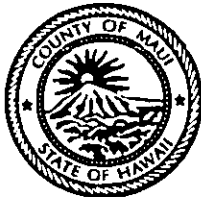


LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

RECEIVED

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

95 JUN 13 12:54

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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 Waiola 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,

A handwritten signature in black ink, appearing to read "B. Wiskae", written over the typed name and title.

BRIAN MISKAE
Planning Director

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

(BPI:OEQCFNSM1.005)

75

DOCUMENT CAPTURED AS RECEIVED

1995-06-23-MA-FA-Waiola Church Meeting Hall ^{JUN 23 1995} Construction

**ENVIRONMENTAL ASSESSMENT,
COMMENTS, AND RESPONSES**

**FOR THE PROPOSED
WAIOLA CHURCH
HALE 'AI PROJECT**

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

JOB NUMBER: 9361

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
HAIKU, 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)

TABLE OF CONTENTS

	PAGE
I. Summary	2
II Statement of Objectives and Project Description	3
III. Affected Environment	4 - 6
IV. Determination, Findings and Reasons Supporting Determination	6
V. Alternatives Considered	7
VI. Summary of Major Impact and Mitigative Measures	7
Appendix I: Maps and Site Data	
Appendix II: Comments Received on Environmental Assessment	
Appendix III: Responses to Comments Received on Environmental Assessment	

I. SUMMARY

Chapter 343, HRS
Environmental Assessment (EA)

ACTION: Hale Ai Building
Wainee 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 Wainee 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: Wainee 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.

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-ulu-o-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, Pulehu and Waiakoa 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 A71i . 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.

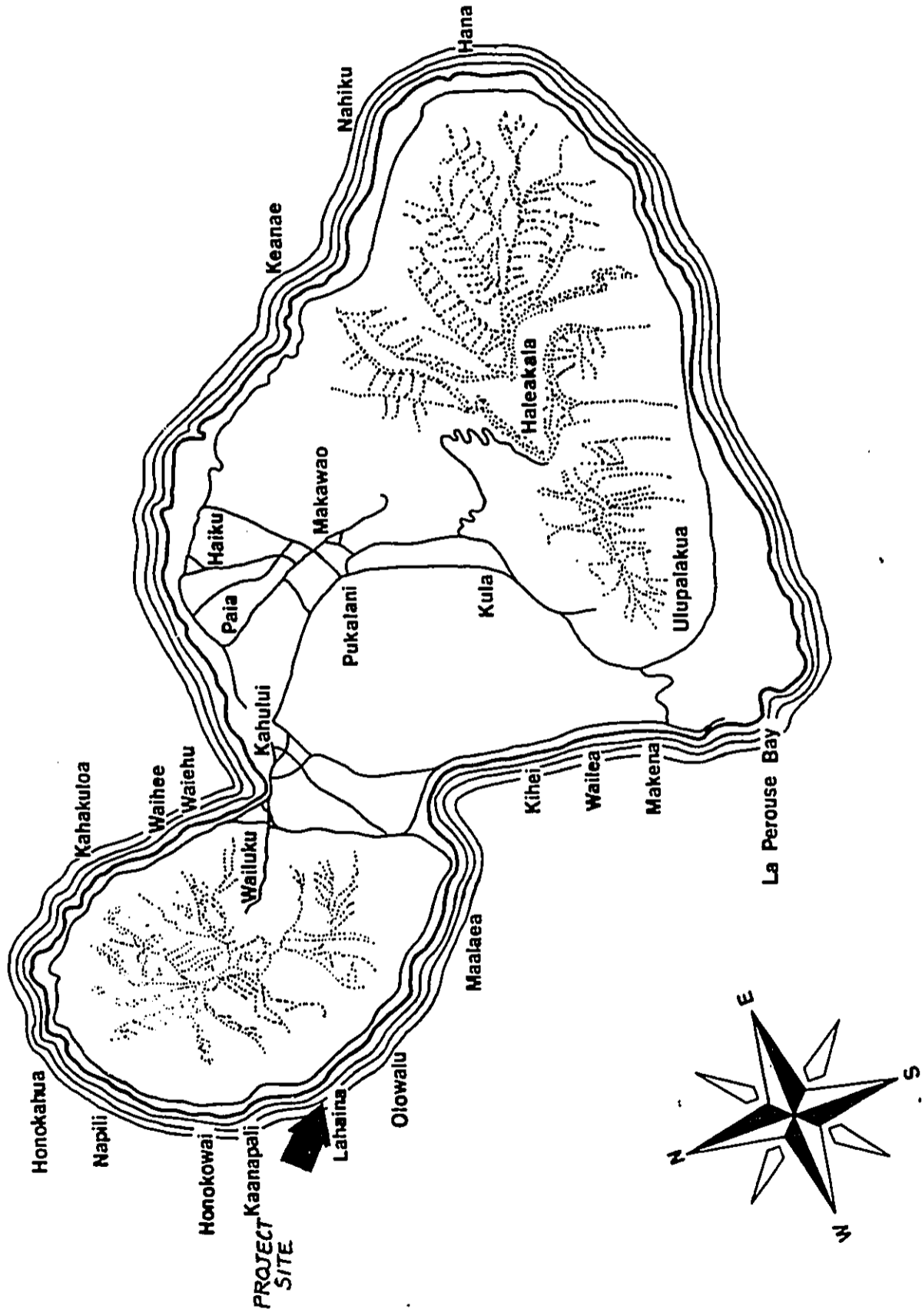
Construction of the improvements will correct deficiencies and will also have beneficial long term impacts. The degree of short term impact will be determined largely by the construction method to be utilized and the time of day and days of the week construction is performed.

