigating measures be unacceptable, the playgrounds chain link fence could be removed and a solid fence be constructed.

A final possibility, should all of the above mentioned mitigating measures be unacceptable the playground could be moved to the front of the headstart building. Should this be necessary parking re-design and configuration would need to be made to the vacant portion of the property.

8. Plant Life: Project is expected to have no significant impact on plant life. There are presently no rare or endangered plants on project site.

9. Animal Life: Project is expected to have no significant impact on animal life. There are presently no rare or endangered animals on project site.

10. School: Project is expected to have no significant impact on schools since it does not increase the population on Molokai.
11. Public Safety: Project is expected to have no significant impact on public safety since it is located near to existing police, fire and medical services.
12. Historic and Archaeological Features: There is no evidence of any historical or archaeological sites within the project site. The State Historic Preservation Officer and the County of Maui will be immediately notified should any significant features be discovered during grading and subsequent work. After notification, work will be halted until clearance to proceed is received from the State and County.
13. Labor: During construction of the project, slight increase in the demand for labor on Molokai can be expected. Once completed, increased labor demand will be reduced.
14. Codes and Laws: Requirements of the Maui County Building Code, Dept of Health and Soil Conservation Dept shall be enforced to mitigate any adverse environmental impacts caused by the project.
15. Visual Impacts: Landscaping plans to minimize visual impacts include plantings of hibiscus along the fence and wili wili trees roughly 3/4 up the embankment along the lot line between the existing neighbors. The trees will also act as a buffer to reduce the visual impact of the project from the adjacent lots as well as reducing the amount of light shining to adjacent lots from the projects exterior light fixtures.

DETERMINATION AND SUPPORTING REASONS

In accordance with the Rules and Regulations, the proposed project does not have any significant adverse effects upon the environment, as follows:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource: There is no indication of natural or cultural resources associated with the project site.
2. Curtails the range of beneficial uses of the environment: Project conforms to State Land Use and Zoning designations and Maui County General Plan and Zoning designations.
3. Conflicts with the County's or State's long term environmental policies or goals and guidelines: The project does not conflict with the County's or State's long term environmental policies or goals and guidelines.
4. Substantially affects the economic or social welfare activities of the community, County or State: Project will likely positively affect the economic and social welfare activities of Molokai since MEO is a non-profit, social services organization.
5. Substantially affects public health: The project is not expected to have any adverse effects on the public well being or health.
6. Involves substantial secondary impacts, such as population changes and effects on public facilities: Project is not expected to have any adverse effects since it does not increase the population on Molokai.
7. Involves a substantial degradation of environmental quality: Project is not expected to substantially degrade environmental quality since it is to be built on a lot zoned for such buildings and is presently a dust and weed producing vacant lot.
8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions: Approval of the project does not involve a commitment for any larger actions, either on-site or within the surrounding area.
9. Substantially affects a rare, threatened, or endangered species of animal or plant, or its habitat: Project site does not contain any rare, threatened or endangered species of animal or plant, or its habitat.

10. Detrimmentally affects air or water quality of ambient noise levels: Short term impacts on air quality and ambient noise levels will occur during construction, but will be mitigated by normal construction practices and procedures detailed in the Construction Specifications.

Long term impacts should be minimal except for ambient noise levels which will periodically increase when the playground is used. To mitigate this effect, children will be supervised to decrease noise, and a landscape buffer is planned.

11. Affects on environmentally sensitive areas, such as flood plains, tsunami zones, erosion prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters: Project is not expected to cause any major flooding or erosion problems nor have any significant adverse effect on the existing regulatory flood plain. Project site is not located within any known Flood or Tsunami Flood Zones. Soils on the project site have low soil erodibility factor and Contractor shall pave or landscape newly graded areas. Project will not affect any known fresh water sources or reservoirs. Project is thousands of feet from the shoreline so should have minimal affect on shoreline waters. For reasons previously stated, the project would not increase ambient noise levels above what is specified in the community plan. Construction noise levels will be kept within the limits established by the Dept of Health and OSHA. The contractor plans to use properly muffled construction equipment and to follow the Dept of Health's curfew times.

The project site is situated at a level lower than the existing occupied lots. The height limit under current zoning is for two (2) stories or thirty (30) feet in height. The proposed project is sixteen (16) feet high and substantially lower than the allowed height. The typical set-back for residential is six (6) feet and the project's set-back is at twenty (20) feet. There is no indication that the real property values of the lots adjacent to the project would decrease.

With regard to the significance criteria, agency comments received indicate that the project is not located in a flood prone area, is not expected to have a significant impact on plant or animal life, does not presently have any rare or endangered plants or animals nor is it presently the habitat for any rare or endangered plants or animals. The project is located in an area with urban services such as roads, water, sewer, police, fire and medical readily available.

SENT BY:COUNTY MAUI PLANNING ; 1-28-83 ; 4:16PM ;

8082437634-BUS/ECON DEV-TOURISM:#20

Pages 8 and 9 of the Draft Environmental Assessment provides an analysis on the affects of the various significant criteria.

The County and MEO are committed to working with the community to address the concerns of the neighborhood and to provide a new facility which will continue to provide many needed services to the Moikai community.

**HYDROLOGY ANALYSIS AND
EROSION CONTROL REPORT**

For The

**M.E.O. COMMUNITY
SERVICES
CENTER**

At

KAUNAKAKAI, MOLOKAI, HAWAII

T.M.K. 2-5-3-11: Por. 38

Prepared By:

**Silversword Engineering, Inc
1371 Lower Main Street, Suite 2
Wailuku, Maui, Hawaii 96793**

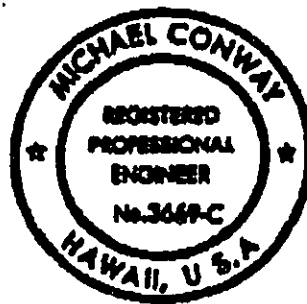
**Phone: 808 244-8238
Fax: 242-7748**

June 1992



Michael G. Conway

**This report was prepared by
me or under my supervision.**



M.E.O. Community Center
Kaunakakai, Molokai

INTRODUCTION

This report presents a hydrology analysis for the proposed M.E.O. Community Services Center, to be located at the extension of Kolapa Place beyond its intersection with Kakalahala Street, in Kaunakakai, Molokai, Hawaii (T.M.K. 5-3-11; par. 88). The proposed improvements include a new classroom building and fenced playground (for Project Heedatan), an office building for program administration, and parking for minibuses and cars (including handicap accessible parking). Other improvements include extension of the 56" Kolapa Place to county standards, with a new 6" main and fire hydrant, sewer main extension, and construction of a new siltng basin and drainline.

The site contains approximately 1.258 acres, and is bordered by a residence on the west and north, ranch land along the east, and agricultural land (corn) across Kolapa Place to the south.

The purpose of this analysis is to prepare hydrologic calculations for future developed conditions and to establish any storm water impacts resulting from the proposed improvements. The report details the method, site conditions and calculated runoffs, and hydrologic conclusions.

Figure 1 shows a vicinity map and Figure 2 the proposed site plan.

METHOD OF ANALYSIS

The hydrology for the drainage area was computed by the Rational Method, accurate for areas of 20 acres or less. This method is fully described in the "Drainage Master Plan for the County of Maui, State of Hawaii (October, 1971)."

The Rational Method gives the resultant of the storm water runoff as a peak discharge amount at a point. For sheet flow runoff, this peak discharge amount is the total over the entire surface area. The Rational Method utilizes four hydrologic and watershed characteristics for its analysis which are:

- 1) Time of concentration (Tc)
- 2) Rainfall intensity (I)
- 3) Runoff coefficient (C)
- 4) Tributary area (A)

The Rational Method calculates the peak discharges with the following equation:

$$Q = CIA$$

where:

- Q = Peak discharge, cubic feet per second (cfs)
- C = Runoff coefficient
- I = Rainfall intensity, inches per hour (in./hr.)
- A = Total contributing area, acres (ac.)

The time of concentration (Tc) for the design storm is developed by estimating the travel time for the various

M.E.O. Community Center
Kaunakakai, Molokai

overland flow watercourses.

The watercourses for future developed conditions consist of overland surface-flow sub-areas, each draining into an inlet to the drainage infrastructure. The time of concentration for the flow through each watercourse is determined upon the following factors:

- 1) Watercourse as a percent of total tributary area
- 2) Length of run of watercourse in feet
- 3) Type of watercourse

The design storm of the 10-year 1-hour storm event is used in the analysis of the future developed surface water runoff conditions. The design storm event is determined by the "Rainfall-Frequency Atlas of the Hawaiian Islands, U.S. Weather Bureau (1962)."

The time of concentration (Tc) and the design storm are used to develop the rainfall intensity (I) needed for the rational equation.

The runoff coefficient (C) is basically a percent of the land covered by an impervious surface. Weighted runoff coefficients are developed by using C values for different land uses and types given in the Storm Drainage Standards. The following equation is used to determine the weighted average runoff coefficient:

$$C \text{ weighted} = \frac{A1C1 + A2C2 + A3C3 \dots}{A1 + A2 + A3 \dots}$$

where An is the area of contribution.

The drainage area (A) is determined by calculating the area, in acres, upstream of the point where the peak discharge is to be determined.

After all the hydrologic factors are determined, a hydrograph can be generated to determine the volume of storm water runoff. The volume of storm water runoff is used to calculate the storage volumes needed in the design of any storm water systems such as drywells and detention/retention basins. The modified Rational Method gives a good approximation of the storm water runoff volume.

SOIL TYPE

The "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)", classifies the soil at the project site and vicinity as Mala Series, Mala silty clay (MmA, 0 to 3 percent slopes, or MmB, 3 to 7 percent slopes) over coral sand. This soil has an erosion hazard of no more than slight, with a slow runoff, moderate permeability, and an available water capacity of 1.4 inches per foot of soil.

Figure 3 locates the site on a soil map (Sheet Number 77.)

M.E.O. Community Center
Kaunakakai, Molokai

FLOODWAY ZONE

The site is not within an area designated by the U.S. Federal Emergency Management Agency, Federal Insurance Administration, as a floodway area.

DRAINAGE CONDITIONS

The project is protected from off-site runoff along its western boundary by elevated lots draining to Kakalahale Street, and an existing berm to the north from the intersection of Kakalahale and Kalohi Streets, past the project to the ranch lands of the adjoining gulch. Existing on-site drainage patterns permit runoff to sheet flow down to the southeast portion of the site and on into the gulch. Grading of the site for the proposed improvements will maintain existing flow patterns, permitting runoff to sheet flow to the street, where it will be carried to the new siltling basin.

See Appendix for hydrologic calculations.

CONCLUSION

It is our professional opinion that the proposed improvements on this site would have negligible impact on the existing hydrology, and consequently will not adversely affect the adjoining properties.

M.E.O. Community Center
Kaunakakai, Molokai

EROSION CONTROL STUDY

As indicated above, the soils at the project site consists of the Maia Series, Maia Silty Clay (MmA, 0 to 3 percent slopes, or MmB, 3 to 7 percent slopes) over coral sand, characterized as having a slight erosion hazard, slow runoff, and moderate permeability. These soils have a soil erodibility factor (K) of 0.28 according to the "Erosion and Sediment Control Guide for Hawaii, SCS (March, 1981)."

