

BENJAMIN J. CAYETANO
GOVERNOR



ROY S. OSHIRO
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
877 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0800

IN REPLY REFER TO:

95:DEV/6416

November 7, 1995

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 South King Street
Honolulu, Hawaii 96813

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

95 NOV -8 P4:38

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Dear Mr. Gill:

Subject: Negative Declaration for Villages of Leiali'i
Offsite Drainage and Roadway Improvements,
Lahaina, Maui, Hawaii; TMK 4-5-21: 03, 07, 10, 14 & 15

The Housing Finance and Development Corporation has reviewed the comments received during the 30-day public comment period which began on August 7, 1995 and ended on September 7, 1995. The agency has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the November 15, 1995 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final Environmental Assessment.

If you have any questions, please contact Neal Wu at 587-0538 or Sandy Nakamura Pfund at 587-3190.

Sincerely,

A handwritten signature in black ink, appearing to read "Roy S. Oshiro".

ROY S. OSHIRO
Executive Director

Enclosure



154

11995-11-23-MA-PEA- Leialii Villages Master Planned Community Offsite
Drainage and Roadway Improvement

NOV 23 1995

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UFC OF ENVIRONMENTAL
QUALITY CONTROL

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FINAL ENVIRONMENTAL ASSESSMENT

**Offsite Drainage and Roadway Improvements
Villages of Leialii Master Planned Project**

Wahikuli-Lahaina, Maui, Hawaii

State of Hawaii
Housing Finance and
Development Corporation

Submitted by:



**ROY S. OSHIRO
Executive Director**

November 7, 1995

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FINAL ENVIRONMENTAL ASSESSMENT

FOR

**OFFSITE DRAINAGE AND ROADWAY
IMPROVEMENTS:**

**VILLAGES OF LEIALI'I
MASTER PLANNED COMMUNITY
LAHAINA, MAUI**

TMK 4-5-21: 07,10,14,&15

November 7, 1995

The Applicant

APPLICANT: **Housing Finance and Development Corporation**
677 Queen Street Suite 300
Honolulu, Hawaii 96813

Mr. Roy S. Oshiro
Executive Director

LAND OWNER: **State of Hawaii**
Pioneer Mill Company*

**AGENCIES CONSULTED IN
MAKING REPORT:**

County of Maui Agencies

Planning Department
Department of Public Works and
Waste Management
Department of Human Concerns
Department of Water Supply
Department of Parks and Recreation

State of Hawaii Agencies

Department of Transportation
Department of Land and Natural
Resources
Department of Health
Department of Agriculture
Division of Aquatic Resources

Federal Agencies

U.S. Soil Conservation
U.S. Postal Service

Private Agencies

West Maui Soil Conservation
Pioneer Mill Company
Lahaina-Kaanapali & Pacific Railroad

*a portion of the proposed drainage easement located north of the Lahaina Civic Center is owned by Pioneer Mill Company

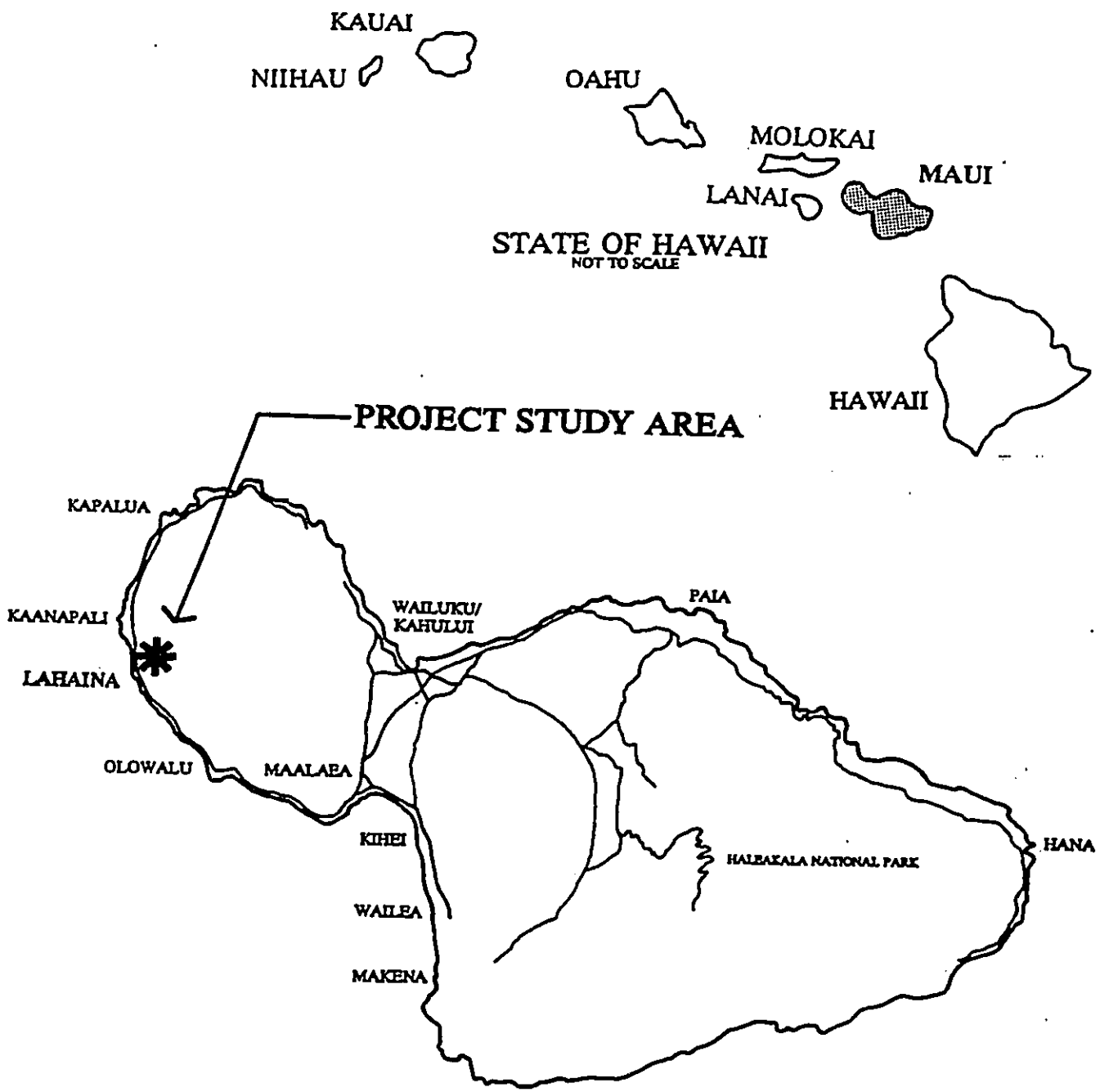
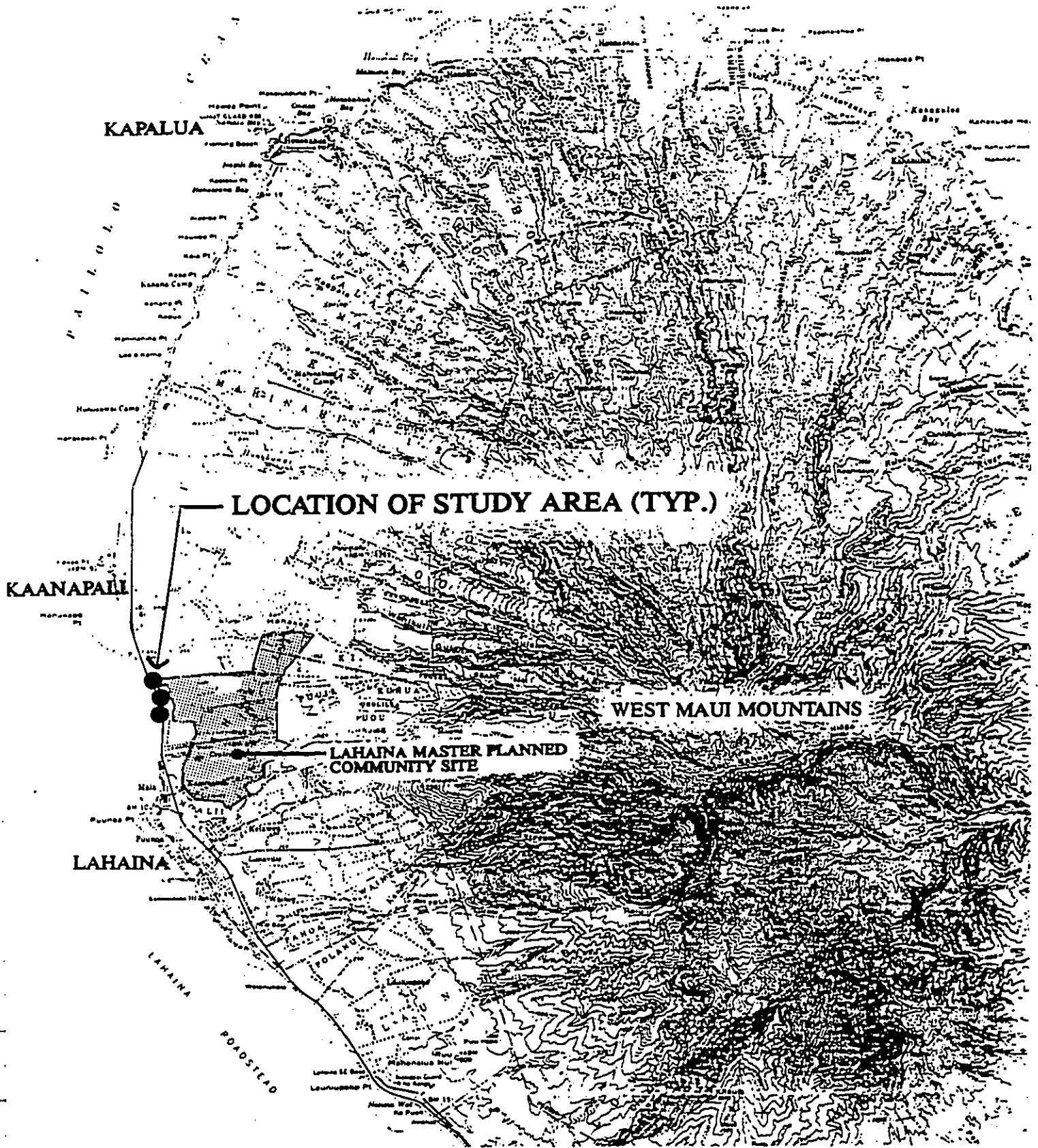


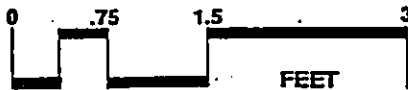
FIGURE 1
ISLAND LOCATION MAP
LAHAINA OFFSITE INFRASTRUCTURE EA





SOURCE: USGS 1967

FIGURE 2
REGIONAL LOCATION MAP
LAHAINA OFFSITE INFRASTRUCTURE EA



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10/92

SOURCE: TAX MAP KEY OFFICE, MAY 17, 1991

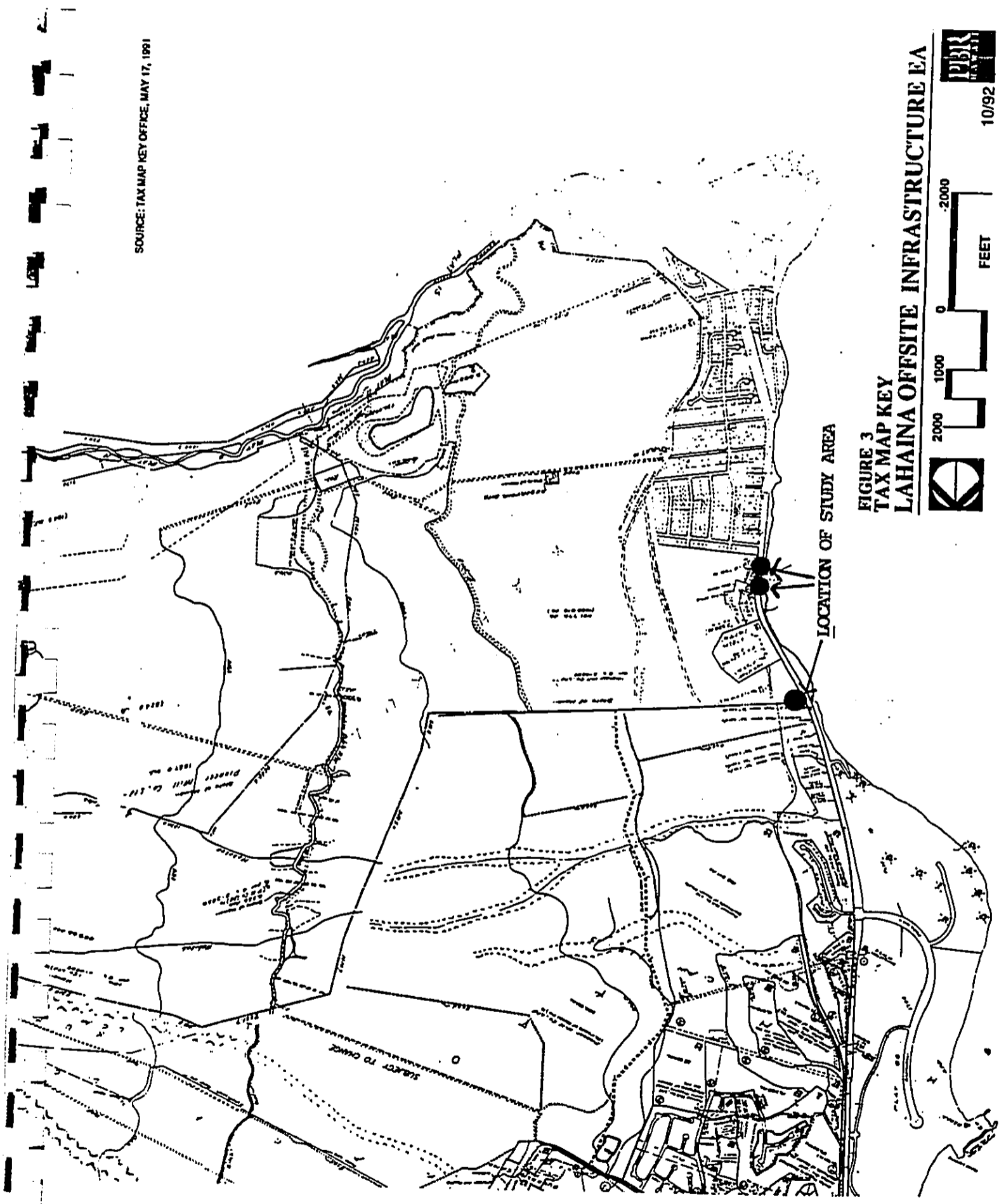


FIGURE 3
TAX MAP KEY
LAHAINA OFFSITE INFRASTRUCTURE EA

A north arrow is located at the top left of the block. Below it is a scale bar with markings at 0, 1000, and 2000 feet. To the right of the scale bar is the logo for 'PBK HAWAII' and the date '10/92'.

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The Application

THE APPLICATION

This matter arises from and Environmental Impact Statement (herein referred to as the EIS) previously prepared for the Lahaina Master Planned Community filed by the State Housing Finance and Development Corporation and accepted in February of 1990 by the State of Hawaii. Pursuant to Hawaii Revised Statutes (HRS) 343, and Chapter 200, Sections 11-200-9 through 13(b), in the EIS Rules of the State Department of Health, the Housing Finance and Development Corporation ("Applicant"), herein submits an Environmental Assessment for the Offsite Drainage and Roadway Improvements for the Villages of Leialii (formerly known as the Lahaina Master Planned Community), situated at Lahaina, Island of Maui, and further identified by Maui Tax Map Keys (TMK) and by study areas, i.e. Drainage and Roadway Improvements Areas. Figures 1, 2, and 3 provide locations and TMK details. Table 1 shows study areas by TMK and provide applicable ownership information.

Environmental Assessments for Offsite Infrastructural Components completed in June of 1991 and December 1992 covered a portion of the Water System and Booster Pump Station Improvements, certain drainage and highway improvements. The Environmental Assessment supplements the accepted EIS and the June 1991 and December 1992 Environmental Assessments. Refer to Appendices A, B, and C for accepted EIS and the negative declarations for June 1991 and December 1992 Environmental Assessments.

TABLE 1

Drainage Improvements

Southern Drainage Site

TMK 4-5-21: 07 Portion - State of Hawaii
TMK 4-5-21: 15 Portion - State of Hawaii

Northern Drainage Site

TMK 4-5-21: 03 Portion - State of Hawaii
TMK 4-5-21: 07 Portion - State of Hawaii
TMK 4-5-21: 01 Portion - State of Hawaii

Roadway Improvements

TMK 4-5-21: 15 Portion - State of Hawaii
TMK 4-5-21: 10 Portion - State of Hawaii

PURPOSE OF THIS APPLICATION

The 1990 EIS, the 1991 Environmental Assessment (EA) and the 1992 Environmental Assessment (EA) are hereby submitted in support of the Housing Finance and Development Corporation's (HFDC) offsite drainage and roadway improvements for the development of Village 1 in the Villages of Leiali'i Project (formerly known as the Lahaina Master Planned Community). The lands on which the proposed offsite drainage and roadway improvements would be developed consist of TMK 4-5-21: 07, 10, 14 & 15.

This Final EA was prepared to support permit applications that will be required for the proposed projects as well as to insure environmental review prior to the expenditure of State funds for capital improvements.

A description of the affected environment, proposed mitigation measures, preliminary impact determinations based on the information contained herein, and the reasons supporting those determinations are provided. The information contained in this draft EA has been developed from site visits, studies conducted specifically for this document and the Lahaina Master Planned Community EIS, as well as generally available information regarding the environmental characteristics of the project site and the surrounding area.

APPROVING AGENCY

State of Hawaii
Housing Finance and Development Corporation

CONSULTING AGENCIES

County of Maui Agencies

Planning Department
Department of Public Works
and Waste Management
Department of Water Supply
Department of Parks and
Recreation

Federal Agencies

U.S. Postal Service
U.S. Soil Conservation Service

State of Hawaii Agencies

Department of Transportation
Department of Health
Department of Land and Natural
Resources
Division of Aquatic Resources
Department of Agriculture

Private Agencies

West Maui Soil Conservation
Pioneer Mill Company
Lahaina-Kaanapali & Pacific
Railroad

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Description

GENERAL DESCRIPTION

Description of the Property

1. The proposed project site encompasses an area near the Housing Finance and Development Corporation's (HFDC) Villages of Leialii Master Planned Project. The proposed Villages of Leialii project lands are located adjacent to the Lahaina Civic Center and the Wahikuli subdivision area near Lahaina town and north of the existing Kelawea subdivision. Figures 1 and 2 provide regional location information.

The lands proposed for the offsite drainage and roadway improvements are owned by the State of Hawaii and are within the existing Civic Center, U.S. Post Office boundaries and the Honoapiilani Highway right-of-way and the Wahikuli Beach Park.

2. The Land Use Designations for the Property are as follows:
 - a. State Land Use District: Agriculture & Urban
 - b. Lahaina Community Plan: Project Districts 3 & 4
 - c. Zoning: AG, PK, OS
 - d. Special Management Area: Property is within SMA
 - e. Other Special Districts: None

The surrounding Land Uses are as follows:

- a. North: Urban/Public
- b. East: Urban/Residential - Villages of Leialii
- c. South: Urban/Residential - Wahikuli Subdivision
- d. West: Conservation/Shoreline - Wahikuli Park

Please refer to Figures 4 & 5 for a graphic depiction of the proposed offsite drainage and roadway improvements as they relate to zoning and the community plan and the SMA.

EXISTING SERVICES

- a. **Water** - The existing County water system in West Maui which extends from Lahaina to Napili is served by three surface sources and eight wells. These sources include: sub-intake water from Kanaha Valley and four groundwater or well sources (Kanaha 1 & 2 and Waipuka 1, and 2) sub-intakes from Honokohau Ditch and four wells above Napili (Napili wells 1, 2 and 3 and Honokohau well A. These potable water sources are not sufficient to provide projected potable water requirements for the HFDC Villages of Leialii Project. Kaanapali and Kapalua Resorts both have their own private water systems.

Water storage for the West Maui water system is provided by a 1.0 million gallon (mg) tank at Alaeloa, a 1.5 mg tank above Wahikuli, and a 1.0 mg tank above Lahaina Town.

There is an existing 16-inch water transmission line connecting the Wahikuli tank with the Wahikuli subdivision, however, due to inadequate pressure in the line, the Wahikuli tank is never completely full. The potable storage tanks near Napili and Kanaha also connect to Lahaina Town through a series of 8-, 12- and 16-inch lines. These transmission lines and storage tanks are not adequate to service the needs of the Villages of Leialii project. Two new water booster pumps were recently installed, one at Kahana and one at Lahaina, near the Civic Center to increase the water pressure in the County water system. These improvements provide a temporary water service for the first phase of the Villages of Leialii.

- b. **Sewer** - There is an existing 12-inch wastewater transmission line connecting the first phase of the Villages of Leialii project and the existing County Sewer Pump Station No. 3. The County Sewer Pump Station is one of three existing pump stations serving the West Maui area.

Wastewater from Lahaina Town flows first to County Sewer Pump Station No. 3 located in the Wahikuli Beach Park, then is pumped through a 20-inch force main to a manhole at the upstream end of Sewer Line B. This line, consisting of 2,260 feet of 27 inch gravity sewerline, which conveys the wastewater by gravity to County Sewer Pump Station No. 2 located east of the Kaanapali Parkway and Honoapiilani Highway intersection. Wastewater from the Kaanapali and Lahaina areas is pumped through a 20-inch force main to a manhole at the upstream end of Sewer Line C. This line, consisting of 6,380 feet of 27 inch gravity sewerline, then conveys the combined wastewater flows by gravity to County Sewer Pump Station No. 1. The wastewater is then pumped through a 20-inch force main to the Lahaina Wastewater Reclamation Facility. The wastewater is treated and finally disposed of via injection wells located at the site. Although the County is constructing four additional injection

wells to handle future wastewater demands, plans are in progress to reuse the treated wastewater to irrigate possibly landscaped areas within golf courses, public parks and schools.

4. **Roadways** - The western side of the Villages of Leialii is located adjacent to Honoapiilani Highway, an improved two lane roadway connecting Wailuku and Waikapu to northwestern Maui. Honoapiilani Highway was widened to two lanes each between Lahainaluna Road and the Kaanapali Parkway. The existing intersection of Honoapiilani Highway and the Lahaina Civic Center entrance road will be widened and improved in the future to accommodate the traffic needs of the Villages of Leialii project.
5. **Drainage** - General drainage in the project area is currently accommodated by three existing 48" diameter concrete closed drain culverts under the Honoapiilani Highway located south of the Lahaina Civic Center site and one existing 48" diameter concrete closed drain culvert under Honoapiilani Highway located north of the Lahaina Civic Center site. The drainage channels and inlet for the north culvert crossing is located on private and public-owned properties. The inlet for the south culvert crossing is located on public-owned property. The discharge outlets of both culverts are located within the Wahikuli Beach Park.
6. **Utilities** - Existing overhead electrical, telephone, and cable services are available along Honoapiilani Highway.
7. **Solid Waste Disposal** - Existing solid waste is collected and disposed of by the County and private contractors. Residential waste is transported to the new Puunene landfill in Central Maui.
8. **Recreational Services/Resources** - The West Maui area is serviced by 17 County parks and three County beach parks.
9. **Police and Fire Protection**- Police and Fire units are currently dispatched from the Lahaina Civic Center Complex and provide service to the West Maui area.
10. **Schools** - The schools nearest the project area are Lahaina Iuna High School, Lahaina Intermediate School, King Kamehameha III Elementary and Princess Nahienaena Elementary School.
11. **Other Services** - The U.S. Post Office located at the Lahaina Civic Center Complex and the Lahaina Shopping Center provide mail service for the West Maui area.