Some grading will be required to accommodate the parking and building. This grading should also stabilize slopes 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.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

APPENDIX I.



ISLAND OF MAUI

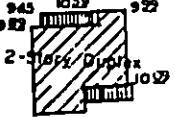
W A I N E E

PROJECT SITE

28,284 SQ. Ft.
0.649 Acre.

Mill Co., Ltd.

21

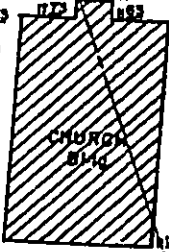
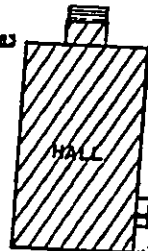


GOV'T

(CROWN)

LOT 21-A 17
MALU - ULU - O - LELE PARK
Governor's Executive Order 52
TMK (2), 4-6-07. 2

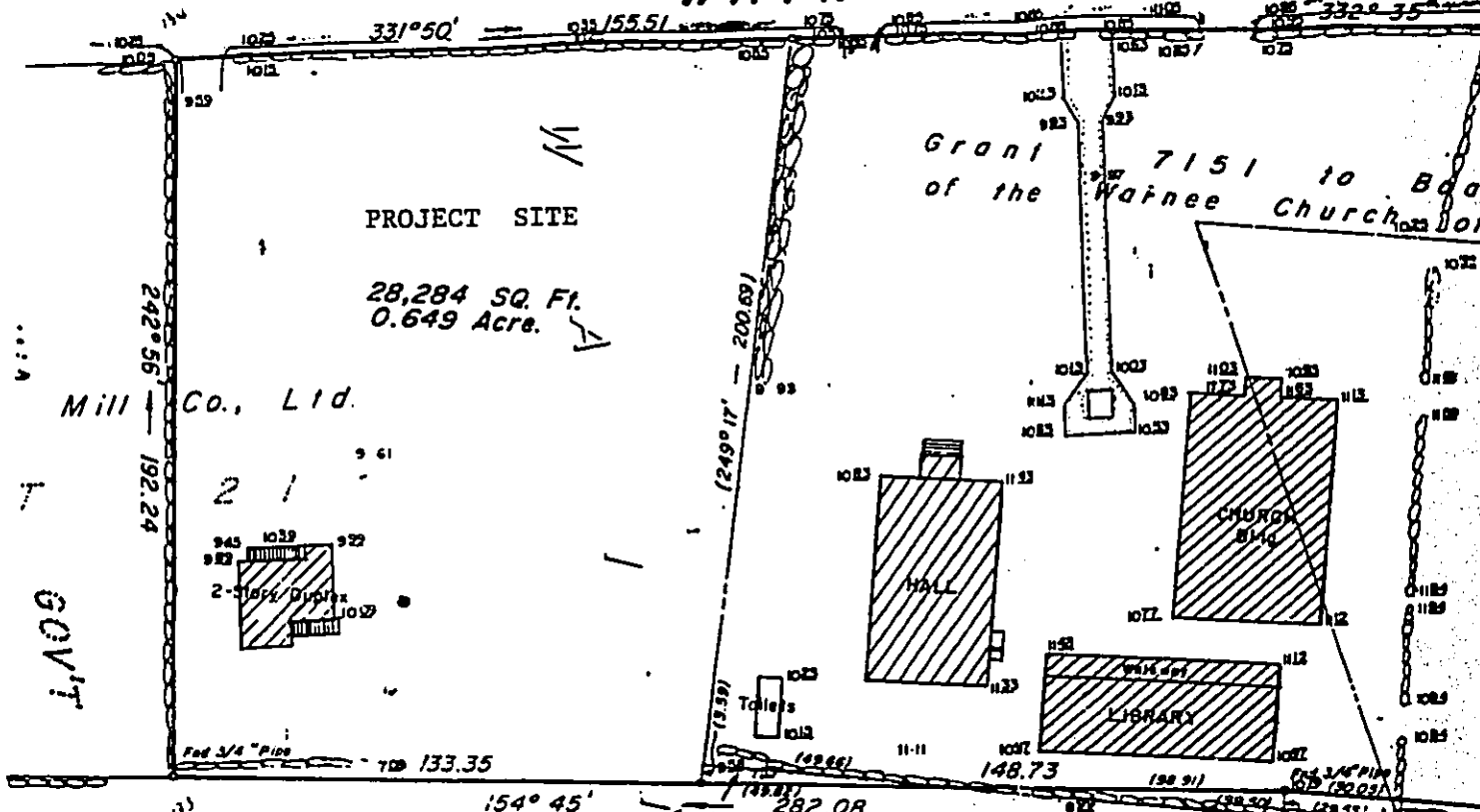
Grant of 7151 to Board of the Wainee Church

