June 6, 1995

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street
Suite 400
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment (EA) (Negative Declaration) for Waioa Church aka Wainee Protestant Church,
TMK 4-6-007:016 & 017 Lahaina, Hawaii

The Planning Department has reviewed the Final Environmental Assessment for the subject project and herewith submits the Final Environmental Assessment as a negative declaration determination. Please publish the Negative Declaration for this project in the June 23, 1995, OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Negative Declaration. Please contact Donald A. Schneider II at 243-7735 if you have any questions.

Yours truly,

[Signature]
Planning Director

BM:DS
Enclosures
cc: Colleen Suyama
     Project File
     Tom Cannon
     Donald A. Schneider II

(GPD:OEQC/PN#SM1.005)
ENVIRONMENTAL ASSESSMENT, COMMENTS, AND RESPONSES

FOR THE PROPOSED

WAIOLA CHURCH
HALE 'AI PROJECT

LAHAINA, MAUI, HAWAII 'I
TMK: 2-4-6-07:16 & 17

JOB NUMBER: 3361
DATE: 6 JUNE 1995
PROJECT ARCHITECT: TOM CANNON, AIA

ARCHITECTS MAUI
WAIOLA CHURCH

ENVIRONMENTAL ASSESSMENT (EA),
COMMENTS AND RESPONSES TO COMMENTS

CHAPTER 343, HRS

HALE AI BUILDING
WAINEE STREET
LAHAINA, HAWAII 96761

PREPARED FOR:

TOM CANNON, AIA
ARCHITECTS MAUI
720 AWALAU ROAD
HA'IKU, HAWAII 96708

PREPARED BY:

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793

SEPTEMBER 28, 1994
JANUARY 20, 1995 (Revised)
JUNE 6, 1995 (Revised)
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Appendix I: Maps and Site Data

Appendix II: Comments Received on Environmental Assessment

Appendix III: Responses to Comments Received on Environmental Assessment
1. SUMMARY

Chapter 343, HRS
Environmental Assessment (EA)

ACTION:
Hale Ai Building
Waine Street
Lahaina, Maui, Hawaii

PROJECT NAME:
Waiola Church

PROJECT DESCRIPTION:
The proposed project involves the construction of a single story, five room meeting hall with bathrooms and kitchen facilities. A parking area of 39 stalls will also be constructed. There will be sewer and water improvements to service the proposed building.

PROJECT LOCATION:
The proposed project site is located on Waine Street in Lahaina, Maui. It is situated approximately 220 feet southeast of Luakini Street with Shaw Street further southeast of the parcel.

TAX MAP KEY:
(2) 4-6-07:16

STATE LAND USE DESIGNATION:
Urban

COMMUNITY PLAN DESIGNATION:
Public

COUNTY ZONING DESIGNATION:
Historic District

LANDOWNER:
Waine Protestant Church
II. STATEMENT OF OBJECTIVES AND PROJECT DESCRIPTION

Waiola Church has been used as a gathering or meeting place for its members. The proposed project will provide additional space and a more convenient facility in place of the existing hall, which has deteriorated beyond repair. It will be an asset to the community and compliment the surrounding area.

A. TECHNICAL CHARACTERISTICS

The proposed project involves construction of a one story building with paved parking stalls. It also consists of water and sewer improvements to the proposed building.

The proposed one story building is a five room meeting hall with bathrooms and kitchen facilities. Paved parking stalls will be incorporated along the property line on Wainee Street and in front of the proposed building.

The water service lateral will be upgraded to Department of Water Supply Standards.

An 8" sewer line will be installed fronting the proposed project site on Wainee Street to an existing sewer manhole at Luakini Street.

Drainage improvements will be designed to accommodate the runoff generated by the subject parcel. All runoff will be kept on site.

B. SOCIAL AND ECONOMIC CHARACTERISTICS

The proposed project will be of direct social benefit by constructing a more usable hall. It will provide a larger and convenient facility to its members for meeting.

C. ENVIRONMENTAL CHARACTERISTICS

The proposed project is not expected to make any negative environmental contributions and will in fact contribute in improving the existing site and facilities. A drainage system has been designed to accommodate the runoff generated by the parcel. Drywells will be utilized to handle all runoff collected by the grates that are to be installed in the parking area.

