

LINDA CROCKETT LINGLE  
Mayor



BRIAN W. MISKAE  
Planning Director

**COUNTY OF MAUI  
PLANNING DEPARTMENT**

250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

June 15, 1993

RECEIVED

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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

Dear Mr. Choy,

Subject: Negative Declaration for the Proposed Haiku Road  
Subdivision

On May 8, 1993, notice of availability of the draft environmental assessment for the subject project was published in the OEQC Bulletin. The thirty day comment period ended on June 7, 1993. No comments were received.

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

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

Should you have any questions on this matter please contact Mr. Bill Medeiros of this Department.

Yours truly,

A handwritten signature in dark ink, appearing to read "Brian Miskae".

BRIAN MISKAE  
Planning Director

cc: Bill Medeiros

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1993-07-08-MA-FLA-Haiku Road Subdivision

JUL - 8 1993

FINAL ENVIRONMENTAL ASSESSMENT

In the matter of the Application of

**NELSON ARMITAGE**

To Obtain an Environmental  
Assessment (EA) for the proposed  
Haiku Road Subdivision, Maui  
Tax Map Key 2-7-10: 77  
at Haiku, Island of Maui,  
County of Maui, State of Hawaii.

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**THE APPLICANT**

NELSON ARMITAGE  
P.O. Box 591  
Haiku, Hawaii 96708

**THE APPLICATION**

This matter arises from an application for an environmental assessment (EA) filed on December 29, 1992, pursuant to Chapter 200, Environmental Impact Statement Rules of the Department of Health, State of Hawaii, by Nelson Armitage ("Applicant"), on approximately 4.06 acres of area in the Paia/Haiku Community Plan Region, situated on Haiku Road, Island of Maui, County of Maui, identified as Maui Tax Map Key No.: 2-7-10: 77 (hereinafter the "Property").

**PURPOSE OF THE APPLICATION**

The Applicant is requesting an environmental assessment (EA) for a proposed residential subdivision of approximately 14 lots.

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

**APPROVING AGENCY**

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

**CONSULTING AGENCIES**

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

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

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

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

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

**GENERAL DESCRIPTION**

**Description of the Property**

1. The Property, which is approximately 4.06 acres, is identified as Maui Tax Map Key Number: 2-7-10: 77, Haiku, Maui, Hawaii.

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

- a. State Land Use District: Agriculture
- b. Paia/Haiku Community Plan: Agriculture
- c. Zoning: Agriculture
- d. Special Management Area: No
- e. Flood Insurance Rate Map Designation: Zone C

3. The Surrounding Land Uses are as follows:

- a. South: Rural Residences (across Lowrie Ditch)
- b. West: Single Family Residences
- c. North: Single Family Residences
- d. East: Single Family Residences

The Property is located on the South side of Haiku Road, near it's intersection with Kauhikoa Road. The existing area is comprised primarily of plantation era houses. Parcels across the street from the Property on Haiku Road range in size from approximately 10,000 to 24,000 square feet. On the West side of the intersection of Haiku and Kauhikoa Roads is a plantation camp comprised primarily of lots ranging between 3,000 to approximately 5,000 square feet in size. Further South along Kauhikoa Road area a variety of Rural lot subdivisions and residences.

Haiku Town is approximately 1/3 mile to the West. Established uses include retail stores, a post office and an old cannery and packing building, which have been renovated for light industrial and retail operations. Toma's Garage, an established gasoline and service station, is directly across Haiku Road, near the North East corner of the Property.

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

4. The Property is currently undeveloped.

5. Existing Services:

a. Water:

The Property and surrounding area are presently served by the County of Maui municipal water system, which is comprised of 6-inch (along Haiku Road) and 4-inch (along Kauhikoa Road) mainlines.

Fire protection is presently available at two existing hydrants immediately across Haiku Road from the Property.

b. Sewers:

Currently, there is no municipal sewer system in the area. The Applicant and future home builders would have to comply with State Department of Health regulations regarding the provision of on-site individual treatment systems.

c. Roadways:

Vehicular access to and from the proposed lots would be via a cul-de-sac which would connect to Haiku Road. Haiku Road and Pauwela Road are the primary accesses to the Haiku area from Hana Highway.

d. Drainage:

The Property drains by surface gravity flow to Haiku Road and then to Pauwela Gulch to the East of the Property.

e. Solid Waste Disposal:

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

f. Utilities:

Electrical Service would be provided by Maui Electric Company's existing system in the area.