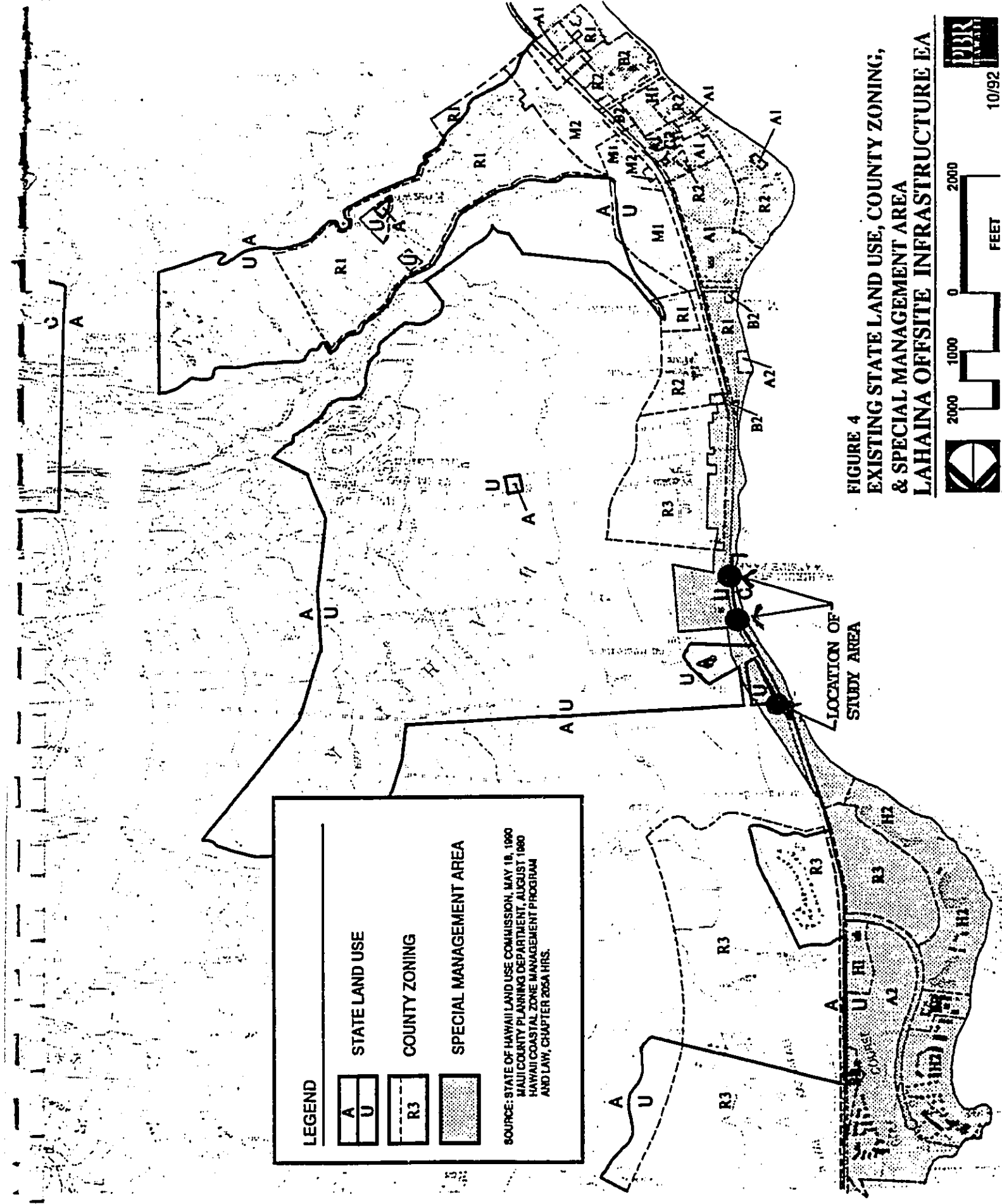


FIGURE 4
 EXISTING STATE LAND USE, COUNTY ZONING,
 & SPECIAL MANAGEMENT AREA
 LAHAINA OFFSITE INFRASTRUCTURE EA

LEGEND

AG	Agricultural
SF	Single Family Residential
MF	Multi-Family Residential
B	Business/Commercial
BR	Business/Multi-Family
HI	Heavy Industrial
LI	Light Industrial
H	Hotel
P	Public/Quasi-Public
PK	Park
OS	Open Space
PD	Project District
AP	Airport
C	Conservation
I	Phasing phase 1
II	phase 2
III	phase 3

SOURCE: MAUI COUNTY PLANNING DEPARTMENT, OCTOBER 1990

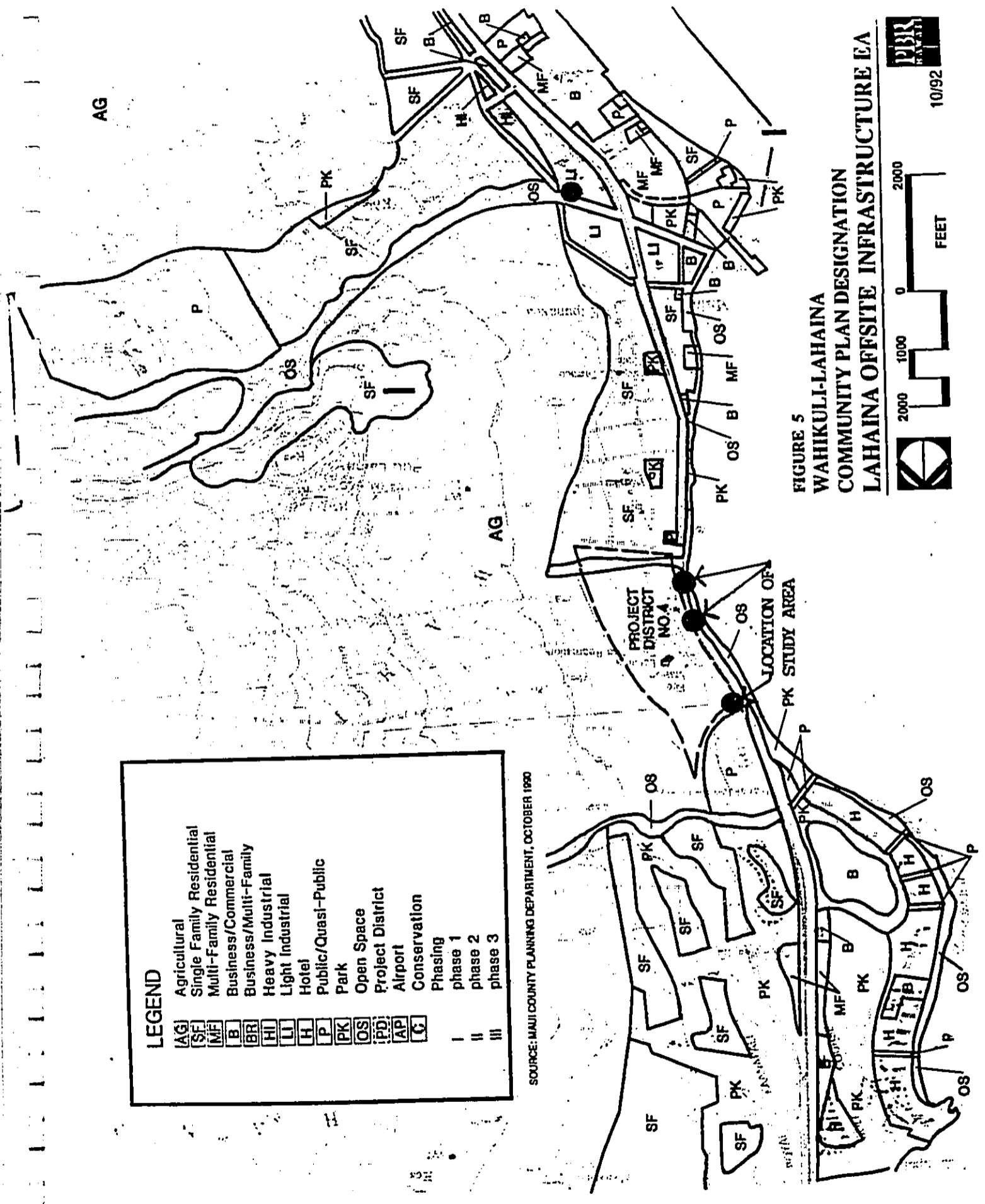


FIGURE 5
WAHIKULI-LAHAINA
COMMUNITY PLAN DESIGNATION
LAHAINA OFFSITE INFRASTRUCTURE EA

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Description of Proposed Improvements

DESCRIPTION OF PROPOSED IMPROVEMENTS

Offsite Drainage Improvements

a. **South Culvert Crossing at Station 23+90**

An existing drainage structure consisting of three 48-inch reinforced concrete culverts will be affected by the adding of one more 48-inch reinforced concrete culvert running beneath Honoapiilani Highway. Although the capacity of this drainage structure will increase from 210 cfs to 430 cfs, no significant adverse impact to the area drainage or to aquatic resources, is expected. A detention basin was constructed on the mauka side of the Honoapiilani Highway in 1993 which will assist in minimizing potential impacts to nearshore marine biota and maintaining water quality (Lahaina Master Planned Community FEIS 1990)

b. **North Culvert Crossing at Station 42+00**

An existing drainage structure consisting of one 48-inch reinforced concrete culvert will be affected by replacing it with a 7-foot by 9-foot reinforced concrete box culvert running beneath Honoapiilani Highway. The replacement box culvert will increase the drainage capacity from 108 cfs to 1093 cfs. Although the area's drainage and aquatic resources are not expected to be significantly impacted in the event of a 100 year storm, other drainage improvements such as debris and silting basins and channels located above the site will mitigate the impacts to the area's marine and aquatic resources primarily the water quality.

Please refer to Figures 6, 6A, 7, and 8, for detailed plans for the offsite drainage improvements.

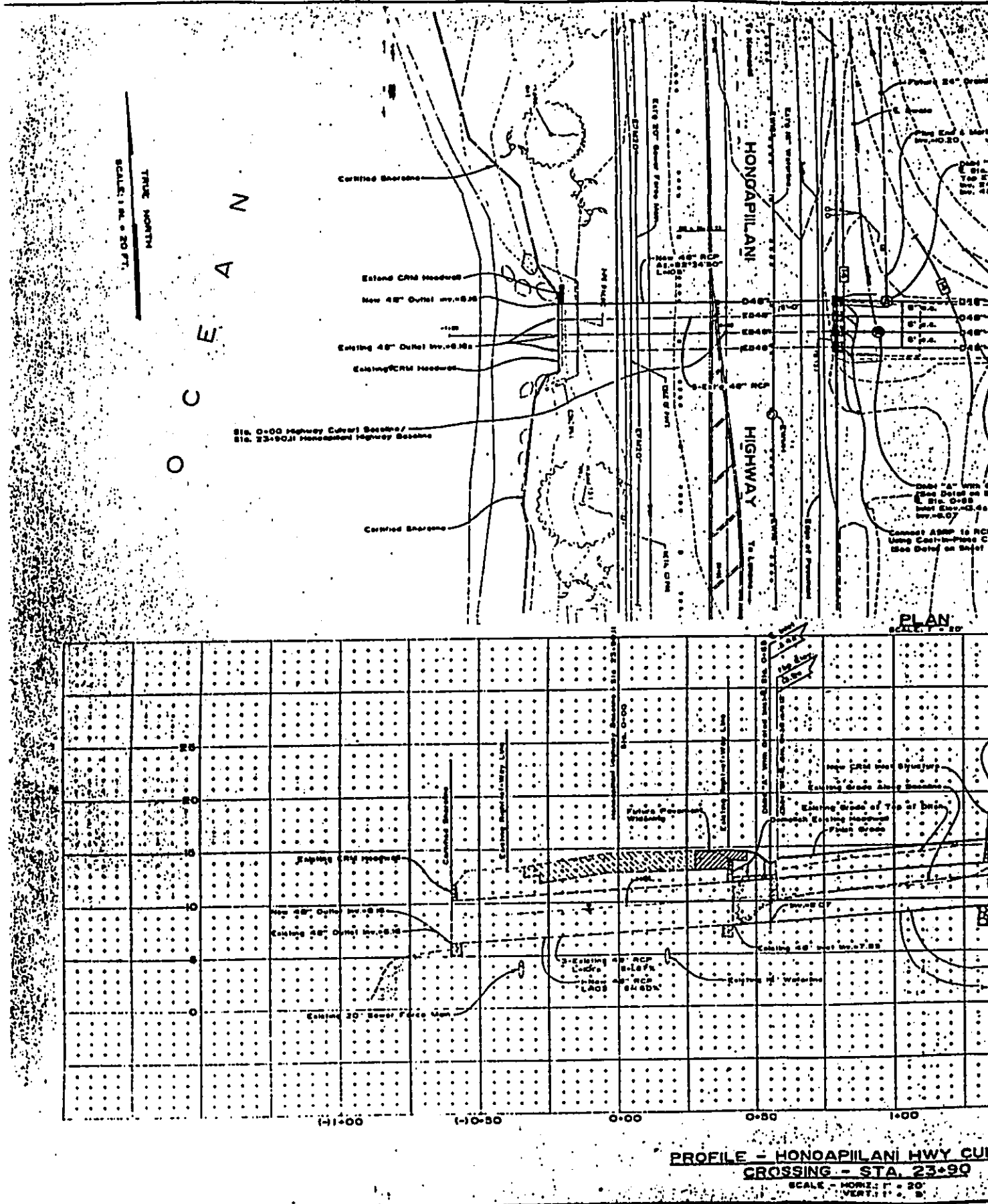
Offsite Roadway Improvements

The proposed roadway and traffic signal improvements will cause temporary inconvenience to the existing roadways, traffic, beach park users due to the rerouting of vehicular traffic along Honoapiilani Highway and the closure of vehicular traffic along for portions of the beach park area during the estimated 7 month construction period. Access to the existing U.S. Post Office and the Lahaina Civic Center will be temporarily rerouted during construction. However, due to concerns which may inconvenience postal patrons and eliminate parking, postal officials could not support the proposed rear driveway. In lieu of the proposed rear driveway, an alternate access driveway restricted only to right-turns in and out from Honoapiilani Highway will be investigated as a possible resolution.

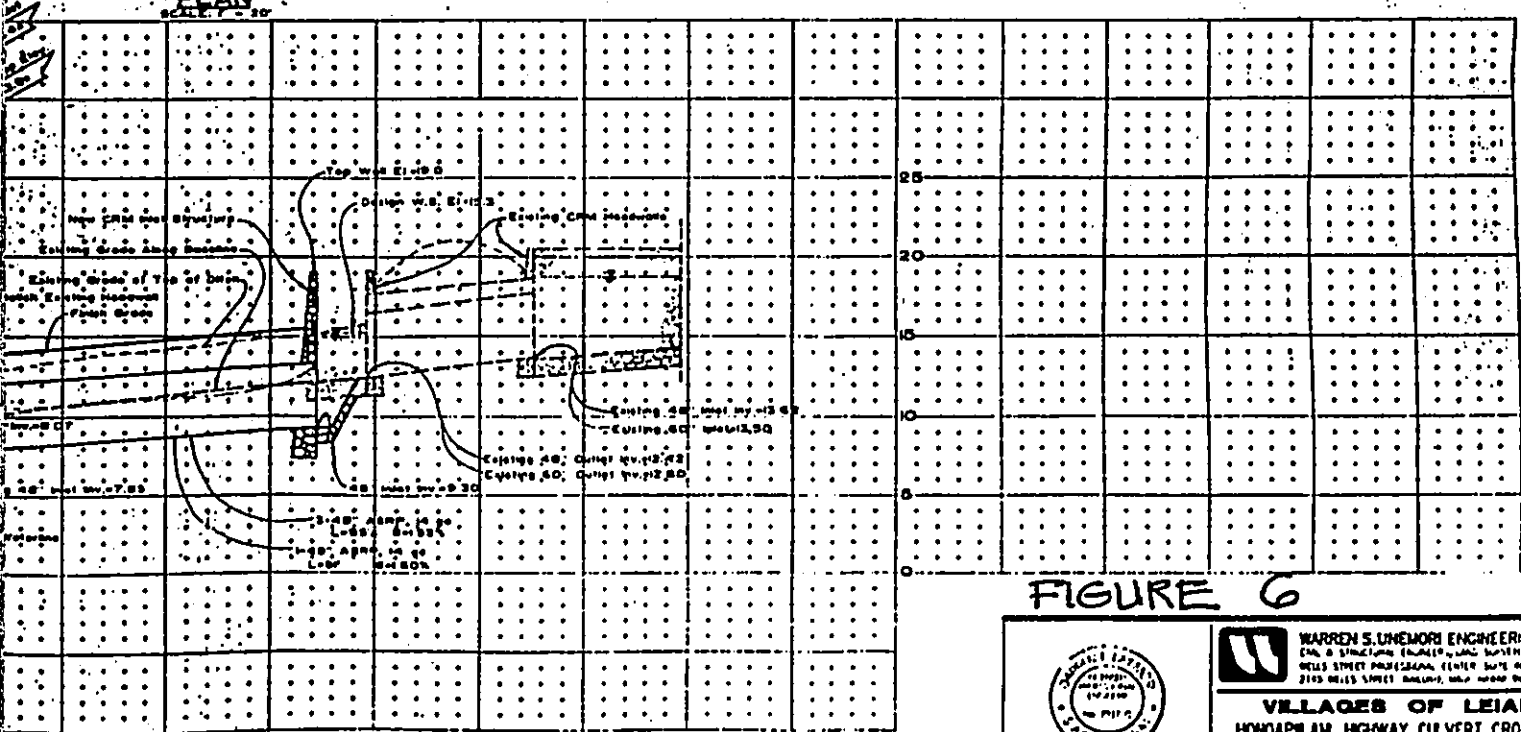
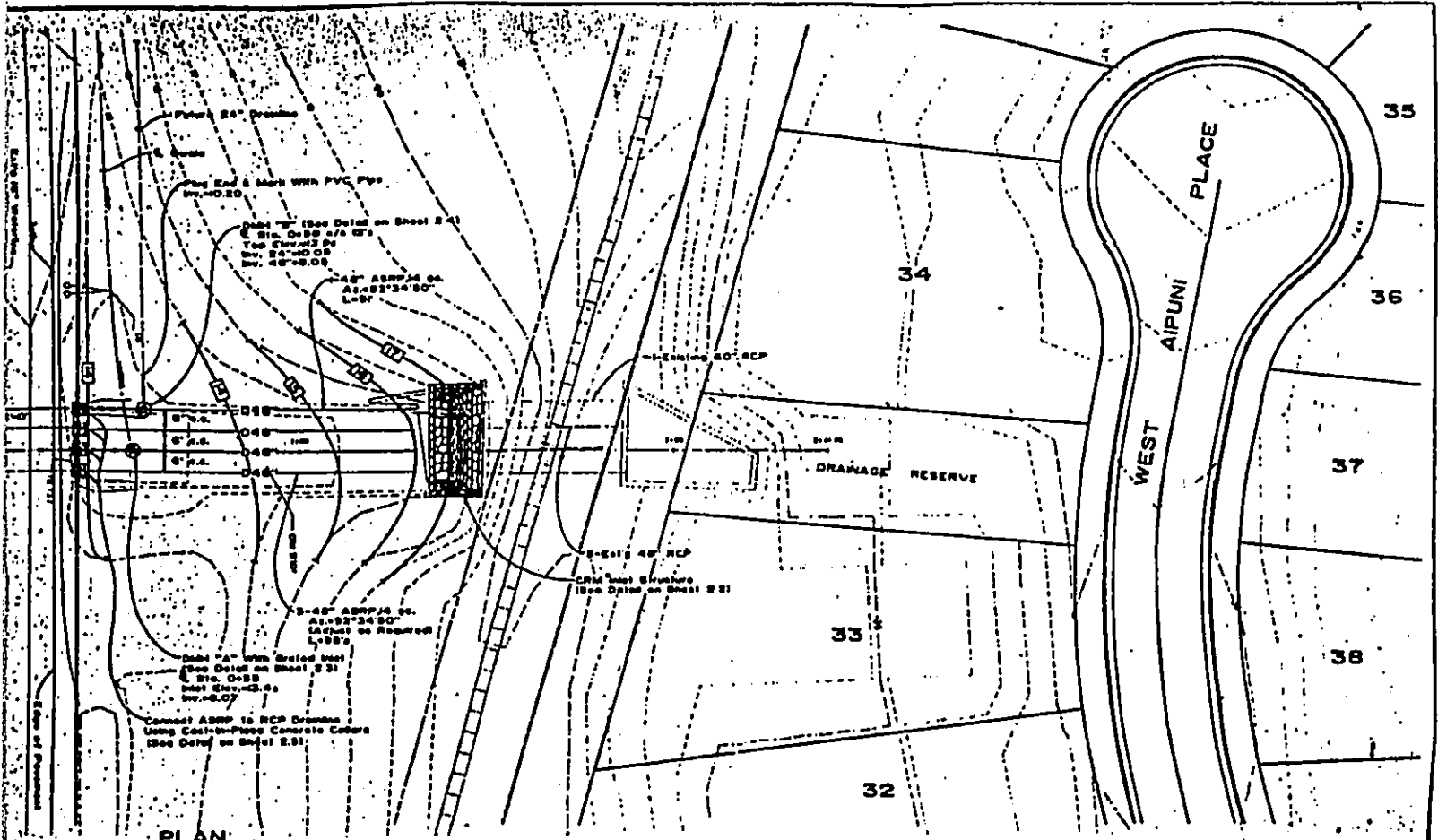
The Leiali'i Parkway is the main entry to the Villages of Leiali'i and the Lahaina Civic Center Complex. This entry way will be landscaped with coco palms, bougainvillea, and moss rock walls on each corner of the entrance.

Please refer to Figure 9 for a detailed plan of the offsite roadway improvements and proposed rear and alternate driveways proposed for the post office site.

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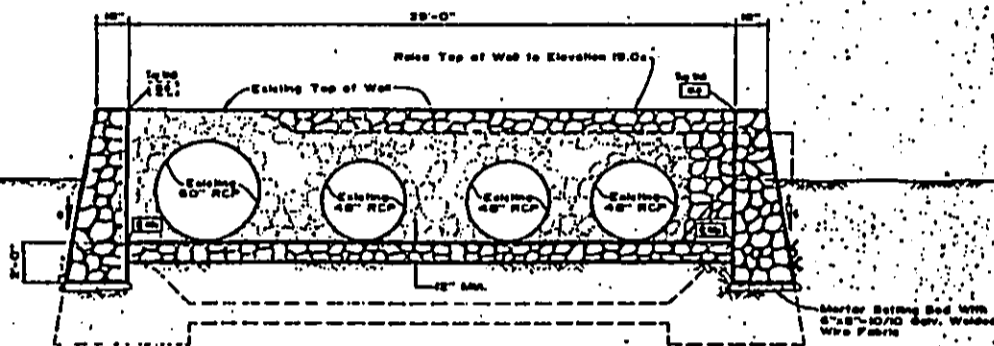
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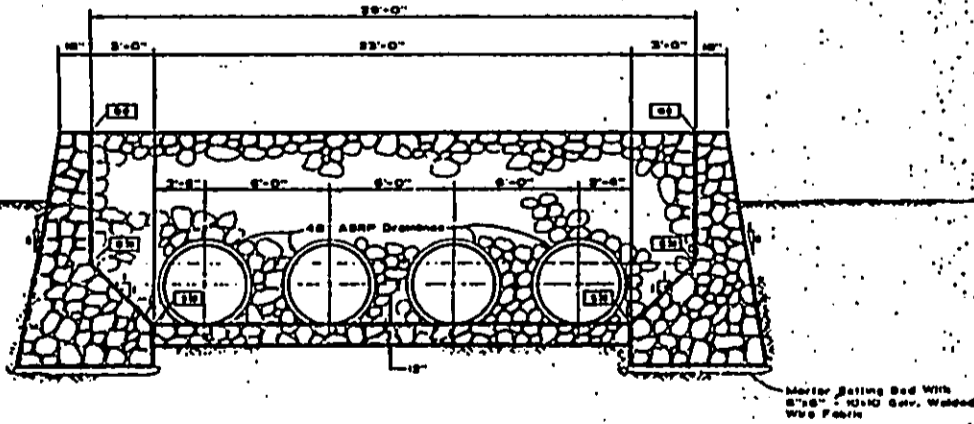
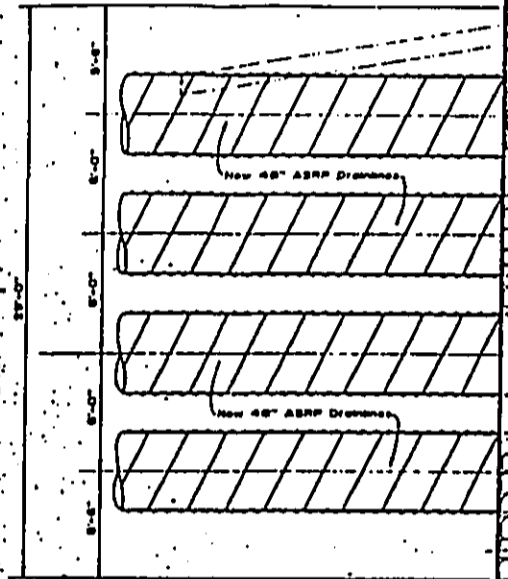
ONOAPILANI HWY CULVERT
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 SCALE - HORIZ: 1" = 20'
 VERT: 1" = 5'

FIGURE 6

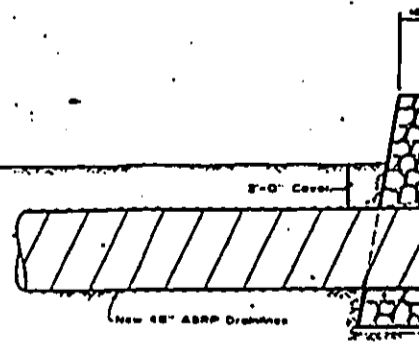
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VILLAGES OF LEIALI'I HONOLULU HIGHWAY CULVERT CROSSINGS WAKILI, LAHANA, MAI, MAWA			
TITLE PLAN & PROFILE-48" RCP CULVERT CROSSING			
DESIGNED BY W.S.U.	DRAWN BY W.S.U.	CHECKED BY W.S.U.	DATE 2.1



VIEW "B"- "B"



VIEW "C"- "C"



SECTION "A"

DETAIL - CRM INLET STRUCTURE

SCALE: 1/4" = 1'-0"