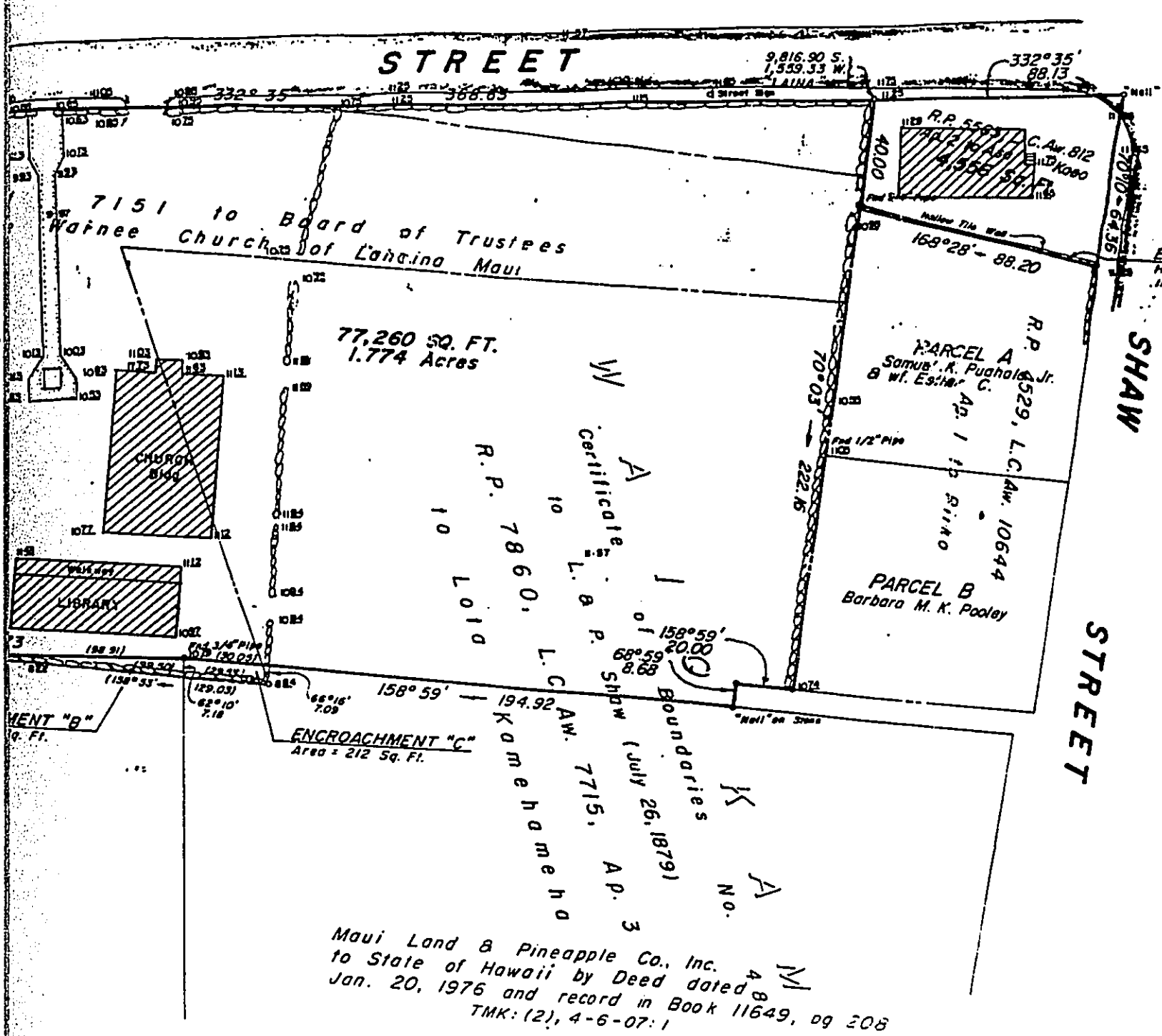


ENCROACHMENT "A"
Area = 89 Sq Ft

ENCROACHMENT "B"
Area = 355 Sq Ft.

ENCR Area





STREET

9,816.90 S.
1,559.53 W.

332°35'
88.13

7151 to Board of Trustees
Wainee Church of Lahaina Maui

77,260 SQ. FT.
1.774 Acres

CHURCH

LIBRARY

PARCEL A
Samuel K. Puhala Jr.
B. W. Escher C.