The proposed subject parcel will require minimal grading and is not considered a negative impact since this action does not involve major quantities of earthwork.

Native Hawaiian and Polynesian introduced plants will be used for the most part in the landscaping.

-3-
III. AFFECTED ENVIRONMENT

A. PROJECT LOCATION

The proposed project site is located on Wainee Street between Shaw Street and Luakini Street in the Lahaina District of Lahaina, Maui. It is identified as TMK: (2) 4-6-07:16.

B. GEOGRAPHICAL CHARACTERISTICS

1. TOPOGRAPHY

The project site is located makai of Honoapiilani Highway with relatively low and level elevations. The lot slopes from Wainee Street to Malu-ululeo-lele Park or in a east to west direction. The entrance and the exit will be located at Wainee Street.

2. SOILS

According to the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii by the U.S. Department of Agriculture Soil Conservation Service, 1972, the subject area consists of EAA, Ewa silty clay loam.

The Ewa series consists of well drained soils in basins and on alluvial fans on the islands of Maui and Oahu. These soils developed in alluvium derived from basic igneous rock. They are nearly level to moderately sloping. Elevations range from near sea level to 150 feet. The annual rainfall amounts to 10 to 30 inches. Most of it occurs between November and April. The mean annual soil temperature is 73 degrees Fahrenheit.

Ewa soils are geographically associated with Honouliuli, Mamala, Molokai, Pulch and Waialoa soils.

These soils are used for sugarcane, truck crops and pasture. The natural vegetation consists of fingergrass, kiawe, koa haole, klu and uhaloa.

Ewa silty clay loam 0 to 3 percent slopes (EaA) is found on the proposed project site.

On this soil, runoff is very slow and the erosion hazard is no more than slight. In a few places small gently sloping areas were included in mapping.
3. LAND USE TYPE

The Detailed Land Classification - Island of Maui by the Land Study Bureau, University of Hawaii*, L.S.B. Bulletin No. 7, 1967, designated the site as A7ii. This area has an overall "A" rating which indicates it is well suited for machine tillability and is non-stony, deep and well drained.

C. HYDROLOGICAL CHARACTERISTICS

1. GROUNDWATER AND DRAINAGE

No natural water features are located on the project site. At present, the project site is naturally drained. However, the proposed project will include a drainage system to accommodate the runoff generated by the parcel. Grates will be installed in the parking area and drywells will be utilized to handle all runoff collected by the grates.

2. FLOOD HAZARD

The National Flood Insurance Program (FIRM) Flood Insurance Rate Map, Panel 185, June 1981 for Maui County indicates the project site is designated Zone A4. Zone A4 is defined as areas of 100 year flood.

3. TSUNAMI INUNDATION

The project site is located within the Tsunami Inundation Maps as presented in the Maui, Molokai and Lanai telephone directory.

D. BIOLOGICAL CHARACTERISTICS

No rare or endangered species of flora or fauna were observed on the project site, nor is it likely that the project site serves as a habitat for any endangered species. The project site is used and is barren except for some grass, ornamental trees, and some weedy grasses and shrubs. Avifauna and feral animals are not likely to feed in this area.

E. ARCHAEOLOGICAL CHARACTERISTICS

An archeological inventory survey of the proposed project site was conducted by Cultural Surveys Hawaii in November 1994 (see attached). It is apparent from this survey that the proposed improvements will take place on previously graded lands, therefore, it is unlikely that any archaeological remains will be found onsite. In the event that any remains are found during construction, all work will cease and the State Historic Preservation Officer will be notified.
F. INFRASTRUCTURE AND UTILITIES

The proposed improvements consists of improvements to infrastructure and utilities onsite and offsite. These improvements are not expected to have any impact on offsite infrastructure or utilities however onsite benefits from the proposed improvements will be significant. Drainage, parking, safety and aesthetics will all benefit.

IV. DETERMINATION, FINDINGS AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed project and consulting with other governmental agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting the Negative Declaration determination are as follows, using as the criteria, the policy, guidelines and provisions of Chapters 343, 343 and 344, HRS.

