

1995-06-08-MA-FAA-Lokahi Pacific Affordable Rental Apartments - Land Acquisition JUN 8 1995

FINAL ENVIRONMENTAL ASSESSMENT

FOR THE

LOKAHI PACIFIC AFFORDABLE RENTAL APARTMENTS
LAND ACQUISITION
WAILUKU, MAUI HAWAII
(TMK 3-4-11:12)

Proposing Agency:
County of Maui
Community Development Block Grant Office

Responsible Officer Nolan G. Perreira 5/23/95
Nolan G. Perreira Date

This document was prepared pursuant
to Chapter 343, HRS

MAY 1995



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REFERENCES

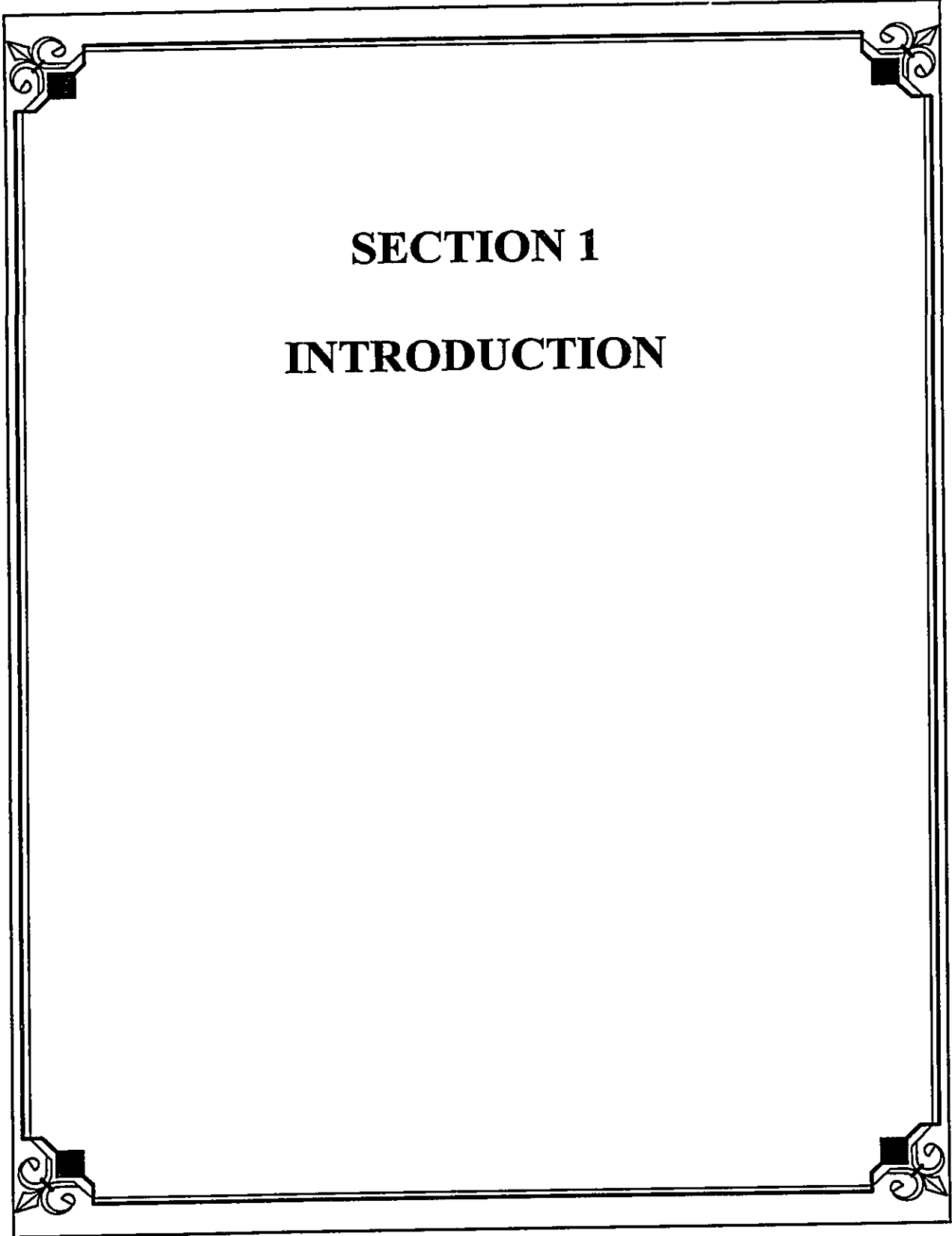
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OUTGOING LETTERS

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SECTION 1
INTRODUCTION

SECTION 1
INTRODUCTION

Maui Aids Foundation, Women Helping Women, and Lokahi Pacific, Maui non-profit agencies propose a collaborative effort to develop an affordable rental apartment complex for persons with HIV/AIDS, battered women leaving the emergency shelter, and disabled individuals in need of affordable rentals.

1.1 APPLICANT/PROPOSING AGENCY

County of Maui, Office of the Community Development Block Grant Coordinator.

1.2 APPROVING AGENCY

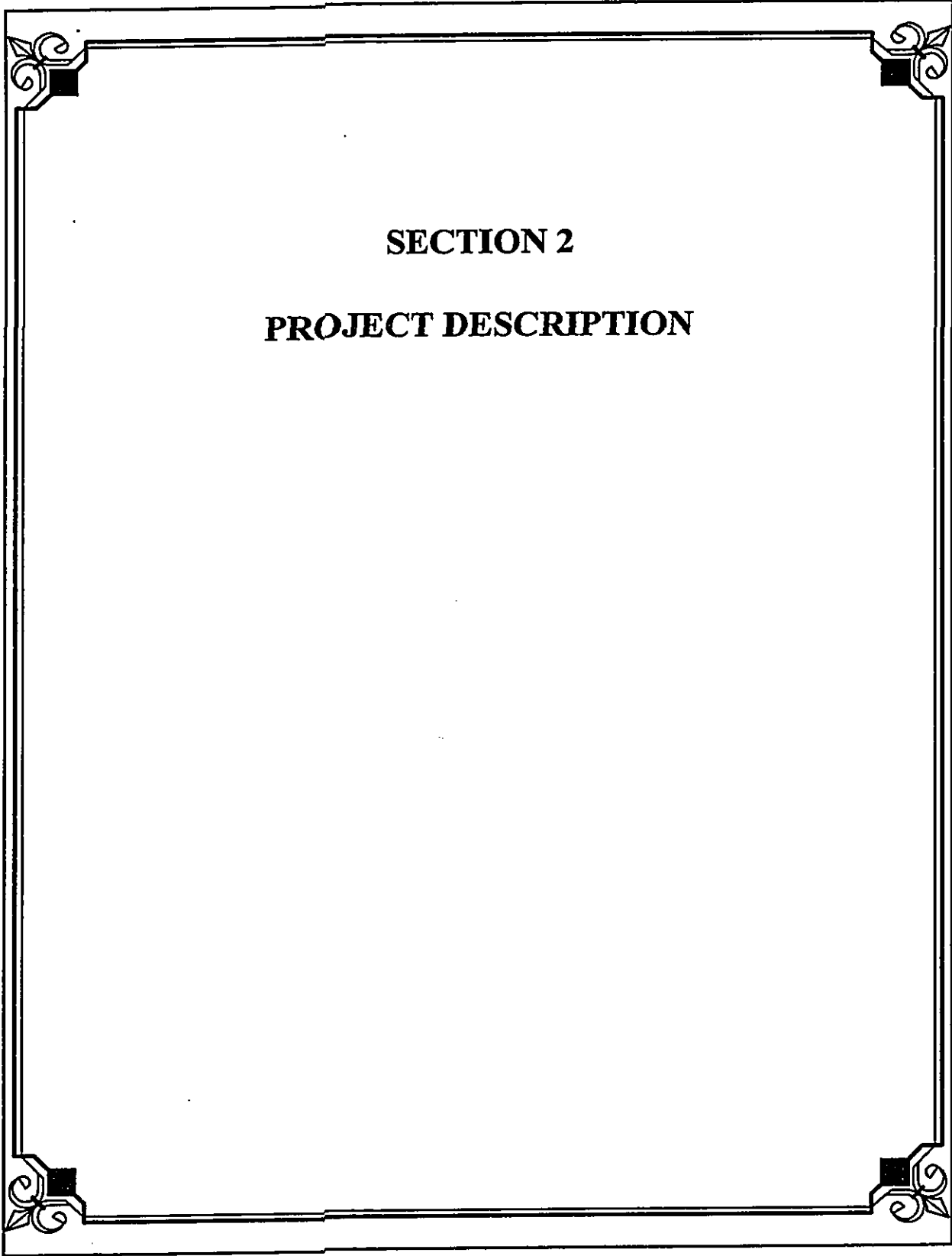
County of Maui, Office of the Community Development Block Grant Coordinator.

1.3 AGENCIES CONSULTED IN MAKING THE ASSESSMENT

1. Clean Air Branch, State Department of Health
2. Solid and Hazardous Waste Branch, State Department of Health
3. Noise and Radiation Branch, State Department of Health
4. State Historic Preservation Division, State Department of Land and Natural Resources
5. County of Maui, Department of Public Works and Waste Water
6. County of Maui, Department of Planning
7. County of Maui, Department of Fire Control
8. County of Maui, Department of Water Supply

Letters of correspondence with the agencies consulted are included in the Appendix.

Consultations have also been held with the owners and operators of the adjacent buildings, as well as with the Director of the Wailuku Main Street Association. Their comments have been summarized by the acting project architect and are included in the appendix.



SECTION 2
PROJECT DESCRIPTION

SECTION 2

PROJECT DESCRIPTION

The project will include the acquisition of a 58,487 square foot site and the construction of three (3) low-rise buildings for 20 apartment units consisting of 16 one-bedroom units and 4 two-bedroom units, as well as 6,000 square foot of office space. Expected average resident occupancy is 20 persons. The office space will accommodate the three non-profit agencies involved, in order to provide service to their clients. Approximately 15 employees will work on site. Parking will be provided on site and primary access will be from Wells Street.

2.1 LOCATION OF THE PROJECT

The site is located at 1935 Main Street in the town of Wailuku, in the Wailuku District of Central Maui, as shown in Figure 2-1. The town of Kahului is immediately to the east of the site, while Kihei is to the southeast. The project is bordered by the West Maui mountain range to the north. The site can be accessed from Main Street and from Wells Street, as is shown in Figure 2-2. The Tax Map Key number for the project site is 3-4-11:12. The general layout (plan and elevation) of the proposed project are shown on Figures 2-3 and 2-4.

2.1.1 Land Ownership

The project site will be owned in fee by Kaho'okammali, Incorporated, a not-for-profit corporation whose board of directors are chosen from the Maui Aids Foundation, Women Helping Women, and Lokahi Pacific.. There is currently an accepted offer in escrow awaiting a release of funds, contingent on acceptance of this Environmental Assessment and the Negative Declaration.

2.1.2 Land Use

Land use around the project site varies from parcel to parcel. The area includes commercial uses, retail business locations, a residential and business condominium, and residences. A community park (Wailuku County Park) is located across the site on Wells Street.

2.1.3 Applicable Government Permits

The following permits and approvals will be required for the project:

- State Department of Health National Discharge Elimination System Federal Permit. (Hydrotesting and Construction Dewatering)
- Grading/Grubbing Permit
- County of Maui Building Permit