PARCEL B
Barbara M. K. Pooley

SHAW STREET

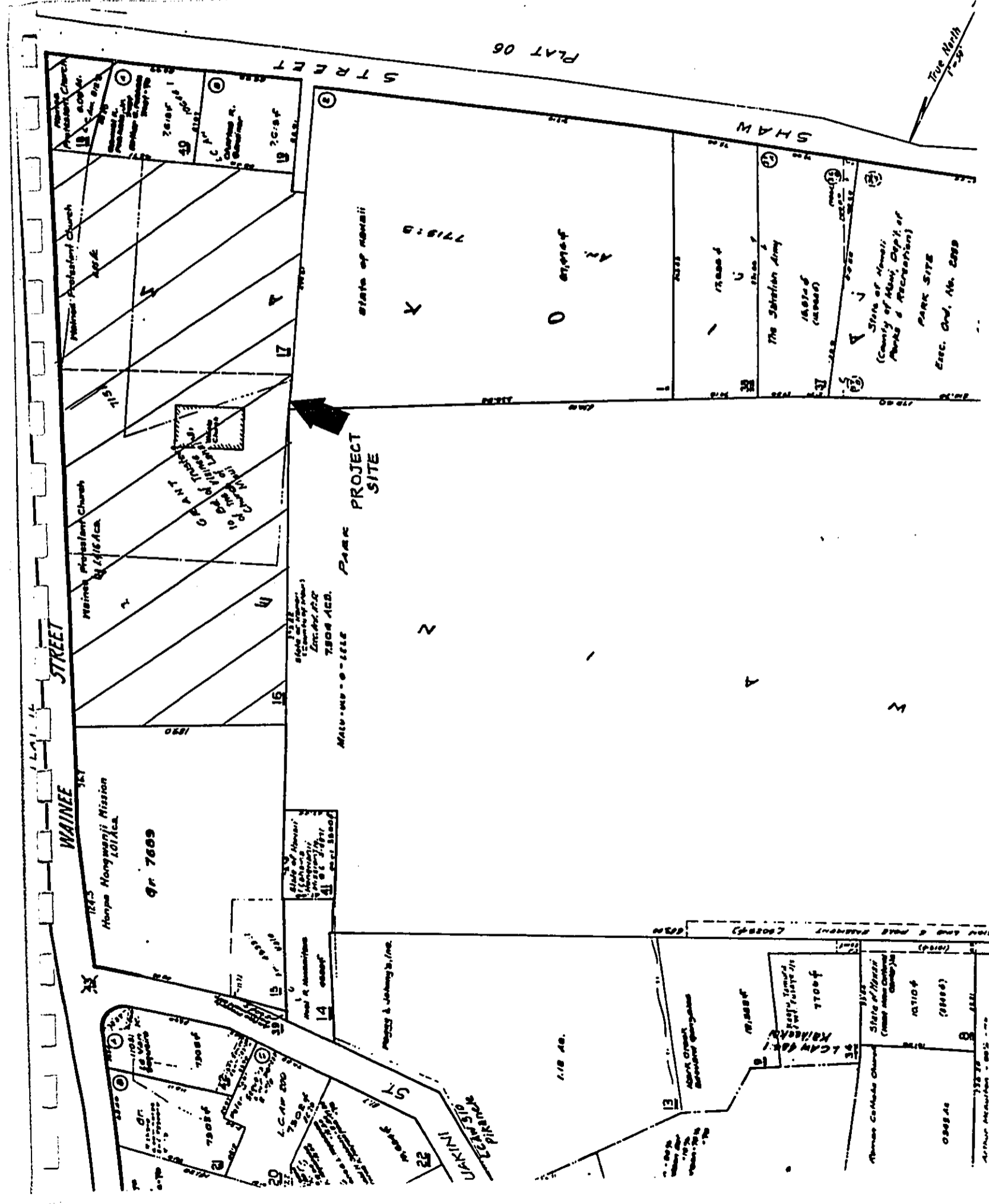
STREET

W
Certificate
L. & P. Shaw
R.P. 7860, L.C. Aw. 7715, A.P. 3
Kamehameha

Boundaries
(July 26, 1879)

ENCROACHMENT "C"
Area = 212 Sq. Ft.

M
Maui Land & Pineapple Co., Inc.
to State of Hawaii by Deed dated
Jan. 20, 1976 and record in Book 11649, pg 208
TMK: (2), 4-6-07:1



PLAT 06

SHAW STREET

WAINEE STREET

PARK PROJECT SITE

Honpa Hongwanji Mission
101 Aca.

Gr 7609

PARK PROJECT SITE

State of Hawaii
Honpa Hongwanji Mission
101 Aca.

State of Hawaii
Honpa Hongwanji Mission
101 Aca.

Arthur Hamilton - 1912

State of Hawaii
Honpa Hongwanji Mission
101 Aca.

Arthur Hamilton - 1912

State of Hawaii
Honpa Hongwanji Mission
101 Aca.

Arthur Hamilton - 1912

True North
17-20'

State of Hawaii
771519

State of Hawaii
0 019794

The Salvation Army
181514 (1898)

State of Hawaii
County of Maui, City of
Honolulu & Recreation
PARK SITE
Exec. Ord. No. 2099

Maine Protestant Church
14116 Aca.

Gr 7609
Honpa Hongwanji Mission
101 Aca.

State of Hawaii
Honpa Hongwanji Mission
101 Aca.

PARK PROJECT SITE

2

7

3

1.18 Aca.

UAKINI
LEAKI
ST

HOW AND HOW PARTNERS (2008)

State of Hawaii
Honpa Hongwanji Mission
101 Aca.

State of Hawaii
Honpa Hongwanji Mission
101 Aca.

State of Hawaii
Honpa Hongwanji Mission
101 Aca.