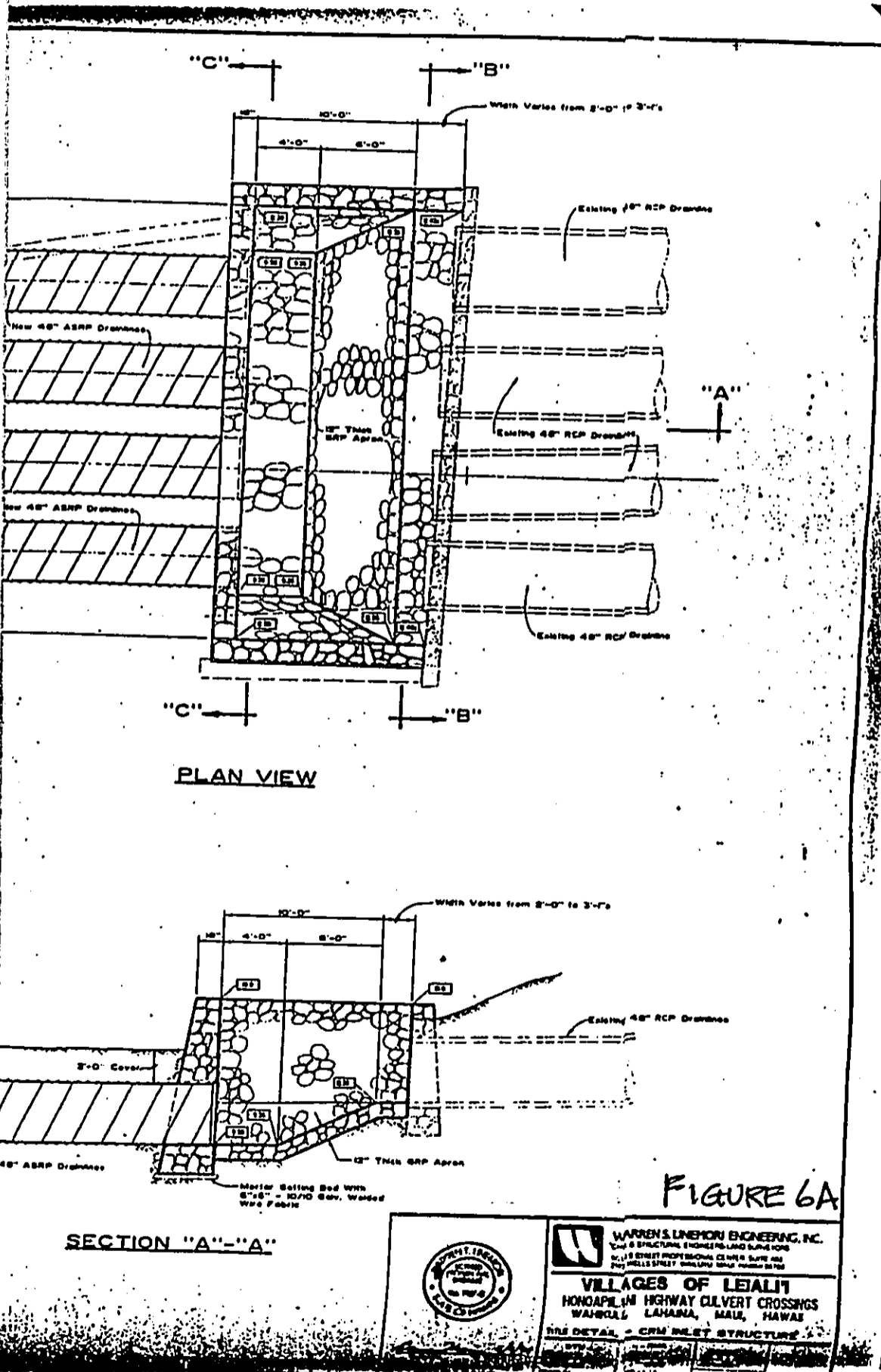
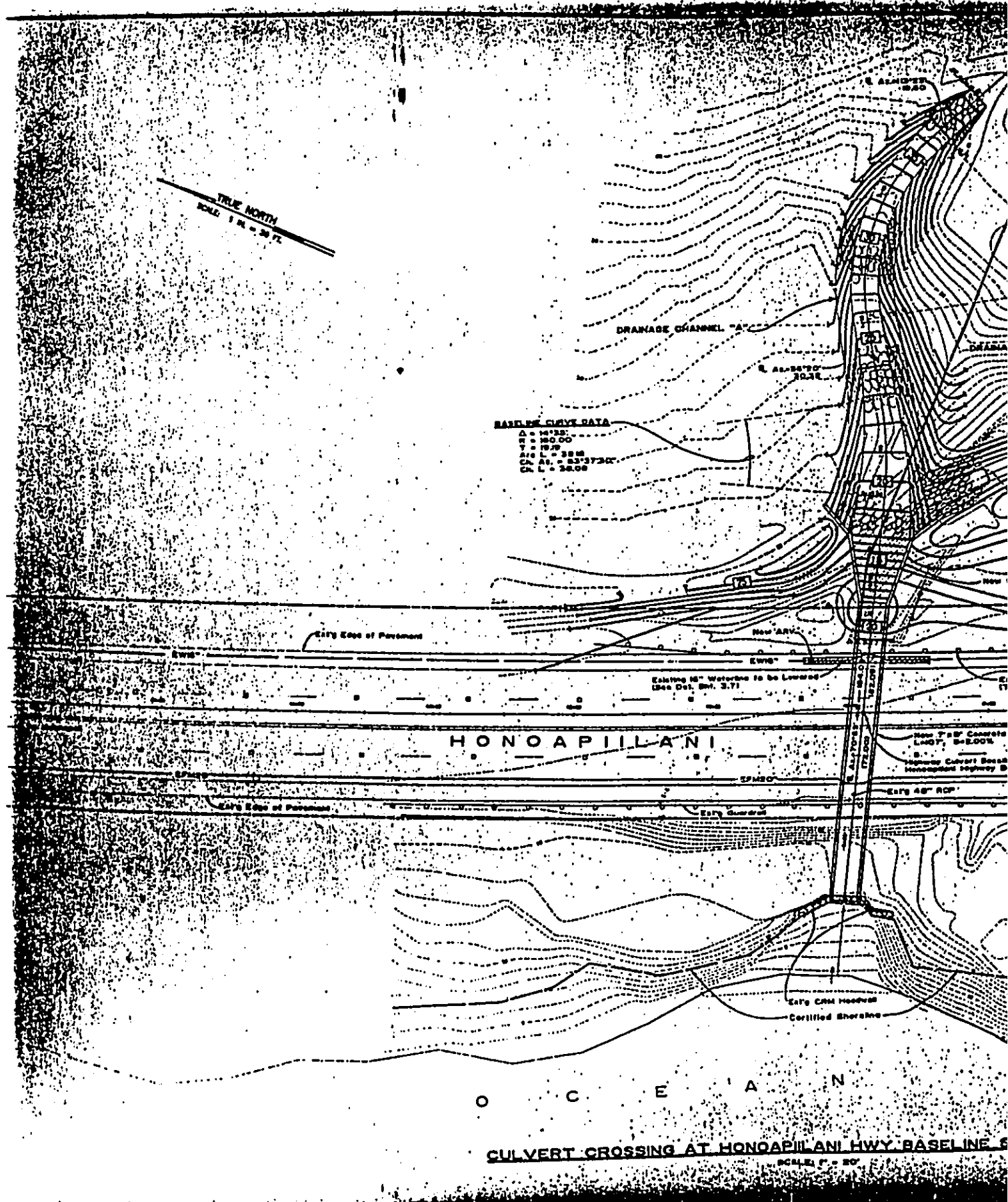
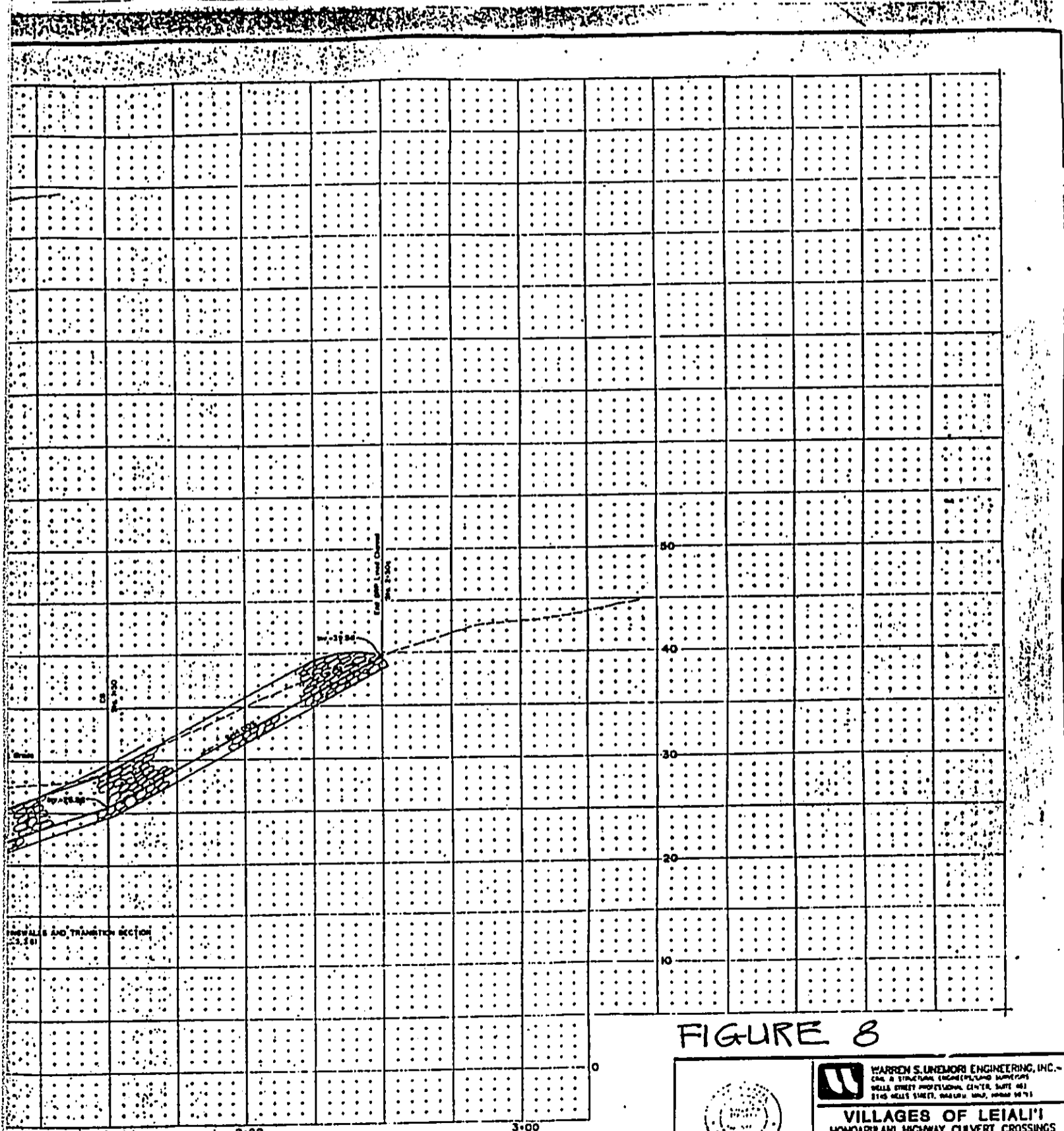


FIGURE 6A

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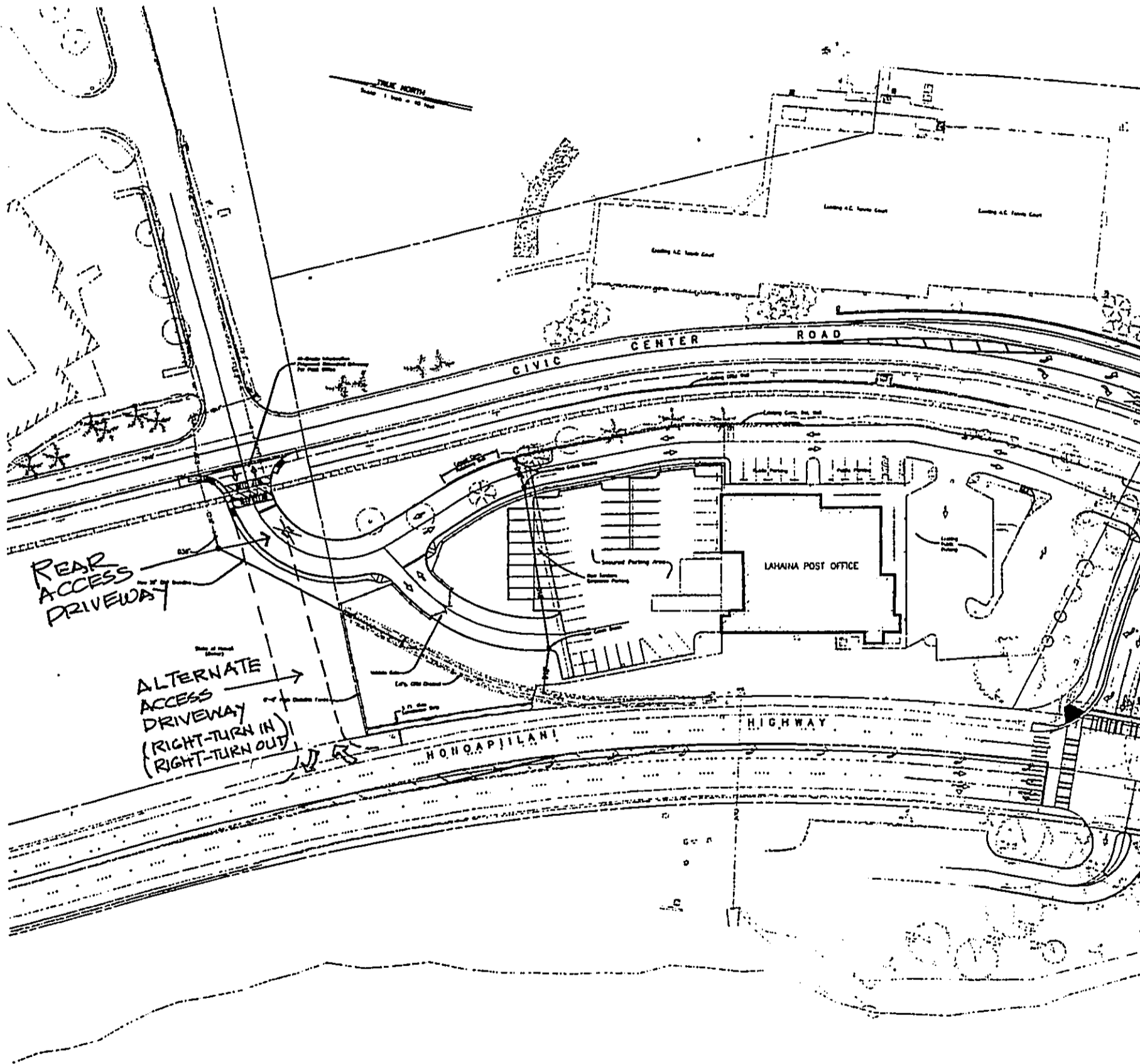


BASELINE STA. 42+00

FIGURE 8

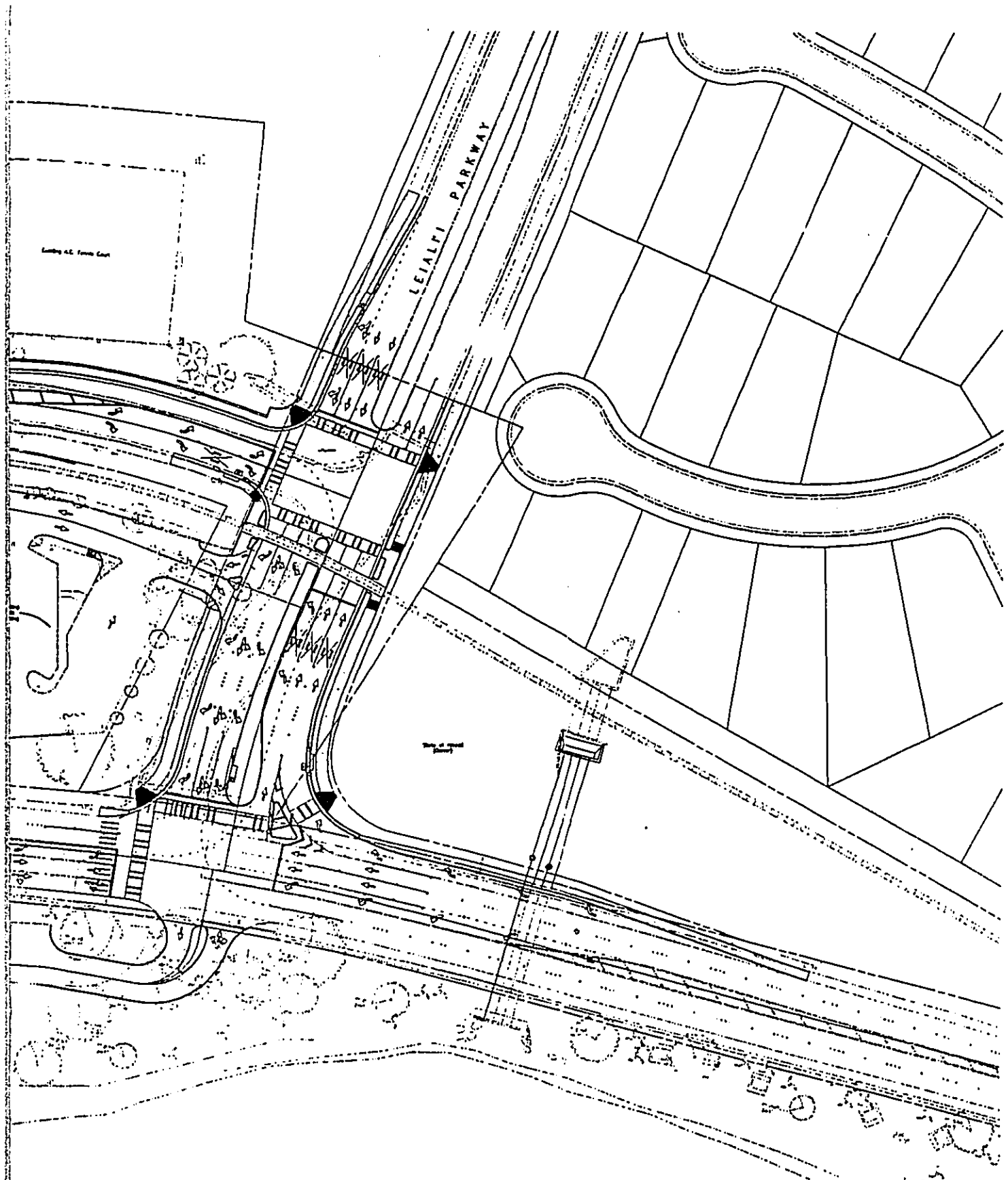
	WARREN S. UNEMORI ENGINEERING, INC. CIVIL & STRUCTURAL ENGINEERING AND SURVEYING 2145 BELLY STREET, HONOLULU, HAWAII 96813		
	VILLAGES OF LEIALI'I HONOAPIRANI HIGHWAY CULVERT CROSSINGS WAHIKULI, LAHAINA, MAUI, HAWAII		
1:11 PROFILE-TYPE CONC. BOX CULV. CROSSING			
D.T.U. DRAWN BY	W.S.U. CHECKED BY	9308	32

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OFFSITE ROADWAY IMPROVEMENTS .P.

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DEVELOPMENT PLAN

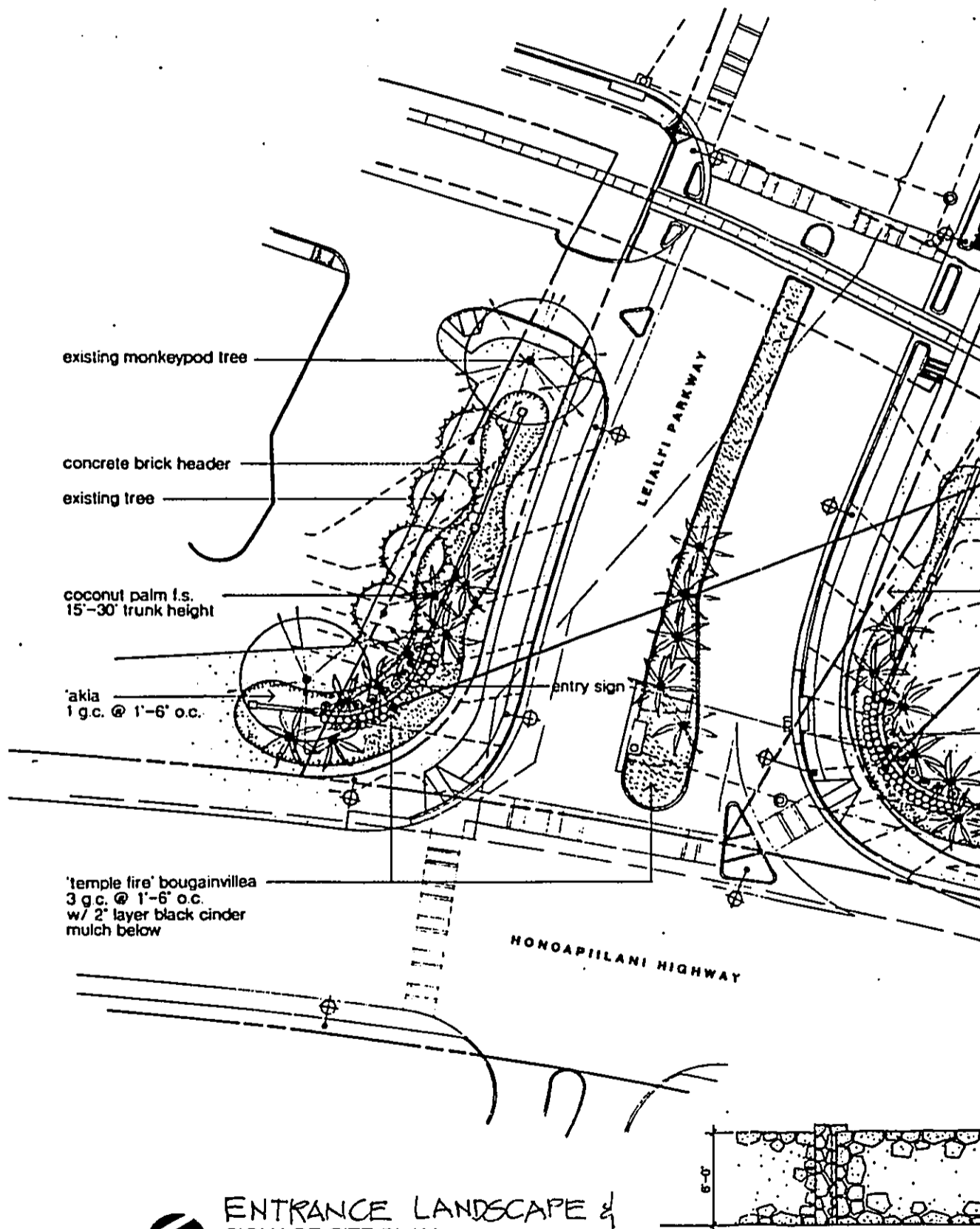
FIGURE 9

 WARREN S. UMEMORI - ENGINEERING, INC.
Wallo Street Professional Center - Suite 403
2145 Wahi Street - Wahiawa, Hawaii 96791
(808) 212-4403 FAX: (808) 214-4656

October 5, 1994

WSUE #93006

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← to Ka'anapali



ENTRANCE LANDSCAPE & SIGNAGE SITE PLAN
 scale: 1"=20'-0"



Monument: Moes Rock
 Message: Bronze P
 Message Schedule
 MESSAGE
 Villages of Lele II
 (SYMBOL)

DOCUMENT CAPTURED AS RECEIVED



**Walters
Kimura
Moroda**

landscape architecture
1146 Third Avenue
Honolulu, Hawaii 96813
Telephone 808 739-8891
Fax 808 739-8890

The work was prepared by me or under my supervision

REVISIONS

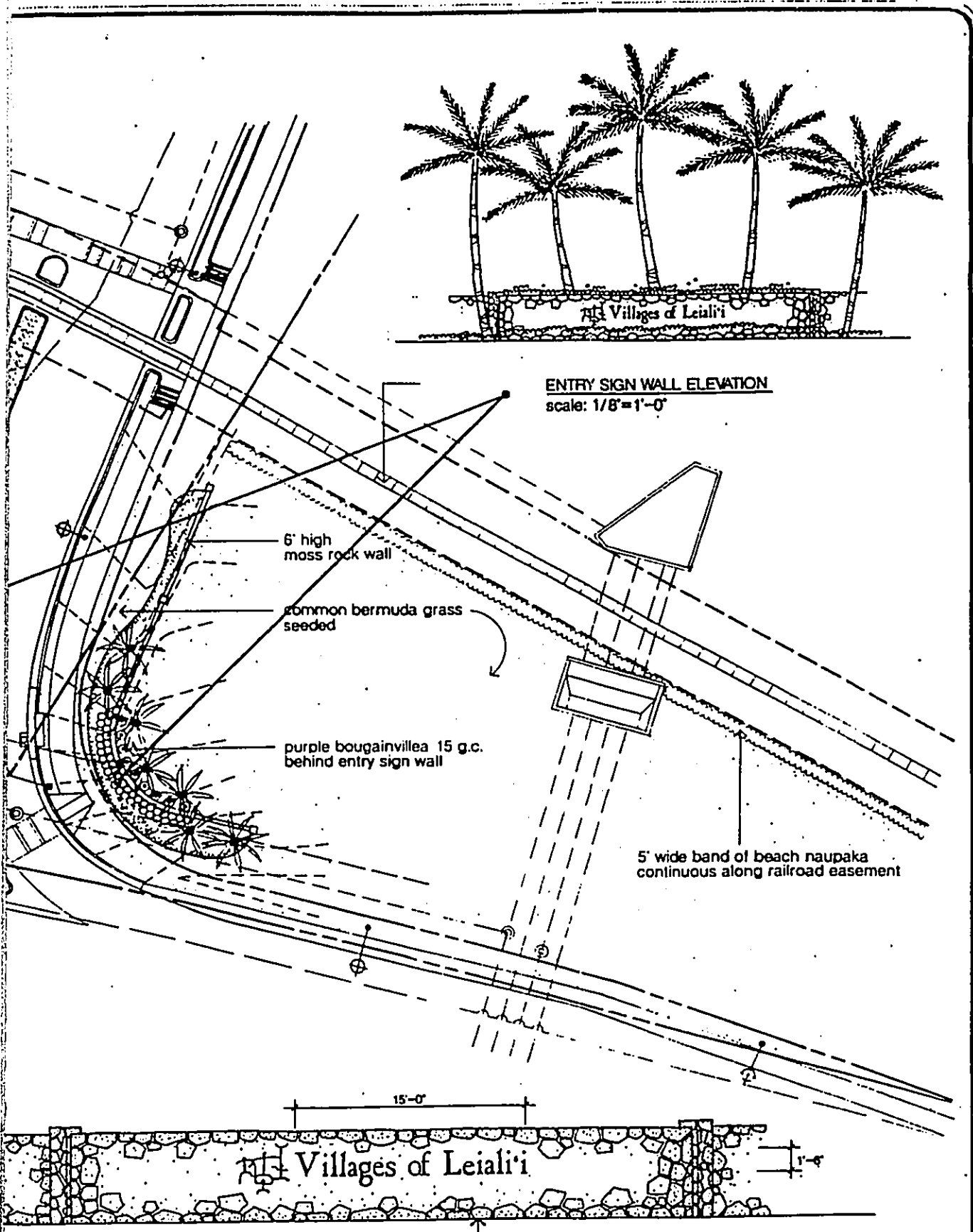
PROJECT
VILLAGES OF
LEIALI: LEIALI
PARKWAY
ENTRANCE
LAHAINA, MAUI, HI
SIGNAGE SITE PLAN

Supervision of construction will be as defined by Chapter 22 (19-02 23) of the Rules and Regulations of the Board of Registration of Professional Engineers, Architects, Land Surveyors and Landscape Architects, STATE OF HAWAII

DESIGN _____
DRAWN _____
DATE 29 Sept. 1995
SCALE 1" = 20'-0"
SHEET _____ OF _____

Contractor to check and verify all dimensions and conditions on project site prior to construction

L-2



Monument: Moss Rock Wall.
Message: Bronze, Pin-mount.
Message Schedule
MESSAGE FUNCTION
Villages of Leialii Project ID
(SYMBOL)

Minimum 10'-0" setback from property line.