**FIGURE 2-2
PROJECT SITE LOCATION**

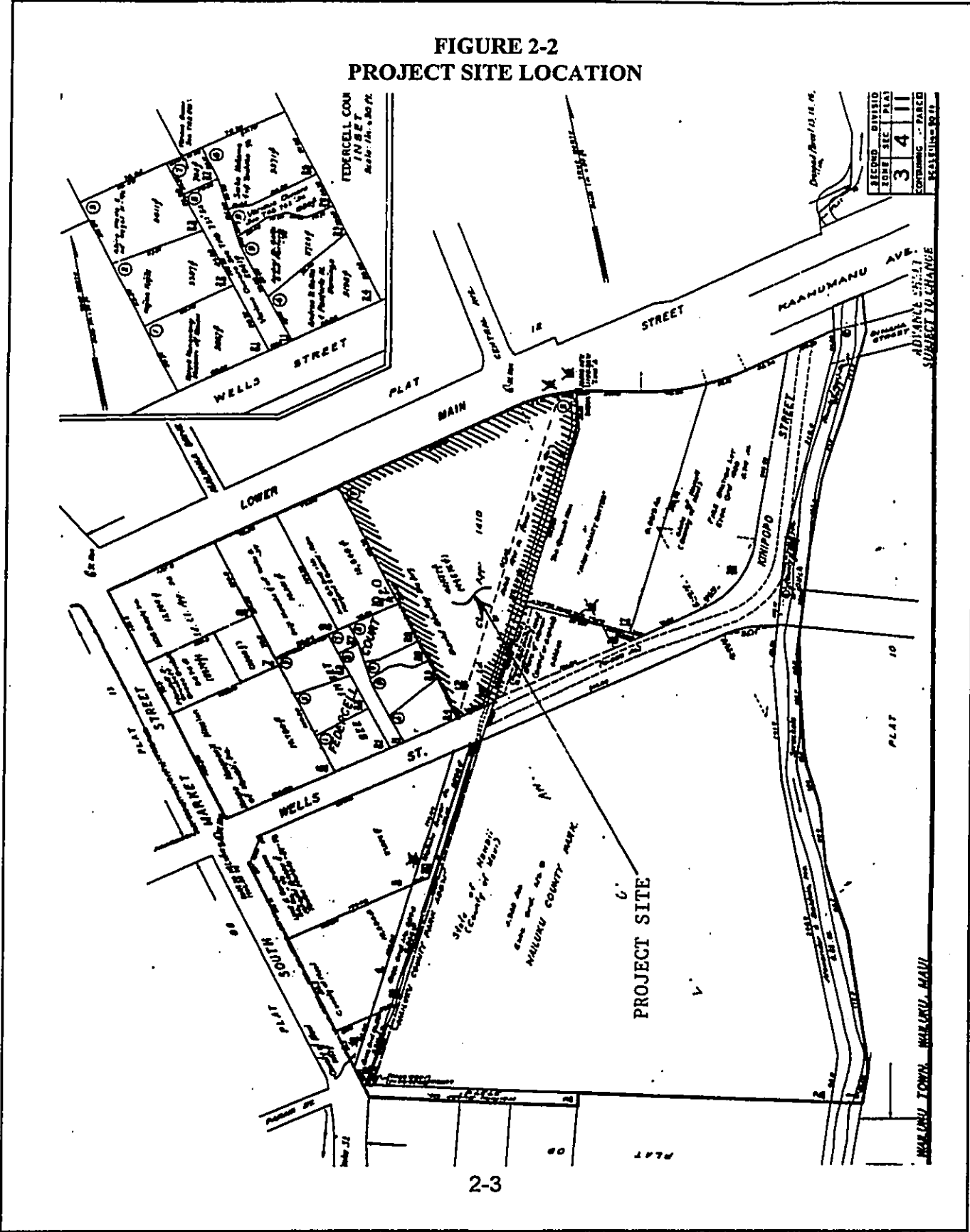


FIGURE 2-3
PROJECT LAYOUT - PLAN

Bayless Architects
200 Main Street, 2nd Floor
Waikiki, Hawaii 96819

Lokahi Pacific
Waialuku
Development



Architect
[Signature]

Scale: 1/8" = 1'-0"

North Arrow

Sheet No. 2-4

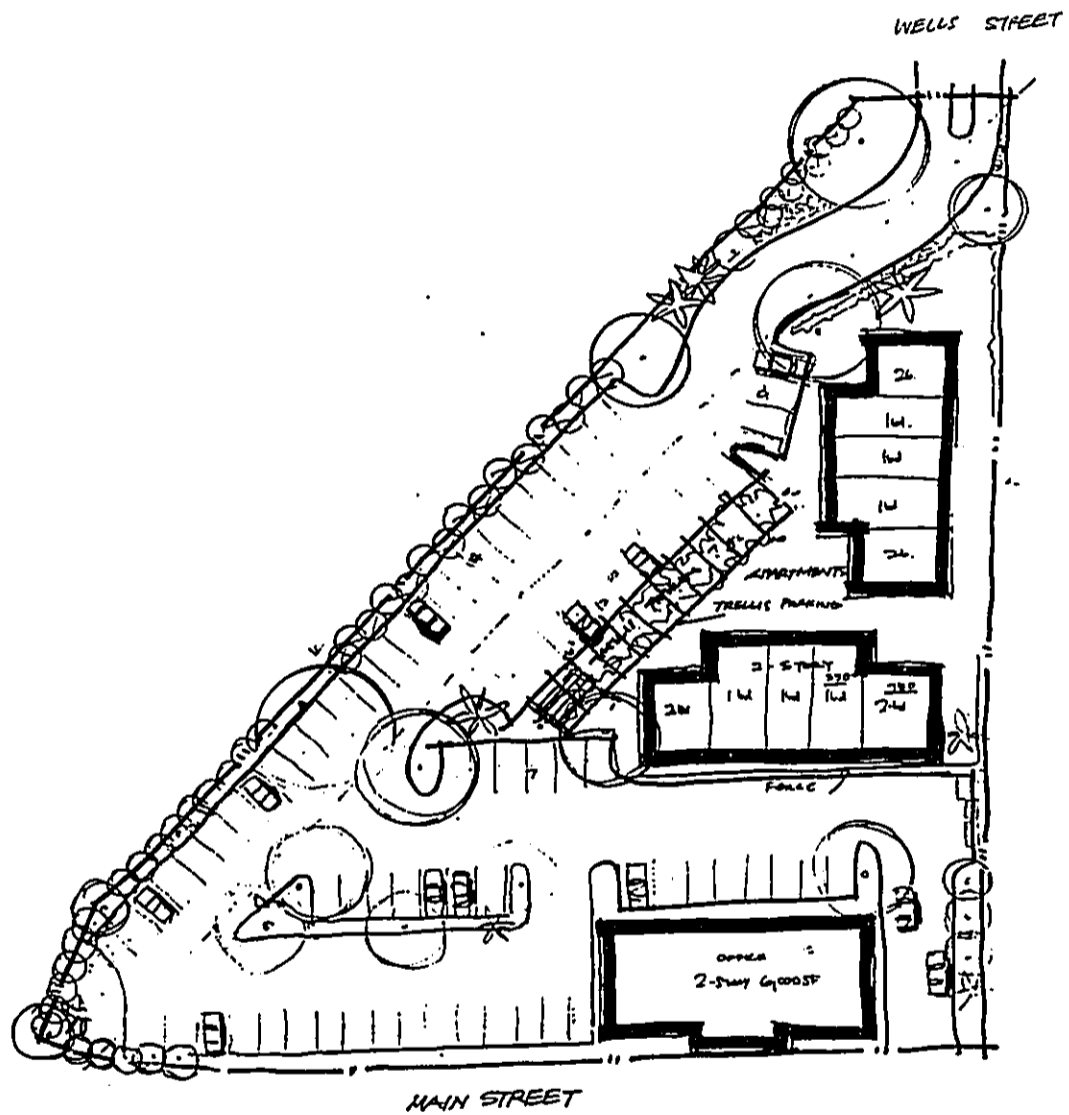
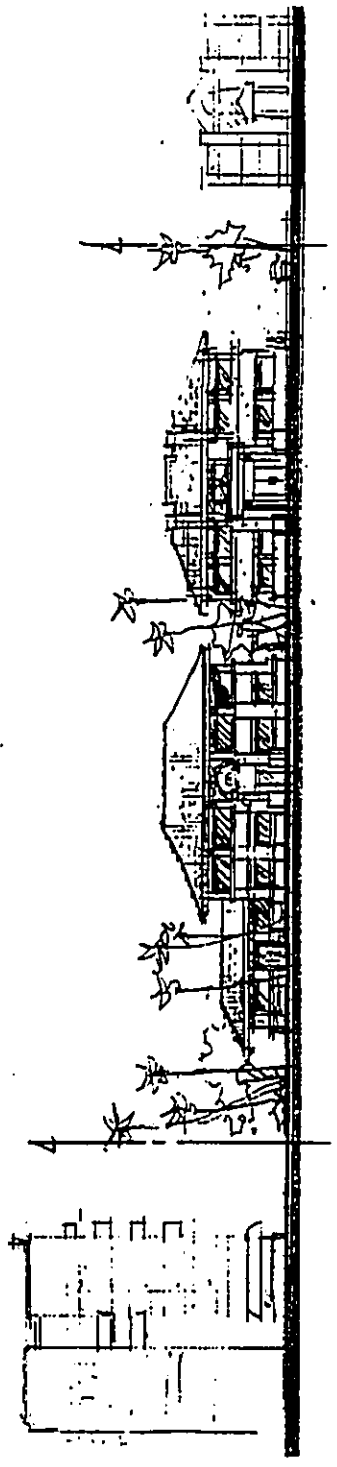


FIGURE 2-4
PROJECT LAYOUT - ELEVATION


Bayless
Architects
205 Main Street, 2nd Floor
Woburn, MA 01897


I hereby certify that I am a duly Licensed Professional Engineer in the State of Massachusetts, and that I am the author of the design and drawings herein.
Michael J. Bayless
Professional Engineer
No. 12345
Exp. 12/31/2025

Project Name
Date
Scale



MAIN STREET ELEVATION

2.2 **PROPOSED IMPROVEMENTS**

The proposed improvements will have a minor and temporary effect on the roadway entry and exit points on Main Street and Wells Street. A specific improvement to the roadway consist of dedication to the county of a 10 to 12 foot wide roadway widening lot along the Wells Street portion of the property. However no roadway work is intended at present on that lot. It is likely that this access will require repaving as a temporary action, and there will be minor effects on traffic as a result of that work. The Main Street access will be relocated and improved, with the details of that work not yet defined, though no significant impact is expected. At present there are no plans to improve water, sewer, electrical or drainage infrastructure.

2.3 **DEVELOPMENT SCHEDULE AND COST**

Commencement of the improvements will be contingent upon satisfying license and permit requirements. The project schedule has yet to be determined, however the intent is to begin construction at the earliest possible date.. The estimated cost of the proposed project is \$ 4,440,000.

2.4 **NEED FOR THE PROJECT**

The "Kaho' okamamalu" Project is a unique collaborative effort to provide permanent housing, with supportive services, to three special needs groups for which housing placement is particularly difficult: Low income disabled, persons with HIV/AIDS, and battered women moving from shelters to more permanent housing. These groups are particularly vulnerable to homelessness and risk of homelessness. This project is intended to address their needs.

SECTION 3
EXISTING CONDITIONS

SECTION 3

EXISTING CONDITIONS

3.1 EXISTING LAND USE DESIGNATIONS

The land use designations of the proposed site are governed by the State of Hawaii and the County of Maui as follows:

- 1) State Land Use District Boundary Designation: Urban, as included in the Wailuku Urban District. The State Land Use District Boundary Map is shown in Figure 3-1.
- 2) Maui Community Plan Designation: The Wailuku Community Plan designation for this parcel is B- Business. The Wailuku Community Plan map affecting this area is shown in Figure 3-2
- 3) Maui County Zoning Designation: Classified as B-2 Business District. Within the B-2 Business District, apartments and offices are permitted.

3.2 SURROUNDING LAND USE

Much of the land use surrounding the project site consists of commercial, retail and other business use. Some residential use is also included in the area, including an adjacent building.

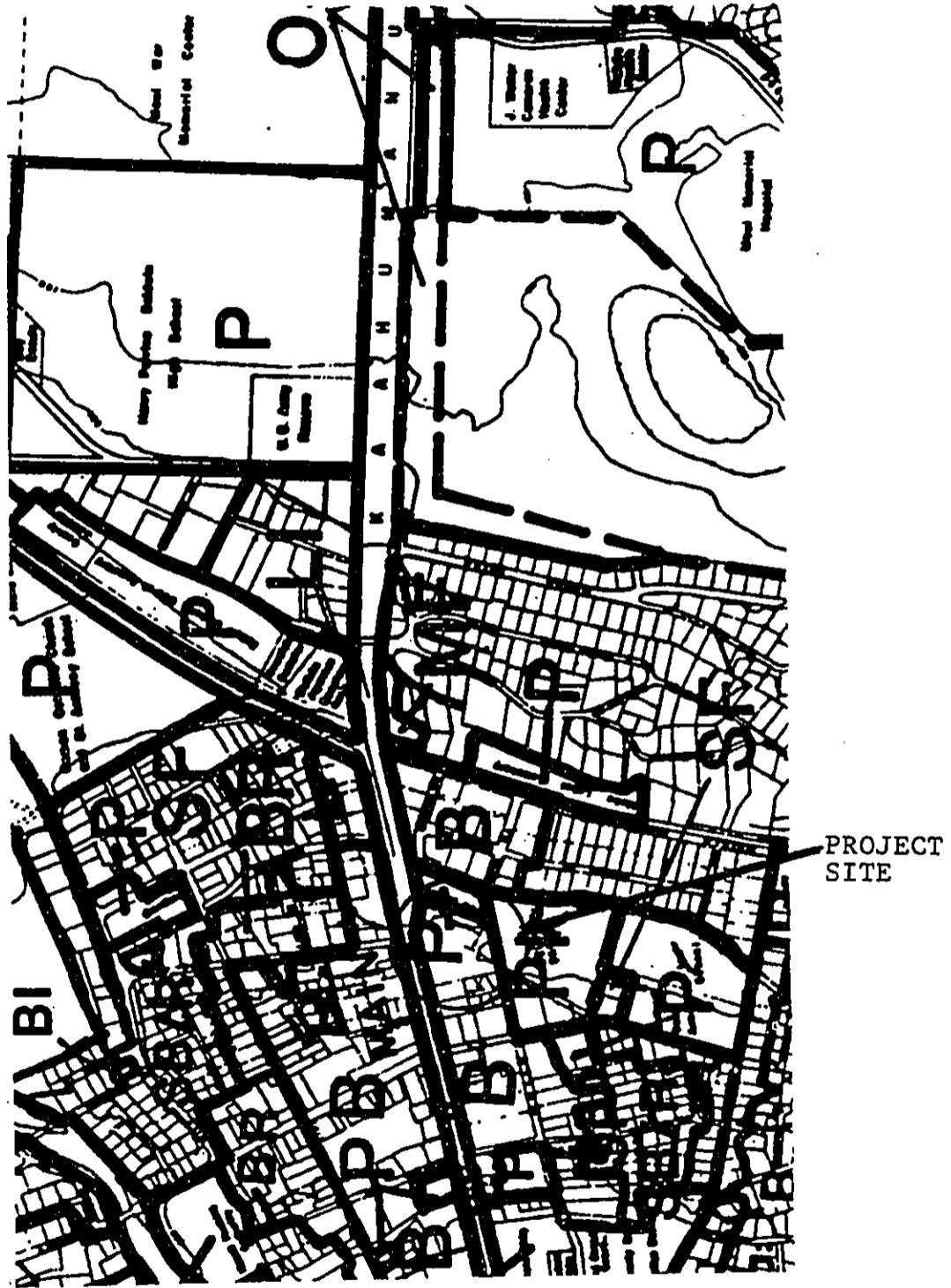
3.3 TOPOGRAPHY

The topography of the project site is generally sloping approximately 4 to 6 percent in the south-easterly direction. The elevation of the site is approximately 240 feet above sea level.