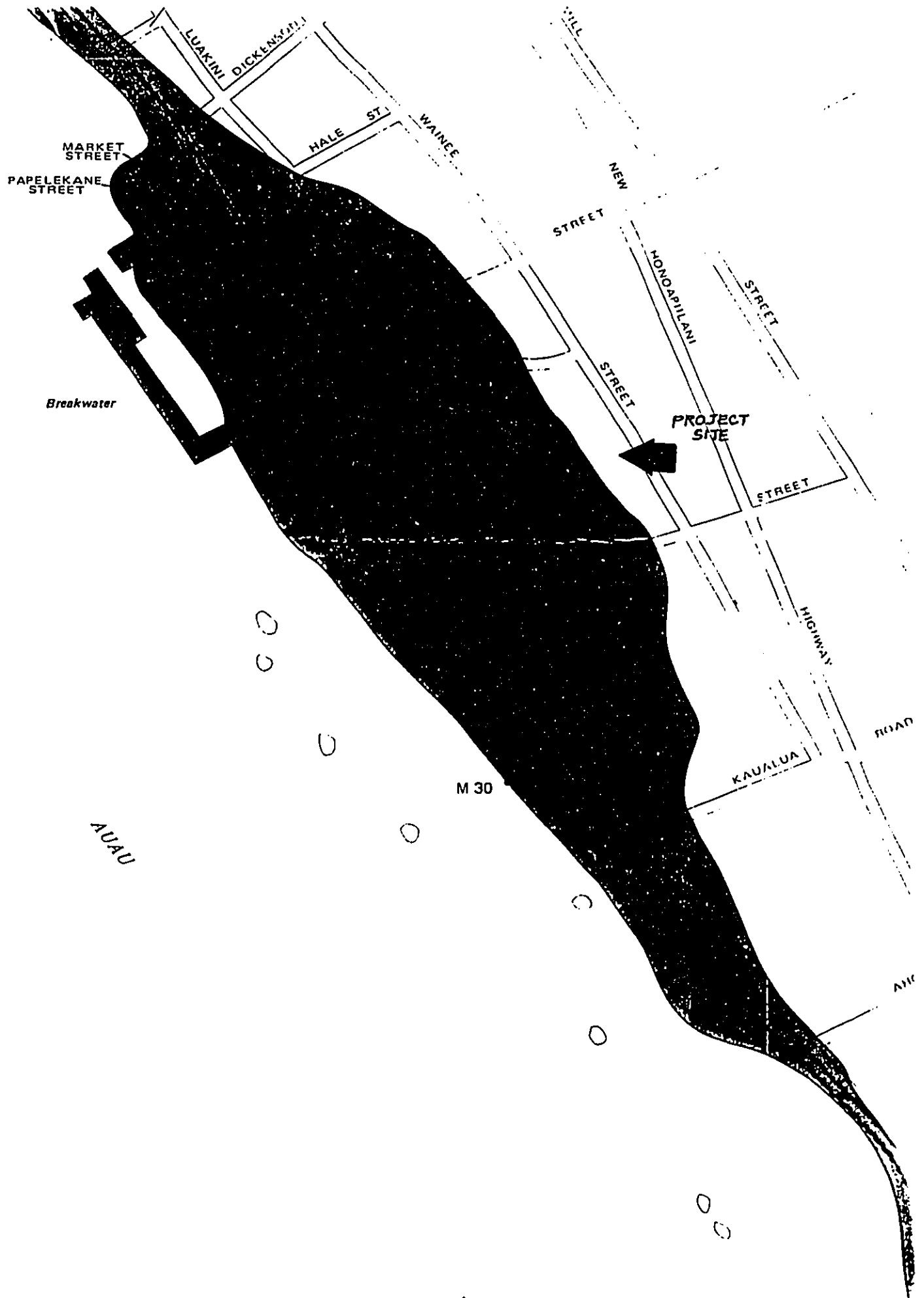
Arthur Hamilton - 1912

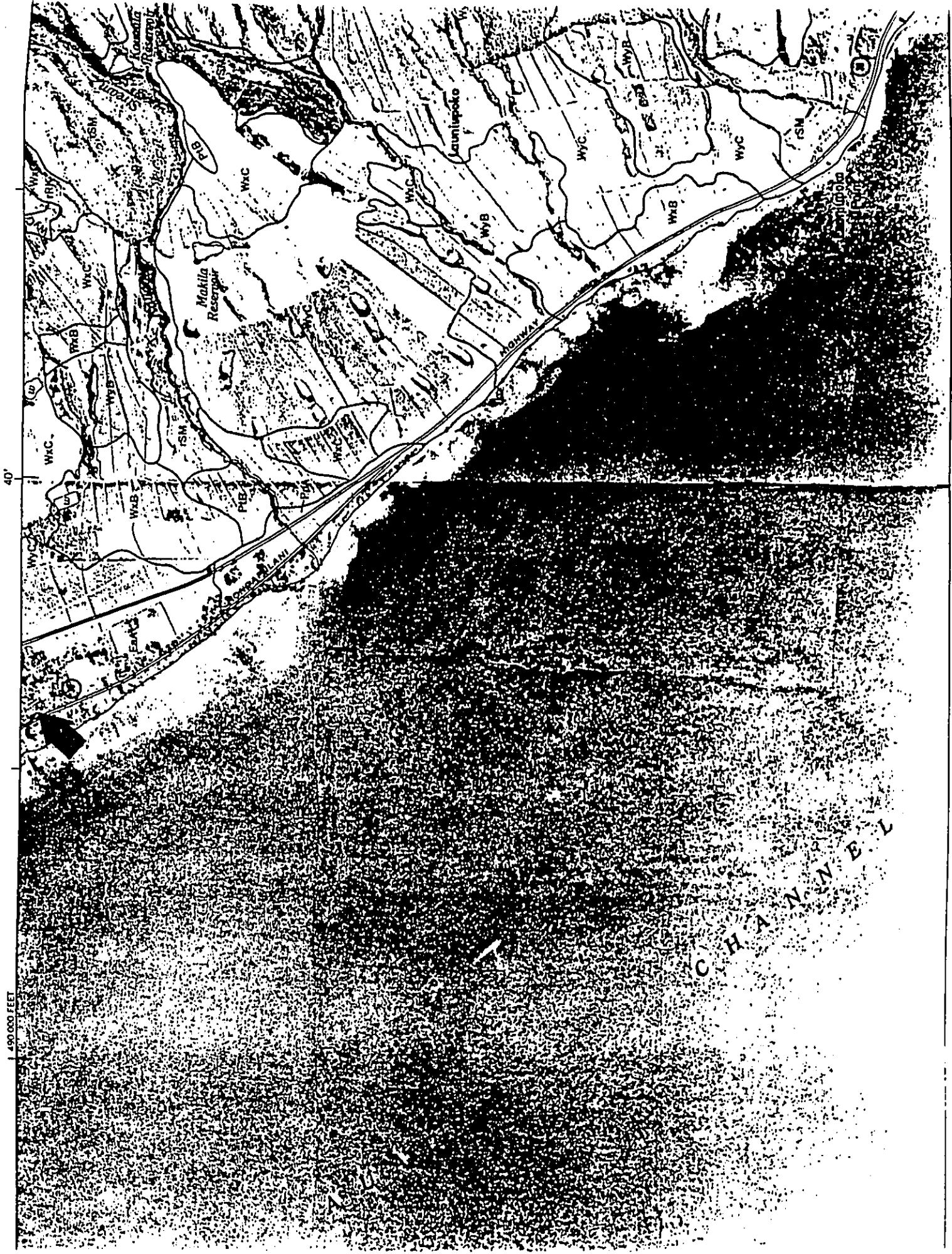
State of Hawaii
Honpa Hongwanji Mission
101 Aca.