The Universal Soil Loss Equation (USLE) is used to estimate the maximum average annual soil loss during construction. This equation is stated as follows:

$$E = R K L S C P, \text{ where}$$

- R = Rainfall Factor = 160 tons/acre/year
- K = Soil Erodibility Factor = 0.28
- (L = Grade Length = 300 feet)
- (S = Grade Slope = 5.8%)
- LS = Slope Length Factor = 0.976
- C = Cover Factor = 1.00 (Bare Soil)
- P = Control Practice Factor = 1 (Non-agricultural)

$$E = 160 \times 0.28 \times 0.976 \times 1 \times 1 = 43.7 \text{ tons/acre/year}$$

Allowable Erosion Rate:

- Maximum erosion rate x construction area = 5,000 tons/year
- Graded site area = 1.258 acres, say 1.26 acres
- Allowable Erosion Rate (E) = 5,000/1.258 = 3,974 tons/acre/year

Severity Rating Number:

$$H = (2 FT + 3 D) A E, \text{ where}$$

- H = Severity Rating Number
- F = Downstream Hazard = 4
- D = Coastal Water Hazard = 0
- T = Duration of Site Work in Years = 0.5
- A = Construction Area in Acres = 1.26
- E = Uncontrolled Erosion Rate in Tons/Acre/Year = 43.7

$$H = (2 \times 4 \times 0.5 + 3 \times 0) (1.26 \times 43.7) = 220, \text{ well within the maximum allowable value of } 50,000.$$

EROSION CONTROL PLAN

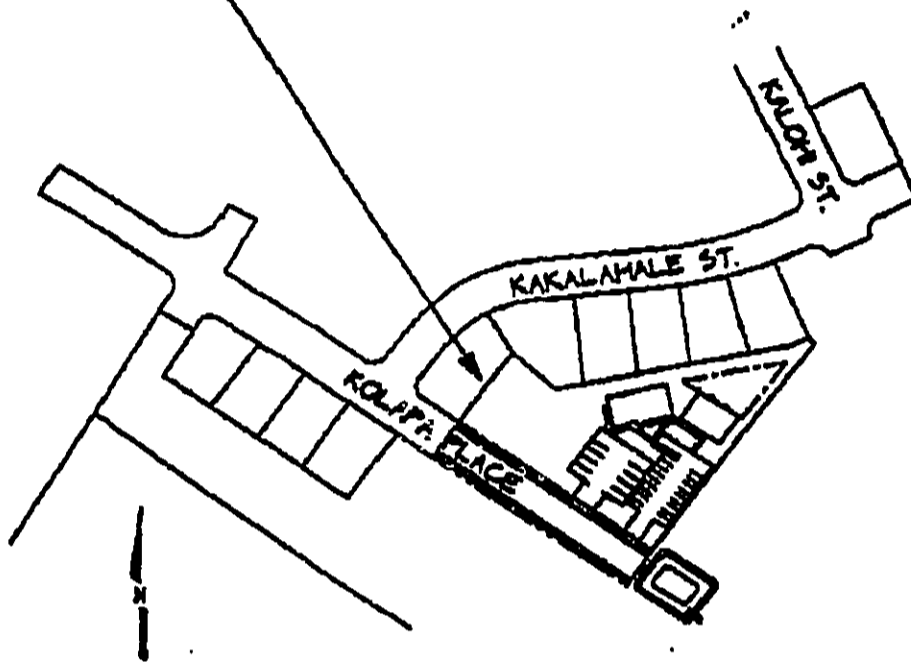
Erosion control measures will be guided by Chapter 20.06, "Soil Erosion and Sedimentation Control", of the Maui County Code. Specific measures shall include where appropriate:

1. Use of waterwagon and/or sprinklers during construction period to control dust.
2. Use of temporary diversion swales to carry runoff away from the roadway section during construction and early grading and grassing of permanent drainage swales.
3. Hydromulching of exposed graded areas during construction.
4. Grassing, planting or paving all exposed areas immediately upon completion of construction work.

M.E.O. Community Center
Kaunakakai, Molokai

Figure 1

M.E.O. COMMUNITY
SERVICES CENTER
(PROJECT SITE)



VICINITY MAP
NO SCALE

SENT BY: COUNTY MAUI PLANNING ; 1-28-83 ; 4:18PM ;

8082437834-BUS/ECON DEV-TOURISM:#27

M.E.O. Community Center
Kaunakakai, Molokai

APPENDIX

HYDROLOGY CALCULATIONS

M.E.O. Community Center
Kaunakakai, Molokai

FUTURE CONDITIONS

1. Total developed area

Total area = 1.258 acre

2. Runoff coefficient (C):

Impervious areas (roofs, walks, driveways, etc.), 0.483 acre

Infiltration (negligible).....0.20
Relief (rolling).....0.03
Vegetal cover (none).....0.07
Development type (residential).....0.40

0.70

Pervious areas (open areas, grass, etc.), 0.775 acre

Infiltration (medium, < 20.0 in/hr).....0.07
Relief (rolling, 5-15%).....0.03
Vegetal cover (high, 50-90%).....0.00
Development type (residential).....0.40

0.50

$$\text{Weighted C} = \frac{\text{Impervious area} \times (0.70) + \text{Pervious area} \times (0.50)}{\text{Total area}}$$

$$= \frac{0.483 \times (0.70) + 0.775 \times (0.50)}{1.258} = 0.57$$

3. Time of concentration (Tc):

Plate 3, Overland Flow Chart
L = 180 ft; Paved; 5.8% aver slope
Tc = 4.2 min.

4. Rainfall intensity (i) for given Tc:

Plate 4, Intensity Duration 1 Hr. Rainfall Curves
I₁₀ = 5.4 in/hr; See Figure 3
I₅₀ = 6.6 in/hr; See Figure 4

5. Peak runoff (Q):

Q₁₀ = CIA = 0.57 x 5.4 x 1.258 = 3.88 cfs; See Figure 3
Q₅₀ = CIA = 0.57 x 6.6 x 1.258 = 4.72 cfs; See Figure 4

M.E.O. Community Center
Kaunakakai, Molokai

SUMMARY

| Storm Period | 10-year | 50-year |
|--|------------------|------------------|
| Developed Q | 3.88 cfs | 4.72 cfs |
| Existing Q | <u>2.68 cfs</u> | <u>3.25 cfs</u> |
| Increase (+) | +1.20 cfs | +1.47 cfs |
| 1-hour Runoff | 3,900 cf | 4,800 cf |
| Relocated Basin Capacity | 15,900 cf | 15,900 cf |
| Existing Basin Capacity | <u>10,500 cf</u> | <u>10,500 cf</u> |
| Increased Capacity | 5,400 cf | 6,400 cf |
| Less 1-hour 50-year Runoff from Project | <u>-3,900 cf</u> | <u>-4,800 cf</u> |
| Net Surplus Capacity | 1,500 cf | 600 cf |
| Percent | 38% | 12% |

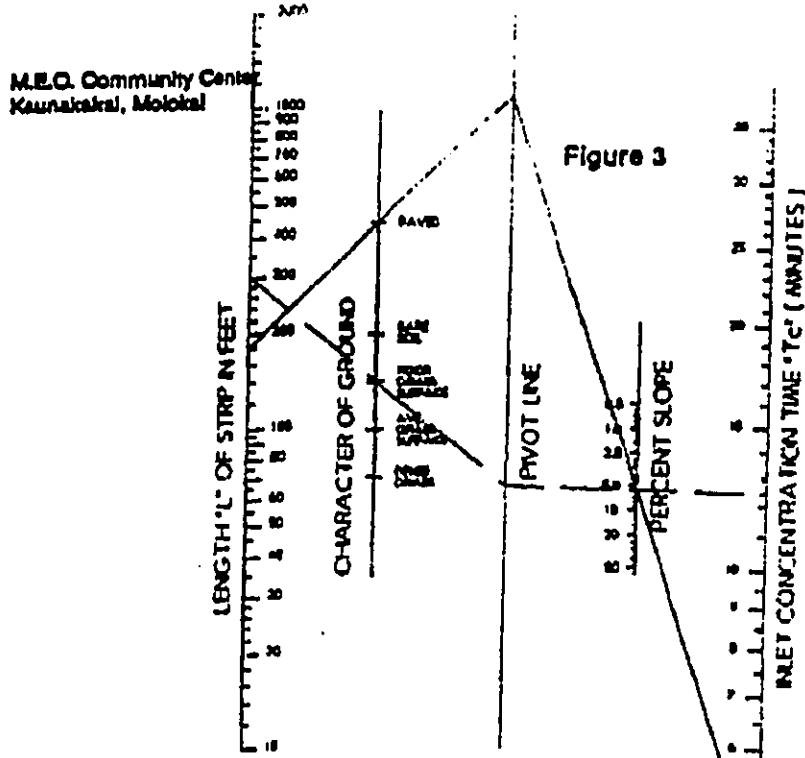


Figure 3

Plate 3
Overland
Flow
Chart

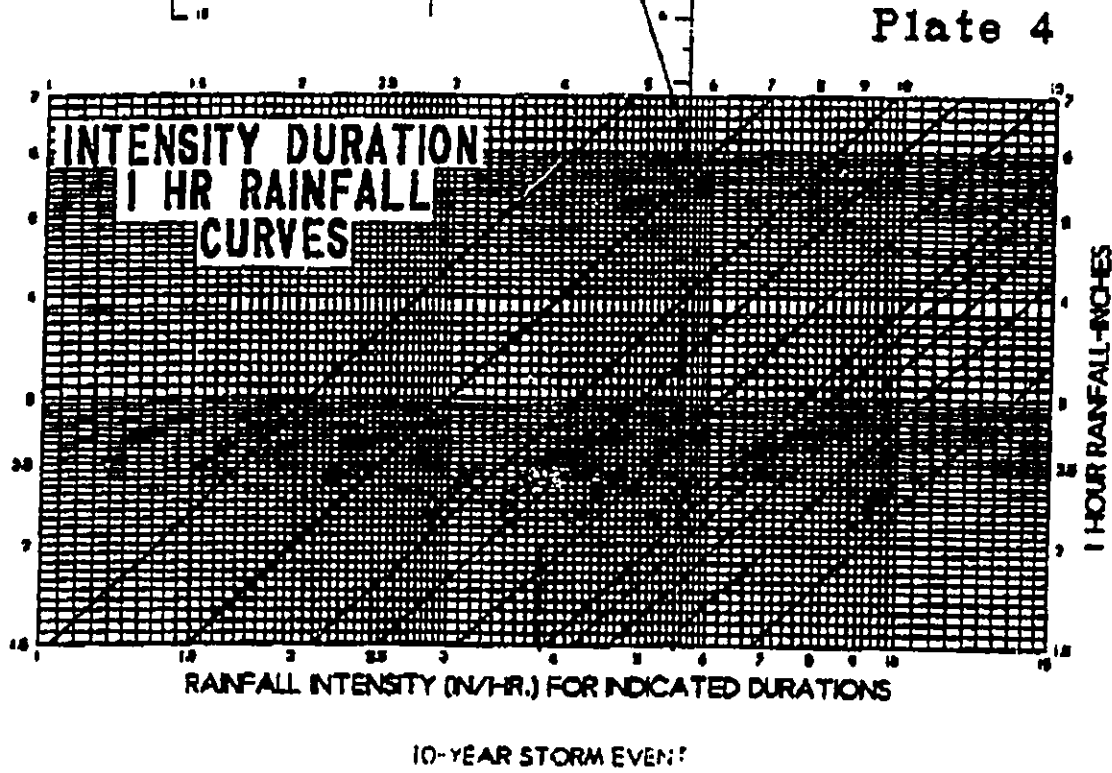
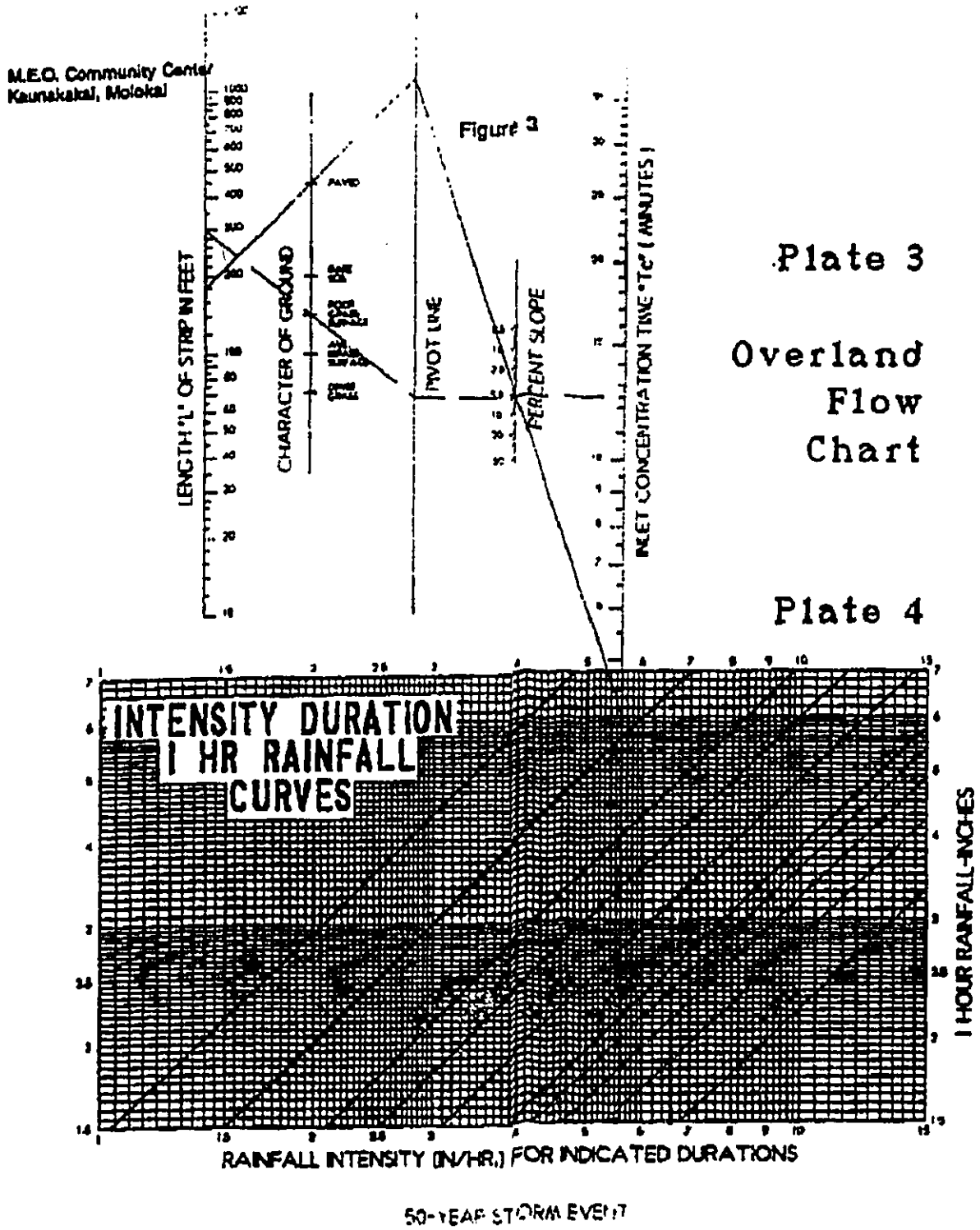