1. The proposed action primarily consists of a single story building, parking lot, and landscaping and will not adversely affect the physical and social environment.

2. There will be no permanent degradation of existing ambient air and noise levels. During construction operations, air quality and noise levels are expected to be affected, but these will be temporary and minor.

3. No residences or businesses, except for a cottage will be displaced by this project.

4. There are no known endangered species of animal or plants within the project limits.

5. There are no natural, historic or archaeological sites within the project limits.

6. The project site is consistent with the Maui County Community Plan for the project site.

7. There are no secondary adverse effects on future development, population and public facilities.
V. ALTERNATIVES CONSIDERED

No alternatives other than the “no action” alternative were considered. No action would result in the use of the existing meeting hall that is small and deteriorated beyond repair. Also rest room facilities which are inconvenient and old are located at the back of the existing hall in a separate building. The new meeting hall will replace the existing hall and toilet building, and provide the best use of the site.

VI. SUMMARY OF MAJOR IMPACT AND MITIGATIVE MEASURES

Short term impacts, beneficial and adverse, generally result from construction-related activities. Consequently, these impacts are of short duration and should not last longer than the duration of the construction. Long term impacts beneficial and adverse generally result from implementation of the proposed action.

Construction of the improvements will correct deficiencies and will also have beneficial long term impacts. The degree of short term impact will be determined largely by the construction method to be utilized and the time of day and days of the week construction is performed.

Some grading will be required to accommodate the parking and building. This grading should also stabilize slope erosion and will not involve significant quantities of earth work. Standard mitigations will be implemented to prevent runoff during the construction period. The proposed improvements will also have some impact on traffic however most work is expected to be conducted during weekdays when the project site is not in use.

The proposed project will require a Historic District Application and Special Management Area permit.
APPENDIX I.
APPENDIX II.
February 10, 1995

MEMO TO: ESTELLE YAMASHITA, L.U.C.A. BUILDING PERMIT CLERK

FROM: DAVID F. WISSMAR, SOLID WASTE DIVISION CHIEF

SUBJECT: WAIOLA CHURCH MEETING HALL AND PARKING TMK: (2) 4-6-007:016; 95/SM1-005

We have reviewed the subject request and offer the following comments for your consideration:

- [ ] The owners and their contractors shall implement solid waste reduction, re-use recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.

- [ ] All yard debris shall be composted and re-used on their landscape plantings.

- [ ] Contact the Central Maui Sanitary Landfill Operations Supervisor at 877-7596 or 877-5319, for instructions on the disposal of clearing and grubbing material.

- [ ] Refuse collection shall be by a private collector.

We have no comments on the proposed project.

Thank you for the opportunity to comment on this proposed development.

DFW:jmp

xc: Planning Department
MEMO TO: Brian W. Misake, Planning Director

FROM: Charles Jencks, Public Works & Waste Management Director

SUBJECT: Special Management Area Permit Application
WAIOLA CHURCH MEETING HALL & PARKING
TMK: (2)4-6-007:016
95/SM1-005

March 10, 1995

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:

   a. The owner will provide road widening lot for the adjoining half of Wainee Street to provide for future right-of-way upon demand by the County of Maui. The subject road widening lot shall be shown on a subdivision map as such and an agreement stipulating the future dedication upon demand shall be recorded with the Bureau of Conveyances.

   b. A final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted to the Department of Public Works, Engineering Division for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties. "Sustainable" language shall be used.

   c. All existing features, such as, structures, driveways, drainageways, edge of pavement, etc. shall be shown on the project site plan.

   d. Site plan and a "sight distance" report to determine required sight distance and available sight distance at existing and proposed street intersections be provided for our review and approval.

EXHIBIT 4
Mr. Brian Miskae  
Page 2 of 2  
March 10, 1995  
95/SM1-005  

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

2. Comments from the Wastewater Reclamation Division:
   a. The developer should be informed that Wastewater Reclamation Division cannot insure that wastewater system capacity will be available.
   b. Wastewater contribution calculations are required before building permit is issued.
   c. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

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

3. Comments from the Solid Waste Division:
   a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
   b. Contact the Central Maui Sanitary Landfill Operations Supervisor at 877-7596 or 877-5319 for instructions on the disposal of clearing and grubbing.
   c. Refuse collection shall be by a private collector.