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

g. Recreational Services/Resources:

The nearest recreational facility is at Haiku School and the Haiku Community Center, approximately 1 mile from the Property.

h. Police and Fire Protection:

Since there would be only a modest increase in resident population as a result of the project, it is anticipated that existing police and fire protection services would be available to support the proposal.

i. Schools:

The proposal is not expected to have significant impact on schools which service the area.

**DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The Applicant proposes to subdivide the Property into approximately 14 residential lots, with a minimum lot size of approximately 10,000 square feet, and to provide all necessary improvements to support future residential development. Figure 2 is a preliminary subdivision map.

**AFFECTED ENVIRONMENT**

**Archaeological, Cultural or Historical Resources**

Based on the Property's location and proximity to the nearby plantation camp, there exists the potential that plantation era artifacts may be found within the Property. This would be unlikely if the site had been under pineapple cultivation as was most of the surrounding area. A field investigation has shown no visible evidence of archaeological remains and there are no recorded burials within the Property boundaries. Furthermore, there are no

registered historic sites on this or any surrounding properties. Contact has been made with the State Historic Preservation Division and all applicable requirements and mitigation measures would be complied with.

#### **Impacts on Infrastructure and Services**

##### **a. Water:**

Preliminary discussions with the Department of Water Supply indicate that county services are available to serve the proposed subdivision. All necessary improvements to service the subdivision would be made by the Applicant.

##### **b. Sewers:**

As noted above, the proposed project would comply with Department of Health Rules and Regulations regarding wastewater disposal.

##### **c. Roadways:**

No significant increase in traffic is anticipated as a result of the subdivision. All roadway widening requirements would be met and there should be no significant adverse impacts on the transportation system in the area.

##### **d. Drainage:**

No impacts on adjacent properties are anticipated.

##### **e. Solid Waste Disposal:**

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

##### **f. Utilities:**

Utilities are available to serve the proposed subdivision.

g. Recreational Services/Resources:

The Property is within proximity to Haiku School. Other recreational facilities are available in the Paia region. The anticipated increase in resident population is not expected to adversely impact existing recreational resources.

h. Police and Fire Protection:

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

i. Schools:

Fourteen additional residential lots should have no significant adverse effects on schools which service the area.

Impacts on Environment

a. Soils/Topography:

Soils on the site are of the Haiku Series and are rated C by the Land Study Bureau's Agricultural Productivity Rating. Slopes on the Property are gentle to moderate.

b. Erosion/Flood Hazards:

Haiku Soil Series are considered well drained and stable. The relatively low density of the proposed development would minimize potential run off.

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



According to the U.S. Army Corps of Engineers' Flood Insurance Rate Map, 1980, all of the subject property is located within Zone C, indicating that it is in an area of minimal flooding.

c. Air Quality:

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

d. Noise Impacts:

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

e. Water Quality:

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

f. Vegetation/Animal Life:

Vegetation consists primarily of pasture grasses and guava trees. Animal life is limited to mongoose, rats and birds common to the area. There are no known unique or endangered plant or animal species presently on the Property.

g. The proposed development would not affect major views in the area.

### **Socio-Economic Impacts**

The proposed project would provide an opportunity for area residents to develop affordable housing. At full build out, it would result in a small increase in population and in the housing inventory. It would also provide some short-term employment opportunities during site preparation and, later, during residential development. It can be anticipated that full development of the Property for residential use would result in some increased tax revenues.

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

### **Compliance with Government Statutes, Ordinances and Rules**

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

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

An appropriate zone change to permit residential use.

Subdivision approval.

A State District Boundary Amendment from Agriculture to Urban.

#### MITIGATION MEASURES AND ASSESSMENT FINDINGS

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

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

The Property contains no known natural or cultural resources. As discussed previously, it is not anticipated that significant archaeological resources exist on the Property. However, applicable procedures from the State Historic Preservation Office would be followed.

Curtails the range of beneficial uses of the environment.

The proposed action would provide a beneficial use of the environment through the development of residential units. The range of potential uses for the Property include open space, agriculture and residential use. Soils on the Property are rated C by the Land Study Bureau, which indicates that the Property may be suitable for pineapple cultivation or grazing. The parcel's size and proximity to existing single family residences, however, make intensive agricultural use of the Property problematical.

Housing is considered a beneficial use for the Property, especially since it is currently privately-owned, undeveloped and underutilized. Its proximity to immediately adjacent urban zoned and residentially developed properties makes a change to a residential designation a reasonable alternative to the current Agricultural designation. It should also be noted that there are ample Agricultural lands within the region and a lack of vacant residentially designated areas.

Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders.

The Property is well-suited for a small, low-density

residential development and, with the mitigation measures proposed, future subdivision and construction on the Property should not result in any conflicts within the immediate environmental vicinity or with state policies or goals.

