



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

HENRY OLIVA
Deputy Director

RECEIVED

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(808) 243-7805

'96 JAN 10 AM 11:24

January 8, 1996

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

RE: Final Environmental Assessment/Negative Declaration for the New Kaunoa
Senior Center Ceramic Building/Classroom at Spreckelsville, Maui Hawaii
(TMK 3-8-01:08)

Dear Mr. Gill:

The Maui County Department of Housing and Human Concerns has determined that the New Kaunoa Senior Center Ceramic Building/Classroom will not have significant environmental effects and has issued a Negative Declaration. Please publish this notice in the January 23, 1996 Office of Environmental Quality Control (OEQC) Bulletin. We received on comment letter from OEQC dated December 5, 1995 during the 30-day public comment period which ended on December 8, 1995. The Final EA was amended as appropriate to address the comments. Copies of the comment and response letters are included in the Final EA (Appendix G).

Transmitted herewith are four (4) copies of the Final Environmental Assessment prepared for the New Kaunoa Senior Center Ceramic Building/Classroom Project, and a completed OEQC Bulletin Publication form.

We thank you for your assistance in handling this matter. Please contact Mr. Christopher L. Hart of Chris Hart & Partners at 242-1955 if you have any questions.

Sincerely,

STEPHANIE AVEIRO
Director of Housing & Human Concerns

encls.

cc: Mr. Robin Tanaka, Dept. of Housing & Human Concerns
Mr. Gerald Hiyakumoto, Hiyakumoto & Higuchi Architects, Inc.
Mr. Chris Hart, Chris Hart & Partners

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Office on Aging

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1996-01-23-MA-FEA - New Kaunoa Senior Center

JAN 23 1996

Ceramic Bldg/Classroom at Spreckelsville

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FINAL RECEIVED
ENVIRONMENTAL ASSESSMENT

DEC 10 AM 12:24
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

**NEW KAUNOA SENIOR CENTER
CERAMIC CLASSROOM/BUILDING**

SPRECKELSVILLE, MAUI, HAWAII
TMK 3-8-01:08



Prepared for:

Department of Housing and Human Concerns
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Prepared by:

Chris Hart and Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96793
Phone: 242-1955

DECEMBER 1995

FINAL
ENVIRONMENTAL ASSESSMENT

NEW KAUNOA SENIOR CENTER
CERAMIC CLASSROOM/BUILDING

SPRECKELSVILLE, MAUI, HAWAII
TMK 3-8-01:08



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DECEMBER 1995

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I. PROJECT OVERVIEW

Proposing Agency: County of Maui
Department of Housing and Human Concerns
200 South High Street
Wailuku, Maui, Hawaii 96793

Planning Consultant/Agent: Chris Hart & Partners
1955 Main St. Suite 200
Wailuku, Maui, Hawaii 96793

Land Owner: State of Hawaii

Tax Map Key (TMK): 3-8-01:08

A. PROJECT LOCATION, EXISTING USE, AND OWNERSHIP

The applicant, the County of Maui Department of Housing and Human Concerns, proposes the construction of a new Ceramic Building at the Kaunoa Senior Center located in Spreckelsville, Maui, Hawaii (TMK 3-8-01:08). **See Figure 1.** The project site is bordered by the Hana Highway to the south and Alakapa Place to the east. **See Figure 2.**

The project site, having an approximate area of 4.54 acres, was formerly the Kaunoa Elementary School and is currently utilized for the Kaunoa Senior Center. The center provides programs and activities for Maui's senior citizens. Existing structures on the project site include an office/classroom building, a cafetorium building, a ceramic building, restrooms, a caretaker residence and a parking area. **See Figure 3.** Existing landscape improvements include specimen monkey pod and palm trees.

The subject parcel was transferred to the County of Maui from the State of Hawaii by Executive Order No. 2715.