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

4. Comments from the Land Use and Codes Administration:

This division has reviewed this submittal and has no comments at this time.

EXHIBIT 4.1
Mr. Brian W. Miskae, Director  
Mauli County Planning Department  
250 South High Street  
Wailuku, Hawaii 96793

Aloha Mr. Miskae,

Re: Proposed 2-story, 5-room meeting hall, parking, landscaping and related facilities at TMK:4-6-7:16 and 17, Lahaina; Application No. 95/SMI-005 submitted by Tom Cannon, AIA on behalf of Waiola Church aka Wainee Protestant Church

Mahalo for providing the Board of Water Supply with the opportunity and the materials to review the subject request.

1. WATER SERVICE: An 5/8-inch water meter exists at the site. Domestic, irrigation, and mechanical cooling water loss calculations would be required at the time of building permit application. The rules require the applicant to provide an upgraded meter, if the calculations demonstrate inadequacy.

2. WATER AVAILABILITY: The Board of Water Supply determines if water is available at such time as an application for water service is approved and the fee is paid. No guarantee of additional water is granted or implied as a result of these comments or the approval of the subject land use permit application.

3. WATER SYSTEM AND FIRE FLOW: The existing fire protection at the site is adequate.

4. WATER CONSERVATION:

a. In Landscaping - We note that the designer proposes many excellent water-saving native trees and shrubs.

In addition, the Board normally advises applicants to limit turf to no more than 25% of the total planting area. However, we see a reasonable exception in the proposed situation. The areas of proposed lawns are comfortable for outdoor banquets and group play. Therefore, they're likely to be heavily used.

We forward additional references to the applicant for their files. In addition, the Maui County Planting Plan has an

EXHIBIT 5

"By Water All Things Find Life"
March 24, 1995
Mr. Brian W. Miskae, Director
Proposed meeting hall and related facilities at TMK:4-6-7:16,17
No. 95/SM1-005 Submitted by Tom Cannon, AIA on behalf of
Waiola Church aka Wainee Protestant Church

a. (concluded) excellent encyclopedia of Maui drought-tolerant
and native plants. Copies of the Plan are available through the
county Parks and Recreation Department, ph. (808)243-7325.

b. In Mechanical Systems - 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.

Mechanical equipment, like air-conditioners, refrigerators and
ice-makers should be air-cooled or recirculating water-cooled.
Consider visually-screening air-cooled units, which typically are
exterior-mounted.

Sincerely,

MAUI COUNTY BOARD OF WATER SUPPLY

David R. Craddick, Director

DDS

ww/awalwalea.com

c w/attachment: Tom Cannon, AIA, 720 Awalu Road, Haiku 96708

EXHIBIT 5.1
TRANSMITTAL:

TO:  State Agencies:

XX Dept of Health, Maui
XX Dept of Health, Honolulu
XX Dept of Transportation,
Statewide Planning Office (3) copies
XX DLNR (2 copies)
XX DLNR-Historic Preservation Div.
XX DLNR-Hawaiian Office
XX Dept of Agriculture, Honolulu
XX Dept of Agriculture, Maui
XX BODS, Survey Division
XX DOE, Office of Business Services
XX Office of State Planning
XX State Land Use Commission
XX DEBT
XX Dept of Hawaiian Homes Land
XX Office of Hawaiian Affairs
XX Dept of Labor
XX Dept of Human Services, Maui

XX Department:

February 10, 1995
County Agencies:
XX DPW, LUA (3 copies)
XX Water Department
XX Parks and Recreation
XX Fire Dept
XX Police Department
XX Human Concerns
XX Corporation Counsel
XX County Clerk
XX Mayor's Office
XX Finance Dept
XX Federal:
XX Soil Conservation Service
XX Army Corps of Engineers
XX Fish & Wildlife Service
XX Others:
XX Maui Electric Company
XX Hawaiian Telephone Co.