Plate 4



SENT BY:COUNTY MAUI PLANNING ; 1-28-93 ; 4:21PM ;

8082437634-BUS/ECON DEV-TOURISM:#32



DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor
STEPHANIE AVEIRO
Director
HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

VII. EXHIBITS - Agency Comments

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Volunteer Action Division

Office on Aging

Printed on recycled paper





DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96829-5440

November 18, 1992

'92 NOV 20 P12:07

REPLY TO
ATTENTION OF:

Planning Division

Mr. Clayton Yoshida, Project Planner
Planning Department
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Yoshida:

Thank you for the opportunity to review and comment on the Special Management Area Use Permit Application for the Day Care Building located at Kaunakakai, Molokai (TKR 5-3-11: 38). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. The project does not involve work in waters of the U.S.; therefore, a DA permit is not required.

b. According to the enclosed Federal Emergency Management Agency's Flood Insurance Rate Map, panel 150003-0085-C, dated September 6, 1989, the proposed project is located in Zone C (areas of minimal flooding).

Sincerely,

[Signature]
Risuk Cheung, P.E.
Director of Engineering

Enclosure

DEPT OF PLANNING

| | | | |
|--------------|--------------------------|-----------|--------------------------|
| Deputy Dir. | <input type="checkbox"/> | Assign | <input type="checkbox"/> |
| Secretary | <input type="checkbox"/> | Bush | <input type="checkbox"/> |
| Current Div. | <input type="checkbox"/> | See Me | <input type="checkbox"/> |
| Long Range | <input type="checkbox"/> | Comments | <input type="checkbox"/> |
| Energy Div. | <input type="checkbox"/> | Draft | <input type="checkbox"/> |
| Admin. | <input type="checkbox"/> | Handle | <input type="checkbox"/> |
| | <input type="checkbox"/> | File | <input type="checkbox"/> |
| | <input type="checkbox"/> | FVI | <input type="checkbox"/> |
| Copy to: | <input type="checkbox"/> | CIRCULATE | <input type="checkbox"/> |
| | | Recycle | <input type="checkbox"/> |

Today's date: 11/20/92
Date Due: _____
By: _____

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

PANEL 85 OF 400

(SEE MAP INDEX FOR PANELS NOT PRINTED)

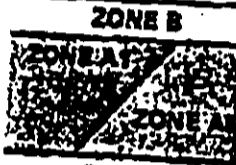
COMMUNITY-PANEL NUMBER
150003 0085C

MAP REVISED:
SEPTEMBER 6, 1989



Federal Emergency Management Agency

KEY TO MAP

| | | |
|---|-------|--|
| 100-year Flood Boundary | _____ | |
| 500-year Flood Boundary | _____ | |
| Zone Designations | |  |
| 100-year Flood Boundary | _____ | ZONE B |
| 500-year Flood Boundary | _____ | ZONE A |
| Flood Elevation Line | ----- | |
| Elevation in Feet** | | 513 |
| Flood Elevation in Feet | | (EL 587) |
| Uniform Within Zone** | | |
| Monument Reference Mark | | RM7x |
| 1/4 Mile Boundary | ----- | |
| 1/4 Mile | | •M1.5 |
| *Referenced to the National Geodetic Vertical Datum of 1929 | | |

EXPLANATION OF ZONE DESIGNATIONS

EXPLANATION

- Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
- Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
- Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
- Areas of 100-year flood; base flood elevations and flood hazard factors determined.
- Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
- Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
- Areas of minimal flooding. (No shading)
- Areas of undetermined, but possible, flood hazards.
- Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

CUSTOMER COPY

JOHN WARD

DEPT OF PLANNING

| | | | |
|--------------|--------------------------|-----------|--------------------------|
| Deputy Dir. | <input type="checkbox"/> | Assign | <input type="checkbox"/> |
| Secretary | <input type="checkbox"/> | Rush | <input type="checkbox"/> |
| Current Div. | <input type="checkbox"/> | See Me | <input type="checkbox"/> |
| Long Range | <input type="checkbox"/> | Comments | <input type="checkbox"/> |
| Energy Div. | <input type="checkbox"/> | Draft | <input type="checkbox"/> |
| Admin. | <input type="checkbox"/> | Handle | <input type="checkbox"/> |
| Copy to: | <input type="checkbox"/> | File | <input type="checkbox"/> |
| | <input type="checkbox"/> | FYI | <input type="checkbox"/> |
| | <input type="checkbox"/> | CIRCULATE | <input type="checkbox"/> |
| | <input type="checkbox"/> | Recycle | <input type="checkbox"/> |

Today's date 11/24/92

Date Due _____

by _____



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96818

November 20, 1992

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPEL, II
SONA L. MANAKI

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

LOG NO.: 6688
DOC NO.: 9211AG31

Mr. Brian Miskae, Director
Maui Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Miskae:

**SUBJECT: Historic Preservation Review of the SMA Permit
Application for the Molekai MEO Office Facility
Kaunakakai, Molekai'
TKK: 5-2-11: 38**

Thank you for the opportunity to review this application to construct an office building, a day care building, parking lots and a fenced playground.

We have previously reviewed this proposed project and we determined that it will have "no effect" on significant historic sites. The project site has been previously disturbed and it is unlikely that historic sites are present.

Please contact Ms. Annie Griffin at 587-0013 if you have any questions.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

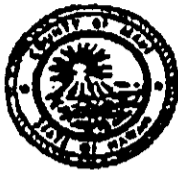
AG:aal

C: Sam Lemmo, OCEA (File No. 93-255)

LINDA CROCKETT LINGLE
Mayor

GEORGE N. KAYA
Director

CHARLES JENCKE
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

LAND USE AND CODES ADMINISTRATION

250 SOUTH HIGH STREET

WAILUKU, MAUI HAWAII 96793

December 10, 1992

AARON SHINMOTO, P.E.
Land Use and Codes Administration

EASSIE MILLER, P.E.
Wastewater Reclamation Division

RALPH NAGAMINE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Solid Waste Division

MELVIN HIPOLITO
Highways Division

MEMO TO: Brian W. Miskae, Planning Director
F R O M: *George N. Kaya* George N. Kaya, Director of Public Works
SUBJECT: Special Management Area Permit Application
MEO OFFICE FACILITY at Kaunakakai, Molokai
TMK: 5-3-11:38
92/SM1-026

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:

- a. Traffic:
To clearly address the true impact briefly describe the number of vehicles expected to exit/enter facilities during the morning and afternoon school hours and throughout the day. Such as, facility operating hours will be M-F; _____ am to _____ pm; _____ number of employees will arrive and leave the facility. There will be _____ number of buses operating; estimated trips in/out 7:00-8:00am; 8:00am-2:00pm; and 2:00pm - pau hana.

If the information is quantified, commissioners and the public will have a clearer picture of traffic impacts.

- b. Drainage Conditions:
Permitting runoff to sheet flow to the street is not acceptable.

- c. Sheet C-2
What is the existing right-of-way width for Kolapa Place?

At the end of Kolapa Place, how will vehicles be allowed to turn-around? Straight deadend road without cul-de-sac design does not conform to County standards.

Page 2
December 10, 1992
Brian W. Miskae
TMK:5-3-011:38 (92/SM1-026)

Show details on road closure barricade and traffic control devices (signs, pavement marking, etc.) to be installed for this project.

What is the capacity of silting basin? Submit design calculations.

- d. Sheet C-3
Provide drainage system to mitigate runoff from property onto roadway.

The applicant is requested to contact the Engineering Division at 243-7745 for additional information.

2. Comments from the Wastewater Reclamation Division:

- a. The developer should be informed that Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for the project.
- b. Developer may be assessed impact fees for treatment plant expansion costs.*
- c. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

*At the present time, wastewater assessment fees are only utilized in Kihei. Other areas may be subject to fees at a later time.

The applicant is requested to contact the Wastewater Reclamation Division at 243-7417 for additional information.

3. Comments from the Solid Waste Division:

- a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
- b. All yard debris shall be composted and re-used on their landscape plantings.
- c. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills.

Page 3
December 10, 1992.
Brian W. Miskae
TMK:5-3-011:38 (92/SML-026)

d. Refuse collection shall be by a private collector.

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

4. Comments from the Land Use and Codes Administration:

- a. The proposed Kolapa Place extension and project site requires subdivision approval. Preliminary subdivision approval was denied on October 23, 1992 since the property did not have any zoning. The applicant was required to obtain a change in zoning to residential.
- b. The applicant shall be required to obtain a drainage easement for the offsite drainage basin.
- c. The final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations and schema for controlling erosion and disposal of runoff water be submitted for our review and approval. The plan shall provide verification that the grading and all runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties. In addition, the applicant shall contribute his pro-rata share to drainage improvements to be determined by the County and the drainage master plan. An agreement to the above prepared for filing with the State's Bureau of Conveyances shall be submitted by the applicant.

The applicant is requested to contact the Land Use and Codes Administration at 243-7373 for additional information.

RMS:mht
1052f; Page 25-27

xc: L.U.C.A.
Engineering Division
Solid Waste Division
Wastewater Reclamation Division

DEPARTMENT OF FIRE CONTROL
County of Maui
21 KINIPOPO ST., WAILUKU, HAWAII 96793

'92 NOV 24 AM 1:36

MEMORANDUM TO: Clayton Yoshida/Planner DATE: November 24, 1992
NAME OF PROJECT: Molokai MEO Office Facility
ADDRESS: _____
TAX MAP KEY: 5-3-011:38 92/SM1-026

The following are requirements for this project

Dear Mr. Yoshida,

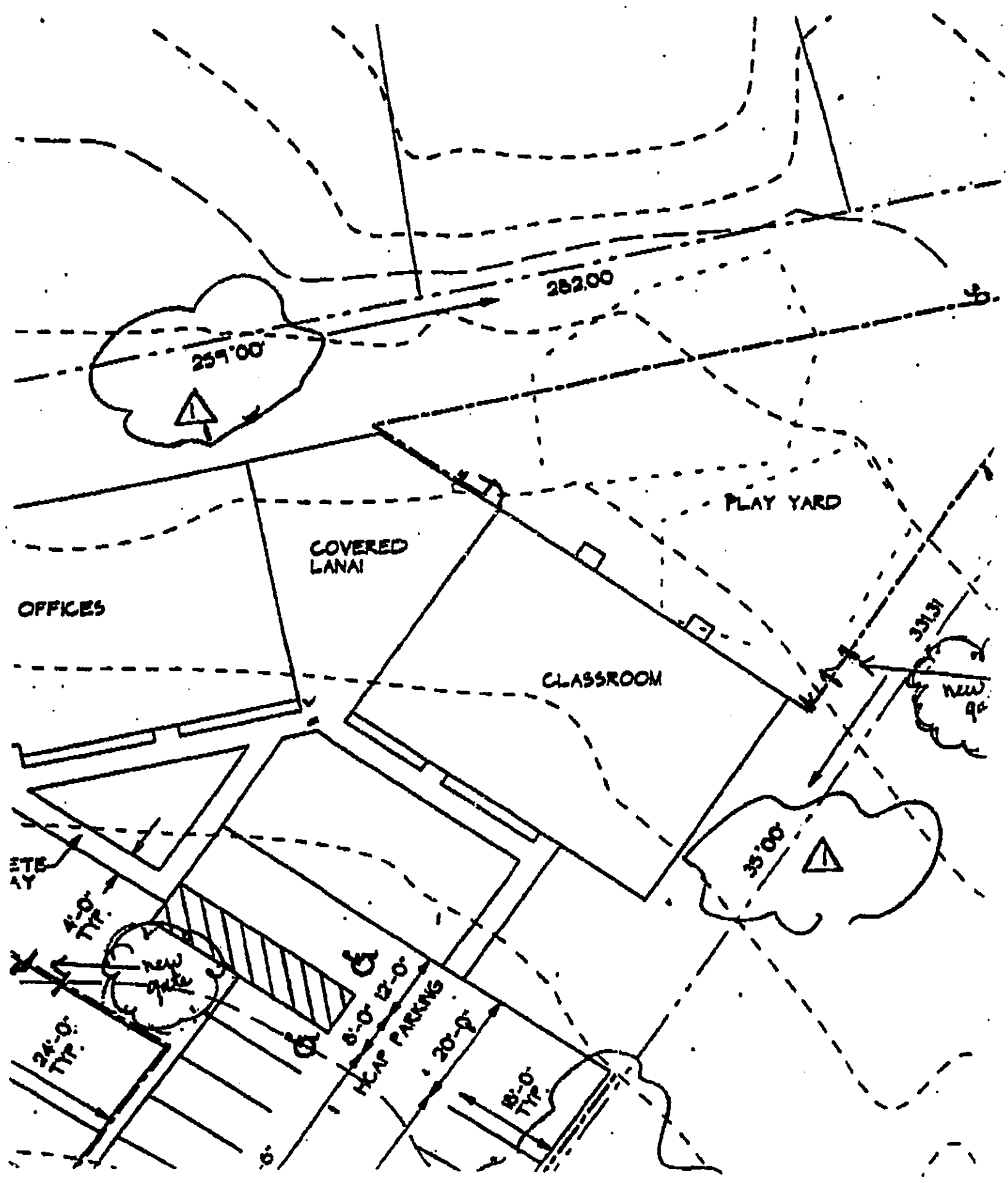
At this time I have no objections to the project as presented as I have already reviewed it in the permit application. I did notice that I missed the fence enclosures while reviewing it during the permit submittal. Therefore I am requesting that two (2) additional fire access gates be uninstalled in the following locations. (See enclosure)