3.4 SOILS

According to the U. S. Department of Agriculture (USDA) soil survey (USDA, 1972, typical surface soil underlying the site is part of a well drained soil group known as the Wailuku Series, specifically the Wailuku silty clay (WvB). This series is generally found on alluvial fans in central Maui. The silty clay soil is found in alluvium derived from weathered basic igneous rock. In a representative profile the surface layer is dark reddish-brown silty clay about 12 inches thick. The subsoil is about 48 inches thick and consists of dark reddish-brown silty clay that has subangular blocky structure. The substratum is gravely and cobbly alluvium. The soil is slightly acidic with a slight erosion hazard. Annual precipitation ranges from 20 to 40 inches with slow runoff and moderate permeability.

FIGURE 3-2
COMMUNITY PLAN DESIGNATION



3.5 FLOOD HAZARDS

According to the Federal Insurance Rate Maps generated by the Federal Emergency Management Agency (FEMA), the project site is classified as Zone C, or areas of minimal flooding. The applicable portion of the map is displayed on Figure 3-3.

3.6 EARTHQUAKE HAZARD

The island of Maui is classified as a seismic Zone 2B area as per the Uniform Building Code, 1991. Zone 0 is considered to be the least active zone, while Zone 4 is considered to be the most active.

3.7 FLORA AND FAUNA

The entire project site and the surrounding area have been already significantly disturbed and consist mainly of business and residential areas that are not likely habitats for wildlife. The entire project site has been paved with concrete and other artificial surfaces. There are no rare, threatened or endangered species known within the project boundaries.

3.8 ARCHAEOLOGY

The project site is not part of the Maui County Historic District. The existence of natural landmarks is not anticipated since the site is considered to be significantly disturbed, and previous record searches do not indicate the presence of any landmarks. If an archeological site is discovered during construction, work shall cease and the proper authorities and agencies shall be notified.

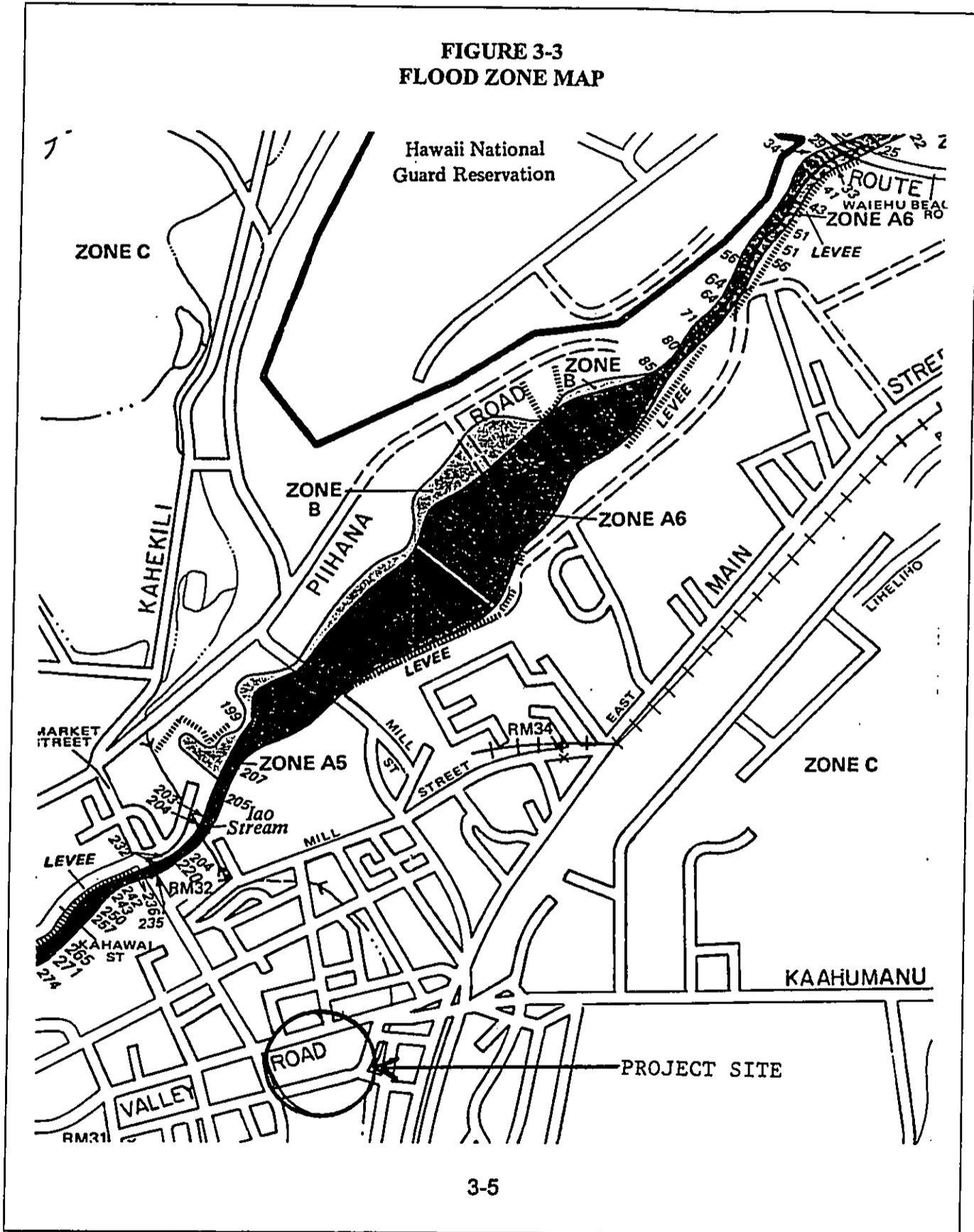
3.9 GEOLOGY

The island of Maui was created by two volcanoes, from which three series of volcanic rocks exist. The Wailuku Volcanic Series (the oldest) consists of basaltic flows that formed the major shield. The Honolua Volcanic Series followed and covered the Wailuku Series with thin, discontinuous andesitic and trachytic flows. The flows and cones of the Lahaina Series followed the Honolua Series.

3.10 HYDROLOGY

The project site lies in the Iao Aquifer of the Wailuku Aquifer Sector. The groundwater underlying the site is basal groundwater. The entire area including the site is located below and on the ocean side of the Underground Injection Control (UIC) line, indicating that the underlying

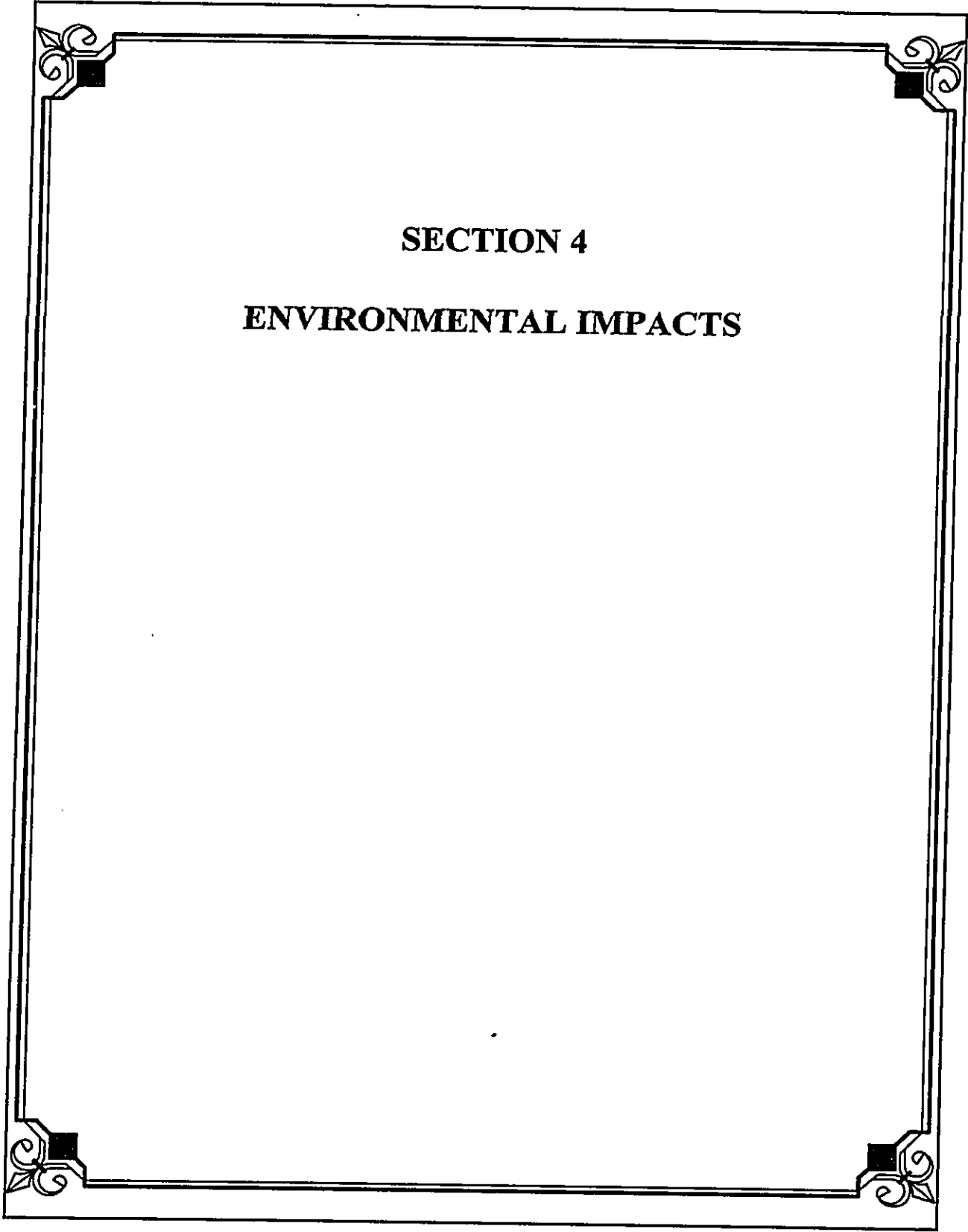
FIGURE 3-3
FLOOD ZONE MAP



water may not be used as a possible drinking water source. No domestic or municipal wells are located within a one-half mile radius of the site. One irrigation well (5330-02) is located north of the site and one observation well (5330-04) is located east of the site within the given radius.

3.11 **CLIMATE**

Annual precipitation ranges from 20 to 40 inches. The climate is mild.



SECTION 4
ENVIRONMENTAL IMPACTS

SECTION 4

ENVIRONMENTAL IMPACTS

The environmental impacts of the proposed project include the effects of construction activities, the impacts on public facilities, and socio-economic condition resulting from the new residents and employees at the project site.

4.1 CONSTRUCTION IMPACTS

The proposed project will generate impacts that are typical of site preparation and construction activities. These impacts include air quality, noise and traffic impacts which are temporary conditions that can be mitigated through compliance with the applicable federal, state, and county regulations.

4.1.1 Air Quality

Emissions from trucks and construction equipment with diesel engines could cause short term air pollution impacts. However these emissions will be insignificant and transient. Dust can be generated from construction activities such as vehicle movements and soil excavation. Dust emissions can be substantially reduced by frequent watering at the construction site.

4.1.2 Noise Impacts

Noise impacts are expected from construction activities such as demolition, site preparation and excavation. Since the immediate area around the project site includes residential elements, efforts will be made to minimize the noise impacts.

4.1.3 Traffic Impacts

The traffic around the site will be impacted since water, sewer, and roadway improvements will cause temporary traffic inconveniences. However these short term traffic impacts will be of a minor nature. Exhibit 1 summarizes the expected trip generation.

4.1.4 Discharge Impacts

Discharges from construction dewatering and hydrotesting associated with water and sewer systems is expected. NPDES permits for such activities will be required. All discharge water shall be in compliance with the State Department of Health standards, and with County and Federal regulations.

4.2 IMPACTS ON PUBLIC FACILITIES

The public facilities that will be impacted by the proposed project include water, waste water, electrical utilities, and public roadways.

4.2.1 Water

The existing water lines along the project site include a 4" line along Wells Street and a 12" line and Hydrant # 16 on Main Street. A 3/4" meter currently supplies potable water to the site. Additional potable water service and fire protection may be required for the project.

4.2.2 Sewer

An 8-inch sewer line exists below Main Street and an 8-inch sewer line runs along the eastern boundary of the property. These lines will not be relocated, and the only impact to the sewer system will be due to the added waste water flow from this project. This is expected to be of no significant effect.