Arthur Hamilton - 1912

State of Hawaii
Honpa Hongwanji Mission
101 Aca.

Arthur Hamilton - 1912





DOCUMENT CAPTURED AS RECEIVED



PROJECT SITE



PROJECT SITE



WAINEE STREET (SOUTH)



WAINEE STREET (NORTH)

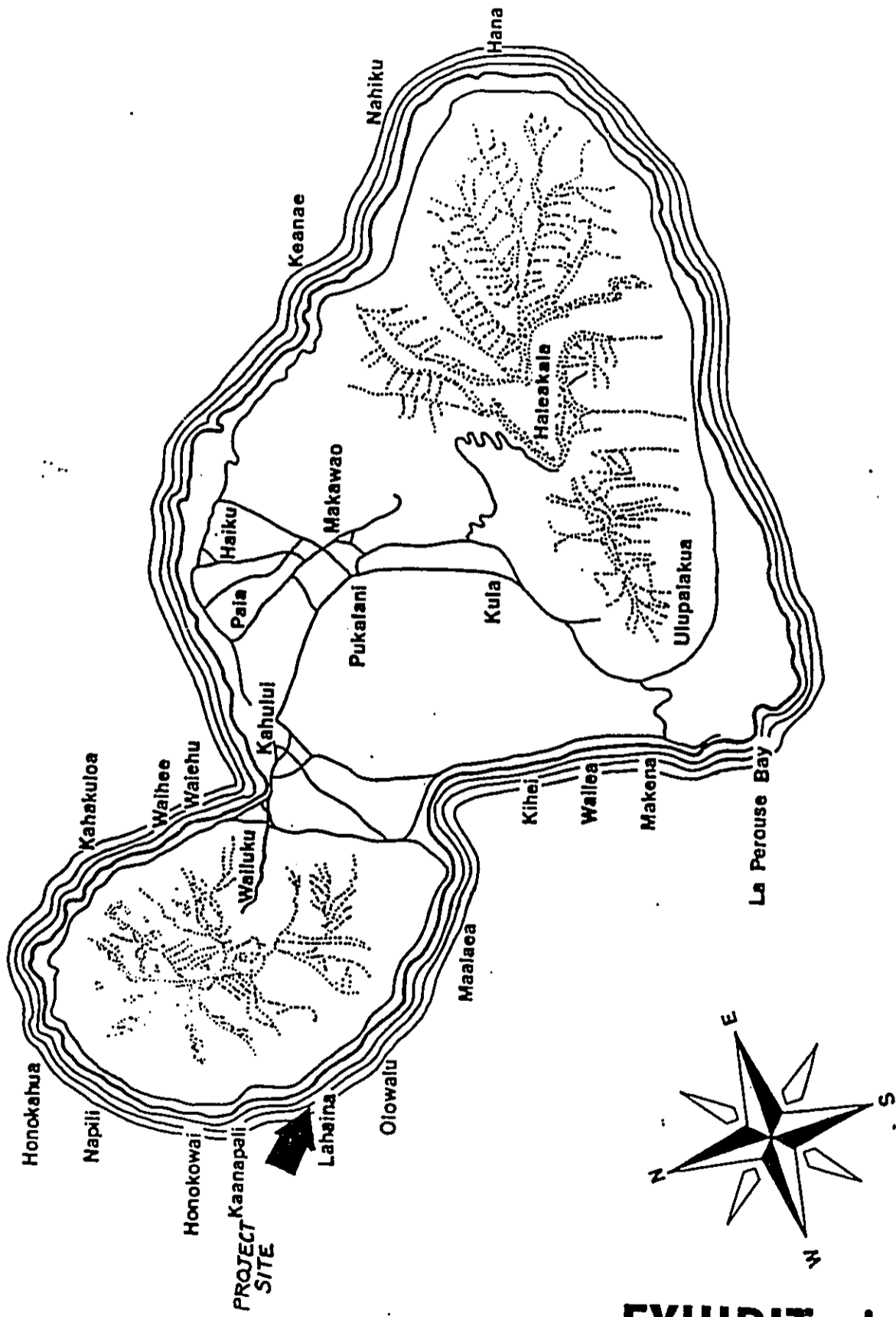


PROJECT SITE (COTTAGE)