Thank you for your time in this matter. If you have further questions, please call me at 243-7242.

Sincerely,

Michael R. Cummings
Michael R. Cummings, Lieutenant
Fire Prevention Bureau, Plans Review

| DEPT OF PLANNING | |
|------------------|------------------------------------|
| Deputy Dir. | <input type="checkbox"/> Assign |
| Secretary | <input type="checkbox"/> Rush |
| Current Div. | <input type="checkbox"/> See Me |
| Long Range | <input type="checkbox"/> Comments |
| Energy Div. | <input type="checkbox"/> Draft |
| Admin. | <input type="checkbox"/> Handle |
| <i>Clay</i> | <input type="checkbox"/> File |
| <i>Copy</i> | <input type="checkbox"/> FYI |
| | <input type="checkbox"/> CIRCULATE |
| | <input type="checkbox"/> Recycle |
| Today's date | <u>11/24/92</u> |
| Date Due | <u>2</u> |
| By | <u>2</u> |





**DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI**

LINDA CROCKETT LINGLE
Mayor
CHARMAINE TAVARES
Director
ARMAND PADUA
Deputy Director

1580 KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

November 13, 1992

NOV 13 9 02 AM '92

(808) 243-7200

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

MEMO TO: Brian Miskae, Director
Department of Planning

Clayton Yoshida, Planner

SUBJECT: Environmental Assessment MOLOKAI MEO OFFICE
FACILITY, I.D. NO. 92/SM1-026

The Department of Parks and Recreation has reviewed the project documents and has no comments to offer on the proposed project.

We are returning the documents for your disposition.

Thank you for the opportunity to comment.

Sincerely,

Charmaine Tavares, Director
Department of Parks & Recreation

Enclosure: Environmental Assessment for MEO Molokai Facility, Kaunakakai, HI.

| DEPT OF PLANNING | |
|------------------|---|
| County Dir. | 1 |
| Secretary | 1 |
| Planning Dir. | 1 |
| Public Works | 1 |
| Energy Dir. | 1 |
| Admin. | 1 |
| Copy to: | |
| | |
| | |
| | |

HOLOKAI LANA'I SPILL AND WATER CONSERVATION DISTRICT

P.O. Box 336
Kaunakakai, HI 96748

Mr. Clayton Yoshida, Project Planner
County of Maui, Planning Department
250 South High Street
Wailuku, Maui, HI 96793

Dear Sir:

Enclosed is a copy of correspondence, RE: Holokai MEO Office Facility, that we issued earlier. Our comments and recommendations are still current on the matter.

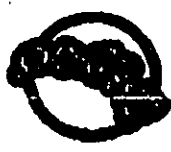
We hope this will suffice.

Mahalo!

Sincerely,

Dean N. Fujii
Dean N. Fujii
MLSWCD Consultant

| DEPT OF PLANNING | | |
|-----------------------------|--------------------------|------------------------------------|
| Deputy Dir. | <input type="checkbox"/> | Assign <input type="checkbox"/> |
| Secretary | <input type="checkbox"/> | Rush <input type="checkbox"/> |
| Current Div. | <input type="checkbox"/> | See Me <input type="checkbox"/> |
| Long Range | <input type="checkbox"/> | Comments <input type="checkbox"/> |
| Energy Div. | <input type="checkbox"/> | Draft <input type="checkbox"/> |
| Adm. | <input type="checkbox"/> | Handle <input type="checkbox"/> |
| <i>Clay</i> | <input type="checkbox"/> | File <input type="checkbox"/> |
| Copy to: | <input type="checkbox"/> | FVI <input type="checkbox"/> |
| | <input type="checkbox"/> | CIRCULATE <input type="checkbox"/> |
| | <input type="checkbox"/> | Recycle <input type="checkbox"/> |
| Today's date <u>1/28/93</u> | | |
| Date Due <u>2</u> | | |
| By <u>ubk</u> | | |



92 NOV 20 12:05

DEPT OF PLANNING
RECEIVED

November 17, 1992

| DEPT OF PLANNING | | |
|------------------|-------------------------------------|-----------|
| Deputy Dir. | <input type="checkbox"/> | Assign |
| Secretary | <input type="checkbox"/> | Rush |
| Current Div. | <input type="checkbox"/> | See Me |
| Long Range | <input type="checkbox"/> | Comments |
| Energy Div. | <input type="checkbox"/> | Craft |
| Admin. | <input checked="" type="checkbox"/> | Handle |
| Copy to: | <input type="checkbox"/> | File |
| | <input type="checkbox"/> | FTI |
| | <input type="checkbox"/> | CIRCULATE |
| | <input type="checkbox"/> | Recycle |
| Today's date | 11/17/92 | |
| Date Due | | |
| By | [Signature] | |

Mr. Brian Miskae
 Planning Director
 County of Maui
 Maui Planning Department
 250 S. High Street
 Wailuku, HI 96793

Dear Mr. Miskae:

Subject: Molokai MEO Office Facility
 TRK: 5-3-011:38

Thank you for allowing us to comment on the subject project. In reviewing the information transmitted and our records, we have no objection to the subject project above. A service request has already been made by the electrical consultant for this project with Maui Electric to take care of any electrical requirements.

If you have any questions or concerns, please call David Park at 871-2372.

Sincerely,

Edward L. Reinhardt
 Edward L. Reinhardt
 Manager, Engineering

DT:rt

SENT BY: COUNTY MAUI PLANNING ; 1-28-93 ; 4:28PM ;

8082437634-BUS/ECON DEV-TOURISM:#48



JOHN WAINES
GOVERNOR OF HAWAII

JOHN C. LEWIS, M.D.
DIRECTOR OF HEALTH

'92 NOV 13 P2:50

PAUL E. HOFFMAN, M.D., M.P.H.
DISTRICT HEALTH SERVICES ADMINISTRATOR (H.B.)

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
25 HIGH STREET
WAILUKU, MAUI, HAWAII 96793

November 12, 1992

Mr. Brian Miskae
Director
Department of Planning
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

| DEPT OF PLANNING | |
|------------------|------------------------------------|
| County Dir. | <input type="checkbox"/> Design |
| Secretary | <input type="checkbox"/> Rush |
| Current Div. | <input type="checkbox"/> See Me |
| Long Range | <input type="checkbox"/> Comments |
| Energy Div. | <input type="checkbox"/> Draft |
| Admin. | <input type="checkbox"/> Handle |
| | <input type="checkbox"/> File |
| | <input type="checkbox"/> FYI |
| | <input type="checkbox"/> CIRCULATE |
| | <input type="checkbox"/> Recycle |
| Copy to: | |
| Today's date | 11/11/92 |
| Date Due | |

Dear Mr. Miskae:

Subject: Molokai MEO Office Facility, 92/SM1-026, TMK: 5-3-11: 38
County of Maui, Dept. of Human Concerns

Thank you for the opportunity to review and comment on the subject application. We have no comments at this time.

Sincerely,

David H. Nakagawa
DAVID H. NAKAGAWA
Environmental Health Program Supervisor

SENT BY: COUNTY MAUI PLANNING : 1-28-89 : 4:29PM :

8082437634-BUS/ECON DEV-TOURISM:#49

JOHN WAINHEE
GOVERNOR



REX D. JOHNSON
DIRECTOR
DEPUTY DIRECTORS
JOYCE T. OLIVE
AL FANG
JEANNE K. SCHULTZ
CALVIN M. TSUDA

| DEPT OF PLANNING | |
|------------------------------|------------------------------------|
| Deputy Dir. | <input type="checkbox"/> Assign |
| Secretary | <input type="checkbox"/> Rush |
| Curran Div. | <input type="checkbox"/> See Me |
| Long Range | <input type="checkbox"/> Comments |
| Energy Div. | <input type="checkbox"/> Draft |
| Admin. | <input type="checkbox"/> Handle |
| Copy Out | <input type="checkbox"/> File |
| | <input type="checkbox"/> FYI |
| | <input type="checkbox"/> CIRCULATE |
| | <input type="checkbox"/> Recycle |
| Today's date <u>11/10/92</u> | |
| Date Due _____ | |

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
888 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-0087
November 10, 1992

92 NOV 13 09:10

IN REPLY REFER TO:

HWY-PS
2.4522

Mr. Brian Niskae
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Niskae:

MEO Molokai Facility
Kaunakakai, Molokai, TMK: 5-3-11: 03B

Thank you for your transmittal of October 28, 1992, requesting our comments on the subject project.

The proposed facility will not adversely impact our State Highway System.

Sincerely,

Rex D. Johnson
Rex D. Johnson
Director of Transportation

SENT BY: COUNTY MAUI PLANNING ; 1-28-93 ; 4:29PM ;

8082437634-BUS/ECON DEV-TOURISM:#50

JOHN WADSWORTH
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 51
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEFFELER, II
DONNA L. HANAIKE

AQUACULTURE DEVELOPMENT PROGRAM
ACQUATIC RESOURCES
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONSERVATION
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REF: OCEA: KCK

DEC 1 1992

File No.: 92-255
DOC. ID.: 1899

The Honorable Brian Miskas, Director
Department of Planning
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

| DEPT OF PLANNING | |
|------------------|------------------------------------|
| Deputy Dir. | <input type="checkbox"/> Assign |
| Secretary | <input type="checkbox"/> Run |
| Current Div. | <input type="checkbox"/> See Me |
| Long Range | <input type="checkbox"/> Comments |
| Energy Div. | <input type="checkbox"/> Draft |
| Admin. | <input type="checkbox"/> Handle |
| <i>Clay</i> | <input type="checkbox"/> File |
| Copy to: | <input type="checkbox"/> File |
| | <input type="checkbox"/> CIRCULATE |
| | <input type="checkbox"/> Recycle |
| Today's date | 12/1/92 |
| Date Due | |
| By | |

Dear Mr. Miskas:

Subject: Environmental Assessment for Molokai MED Office Facility,
Molokai, Hawaii, TRK: 5-3-011:30

Thank you for giving our Department the opportunity to review this matter. Our Historic Sites Section has already responded to the County in a separate letter (attached).