FIGURE 9A

**Existing Environment and
Environmental Impacts**

EXISTING ENVIRONMENT AND ENVIRONMENTAL IMPACTS

Agriculture

The two (south drainage culvert and roadway improvements) of the three proposed project sites are located in existing urban areas with no future plans for agriculture uses. One of the proposed sites (north drainage channel) located above the existing highway is currently in agricultural use.

Soil Survey

According to the U.S.D.A. Soil Conservation Service, "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai," the major soils (shown in Figure 11) characteristic of the proposed offsite drainage and roadway improvement areas are identified as:

Wailuku silty clay (WvC) and WvB - These soils are characteristic of slopes ranging from 3 to 15 percent. Elevations range from 50 to 1,000 feet; annual rainfall averages about 12 inches for the Lahaina area.

Agriculture Lands of Importance

The Agricultural Land of Importance to the State of Hawaii (ALISH) has also identified some of the agriculture lands adjacent to the north drainage channel site as "Other Important Agricultural Land". These "Other Important Agricultural" lands (currently under sugarcane cultivation) are defined as "non-prime" and "non-unique" agricultural land that is of importance to the production of crops. The balance of the proposed project improvements occur on urbanized lands of little agricultural value. Please refer to Figure 12.

Land Study Bureau Productivity Rating

The Land Study Bureau system of agricultural land classification, rates the north drainage channel site as "B" lands. Based on the rating scale of "A" to "E" ("A" representing the highest suitability for agricultural production), the "A" rated soils are considered as the highest suitability for soil based agricultural production. The "B" soils are also highly suitable for agricultural production and are affected by the proposed north drainage channel.

Archaeological, Cultural or Historical Resources

The subject properties have been used for roadway and park improvements. Consequently, any archaeological sites that may have existed on the subject properties are limited. During an archaeological survey in April 1991 of the areas where the proposed drainage and roadway improvements are planned, no archaeological sites were identified. (EA, 1991)

Should any sub-surface archaeological/historical sites be uncovered on the properties during future construction, appropriate mitigation measures would be taken and the State Historic Sites Division will be immediately notified. If the need for further archaeological study of the site is indicated, the study will adhere to all applicable requirements of the Department of Land and Natural Resources, including providing for on-call archaeologists.

Impacts on Infrastructure and Services

- a. **Water** - Due to the short term use of potable water for construction purposes, no potential significant adverse impacts are expected to occur to existing potable water sources resulting from the proposed offsite drainage and roadway improvements.
- b. **Drainage** - Since runoff from the Villages of Leiali'i project will be directed detention and silting basins, before releasing the runoff into offsite drainage facilities, no significant adverse impacts to aquatic resources is expected.
- c. **Sewer** - No potential significant adverse impacts are anticipated as a result of the proposed drainage and roadway improvements. A reclamation/reuse line is also proposed to be installed with the drainage and roadway improvements to provide a non-potable reusable source for irrigation of the Wahikuli Beach Park.
- d. **Roadways/Traffic** - Alterations to existing roadways including the Lahaina-Kaanapali & Pacific Railroad track crossings or traffic patterns will be temporarily impacted from the development of the proposed drainage and roadway improvements. These improvements are expected to improve traffic flow and safety at the entrance to the Villages of Leiali'i and the Lahaina Civic Center Complex.
- e. **Solid Waste Disposal** - No significant expansion in solid waste disposal, beyond a small increase during construction, would occur during installation of the offsite drainage and roadway improvements.
- f. **Utilities** - An increase in electrical demand is anticipated to service modified and new traffic signals. However, no significant adverse impacts are anticipated on utilities due to the improvements since the increase electrical demand is modest.
- g. **Recreational Service/Resources** - The proposed improvements will not directly increase the demand for recreational facilities.
- h. **Police and Fire Protection** - While the proposed project improvements would require some additional police services during the construction of the improvements, proposed improvements will improve the drainage and traffic flows in the area.

- i. **Schools** - Since no new population will be created by the proposed improvements, no significant adverse impacts to educational facilities would occur.
- j. **Other Governmental Services** - While the proposed roadway improvements are expected to temporarily impact the services of the U.S. Postal Service and the Lahaina-Kaanapali Pacific Railroad, the roadway and traffic signal improvements will improve the traffic flows and safety in the area.

ENVIRONMENTAL IMPACTS

Climate, Topography and Drainage

The existing natural climatic characteristics of the project area are typical of west Maui with average annual precipitation around 12 inches and average temperatures ranging from about 71 degrees F to 79 degrees F. The proposed projects contain no structures large enough to disrupt wind patterns which might affect localized climatic conditions and no significant adverse impacts to climate are anticipated.

Geographic conditions at the proposed developments consist of a sedimentary base. The topography of the site slopes downward from about +16' feet MSL at the mauka boundary of the U.S. Post Office property to about +10' feet MSL at the makai boundary of Honoapiilani Highway near the beach park. There are no known geothermal or other thermal sources below the project site. While installation of the proposed development will involve excavation, minor grubbing and grading, no significant adverse impacts to topography is expected.

The proposed south addition of a new 48 inch reinforced concrete culvert, along with a detention basin above the site, will mitigate increase drainage from development of the Villages of Leialii' (FEIS, 1990).

The proposed new 7' x 9' reinforced concrete box culvert along with a new drainage channel above the site on the north side of the Lahaina Civic and Recreation Center, will mitigate increased drainage from the development of the Villages of Leialii' (FEIS, 1990)

A small portion of the proposed culvert crossings are within the 500 year flood boundary. These improvements would remain unaffected by flooding as they are either underground or are specifically designed to improve drainage in the area. (EA, 1991)

Flora

The area is urbanized land and contain flora characteristic of disturbed urbanized areas (EA, 1991). Other than revegetating disturbed urbanized areas

as quickly as possible after construction, no further mitigation measures are necessary.

Fauna

The area is urbanized and contain fauna characteristic of disturbed urbanized areas. No known threatened or endangered species of birds or mammals occur on the site. Any changes in the overall bird or mammal populations in this region of Maui, as a result of this project, will be negligible (EA, 1991).

Air and Noise Conditions

Sections of the project along Honoapiilani Highway display air and noise characteristics characteristic of major roadways. Emissions from motor vehicles are the primary impact on air quality. The construction planned along the highway will be short term and is not expected to add significantly to the overall emission level, therefore, impacts on air quality is anticipated to be minimal (EA, 1991).

Noise along Honoapiilani Highway is likely to exhibit levels typical of major roadways (the 65 dBA range). No significant increase in noise levels is anticipated from the short term construction planned at project sites along roadways. Other than limiting track crossing construction work between the hours of 6 p.m. and 7 a.m., and all other construction activity to day time hours, no further mitigation measures are warranted (EA, 1991).

Visual Impact

During the construction period, visual impacts would be limited to temporary buildings, drill rigs, and some heavy equipment within the project site. After construction, no visual impacts are anticipated to the drainage culverts because the culverts will be installed underground (EA, 1991). However, there will be visual impact due to the installation of railroad crossing signals and equipment mauka of the intersection of Honoapiilani Highway and the Civic Center access road.

Infrastructure Impact

Impacts, resulting from construction of the drainage and roadway improvements, to the natural environment of the project site and area would be minimal.

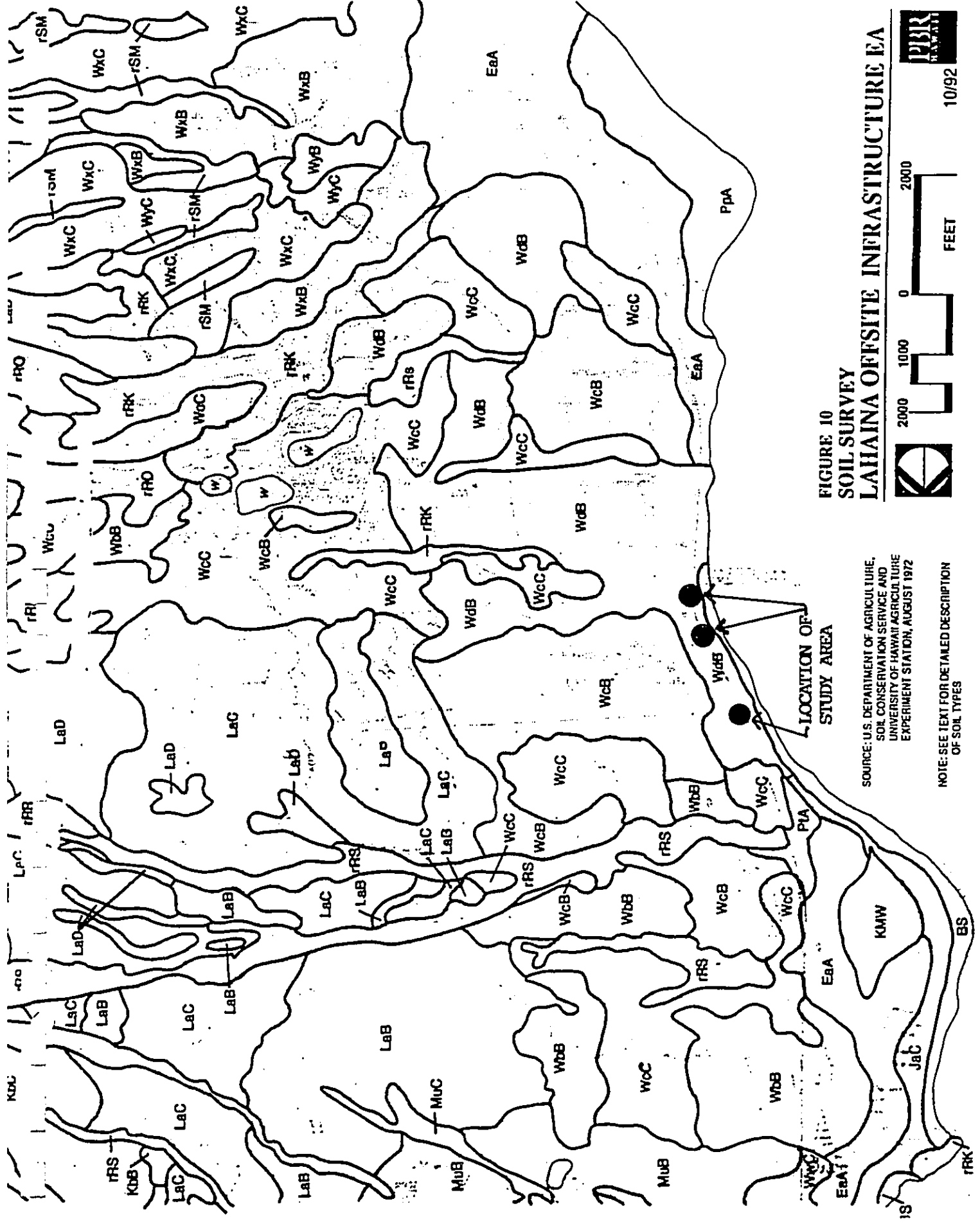


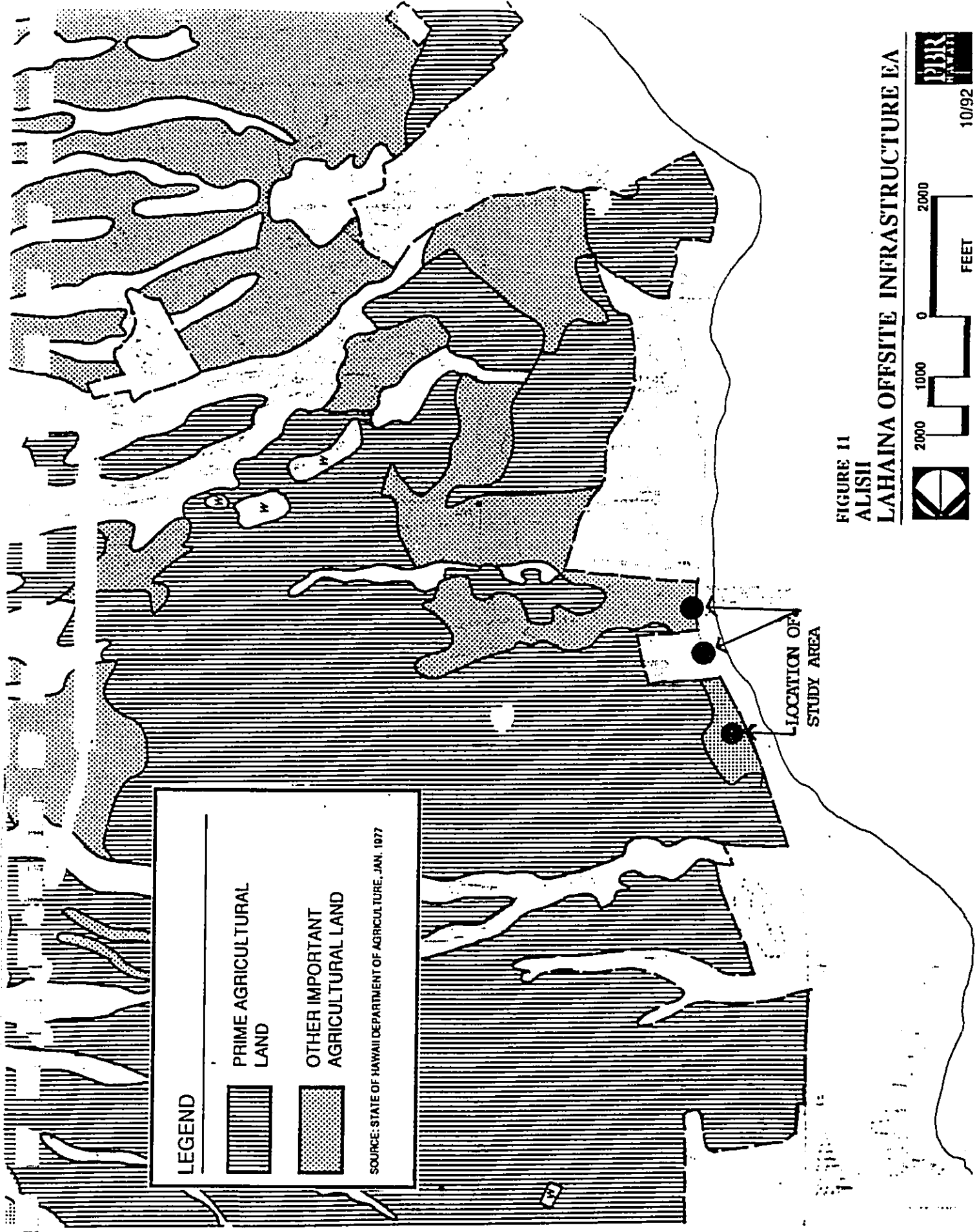
FIGURE 10
 SOIL SURVEY
 LAHAINA OFFSITE INFRASTRUCTURE EA



SOURCE: U.S. DEPARTMENT OF AGRICULTURE,
 SOIL CONSERVATION SERVICE AND
 UNIVERSITY OF HAWAII AGRICULTURE
 EXPERIMENT STATION, AUGUST 1972

NOTE: SEE TEXT FOR DETAILED DESCRIPTION
 OF SOIL TYPES

10/92



LEGEND

100 YEAR FLOOD BOUNDARY

500 YEAR FLOOD BOUNDARY

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY/
FEDERAL INSURANCE ADMINISTRATION, JUNE 1, 1981

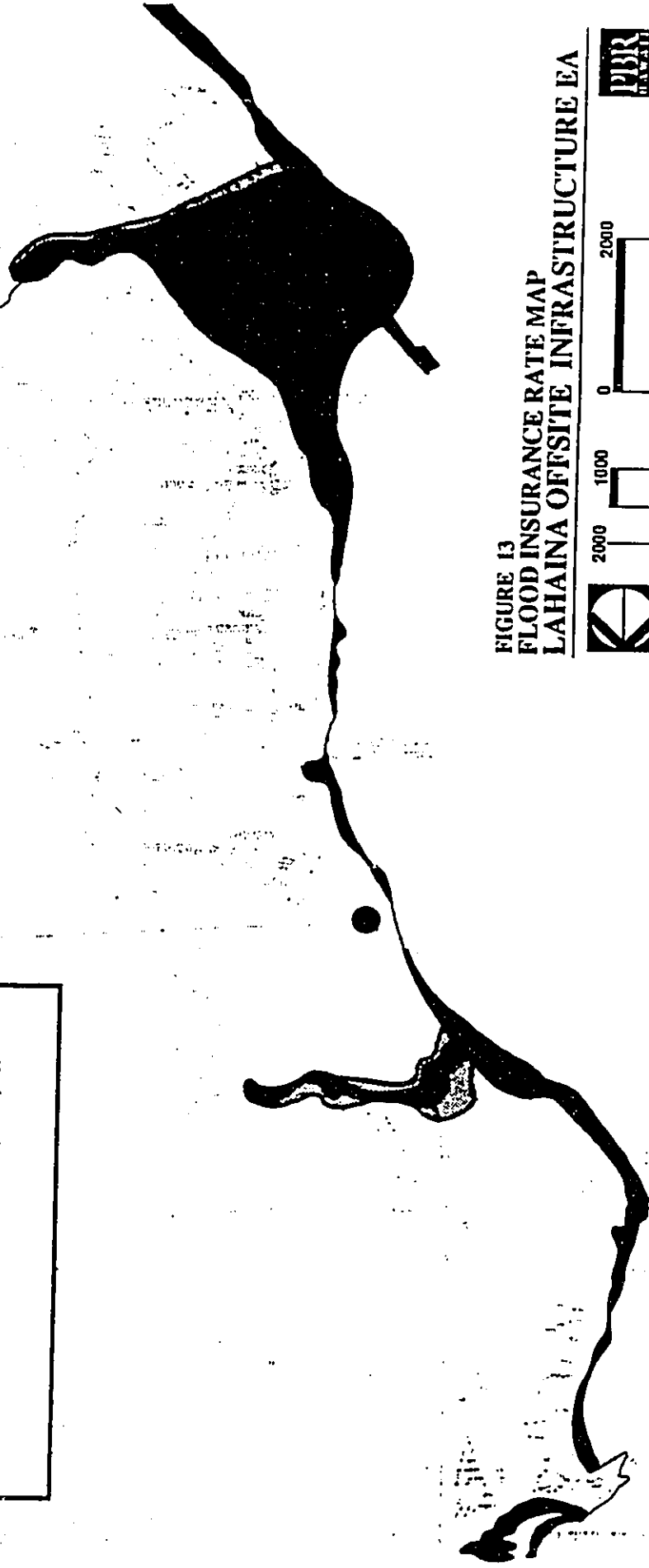
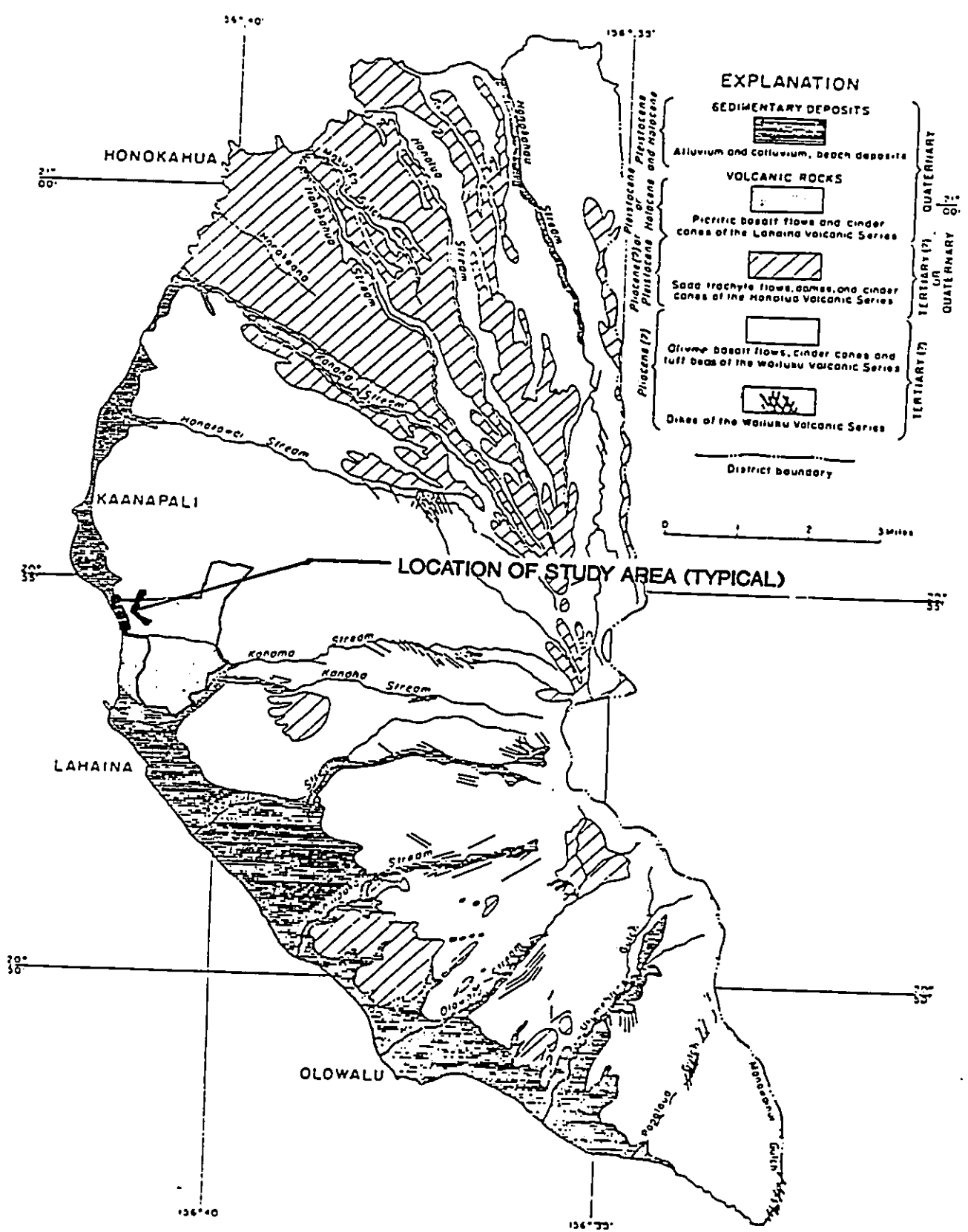


FIGURE 13
FLOOD INSURANCE RATE MAP
LAHAINA OFFSITE INFRASTRUCTURE EA

2000 1000 0 2000
FEET

10/92



**FIGURE 14
GEOLOGY
LAHAINA OFFSITE INFRASTRUCTURE EA**

MANAGA & HUXEL, 1989



10/92 **PIBR**
HAWAII

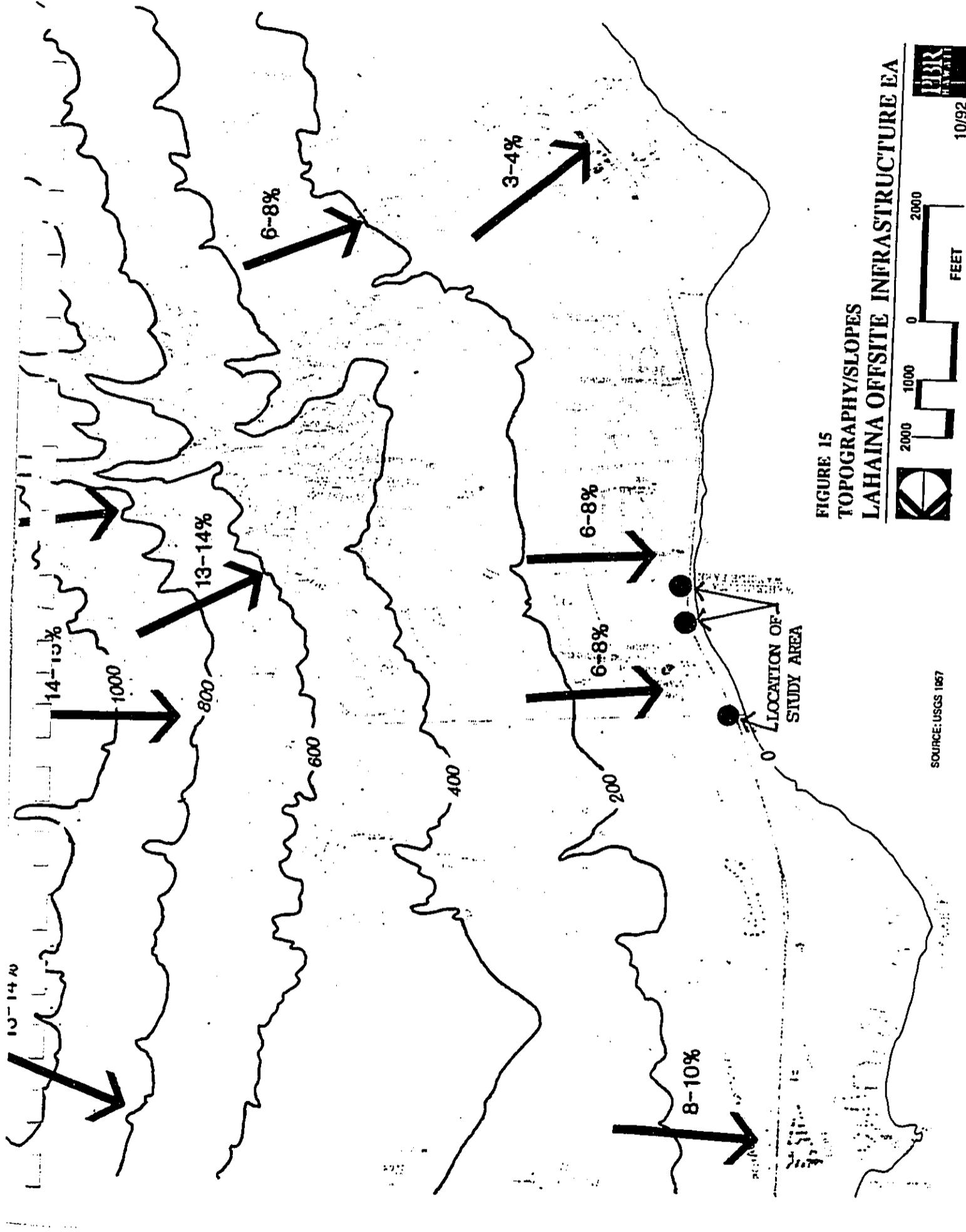
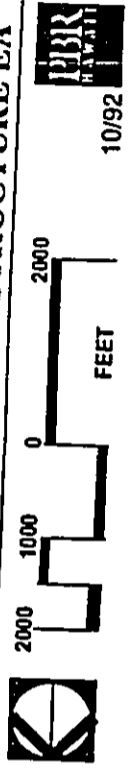


FIGURE 15
TOPOGRAPHY/SLOPES
LAHAINA OFFSITE INFRASTRUCTURE EA

SOURCE: USGS 1967



10/92

OTHER IMPACTS

Social Impacts

The development of the drainage and roadway improvements are necessary to support the construction of residential housing on the site. As such the project would allow positive social and economic impacts of the residential housing project to be realized.