B. PROJECT NEED

Senior citizens represent a growing proportion of the total population on the Island of Maui. Over the last decade (1980-1990), there has been a

50.0% increase in the number of elders (age 60+) on Maui. In 1990, approximately 15,611 older adults resided in Maui County, which represents approximately 15.5 % of the total County population (more than half of these elders reside in the Wailuku-Kahului region). This trend of a growing older population is expected to continue as the number of birth rates decline and life expectancies continue to get longer. As such the need for facilities to meet the educational and recreational needs of its senior citizens is going to continue to grow.

From a structural standpoint, the existing ceramic building, which was estimated to have been built some time in the 1930's, is dilapidated and needs to be replaced. If a new ceramic building is not constructed, the Kaunoa Senior Center may be required to cutback on some of its existing programs as well as cancel plans to implement additional activities to meet the growing demands for the Maui's Seniors. Thus, the new Ceramic Building will provide the Kaunoa Senior Center with an educational and recreational facility which will promote the general health and welfare of Maui's senior citizens.

C. PROPOSED ACTION

The applicant is proposing to construct a new single-story, two classroom ceramic building with dimensions of approximately 40 feet by 70 feet and an approximate area of 2,436 square feet. The applicant will demolish the center's existing single-story ceramic building, with dimensions of approximately 25 feet by 75 feet and an approximate area of 1,776 square feet. **See Figure 4.** The proposed new ceramic building will be located near the north side of the existing parking area and adjacent to the existing cafetorium. The proposed building will include office space, storage area, a lounge, wash sinks, and a 504 square foot lanai. The building will consist of a steel frame and an exterior insulation finish system. **See Figures 5 & 6.**

The proposed project includes the addition of 20 future parking stalls, eventually bringing the total number of paved parking stalls from 54 to 74. The parking area will include accessible stalls for the disabled and a

drop-off area for vans. In addition, walkways and paved terrace areas are being proposed as part of the project .

Landscape improvements will include flowering shrubs, ground cover, shade trees and hedges. See Figure 7. An automatic landscape irrigation system will be installed within all new planting areas.

Cost of construction is estimated to be \$300,000.

D. LAND USE DESIGNATION

- State Land Use Commission: "Urban"
- Community Plan Designation: "Public/Quasi-Public"
- County Zoning: "R-3 Residential"
- Other: "Special Management Area"

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The project site, located approximately 600 feet inland from the shoreline, is bordered by single-family residential oceanfront homes to the north and vacant undeveloped land to the west. To the east, across Alakapa Place, is A&B, Inc.'s proposed Spreckelsville Subdivision. South of the project site, across Hana Highway, is land cultivated in sugar cane.

2. Climate

Like most areas of Hawaii, Maui's climate is relatively uniform year-round. Characteristic of Hawaii's climate, the project site experiences mild and uniform temperatures year round, moderate humidities and a consistent northeasterly tradewinds. Variations in climate on the Island is largely left to local terrain.

Average temperatures at the project site (based on temperatures recorded at Kahului Airport) range from lows in the 60's to highs in the 80's. August is historically the warmest month, while January and February are the coolest. Rainfall at the project site averages approximately 20 inches per year. Winds in the Kahului region are predominantly out of the north-northeast and northeast.

3. Topography and Soil Characteristics

The project site gently slopes in an southeast to northwest direction from an elevation of 16± feet M.S.L. to 8± feet M.S.L with an average slope of approximately 2%.

Underlying the proposed site and surrounding lands are soils belonging to the Pulehu-Ewa-Jaucas Association. This soil association is characteristically deep and well-drained and located on alluvial fans and in basins. The Preliminary Drainage and Soil Erosion Control Report (Hiyakumoto & Higuchi Architects, Inc. August

1995) prepared for the project notes that the soil type specific to the project site is Molokai silty clay loam (MuA). MuA soils consists of well-drained soils that have developed in material weathered from basic igneous rock. Permeability is moderate, runoff is slow, and the erosion hazard is slight. (Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, August 1972, prepared by the United States Department of Agriculture, Soil Conservation Service).

4. Flood Hazard

The project site is in an area that has been designated Zone "C" by the Flood Insurance Rate Map. Zone "C" is an area of minimal flooding.