SUBJECT: I.D. No. 95/SM1-005
TMK: 4-6-007:016
Project Name: WAIO LA CHURCH MEETING HALL & PARKING
Applicant: Tom Cannon, AIA Architects Maui

TRANSMITTED TO YOU ARE THE FOLLOWING:

XX Application
XX Project Plans
XX Environmental Assessment
XX Shoreline Map
XX Previous Agency Comments
XX Dept Report/Recom

XX Traffic Report
XX Archaeological Report
XX Infrastructure Report
XX Drainage Report
XX Soils Report

XX Housing Agreements
XX Unilateral Agreements
XX Draft Ordinances
XX Ordinance(s)-Final
XX Decision and Order

DATED:

THESE ARE TRANSMITTED AS CHECKED BELOW:

XX For Your Comment/Recommendation

XX For Your Approval/Signature

XX As Requested

XX For Your Information
XX For Appropriate Attention

Please Submit Your Comments/Recommendations By MARCH 10, 1995

Remarks:

If additional clarification is required please contact me at 243-7735.

DON A. SCHNEIDER, II, Planner
For BRIAN MISKA, Planning Director

DAS: Tony

cc: Colleen Suyama, Planning Dept.
D. Schneider, II
Tom Cannon, Applicant
Project Files
a: waioLa.cannon.trn

MPD NO CIRCULATION AT THIS TIME

EXHIBIT 6
March 3, 1995

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

Dear Mr. Miskae:

Subject: 95/SM1-005, Waiola Church Meeting Hall & Parking, TMK: 4-6-007: 016, Lahaina, Maui, Hawaii

Thank you for the opportunity to review and comment on the subject application. Our comments are as follows:

A clearance for the removal of asbestos may be required by the Clean Air Branch should the cottage be demolished. The Clean Air Branch of the Department of Health should be consulted.

If you have any questions regarding the above, please call me at 243-5255.

Sincerely,

HERBERT S. MATSUBAYASHI
Acting Chief Sanitarian, Maui

EXHIBIT 7
The Honorable Brian W. Miskae, Director  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793  

Dear Mr. Miskae:

SUBJECT: Special Management Area Permit Application (95/SM1-005): Waialoa Church Meeting Hall and Parking, Lahaina, Maui; TMK: 4-6-07; 16

We have reviewed the application information for the subject project transmitted by your memorandum dated February 10, 1995, and provide the following:

Historic Preservation Division

The Historic Preservation Division (HPD) comments that their review is based on historic reports, maps, and aerial photographs; in addition, HPD has recently reviewed a draft report on an Archaeological inventory survey conducted on the subject parcel in November 1994 (An Archaeological Inventory Survey for Waialoa Church, Ahupua’a of Waine’e, Lahaina District, Island of Maui. By M. Heidel, W.H. Folk, and H.H. Hammatt. 1994).

HPD believes that the inventory survey adequately covered the project area. The report needs minor revisions in order to be acceptable, but HPD anticipates receiving a revised report shortly from the archaeological consultant. Although the subject parcel appears to have been previously disturbed through grading and other construction activities, HPD believes that scattered or isolated cultural features may still be present in Layers II through V, as described in the draft report. HPD understands that the proposed construction work will not penetrate the fill layer (Layer I). Given this plan, HPD believes that the project will have "no effect" on significant historic sites.
Should Construction plans change, however, so that penetration of the fill layer became necessary, HPD recommends that a qualified archaeological monitor be present during all construction work; please contact the HPD for an appropriate scope of work for the monitoring of sub-fill construction activities.

We have no further comment to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to contact Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Aloha,

Michael D. Wilson

EXHIBIT 8.1
February 22, 1995

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

Dear Mr. Miskae:

SUBJECT: (L.D. 95/SM1-085) Environmental Assessment for the Waiaua Church Meeting Hall and Parking Area, Lahaina Town, Lahaina District, Island of Maui

Thank you for the opportunity to comment on the environmental assessment for the construction of the Waiaua Church Meeting Hall and parking area. Our review is based on historic reports, aerial photographs, and maps maintained at the State Historic Preservation Division (SHPD). In addition, we have recently reviewed a draft report on an archaeological inventory survey conducted on the subject parcel in November 1994 (An Archaeological Inventory Survey for Waiaua Church, Ahupua’a of Waine’e, Lahaina District, Island of Maui. By M. Heidell, W.H. Folk, and H.H. Hammatt. 1994)

We believe that the inventory survey adequately covered the project area, although the report needs minor revisions in order to be acceptable; we anticipate receiving a revised report shortly from the archaeological consultant. Although the subject parcel appears to have been previously disturbed through grading and other construction activities, we believe that scattered or isolated cultural features may still be present in Layers II through V, as described in the draft report. We understand that the proposed construction work will not penetrate the fill layer (Layer I). Given this plan, we believe that the project will have “no effect” on significant historic sites.