4.2.3 Electricity

No significant impact is expected. Any electrical relocation will be done in accordance with the requirements of the Maui Electric Company.

4.2.4 Traffic

The appendix contains a summary of the expected trip generation rates. The project will generate less than 100 total trips per day. This is comparable to the existing rates generated by the new and used car operation currently on the lot. No significant impact is expected.

4.3 SOCIO-ECONOMIC CONDITIONS

The socio-economic impacts that are expected from the proposed project include the temporary disruption of traffic flow in the immediate area of the project, and the increase in the residential character of the area. Some new traffic will be generated by the project, but this slight increase is considered negligible. The nearby businesses may be temporarily affected because of traffic inconveniences during construction of utility connections.

Additional beneficial economic impacts will be local retail purchases by the residents of the apartments, and by the employees of the office building built as part of the project. A positive economic impact that may result from the construction of the project is the short term creation of construction related jobs, and of revenue generated at local restaurants.

SECTION 5

ALTERNATIVES TO THE PROPOSED PLAN

SECTION 5
ALTERNATIVES TO THE PROPOSED PLAN

There were three alternatives to the proposed project: No action, delayed action and construction at a site across from the chosen site. The consequences to all three alternatives were not acceptable, since all resulted in negative social or economic effects.

5.1 NO ACTION

A "no action" alternative will not be practical since there is immediate and identified need for the services identified. There is a real danger of increased homelessness if this project is not constructed. If the "no action" alternative is implemented, the problem of lack of housing for the low income persons with HIV/AIDS, disabled, and battered women will continue.

5.2 DELAYED ACTION

A "delayed action" alternative will only allow the situation to worsen, without any compensating beneficial effects. Delaying construction may also result in increased construction costs.

5.3 SELECTION OF AN ALTERNATIVE SITE

Alternative sites were reviewed for possible selection. The best available alternative site, across Main Street from the preferred site, had several adverse consequences. The alternative site is smaller, requiring the construction of a parking garage, and it would require the relocation of several existing businesses. This would increase the cost of the project, and have potentially negative economic impact in the immediate area.

SECTION 6

MITIGATIVE MEASURES

SECTION 6

MITIGATIVE MEASURES

Environmental protection and mitigative measures will be implemented during the design, construction and post construction phases of the project. These measures are listed as follows:

- Any discharge resulting from construction dewatering activities or hydrotesting procedures will be disposed of properly after the appropriate NPDES permits are obtained. Discharge from dewatering activities will be filtered or treated as needed so that the water quality of the receiving waters will be maintained. Temporary erosion control measures will be implemented during construction to minimize soil loss.
- Restricting construction to standard working hours will help to mitigate the noise impact. All operations will be in compliance with the State Department of Health rules and regulations on noise control.
- Impacts from dust created by the movement of construction equipment and construction vehicles and excavation activities will be mitigated through the frequent watering of the site.
- While construction on the roadway is occurring, the traffic impacts will be alleviated by the use of traffic control personnel as appropriate. Construction signs will also be posted before the construction site so motorists can be aware of the temporary traffic inconveniences.
- A solid waste management plan will be developed in coordination with the Solid Waste Division of the County Department of Public Works and Waste Management for the disposal of clearing and grubbing material from the site during construction.

SECTION 7

NEGATIVE DECLARATION DETERMINATION

SECTION 7

NEGATIVE DECLARATION DETERMINATION

An Environmental Impact Statement will not be required for the proposed Lokahi Pacific Affordable Rental Apartments Land Acquisition Project. This determination is in accordance with the Hawaii Revised Statutes, Chapter 343.

Although several potential negative impacts are expected from this proposed project, these impacts are temporary and will be minimized through the mitigation measures identified in the previous Section 6. The benefits that result from the proposed project far outweigh the short term negative impacts.

REFERENCES

REFERENCES

State Department of Land and Natural Resources, Land Use Commission. Land Use District Boundary Maps- Map M-5

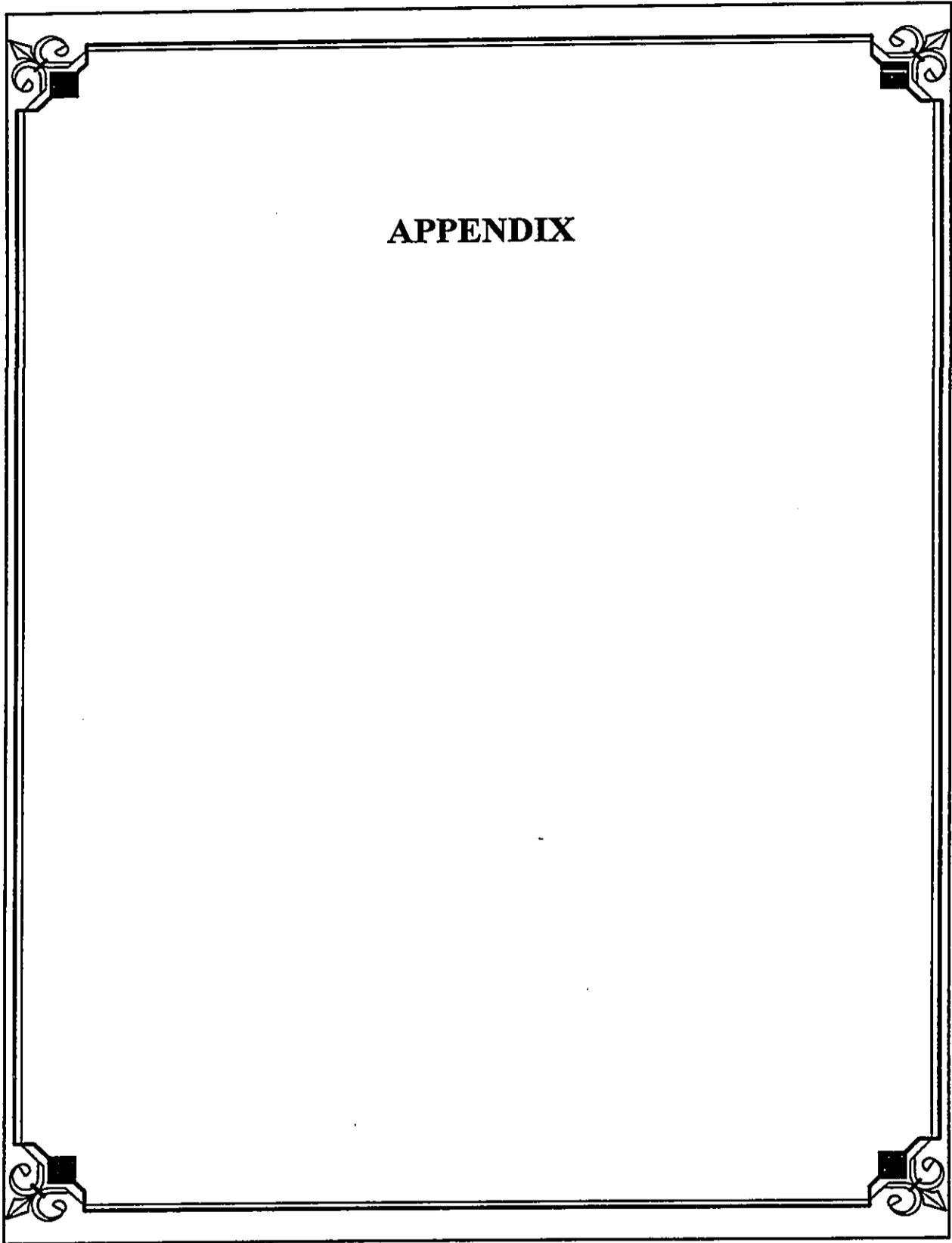
County of Maui, Department of Planning, Maui County Zoning Maps

County of Maui, Department of Planning, Community Plan Development Maps

International Conference of Building Officials. Uniform Building Code. 1991 edition

Federal Emergency Management Agency. Flood Insurance Rate Maps

United States Department of Agriculture, Soils Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. August 1972



APPENDIX

LETTERS OF CORRESPONDENCE

OUTGOING LETTERS

LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

COPY

MEMORANDUM

DATE: January 27, 1995
TO: Brian Miskae, Director, Department of Planning
FROM: Lee Dodson, CDBG Coordinator *Lee Dodson*
SUBJECT: Environmental Review for Community Development Block Grant
Request for Comments Regarding Conformance with CZM Policies
and Comprehensive Plans and Zoning

Project Name: Lokahi Pacific Affordable Rental Apartments -
Land Acquisition for New Construction

Description: Acquisition of approximately 58,487 sq/ft parcel of fee simple land
for the construction of a 20 unit rental apt. bldg. and 6,000 sq/ ft
office bldg., and demolition of existing structures.

Location: Wailuku, Maui TMK: 3-4-11:12 (See attached map)

The County of Maui is proposing to provide Community Development Block Grant (CDBG) funding for the above described activity. The CDBG Office is conducting an Environment Review of this activity prior to requesting the release of funds from the U.S. Department of Housing and Urban Development (HUD).

Your assistance is requested in determining that the above described project is not subject to, and in conformance with, the following issues:

1. Not subject to an individual consistency review under Special Management Area (SMA) permit requirements.
2. In conformance with Comprehensive Plans and Zoning.

I would appreciate your department's written comments and/or concurrence regarding the above issues within 10 days from receipt of this request.

Please contact me at Ext. 7213, if you require further information.



LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

COPY

MEMORANDUM

DATE: January 31, 1995
TO: David Craddick, Director, Department of Water Supply
FROM: Lee Dodson, CDBG Coordinator *Lee Dodson*
SUBJECT: Request for Comments - Environmental Review by Community
Development Block Grant (CDBG) Program
RE: Sole Source Aquifer Impact

Project Name: Lokahi Pacific Affordable Rental Apartments - Land Acquisition

Description: Acquisition of approximately 58,487 sq/ft parcel of fee simple land for the construction of a 20 unit rental apartment building and 6,000 sq/ft office building, and demolition of existing structures.

Location: 1935 Main Street, Wailuku, Maui; TMK: 3-4-11:12 (See attached map)

The County of Maui is proposing to provide CDBG funding for the above described activity. The CDBG Office is conducting an Environmental Review of this activity prior to requesting the release of funds from the U.S. Department of Housing and Urban Development (HUD).

Your assistance is requested in determining that the above described project will not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.

I would appreciate your department's written comments and/or concurrence regarding this issue within 10 days from receipt of this request.

Please contact me at Ext. 7213, if you require further information.



LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



COPY

OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

January 31, 1995

Steven Y.K. Chang, Branch Chief
Solid & Hazardous Waste Branch
State of Hawaii Department of Health
919 Ala Moana Boulevard, 2nd Floor
Honolulu, Hawaii 96814

SUBJECT: Request for Comments - Environmental Review by Community
Development Block Grant (CDBG) Program, Maui County
RE: Toxic Chemicals and Radioactive Wastes

Project Name: Lokahi Pacific Affordable Rental Apartments - Land Acquisition

Description: Acquisition of approximately 58,487 sq/ft parcel of fee simple land for the
construction of a 20 unit rental apartment building and 6,000 sq/ft office building,
and demolition of existing structures.

Location: 1935 Main Street, Wailuku, Maui; TMK: 3-4-11:12 (See attached map)

The County of Maui is proposing to provide Community Development Block Grant (CDBG) funding for the above described activity. The CDBG Office is conducting an Environmental Review of this activity prior to requesting the release of funds from the U.S. Department of Housing and Urban Development (HUD).

Your assistance is requested in providing any information on record with your agency regarding possible site contamination from toxic chemicals or radioactive materials. I would appreciate your agency's written response regarding this issue as soon as possible. Please contact me at 243-7213, if you require further information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lee Dodson".

LEE DODSON
CDBG Coordinator

Attachment



LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



COPY

OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

January 31, 1995

Jerry Haruno, Branch Chief
Noise and Radiation Branch
State of Hawaii Department of Health
591 Ala Moana Boulevard
Honolulu, Hawaii 96813

SUBJECT: Request for Comments - Environmental Review by Community
Development Block Grant (CDBG) Program, Re: Noise Control

Project Name: Lokahi Pacific Affordable Rental Apartments - Land Acquisition

Description: Acquisition of approximately 58,487 ft² parcel of fee simple land for the
construction of a 20 unit rental apartment building and 6,000 ft² office building,
and demolition of existing structures.

Location: 1935 Main Street, Wailuku, Maui; TMK: 3-4-11:12 (See attached map)

The County of Maui is proposing to provide Community Development Block
Grant (CDBG) funding for the above described activity. The CDBG Office is conducting
an Environmental Review of this activity prior to requesting the release of funds from
the U.S. Department of Housing and Urban Development (HUD).

Your assistance is requested in providing information to determine that the
project site is not subject to current or projected noise levels that exceed 65 LDN, as
required by 24 CFR Part 51 Subpart B: Noise Abatement and Control. I would
appreciate your agency's written response regarding this issue as soon as possible.
Please contact me at 243-7213, if you require further information.

Sincerely,

LEE DODSON
CDBG Coordinator

Attachment

Attachment: Jerry - said attached and see latter part of last memo

LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



COPY

OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

January 31, 1995

State Historic Preservation Officer
State Historic Preservation Division
Department of Land and Natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

**SUBJECT: Environmental Review for Community Development Block Grant
Request for Comments Regarding Historic Preservation Compliance**

Project Name: Lokahi Pacific Affordable Rental Apartments - Land Acquisition for New Construction.