5. Flora and Fauna

The project site is situated along Maui's northshore. Natural environment features, such as plant and animal life, therefore, are reflective of this shoreline setting. Existing vegetation within the site include monkey pod and palm trees as well as Beach Naupaka, various weeds and grasses. There are no rare, endangered or threatened species of plants at the site.

Animal life in the project vicinity similarly reflects the shoreline character of the region. Avifauna typically found along the northshore area include the common myna, several species of dove, cardinal, house finch, and house sparrow. Mammals common to this area include cats, dogs, rodents, mongoose.

6. Air Quality

Spreckelsville constant exposure to tradewinds creates a clean air environment. There are no point sources of airborne emissions in the Spreckelsville region. The air quality of the Spreckelsville region is considered good with air pollutants being attributed to natural, agricultural and vehicular sources. Natural sources of air pollution emissions include plants (aero-allergens) and wind-blown dust.

7. Noise Characteristics

Surrounding ambient noise levels in the Spreckelsville region are characteristic of its undeveloped setting and are considered relatively low. Background noise levels in the vicinity of the project site are attributed to natural (e.g. wind and ocean surf) conditions, the Kahului Airport and traffic from Hana Highway.

8. Scenic Resources

The subject property is located on the makai side of the Hana Highway approximately 600 feet from the shoreline. The shoreline is *not visible from the project site nor the Hana Highway*. The subject property is not considered part of a scenic view corridor.

9. Archaeological/Historical Resources

The proposed project site has been previously cleared and graded for use as the former Kaunoa Elementary School and the existing Kaunoa Senior Center. The existing ceramic classroom building to be demolished is a wood framed structure that was built in the 1930's and appears to be one of the original school classroom buildings. Other than the existing ceramic classroom building, there does not appear to be any significant historic or cultural features within or in close proximity to the project site.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

The population of the County of Maui has exhibited relatively strong growth over the past decade with the 1990 population estimated to be 100,504, a 41.9% increase over the 1980 population of 70,847. Growth in the County is expected to continue, with resident population projections to the year 2000 and 2010, estimated to be 124,561 and 138,378, respectively.

The Wailuku-Kahului Community Plan region follows the Countywide pattern of population growth, with the region's 1990 population of

32,816, expected to rise to 40,119 by the year 2000 and to 44,876 by the year 2010.

2. Economy

Spreckelsville, a shoreline residential community, borders the Kahului region, the Island's center of commerce. Combined with neighboring Wailuku, the region's economic character encompasses a broad range of commercial, service, and governmental activities. In addition, the large agricultural lands (sugar cane fields) that surround Spreckelsville and are managed by HC&S are considered a key component of the local economy.

C. PUBLIC SERVICES

1. Recreational Facilities

The project site is in close proximity to Maui's northshore which offers numerous ocean related activities. Beach parks in the vicinity include Kanaha Beach Park, Baldwin Beach Park, Lower Paia Park.

2. Police and Fire Protection

The Maui County Police Department is headquartered in Central Maui at the Wailuku Station, approximately 6.5 miles away from the project site. The Spreckelsville region is patrolled by officers from the Wailuku Station.

Fire prevention, suppression, and protection services for the project site is provided by the County Department of Fire Control's Kahului Station. In addition, the County Department of Fire Control's Paia Station is located in Paia Town, approximately 4 miles away from the project site.

3. Solid Waste

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews are disposed at the County's 55-acre Central Maui Landfill, located four miles southeast of the Kahului

Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies. Solid waste collection service for the project site is currently provided by the County.

4. Health Care

Maui Memorial Hospital in Wailuku, the only major medical facility on the island, services the Haiku region. Acute, general and emergency care services are provided by the 145-bed facility. In addition, numerous privately operated medical/dental clinics and offices are located in the Wailuku-Kahului area to serve the region's residents.

5. Schools

The Spreckelsville region is served by the State Department of Education's public school system. Department of Education facilities in the neighboring Kahului-Wailuku region include Lihikai and Kahului Schools (Grades K-6), Maui Waena Intermediate School (Grades 7-8), Baldwin High School (Grades 9-12), and Maui High School (Grades 9-12).