Thank you for your cooperation in this matter. Please feel free to call Sam Lemo at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

William W. Paty
WILLIAM W. PATY

JOHN WAMPE
SURVEYOR



RUSSEL S. HAYATA
COMPTROLLER

92 NOV -5 P12:35

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P. O. BOX 119
HONOLULU, HAWAII 96810
November 2, 1992

DEPT OF PLANNING
RECEIVED

FILE NO. _____

TRANSMITTAL

TO: Mr. Brian Niskae, Planning Director
ATTN.: Mr. Clayton Yoshida, Project Planner
SUBJECT: I.D. No. 92/SM1-026
TRK: 5-3-011:38
Project Name: Molokai Mco Office Facility
Applicant: County of Maui, Dept. of Human Concerns

REMARKS:

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

Paul T. Naha
PAUL T. NAHA
State Land Surveyor

| DEPT OF PLANNING | | | |
|------------------|--------------------------|-----------|--------------------------|
| Deputy Dir. | <input type="checkbox"/> | Assign | <input type="checkbox"/> |
| Secretary | <input type="checkbox"/> | Book | <input type="checkbox"/> |
| Current Div. | <input type="checkbox"/> | See No | <input type="checkbox"/> |
| Long Range | <input type="checkbox"/> | Comments | <input type="checkbox"/> |
| Energy Div. | <input type="checkbox"/> | Draft | <input type="checkbox"/> |
| Admin | <input type="checkbox"/> | Handle | <input type="checkbox"/> |
| Client | <input type="checkbox"/> | File | <input type="checkbox"/> |
| Copy to: | <input type="checkbox"/> | FYI | <input type="checkbox"/> |
| | | CIRCULATE | <input type="checkbox"/> |
| | | Recycle | <input type="checkbox"/> |
| Today's date | 11/2 | | |
| Date Due | 3 | | |
| By | | | |

SENT BY: COUNTY MAUI PLANNING ; 1-28-93 ; 4:30PM ;

8082437634-BUS/ECON DEV-TOURISM:#52

LINDA CROCKETT LINGLE
Mayor

BRIAN MISKAE
Director of Planning



DOROTHY MILLAR
Chairperson

GREGORY SKOG
Vice-Chairperson

MAUI URBAN DESIGN REVIEW BOARD
250 S. High Street
Waipuku, Maui, Hawaii 96793

November 10, 1992

Mr. Walter Ragdale, Chairman
and Members of the
Molokai Planning Commission
County of Maui
Wailuku, Hawaii 96793

Dear Chairman Ragdale and Commissioners:

RE: Ms. Stephanie Aveiro, Director, Department of Human
Concerns, County of Maui, requesting review of a
Special Management Area permit application for the
proposed MEO Community Services Center at TMK: 5-3-11:
038, Kaunakakai, Molokai. (92/SM1-027)

At its regular meeting on November 4, 1992 the Maui County
Urban Design Review Board reviewed the design, landscaping, and
related aspects of the proposed project referenced above. Based
upon these considerations within the Board's purview, the Board
voted to recommend approval, subject to the following condition:

1. That full compliance with the attached standard comments
of the Board shall be rendered.

We respectfully recommend that the Board's decision (and
stated conditions) be incorporated into your deliberations on the
application scheduled for the December 16, 1992 Molokai Planning
Commission meeting.

If additional clarification is required, please contact
Clayton Yoshida of the Planning Department.

Very truly yours,

(f) Dorothy Millar

Dorothy Millar, Chairman
Maui County Urban Design
Review Board

SENT BY:COUNTY MAUI PLANNING ; 1-28-83 ; 4:30PM ;

8082437634-BUS/ECON DEV-TOURISM:#53

encl.

cc: Stephanie Aveiro, Director, Dept. of
Housing and Human Concerns
Colleen Suyama
Project File
Clayton Yoshida, AICP

**STANDARD COMMENTS
URBAN DESIGN REVIEW BOARD
COUNTY OF MAUI**

Final landscape architectural plans should be prepared which reflect the following:

- a. A complete site plan defining site grading, surface drainage and circulation.
- b. A complete site irrigation system defining head locations, coverage and pipe sizes.
- c. A complete site planting and lighting plan defining plant locations, names, sizes and quantities plus necessary landscape lighting.
- d. Design drawings for an entrance feature which shall identify the project and contribute to the enhancement of the streetscape.
- e. Depression and/or visual screening of parking areas from public view.
- f. Specification of one large crown shade tree for every five (5) parking stalls to be located in planted areas which are curbed and four (4) feet minimum in width and adjacent to required maneuvering lanes.
- g. Provision of permanent wheel stops for parking spaces abutting pedestrian walkways, in order to control the encroachment of automobile bumper overhang.
- h. Provision of an efficiently developed and aesthetically integrated service and trash disposal system.
- i. Visual screening or enclosure of electric meter bank(s), electric transformer(s), liquid propane gas tank(s), sewage treatment plant(s), and pool equipment, if required.
- j. Specification of parking area and pedestrian walkway lighting fixtures which are dark metal or wood surfaces, and which do not exceed ten (10) feet in height. (All additionally required lighting should result from indirect landscape sources and low intensity building wall-mounted fixtures.)

Final architectural plans should be prepared which reflect or consider the following:

- a. Incorporation of planting as an architectural element.
- b. Specification of exterior railings and window frames which are dark metal or wood surfaces.
- c. Specification of an exterior color scheme which expresses structural elements and which is of medium earth tone intensity.
- d. Definition of a coordinated program of indirectly lighted graphics.

SENT BY: COUNTY MAUI PLANNING ; 1-28-93 ; 4:31PM ;

8082437634-BUS/ECON DEV-TOURISM:#55

JOHN WAINES
GOVERNOR

CHARLES T. TOGUCHI
SUPERINTENDENT



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2360
HONOLULU, HAWAII 96804

93 JAN -6 P1:53

DEPT OF PLANNING
December 24, 1992

OFFICE OF THE SUPERINTENDENT

Mr. Brian Miskae
Planning Director
Maui Planning Department
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Miskae:

SUBJECT: Molokai MEO Office Facility
I.D. No. 92/SM1-027
TMK: 5-3-011: 38

| DEPT OF PLANNING | | |
|--------------------------------|--------|--|
| Secretary | Assign | |
| Supervisor | Plan | |
| Director | Appr | |
| Chief of Div. | Comm | |
| Asst. Dir. | Spec | |
| Adm. Serv. | Inv | |
| Ext. Aff. | Rec | |
| Gen. Inv. | Trng | |
| Ident. | Off | |
| Int. Aff. | Pub | |
| Legal Coun. | Rel | |
| Plan. & Insp. | Spec | |
| Rec. Mgmt. | Adm | |
| Tech. Serv. | Inv | |
| Training | Off | |
| Off. of Cong. & Public Affairs | | |

Clay

1/6/93

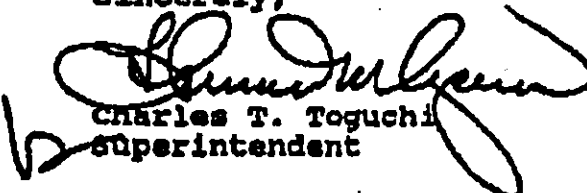
3

X

Our review of the subject application indicates that the proposed development will have no impact on the public schools in the area.

Thank you for the opportunity to comment.

Sincerely,


Charles T. Toguchi
Superintendent

CFT:hy

cc: A. Suga
L. Lindsey

USDA SOIL CONSERVATION SERVICES

P.O. Box 376
Kaunakakai, HI 96748

September 28, 1992

Mr. H.C. Waldorf, Chair
Molokai Lanai Soil Water Conservation District
P.O. Box 336
Kaunakakai, HI 96748

Dear Sir:

Following review of plans for the Molokai MEO Office Complex and a site visitation while site clearing and grading was in progress, the Soil Conservation Services Molokai makes these recommendations:

1. Immediate seeding of the banks of the new Silting Basin with Bermuda Grass at the rate of 2# PLS (pure live seed). It is also important that provisions be made for the area to be irrigated until the grass is fully established.
2. The County of Maui should make provisions for the Silting Basin to be regularly maintained and remain trash free upon completion of the project.

Sincerely,



Jerry L. Thompson
District Conservationist

SENT BY:COUNTY MAUI PLANNING : 1-28-93 : 4:32PM ;

8082437634-BUS/ECON DEV-TOURISM:#57



DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor
STEPHANIE AVEIRO
Director
HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

VIII. COMMENT LETTERS

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Volunteer Action Division

Office on Aging

Printed on recycled paper



ISAAC DAVIS HALL

OF COUNSEL
G. RICHARD GESCH

ATTORNEY AT LAW
2087 WELLS STREET
WAILUKU, MAUI, HAWAII 96793
(808) 244-8017

FAX (808) 244-8778
December 21, 1992

**COUNTY OF MAUI
DEPARTMENT OF HUMAN CONCERNS**

DATE RECD DEC 23 1992
CIRC TO _____
COPY TO _____
FILE _____
OTHER _____
AUTHZD BY _____ DATE _____

Ms. Stephanie Aveiro, Director
Dept. of Human Concerns, County of Maui
200 S. High St.
Wailuku, HI 96793

Re: Comments on Draft EIS for MEO Molokai facility

Dear Stephanie Aveiro:

These comments on the Draft Environmental Assessment ("DEA") for the MEO Molokai facility are submitted on behalf of the Molokai Chamber of Commerce. Your department is identified as the preparer of the DEA and that agency to which comments should be sent.

A. Multiple Violations of Chapter 343 HRS

Chapter 343 HRS prohibits the implementation of a project until all necessary environmental analysis has taken place. Implementation means: (1) spending state and/or county funds to purchase or lease a site, (2) obtaining approvals such as grading and building permits, or (3) spending state and/or county money to construct the project.

Your agency has flagrantly violated Chapter 343 HRS. These violations are against the clear purpose, intent, unambiguous written provisions and spirit of the law.

Chapter 343 HRS was enacted to assure analysis of the environmental impacts of a project before a site is selected, before grading and building permits are issued and before the project is constructed. This is absolutely necessary so that (1) public participation takes place with respect to siting the project and its design and construction, (2) the costs and benefits of alternative sites can be evaluated before a site is selected, (3) the adverse impacts of a project can be identified, studied and disclosed and (4) mitigation measures can be designed and incorporated into construction plans which reduce any adverse impacts to acceptable levels.

Your agency has acted in such a manner that none of these purposes can be adequately accomplished. The project is almost fully completed. You have frustrated the purpose of environmental review and almost rendered it a meaningless exercise at this point in time.

B. Operative Facts

1. State and/or county funds are being used to purchase and/or lease the site for this project.
2. State and/or county funds are being used to construct this project.
3. Your agency did not prepare an EA at the earliest practicable time, at least before a plan of action was adopted, as is required by law. See HRS §343-5(b).
4. The funds for this project were encumbered at the time the contract was let to Jim Whitehead of Cherokee Enterprises, Inc. in June, 1992 and these violations were not necessary to encumber these funds.
5. A site was selected and purchase or leased without any environmental analysis.
6. A grading permit was applied for and received on September 18, 1992, without any environmental analysis.
7. A building permit was applied for and received on October 8, 1992 without any environmental analysis.
8. Physical construction of the project ensued without any environmental analysis.
9. An EA was prepared dated September, 1992.
10. An application for a special management area ("SMA") permit was prepared and filed on October 22, 1992 without any EA, without a Negative Declaration and without an adequate Environmental Impact Statement ("EIS").
11. A public hearing was scheduled before the Molokai Planning Commission on the SMA permit on December 16, 1992. The Molokai Planning Commission has deferred action on the SMA permit.
12. A preliminary determination has been made that a Negative Declaration should be entered.

13. Notice that a Negative Declaration determination is anticipated was published in Volume IX, No. 23 of the OEQC Bulletin, dated December 8, 1992.

14. This commences a 30 day comment period before a final determination is made. The comment period begins with the Notice of Availability of the DEA is published in the OEQC Bulletin and ends 30 calendar days later.

15. Comments on this DEA are due December 23, 1992.

16. Thereafter, your agency must respond to all comments on or by January 8, 1993.

17. A final determination can be made by your agency on whether or not to issue a Negative Declaration or to require the preparation of an EIS after the 30 day comment period ends.

18. With respect to agency actions, the agency is responsible for making this determination.

19. With respect to applicant actions, when applicants seek approvals from agencies, the approving agency makes this determination.

20. This case presents some aspects of an agency action and some aspects of an applicant action. We suggest that the Molokai Planning Commission is the appropriate body to determine whether an EIS is necessary. This matter should be placed upon the agenda of the Molokai Planning Commission separately and before the Commission later takes up the question of whether to issue an SMA permit.

C. Standard of Law

An EIS must be prepared if an action may have a significant effect on the environment. HRS §§343-5(b) and (c). Unless it can be adequately demonstrated in a brief EA that the project will not have any significant adverse impacts, an EIS must be prepared.

If an EA is inadequate, a Supplemental EA must be prepared before this determination is made.

D. The EA Is Inadequate

The required contents of an EA are set out in this state's Environmental Impact Statement Rules ("Rules") in §11-200-10.

There is no identification of applicant or proposing agency; see §11-200-10(1) of the Rules.

There is no identification of the approving agency; see §11-200-10 of the Rules.

There is no identification of agencies consulted in making the assessment; see §11-200-10(3) of the Rules.

There is no general description of the actions technical, economic, social, and environmental characteristics; see §11-200-10(4) of the Rules.