Description: Acquisition of approximately 58,487 sq/ft parcel of fee simple land for the construction of a 20 unit rental apartment building and 6,000 sq/ft office building, and demolition of existing structures.

Location: 1935 Main Street, Wailuku, Maui; TMK: 3-4-11:12 (map attached)

The County of Maui is proposing to provide Community Development Block Grant (CDBG) funding for the above described activity. The CDBG Office is conducting an Environmental Review of this activity prior to requesting the release of funds from the U.S. Department of Housing and Urban Development (HUD).

Our inspection of the existing site and structures indicates that this project will have "no effect" on any historic property. This determination was based on our review of the National and the Hawaii Registers of Historic Places listings.

Concurrence with our determination of "no effect", and/or comment by your agency, regarding this project is requested as soon as possible. Please contact me at 243-7213, if you require further information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lee Dodson".

LEE DODSON
CDBG Coordinator

Attachment

LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



COPY

OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

MEMORANDUM

DATE: January 31, 1995
TO: Ron Davis, Chief, Department of Fire Control
FROM: Lee Dodson, CDBG Coordinator *Lee Dodson*
SUBJECT: Environmental Review for Community Development Block Grant
Request for Comments Regarding Thermal/Explosive Hazards

Project Name: Lokahi Pacific Affordable Rental Apartments - Land Acquisition for New Construction.

Description: Acquisition of approximately 58,487 sq/ft parcel of fee simple land for the construction of a 20 unit rental apartment building and 6,000 sq/ft office building; and demolition of existing structures.

Location: 1935 Main Street, Wailuku, Maui; TMK: 3-4-11:12 (See attached map)

The County of Maui is proposing to provide Community Development Block Grant (CDBG) funding for the above described activity. The CDBG Office is conducting an Environmental Review of this activity prior to requesting the release of funds from the U.S. Department of Housing and Urban Development (HUD).

HUD has established Environmental Criteria and Standards under 24 CFR Part 51 Subpart C, regarding siting of HUD-assisted projects near hazardous operations handling petroleum products or chemicals of an explosive or flammable nature.

Your assistance is requested in determining that the above described project is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file.

I would appreciate your department's written comments and/or concurrence regarding the above issues 15 days from receipt of this request.

Please contact me at Ext. 7213, if you require further information.



LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

COPY

January 31, 1995

Wilfred K. Nagamine, Branch Chief
Clean Air Branch
State of Hawaii Department of Health
919 Ala Moana Boulevard, 2nd Floor
Honolulu, Hawaii 96814

SUBJECT: Request for Comments - Environmental Review by Community
Development Block Grant (CDBG) Program, Re: Air Quality

Project Name: Lokahi Pacific Affordable Rental Apartments - Land Acquisition

Description: Acquisition of approximately 58,487 sq/ft parcel of fee simple land for the
construction of a 20 unit rental apartment building and 6,000 sq/ft office building,
and demolition of existing structures.

Location: 1935 Main Street, Wailuku, Maui; TMK: 3-4-11:12 (See attached map)

The County of Maui is proposing to provide Community Development Block
Grant (CDBG) funding for the above described activity. The CDBG Office is conducting
an Environmental Review of this activity prior to requesting the release of funds from
the U.S. Department of Housing and Urban Development (HUD).

Your assistance is requested in providing information to determine that this
project is located within an attainment area in accordance with the State
Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent
to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour
standard of 10 mg/m³ at the project site. I would appreciate your agency's written
response regarding this issue as soon as possible. Please contact me at 243-7213, if
you require further information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lee Dodson".

LEE DODSON
CDBG Coordinator

Attachment

LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

April 6, 1995

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street,
Central Pacific Plaza, Suite 400
Honolulu, HI 96813

Dear Mr. Gill

Subject: Publication of Announcement for Draft Environmental Assessment, "Lokahi Pacific Affordable Rental Apartments- Land Acquisition"

Attached for your Office's review is the Draft Environmental Assessment for the Lokahi Pacific Affordable Rental Apartments - Land Acquisition. If the Draft Environmental Assessment is acceptable in its present form, we request that the attached announcement be published in the April 23, 1995 issue of the OEQC Bulletin.

Any questions or concerns requiring immediate attention can be phoned to me at 243-7213 or, if lengthy, faxed to my attention: Nolan Perreira, CBDG Coordinator, at 243-7870.

Sincerely,

A handwritten signature in cursive script that reads "Nolan G. Perreira".

Nolan G. Perreira
CBDG Coordinator

OEQC BULLETIN PUBLICATION FORM

TITLE OF PROJECT: LOKAHI PACIFIC AFFORDABLE RENTAL APARTMENTS - LAND ACQUISITION

LOCATION: ISLAND MAUI DISTRICT WAILUKU

TAX-MAP KEY : 3-4-11:12

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY APPLICANT

Applicable State or Federal Statute:

Chapter 343, HRS Chapter 205A, HRS NEPA (Federal Actions Only)

Type of Document:

Draft Environmental Assessment (Negative Declaration anticipated) Draft EIS NEPA NOP

Final Environmental Assessment (Negative Declaration) Final EIS NEPA Draft EIS

Final Environmental Assessment (EIS Preparation Notice) NEPA FONSI NEPA Final EIS

Type of Revision (if applicable):

Revised Supplemental Addendum Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

APPROVING AGENCY OR

ACCEPTING AUTHORITY: COUNTY OF MAUI - CDBG PROGRAM
200 SOUTH HIGH STREET -
WAILUKU, HAWAII 96793

CONTACT: NOLAN PERREIRA PHONE: 243-7213

PROPOSING AGENCY OR

APPLICANT: COUNTY OF MAUI - CDBG PROGRAM
200 SOUTH HIGH STREET
WAILUKU, HAWAII 96793

CONTACT: NOLAN PERREIRA PHONE: 243-7213

CONSULTANT: NOT APPLICABLE
ADDRESS: _____

CONTACT: _____ PHONE: _____

COMMENT PERIOD END DATE: MAY 23, 1995

CONDITIONS WHICH TRIGGERED THE EIS LAW: PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Use of State or County lands or funds
HRS 343-5(a)(1) | <input type="checkbox"/> Use of lands in the Waikiki Special District
HRS 343-5(a)(5) |
| <input type="checkbox"/> Use of Conservation District Lands
HRS 343-5(a)(2) | <input type="checkbox"/> Amendment to a County General Plan
HRS 343-5(a)(6) |
| <input type="checkbox"/> Use of Shoreline Setback Area
HRS 343-5(a)(3) | <input type="checkbox"/> Reclassification of Conservation Lands
HRS 343-5(a)(7) |
| <input type="checkbox"/> Use of Historic Site or District
HRS 343-5(a)(4) | <input type="checkbox"/> Construction or modification of helicopter facilities
HRS 343-5(a)(8) |

OTHER CONDITIONS:

Use of Special Management Area (City & County of Honolulu)

Other* _____

* If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

LOKAHI PACIFIC AFFORDABLE RENTAL APARTMENTS -
LAND ACQUISITION

District: Wailuku
TMK: 3-4-11:12
Agency:
County of Maui - CDBG Program
200 South High Street
Wailuku, Hawaii 96793
Attention: Nolan Perreira (243-7213)
Deadline: May 23, 1995

Maui AIDS Foundation, Women Helping Women, and Lokahi Pacific, Maui non-profit agencies, propose a collaborative effort to develop an affordable rental apartment complex for persons with HIV/AIDS, battered women leaving the emergency shelter, disabled individuals, and other low-income families and individuals in need of affordable rentals.

The project will include the acquisition of a 58,487 square feet site and the construction of 3 low-rise buildings for 20 apartment units consisting of 16 one-bedroom units and 4 two-bedroom units and 6,000 square feet of office space. The office space will accommodate the three non-profit agencies involved in order to provide services to their clients. Parking will be provided on site and primary access will be from Wells Street.

The site is located at 1935 Main Street, Wailuku, Maui and is within walking distance of schools, parks, medical facilities, government services and commercial facilities.

NOTE: Since the deadline for EIS submittal is so close to the publication date for the OEQC Bulletin, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.

ENVIRONMENTAL ASSESSMENT

FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

- I. 1. Name of Project/Activity Lokahi Pacific Affordable Rental Apartments - Land Acquisition I.D. No. 94-1
2. Type of Action: Applicant; Agency (County of Maui) (Hawaii only)
Name of Applicant or Agency
3. Approving/Implementing Agency: County of Maui - CDBG Program
4. Head of Agency: (Authorized Signature) _____
(Name, Title, Date)
5. Environmental Assessment Prepared By Nolan Perreira, CDBG Coordinator 04/07/95
Agency or Consultant/Name, Title, Date

- II. DESCRIPTION OF PROPOSED ACTION(S)
1. Single Activity ; Aggregation of Activities ; Multi-year Activities ;
Land acquisition for the construction of 20 low-income apartment units consisting of 16 one-bedroom units and 4 two-bedroom units and 6,000 square feet of office space for non-profit organizations. Project is a collaborative effort by Maui AIDS Foundation, Women Helping Women and Lokahi Pacific non-profit organizations.
2. Project Location: 1935 Main Street, Wailuku, Maui, Hawaii
3. TMK (Hawaii only): 3-4-11:12 Location Map Attached: Yes; No

- III. ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENTAL REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:
1. State of Hawaii, Supplemental Form EA-S-SOH
2. Guam, Supplemental Form EA-S-Guam
3. Northern Mariana Islands, Supplemental Form EA-S-NMI
4. Trust Territories of the Pacific Islands, Supplemental Form EA-S-TTPI
5. American Samoa, Supplemental Form EA-S-ASG

- IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE-ENVIRONMENTAL REVIEW:
(To be prepared after environmental analysis is completed)
1. ENVIRONMENTAL FINDING:
 Finding of No Significant Impact on the Environment (FONSI)
 An Environmental Impact Statement is required
2. Agencies/Interested Parties Consulted (Contact Person, Title, Tel. No., Date)
See Attached Letters
3. Alternatives Considered:
1. Other apartment zoned sites in Wailuku area do not allow commercial floor space and would preclude needed on-site service providers.
2. Other sites outside of Wailuku town area do not provide needed proximity to government services and commercial facilities.
3. No Action - this would result in lack of housing for this special needs population.
4. Special conditions imposed or actions taken to achieve compliance with HUD, other federal authorities or local policies and standards:

5. a. FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND REQUEST FOR RELEASE OF FUNDS (Combined Notice)
(1) Date FONSI/RROF published in local newspaper _____
(2) Last day for recipient to receive comments _____
(3) Last day for HUD to receive comments _____
(4) Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals _____
(5) Date HUD released grant conditions _____
- b. NEGATIVE DECLARATION (Hawaii only)
(1) Date Negative Declaration Published in OEQC Bulletin _____
(2) Date on which 60 day waiting period expires _____
(3) Documentation attached: Yes, No

DOCUMENT CAPTURED AS RECEIVED

... the appropriate column that best describes the project/activities' impact on the environmental component listed.

Column 1. Proposed action will provide beneficial impacts.

Column 2. Proposed action will not create any adverse impacts nor will it be impacted by adverse conditions.

Column 3. Minor impacts anticipated, mitigative measures can be taken by:
 a. Taking special precautions during construction period (short term impact) or
 b. Routinely monitor potential concern upon completion of project (long term impact).

Column 4. Technical analysis required to establish proper mitigative measures.

Column 5. Modification of project through site planning or construction techniques required to mitigate adverse impacts.

Column 6. Provide succinct comments and/or make reference to maps, technical reports, site visits, or personal contacts made that will support the determinations made under each environmental component.

Impact Categories	Impact Categories						SOURCE DOCUMENTATION
	1	2	3	4	5	6	
	Quantitatively Beneficial Impact	No Impact Anticipated/Minimal	Short Term or Minor Adverse Impacts Anticipated	Long Term or Adverse Impact Requiring Mitigation	Adverse Impacts Requiring Mitigation	Adverse Impacts Requiring Mitigation	
Land Development							
Conformance With Comprehensive Plans and Zoning		X					Proposed use allowed under present zoning - B2. See letter dated February 10, 1995, Planning Department, County of Maui.
Compatibility and Urban Impact	X						Continuity of business use along Main Street is maintained. Services provided for Wailuku residents. See preliminary site plan. G. Bayless - Bayless Architects AIA 02/95
Slope		X					Gentle slope suitable for proposed project. K. Kurokawa - Austin Tautsumi & Associates 02/95
Erosion		X					Site largely paved and developed, minimal erosion hazard. K. Kurokawa - Austin Tautsumi & Associates 02/95
Soil Suitability		X					Low rise development and urban landscape areas are suitable for this site soil. G. Bayless - Bayless Architects AIA 02/95
Hazards and Nuisances, Including Site Safety		X					All pre-existing hazards have been removed - See letter from Fire Department and Environmental Consultant dated April 8, 1995.
Energy Consumption		X					Similar energy consumption to existing commercial use. G. Bayless - Bayless Architects AIA 02/95
Environmental Design and Historic Values							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale	X						New buildings will have "Wailuku Town" architecture which will enhance existing site and preserve continuity of Main Street visual quality. G. Bayless - Bayless Architects AIA 02/95
Socioeconomic							
Demographic/Character Changes		X					No change to commercial and residential character of Wailuku town. G. Bayless - Bayless Architects AIA 02/95
Displacement		X					No displacement anticipated. G. Bayless - Bayless Architects AIA 02/95
Employment and Income Patterns	X						Slight increase anticipated. G. Bayless - Bayless Architects AIA 02/95

Other commentary/discussion:
 Funding: HUD-CDBG, HUD-HOME, HUD-811, County CIP, private foundations and commercial financing.