Economic Impacts

The drainage and roadway improvements as projects would require the direct expenditure of State funds for new and improved public facilities. Inasmuch as the proposed projects would affect direct public expenditures, associated general excise tax, and real property tax increases, it appears that the project would have a positive impact and that both State and County revenues would exceed expenditures. A summary of the costs for the proposed offsite drainage system including the drain culvert included is shown below:

SUMMARY OF OFFSITE IMPROVEMENTS COSTS

Item	Estimated Cost
Village 1 - Offsite Drainage	
1-48 inch drain culvert	\$ 219,000
1-7'x9' box culvert	\$ 576,000
Retention Basin/Drain Sys.	<u>\$ 1,100,000</u>
Total	\$ 1,895,000
Village 1 - Offsite Roadway Improvements	
Traffic Signal/Lane Modification and Railroad Crossing Signals	
Entrance Landscaping	\$ 987,000
Alternate Driveway Access at U.S. Post Office	\$ 203,000
	<u>\$ 460,000</u>
	\$ 1,650,000

Regulatory Compliance

COMPLIANCE WITH GOVERNMENT STATUTES, ORDINANCES AND RULES

Implementation of the projects will depend upon various approvals from the County and State governments. These include Special Management Area Permit and Shoreline Setback Variance from the County of Maui Planning Department; Grading Permit from the County of Maui Department of Public Works; NPDES Stormwater Permit from the State Department of Health.

A Conservation District Use Application (CDUA) is not required as the improvements are in the State Urban District, or within utility corridor easements in the Conservation District (EA, 1991).

No significant negative impacts on the environmental, cultural, recreation, scenic, historic, or other resources of the area are anticipated from approval of necessary permits (EA, 1991). It is anticipated that upon issuance of all permits and variance approval and notice is given to proceed with construction of the projects, the drainage improvements are expected to be completed by mid-1996.

THE HAWAII STATE PLAN

The Hawaii State Plan, as set forth in Chapter 226, Hawaii Revised Statutes, consists of a series of long-range, comprehensive plans, goals, and policies which serve as a guide for the growth and future long range development of the State. Amendments to the land use district boundaries must be consistent with these plans and policies. The State goals and their relationship to the proposed offsite drainage and roadway improvements are as follows:

Sec. 226-4

- a. Goal: A strong, viable economy characterized by stability, diversity, and growth that enables the fulfillment of the needs and expectations of Hawaii's present and future generations.

Response: The development of offsite drainage and roadway improvements in support of the Villages of Leialii would offer jobs to residents of Maui. Over the long term, the project would provide the foundation for development of approximately 4,800 residential housing units for Maui County residents.

- b. Goal: A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness that enhances the mental and physical well-being of the people.

Response: The proposed offsite drainage and roadway improvements is a desirable extension of infrastructure services to the Wahikuli-Lahaina area and supports development of affordable housing in master-planned setting for residents of the community.

c. Goal: Physical, social, and economic well being for individuals and families in Hawaii that nourishes a sense of community responsibility, of caring, and of participation in family life.

Response: The housing opportunities promoted by development of offsite infrastructure for the Villages of Leialii project would increase the economic well-being of the community as a whole, as well as providing affordable housing for Maui residents.

Sec. 226-7

Objectives and policies for the economy - agriculture

- 1) *Continued viability in Hawaii's sugar and pineapple industries.*
- 2) *Continued growth and development of diversified agriculture throughout the State.*

Response: While the construction of offsite drainage and roadway improvements for the Villages of Leialii project would not directly contribute to the development of diversified agriculture or assist in the viability of Hawaii's sugar and pineapple industries, it is not anticipated to negatively affect the viability or diversification of agriculture in Hawaii.

FUNCTIONAL PLANS

Thirteen State Functional Plans have been prepared to manage and coordinate the various functional area activities, and to guide resource allocation and decision making. Each plan addresses Statewide needs, problems and issues, and recommends policies and priority actions to mitigate those problems and bring about desirable conditions. Objectives of several functional plans relating closely to the requests in this petition are discussed below.

State Agricultural Functional Plan

The State Agricultural Functional Plan identifies major issues of Statewide concern affecting Hawaiian agriculture and the underlying needs and requirements of the commodity industries for resources.

Objective: (1) Conserve and protect important agricultural lands in accordance with the Hawaii State Constitution.

Response: The development of offsite drainage and roadway improvements for the Villages of Leialii project would not cause a loss of Prime agricultural lands. The proposed housing project would be developed in a designated Urban area.

State Conservation Lands Functional Plan

The State Conservation Lands Functional Plan defines and addresses areas of statewide concern including watersheds, sensitive habitats, ocean space, and scenic, historic and cultural sites. The plan specifically deals with the protection of rare and endangered species and habitats.

Objective: (a) Effective protection and prudent use of Hawaii's unique, fragile and significant environmental and natural resources.

Response: The project would not adversely impact any of Hawaii's unique, fragile and significant environmental and natural resources.

The State Energy Functional Plan

The purpose of the State Functional Energy Plan is to define and implement objectives which provide dependable, efficient and economical state-wide energy systems capable of supporting the needs of the people, as well as moving toward energy self-sufficiency.

Objective: (1) Promote legislation and other measures to encourage, support, and provide incentives for energy conservation and efficiency and alternate and renewable energy resources.

The proposed project is contiguous to existing urban areas and provides for the logical extension of existing electrical services. Development of offsite drainage and roadway improvements to serve the Villages of Leialii project would satisfy an efficient and economical criteria of providing services from adjacent areas, and for establishing energy conservation policies for the project.

The State Recreational Functional Plan

The State Recreational Functional Plan is oriented toward improving public recreation opportunities in Hawaii. Its objectives focus on land use planning, recreational facilities and programs, conservation and resource management, public access, and coordination of facilities.

Response: The proposed project is not anticipated to adversely or significantly affect recreational resources.

HAWAII COASTAL ZONE MANAGEMENT ACT

The objectives of the Hawaii Coastal Zone Management (CZM) Act as set forth in Chapter 205A, Hawaii Revised Statutes, applies to the protection and maintenance of valuable coastal resources and general conforms to the applicable CZM objectives.

Erosion control measures will be undertaken during the project construction to mitigate any potential runoff of sediment during intense storm events. The design of the projects will protect and enhance existing drainage and roadway systems. All design standards of the County of Maui will be followed to ensure that safe conveyance and discharge of storm water runoff. Protection of marine and ocean resources will also be strengthened by the installation of silting basins and channels to retain and filter stormwater debris and silt from entering the state water

The housing opportunities promoted by the development of offsite drainage and roadway improvements for the Villages of Leialii (formerly Lahaina Master Planned project) would increase the economic well-being of the community as a whole, as well as *providing affordable housing for Maui residents* (EA, 1991)

HAWAII COASTAL ZONE MANAGEMENT ACT

Erosion control measure will be undertaken during the project construction to mitigate any potential runoff of sediment during intense storm events. The design of the project will protect and enhance the existing drainage systems (EA, 1991).

CHAPTER 343, ENVIRONMENTAL IMPACT STATEMENT (EIS) REGULATIONS

An Environmental Impact Statement (EIS), as defined by Chapter 343 HRS and by the State Office of Environmental Quality Control is required only if the accepting agency (State of Hawaii) finds that the proposed action may have "significant environmental effects" [Section 11-200-6(b)] and if the proposed development is contrary to the County General Plan, (2) the petition area were located in the SLUC Conservation District or shoreline setback areas, (3) the project contained a historic site listed on the State or National Registers of Historic Places, or (4) the project required the use of State or County funds.

Since the proposed projects require the use of State funds for capital improvements, the proposed projects are subject to the provisions of Chapter 343, Hawaii Revised Statutes and the Office of Environmental Quality Control (OEQC), Chapter 200 of Title 11, Administrative Rules.

DETERMINATION

As previously described, it has been determined that development of the proposed projects is not expected to have a "significant environmental effect" on the subject properties or the surrounding environment. As such, it is determined that the proposed project will not have a significant impact on the environment and that a negative declaration is appropriate. An Environmental Impact Statement (EIS), therefore, is not required.

In considering the significance of potential environmental effects, the applicant has considered the sum of the effects on the quality of the environment and evaluated the overall cumulative effects of the proposed action. The applicant has considered every

phase of the proposed action, the expected consequences, both primary and secondary and the cumulative as well as the short and long-term effects of the proposed action. As a result of these considerations, the applicant has determined that:

- The proposed action will not involve an irrevocable commitment to any significant natural or cultural resource.
- The proposed action may increase the range of beneficial uses of the environment;
- The proposed action appears to be in concert with the State and County long-term environmental policies, goals and guidelines;
- The proposed action will not involve significant secondary impacts such as population changes or effects on public facilities that are not already contemplated;
- The proposed action does not appear to include elements that would substantially affect public health or overall environmental quality;
- The proposed action will not affect known rare, threatened or endangered species or habitats.
- The proposed actions will not detrimentally affect long-term air or water quality or ambient noise levels;
- While the proposed action is not individually limited and does not involve a larger commitment for larger actions, the accepted EIS for the Villages of Leiali'i (formerly known as the Lahaina Master Planned Project), along with the Urban designation demonstrate previous acceptance of the larger action.

THE GENERAL PLAN FOR THE COUNTY OF MAUI

The County General Plan sets for the broad objectives and policies for guiding development on Maui, Molokai and Lanai. The proposed action will further the County General Plan objectives and policies for the economy, agriculture, and the environment. The development objectives of the Applicant are in concert with the County's policies for encouraging land use methods that will provide land use development patterns in sympathy with the area's natural topographic features, environment hazards, constraints, scenic amenities, and other natural resources.

The proposed project largely conforms to the objectives of the General Plan of the County of Maui (EA, 1991). The development's relationship to relevant General Plan objectives is addressed as follows:

Land Use Objective 1: To use the land within the County for social and economic betterment of the County's residents.

Response: The project activities provide both social and economic benefits for Maui County residents, as described in the section on Other Impacts.

Environmental Objective 1: To preserve and protect our unique and fragile environmental resources.

Response: Development of the project would not negatively impact environmental resources in the region or on a County-wide basis.

Agriculture Objective 1: To foster growth and diversification of agriculture and aquaculture throughout Maui County.

Response: The proposed project would not affect the use of prime agricultural land for diversified agricultural and possible aquacultural activities.

Urban Design Objective 1: To see that all developments are well designed and are in harmony with their surroundings.

Response: The Applicant intends to provide an integrated, well designed, master-planned project which would be supported by development of the proposed project.

Public Utilities and Facilities Objective 1: To provide public utilities which will meet community needs.

Response: Existing drainage and road improvements are provided according to State of Hawaii and Maui County standards. Additional drainage and roadway capacities will be provided through the development of the proposed projects in accordance with State and County rules and regulations.

LAHAINA COMMUNITY PLAN

The proposed project will assist in accomplishing the recommendations of the Villages of Leialii project relating to economic activity, agriculture, population, environment, land use, and urban design support systems.

SPECIAL MANAGEMENT AREA AND SHORELINE SETBACK; OBJECTIVES, POLICIES, GUIDELINES AND SIGNIFICANCE CRITERIA

The proposed drainage and roadway project sites are located within the Maui County Special Management Area (SMA) and are subject to the Special Management Area Rules and Regulations. The project site for the drainage improvement is within the Shoreline Setback (SS) and is subject to the Shoreline Setback Rules and Regulations.

MITIGATION MEASURES

Mitigation measures are composed of two types: generic and specific. Generic mitigation measures are those where standard actions to reduce or eliminate impact have already been institutionalized through County, State, or Federal Regulations, codes, or ordinances. These types of mitigation usually apply to control of temporary, or short term, impacts such as construction impacts of soil loss, noise, air quality effects, etc. Specific mitigation measures are recommended for actions which have potential residual or long term effects that require monitoring or some kind of compensation for the environmental effect.

Since no significant adverse residual or long term impacts are anticipated due to the proposed drainage and roadway improvements, mitigation measures discussed in this Environmental Assessment are wholly of the generic type, and involve mitigation measures necessary during the construction and maintenance periods of the project. These include, but are not limited to the following:

- limiting construction to dry periods as much as practicable
 - retention of ground cover until the last possible date
 - immediate stabilization of any denuded areas through sodding or planting
 - early construction of drainage control features such as berms
 - installation of silting basins where warranted
 - application of fertilizers or biocides only during periods of low rainfall to minimized chemical runoff
 - Covering of open vehicles carrying soils, gravel or other particulate matter which may affect air quality.
 - controlling dust by use of non-potable watering and use of proper stockpiling procedures
 - controlling noise by use of mufflers and other sound attenuating measures on excavating and other construction equipment
 - controlling traffic signals and directing traffic to ensure safe travel and minimum delay through the project sites by pedestrians, bicyclists and vehicles.
 - continuous maintenance of the drainage structures, detention, silting and debris basins.
 - scheduling of work only during non-peak and non-seasonal time periods to minimize congestion
 - prevention of cement products, oil, fuel and other toxic substances associated with the use of heavy machinery from falling or leaching into the water.
- a. **Water** - The short-term mitigation measures discussed above will serve to protect aquatic resources during the construction of the proposed project including the use of non-potable water to conserve potable water consumption.

- b. **Sewers** - The presence of underground sewer lines and force mains within the highway will require realignment or reconfiguration of these existing lines to permit proper placement of the proposed drainage improvements during construction. Protection measures will be undertaken to ensure that sewage flows within the existing sewer lines and force mains are not interrupted or spilled out during construction.
- c. **Drainage** - No long term, off-site drainage impacts will result from project development. Addition of one 48" diameter culvert at the south side and the replacement of an existing 48" diameter culvert with a 9'x7' box drainage culvert will improve an existing drainage system. Some short term impacts to natural drainage features may occur during construction activities, these will be mitigated as discussed previously in this document. Besides construction activity mitigation measures, police and flag men will direct vehicular and pedestrian traffic to ensure safe passage and minimize travel delays around the construction area.
- d. **Roadways/Traffic** -- The project roadways will be adequate with the realignment of the existing highway lanes at the intersection described on Page 11, Description of the Proposed Development. Besides construction activity mitigation measures, police and flag men will direct vehicular and, pedestrian traffic to ensure safe passage as well as minimize delays to traffic.
- e. **Solid Waste Disposal** -- The proposed project will not cause a change in the manner in which area-wide solid wastes are presently collected and disposed. Any existing material including cobbles and boulders suitable for reuse the proposed project will be used. Any excess material will be properly disposed of in accordance with County code requirements.
- f. **Utilities** -- No negative impacts on utility systems will result from the development of this project. During the roadway improvements, several electrical utility poles will be relocated to make room for new traffic lanes for the existing highway.
- g. **Recreational Services/Resources** -- No adverse impacts to recreational facilities in the area will be generated from the development of the project. During construction, beach park users will be inconvenienced from the construction-generated noises and relocation of the beach park's entrance.
- h. **Police and Fire Protection** -- Police and fire protection services will be adequate to serve the project. No mitigation measures appear warranted.

- i. **Schools** -- The proposed project will not impact the State Department of Education facilities as there are no educational facilities within the vicinity of the proposed project.
- j. **Other Government Facilities** -- The proposed project will impact the existing vehicular ingress and egress at the Lahaina Post Office. Short-term and long-term impacts will be generated by the roadway and railroad traffic signal portion of the proposed project. A proposed additional access driveway on the north side of the post office will mitigate the current and future traffic congestion problems. Also a proposed railroad traffic signal and stopping device will provide safe crossing for vehicle, bicycles and pedestrians.

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Author
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- Hawaii, State of. Housing Finance and Development Corporation. (1989) State Housing Functional Plan. Honolulu, Hawaii.
- Hawaii, State of. Department of Planning and Economic Development (1989) The Data Book. Honolulu, Hawaii.
- Hawaii, University of. Soil Conservation Service. (1973) Soil Survey of the Island of Hawaii, State of Hawaii. Honolulu, Hawaii.
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Mullineaux, D.R. and Peterson, D.W.I (1974). Volcanic Hazards on the Island of Hawaii. U.S. Geological Survey Open File Report 74-239.

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PBR Hawaii. (June 1991). Offsite Infrastructural Components Lahaina Master Planned Project, Environmental Assessment. Honolulu, Hawaii.

PBR Hawaii. (February 1990). Lahaina Master Planned Project Final Environmental Impact Statement. Honolulu, Hawaii.

Rosendaul, Paul. (May 1991). Supplemental Archaeological Survey: Lahaina Master Planned Offsite Sewer, Water Improvements and Cane Haul Road. Hilo, Hawaii.

U.S. Department of Housing and Urban Development, Federal Insurance Administration, National Flood Insurance Program. Flood Insurance Rate Map Maui County.

APPENDICES

- APPENDIX A Notice of Accepted Environmental Impact Statement, Lahaina Master Planned Project - OEQC Bulletin 3/23/90
- APPENDIX B Final Environmental Assessment/Determination of Negative Declaration - HFDC 6/13/91
- APPENDIX C Final Environmental Assessment/Determination of Negative Declaration - HFDC 1/11/93

**Appendix A: Notice of Accepted EIS
Lahaina Master Planned Project
OEQC Bulletin - March 23, 1990**

1,800 cubic yards of silt and clay sediments from a 0.66 acre area of Kawela Bay in its southeastern portion. The removal of these sediments is the primary goal of the project, in order to improve water clarity and eliminate the silt/clay bottom texture in the swimming, snorkeling and wading area offshore of the two planned new resort hotels.

The desilting equipment will remove the top six to 12 inches of sediments in this area utilizing a suction device. Hard, consolidated substrate areas will not be altered or excavated. Material that cannot be removed by this equipment will not be removed by any other means.

The silt and clay material will be pumped into a containment pond on 0.34 acres in the nearshore upland area adjacent to the desilting project. This containment facility will allow dewatering of sediments along with drying and compaction. The storage capacity of this facility will be adequate to accommodate desilting materials and the residence time will be sufficient to allow removal of suspended sediments from the water. Water returning to the ocean from the containment area will have turbidity levels that are equal or better than that measured in this portion of Kawela Bay.

The dewatered sediments will be removed to golf course construction areas on the applicant's property, if useable; if not, it will be land filled. The total duration of the desilting, dewatering and disposal operations will be two months for operations and one month for mobilization and demobilization.

Following the desilting operation, approximately 1,000 cubic yards of crushed basalt gravel and 5,000 cubic yards of calcareous sand will be placed at the silt removal site. The sands will fill the depressions in the bottom through this area of the Bay. This action is expected to improve circulation in this part of the Bay and reduce the likelihood of a recurrence of the problem. Sand will be imported onto the property by trucks and stock piled near the project site. Using amphibious earth moving equipment or hydraulic pumping, this sand will be transported offshore to fill the bottom areas. The filling project will require approximately two weeks to complete.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EISs have been submitted for acceptance. All comments received by the applicant or proposing agency, and corresponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

HAWAII

HAWAII COMMODITIES IRRADIATION FACILITY

Location: Hilo, Hawaii
TMK: 2-1-12:106, 107, & 108

Proposing Agency: Department of Business and Economic Development

Accepting Authority: Governor, State of Hawaii

Status: Currently being processed by the Office of Environmental Quality Control

Initially published as a Final EIS on December 23, 1988.

MAUI

LAHAINA MASTER PLANNED PROJECT

Location: Lahaina, Maui
TMK: 4-5-21:03, 04, 05, 09

Proposing Agency: Housing Finance and Development Corporation

Accepting Authority: Governor, State of Hawaii

Status: Accepted by the Governor, State of Hawaii, on March 5, 1990.

**Appendix B: Final Environmental
Assessment/Determination of
Negative Declaration
HFDC June 1991**

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
SEVEN WATERFRONT PLAZA, SUITE 300
500 ALA MOANA BOULEVARD
HONOLULU, HAWAII 96813
FAX (808) 543-6841

IN REPLY REFER TO:

June 13, 1991

Environmental Assessment/Determination
Negative Declaration

Recorded Owner: State of Hawaii - Various Land Owners
Applicant: Housing Finance & Development Corporation


Location: Wahikuli - Lahaina, Island of Maui, State Of Hawaii
Tax Map Key: 4-5-21: Por. 02,03,07,10,11,14,15, and 16
4-4-06: Por. 01,02,05,09, and 10
4-4-02: Por. 02,31,32,33,34, and 35, ALL 29
4-3-05: 37

Request: Construction of an Offsite Potable Water System, Waste Water Transmission Systems, Drainage Improvements, Intersection Improvements on Honoapiilani Hwy. and Primary Road "A" and Realignment of an Offsite Cane Haul Road for the development of Village I of the Lahaina Master Planned Community.

Determination: Environmental Impact Statement (EIS) Not Required

Attached and incorporated by reference is the environmental assessment prepared by the Housing Finance and Development Corporation (HFDC) for the project.

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

Approved 
Joseph K. Conant
Executive Director

**Appendix C: Final Environmental
Assessment/Determination of
Negative Declaration
HFDC January 11, 1993**

JOHN WAIHEE
GOVERNOR



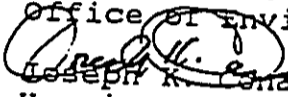
JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
93:DEV/0124

January 11, 1993

TO: The Honorable Brian J. J. Choy, Director
Office of Environmental Quality Control

FROM: 
Joseph K. Conant, Executive Director
Housing Finance and Development Corporation

SUBJECT: Negative Declaration for Offsite Infrastructural
Components, Lahaina Master Planned Project Tax Map
Keys:

- 4-5-21: 04 por. Wahikuli - Lahaina, Maui, Hawaii
- 4-5-21: 07 por. Wahikuli - Lahaina, Maui, Hawaii
- 4-5-21: 03 por. Wahikuli - Lahaina, Maui, Hawaii
- 4-5-11: 01 por. Wahikuli - Lahaina, Maui, Hawaii

The Housing Finance and Development Corporation (HFDC) has reviewed the comments received during the 30-day public comment period which began on November 8, 1992. The HFDC has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the January 23, 1993 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA.

Please contact Neal Wu at 587-0538 if you have any questions.

**Correspondence and Comments From
Reviewing Agencies**

ENJAMIN J. CAYETANO
GOVERNOR



ROY S. OSWRO
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
877 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO

95/DEV: 6406

November 2, 1995

Mr. William Devick
Acting Administrator
Division of Aquatic Resources
Department of Land and Natural Resources
P. O. Box 821
Honolulu, Hawaii 96809

Dear Mr. Devick:

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii

Thank you for your letter and comments regarding the subject draft EA. The following are our responses to your comments:

Comments:

The applicant has proposed a number of mitigative measures, which include, but are not limited to:

- 1) limiting construction to dry periods as much as possible;
- 2) retention of ground cover until the last possible date;
- 3) immediate stabilization of any denuded areas through sodding or planting;
- 4) installation of silting basins where warranted;
- 5) application of fertilizers or biocides only during periods of low rainfall to minimize chemical runoff, and;
- 6) continuous maintenance of the drainage structures, detention, silting and debris basins.

The applicant should take appropriate mitigative measures, including those mentioned above to minimize erosion and siltation. Precautions should also be taken to prevent cement products and oil, fuel and other toxic substances associated with the use of heavy machinery from falling or leaching into the water.



Mr. William Devick
November 2, 1995
Page 2

Current problems with excessive algae growth in the nearshore waters around Maui have been attributed to an increase in surface runoff and nutrients. The applicant should make every effort to keep runoff on site.

Response

The draft EA will be revised to include mitigative measures to prevent cement products and oil, fuel and other toxic substances associated with the use of heavy machinery from falling or leaching into the water.

The start of construction will be subject to HFDC's obtaining a site specific NPDES Stormwater Permit from the State Department of Health's Clean Water Branch. A required Best Management Practice Plan (BMP) will elaborate in detail how these mitigative measures will be implemented by the construction contractor to keep surface runoff on site and to prevent cement products, oil, fuel and other toxic substances associated with the use of heavy machinery from falling or leaching into the water.

Your letter and our response will be appended to the final EA. Your prompt review of the draft EA is appreciated very much.