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

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

**Substantially affects public health.**

The proposed subdivision would not substantially affect public health and all relevant regulatory requirements would be met.

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

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

**Involves a substantial degradation of environmental quality.**

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

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

The proposed subdivision does not involve a commitment for larger development actions, is limited to the Property subject to this request for assessment, and is not considered to have significant, adverse effects on the environment. The requested single family designation would be consistent with adjacent designations. Lowrie Ditch to the South, provides an obvious boundary for urban growth. Thus, the request would not result in urban sprawl.

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

Existing flora and fauna on the Property are common to the area and there are not known unique or endangered species or habitats which would be affected by the proposal.

Detrimentially affects air or water quality or ambient noise levels.

Long-term air quality and noise levels are not expected to be significantly affected by the subdivision proposal. Because only 14 lots are proposed, traffic, as a major air and noise pollutant, would not be a significant factor in this case. Short-term effects on air and noise quality would be mitigated by standard construction methods. Erosion-control during site preparation and drainage improvements would mitigate any potential effects on off-site water quality.

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

There are no environmentally sensitive areas which would be affected by the proposed project.

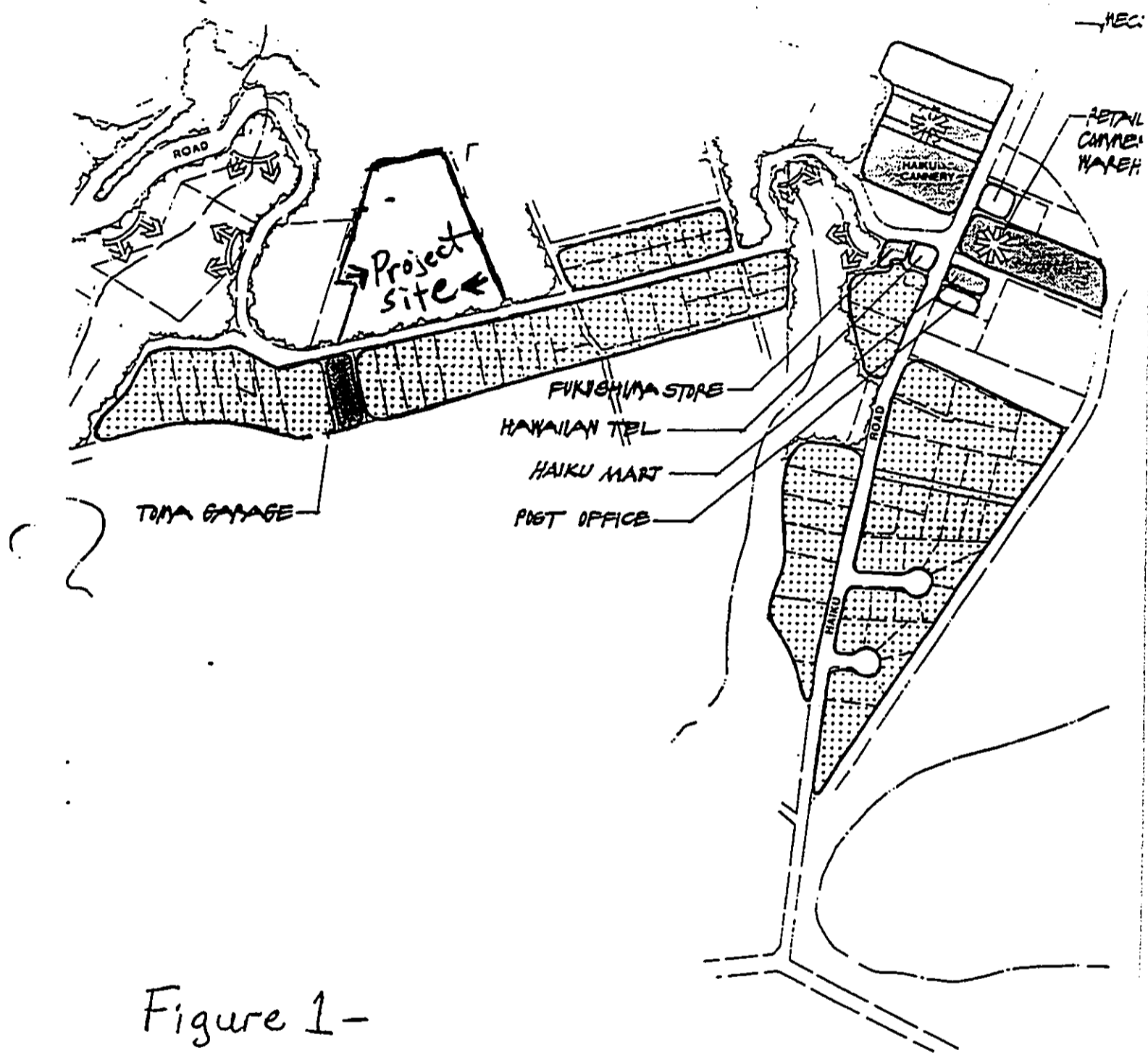


Figure 1-  
Location Map

HAIKU INVENTORY AND ANALYSIS MAP  
 PAIA-HAIKU  
 COUNTRY TOWN GUIDELINES  
 HAWAII, HAWAII  
 PBR  
 HAWAII

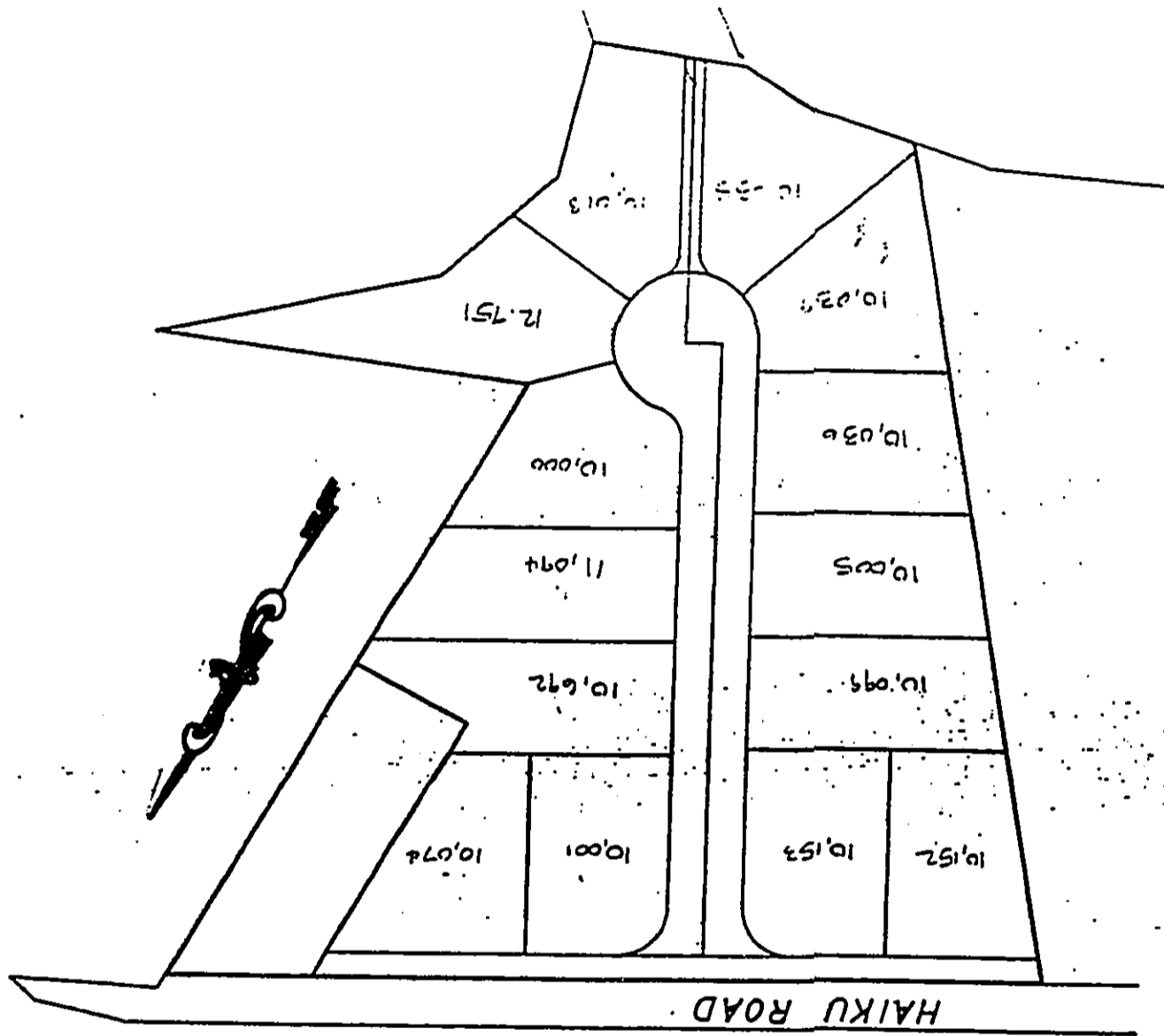


Figure 2