DOCUMENT CAPTURED AS RECEIVED

Impact Categories	Impact Level						6	SOURCE DOCUMENTATION Agency or other contact: - List Name, Title, Tel. No., Date Reference Material (Reports, Studies, etc.) - List Title, Author, Date - Note if it is attached Field Observation - Note significant condition(s) that support conclusion of observation
	Potentially Beneficial Impact	No Impact Anticipated	Short Term Impact	Long Term Impact	Minor Adverse Impacts Anticipated	Adverse Impact Requires Mitigation		
Community Facilities and Services								
Educational Facilities		X						Area served by Wailuku Elementary, Iao Intermediate, and Baldwin High School. Lee Dodson - CDBG 03/95
Commercial Facilities		X						Adequate commercial facilities existing to service project population. Additional office space for non-profit organizations will benefit area. Lee Dodson - CDBG 03/95
Health Care		X						Medical clinic and private medical offices in immediate area - hospital within one mile. Lee Dodson - CDBG 03/95
Social Services	X							Project will provide additional social service office space in Wailuku town. Lee Dodson - CDBG 03/95
Solid Waste		X						Solid waste will be disposed at Central Maui waste disposal site. Commercial solid waste pick up will be available. Lee Dodson - CDBG 03/95
Waste Water		X						County sewer system services the area. Lee Dodson - CDBG 03/95
Storm Water	X							New development will retain more site run-off than existing use. Lee Dodson - CDBG 03/95
Water Supply		X						County water supply existing. Lee Dodson - CDBG 03/95
Public Safety: Police		X						Regular police patrols of existing area. Maui police station within one mile. Lee Dodson - CDBG 03/95
Fire		X						County fire station within one block of project. Lee Dodson - CDBG 03/95
Emergency Medical		X						Emergency medical services available at hospital within one mile of site. Lee Dodson - CDBG 03/95
Open Space and Recreation	Open Space	X						Compatible with existing developments in the area. Parking area will allow visual corridor from Main to Wells Street. Lee Dodson - CDBG 03/95
	Recreation	X						Recreation facilities available in immediate area - Wells Street Park. Lee Dodson - CDBG 03/95
	Cultural Facilities	X						Library, museum and churches available from Maui Economic Opportunity. Lee Dodson - CDBG 03/95
Transportation		X						Youth and special needs transportation available from Maui Economic Opportunity. Lee Dodson - CDBG 03/95
Natural Features								
Water Resources		X						There are no known natural water resources on site. Lee Dodson - CDBG 03/95
Surface Water		X						There is no known natural surface water on site. Lee Dodson - CDBG 03/95

DOCUMENT CAPTURED AS RECEIVED

HISTORIC PROPERTIES: The National Historic Preservation Act of 1966 (P.L. 89-665; 16 U.S.C. 470); Preservation of Historic and Archeological Data Act of 1974 (P.L. 93-291) (16 U.S.C. 489); Executive Order 11593, Implementing Regulations: Protection and Enhancement of the Cultural Environment, 36 CFR Part 800 or 801 F.R. 1/30/79.

- A The site for the proposed action is not listed nor eligible for listing on the National Register of Historic Places based on: consultation with the SHPD; information checks with the Federal Register; local authorities and interest groups; field observation Letter dated 02/10/95
- B Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance achieved on _____ (date), documentation attached.

FLOODPLAIN MANAGEMENT: Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance Program (44 CFR Parts 59-79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

- A The project/activity is located outside of the 100 year flood hazard area identified by the FIRM or FIA Flood Hazard Boundary map panel number 150003 30190C and not subject to compliance with E.O. 11988.
 Zone C Lee Dodson 03/95
- B The proposed action is located within the 100 year floodplain and compliance with E.O. 11990 is required. Documentation for compliance with the E.O. was completed on _____ (date) and is attached.
- C Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Its issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.
- D Flood insurance required. Policy issued to: _____

WETLANDS PROTECTION: Executive Order 11990; Water Resources Council Guidelines for Implementing E.O. 11988.

- A The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by: Field observation; consultation with the U.S. Corps of Engineers; Other _____ Lee Dodson 03/95
- B The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on _____ (date) and is attached. If action requires fill, a Department of Army Permit is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.
- C Flood insurance required. Policy issued to: _____

COASTAL ZONE MANAGEMENT: Coastal Zone Management Act of 1972 (P.L. 92-583) (16 U.S.C. 1451, et seq.); Executive Order 11990; 15 CFR Part 930.

- A The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached. Lee Dodson-CDBG 03/95 - See Planning Dept. Ltr. dated 02/10/95
- B The proposed action will have an impact on the coastal area which required a permit from the _____ agency/department. The permit was issued on _____ (date) and a copy is attached.

ENDANGERED SPECIES: The Endangered Species Act of 1973 (16 U.S.C. 1531-1543) Section 7; 50 CFR Part 402.

- A The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on: consultation with U.S. Fish and Wildlife Service (FWS); consultation with local authority _____ (Dept./Agency); Field Observation. Lee Dodson - CDBG 03/95
- B Formal Consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on _____ (date) documentation attached.

FARMLANDS PROTECTION: Farmland Protection Policy Act of 1981 7 U.S.C. 4201, et seq.; 7 CFR Part 658 (Subtitle I of the Agriculture and Food Act of 1981).

- A The proposed action will not adversely impact prime or unique farmland nor farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by: review of local land use plans; consultation with the District Conservationist, SCS, USDA; Field Observation. Planning Dept. Ltr. dated 02/10/95
- B The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on _____ (date). Documentation attached.

AIR QUALITY: Clean Air Act (P.L. 90-148) (42 U.S.C. 7401-7642) as amended; applicable EPA implementing regulations; Volume 1 Guide for Rapid Assessment of Air Quality at Housing Sites by R.H. Thuillier, May 1978 and HUD Form AP #1, Rapid Evaluation Procedure for Carbon Monoxide Concentrations.

- A Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m³ at project site. See Letter from DOH dated 02/08/95
- B Project/activity is located within a non-attainment area and/or is exposed to air pollutants that threatens the federal air quality standard for _____ (pollutant). Analysis and recommendations for clearance is attached.

DOCUMENT CAPTURED AS RECEIVED

WATER QUALITY: Federal Water Pollution Control Act (P.L. 92-500) as amended (33 U.S.C. 1251-1376), the Safe Drinking Water Act of 1974 (P.L. 93-523) as amended (42 U.S.C. 300f-300j-10); particularly section 1424(e)(42 U.S.C. 300h-303(e)).

- A Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended. See Letter from Water Dept. dated 02/02/95
- B Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between HUD, U.S. EPA, Guam EPA and GHURA. Their recommendation for clearance is attached. (Activities on Guam only)

NOISE: Noise Control Act 42 U.S.C. 4903; 24 CFR Part 51 Subpart B: Noise Abatement and Control; HUD Noise Assessment Guidelines March 1984.

- A Project/activity is not subject to current or projected noise levels that exceed 65 LDN as determined by: a site inspection; an evaluation using HUD Noise Assessment Guidelines; or other acoustical data () See letter from DOH dated 02/15/95.
- B Project/activity requires mitigative action to comply with 24 CFR Part 51B Noise Abatement and Control. Report prepared by _____, consultant, outlines mitigative measures for compliance with HUD standards. Copy attached.

THERMAL/EXPLOSIVE HAZARDS: 24 CFR Part 51 Subpart C - Environmental Criteria and Standards; Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

- A Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file. See letters dated 02/21/95 and 04/06/95 from Maui Dept. of Fire Control
- B Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are: included in attached study; mitigative measures will be incorporated into project design.

CLEARZONES AT AIRPORTS: 24 CFR Part 51 Subpart O - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields.

- A Project/activity is not located in or near a Clear Zone at a civil or military airfield nor in or near an Accident Potential Zone at a military airfield. Lee Dodson-CDBG 03/95
- B Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.305(b). Documentation attached.

SOLID WASTE DISPOSAL: Resources Conservation and Recovery Act (42 U.S.C. 6901-6987); 40 CFR Part 250.43-1.

- A Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps. Lee Dodson - CDBG 03/95
- B Project/activity is subject to provisions of EPA Guidelines; Documentation of evaluation and coordination with EPA attached.

TOXIC CHEMICALS & RADIOACTIVE WASTES: HUD Notice 79-33, September 10, 1979 Policy Guidance to Address the Problems Posed by Toxic Chemicals and Radioactive Materials

- A Project/activity is not affected by toxic chemicals or radioactive material based on: site inspection; information check with local Health Dept.; other source. See letter from DOH dated 02/10/95
- B Project/activity's site was suspected of containing toxic chemicals or radioactive materials. HUD and local responsible agency contacted. Evaluation of hazard was made in accordance with Notice 79-33 and found acceptable. Documentation attached, Yes, No.

Grantees are advised not to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

Other policies, standards or guidelines used in preparing the environmental analysis

See Phase I Environmental Assessment completed by J.R. Herold & Associates

Cumulative Impacts: No cumulative impacts anticipated

DOCUMENT CAPTURED AS RECEIVED

SCREENING CRITERIA FOR LUGG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP

DESCRIPTION OF PROPOSED ACTION:

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- o If none of the policies apply to the proposed action it is consistent with the Hawaii's Coastal Zone Management Program.
o If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

DETERMINATION

CZM POLICIES

Consistent Ind. Review

- 1. SMA PERMIT: The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: attached, in ERR file. Proposed action is not subject to an individual consistency review. (References 1, 2)
2. LAND USE DISTRICTS: Proposed action is located in a developed, altered and urban district. It is not in a State Ag, Rural or Conservation Land Use District. (References 1, 3)
3. THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT: Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)
4. STREAMS: Proposed action will not alter the flow or use of streams. Proposed action is not located adjacent to streams nor will it cause channelization or diversion. (References 4, 7)
5. HISTORIC/ARCHEOLOGIC RESOURCES: The site(s) do/does not contain historic or archeological resources as determined by the State Preservation Officer. (References 8, 9)
6. WETLANDS: The proposed action does not impact or affect a wetland. (References 4, 7)

REFERENCES

- 1. County Planning Department
2. Section 205A-22, Chapter 205A HRS
3. State Land Use Commission
4. State Dept. of Land & Natural Resources
5. U.S. Fish and Wildlife Service
6. The Nature Conservancy of Hawaii
7. U.S. Corps of Engineers
8. State Historic Preservation Officer
9. National Register of Historic Places (Federal Register)

DETERMINATION

Based on the above review it is determined that:

X The proposed action meets the criteria of the general consistency certification and is consistent with the HZMP.

The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED for their review and concurrence.

Prepared by: LEE DOBSON COBC COORDINATOR 3/22/85
Name Title Date

LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

May 12, 1995

Mr. Andy Hirose
Acting Chief, Solid Waste Division
Department of Public Works and Waste water
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Hirose:

Subject: Lokahi Pacific Affordable Rental Apartments - Land Acquisition

Lokahi Pacific will be developing twenty affordable rental apartment units, and a six thousand square foot office building (A sketch of the site plan is attached) at TMK 3-4-11:12 in Wailuku. We intend to use private solid waste disposal services to handle the project needs.

We would like your comments on this project, relative to the disposal of solid wastes produced during construction and normal operations.

Please provide any comments prior to May 23, 1995 so they may be included in our final environmental assessment.

Please feel free to address any technical questions directly to Mr. Greg Bayless, who has been acting as the project architect. He can be reached at 244-6777.

Sincerely,

A handwritten signature in cursive script that reads "Nolan G. Perreira".

Nolan G. Perreira,
CDBG Coordinator

cc Greg Bayless(w/o)




LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

April 24, 1995

TO: Mr. Gary Ishikawa, Deputy Director, Department of Water Supply

FROM: 
Mr. Nolan Perreira, CDBG Coordinator

SUBJECT: Water System Requirements for Lokahi Pacific Affordable Rental
Apartments (TMK 3-4-11:12)

The Office of Environmental Quality Control has requested that we confer with the Department of Water Supply as part of completion of our Environmental Assessment. Attached is a copy of their letter.

I would like to meet with you and Greg Bayless, our architect, to discuss this project.

A tentative meeting date of April 27, 10 AM, in your office, is requested.

cc: Greg Bayless w/o enclosure



LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

April 27, 1995

Mr. Gary Ishikawa
Deputy Director,
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Ishikawa:

Subject: Lokahi Pacific Affordable Rental Apartments - Land Acquisition

Lokahi Pacific will be developing twenty affordable rental apartment units, and a six thousand square foot office building at TMK 3-4-11:12 in Wailuku. As discussed with you earlier today, we will intend to hook up to the potable system serving Wailuku, and which has lines adjacent to the parcel which is being developed. A sketch of the proposed project layout is attached.

We would like your comments on this project and the availability of potable water to serve this project.

Please provide any comments prior to May 23, 1995 so they may be included in our final environmental assessment.

Please feel free to address any technical questions directly to Mr. Greg Bayless, who has been acting as the project architect. He can be reached at 244-6777.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nolan G. Perreira".