Sincerely,


NEAL WU
Project Manager

XEROX COPY WITH NON-REMOVABLE ATTACHMENT

OCT 31 '95 07:00 HI. DIV. AQUA. RES. 808 587-0115

JENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 821
HONOLULU, HAWAII 96809

OCT 31 08:11

F. 1
CHIEF OF BUREAU
MICHAEL D. WILSON
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
DARSHY S. COLMANAGARAN
AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

MEMORANDUM

To: Neal Wu, Project Manager
Housing Finance and Development Corporation
From: William Devick, Acting Administrator
Division of Aquatic Resources
Subject: Comments on x Draft EA

Date of Request: 9/11/95 Date Received:

Summary of Project

Title: Offsite Drainage/Roadway Imp., Villages of Leialii
Proj. By: Housing Finance and Development Corporation
Location: Wahikuli-Lahaina, Maui

Brief Description:

The proposed project site encompasses an area near the HFDC's Villages of Leialii Master Planned Project. The proposed Villages of Leialii project lands are located adjacent to the Lahaina Civic Center and the Wahikuli subdivision area near Lahaina town and north of the existing Kelawea subdivision. Lands proposed for the offsite drainage and roadway improvements are owned by the State of Hawaii.

Proposed is the installation of an additional 48-inch reinforced concrete culvert under Honoapiilani Highway at the south culvert crossing to increase the capacity of the drainage system from 210 cfs to 430 cfs. At the north culvert crossing, an existing 48-inch reinforced concrete culvert will be replaced with a 7-foot by 9-foot reinforced concrete box culvert, which will increase drainage capacity from 108 cfs to 1093 cfs. Various roadway improvements are also proposed to improve traffic flow in the area (see figure 9).

Post-It™ brand fax transmittal memo 7871		# of pages	2
To	Neil Wu	From	Mike Yamamoto
Co.	HFDC	Co.	DAR/DLNR
Dept.		Phone #	
Fax #	587-0600	Fax #	

The applicant has proposed a number of mitigative measures, which include, but are not limited to:

- 1) limiting construction to dry periods as much as practicable;
- 2) retention of ground cover until the last possible date;
- 3) immediate stabilization of any denuded areas through sodding or planting;
- 4) installation of silting basins where warranted;
- 5) application of fertilizers or biocides only during periods of low rainfall to minimize chemical runoff, and;
- 6) continuous maintenance of the drainage structures, detention, silting and debris basins.

COMMENTS:

The applicant should take appropriate mitigative measures, including those mentioned above to minimize erosion and siltation. Precautions should also be taken to prevent cement products and oil, fuel and other toxic substances associated with the use of heavy machinery from falling or leaching into the water.

Current problems with excessive algae growth in the nearshore waters around Maui have been attributed to an increase in surface runoff and nutrients. The applicant should therefore make every effort to keep runoff on site.

OCT 23 '95 12:48 W S UNEMORI ENGR'G (808)244-4856

P.2

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

GWEN OHASHI HIRAGA
Deputy Director

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

October 19, 1995

RECEIVED

OCT 23 1995

WARREN S. UNEMORI ENGINEERING, INC.

Mr. Darren Unemori
Warren S. Unemori Engineering, Inc.
Wells Street Professional Center
2145 Wells Street, Suite 403
Wailuku, Maui, Hawaii 96793

Dear Mr. Unemori:

RE: Villages of Leiali'i Master Planned Community
SMA Permit Application for Honoapiilani Highway
Roadway and Drainage Improvements, Lahaina, Maui, Hawaii

The Planning Department has reviewed your letter of October 11, 1995, which summarizes our meeting that day.

The process outlined in your letter both for the Leiali'i Parkway/Honoapiilani Highway Intersection as well as the Honoapiilani Highway Culvert Crossings at Sta. 23+90 and Sta. 42+00 is correct and needs no further changes.

Thank you for your cooperation in this matter. If further clarification is required, please contact Ms. Ann Cua of this office.

Very truly yours,

Gwen Ohashi Hiraga

DAVID W. BLANE
Director of Planning

DWB:ATC:sle
cc: Colleen Suyama
Ann Cua
Project file



WARREN S. UNEMORI ENGINEERING, INC.

Civil & Structural Engineers • Land Surveyors

Wells Street Professional Center • 2145 Wells Street, Suite 403 • Wailuku, Maui, HI 96793

TEL: (808) 242-4403

FAX: (808) 244-4856

October 11, 1995

Ms. Ann Cua
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Ms. Cua,

**Subject: Villages of Leiali'i Master Planned Community -
SMA Permit Application for Honoapiilani Highway
Roadway and Drainage Improvements
Lahaina, Maui, Hawaii**

Thank you for meeting with me this morning. I would like to confirm a few items with you to make sure that I have a correct understanding of Planning Department's requirements on the forthcoming SMA Permit application by the State Housing Finance and Development Corporation (HFDC) for the proposed roadway and drainage improvements on Honoapiilani Highway that we had discussed.

Leiali'i Parkway / Honoapiilani Highway Intersection

- 1) A Special Management Area (SMA) Permit will be required for the Leiali'i Parkway / Honoapiilani intersection improvements because:
 - a) The estimated \$1 million cost of the proposed improvements exceeds the \$125,000 limit for which a SMA Minor Permit could be granted.
 - b) The work extends the physical improvements outside of the existing right-of-way and increases the operating capacity of the intersection, thereby disqualifying the project for a repair and maintenance exemption.
- 2) An SMA Assessment will not be required, as it is already understood that this project will require an SMA Permit. HFDC may, therefore, submit an SMA Permit Application for this work immediately if they so choose.

Ms. Ann Cua
Villages of Leiali'i - SMA Permit Application
October 11, 1995
Page 2

- 3) A Shoreline Setback Variance will not be required for the intersection work, provided none of the improvements -- particularly the relocated driveway into Wahikuli Beach Park -- is within 40 feet of the Certified Shoreline.

Honoapiilani Highway Culvert Crossings at Sta. 23+90 and Sta. 42+00

- 1) A Special Management Area (SMA) Permit will be required for both the 4 x 48-inch diameter RCP culverts and 7'x9' concrete box culvert because:
 - a) The estimated \$700,000 cost of the proposed improvements exceeds the \$125,000 limit for which a Minor SMA Minor Permit could be granted.
 - b) The work increases the operating capacity of both culverts, thereby disqualifying the project for a repair and maintenance exemption.
 - c) Neither culvert crossing is located within a designed drainageway recognized by the Lahaina Community Plan.
- 2) An SMA Assessment will not be required, as it is already understood that this project will require an SMA Permit. HFDC may, therefore, submit an SMA Permit Application for this work immediately if they so choose.
- 3) The Highway Culvert work may either be combined with the Leiali'i Parkway Intersection work or submitted under a separate SMA Permit Application, at HFDC's option.
- 4) A Shoreline Setback Variance will be required for the Highway Culvert work because the proposed improvements fall within 40 feet of the Certified Shoreline.
- 5) The Shoreline Setback Variance Application may be submitted at the same time as the SMA Permit Application and processed concurrently if HFDC desires to do so.

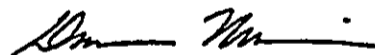
Ms. Ann Cua
Villages of Leiali'i - SMA Permit Application
October 11, 1995
Page 3

SMA Permit Application Checklist Items

- 1) A notarized letter from the owner of the parcels being affected which authorizes HFDC to pursue either "all required permits" or specifically "an SMA Permit" is needed to complete an SMA Permit Application. A letter from the State Department of Land and Natural Resources (DLNR) simply authorizing HFDC to subdivide their parcel is not specific enough.
- 2) The Shoreline Certification Survey submitted with the Shoreline Setback Variance Application and Special Management Area Permit Application needs to be valid at the time the application is filed. If the survey expires during processing of the application, it will not delay the completion of the approval process. It is understood, however, that a reviewing agency may require that a valid survey be available at a later time as a condition of approval -- at the start of construction, for instance -- if they have a justifiable reason to do so.
- 3) HFDC is not exempt from the filing fee.

Please let me know if anything I have mentioned is incorrect. Again, thank you very much for your help!

Sincerely,



Darren Unemori

cc: Sandy Nakamura, HFDC

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

ROY S. OSHIRO
ACTING EXECUTIVE DIRECTOR

IN REPLY REFER TO

95:DEV/5221

maui 1 = 175

September 8, 1995

The Honorable David Blane
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii
TMK 4-5-21: portions of 3, 7, 10, 14 & 15

Thank you for your letter dated August 17, 1995 and comments regarding the draft EA. The following are our responses to your comments:

Comments

1. The three existing 48 inch drain culverts under Honoapiilani Highway, located south of the Lahaina Civic Center, and the one existing 48 inch drain culvert under Honoapiilani Highway, located north of the Lahaina Civic Center, is within the Special Management Area (SMA) boundary of the County of Maui.
2. The new drain culvert (south culvert crossing), which will be added adjacent to the three existing culverts under Honoapiilani Highway, will require an SMA permit and shoreline setback approval as it is new construction which is not within an existing corridor.

Response

To meet the SMA and Shoreline Setback approval requirements, we will submit an SMA application and a request for Shoreline Setback approval for these drainage improvements in the near future.



The Honorable David Blane
September 8, 1995
Page 2

Comment

3. The replacement of the 48 inch reinforced concrete culvert (north culvert crossing) with a 7-foot by 9-foot reinforced concrete box culvert would not require an SMA permit as it is considered repair and maintenance. The box culvert may, however, require a shoreline setback variance. Please refer to Section 12-5-11, Structures, Rules of the Maui Planning Commission Relating to the Shoreline Area of the Islands of Kahoolawe, Lanai and Maui. We are unable to make a determination at this time with the information provided.

Response

If a shoreline setback variance is required for the box culvert, we will submit a request to the Planning Department for a shoreline setback variance also.

Comments

4. The roadway improvements will not require an SMA permit as it is considered repair and maintenance of roads and highways within existing Rights-of-Ways.

Response

We appreciate your determination that the roadway improvements will not require an SMA permit. However, as a result of concerns expressed by the U.S. Postal Service about the inconvenience the proposed driveway may cause postal customers in the future, we are now investigating the alternative of relocating the post office entrance driveway to allow direct access from Honoapiilani Highway. In the event such an alternative is accepted by the Postal Service, and other tenants of the Lahaina Civic Center, we will submit an application to the Planning Department for an SMA permit for the new entrance driveway.

Comments

5. The assessment report should include comments from the State Department of Transportation, the County Department of Public Works and Waste Management and the Department of Land and Natural Resources, Division of Aquatic Resources.


Response

As of this date, we have received comments from the State Department of Transportation. We will request comments from the County Department of Public Works and Waste Management and the DLNR's Division of Aquatic Resources.

The Honorable David Blane
September 8, 1995
Page 3

Your letter and our response letter will be appended to the final EA. Your prompt review of the draft EA is appreciated very much.

Sincerely,


NEAL WU
Project Manager

LINDA CROCKETT LINGLE
Mayor

RECEIVED
H.F.D.C.

AUG 22 9 24 AM '95



DAVID W. BLANE
Director

GWEN Y. OHASHI
Deputy Director

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

August 17, 1995

Mr. Neal Wu
Housing Finance And Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Wu:

RE: Draft Environmental Assessment
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii, TMK 4-5-21:3

The Planning Department has reviewed the above draft environmental assessment and has the following comments:

1. The three existing 48 inch drain culverts under Honoapiilani Highway, located south of the Lahaina Civic Center, and the one existing 48 inch drain culvert under Honoapiilani Highway, located north of the Lahaina Civic Center, is within the SMA boundary of the County of Maui.
2. The new drain culvert (south culvert crossing), which will be added adjacent to the three existing culverts under Honoapiilani Highway, will require an SMA permit and shoreline setback approval as it is new construction which is not within an existing corridor.
3. The replacement of the 48 inch reinforced concrete culvert (north culvert crossing) with a 7-foot by 9-foot reinforced concrete box culvert would not require an SMA permit as it is considered repair and maintenance. The box culvert may, however, require a shoreline setback variance. Please refer to Section 12-5-11, Structures, Rules of the Maui Planning Commission Relating to the Shoreline Area of the Islands of Kahoolawe, Lanai and Maui. We are unable to make a determination at this time with the information provided.

Mr. Neal Wu
August 17, 1995
Page 2

4. The roadway improvements will not require an SMA permit as it is considered repair and maintenance of roads and highways within existing rights-of-ways.
5. The assessment report should include comments from the State Department of Transportation, the County Department of Public Works and Waste Management and the Department of Land and Natural Resources, Division of Aquatic Resources.

If further clarification is required, please contact Ms. Ann Cua of this office.

Very truly yours,

David W. Blane
for DAVID W. BLANE
Director of Planning

DWB:AC:sle
cc: Colleen Suyama
Ann Cua
Project file

BENJAMIN J. CAYETANO
GOVERNOR



ROY S. OSHIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:

95:DEV/4985

August 28, 1995

Mr. Robert O. Siarot
District Engineer, Maui
State Department of Transportation
650 Palapala Place
Kahului, Hawaii 96732

Dear Mr. Siarot:

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leialii Master Planned Community
Lahaina, Maui, Hawaii, I.D. No: M-93-12
TMK: 4-5-21: 03, 07, 10, 14 & 15

Thank you for your July 24, 1995 letter and comments regarding the draft EA. The following are our responses to your comments:

Comments-1

We have no objection to proposed drainage improvements provided that the Housing Finance and Development Corporation (HFDC) obtained HYM-M approval of the applicable construction plan drawings and traffic control plans.

Response

It is our understanding that the preliminary construction plans for the drainage and roadway improvements are still being reviewed by the State Highway Construction Branch.

Comments-2

Traffic will queue when the restored Lahaina-Kaanapali Sugar Train crosses Leialii Parkway. HFDC must commit to extending storage lanes for mauka bound traffic on Honoapiilani Highway as necessary to prevent queued traffic from blocking through-traffic.



Mr. Robert O. Siarot
August 28, 1995
Page 2

Response

If necessary the storage lanes for mauka-bound traffic on Honoapiilani Highway will be extended.

Comments-3

The 1990 project TIAR concluded that with full project build-out, southbound Honoapiilani Highway would need two left turn storage lanes at Leiali'i Parkway. Since HFDC will not be providing the second left-turn lane at this time, HFDC must commit to constructing the second left-turn lane when warranted.

Response

If necessary a second left-turn lane will be added.

Comments-4

HFDC must commit to update the project TIAR within one year after completion of the Lahaina Bypass Road.

Response

HFDC will update the project TIAR within one year after the completion of the Lahaina Bypass Road.

Comments-5

HFDC should be advised to study the proposed Leiali'i Parkway/Civic Center Road intersection to determine if safety improvements or signalization will eventually be warranted.

Response

HFDC will study whether safety improvements and signalization at the Leiali'i Parkway/Civic Center Road intersection are warranted. We may also investigate the long-range feasibility of an alternate entrance for the patrons of the Lahaina Post Office and Civic Center Complex.

Your letter and our response will be appended to the final EA. Your prompt review of the draft EA is appreciated very much.

Sincerely,



NEAL WU
Project Manager

BENJAMIN CAYETANO
GOVERNOR

RECEIVED
H.F.D.C.

JUL 25 12 40 PM '95



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
GLENN M. OKIMOTO
JERRY M. MATSUDA

IN REPLY REFER TO:

HWY-M 2.278-95

July 24, 1995

Mr. Neil Wu
House Finance
& Development Corporation
Development Section
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Wu:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR OFFSITE
DRAINAGE AND ROADWAY IMPROVEMENTS; VILLAGES OF
LEIALI'I MASTER PLANNED COMMUNITY, LAHAINA, MAUI,
TMK: 4-5-21: 03, 07, 10, 14 & 15
I.D. NO: M-93-12

Thank you for the opportunity to comment on the draft EA. We
have the following comments to offer:

1. We have no objection to proposed drainage improvements,
provided that HFDC obtains HWY-M approval of the applicable
construction plan drawings and traffic control plans.
2. Traffic will queue whenever the restored Lahaina-Kaanapali
Sugar Cane Train crosses Leiali'i Parkway. HFDC must commit
to extending storage lanes for mauka-bound traffic on
Honoapiilani Highway as necessary to prevent queued traffic
from blocking through-traffic.
3. The 1990 project TIAR concluded that with full project
build-out, southbound Honoapiilani Highway would need two
left-turn storage lanes at Leiali'i Parkway. Since HFDC
will not be providing the second left-turn lane at this
time, HFDC must commit to constructing the second left-turn
lane when warranted.

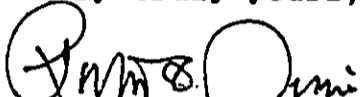
Mr. Neil Wu
July 24, 1995
Page 2

HWY-M 2.278-95

4. HFDC must commit to update the project TIAR within one year after completion of the Lahaina Bypass Road.
5. HFDC should be advised to study the proposed Leiali'i Parkway/Civic Center Road intersection to determine if safety improvements or signalization will eventually be warranted.

Should there be any questions, please call Ferdinand Cajigal at 877-5061.

Very truly yours,


ROBERT O. SIAROT
District Engineer, Maui

FC:mh

CAYETANO
GOVERNOR



ROY S. OSHIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
877 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO

95:DEV/4984

August 28, 1995

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 South King Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Draft Environmental Assessment (EA)
Villages of Leial'i, Offsite Drainage and Roadway
Improvements, Lahaina; TMK 4-5-21: por. 3

Thank you for your August 4, 1995 letter and comments regarding the draft EA. The following are our responses to your corrective comments:

1. The references to Figure 10 on Page 16 will be corrected to reference Figure 9.
2. The title "Offsite Roadway Improvements Plan" will be added to Figure 9.

Your letter and our response letter will be appended to the final EA. Your prompt review of the draft EA is appreciated very much

Sincerely,

A handwritten signature in black ink, appearing to read "Roy S. Oshiro".

ROY S. OSHIRO
Acting Executive Director



BENJAMIN J. CAYETANO
GOVERNOR

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H.F.D.C.
AUG 8 2 08 PM '95



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-2452

August 4, 1995

Mr. Roy Oshiro, Acting Executive Director
Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Attention: Mr. Neai Wu or Ms. Sandy Nakamura

Dear Mr. Oshiro:

Subject: Draft Environmental Assessment (EA) for Villages of Lealii, Offsite
Drainage and Roadway Improvements, Lahaina; TMK: 4-5-21: por. 3,
7, 10, 14 & 15

Please make the following corrections in the final EA:

1. "Offsite Roadway Improvements" on page 16 references Figure 10 but should reference Figure 9.
2. Please add a title to Figure 9.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Gill".

GARY GILL
Director

GG/NH:kk

BENJAMIN J. CAYETANO
GOVERNOR



mailed 8/25/95

ROY S. OSHIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600
August 24, 1995

IN REPLY REFER TO

95:DEV/4930

Dr. Lawrence Miike
Director of Health
P.O. Box 3378
Honolulu, Hawaii 96801

Dear Dr. Miike:

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii

Thank you for your August 2, 1995 letter and comments regarding the draft EA. The following are our responses to your comments:

Nonpoint Source Pollution Concerns and Recommendations

1. Replant or cover bare areas from construction activities as soon as grading and grubbing work is completed. New plantings will require soil amendments, fertilizers, and temporary irrigation to become established. Use high planting and/or seeding rates to ensure rapid stand establishment.
2. Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.

Response

We will incorporate these recommendations into the technical specifications for these projects.

Water Pollution Concerns and Recommendations

1. The applicant should contact the Army Corps of Engineers (COE) to identify whether a Federal permit (including a Department of Army permit) is required for this project. A Section 401 Water Quality Certification is required for "Any applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities which may result in any discharge into navigable waters..." pursuant to Section 401 (a) (1) of the Federal Water Pollution Control Act (commonly known as the "Clean Water Act").

Response

On July 20, 1993 the Housing Finance and Development Corporation (HFDC) requested a determination from the Department of the Army (DA) permit requirements for the proposed installation of drainage culverts



Dr. Lawrence Miike
August 24, 1995
Page 2

across the Honoapiilani Highway to facilitate the offsite drainage for the master planned housing project. Based upon the Department of the Army's review of the preliminary drainage culvert plans for the two culvert crossings, the Department of the Army found that the work will occur above the mean high water mark of the shoreline. On August 24, 1993 a determination was made by the Department of the Army, that "provided that the final plans are consistent with the preliminary drawings and that there is no other temporary fill below the mean high water line during construction, a DA permit is not required for the drainage improvements." (See attached 8/24/93 DA letter)

2. If the project involves the following activities with discharges into State waters, an NPDES general permit is required for each activity:
 - a. Discharge of storm water runoff associated with construction activities, including clearing, grading and excavation that result in the disturbance of equal to or greater than five (50 acres of total land area;
 - b. Construction dewatering effluent;
 - c. Non-contact cooling water;
 - d. Hydrotesting water; and
 - e. Treated contaminated ground water from underground storage tank remedial activity.

Response

A Notice of General Permit Coverage was issued by the State Department of Health for the Villages of Leiali'i project on September 22, 1994. We will submit the required amendments to the General Permit Coverage when building contractors become involved in these projects. (See attached DOH 9/22/94 letter)

3. If there is any type of process wastewater discharge from the facility into State waters, the applicant may be required to apply for an Individual NPDES Permit.

Response

There will be no processed wastewater discharge from these projects into State waters.

Your letter and our response letter will be appended to the final EA. Your prompt review of the draft EA is appreciated very much.

Sincerely,


NEAL WU
Project Manager

RECEIVED
BENJAMIN A. CYRANO
GOVERNOR OF HAWAII
H.F.D.O.

AUG 7 8 00 AM '95



LAWRENCE MIKE
DIRECTOR OF HEALTH

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

In reply, please refer to

August 2, 1995

91-228/epo

Mr. Neal Wu
Project Manager
State Department of Budget and Finance
Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Wu:

Subject: Draft Environmental Assessment
Offsite Drainage and Roadway Improvements
Village of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Nonpoint Source Pollution Concerns

The proposed improvements are located on the island of Maui above the West Maui coastline, one of sixteen Water Quality Limited Segments identified by the Hawaii State Department of Health. Currently, state monitoring of coastal waters show significant violations of water quality standards.

Proper planning, design, and use of erosion control measures and best management practices will substantially reduce the total volume of runoff, erosion, and potential for nonpoint source pollution into the West Maui coastal waters. The mitigation measures listed on page 32 during the construction and maintenance periods of the project seem adequate and appropriate. In addition, we recommend the following measures to reduce sediment and protect water quality.

1. Replant or cover bare areas from construction activities as soon as grading or grubbing work is completed. New plantings will require soil amendments, fertilizers, and temporary irrigation to become established. Use high planting and/or seeding rates to ensure rapid stand establishment.
2. Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.

Mr. Neal Wu
August 2, 1995
Page 2

If you should you have any questions regarding this matter, please contact Ms. Shirley Nakamura of the Environmental Planning Office at 586-4245.

Water Pollution

1. The applicant should contact the Army Corps of Engineers (COE) to identify whether a Federal permit (including a Department of Army permit) is required for this project. A Section 401 Water Quality Certification is required for "Any applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters...", pursuant to Section 401 (a) (1) of the Federal Water Pollution Control Act (commonly known as the "Clean Water Act").
2. If the project involves the following activities with discharges into State waters, an NPDES general permit is required for each activity:
 - a. Discharge of storm water runoff associated with construction activities, including clearing, grading, and excavation that result in the disturbance of equal to or greater than five (5) acres of total land area;
 - b. Construction dewatering effluent;
 - c. Non-contact cooling water;
 - d. Hydrotesting water; and
 - e. Treated contaminated groundwater from underground storage tank remedial activity.
3. If there is any type of process wastewater discharge from the facility into State waters, the applicant may be required to apply for an Individual NPDES permit.

Should you have any questions regarding this matter, please contact Ms. Hong Chen, Engineering Section of the Clean Water Branch at 586-4309.

Sincerely,



LAWRENCE MIIKE
Director of Health

XEROX COPY WITH NON-REMOVABLE ATTACHMENT

TUE 8:71 HFDC

P. 01



*Dawn
FyL*

RECEIVED DEPARTMENT OF THE ARMY
H.F.D.C. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96858-5440



AUG 26 12 53 PM '93 August 24, 1993

REPLY TO ATTENTION OF

Operations Division

Mr. Neal Wu
Project Manager
Housing Finance and Development Corporation
Department of Budget and Finance
State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Wu:

This is in response to your July 20, 1993 request for a determination of Department of the Army (DA) permit requirements for the proposed Villages of Leiali'i project, Lahaina, Maui, Hawaii. The work would involve the installation of drainage culverts across Honoapiilani Highway to facilitate the offsite drainage for the master planned housing project.

We have reviewed the preliminary drainage culvert plans for the two culvert crossings and find that all work will occur above the mean high water mark of the shoreline. Provided that the final plans are consistent with the preliminary drawings and that there is no other temporary fill below the mean high water line during construction, a DA permit is not required for the drainage improvements.

We appreciate the opportunity to review these plans. File No. NP 93-148 has been assigned to this project. Please refer to this number in any future correspondence.

Sincerely,

Warren Kanai
Warren Kanai
Regulatory-Operations Team Leader

Post-It™ brand fax transmittal memo 7671		# of pages > 1	
To <i>Warren Kanai</i>	From <i>Neal Wu</i>		
Co.	Co. <i>HFDC</i>		
Dept.	Phone # <i>587-0578</i>		
Fax # <i>244-4856</i>	Fax # <i>587-0588</i>		

JOHN WAIHEE
GOVERNOR OF HAWAII

RECEIVED
H.F.D.C.