Should construction plans change, however, so that penetration of the fill layer became necessary, we recommend that a qualified archaeological monitor be present during all construction work; please contact the SHPD for an appropriate scope of work for the monitoring of sub-fill construction activities.

If you have any questions, please feel free to contact Theresa Donham at the Maui SHPD at 243-5169 or Sara Collins at SHPD on O‘ahu at 587-0013.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

SC:ab
MEMORANDUM

TO: Mr. Brian Miskae, Director
ATTN.: Mr. Don A. Schneider, II, Planner
SUBJECT: I.D. No.: 95/SN1-005
        TMN: 4-6-007:016
        Project Name: Waiola Church Meeting Hall & Parking
        Applicant: Tom Cannon, AIA Architects Maui

REMARKS:

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

Randall M. Hashimoto
Acting State Land Surveyor

EXHIBIT 10
Mr. Brian Miskae, Director
Planning Department
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Miskae,

Subject: Waiola Church Meeting Hall & Parking ; TMK: 4-6-7: 016
I.D. No. 95/SN1-005

I have no comment on the subject application.

Sincerely,

Neal S. Fujiiwara
District Conservationist
February 28, 1995

Mr. Brian Miskea
Planning Director
MPC Planning Department
250 S. High Street
Wailuku, HI 96793

Dear Mr. Miskea:

Subject: Wailea Church Meeting Hall and Parking
TMK: 4-6-07:016

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

In reviewing the information transmitted and our records, we have no objection to the subject project. If electrical service is required from MECO, we encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

[Signature]

Edward L. Reinhardt
Manager, Engineering

DT:rt

EXHIBIT 12
March 1, 1995

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

Dear Mr. Miskae:

Subject: Waiola Church Meeting Hall and Parking
Special Management Area Permit
ID No. 95/SM1-005
TMK: 4-6-007: 016

Thank you for your transmittal dated February 10, 1995.

The subject development is not anticipated to have a significant impact on our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

KAZU HAYASHIDA
Director of Transportation

EXHIBIT 13
APPENDIX III.
5 June, 1995

Mr. David F. Wissmar, Solid Waste Division Chief  
Maui Department of Public Works and Waste Management  
200 South High Street  
Wailuku, Maui, Hawai'i 96793

Subject: Response to your Memo to Estelle Yamashita, L.U.C.A. Building Permit Clerk regarding Waiola Church Hale 'Ai Hall and related improvements, TMK: (2) 4-6-007:016 & 017; 95/SM1-005.

Dear Mr. Wissmar:

Thank you for your comments dated 10 February 1995, regarding the above noted project. In response to your comments we offer the following:

- The owners and their contractors shall implement solid waste reduction, re-use recycling programs to reduce the amount of solid waste to be deposited at the County landfills.
- I have called the Central Maui Sanitary Landfill Operations, and received instructions from Earl on the disposal of clearing and grubbing material, as per your Memo.
- Refuse collection at the new Hall shall be by a private collector.

Thank you again. If you have any questions, or other comments, please give me a call.

Sincerely,

Tom Cannon, AIA  
for Waiola Church.

cc: Colleen Suyama, c/o Don Schneider, II, Maui Planning Department  
Waiola Church
ARCHITECTS MAUI

5 June, 1995

Mr. Charles Jenks, Director
Maul Department of Public Works and Waste Management
200 South High Street
Wailuku, Maui, Hawaii 96793

Subject: Response to your Memo to Brian Miskae, Planning Director, regarding Waiola Church Hale ‘Ai Hall and related improvements, TMK: (2) 4-6-007:016 & 017; 95/SM1-005.