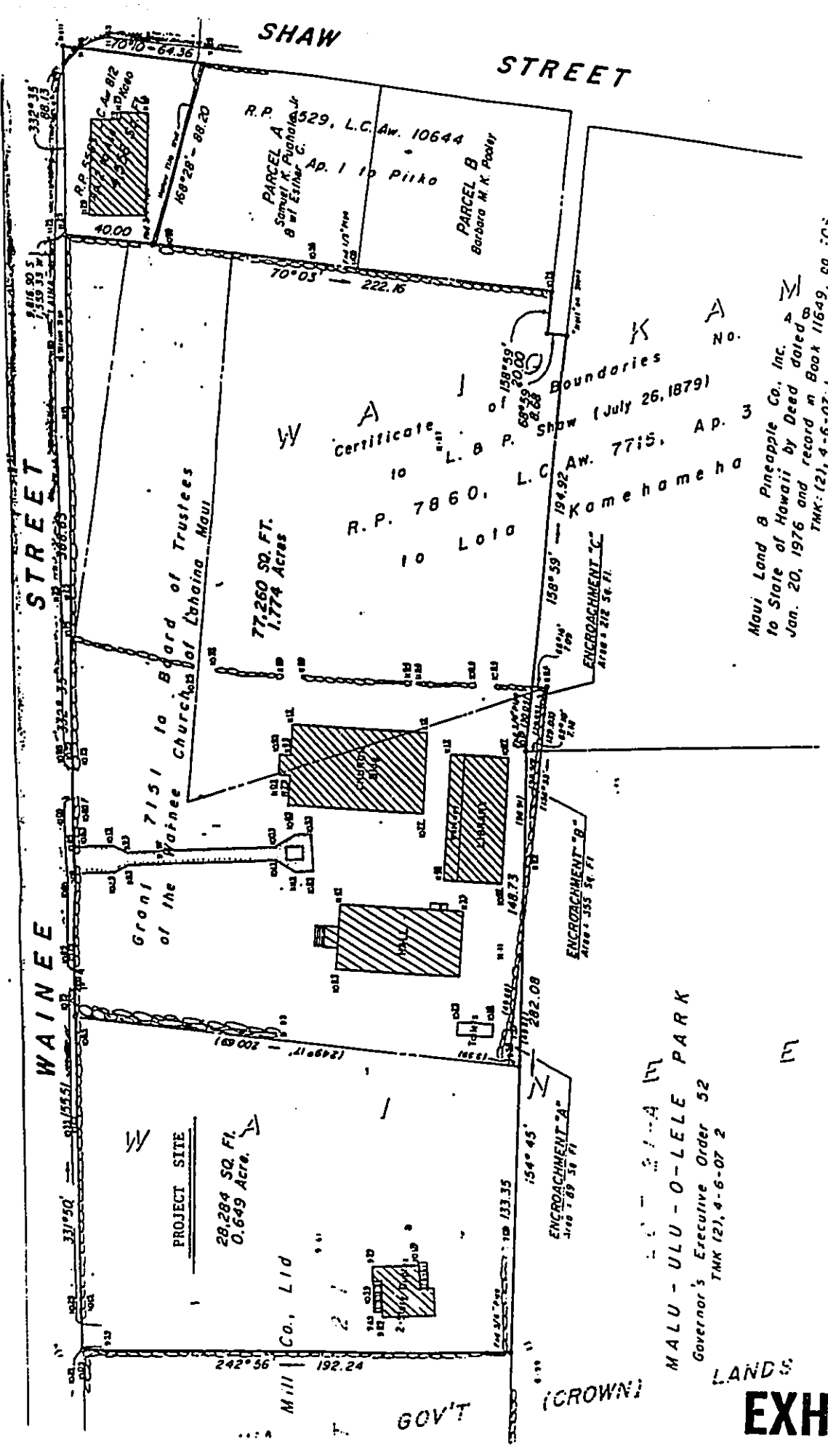
WAIOLA CHURCH

APPENDIX II.



ISLAND OF MAUI

EXHIBIT I



MALU - ULU - O-LELE PARK
 Governor's Executive Order 52
 TMK (2), 4-6-07 2

EXHIBIT 2.

Maui Land & Pineapple Co., Inc.
 to State of Hawaii by Deed dated
 Jan. 20, 1976 and record in Book 11649, pg 305
 TMK: (2), 4-6-07 1

LINDA CROCKETT LINGLE
Mayor
GEORGE N. KAYA
Director
CHARLES JENCKS
Deputy 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

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

95 FEB 15 2:58

February 10, 1995

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

F R O M: DAVID F. WISSMAR, SOLID WASTE DIVISION CHIEF *David F. Wissmar*

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:jip

xc: Planning Department

4/16
EXHIBIT 3

LINDA CROCKETT LINGLE
Mayor

GEORGE N. KAYA
Director

CHARLES JENCKS
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



'95 MAR 14 P1:27

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT

LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

March 10, 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

MEMO TO: *[Signature]* Bryan W. Miskae, 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

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 Waivee 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. *"STANDARD CONVEYANCES" per Dept. of
4-11-95 in Planning Office*
- 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

Printed on recycled paper

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.

ey
g:\luca\all\czm\waicla.sma

EXHIBIT 4.1



'95 APR -3 P3:32

BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1108
WAILUKU, MAUI, HAWAII 96793-7108
March 24, 1995

Mr. Brian W. Miskae, Director
Maui 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/SM1-005 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
page 2

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

c:\dds\waiola.chu

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

EXHIBIT 5.1

LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

'95 FEB 27 02:12

COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96703

TRANSMITTAL:

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

February 10, 1995

County Agencies:

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

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

TRANSMITTED TO YOU ARE THE FOLLOWING:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Application | <input type="checkbox"/> Traffic Report | <input type="checkbox"/> Housing Agreements |
| <input checked="" type="checkbox"/> Project Plans | <input type="checkbox"/> Archaeological Report | <input type="checkbox"/> Unilateral Agreements |
| <input checked="" type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Infrastructure Report | <input type="checkbox"/> Draft Ordinances |
| <input type="checkbox"/> Shoreline Map | <input checked="" type="checkbox"/> Drainage Report | <input type="checkbox"/> Ordinance(s)-Final |
| <input type="checkbox"/> Previous Agency Comment | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Decision and Order |
| <input type="checkbox"/> Dept Report/Recomm | | Dated: |

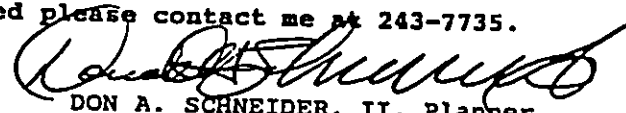
THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Your Comment/Recommendation
- For Your Approval/Signature
- As Requested
- For Your Information
- 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 MISKAE, Planning Director

DAS:osy
 cc: Colleen Suyama, Planning Dept.
 D. Schneider, II
 Tom Cannon, Applicant
 Project File
 a:waiola.cannon.trn

MFD NO COMMENT AT THIS TIME *Jan*

EXHIBIT 6

BENJAMIN J. CAYISTANO
Governor of Hawaii



95 MAR -7 18:27 STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793

LAWRENCE MIKE
Director of Health
Lawrence Hart, M.D., M.P.H.
District Health Services Administrator (M.D.)