OCT 3 8 27 AM '94



**STATE OF HAWAII
DEPARTMENT OF HEALTH**

P.O. BOX 3378
HONOLULU, HAWAII 96801-3378

Peter A. Svobinsky, Ph.D.
DIRECTOR OF HEALTH

In reply, please refer to:
File: EMD / CWB

September 22, 1994

P09141AL

Mr. Joseph K. Conant
Executive Director
Housing Finance &
Development Corporation
State of Hawaii
677 Queen Street, Suite 300
Honolulu, HI 96813

Dear Mr. Conant:

Subject: **NOTICE OF GENERAL PERMIT COVERAGE**
Villages of Leiali'i Master Planned Community
Lahaina, Maui, Hawaii
FILE NO. HI R10A204

In compliance with the provisions of the Clean Water Act, as amended, (33 U.S.C. § 1251 et seq.; the "Act") and Chapter 342D, Hawaii Revised Statutes, and Chapters 11-54 and 11-55, Hawaii Administrative Rules ("HAR"), Department of Health, State of Hawaii,

**STATE OF HAWAII
HOUSING FINANCE & DEVELOPMENT CORPORATION**

(hereinafter "PERMITTEE")

is authorized to discharge storm water associated with construction activities from its Villages of Leiali'i Master Planned Community projects: a) Ikena Avenue Relocation, b) Offsite Booster Pumps - Stations 1 and 2, c) Offsite Water System, and d) Offsite Gravity Sewer System located in Lahaina, Maui, Hawaii to the receiving waters named Pacific Ocean, at vicinity of Wahikuli Wayside Park, at coordinates: Latitude 20°54'30"N, Longitude 156°41'30"W.

This Notice of General Permit Coverage (NGPC) is subject to compliance with the following conditions and requirements:

Mr. Joseph K. Conant
September 22, 1994
Page 2

1. HAR Chapter 11-55, Appendix "C" NPDES General Permit Authorizing Discharges of Storm Water Associated With Construction Activities;
2. HAR Chapter 11-55, Appendix "A" Department of Health Standard General Permit Conditions;
3. HAR Sections 11-55-34.04(a), 11-55-34.07, 11-55-34.11, 11-55-34.12, and any other applicable sections of HAR Chapter 11-55;
4. Plans, reports, specifications and other related materials submitted in and with the Notice of Intent (NOI) dated April 20, 1993 and/or later amendments to the NOI;
5. A copy of this NGPC, enclosures, plans, reports, specifications and other related materials submitted in and with the NOI dated April 20, 1993 and/or later amendments to the NOI must be maintained at the job site or at a nearby field office;
6. Site-specific plans, Maui County approved grading permits, and sediment and erosion control plan(s) shall be submitted to the Department of Health prior to construction of:
 - a. Offsite Gravity Sewer System
 - b. Offsite Water System
7. The Permittee shall provide the Department of Health with any general contractors' informations which were not identified in the NOI form. The informations must include general contractor's legal name, address (location where papers can be hand delivered), contact person, telephone and fax numbers; and
8. The Permittee shall notify the Department of Health upon the termination of the subject activities.

This NGPC will take effect on the date of this notice. This NGPC will expire at midnight October 28, 1997, or when amendments to the general permit are adopted.

It is the Permittee's responsibility to ensure that anyone working under this NGPC understands the NGPC's terms and conditions.

Mailed 7/25/95

BENJAMIN J. CAYETANO
GOVERNOR



ROY S. OSHIRO
ACTING EXECUTIVE DIR.

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER

95:DEV/494

August 24, 1995

The Honorable David R. Craddick, Director
Department of Water Supply
County of Maui
P.O. Box 1109
Wailuku, Maui, Hawaii 96783-7109

Dear Mr. Craddick:

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leialii'i - Wahikuli, Lahaina,
Hawaii - TMK: 4-5-21: 03, 07, 10, 14 and 15

Thank you for your July 25, 1995 letter, comments and recommendations regarding the subject draft EA. The following are our responses to your comments and recommendations:

Comments

1. Please find a copy of the relevant section from BWS 1991 Water System Map No. 35 attached. Please note that existing system in the area of the project. Expect short-term, construction-related impacts related to the subject drainage and roadway project.
2. We will review the construction drawings, when they are submitted for the Board's approval and signature. The District Engineer for this project area is Herb Chang, 243-7835.
3. Water for the proposed housing project will be drawn from the Honokowai aquifer. If all the existing project proposals that effect this aquifer were build out, then its sustainable yield will be exceeded;



The Honorable David Craddick
August 24, 1995
Page 2

Response

2. We will forward an advance set of the construction drawings for the Department's review and comments in the near future.
3. Please clarify how the sustainable yield of the Honokowai aquifer will be exceeded in the future if all the existing projects are built out?

Recommendations

4. We recommend water conservation actions as follows:
 - a. Use non-potable water for grading and construction purposes, if possible.
 - b. Full, attractive, landscape and erosion control plantings are encouraged. The subject drainage sites and the planned community site are in the arid coastal natural vegetation zone. A partial listings of the plants adapted to this zone are attached in the documents, "Some Maui's Native and Polynesian Plants" and "Xeriscape: Water Conservation Through Creative Landscaping".

Response

To comply with the water conservation policies, non-potable water is currently being used to irrigate the landscape areas in the Leialii Parkway of the project. Also, non-potable water will also be used during the construction of all projects. We will also investigate the possible use of "Xeriscape" and "Maui's Native and Polynesian Plants" where applicable in this project.

Your letter and our response letter will be appended to the final EA. Your prompt review of the draft EA is very much appreciated.

Sincerely,



NEAL WU
Project Manager

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H.F.D.C.
Aug 2 9 24 AM '95



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

25 July 1995

Mr. Neal Wu, Project Manager
Housing Finance and Development Corporation
Department of Budget and Finance
State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Aloha Mr. Wu,

Re: Proposed off-site drainage and roadway improvements for Villages of Leiali'i, Phase 1, TMK: 4-5-21:03, 07, 10, 14, and 15, Wahikuli, Lahaina; Draft Environmental Assessment submitted by State of Hawaii Housing Finance Development Corporation

Mahalo for providing the Board of Water Supply with the opportunity and the materials to review the subject draft environmental assessment, dated June 1995. We provide information as follows:

1. Please find a copy of the relevant section from BWS 1991 Water System Map No. 35 attached. Please note the existing system in the area of the project. Expect short-term, construction-related impacts related to the subject drainage and roadway project;
2. We will review the construction drawings, when they are submitted for the Board's approval and signature. The District Engineer for this project area is Mr. Herb Chang, tel.243-7835;
3. Water for the proposed housing project will be drawn from the Honokowai aquifer. If all the existing project proposals that effect this aquifer were built out, then its sustainable yield would be exceeded;
4. We recommend water conservation actions as follows:
 - a. Use non-potable water for grading and construction purposes, if possible;

"By Water All Things Find Life"

25 July 25 1995 to Mr. Neal Wu, Project Manager HFDC
Proposed off-site drainage and roadway improvements
Villages of Leialii, Phase 1, TMK: 4-5-21:03, 07, 10, 14, and 15,
Wahikuli, Lahaina; Draft Environmental Assessment HFDC
page 2 of 2

4. (concluded)

b. Full, attractive, landscape and erosion control plantings are encouraged. The subject drainage sites and the planned community site are in the arid coastal natural vegetation zone. A partial listings of plants adapted to this zone are attached in the documents, "Some of Maui's Native and Polynesian Plants" and "Xeriscape: Water Conservation Through Creative Landscaping".

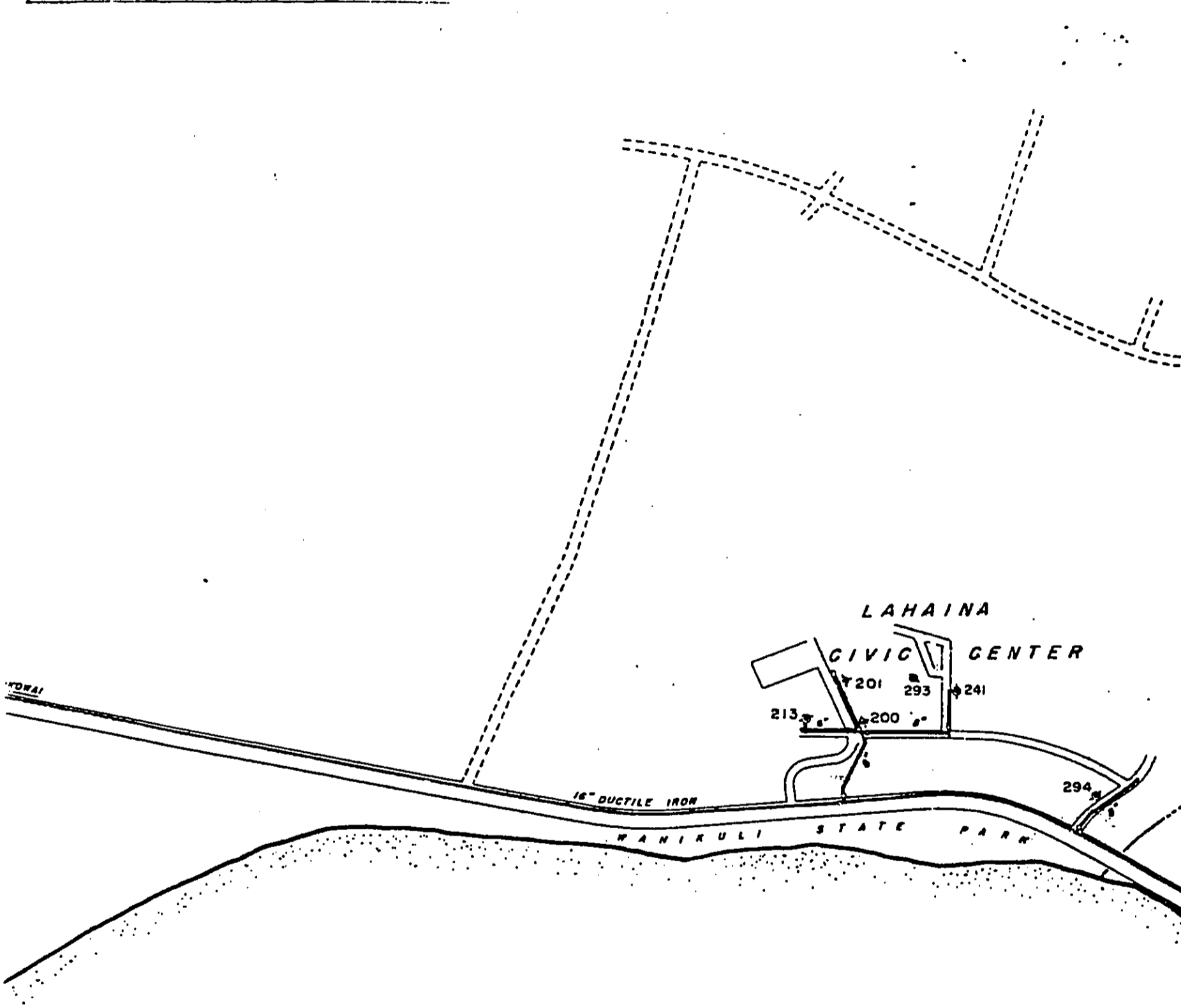
You can reach the Water Resources Planning Division at tel(808)243-7834 or fax(808)243-7833, if you have questions or comments.

Sincerely,

MAUI COUNTY BOARD OF WATER SUPPLY

Ellen Kuffner
for David R. Craddick, Director

DDS
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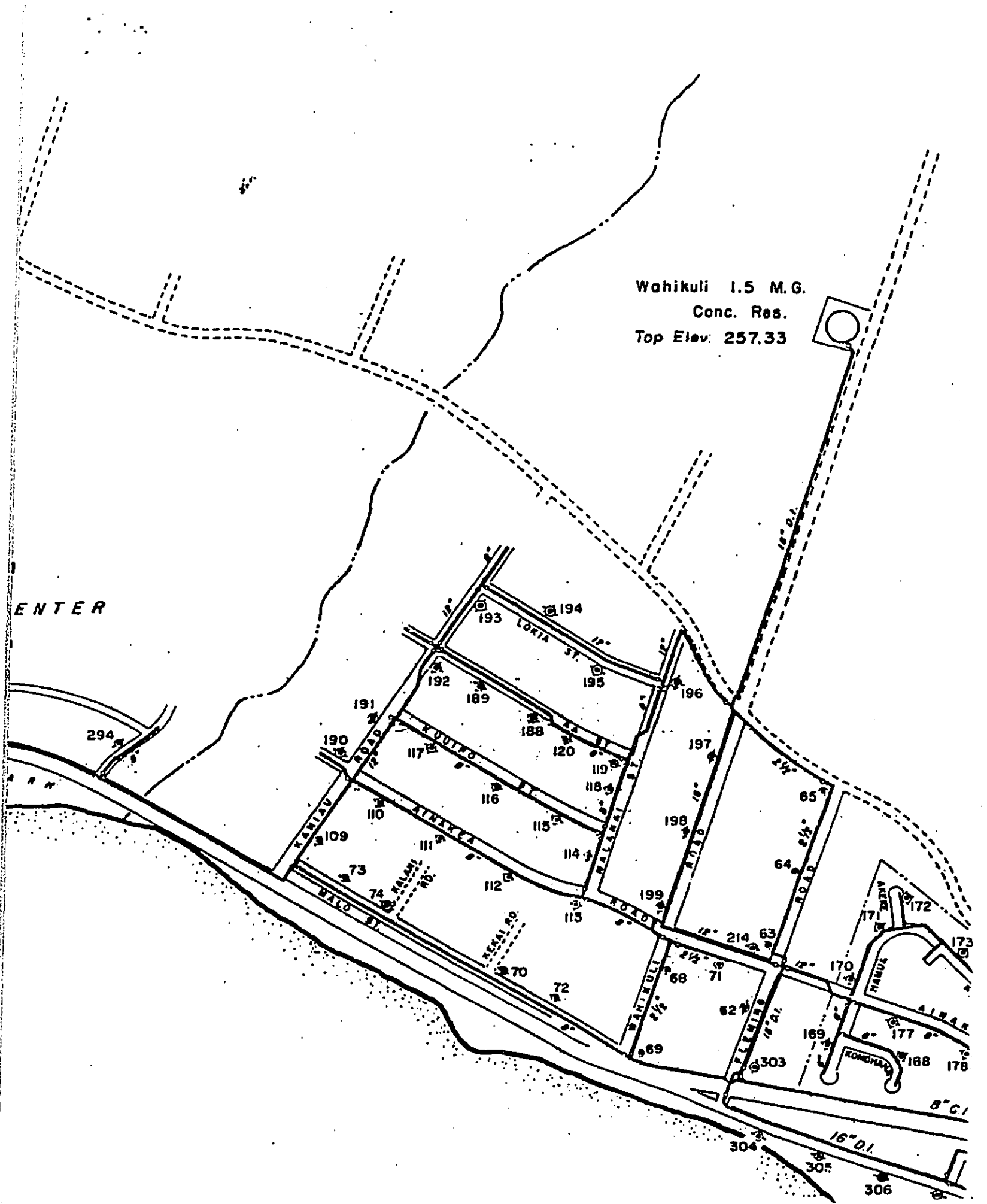


EWS MAUI 1991 WATER SYSTEM MAP 35 POR.

0

Wahikuli 1.5 M.G.
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Top Elev. 257.33

ENTER



BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

ROY S. OSHIRO
ACTING EXECUTIVE DIRECTOR

IN REPLY REFER TO:

95:DEV/4906

August 22, 1995

Mr. Felix Tan, Manager
Administrative Services
U.S. Postal Service
3600 Aolele Street
Honolulu, Hawaii 96820-3680

Dear Mr. Tan:

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii

Thank you for your July 27, 1995 letter, remarks and concerns on the above subject project. In reply to your remarks and concerns, the following responses are provided:

Remarks

"The Lahaina Main Post Office has: 2400 PO Boxes; served over 400 customers a day with 85% from Kaanapali and 15% from Lahaina; 33 employees plus 13 home delivery carriers; mail delivered 4 times per day; containered surfaced mail delivered twice a week; four major bulk mailers using facility daily; hours of operation between 8:30 a.m. - 5:00 p.m. Monday thru Friday, and between 10:00 a.m. - 12:00 p.m. on Saturday; to eventually service over 2,500 homes in Villages of Leiali'i; a total estimated daily vehicle traffic is 2,454 and a Christmas load of another 490."

Response

Based on this information, it appears the peak average number of vehicles visiting this facility is about 368 per hour or about 6 per minute. For your information, the 1992 Traffic Impact Study by Parsons Brinkerhoff Quade Douglas indicated an average of 53 vehicles per hour entering the Civic Center Road during the 6:00 a.m. to 9:00 a.m. peak morning period compared to an average of 117 vehicles exiting the Civic Center Road during the 3:00 p.m. to 6:00 p.m. peak morning period.

Concerns

A. Community Acceptance



Mr. Felix Tan, Manager
August 22, 1995
Page 2

"Although there was a community meeting to discuss this road, it appeared that most of the concerns were directed toward the housing project. Therefore we are not convinced that our customers will be pleased with the inconvenience of driving around back to get to the post office. They will likely go to our Downtown Station which is not large enough to handle the volume."

Response

At the community meeting held in 1994, the design consultant explained how the proposed driveway would improve the ingress and egress for postal customers. Two individuals testified that the existing post office parking lot was already congested during peak periods and supported the proposed driveway improvements. Subsequently, we have not received any comments from the community on whether or not the proposed driveway improvements would be either an inconvenience to them nor would cause them to go to the Downtown Station.

Concerns

B. Adjacent Road

This new driveway will also cause more cars to use the Civic Center Road and create more traffic for the other facilities (police station and gymnasium) served by this road. Also is this road designed to take this kind of traffic load?

C. Safety


The proposed new driveway will turn our present parking area a road with traffic equal to the Leiali'i Parkway (see exhibit #1). This parking area was not designed to take the kind of traffic and will have to be rebuilt to meet all road requirement (structure and lighting). Customers along this roadway will have to backup directly into traffic lanes. Since our facility is open 24 hours a day this road (which will no longer be deadened) will become a major road that is susceptible to traffic accidents, speeding, and even vandalism which will jeopardize the safety and service of our customers.

Response

We will provide a response to your design and safety concerns after we receive input from the project's consultant.

Your letter and our response letter will be appended to the final EA. Your prompt review of the draft EA is appreciated very much.

Sincerely,


NEAL WU
Project Manager

XEROX COPY WITH NON-REMOVABLE ATTACHMENT

ADMINISTRATIVE SERVICES
RECEIVED
H.F.D.C.
JUL 31 3 44 PM '95
UNITED STATES
POSTAL SERVICE

July 27, 1995

Mr. Neal Wu
Project Manager
State of Hawaii
Housing Finance and Housing Corporation
677 Queen Street
Honolulu, Hawaii 96813-5176

Re: Draft Environmental Assessment
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii

Dear Mr. Wu:

In response to your request for comments on the draft Environmental Assessment we provide the following remarks on the proposed new driveway to the Lahaina Main Post Office (Figure 9).

1. The Lahaina Main Post Office has over 2,400 PO Boxes.
2. Customer service survey conducted this year shows that Lahaina MPO serves over 400 customers a day. We estimate that 85% come from Kaanapali area and 15% come from Lahaina area.
3. We have 33 employees working at this office and almost all use a car. There are 13 vehicle carriers that provide home delivery service. The mail from the Kahului Airport is delivered four times a day and container shipments with surface mail is delivered twice a week.
4. There are four major bulk mailers that use this facility daily.
5. The hours of operation are Monday to Friday, 8:30AM-5:00PM and Saturday 10:00AM-12:00PM.
6. It is our understanding that the new Villages of Leiali'i will eventually have over 2,500 homes, all we expect will have home deliveries or use this facility.

3600 AOOLELE STREET
HONOLULU HI 96820-3680
(808) 423-3880
FAX: (808) 423-3784

Post-It™ brand fax transmittal memo 7671 # of pages > 3

To	Warren Uneman	From	Neal Wu
Co.		Co.	HFDX
Dept.		Phone #	587-0538
Fax #	244-4856	Fax #	587-0600

The estimated daily vehicle traffic is:

Customers/day	400
PO Box visits/day (83%)	2000
Employees	33
Carriers	13
Truck deliveries	4
Bulk Mail	4
Total	2454
Christmas load/day-add 20%	490

Based on the estimated daily vehicle load we present three concerns:

- A. Community Acceptance
Although there was a community meeting to discuss this road it appeared that most of the concerns were directed toward the housing project and not the new driveway. Therefore we are not convinced that our customers will be pleased with the inconvenience of driving around back to get to the post office. They will likely go to our Downtown Station which is not large enough to handle the volume.
- B. Adjacent Road
This new driveway will also cause more cars to use the Civic Center Road and create more traffic for the other facilities (police station and gymnasium) served by this road. Also, is this road designed to take this kind of traffic load?
- C. Safety
The proposed new driveway will turn our present parking area a road with traffic equal to the Leialii Parkway (see exhibit #1). This parking area was not designed to take that kind of traffic and will have to be rebuilt to meet all road requirement (structure and lighting).

Mr. Neal Wu

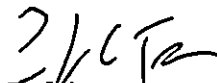
Page 3

Customers parking along this roadway will have to backup directly into traffic lanes. Since our facility is open 24 hours a day this road (which will no longer be a deadend) will become a major road that is susceptible to traffic accidents, speeding, and even vandalism which will jeopardize the safety and service of our customers.

Therefore, as presented the proposed new driveway is unacceptable since it will not only be an inconvenience to our customers but may jeopardize their safety. We urge that you review the situation and develop a solution that will meet needs of both the community and the US Postal Service.

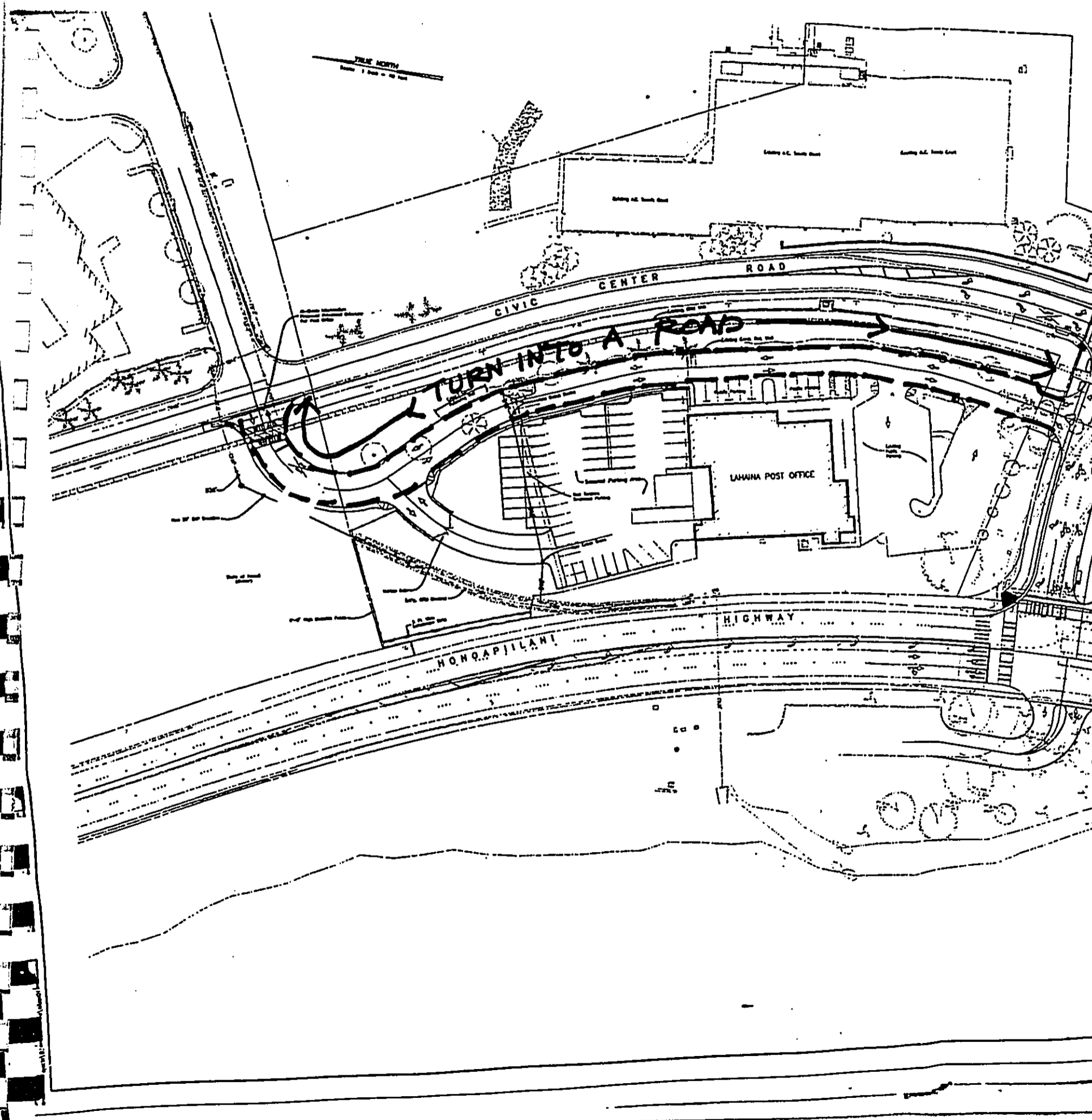
Thank you for the opportunity to present our comments and if you have any questions please call Tyrus Ishii at 423-3873.