Dear Mr. Jenks:

Thank you for your comments dated 10 March 1995, regarding the above noted project. In response to your comments we offer the following:

1. Comments from the Engineering Division:

   a. The Owner requests not to be required to provide a road widening lot for the adjoining half of Wainie'e Street to provide for future right-of-way upon demand by the County of Maui, as this would cause the destruction of the historic stone wall along their Wainie'e Street border. The Maui County Cultural Resources Commission found (at their 6 April 1995 meeting) that widening Wainie'e Street at this location is not in the best interest of the Lahaina Historic District, and should not be required. The Planning Department has concurred with this finding.

   b. A final detailed drainage and erosion plan as requested, shall be submitted to the Department of Public Works for review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent properties.

   c. All existing features to remain shall be shown on the project site plan.

   d. A site plan and "sight distance" report shall be provided for your review and approval.

2. Comments from the Wastewater Reclamation Division:

   a. The developer is informed that Wastewater Reclamation Division cannot insure that wastewater capacity will be available.

   b. Waste water contribution calculations shall be provided prior to the building permit being issued.

   Exhibit 4A
c. The developer has been informed of the requirement to fund any necessary off-site improvements to collection system and wastewater pump stations.

3. Comments from the Solid Waste Division:

   a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.

   b. I have spoken to Earl at the Central Maui Sanitary Landfill and received instructions on the disposal of clearing and grubbing materials.

   c. Refuse collection shall be by a private collector.

4. Comments from the Land Use and Codes Administration: no comments received.

Thank you again. If you have any questions, or other comments, please give me a call.

Sincerely,

Tom Cannon, AIA
for Waiola Church.

cc: Colleen Suyama, c/o Don Schneider, Maui Planning Department
    Waiola Church
    Wayne Arakaki, Civil Engineer

Exhibit 4.1A
5 June, 1995

Mr. David R. Craddick, Director
Maui County Board of Water Supply
P.O. Box 1109
Wailuku, Maui, Hawaii 96793-7109

Subject: Response to your letter to Brian Miskae, Planning Director, regarding Waiola Church Hale 'Ala Hall and related improvements, TMK: (2) 4-6-007:016 & 017; 95/SM1-005.

Dear Mr. Craddick:

Thank you for your comments dated 24 March 1995, regarding the above noted project. In response to your comments we offer the following:

1. Water Service: Domestic, irrigation, and mechanical cooling water loss calculations shall be provided at the time of building permit application. The owner shall provide an upgraded meter, if the calculations demonstrate inadequacy.

2. Water Availability: The owner acknowledges that the Board of Water Supply will determine if water is available at such time that an application for water service is approved and paid for, and that no guarantee of additional water is granted of implied as a result of your comments or the approval of the subject land use permit application.

3. Water System and Fire Flow: The existing fire protection at the site is adequate, as per your comment.

4. Water Conservation:
   a. Thank you for your comment regarding our plant selections, and the information you sent on native plants.
   b. At this point we are not planning on any air conditioning. If needed in the future, only a system compliant with Maui County Code Subsection 14.21.20 will be considered. With regard to mechanical equipment, such as air conditioners, refrigerators and ice makers, we will use air-cooled or recirculating water-cooled systems.

Thank you again. If you have any questions, or other comments, please give me a call.

Sincerely,

[Signature]

Tom Cannon, AIA
for Waiola Church.

cc: Colleen Suyama, c/o Don Schneider, II, Maui Planning Department
    Waiola Church

Exhibit 5A
ARCHITECTS MAUI
420 AWALAU ROAD  |  HAiku, MAUI, HAWAII 96708

5 June, 1995

Mr. Herbert S. Matsumayashi, Acting Chief Sanitarian for Maui
Hawaii Department of Health, Maui District Health Office
54 High Street
Wailuku, Maui, Hawaii 96793

Subject: Response to your letter to Brian Miske, Maui Planning Director, regarding
Waioa Church Hale 'Ai Hall and related improvements,
TMK: (2) 4-6-007:016 & 017; 95/SM1-005.