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,

A handwritten signature in black ink, appearing to read "H. Matsubayashi".

HERBERT S. MATSUBAYASHI
Acting Chief Sanitarian, Maui

EXHIBIT 7

BENJAMIN J. CAYETANO
Governor of Hawaii



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

REF:OCEA:ST

P. O. Box 621
Honolulu, Hawaii 96809

MAR 15 1995

FILE NO.: 95-376

Chairperson
MICHAEL D. WILSON
Board of Land and Natural Resources

Deputy Director
GILBERT COLOMA-AGARAN

Aquaculture Development
Aquatic Resources
Boating and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Conservation and Resources Enforcement
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

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

REC'D
MAR 17 12:36

Dear Mr. Miskae:

SUBJECT: Special Management Area Permit Application (95/SM1-005): Waiola 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 survey conducted on the subject parcel in November 1994 (An Archaeological Inventory Survey for Waiola 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.

EXHIBIT 8

Mr. B. Miskae

- 2 -

File No.: 95-376

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
f MICHAEL D. WILSON

EXHIBIT 8.1

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

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

95 MAR -1 12:50 STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

February 22, 1995

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

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

LOG NO: 13952
DOC NO: 9502SC20

Dear Mr. Miskae:

**SUBJECT: (I.D. 95/SM1-005) Environmental Assessment for the
Waiola Church Meeting Hall and Parking Area
Lahaina Town, Lahaina District, Island of Maui
TMK: 4-6-07:16**

Thank you for the opportunity to comment on the environmental assessment for the construction of the Waiola 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 Waiola Church, Ahupua'a of Waine'e, Lahaina District, Island of Maui*. By M. Heidel, 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,

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

DON HIBBARD, Administrator
State Historic Preservation Division

SC:ab

EXHIBIT 9

BENJAMIN J. CAYETANO
GOVERNOR



EUGENE S. IMAI
COMPTROLLER

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

95 MAR 20 1995

FILE NO: _____

March 6, 1995

MEMORANDUM

TO: Mr. Brian Miskae, Director
ATTN.: Mr. Don A. Schneider, II, Planner
SUBJECT: I.D. No.: 95/SM1-005
TMK: 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.

SEARCHED _____ INDEXED _____
SERIALIZED _____ FILED _____
MAR 10 1995
FBI - HONOLULU
DOR ✓
36

Randall M Hashimoto
RANDALL M. HASHIMOTO
Acting State Land Surveyor

EXHIBIT 10



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Imi Kala Street
Suite 209
Wailuku, HI
96793-2100

95 MAR 2 12:57

March 2, 1995

REC'D

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

95 MAR 2 12:57
RECEIVED

Dear Mr. Miskae,

Subject: Waiola Church Meeting Hall & Parking ; TMK: 4-6-7: 016
I.D. No. 95/SM1-005

I have no comment on the subject application.

Sincerely,

Neal S. Fujiwara
District Conservationist

EXHIBIT II



'95 MAR -3 12:59

RECEIVED
DISTRICT

February 28, 1995

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

Dear Mr. Miskae:

Subject: Waiola 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,

Mr. Edward L. Reinhardt
Manager, Engineering

DT:rt

EXHIBIT 12



BENJAMIN CAYETANO
GOVERNOR



KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
SAM CALLEJO
GLENN M. OKIMOTO

'95 MAR -6 P 1:41

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO
STP 8.6628

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,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA
Director of Transportation

EXHIBIT 13

APPENDIX III.

ARCHITECTS MAUI

420 AWALAU ROAD HAIKU, MAUI, HAWAII 96708

(808) 572-4644

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, Hawaii 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

EXHIBIT 3A

ARCHITECTS MAUI

420 AWALAU ROAD HAIKU, MAUI, HAWAII 96708

(808) 572-4644

5 June, 1995

Mr. Charles Jenks, Director
Maui Department of Public Works and Waste Management
200 South High Street
Wailuku, Maui, Hawai'i 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 Waine'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 Waine'e Street border. The Maui County Cultural Resources Commission found (at their 6 April 1995 meeting) that widening Waine'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

5 June, 1995

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

ARCHITECTS MAUI

420 AWALAU ROAD HAIKU, MAUI, HAWAII 96708

(808) 572-4644

5 June, 1995

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

Subject: Response to your letter 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. 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 or 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,



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

(808) 572-4644

5 June, 1995

Mr. Herbert S. Matsubayashi, 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 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. Matsubayashi:

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 Waiola Church.

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

EXHIBIT 7A

ARCHITECTS MAUI

420 AWALAU ROAD HAIKU, MAUI, HAWAII 96708

(808) 572-4644

6 June, 1995

Mr. Michael D. Wilson, Chairman
Hawaii Board of Land and Natural Resources
P.O. Box 621
Honolulu, Hawai'i 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 Waihe'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

EXHIBIT 8A

ARCHITECTS MAUI

420 AWALAU ROAD HAIKU, MAUI, HAWAII 96708

(808) 572-4644

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
Waiola 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 Wainane, 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

EXHIBIT 9A

ARCHITECTS MAUI

420 AWALAU ROAD HAIKU, MAUI, HAWAII 96708

(808) 572-4644

6 June, 1995

Mr. Edward L. Reinhardt, Manager of Engineering
Maui Electric Company
P.O. Box 398
Kahului, Hawai'i 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 Waiola Church.

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

EXHIBIT 12A