Sincerely,


Felix Tan
Manager Administrative Services

Enclosure

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DOCUMENT CAPTURED AS RECEIVED

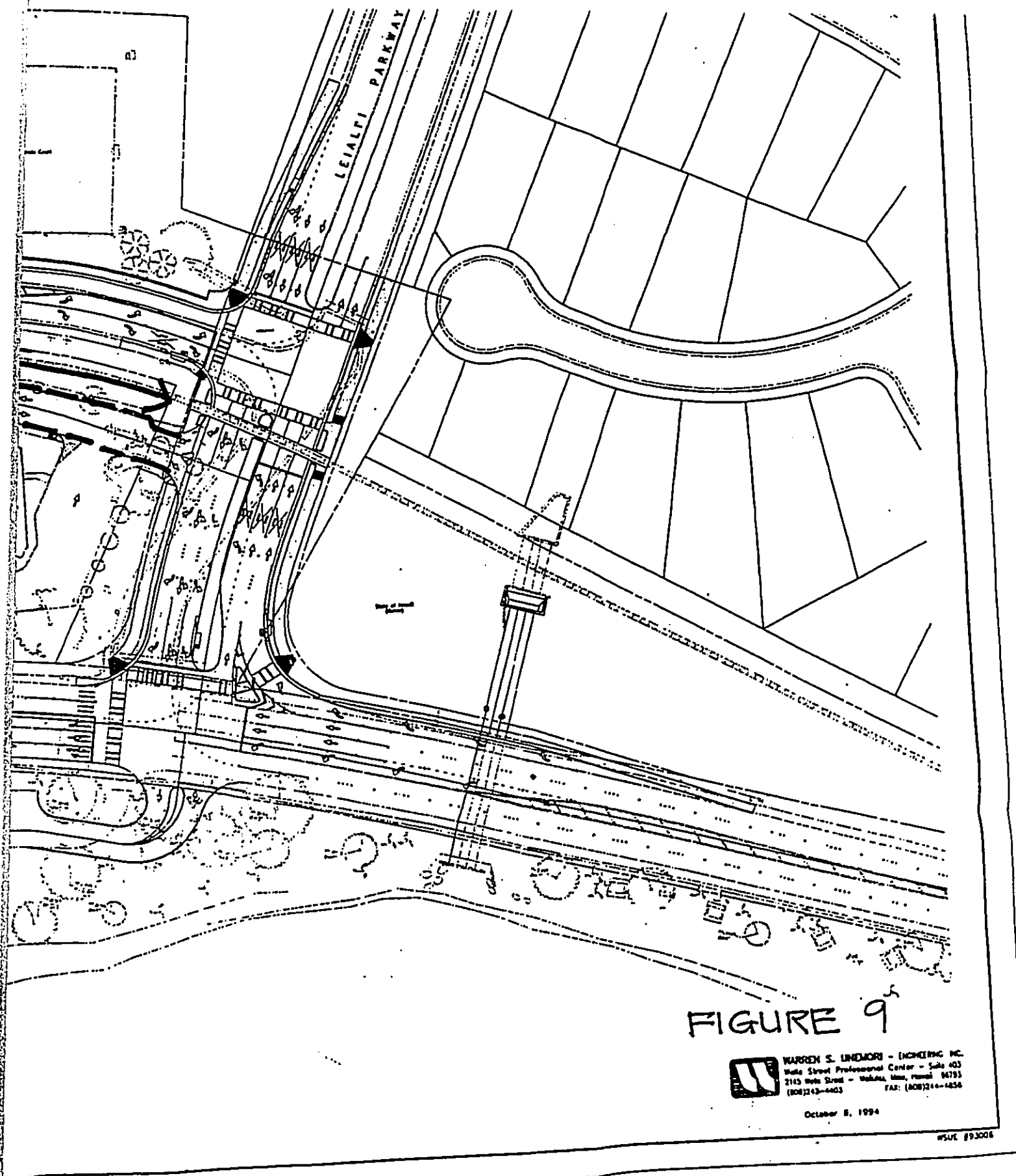



FIGURE 9

 **WARREN S. LINDMORS - ENGINEERING INC.**
Waikiki Street Professional Center - Suite 403
2145 Waikiki Street - Honolulu, Hawaii 96715
(808) 241-4403 FAX: (808) 241-4456

October 8, 1994

WSUE 89.0006

BENJAMIN J. CAYETANO
GOVERNOR



ROY S. OSHIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
95:DEV/4641

August 7, 1995

Mr. Don Hubbard, Administrator
State Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Dear Mr. Hubbard:

Subject: Historic Preservation Review of a
Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements,
Villages of Leiali'i Wahikuli, Lahaina, Maui
TMK: 4-5-21

Thank you for your July 19, 1995 letter and comments regarding
the subject draft EA.

Your letter and our acknowledgement letter will be appended to
the final EA. Your prompt review of the draft EA is appreciated
very much.

Sincerely,

A handwritten signature in cursive script, appearing to read "Neal Wu".

NEAL WU
Project Manager



BENJAMIN J. CAYetano
GOVERNOR OF HAWAII

RECEIVED
H.F.D.C.



JUL 28 2 32 PM '95 STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

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

July 19, 1995

Mr. Neal Wu, Project Manager
State Department of Budget and Finance
Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

LOG NO: 14963 ✓
DOC NO: 9507KD28

Dear Mr. Wu:

SUBJECT: Historic Preservation Review of a Draft Environmental Assessment - Offsite Drainage and Roadway Improvements, Villages of Leiali'i Project, Wahikuli, Lahaina, Maui
TMK: 4-5-21

Thank you for submitting a draft environmental assessment for the proposed off site drainage and road improvements in Wahikuli. The proposed project includes expansion of existing drainage culverts under Honoapiilani Highway and improvement of an intersection and east-bound road at the Lahaina Civic Center/Post Office complex.

According to the draft document (page 18), the three proposed construction areas have been previously impacted, and there are no undisturbed soils or surface areas where intact historic sites may be present. In addition, the areas were examined during an inventory survey of the off site improvements for the Lahaina Master Planned project area, and no evidence of historic sites was identified in these areas (*Supplemental Archaeological Survey, Lahaina Master Planned Project Offsite Sewer, Water Improvements, and Cane Haul Road*, P.M. Jensen and J. O'Clary 1991).

We have previously reviewed the plans for the drainage culverts, and concur with the findings of the draft EA (memorandum to Roger Evans, June 30, 1994). We also believe that the proposed road improvement project will have "no effect" on historic sites, due to previous construction and agricultural disturbances in the project area.

Please contact Ms. Theresa K. Donham at 243-5169 if you have any questions regarding these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard", written over a circular stamp.

DON HIBBARD, Administrator
State Historic Preservation Division

KD:jen

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

DOCUMENT CAPTURED AS RECEIVED

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

RECEIVED
H.F.D.C.

JUL 28 2 32 PM '95



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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
RESOURCE ENFORCEMENT

CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

July 19, 1995

Mr. Neal Wu, Project Manager
State Department of Budget and Finance
Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

LOG NO: 14963 ✓
DOC NO: 9507KD28

Dear Mr. Wu:

SUBJECT: Historic Preservation Review of a Draft Environmental Assessment - Offsite Drainage and Roadway Improvements, Villages of Leiali'i Project, Wahikuli, Lahaina, Maui
TMK: 4-5-21

Thank you for submitting a draft environmental assessment for the proposed off site drainage and road improvements in Wahikuli. The proposed project includes expansion of existing drainage culverts under Honoapiilani Highway and improvement of an intersection and east-bound road at the Lahaina Civic Center/Post Office complex.

According to the draft document (page 18), the three proposed construction areas have been previously impacted, and there are no undisturbed soils or surface areas where intact historic sites may be present. In addition, the areas were examined during an inventory survey of the off site improvements for the Lahaina Master Planned project area, and no evidence of historic sites was identified in these areas (*Supplemental Archaeological Survey, Lahaina Master Planned Project Offsite Sewer, Water Improvements, and Cane Haul Road*, P.M. Jensen and J. O'Clary 1991).

We have previously reviewed the plans for the drainage culverts, and concur with the findings of the draft EA (memorandum to Roger Evans, June 30, 1994). We also believe that the proposed road improvement project will have "no effect" on historic sites, due to previous construction and agricultural disturbances in the project area.

Please contact Ms. Theresa K. Donham at 243-5169 if you have any questions regarding these comments.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

KD:jen

LIAMIN J. CAYETANO
GOVERNOR



ROY S. OSMIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
877 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
95:DEV/4489

July 28, 1995

Mr. Martin Garelick, Corporate Director
Lahaina Kaanapali & Pacific Railroad
P.O. Box 816
Lahaina, Hawaii 96767-0816

Dear Mr. Garelick:

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Lahaina, Maui, Hawaii
TMK: 4-5-21: Portion 03,07,10,14&15

Thank you for your July 19, 1995 letter and comments regarding the subject draft EA. The following are HFDC's responses to your comments:

Figure 9 - This plan shows considerable change to Leiali'i Parkway east and west of the railroad. In order to avoid shutting down the railroad, the work will have to be accomplished between the hours of 6 p.m. and 7 a.m.

Response:

We are aware of the operational hours and will ensure that roadwork affecting the track crossings will be scheduled between the hours of 6 p.m. and 7 a.m.

Page 19, d, Roadways/Traffic - It would appear that the Lahaina Kaanapali & Pacific Railroad should be mentioned in this section.

Response:

Agree. We will revise the first sentence to read, "Alterations to existing roadways including the Lahaina-Kaanapali Pacific Railroad track crossings and/or traffic patterns will be temporarily impacted by the development of the proposed drainage and roadway improvements."



Mr. Martin Garelick
July 28, 1995
Page 2

Page 20, j, Other Governmental Services - While the item mentions temporarily impacting the services of the railroad, no mention is made what the temporary impact will be.

Response:
Agree. Although construction activity is not expected to impact the operations of the railroad during the daytime hours, the installation and testing of railroad crossing signals and devices during the 6 p.m. to 7 a.m. period is expected to require the technical assistance from the railroad.

Page 21, Air and Noise Conditions, 2nd paragraph - The indication is that construction will take place during the daytime hours. As I previously indicated, the railroad can only be taken out of service between the hours of 6 p.m. and 8 a.m.

Response:
The last sentence will be revised to read, "Other than limiting track crossing construction work between the hours of 6 p.m. and 7 a.m., and all other construction activity to daytime hours no further mitigation measures are warranted."

Construction schedules and other details affecting the railroad crossings will be included in the pre-construction meeting.

Your letter and our response to your letter will be appended to the final EA. Thank you for your assistance in this draft EA review.

Sincerely,



NEAL WU
Project Manager



LAHAINA KAAPALI & PACIFIC RAILROAD

A Subsidiary of KYLE RAILWAYS, INC.

THE "SUGAR CANE" Train

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H.F.D.C.

JUL 21 1 22 PM '95

July 19, 1995

Neal Wu, Project Manager
Dep't. of Budget & Finance
Housing Finance & Development Corporation
677 Queen St., Suite 300
Honolulu, HI 96813

Dear Mr. Wu;

I have your letter of June 26, 1995 in connection with your request for comments on the draft Environmental Assessment on the Offsite Drainage and Roadway Improvements.

I have a small number of comments to bring to your attention and in an attempt to be helpful, I am listing them by page number and subject.

Figure 9- This plan shows considerable change to Leialii Parkway east and west of the railroad. In-order-to avoid shutting down the railroad, the work will have to be accomplished between the hours of 6pm and 7am.

Page 19, d, Roadways/Traffic- It would appear that the Lahaina Kaanapali & Pacific Railroad should be mentioned in this section.

Page 20, j, Other Governmental Services- While the item mentions temporarily impacting the services of the railroad, no mention is made of what that temporary impact will be.

Page 21, Air & Noise Conditions, 2nd paragraph- The indication is that construction will take place during the daytime hours. As I have previously indicated, the railroad can only be taken out of service between the hours of 6pm and 8am.

I presume there will be pre-construction meeting finalize the work plans for the project. We are anxious to assist in the successful completion of this project.

Sincerely,

Martin Garelick
Corporate Director

BENJAMIN J. CAYETANO
GOVERNOR



mailed 9/20/95

ROY S. OSMIRO
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
877 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO

95:DEV/5411

September 19, 1995

The Honorable David Blane
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii
TMK 4-5-21: portions of 3, 7, 10, 14 & 15

Please be informed that on July 24, 1995 the Divisions of Engineering, Wastewater, and Land Use and Codes reviewed the draft EA and had no comments at that time. Similarly when the Division of Solid Waste was contacted by the Housing Finance and Development Corporation's staff on September 18, 1995 the Division also had no comments on the draft EA.

We expect to file a final EA with the Office of Environmental Quality Control by mid-October and shortly thereafter, we plan to submit an application for a Special Management Area Permit and a Shoreline Setback Variance with your Department.

If there are any questions, please contact me at 587-0538.

Sincerely,


NEAL WU
Project Manager



ROCKETT LINGLE
Mayor
CHARLES JENCKS
Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT

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

July 24, 1995

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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 Divisions

Mr. Neil Wu, Project Manager
State of Hawaii
Department of Budget and Finance
HOUSING FINANCE & DEVELOPMENT
CORPORATION
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment
OFFSITE DRAINAGE AND ROADWAY IMPROVEMENTS
VILLAGES OF LEIALI'I MASTER PLANNED PROJECT
TMKS: (2)4-5-021:3, 7, 10, 14 & 15

Dear Mr. Wu:

We reviewed the subject draft environmental assessment and have the following comments:

1. Comments from the Engineering Division:
This division has reviewed this submittal and has no comments at this time.
2. Comments from the Wastewater Reclamation Division:
This division has reviewed this submittal and has no comments at this time.
3. Comments from the Solid Waste Division:
c. Contact the Central Maui Sanitary Landfill Operations Supervisor at 877-7596 or 877-5319 for instructions on the disposal of clearing and grubbing material.

Mr. Neil Wu
Page 2 of 2
July 24, 1995

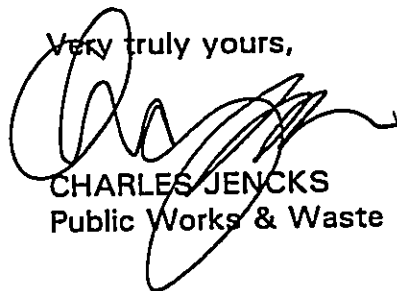
The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

4. Comments from the Land Use and Codes Administration:

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

If you have any questions regarding this letter, please call me at 243-7845.

Very truly yours,



CHARLES JENCKS
Public Works & Waste Management Director

ey
xc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division

g:\luca\all\czm\leiali'i.dea

BENJAMIN J. CAYETANO
GOVERNOR



ROY S OSHIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
95:DEV/4454

July 27, 1995

The Honorable Charmaine Tavares, Director
Department of Parks and Recreation
1580 Kaahumanu Avenue
Wailuku, Hawaii 96793

Dear Ms. Tavares:


Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project

Thank you for your July 11, 1995 letter, comments and support for the subject project.

Your letter and our acknowledgement letter will be appended to the final EA. Your prompt review of the draft EA is appreciated very much.

Should you have any questions, please call me at 587-0538.

Sincerely,


NEAL WU
Project Manager



Mailed 7/28 PM



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580 KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

LINDA CROCKETT LINGLE
Mayor
CHARMAINE TAVARES
Director
LEE DODSON
Deputy Director

(808) 243-7230

July 11, 1995

Mr. Neal Wu
Project Manager
State of Hawaii
Department of Budget and Finance
Housing finance and Development Corp.
677 Queen Street
Honolulu, HI 96813

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii

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Dear Mr. Wu:

We have no objections to the subject Draft EA. We support the improvements as proposed for the Villages of Leiali'i Master Planned Project.

Thank you for allowing us to comment on the Draft EA.

Sincerely,

Charmaine Tavares

for CHARMAINE TAVARES
Director

CT/rt

BENJAMIN J. CAYETANO
GOVERNOR



ROY S. OSHIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
95:DEV/4424

July 25, 1995

Mr. Neal S. Fujiwara
Natural Resources Conservation Services
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100

Dear Mr. Fujiwara,

Subject: Draft Environmental Assessment (EA)
Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project

Thank you for your July 6, 1995 letter and questions regarding the subject draft EA. The following is our response to your question:


Where are the mentioned detention and desilting basins to be located? The existing basin located at the top of the existing subdivision will not store runoff from the subdivision.

Response:

Existing natural channels, debris and silting basins are located mauka of the CRM-lined drainage channel within the future park (see enclosed site plan of culvert crossing and future park).

Your letter and our response to your letter will be appended to the final EA. Thank you for your assistance in this draft EA review.

Sincerely,

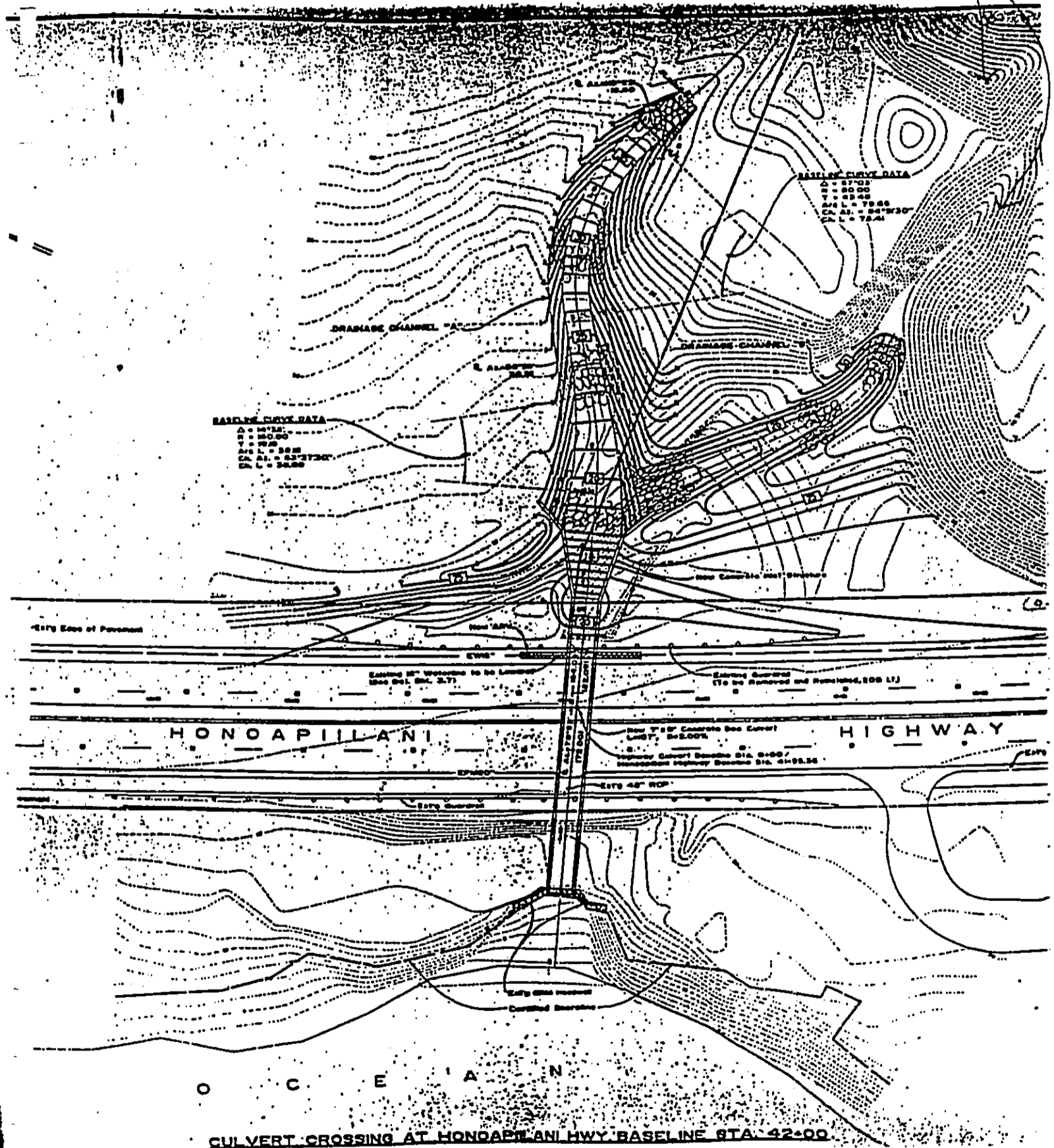

NEAL WU
Project Manager

Enclosure

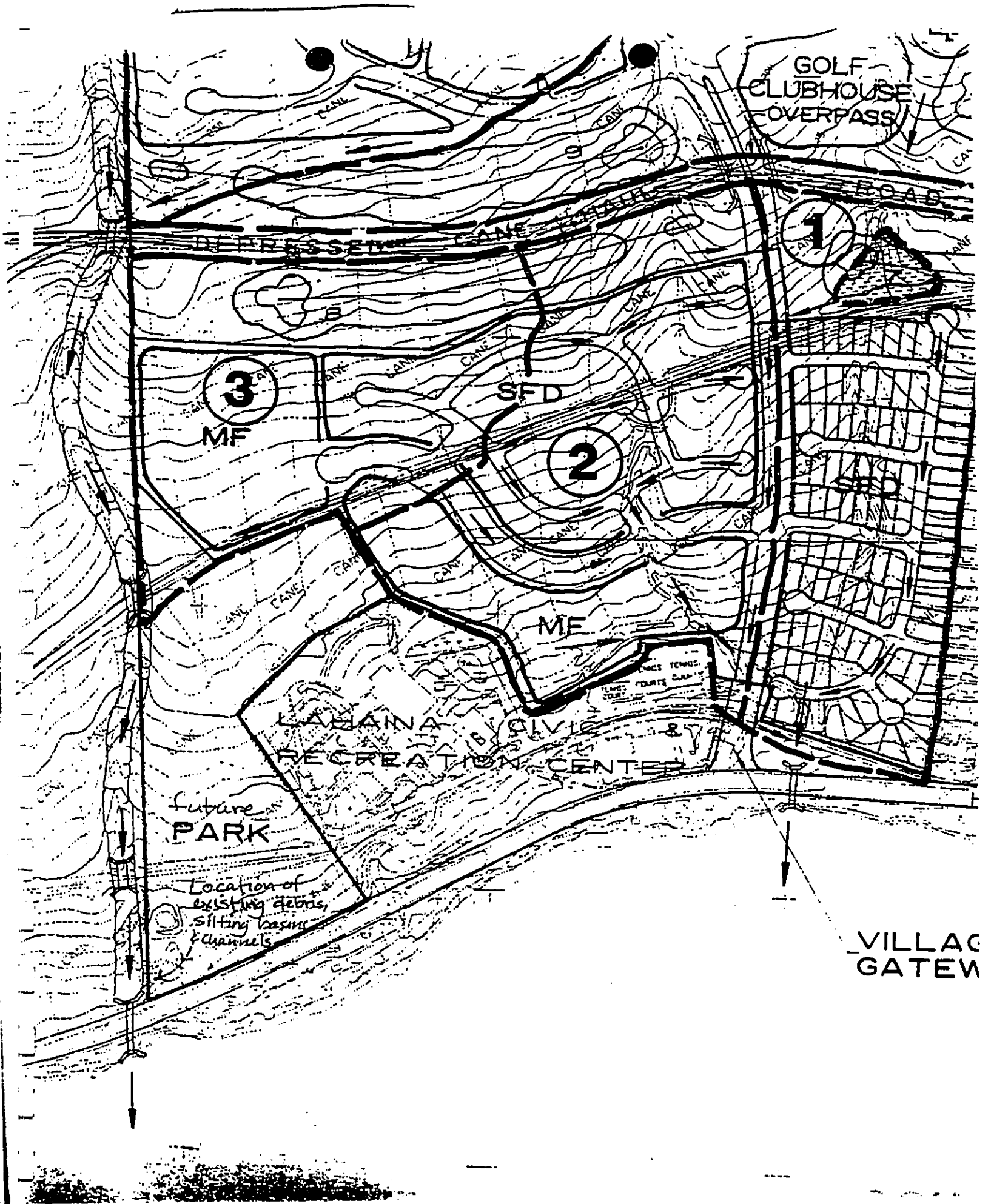


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EXISTING LOCATION OF debris silting basins



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United States
Department of
Agriculture

Natural
Resources
Conservation
Service

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

July 6, 1995

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H.F.D.C.

Mr. Neal Wu, Project Manager
Department of Budget and Finance
Housing Finance & Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Wu,

Subject: Draft EA Offsite Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project

Where are the mentioned detention and desilting basins to be located? The existing basin located at the top of the existing subdivision will not store runoff from the subdivision.

Thank you for the opportunity to comment on this project.

Sincerely,

Neal S. Fujiwara
District Conservationist

mailed 1/18/95

BENJAMIN J. CAYETANO
GOVERNOR



ROY S. OSIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

IN REPLY REFER TO:
95:DEV/4231

July 14, 1995

The Honorable Stephanie Aveiro, Director
Department of Housing and Human Concerns
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Dear Ms. Aveiro:

Subject: Draft Environmental Assessment
Off-site Drainage and Roadway Improvements
Villages of Leiali'i Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii

Thank you for your July 6, 1995 letter and comments regarding the draft environmental assessment (EA). The following are our responses to your comments and questions:

1. Pages 7 and 10, the name of the Department of Public Works will be changed to the Department of Public Works and Waste Management.
2. Page 14, the post office at the Lahaina Shopping Center will be included.
3. Question: What measures will be undertaken to mitigate the impact of the project during peak morning and afternoon vehicle traffic hours?

Response: Traffic signals at the intersection of the Leiali'i Parkway and Honoapiilani Highway will be modified to allow sufficient time for ingress and egress at this intersection during the peak morning and afternoon traffic hours.



The Honorable Stephanie Aveiro
July 14, 1995
Page 2

Your letter and this response will be appended to the final EA.
We appreciate your time and assistance in this review process.

Should you have any questions, please call me, at 587-0538.

Sincerely,



NEAL WU
Project Manager



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

HENRY OLIVA
Deputy Director

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H.F.D.C.
JUL 11 1 28 PM '95

(808) 243-7805

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

July 6, 1995

Mr. Neal Wu
Project Manager
Housing Finance and Development Corporation
Department of Budget and Finance
State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Wu:

Subject: Draft Environmental Assessment
Off-site Drainage & Roadway Improvements
Villages of Leialii Master Planned Project
Wahikuli-Lahaina, Maui, Hawaii

In response to your June 26, 1995 letter, we wish to inform you that we have reviewed the draft environmental assessment report for the subject project and would like to offer the following comments:

1. On page 7, the name of the Department of Public Works should be changed to Department of Public Works and Waste Management.
2. On page 10, same comment as item 1 above.
3. On page 14 under Other Services, you may wish to indicate that there is also another post office at the Lahaina Shopping Center.
4. The morning and afternoon traffic on Honoapiilani Highway is very heavy. What measures will be taken to mitigate the impact of the project during such peak vehicle traffic hours?

Thank you for the opportunity to comment.

Very truly yours,

Stephanie Aveiro
STEPHANIE AVEIRO
Director of Housing and
Human Concerns

ETO:hs
xc: Housing Administrator

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Office on Aging

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