The action has several components: (1) the identification of alternative sites and (2) the construction of the project in a particular site. No alternative sites are identified or studied in the DEA.

The action is described in the "Scope of Work," which description is too general to allow for environmental review.

There is no summary description of the affected environment, including suitable and adequate location and site maps; see §11-200-10(5) of the Rules. No location and site maps are included. No, even preliminary, construction plans are included.

There is no description of the affected environment. There is no discussion of the location of the project within a residential neighborhood.

The EA misidentifies the County General Plan Map Plan designation. The Map Plan designation is Single Family ("SF"). Therefore the proposed use is inconsistent with the Molokai General Plan and a Community Plan Amendment is necessary. This inconsistency is nowhere discussed in the DEA.

The DEA fails to note that the project lies within the Special Management Area. If the county believes that this area is inappropriately designated as lying within the Special Management Area, its remedy is to amend the maps showing the boundaries for this area.

There is no identification and summary of major impacts and alternatives considered; see §11-200-10(6) of the Rules. First, no alternatives of any kind are considered. No alternative sites are reviewed. No alternative construction plans on this particular site are considered.

Second, none of the major issues obviously raised by this project are given appropriate consideration. Obvious traffic impacts result from the project. Obvious noise impacts result from the project. Obvious impacts on views and property values are raised by this project. The propriety of locating day care and Head Start facilities in a residential neighborhood required some discussion.

There are no proposed mitigation measures; see §11-200-10(7) of the Rules. The DEA contains no serious discussion of mitigation measures. No effort was made to design mitigation measures and incorporate them into the construction plans for this project which could have reduced some of the obvious significant adverse impacts to acceptable levels.

There are no sufficient findings and reasons supporting the determination of the agency that the proposed project will not have any significant adverse impacts upon the environment; see §11-200-10(8) and (9) of the Rules. The supporting reasons are all conclusory and not based upon obvious facts. The treatment of noise impacts is a particularly good example. No information is contained on the ambient noise levels in the neighborhood. No information is contained on the extent to which day care centers and Head Start programs increase ambient noise levels. No information is contained on what constitute acceptable noise levels in the community. No effort is made to design a mitigation measure which actually could reduce the anticipated noise impacts to the acceptable level. Supervision of children has never been understood to constitute an adequate mitigation measure. And there is no evidence that the playground has actually been located in a place which will decrease noise levels to acceptable levels.

The DEA is so inadequate that it needs to be rewritten in full and, republished so that a new comment period can be initiated, all before any final determination that is made that a Negative Declaration is appropriate in this case.

E. The Proposed Action May Have Significant Adverse Impacts

The County is fully aware of the controversy surrounding proposals to locate day care and Head Start facilities in residential neighborhoods. The Planning Department has acknowledged, time and again, that such projects cause significant adverse impacts upon the residential neighborhood. These acknowledged impacts include traffic impacts, noise impacts, economic impacts and social impacts. Because of this, the DEA should have discussed alternative sites for this project outside of a residential neighborhood.

The DEA does address the significance criteria; however the DEA does not apply these criteria appropriately. See §11-200-12 of the Rules. Potential environmental effects must be considered. The overall and cumulative effects must be considered. Every phase of the proposed action, the expected consequences, both primary and secondary, must be studied.

With respect to the significance criteria, the DEA fails to note that the Rules state that "[A]n action shall be determined to have a significant effect on the environment if it ..." affects the various significance criteria which are listed.

The project, as designed, brings urban-like traffic into a residential neighborhood. This curtails the range of beneficial uses of the environment; see §11-200-12(2) of the Rules. This substantially affects the social welfare of the community; see §11-200-12(b)(4). This involves a substantial degradation of environmental quality; see §11-200-12(b)(7).

This project will increase ambient noise levels significantly. It therefore detrimentally affects ambient noise levels; see §11-200-12(b)(10) of the Rules.

These significance criteria are also triggered because of the adverse impacts on views and real property values in the residential neighborhood. Likewise, the significance criteria are triggered because of the inconsistency with the Molokai Community Plan and with the objectives of the Coastal Zone Management Act. See §11-200-12(b)(3).

The County Planning Department has recognized on numerous occasions that facilities and uses such as these are incompatible with residential neighborhoods.

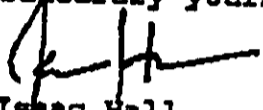
The Molokai Chamber of Commerce fully supports MEO and the services it provides.

Environmental analysis was particularly important here because it could have been a vehicle to identify a more appropriate site or to incorporate into the construction plans adequate mitigation measures which could have reduced the effects of this incompatibility. All of this could have been accomplished without delaying the construction of the facility if environmental analysis had been incorporated into the planning process at the earliest practicable time as required by Chapter 343 HRS. This is another example, among many, of the failure of this county administration to incorporate environmental analysis early in the planning process. It is an example of the frustration which occurs when environmental analysis is treated as an unnecessary afterthought.

Based upon the record, as it exists now, it is clear that (1) the DEA which has been prepared is inadequate and (2) this project may have significant effects on the environment. Therefore, a Negative Declaration cannot be issued and the only choice is to require the preparation of an EIS. The only reason why this result appears to be unwarranted is because of the unacceptable situation in which we find ourselves because the county neglected to incorporate analysis early and has almost fully constructed the project.

Thank you for the opportunity to forward these comments. I trust that appropriate and lawful action will be taken based upon these comments.

Sincerely yours,



Isaac Hall

IH/jp

cc: Molokai Chamber of Commerce

SENT BY: COUNTY MAUI PLANNING ; 1-28-93 ; 4:35PM ;

8082437634-BUS/ECON DEV-TOURISM:#65

COUNTY OF MAUI
DEPARTMENT OF HUMAN CONCERNS
DEC 23 1992
DATE REC'D _____
CIRC TO EA/Comments
COPY TO _____
FILE _____
OTHER _____
AUTHORIZED BY [Signature] DATE 12/23

December 23, 1992

Mr. Henry Oliva
Dept. of Human Concerns
200 South High Street
Wailuku, Maui, Hawaii 96793

Subject: Draft EA for the MEO Building on Molokai: Comments
from the Kolapa/Kakalahale Streets Neighborhood Hui

Dear Henry Oliva:

We are submitting the subject comments based on instructions in the state OEQC Bulletin dated December 8, 1992 that we should submit our comments to your attention as the preparer of the draft EA.

Our neighborhood hui has been working very hard since it first sent a petition to Mr. Fred Bicoy, Director of Molokai's MEO facility. The petition (Exhibit A) acknowledged some of our initial concerns.

Our petition asked for a meeting with appropriate county officials to discuss our concerns and work out ways to mitigate the problems of a project that violated the SMA laws by starting construction without approval from the Molokai Planning Commission. There was no public hearing on the project for the hui members to formally express their concerns, especially relative to noise impacts, property value impacts, traffic impacts on the dangerously inefficient road accessing the project, and also the designed layout of the site, which seems designed to maximize the future growth potential of the site rather than minimizing the impacts of the current project on the adjacent neighborhood homes.

When there was no meeting date with county officials arranged after a couple of weeks we sent another letter to Fred Bicoy, dated October 28, 1992. A copy is attached as Exhibit B. This letter detailed our concerns more clearly, and the hui even drew up a site map to clearly indicate its position. Our concerns were based on our own limited information about the project since we had received no detailed description of the project.

On November 16, we had still not received any detailed information from the county, which is the applicant, from MEO who will operate and own the project, or from Molokai Ranch which is the entity that sold the property to MEO for the project. Therefore, we faxed a letter to Ms. Stephanie Aveiro, Director of Human Concerns for the County of Maui

(the applicant) and another letter was faxed to Mr. Ian Hurst, the top ranking official for the Ranch on Molokai. These letters are attached as Exhibits C and D respectively.

Both letters requested information. To date we have not received answers to these letters. As part of the applicant's responsibility to respond to comments made on the draft EA, we would like for both the applicant and Molokai Ranch to respond to the questions raised in these letters. We would also like an explanation why these letters were never answered especially after a meeting on November 18, 1992 at which were nine area residents, three officials from MEO, three county officials (Aveiro, Charles Jencks, Deputy Director of Public Works, and Brian Miskae, Director of Planning). Also present for Molokai Ranch was Ian Hurst, its chief operating officer.

At that meeting, there were some very constructive discussions on how resolutions to the neighborhood concerns could be reached. The meeting was taped. Unfortunately despite all the talk about "let's get together", the hui has heard nothing from MEO, the Ranch or the applicant.

As part of the applicant's response to the draft EA comments, we would like to know what negotiations have taken place between either the Ranch, MEO and/or Human Concerns, and the applicant or any other county department for the purpose of resolving the concerns outlined in the November 18 meeting agenda, which was prepared by the hui and used to conduct the November 18 meeting. A copy of the agenda is attached hereto as Exhibit E.

If there have been no negotiations, we feel this is a blatant breach of the "good faith" intentions expressed by all parties at the November 18 meeting to sit down and constructively negotiate resolutions to the concerns expressed by the neighborhood hui relative to the project. As part of the applicant's responses we would like to know why there were no negotiations.

On December 3 the applicant, represented by Stephanie Aveiro, said in a conversation with DeGray Vanderbilt that she was not going to "waste" any more time negotiating alternative solutions to the hui's concerns. Rather, she was going to wait to see what conditions the Molokai Planning Commission placed on the SMA permit and then negotiate only on those items. At the December 16 planning commission meeting, no recommendations were proposed to our planning commission by the planning department. As part of the response by the applicant to the EA draft comments, we would like to know if the applicant is still planning not to

negotiate with the hui until after the next planning commission hearing.

On December 3, I learned from MEO's Bill Bates that Stephanie Aveiro was going to meet with the planning director and go over the conditions the planning department would be recommending to the planning commission on December 16. We asked Aveiro if the hui could send a representative to that meeting. She said, "No, the meeting was only for her benefit, but that she would let us know if she received anything in writing from that meeting." We never heard from her about the meeting.

Attached as Exhibit F is a 5 page memo from the hui dated December 10, 1992 to planning director Brian Miskae apprising him of the hui's concerns about the December 7 meeting for the applicant to go over the conditions with the planning director and staff before our planning commission saw the conditions.

As part of the response to comment to the EA draft we would like Ms. Aveiro to explain the details of the discussions that took place at the December 7 meeting and also why reference to that meeting was not provided in the staff report that was submitted to our planning commission on December 16. We would also like to know the extent of any discussions the applicant has had with any other party in an effort to clarify or resolve any of the concerns listed in the December 10 fax. We asked for this information from Ms. Aveiro in a memo to her dated December 10, 1992 which is attached as Exhibit G (one page).

The hui has not heard from the applicant and only received a very general "acknowledgement of receipt" letter from the planning director, attached as Exhibit H (one page). As part of the response to the draft EA comments, we would like Mr. Miskae to provide a copy of the public hearing minutes or prepare a summary as to what discussions took place at the public hearing on the "merits" of our suggested conditions referred to in the hui's December 10 memo to Mr. Miskae, which also included by reference the conditions in the hui's November 28 letter to Mr. Bicoy.

In an effort to identify funds for a new access road to the project as proposed by the hui, we faxed a memo dated 11/20/92 to Mayor Linda Crockett Lingle attached as Exhibit I. We have had no response. The applicant received a copy of the memo. As part of its response to the draft EA comments we would like the applicant to respond to what happened to the \$300,000.

A couple of days after the public hearing the hui requested to be able to listen to the tape of the public hearing at the Molokai Planning Commission offices. The Molokai planning staff person contacted the Maui Planning Department to ask permission and that permission was refused. Mr. Clayton Yoshida of the Maui planning office said that the hui could not listen to the tapes until after the minutes were transcribed.

This seems counter to the law and general policy. If there is a county council meeting on a Friday morning, the county clerk's office has no problem allowing the public access to listen to those tapes in their offices on the same day of the hearing. As part of the response to the EA draft comments, we would like the applicant to clarify on what basis of law the tapes were withheld from the public.

The Hui had ask that the December 16 meeting be cancelled. This was not done. This was an important hearing and yet the planning department had failed to get the staff report and the proposed recommendations to our planning commission members and to the public in advance of the hearing. There was no way anyone had an opportunity to constructively testify or ask questions when the director's report -- and NO recommendations -- were presented to the public only 5 minutes before the hearing started.

As noted on the agenda for the November 18 meeting (Exhibit E) the Hui asked for the staff report and recommendations 2 weeks prior to the hearing date. As part of the applicant's response to the EA draft we would like to know if the planning commission and public can receive any amended staff report and recommendations 2 weeks prior to the continued hearing date.

We would also like the applicant to respond why the tape of the November 18 meeting cannot be transcribed by the staff person at the Molokai Planning Commission office. The information would be helpful to our planning commissioners. We would also like to know if the applicant is requesting a priority rush on the Nov. 18 public hearing minutes to be available to the public. The sooner this information is available to us, the more prepared everyone can be when the hearing continues.