Nolan G. Perreira,
CDGB Coordinator

Encl.

cc Greg Bayless w/o



LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

April 27, 1995

Mr. Eassie Miller
Chief, Wastewater Reclamation Division
Department of Public Works and Wastewater
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Miller:

Subject: Lokahi Pacific Affordable Rental Apartments - Land Acquisition

Lokahi Pacific will be developing twenty affordable rental apartment units, and a six thousand square foot office building (A sketch has been provided to you, along with an estimate of the fixture count) at TMK 3-4-11:12 in Wailuku. As discussed with you earlier today, we will intend to hook up to the existing sewer system serving Wailuku, and which has lines adjacent to the parcel which is being developed.

We would like your comments on this project and the availability of wastewater treatment plant capacity to serve this project.

Please provide any comments prior to May 23, 1995 so they may be included in our final environmental assessment.

Please feel free to address any technical questions directly to Mr. Greg Bayless, who has been acting as the project architect. He can be reached at 244-6777.

Sincerely,

A handwritten signature in cursive script that reads "Nolan G. Pereira".

Nolan G. Pereira,
CDBG Coordinator

cc Greg Bayless

LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

May 15, 1995

Mr. Charles Jencks, Director
Department of Public Works and Waste Water
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Jencks :

Subject: Environmental Review for Community Development Block Grant
Request for Comments Regarding Effects on Traffic

Project Name: Ho'omaka Hou - Construction of Substance Abuse Residential Treatment Program for
Adolescents

Description: Construction of a six bedroom residential building with accommodations for up to 12 youth, the
space necessary for an effective family component, and an office for each counselor, in a building
totaling approximately 2800 square feet.

Location: 1931 Baldwin Avenue, Makawao, Maui, Hawaii, TMK: 2-5-004-006 (See attached map)

The County of Maui is proposing to provide Community Development Block Grant (CDBG) funding for the above
described activity. The CDBG Office is conducting an Environmental Review of this activity prior to requesting a
release of funds from the U. S. Department of Housing and Urban Development (HUD).

The new residence is estimated to generate a total of 11 additional round trips per day, and will increase traffic by
3 vehicles per hour during the period of 0600-0800 and by 3 vehicles per hour during the period 1600-1800.

Your assistance is requested in providing information to determine that the proposed action will not adversely
traffic on Baldwin Avenue.

I would appreciate your department's written comments and/or concurrence regarding the above issues within 30
days from receipt of this request.

Please contact me at (808) 243-7213 if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Nolan G. Perreira".

Nolan G. Perreira
CDBG Coordinator

Attachment



LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

May 23, 1995

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street,
Central Pacific Plaza, Suite 400
Honolulu, HI 96813

Dear Mr. Gill

Subject: Final Environmental Assessment, "Lokahi Pacific Affordable Rental Apartments- Land Acquisition", Wailuku, TMK 3-4-11:12

Your letter of April 12, 1995, on this same subject (copy attached), requested that additional information be included in the Final Environmental Assessment. We have made extensive modifications in the form of the Environmental Assessment to address your comments. Our response to your comments are summarized below:

1. Clear maps of the island, the region, and the neighborhood, with the project site indicated on each are required.

Response: Such maps have been added to the final environmental assessment and appear on pages 2-2, 2-3, 3-1 and 3-2.

2. Consult with neighbors and community groups about the proposed project and note it in the final EA.

Response: The acting project architect, Mr. Greg Bayless, has met with neighbors and community groups. His summary of their comments are attached in the letter dated May 11, 1995.

3. Include in the discussion of impacts on traffic by the project.

Response: Estimates of additional trip generation were developed and the results discussed with a traffic engineer. The effects were determined to be negligible, and are discussed in section 4.1.3 and 4.2.4.



4. Project cost and anticipated project duration are required.

Response: These are discussed in section 2.3

5. How many residential and commercial occupants are anticipated for this project?

Response: An average of 20 residents and 15 employees are expected to occupy the project. The office building will not be a commercial operation, but will be occupied by the agencies servicing their clients. This is noted in the project description.

6. Include a discussion of construction impacts and mitigation measures.

Response: A new Section 6 has been added to address the construction impacts and mitigation measures.

7. Consult with the Department of Public Works regarding solid waste and waste water disposal and include a copy of your correspondence in the final EA.

Response: The consultations were held and resulting documents to and from the department are included in the correspondence in the final EA.

8. Consult with the Department of Water regarding water service connections and include a copy of your correspondence in the final EA.

Response: The consultations were held and resulting documents to and from the department are included in the correspondence in the final EA.

Thank you for your comments. I believe they resulted in a greatly improved environmental assessment..

Any questions or concerns requiring immediate attention can be phoned to me at 243-7213 or, if lengthy, faxed to my attention: Nolan Perreira, CBDG Coordinator, at 243-7870.

Sincerely,



Nolan G. Perreira
CDBG Coordinator

Attachment

LETTERS OF CORRESPONDENCE

INCOMING LETTERS



**BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1108
WAILUKU, MAUI, HAWAII 96793-7108**

D A T E: February 2, 1995

MEMO TO: ^{Lee} Lee Dodson, CDBG Coordinator

F R O M: ^{David} David Craddick, Director of Water Supply

SUBJECT: Environmental Review by CDBG Program
Sole Source Aquifer Impact

This is in response to your memorandum of January 31.

The project, Lokahi Pacific Affordable Rental Apartments-Land Acquisition, is on Maui. There has been no sole source designation on Maui by EPA. Only Oahu and Molokai.

If you have any questions or require additional information, please call me, Ext 7816.

DC/jaw

"By Water All Things Find Life"

Benjamin J. Cayetano
JOHN WAINES
GOVERNOR OF HAWAII



Lawrence Miike
JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:
EMD-CAB

February 8, 1995

95-77

Mr. Lee Dodson
CDBG Coordinator
Office of the Mayor
County of Maui
Wailuku, Maui, Hawaii 96793

Dear Mr. Dodson:

Subject: Lokahi Pacific Affordable Rental Apartments - Land Acquisition

This letter is in response to your request for air quality information for the subject project located at 1935 Main Street, Wailuku, Maui. The project is located within an attainment area in accordance with the State Implementation Plan. It is not located near any power plant or sugar mill. The Clean Air Branch does not have any CO data from Maui; however, CO data sampled from Honolulu's air monitoring station adjacent to major traffic thoroughfares do not exceed the 8-hour standard.

For a proposed project area of this size, there is a significant potential for fugitive dust emissions during the demolition, grading, excavation, and construction activities. Implementation of adequate dust control measures during all phases of construction is warranted. Construction activities must comply with provisions of Chapter 11-60.1, Hawaii Administrative Rules, section 11-60.1-33, on Fugitive Dust.

Contractor should provide adequate means to control dust from road areas and during the various phases of construction activities, including but not limited to:

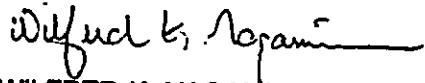
- a. planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing material transfer points and onsite vehicular traffic routes, and locating potentially dusty equipment in areas of the least impact;
- b. providing an adequate water source at site prior to startup of construction activities;
- c. landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d. control of dust from shoulders, project entrances, and access roads;

Mr. Lee Dodson
February 8, 1995
Page 2

- e. providing adequate dust control measures during weekends, after hours, and prior to daily startup of construction activities;
- f. providing dust control for bare areas on individual lots, prior to lots being sold and eventually grassed by future owners.

We hope this information will be of use to you. Should you require further assistance, please contact Ms. Lisa Young of my staff at 586-4200.

Sincerely,



WILFRED K. NAGAMINE, P.E.
Manager, Clean Air Branch

LY:nm

c: Blake Shiigi, EHS

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

February 10, 1995

Ms. Lee Dodson
Community Development Block Grant Coordinator
Office of the Mayor
County of Maui
Wailuku, Maui, Hawaii 96793

MICHAEL D. WILSON, Chairperson
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER II
DONA L. HANAKE

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: 13826 ✓
DOC NO: 9502SC12

Dear Ms. Dodson:

SUBJECT: Historic Preservation Review of Community Development Block Grant (CDBG) Proposed for Lokahi Pacific Affordable Rental Apartments at 1935 Main Street, Wailuku, Maui TMK: 3-4-11:12

Thank you for the opportunity to comment on the proposed funding for land acquisition for the above project. Our review is based on historic records, maps, and aerial photographs maintained in the State Historic Preservation Division (SHPD) office; no field inspection was conducted at the subject parcel.

We have no record of historic sites on this land. Since the property has previously been under commercial use, the associated land modifications make it unlikely that significant historic sites are still present. Therefore, we believe that the proposed undertaking will have "no effect" on significant historic sites.

Please feel free to call Sara Collins, of the SHPD on O'ahu, at 587-0013 or Theresa Donham of the Maui SHPD at 243-5169 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator and
Deputy State Historic Preservation Officer

SC:ab

LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

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

February 10, 1995

MEMORANDUM

TO: Mr. Lee Dodson
CDBG Coordinator

FROM: Brian Miskae
Planning Director

SUBJECT: Comments regarding conformance with CZM Policies and
Comprehensive Plans and Zoning for TMK 3-4-11:12,
Wailuku, Maui, Hawaii.

The subject property is zoned B-2 Business District. Within the B-2 Business District, apartments and offices are permitted.

In addition, the property is not located within the Special Management Area (SMA) of the County of Maui and as such is not subject to the SMA Rules. The property is also not located within the Wailuku Redevelopment Area.

The Planning Department would be concerned about traffic circulation within the area of the project site as it is adjacent to a very busy intersection in Wailuku Town. Particular attention should be given to a one way in and out to the project to mitigate the project's impact on traffic.

Although the B-2 Business District permits heights of six (6) stories, we recommend that the development be sensitive to buildings in the surrounding area. We would be happy to review preliminary design plans to assure that building height and design is in character with the surrounding properties.

We look forward to working with you in the future and would appreciate your cooperation in adhering to our concerns. If further clarification is required, please contact Ms. Ann Cua of this office.

Very truly yours,

A handwritten signature in cursive script, appearing to read "B. Miskae", is written over the typed name.

BRIAN MISKAE
Planning Director

AC
cc: Colleen Suyama, Ann Cua, Project file

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIIKE
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
ENVIRONMENTAL MANAGEMENT DIVISION
SOLID AND HAZARDOUS WASTE BRANCH
919 ALA MOANA BLVD., #212
HONOLULU, HAWAII 96814

in reply, please refer to:
EMD / SHW

February 10, 1995

H0209GMS

Mr. Lee Dodson, CDBG Coordinator
Office of the Mayor
County of Maui
Wailuku, Hawaii 96793

Subject: Request for Information by CDBG Program
Lokahi Pacific Affordable Rental Apartments

Dear Mr. Dodson:

This is in response to your request dated January 31, 1995, for an environmental review at the above mentioned location.

We have reviewed files from the following sections: hazardous waste, underground storage tank and radiation and found no records of incidences/inspections relating to toxic chemicals or radioactive wastes.

Should you have any questions, please feel free to contact Ms. Grace Simmons at 586-4226.

Sincerely,


STEVEN Y.K. CHANG, MANAGER
Solid & Hazardous Waste Branch

SYKC:gms

Benjamin J. Cayetano
GOVERNOR OF HAWAII



Lawrence Milke
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:
File:

February 15, 1995

Mr. Lee Dodson, CDBG Coordinator
Office of the Mayor
County of Maui
Wailuku, Maui, Hawaii 96793

Dear Mr. Dodson:

SUBJECT: Request for Comments - Environmental Review by
Community Block Grant (CDBG) Program, Re: Noise Control

PROJECT NAME: Lokahi Pacific Affordable Rental Apartments - Land
Acquisition

LOCATION: 1935 Main Street, Wailuku, Maui
TMK: 3-4-11:12

Thank you for allowing us to comment on the noise issue related
to the subject project.

The Ldn noise descriptor is an abbreviation for Day-Night Average
Sound Level. As defined, Ldn is a 24-hour average sound level
with the 10-dB time-of-day weighting added to sound levels in the
nighttime hours. Such descriptor is typically used for
residential-land-use noise analysis.

In reference to the proposed project, it is our opinion that the
site will not be subject to noise levels exceeding 65 Ldn. This
assessment is based on environmental conditions typical for the
specific area.

For your information, the Department of Health has the authority
to regulate excessive noise levels through its noise rules,
however, these rules are presently applicable only to the island
of Oahu. A proposed draft statewide noise rules, which includes
all islands of the State, has been developed with adoption
targeted for the latter part of this year. These rules are
intended to regulate excessive noise levels from specified
activities. We do not generally deal with analytical type
standards.

Mr. Lee Dodson
Page 2
February 15, 1995

As an added program function, our office does conduct reviews of project assessments, environmental impact statements, proposed zone changes, etc. Although our current authority on noise control does not extend to the neighbor islands, we do address our concerns toward potential noise impacts.

Should you have any questions or require additional information, please call me at 586-4701.

Sincerely,



Jerry Y. Haruno
Environmental Health Program Manager
Noise and Radiation Branch

LINDA CROCKETT LINGLE
MAYOR



RONALD P. DAVIS
CHIEF
HENRY A. LINDO, SR.
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561
February 21, 1995

Lee Dodson, CDBG Coordinator
Office of the Mayor
200 South High Street
Wailuku, Maui, Hawaii 96793

RE: Environmental Review for Community Block Grant Request for Comments
Regarding Thermal/Explosive Hazards

Project Name: Lokahi Pacific Affordable Rental Apartments--Land
Acquisition for New Construction.