Dear Mr. Matsumayashi:

Thank you for your comments dated 3 March 1995, regarding the above noted project. In
response to your comments we offer the following:

We acknowledge that a clearance for the removal of asbestos may be required
by the Clean Air Branch when the existing Hale 'Ai "cottage" is demolished. We
will consult with the Clean Air Branch of the Department of Health, if and when
asbestos is found to be there.

Thank you again. If you have any questions, or other comments, please give me a call.

Sincerely,

Tom Cannon, AIA
for Waioa Church.

cc:
Colleen Suyama, c/o Don Schneider, II, Maui Planning Department
Waioa Church

Exhibit 7A
6 June, 1995

Mr. Michael D. Wilson, Chairman
Hawaii Board of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Response to your letter to Brian Miskae, Maui Planning Director, regarding Waiola Church Hale 'Ai Hall and related improvements, TMK: (2) 4-6-007:016 & 017; 95/SM1-005.

Dear Mr. Wilson:

Thank you for your comments dated 15 March 1995, regarding the above noted project. In response to your comments we offer the following:

1. As indicated in a 17 May 1995 letter to William Folk, Archaeological consultant, from Mr. Don Hibbard, Administrator, State Historic Preservation Division (HPD), the Division has accepted the report entitled An Archaeological Inventory Survey for Waiola Church, Ahupua'a of Waine'e, Lahaina district, Island of Maui (M. Heidel, W. H. Folk, H. H. Hammatt 1995) as complete.

2. Should construction plans change, such that penetration beyond the "fill layer" (Layer I, as described in the report referred to above) becomes necessary, a qualified archaeological monitor will be present during all excavation below Layer I, and we will contact the HPD for an appropriate "scope of work" for this monitoring.

Thank you again. If you have any questions, or other comments, please give me a call.

Sincerely,

[Signature]

Tom Cannon, AIA
for Waiola Church.

cc: Colleen Suyama, c/o Don Schneider, II, Maui County Planning Department
Waiola Church

EXHIBIT 8A
6 June, 1995

Mr. Don Hibbard, Administrator
State of Hawaii Historic Preservation Division
33 South King Street
Honolulu, Hawai‘i 96813

Subject: Response to your letter to Brian Miskae, Maui Planning Director, regarding Walola Church Hale ‘Ai Hall and related improvements, TMK: (2) 4-6-007:016 & 017; 95/SM1-005.

Dear Mr. Hibbard:

Thank you for your comments dated 22 February 1995, regarding the above noted project. In response to your comments we offer the following:

1. We are in receipt of your 17 May 1995 letter to William Folk, Archaeological consultant, and acknowledge that the Historic Preservation Division (HPD) has accepted the report entitled An Archaeological Inventory Survey for Waiola Church, Ahupua'a of Waine'e, Lahaina district, Island of Maui (M. Heidel, W. H. Folk, H. H. Hammatt 1995) as complete.

2. Should construction plans change, such that penetration beyond the “fill layer” (Layer I, as described in the report referred to above) becomes necessary, a qualified archaeological monitor will be present during all excavation below Layer I, and we will contact the HPD for an appropriate “scope of work” for this monitoring.

Thank you again. If you have any questions, or other comments, please give me a call.

Sincerely,

Tom Cannon, AIA
for Waiola Church.

cc: Colleen Suyama, c/o Don Schneider, II, Maui County Planning Department
    Waiola Church
6 June, 1995

Mr. Edward L. Reinhardt, Manager of Engineering
Maui Electric Company
P.O. Box 398
Kahului, Hawaii 96732-0389

Subject: Response to your letter to Brian Miskae, Maui Planning Director, regarding Waiola Church Hale ‘Ai Hall and related improvements, TMK: (2) 4-6-007; 016 & 017; 95/SM1-005.

Dear Mr. Reinhardt:

Thank you for your comments dated 28 February 1995, regarding the above noted project. In response to your comments we offer the following:

We will encourage our Electrical consultant to meet with MECO’s Engineering Department as soon as practical to verify the projects electrical requirements, so that service can be provided on a timely basis.

Thank you again. If you have any questions, or other comments, please give me a call.

Sincerely,

Tom Cannon, AIA
for Waialoa Church.

cc: Colleen Suyama, c/o Don Schneider, II, Maui County Planning Department
    Waialoa Church