Two memos one dated December 15, 1992 and the other December 16, 1992 are attached as Exhibits J (3 pages) and K respectively, and highlight the frustration with the project. The public should not have to go through this harassment. Such actions by the county clearly compromise the public's due process.

The county appears to have systematically tried to compromise our hui's due process by withholding information and making little effort to negotiate in "good faith." We would ask that the staff recommendations be made available two weeks before the continued hearing dates and that the minutes be available on or before that time to the public. We would like applicant to respond if this can be done, and if applicant is willing to delay the continued hearing so this information can be provided on a timely basis.

Other concerns with EA process and report:

* Regarding traffic - a study should be done on Kolapa. Traffic estimations in EA are inaccurate and need to be revised based on public hearing testimony. Also traffic count at Ala Malama needs to be done. How many cars come from youth center, swimming pool, tennis courts, Homepumehana (elderly home)? Also, the road dips and is of varying widths. Sun blindness occurs in the morning when children are crossing Kolapa to get to Kaunakakai School. Because of the sun, one resident ran into the back of an MEO school bus several years ago. It could have been a child. This should be in the report. Was traffic study done on Kolapa, if not it should be.

About the new access road, what negotiation has applicant had with other parties to resolve this? What are financing alternatives? Has the applicant had any discussion with Molokai Ranch since the Nov. 18 meeting? Can road be private or public? Has Ranch agreed to provide new easement? What is the cost of alternative road options from Kam Highway?

* Design of buildings and playground could not have been designed to have a more negative impact. Regarding playground noise: what is typical playground noise, how will it be monitored, who will check to see if noise level is maintained under DOH noise limits. What are DOH noise limits for playgrounds? Playground should be moved to front of building and vacant parking moved to currently unused portion of site. Can this be done?

* Regarding drainage, no effort has been made to control heavy water flow from north of project during big rains. What is the drainage plan for this area, and where is the water going to go that runs off the back roof? It was said that building couldn't be located in another area because of the need for a sewage lift station. Is this true? Could a lift station have functioned on the site? What would be the cost of a lift station? What would be the cost of lowering the roof of the building three feet?

Is the applicant contemplating any compensation to the property owners who have had their property values impacted negatively by the project? Does the applicant feel these values were lowered as a result of the project. If not why not?

If information being submitted by the planning department to the planning commission is not submitted on a timely basis (i.e two weeks prior to hearing) can the planning commission defer action? Does the applicant have any problem with the information being dispersed to the public two weeks ago, if the planning department can generate it on time? If yes, why?

One property owner in the neighborhood made a complaint to the state ombudsman's office several weeks ago. On November 15, 1992 information was faxed to that office (14 pages) to the attention of Susan Trent. She has been contacted several times and has given no response. She was asked to attend the December 16 public hearing, but did not attend. Has the applicant had any contact with the state ombudsman's office concerning the MEO project? If so what are the details of those contacts? Please respond.

Based on an earlier public hearing document, a county official made a statement that indicated that the transaction for the MEO land was conditioned upon the county not requiring Molokai Ranch to deed over to the county 110 acres of land in Maunaloa for low income housing. This land is shown on our community plan that was adopted in 1984. Is this true? The applicant, Human Concerns, has been in on the negotiations for these lands. What is the status of the County's efforts to secure the deed to this 110 acres as promised by the ranch several years ago? If the MEO parcel is tied to giving up 110 acres of land in Maunaloa, then this makes the land MEO received very costly to our community, and that fact should be noted in the final draft EA.

The hui appreciates the chance to respond to the draft EA, and hope that our comments will be respected and responded to in the appropriate detail. The process has been compromised enough for anything less than full disclosure when responding to the hui's comments.

Very truly yours,

DeGray Vanderbilt

Kolapa/ Kakalahale Streets Neighborhood Hui
DeGray Vanderbilt for the Hui
Box 1348
Kaunakakai, Molokai, Hawaii 96748

cc: OSP
OEQC

SENT BY:COUNTY MAUI PLANNING ; 1-28-93 ; 4:40PM ;

8082437634-BUS/ECON DEV-TOURISM:#71



DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

IX. RESPONSES

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Volunteer Action Division

Office on Aging

Printed on recycled paper





DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

January 28, 1993

Mr. Isaac Davis Hall
Attorney at Law
2087 Wells Street
Wailuku, HI 96793

Dear Mr. Hall:

Thank you for your comments dated December 21, 1992 on the Draft Environmental Assessment for the Molokai MEO facility project. The following are our responses to your comments, many of which will be incorporated into the Final Environmental Assessment.

The Department of Human Concerns is the Applicant and the Approving agency for the project.

The following is a list of agencies consulted:

Dept of Public Works
Dept of Fire Control
Dept of Parks & Recreation
Maui Electric Company
Dept of Transportation
Dept of Agriculture
Dept of Education
Dept of Water Supply

U.S. Army Corps of Engr
Dept of Health
Dept of Land & Natural Res
Historic Preservation Div
Dept of Acctg & Genl Svcs
Maui Urban Design & Rev Bd
Molokai Lanai Soil and Water
Conservation District

The project is located in the town of Kaunakakai on the island of Molokai, TMK 5-3-11:38, Lots 833-B and Lot 833-D. The site area consists of 1.628 total acres.

The purpose of the project is to provide Maui Economic Opportunity, Inc's (MEO) Molokai Branch with a new office building and a Headstart/Day Care facility. A high percentage of families on Molokai are unemployed and receive services in one way or another from MEO Molokai's Branch Office. The new facility would promote preschool education for youngsters approaching kindergarten age on Molokai.



For those parents seeking employment, education or training, the facility would provide beneficial and safe day care activities for their children.

Where previously child care was a barrier to those seeking employment, education and/or training, this alternative is available to those in the community who may want to pursue any of those goals.

The office building would include offices, restrooms, a snack area and storage. Its dimensions are: 74' x 42' x 16' high. The Headstart/Day Care facility includes a classroom area, restrooms and storage. Its dimensions are: 58' x 42' x 16' high. Both are well within the height limitations. The buildings will have TI-11 plywood siding as major external material and fiberglass roof shingles. The paint and roof color will be earth tones. There will be two (2) parking areas. The main parking lot will have 18 stalls and a loading area. A secondary parking area will be used for overnight mini bus parking and daytime overflow.

MEO did consider another alternate site which included a joint effort for an MEO/Senior/Youth facility located in the same general area. The initial site selected was located west of the Home Pumahana Elderly Housing Project and north of Kaunakakai School and is currently used as a soccer field. The land is owned by Molokai Ranch and discussions did not advance to the point where ownership issues were resolved. Interest in a joint project diminished and the project was not pursued. Funding became available to MEO from the State and a new project with a new project site in the same general area began. At this point MEO did not consider an alternate site. This particular site is owned by Molokai Ranch and agreement with them was easily reached. This location is centrally located for delivery of MEO's many services to the Molokai community and has all the advantages of an appropriately selected site. The project site is close to the center of town, government offices and the commercial area.

Location and site maps are being submitted along with a building construction plan.

The project borders a residential area located to the north and west of it. The Community Plan designation is Single-Family residential and the zoning is Interim. Interim zoning allows for publicly owned buildings and the proposed project is a publicly owned building. The project is consistent with the Community Plan designation and zoning.

The project does lie within the Special Management Area and the County has applied for an SMA permit.

A traffic study was done by MEO on Kolapa Drive. MEO's projections indicate that the project will generate an average of 93 trips per day when added to the existing traffic count. In comparison, if the property were developed as single-family as designated in the community plan, the traffic generated would be an estimated 120 trips per day. The majority of the traffic will be generated outside of the existing peak traffic hours. The traffic generated by the project will not conflict with the existing traffic patterns. To reduce the amount of traffic, MEO has committed to taking reasonable steps to reduce the impact of traffic in the neighborhood by considering to move its once a month surplus food distribution to the Mitchell-Pauole center, considering to restrict the number of bus trips into the project, review employee scheduling and inform visitors, parents and guests of alternate routes to the project.

That where possible Maui Economic Opportunity shall inform its employees, that unless there is a need to use Kolapa Place for pick-up or drop-off at Home Fumehana or residences along Kolapa Place, they should use the Ala Halama Avenue-Lepe Street-Kolapa Place route as a means of lessening traffic along the narrower sections of Kolapa Place.

Should these measures be unacceptable MEO could a) seek additional funds to improve the dirt road from Kam highway that passes the old slaughterhouse, (b) obtain the required easement from Molokai Ranch and (c) confine its use to Kam highway entrance/exit unless serving clients of Kolapa Place.

For reasons previously stated, the project would not increase ambient noise levels above what is specified as allowable in the community plan. Construction noise levels will be kept within the limits established by the Dept of Health and OSHA. The contractor plans to use properly muffled construction equipment and to follow the Dept of Health's curfew times.

The playground will likely generate typical children's playground noises. The outdoor play schedule within the fenced area will occur daily from 9:30-11:00am and 2:00-3:30pm. For a total of 3 hours, supervision of play activities will be provided to prevent excessive noise. At no time will the playground noise be constant and consistently high or considered detrimental to those in the surrounding area.

No additional classes other than the 2 planned for will occur at the site.

To decrease the impact on adjacent lots, the playground is set back twenty (20) feet from the property lines. Landscaping plans to further decrease the noise impact from the playground include plantings of hibiscus along the fence and wili wili trees roughly 3/4 up the embankment along the lot line between the existing neighbors. Should these mitigating measures be unacceptable, the playgrounds chain link fence could be removed and a solid fence be constructed.

A final possibility, should all of the above mentioned mitigating measures be unacceptable the playground could be moved to the front of the headstart building. Should this be necessary parking re-designed configuration would need to be made to the vacant portion of the property.

As noted in the topo map, the project site is situated at a level lower than the existing occupied lots. The height limit under current zoning is for two (2) stories or thirty (30) feet in height. The proposed project is sixteen (16) feet high and substantially lower than the allowed height. The typical set-back for residential is six (6) feet and the project's set-back is at twenty (20) feet. There is no indication that the real property values of the lots adjacent to the project would decrease.

With regard to the significance criteria, agency comments received indicate that the project is not located in a flood prone area, is not expected to have a significant impact on plant or animal life, does not presently have any rare or endangered plants or animals nor is it presently the habitat for any rare or endangered plants or animals. However, the project is located in an area with urban services such as roads, water, sewer, police, fire and medical readily available.

Pages 8 and 9 of the Draft Environmental Assessment provides an analysis on the affects of the various significant criteria.

SENT BY:COUNTY MAUI PLANNING ; 1-28-83 ; 4:43PM ;

8082437634-BUS/ECON DEV-TOURISM:#78

The County and MEO are committed to working with the community to address the concerns of the neighborhood and to provide a new facility which will continue to provide many needed services to the Molokai community.

Sincerely,

Stephanie Aveiro
Stephanie Aveiro

SA:mmc

cc: Brian Miskae, Dept. of Planning
Charlie Jenks, Dept. of Public Works
Bill Bates, Maui Economic Opportunity



DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7205

January 28, 1993

Mr. DeGray Vanderbilt
Kolapa/Kakalahale Streets Neighborhood Hui
Box 1348
Kaunakakai, Molokai, HI 96748

Dear Mr Vanderbilt:

Thank you for your comments dated December 23, 1992 on the Draft Environmental Assessment for the Molokai MEO facility project.

The following are our responses to your comments which we have limited specifically to the environmental assessment issues of traffic, noise and drainage as stated on page 5 of your letter.

A traffic study was done by MEO on Kolapa Drive. MEO's projections indicate that the project will generate an average of 93 trips per day when added to the existing traffic count. In comparison, if the property were developed as single-family as designated in the community plan, the traffic generated would be an estimated 120 trips per day. The majority of the traffic will be generated outside of the existing peak traffic hours. The traffic generated by the project will not conflict with the existing traffic patterns. To reduce the amount of traffic, MEO has committed to taking reasonable steps to reduce the impact of traffic in the neighborhood by considering to move its once a month surplus food distribution to the Mitchell-Pualele center, considering to restrict the number of bus trips into the project, review employee scheduling and inform visitors, parents and guests of alternate routes to the project.

That where possible Maui Economic Opportunity shall inform its employees, that unless there is a need to use Kolapa Place for pick-up or drop-off at Home Pumehana or residences along Kolapa Place, they should use the Ala Malama Avenue-Lepo Street-Kolapa Place route as a means of lessening traffic along the narrower sections of Kolapa Place.



Should these measures be unacceptable MEO could (a) seek additional funds to improve the dirt road from Kam highway that passes the old slaughterhouse, (b) obtain the required easement from Molokai Ranch and (c) continue its use to Kam highway entrance/exit unless serving clients on Kolapa Place.