Location: 1935 Main Street, Wailuku, Maui, Hawaii 96793; TMK: 3-4-11:12

Dear Mr. Dodson,

An inspection was conducted at 1935 Main Street, Wailuku, HI; TMK: 3-4-11:12 on February 2, 1995. This letter constitutes the findings of the inspection.

This is the site of an automobile sale lot, as such it has hazards associated with this type of activity. There are several drums draining on the parking lot area, oil has leaked onto the ground on the Wells Street side of the automobile garage area, and a separate drain system for used oil is not provided on site. There is illegal storage of motor oil in an aboveground storage tank within the automobile garage facing Wells Street. The landowner has been cited for the abovementioned violations.

In summary, there can be no assurance as to the health safety concerning this parcel. The County would benefit by having an environmental contractor survey the parcel and submit recommendations prior to the proposed land acquisition.


Environmental Review

Page 2

February 21, 1995

If you have an further questions, direct them to the Fire Prevention Bureau, 21 Kinipopo Street, Wailuku, HI 96793.

Sincerely,


Ronald P. Davis
Fire Chief

xc: FPB

LINDA CROCKETT LINGLE
MAYOR



RONALD P. DAVIS
CHIEF

HENRY A. LINDO, SR.
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561

April 6, 1995

Mr. Nolan Perreira
CDBG Coordinator
County of Maui
200 South High Street
Wailuku, HI 96793

Dear Mr. Perreira:

RE: Environmental Review for Community Block Grant
Request for Comments Regarding Thermal/
Explosive Hazards.

Project Name: Lokahi Pacific Affordable Rental Apartments - Land
acquisition for New Construction.

Location: 1935 Main Street, Wailuku, Maui, HI 96793
TMK: 3-4-11:12

In reference to our comments dated February 21, 1995, we have re-examined the property mentioned above and have found it clear of all Hazardous Materials.

Sincerely,


RONALD P. DAVIS
Fire Chief

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 596-4186
FACSIMILE (808) 596-2452

April 12, 1995

Mr. Nolan Perreira
County of Maui
CDBG Program
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Perreira:

SUBJECT: Draft Environmental Assessment (EA) for Lokahi Pacific Affordable Rental Apartments, Wailuku, TMK 3-4-11:12

Please include the following the final EA for the proposed project:

1. Clear maps of the island, the region and the neighborhood with the project site indicated on each are required.
2. Consult with neighbors and community groups about the proposed project and note it in the final EA.
3. Include a discussion of impacts on traffic by the project.
4. Project cost and anticipated project duration are required.
5. How many residential and commercial occupants are anticipated for this project?
6. Include a discussion of construction impacts and mitigation measures.
7. Consult with the Department of Public Works regarding solid waste and wastewater disposal and include a copy of your correspondence in the final EA.
8. Consult with the Department of Water regarding water service connections and include a copy of your correspondence in the final EA.

Nolan Perreira
CDBG Program, County of Maui
Page 2

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Gill". The signature is stylized with a large, sweeping initial "G" and a cursive "Gill".

GARY GILL
Director

GG/NH:kk



**BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1108
WAILUKU, MAUI, HAWAII 96793-7108**

May 8, 1995

Mr. Nolan G. Perreira, CDGB Coordinator
Office of the Mayor
County of Maui
Wailuku, Hawaii 96793

Aloha Mr. Perreira:

Subject: Proposed new 20-unit, multi-family, affordable rental buildings and new 6,000 s.f. commercial office building on 1.3 acres at TMK: 3-4-11:12, Wailuku; Consultation prior to final environmental assessment requested by Nolan Perreira on behalf of Lokahi Pacific.

Mahalo for providing the Board of Water Supply with the opportunity and schematic designs to review the proposed project. The Board advises your agency and the applicant of the following:

WATER AVAILABILITY AND METERS

1. A consumption estimate for 20 units by the 560 gallons-per-day (g.p.d.) multi-family per-unit standard is an average of 11,200 g.p.d.. Six-thousand square-feet of commercial area is expected to consume 840 g.p.d., for an estimated project total of 12,040 g.p.d.;
2. The project would require hook-up to the Central Maui water system. The system pulls water from Iao Aquifer. The aquifer is closing in on its maximum safe yield as set by the state Commission on Water Resource Management. Attempts to provide other water to the system have been delayed;
3. A 3/4" water meter exists at the site. Calculations are required to determine if the existing meter is sufficient for the new development. Additional water for this project may not be available until new water for the system is developed. The developer or future owner may be delayed in receiving additional or upgraded meters. No guarantee of additional meter capacity is granted or implied as a result of these comments or other approvals. The Board determines precise water availability at the time of meter application only;
4. The Board rules require 1) fire protection and domestic use calculations and 2) water system and fire protection improvements to the standards at building permit application. Presently, a

"By Water All Things Find Life"

Printed on recycled paper



May 8, 1995

Mr. Nolan G. Perreira, CDGB Coordinator

Proposed new 20-unit affordable rental and new 6,000 s.f. office building at TMK: 3-4-11:12, Wailuku; Consultation prior to final environmental assessment requested by Nolan Perreira on behalf of Lokahi Pacific.

page 2 of 2

12-inch line and Hydrant #16 exist on Main Street. A 4-inch line lays in Wells Street;

WATER CONSERVATION: We ask you to assist us in promoting the following water conservation measures:

5. Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20 to prevent abusive water waste. These units pass water once-through for cooling, then dump it immediately down the drain; and

6. In landscape and irrigation design and maintenance, we recommend the following actions:

a. Reduce irrigated turf area to 25% or less of total landscaped area; concentrate any irrigated turf in a comfortable, active play and picnicking area;

b. Substitute low-water-use shrubs and groundcovers for irrigated turf in areas which are uncomfortable and too exposed for active recreation, such as front and side yards, road frontages, medians and boundary areas; and

c. Provide rain- or soil-moisture-sensing over-rides on irrigation controllers, and reset controllers monthly, to reflect the regular, seasonal changes in the evapotranspiration rate.

We forward documents on climate-adapted plants and landscape water conservation to your agency and the architect.

You can reach me at ph. 243-7816, or, staff, Ellen Kraftsow and Dana De Sors at ph. 243-7835, if you could use further assistance.

Sincerely,

MAUI COUNTY BOARD OF WATER SUPPLY



David R. Craddick, Director

c:\dds\lokahi\pac.aff
c w/attachments: Architect - Greg Bayless, 1885 Main St., Ste. 408,
Wailuku 96793



1885 Main Street , Suite 408 Wailuku, Maui, Hawaii 96793 Phone (808) 244-6777 Fax (808) 244-6877

May 11, 1995

Mr. Nolan Perreira
County of Maui
CDBG Program
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Perreira:

SUBJECT: Draft Environmental Assessment (EA) for Lokahi Pacific Affordable Rental Apartments, Wailuku, TMK 3-4-11:12

The following people and groups from the neighborhood of the proposed project were consulted regarding the proposed conceptual plans.

Jocelyn Perreira- Director of Wailuku Main Street Association.

Comments: Low-rise two-story and Old Wailuku Town architectural character very attractive. Asks that retail uses along Main Street be included if possible. Concerned about what kind of people this is bringing into the area.

Lloyd Sodetani- Developer /Owner of directly adjacent project - Office/Residential 6 story building.

Comments: Prefers that the project be restricted to over fifty-five years old residents. Two-story height appreciated.

Grant Howe- Developer/owner of directly adjacent project- Office/Retail 2-Story project

Comments: Feels additional housing in the area will help support retail office use. Conceptual plans attractive.

Please feel free to call with any questions.

Sincerely,

BAYLESS ARCHITECTS

Gregory A. Bayless, AIA
President

GB:ams

LINDA CROCKETT LINGLE
Mayor
CHARLES JENCKS
Director
AARON SHINMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
May 22, 1995

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration
EASSIE MILLER, P.E.
Wastewater Reclamation Division
LLOYD P.C.W. LEE, P.E.
Engineering Division
DAVID WISSMAR, P.E.
Solid Waste Division
BRIAN HASHIRO, P.E.
Highways Division

RECEIVED MAY 22 1995

MEMO TO: NOLAN PERREIRA, CDBG COORDINATOR
F R O M: EASSIE MILLER, WASTEWATER RECLAMATION DIVISION CHIEF
SUBJECT: LOKAHI PACIFIC AFFORDABLE RENTAL APARTMENTS

emiller

We have reviewed the proposed development and provide the following comments:

1. WWRD cannot insure that wastewater system capacity will be available to serve this project.
2. Wastewater contribution calculations are required before building permit is issued.
3. The developer will have to pay a wastewater assessment fee for treatment plant expansion cost. For an affordable housing project to be exempt from this fee it must meet all the requirements stated in paragraph 14.35.080, Ordinance No. 2382 dated December 12, 1994.
4. There is an 8" wastewater transmission line on the north and east side of the property.

If you have any questions ,please call Mr. Tracy Takamine at 243-7424.
TT.tt(95083.SD)

LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

May 26, 1995

Mr. Greg Bayless
Bayless Architects
1885 Main Street Suite 408
Wailuku, Maui, Hawaii 96793

Dear Mr. Bayless:

Subject: Draft Environmental Assessment for Lokahi Pacific Affordable Rental
Apartments, Wailuku at TMK 3-4-11:12

In your letter of May 11, 1995, you identified comments and concerns from neighbors and community groups. I would like to respond to those comments as follows:

1. The project is planned to be a two story development, and will be kept in character with the surrounding area. Due to a lack of space and funds, no retail space is planned for the site.
2. The new residents will be low-income disabled persons, persons with HIV/AIDS, and battered women needing permanent living arrangements. There will be minimal effect on the surrounding area.
3. The target population includes all age groups. We cannot limit the population to those over 55 years of age.

Thank you for assisting us and discussing this project with residents of the surrounding buildings.

Sincerely,

A handwritten signature in cursive script that reads "Nolan G. Ferreira".

Nolan G. Ferreira
CDBG Coordinator



LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

MEMORANDUM

DATE: May 26, 1995
TO: David Craddick, Director, Department of Water Supply
FROM: Nolan G. Perreira, CDBG Coordinator *Nolan G. Perreira*
SUBJECT: Proposed new 20-unit, multi-family, affordable rental building and 6,000 square foot office building at TMK: 3-4-11:12

Thank you for your letter of May 8, 1995, and your comments relating to this project. We would like to respond to your comments as follows:

1. We will use your standard consumption numbers for reference in the design of the buildings.
2. We understand that the current aquifer is approaching its safe yield, and that this may impact the project.
3. The developer will work with the Department of Water Supply and the Board of Water Supply in the event that additional water is required for full utilization of project.
4. A Civil Engineering firm will be retained to determine fire protection and domestic use requirements, and will work closely with your department to ensure that applicable requirements are met.
5. Single-pass water-cooled systems will not be used.
6. Our architect will use your recommendations on landscaping and irrigation design to minimize water consumption on site.

We appreciate your detailed response to our inquiry.

LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

May 26, 1995

MEMO TO: Eassie Miller, Waste water Reclamation Division Chief

FROM: Nolan G. Perreira, CDBG Coordinator

A handwritten signature in cursive script, appearing to read "Nolan G. Perreira".

SUBJECT: Lokahi Pacific Affordable Rental Apartments

Thank you for your letter of May 22, 1995 on this same subject. I would like to respond to your comments as follows:

1. We understand that WWRD cannot insure that waste water capacity will be available to serve the project. We will apply for a hookup to the sewer system at the earliest possible point, and will work with you to meet the requirements existing at that point in time.
2. Waste water contribution calculations will be provided to the appropriate agencies as part of the permit application process.
3. We will be reviewing the ordinance referenced to determine if an exemption is appropriate. If it is not appropriate, the developer will pay the appropriate fees.
4. The information on the location of the waste water transmission lines will be passed on to our Civil Engineer.

If you have any questions, please call me at 243-7213



EXHIBITS

TRAFFIC GENERATION FOR
THE LOKAHI PACIFIC PROJECT

May 4, 1995

ESTIMATED AVERAGE WEEKDAY TRIP GENERATION

AGENCY	# OF PEOPLE	TRIPS / PERSON/DAY	TOTAL/DAY
MAUI AIDS FOUNDATION			
Employees	8	2	16
Clients	1	1	1
LOKAHI PACIFIC			
Employees	5	2	10
Clients	2	2	4
WOMEN HELPING WOMEN			
Employees	2	2	4
Clients	1	1	1
APARTMENTS			
Tenants	20	1.5	30
Visitors	20	1	20
MAINTENANCE/UTILITIES			
Visits	1	1	1
TOTAL:			87

TIME OF VISITS	ESTIMATED TRIPS WEEKDAYS
12:00 AM	0
01:00 AM	0
02:00 AM	0
03:00 AM	0
04:00 AM	0
05:00 AM	2
06:00 AM	6
07:00 AM	10
08:00 AM	8
09:00 AM	2
10:00 AM	2
11:00 AM	7
12:00 PM	6
01:00 PM	4
02:00 PM	2
03:00 PM	3
04:00 PM	7
05:00 PM	8
06:00 PM	5
07:00 PM	3
08:00 PM	3
09:00 PM	4
10:00 PM	3
11:00 PM	2

AVERAGE DAILY TOTAL:	87
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