For reasons previously stated, the project would not increase ambient noise levels above what is specified as allowable in the community plan. Construction noise levels will be kept within the limits established by the Dept of Health and OSHA. The contractor plans to use properly muffled construction equipment and to follow the Dept of Health's curfew times.

The playground will likely generate typical children's playground noises. The outdoor play schedule within the fenced area will occur daily from 9:30-11:00am and 2:00-3:30pm. For a total of 3 hours, supervision of play activities will be provided to prevent excessive noise. At no time will the playground noise be constant and consistently high or considered detrimental to those in the surrounding area.

No additional classes other than the 2 planned for will occur at the site.

To decrease the impact on adjacent lots, the playground is set back twenty (20) feet from the property lines. Landscaping plans to further decrease the noise impact from the playground include plantings of hibiscus along the fence and willi willi trees roughly 3/4 up the embankment along the lot line between the existing neighbors.

Should these mitigating measures be unacceptable, the playgrounds chain link fence could be removed and a solid fence be constructed.

A final possibility, should all of the above mentioned mitigating measures be unacceptable the playground could be moved to the front of the headstart building. Should this be necessary parking re-designed configuration would need to be made to the vacant portion of the property.

The project site is situated at a level lower than the existing occupied lots. The height limit under current zoning is for two (2) stories or thirty (30) feet in height. The proposed project is sixteen (16) feet high and substantially lower than the allowed height. The typical set-back for residential is six (6) feet and the project's set-back is at twenty (20) feet. Discussion with Jerry Neimeyer, our tax assessor who services the island of Molokai has indicated that the real property values of the lots adjacent to the project would not likely decrease.

Drainage on the proposed project site will be handled through the use of the natural slope of the land and with swales. The runoff on the property will be diverted by grading the site toward the front of the property into the silting basin. Areas left uncovered would be landscaped to prevent erosion and water runoff from the project will have very little affect on neighboring lots.

We will continue to address those issues that are appropriate to the Environmental Assessment and look forward to the community's opening of a facility which will bring many services to Molokai.

Sincerely,

Stephanie Aveiro
Stephanie Aveiro

SA:mmc

MEMO TO: FILES
FROM: Karen Mau
DATE: February 1, 1993
PROJECT: MEO Molokai Facility

Spoke with Ms. Stephanie Aveiro re agency comment letters included in Final EA. She stated that these letters were received in conjunction with the Special Management Area (SMA) permit application. The request for these comments were made by the Maui Planning Department with the Department of Human Concerns only receiving copies of any comment letters received. However, they will comply with all conditions stated in these letters.

Only two comment letters were received with regard to the Draft EA: one from Mr. Isaac Davis Hall and the other from Mr. DeGray Vanderbilt/Neighborhood Hui. Both of these letters were responded to. The Department of Human Concerns (both Ms. Aveiro and Mr. Henry Oliva) agreed to send OEQC, as all other reviewers receiving the Final EA, a copy of the exhibits referenced in the Neighborhood Hui's letter.

01/29/93

14:28

Kalen: did Maui Planning Dept agree?

001

B

JANUARY 29, 1993

SENT BY FAX TO

586-2452 - 6 PAGES

MR. BRIAN CHOY

DIRECTOR, OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OF THE STATE DEPT. OF HEALTH

HONOLULU HI 96813

RE: Negative declaration letter and final environmental assessment document submitted by County of Maui Department of Human Concerns as applicable to MEO office complex and pre-school facility built without OMA Permit

DEAR MR. CHOY:

PLEASE EXCUSE THIS LETTER BEING HANDWRITTEN, BUT A TYPEWRITER WAS NOT AVAILABLE TO US ON SHORT NOTICE.

AFTER A TALK WITH YOUR OFFICE THIS MORNING, WE FELT IT WAS IMPORTANT TO PUT OUR THOUGHTS REGARDING THE SUBJECT IN WRITING TO YOUR OFFICE.

MEMBERS OF OUR KOLAPA/KAKALAHALE STREETS NEIGHBORHOOD HUI, WHO ARE IMPACTED BY THE SUBJECT ARE CONCERNED. PROTECT, A ABOUT WHAT SEEMS TO BE THE COUNTY OF MAUI'S CONTINUED EFFORTS TO COMPROMISE THE INTEGRITY OF THE HIS PROLESS PORTION OF THE COASTAL ZONE MANAGEMENT LAWS.

OUR HUI MEMBERS ARE NOT LAWYERS, BUT OUR UNDERSTANDING OF THE PROCESS IS THAT THE COUNTY

PAGE 2
MR. BRIAN CHOY
JANUARY 29, 1993

WAS SUPPOSE TO SUBMIT ITS NEGATIVE DECLARATION AND FINAL EA DOCUMENT TO YOUR OFFICE BY 4:30 P.M. ON JANUARY 27, 1993 IN ORDER TO HAVE IT PUBLISHED IN YOUR OFFICE'S FEBRUARY 8, 1993 BULLETIN .

WE ALSO WERE UNDER THE ASSUMPTION THAT THE FINAL EA SUBMITTED TO YOUR OFFICE WOULD AT LEAST INCLUDE THE FULL TEXT OF OUR HUI'S COMMENTS ON THE DRAFT EA, ESPECIALLY WHEN THE FULL TEXT IS SO IMPORTANT TO THE INTEGRITY OF OUR COMMENTS FOR THOSE REVIEWING THE FINAL EA AND BEING ASKED TO MAKE A FAIR DECISION ON THE "AFTER THE FACT" ~~FOR~~ SMA APPLICATION FILED BY THE COUNTY. AS YOU KNOW OUR COMMENTS WERE FILED ON A TIMELY BASIS (BY DEC. 23, 1992) BASED ON THE COMMENT PERIOD AFFORDED TO OUR HUI UNDER THE EIS PROCESS ADMINISTERED BY YOUR OFFICE .

THE COUNTY OF MAUI DEALS WITH THE EIS PROCESS ON A REGULAR BASIS, AND THEY SHOULD KNOW AND RESPECT THE INTENT OF THE RULES. UNFORTUNATELY, THE COUNTY'S RECENT SELF-SERVING ACTIONS APPEAR DESIGNED TO CONTINUE THE EFFORT ON THIS APPLICATION TO COMPROMISE THE SPIRIT AND INTENT OF THE EIS PROCESS BY MANIPULATING THINGS AT THE

Page 3
MR. BRIAN CHOY
JANUARY 29, 1993

LAST MINUTE TO MEET YOUR NEXT PUBLICATION DATE
OF FEBRUARY 8TH, BY;

a) SUBMITTING TO YOUR OFFICE BY FAX AROUND
4:30 PM ON THE JANUARY 27 DEADLINE DATE THEIR
NEGATIVE DECLARATION LETTER WITHOUT THE FINAL
ENVIRONMENTAL ASSESSMENT DOCUMENT AND WITHOUT
PROVIDING A COPY TO OUR HUI, AND

b) SUBMITTING TO YOUR OFFICE BY FAX AT
AROUND 4:30 THE FOLLOWING DAY, JANUARY 28 THEIR
FINAL EA DOCUMENT, WHICH FAILED TO INCLUDE A
MAJOR, CRITICAL PORTION OF OUR DRAFT EA
COMMENTS, AND WITHOUT PROVIDING OUR HUI A
COPY OF WHAT THEY SUBMITTED TO YOU. IT
SEEMS TO US THAT THE COUNTY'S FINAL EA, AS
SUBMITTED JAN. 28, IS INCOMPLETE. WE BELIEVE
THE COUNTY DELIBERATELY PULLED THIS LAST MINUTE
STRATEGY TO DILUTE THE EFFECTIVENESS OF
OUR HUI'S COMMENTS FOR THOSE DECISION MAKERS
REVIEWING THE FINAL EA.

THE IMPORTANT EXHIBITS ~~WAS~~ TO OUR
HUI'S COMMENTS, WHICH WERE NOT INCLUDED BY THE
COUNTY IN ITS FINAL EA, EXPLICITLY INDICATE THE

PAGE 4
MR. BRIAN CHOY
JANUARY 29, 1993

INTEGRITY AND SINCERITY OF OUR CONTINUED EFFORTS SINCE OCTOBER 14, 1992 TO AMICALLY RESOLVE THE IMPACTS OF THE ILLEGAL PROJECT ON OUR RESIDENTIAL NEIGHBORHOOD, AND ALTHOUGH OUR EFFORTS TO DATE HAVE BEEN UNSUCCESSFUL WE FEEL IT IS VERY IMPORTANT TO HAVE THE INTEGRITY OF OUR EFFORTS CLEARLY REFLECTED IN THE FINAL EA FOR THE BENEFIT OF THE DECISION MAKERS RELYING ON COMPLETENESS AND ACCURACY OF THIS DOCUMENT IN THEIR ATTEMPT TO REACH A FAIR RESOLUTION OF THE MATTER.

SINCE WE WERE NOT PROVIDED A COPY OF THE DOCUMENTS SUBMITTED TO YOUR OFFICE BY THE COUNTY ON THE 26TH AND 27TH OF JANUARY, WE WOULD NOT HAVE KNOWN ABOUT THE FINAL EA CONTAINING ONLY A PORTION OF OUR DRAFT COMMENTS, UNLESS WE HAD CALLED YOUR OFFICE.

THE COUNTY HAS TRIED TO COMPROMISE OUR EFFORTS, ON SEVERAL OCCASIONS DURING THE PROCESS. THEY HAVE ALSO ATTEMPTED TO COMPROMISE THE INTEGRITY OF OUR PLANNING COMMISSION BY KNOWINGLY SCHEDULING TWO PUBLIC HEARINGS, ONE ON DECEMBER 20, 1992 AND ONE ON JANUARY 20, 1993, BEFORE

PAGE 5
MR. BRIAN CHOY
JANUARY 29, 1993

THE REQUIRED EIS PROCESS FOR THE APPLICATION WAS COMPLETE. IN THE CASE OF THE DEC. 16, 1992 HEARING, THE COMMENT PERIOD ON THE DRAFT EA HAD NOT EVEN BEEN COMPLETED. IN BOTH CASES OUR HWI URGED THE COUNTY TO NOT HAVE THE HEARINGS UNTIL THE FINAL EA DOCUMENT WAS AVAILABLE. THE COUNTY IGNORED OUR REQUESTS.

FORTUNATELY, OUR MEDICAL PLANNING COMMISSION DID NOT MAKE A DECISION ON EITHER DATE. ON DEC. 16 NO DECISION WAS MADE ON ADVICE OF THE COUNTY'S CORPORATION COUNCIL. NO DECISION WAS MADE AT THE JAN. 20, 1993 MEETING BECAUSE OUR HWI FILED A FORMAL PETITION TO INTERVENE AND THE PLANNING COMMISSION CHAIRMAN SAID THAT SINCE THE INTERVENTION PETITION WAS NOT ON THE AGENDA THE COMMISSION COULD NOT MAKE A DECISION TO ALLOW IT OR NOT, AND FOR THE COMMISSION TO MAKE A DECISION ON THE SMA APPLICATION WOULD EFFECTIVELY DENY THE HWI'S REQUEST TO INTERVENE.

PLEASE DON'T ALLOW THE COUNTY TO COMPROMISE YOUR OFFICE'S IMPORTANT ROLE IN THE PROCESS WITH THEIR LAST MINUTE ANTICS WHICH

PAGE 6
MR. BRIAN CHOY
JANUARY 23, 1993

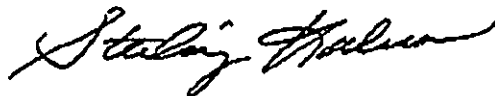
SEEM THE RESULT OF A LESS THAN ETHICAL STRATEGY BY THE
COUNTRY
^ RATHER THAN OUT OF IGNORANCE OF THE PROCESS.

PLEASE REQUIRE THEM TO INCLUDE OUR
COMPLETE COMMENTS ON THE DRAFT EA AS PART OF
THE FINAL EA. IF THIS MEANS THE FINAL
EA IS NOT PUBLISHED UNTIL FEBRUARY 23, 1993
THIS SEEMS A SMALL PRICE TO PAY TO PROTECT
THE INTEGRITY OF YOUR OFFICE'S ADMINISTRATIVE
RESPONSIBILITIES TO THE PROCESS AND THE PROCESS
ITSELF.

THANK YOU FOR ANY ASSISTANCE YOUR OFFICE
CAN PROVIDE TO OUR REQUEST.

SINCERELY,

KOLAPA / KAIKALAHALE STREETS NEIGHBORHOOD HUI.



By STERLING KALUA, HUI member and NEIGHBORHOOD
RESIDENT.

CC: OFFICE OF STATE PLANNING. BY FAX 587-2009