D. INFRASTRUCTURE

1. Roadways

Access to the project site is provided via a driveway off of Alakapa Place, a paved County roadway having an approximate pavement width of 30 feet. Alakapa Place connects with Hana Highway, a two lane State highway that serves as the primary linkage between the Paia-Haiku communities and the rest of Central Maui.

2. Wastewater

Domestic wastewater generated in the Spreckelsville region is conveyed to the County's Wailuku-Kahului Wastewater Reclamation Facility located east of the Kahului Harbor. The design capacity of the facility is 7.9 million gallons per day (MGD). Average daily flow currently processed through the plant is approximately 5.3 MGD.

An 8-inch sewer line, which runs along Alakapa Place in an north-south direction, receives wastewater from the project site and connects with a 18-inch sewer line near Laulea Place which conveys the wastewater to the County's Wailuku-Kahului Wastewater Reclamation Facility.

3. Water

Water service to the project site is provided by the County of Maui Department of Water Supply via a 8-inch waterline which is located along Alakapa Place. A 2-inch water meter currently serves the project site. In addition, fire protection is provided via fire hydrants that are located along Alakapa Place.

4. Drainage

There are no County improved storm drainage systems within the project site. Runoff from the project site sheet flows in an northeasterly direction and either ponds in the low lying areas or sheet flows into the ocean. (See Appendix A - Preliminary Drainage and Soil Erosion Control Report.)

5. Electrical

The proposed project site is serviced by Maui Electric Company, Ltd. overhead power lines.

III. PROJECT IMPACT ASSESSMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

The proposed construction of the new Ceramic Building is a replacement not an intensification of the existing land use. The project is viewed as a positive enhancement to the Kaunoa Senior Center and will improve the Center's ability to provide programs and activities for Maui's senior citizens. The proposed project is not anticipated to have any adverse impacts upon surrounding land uses.

2. Flora and Fauna

There are no known significant habitats of rare, endangered or threatened species of flora and fauna located on the project site. The new ceramic building will be located upon the same location of the existing ceramic building. Siting of structures and facilities were done to minimize tree removal, however some existing trees will be removed in order to construct the project improvements and the parking stalls. Some of the existing trees, including Monkey Pod trees, Plumeria, Autograph, as well as Manila palms will remain. Additional shade trees and landscape improvements will be provided.

3. Air Quality

Air quality impacts attributed to the project will include dust generated by short-term, construction-related activities. Site work such as grading and utilities and construction of the ceramic building, for example, will generate airborne particulates. Dust control measures such as regular watering and sprinkling will be implemented as needed to minimize wind-blown emissions. As such, the proposed project is not anticipated to be detrimental to local air quality.

4. Noise

As with air quality, ambient noise conditions will be impacted by construction activities. Heavy construction equipment, such as bulldozers, front end loaders, and materials-carrying trucks and

trailers, would be the dominant source of noise during the site construction period. However, once completed, it is anticipated that the project will not have an adverse impact upon existing noise characteristics.

5. Visual Resources

The applicant proposes to construct a new single-story ceramic building to replace an existing dilapidated ceramic building. The design of the building will blend and be harmonious with existing structures on the property. The proposed project is not considered part of a scenic view corridor. Accordingly, the new single-story building will not have an adverse impact upon scenic resources. The proposed landscape concept plan for the project includes native plants and trees which will enhance the project site as well as provide visual screening and blending of surrounding land uses.

6. Archaeological and Historical Resources

On October 24, 1995, staff from the State Historic Preservation Division conducted a field inspection of the subject property. (See Appendix B - Letter from State Historic Preservation Division dated October 26, 1995). It was determined that the subject property was free of any surface features suggestive of historic sites. Given the nature of existing improvements, prior ground disturbance and the established development of the surrounding area (i.e. single family residential uses and the sugar cane cultivation), and on the negative findings of the field inspection, it would appear unlikely that the subject parcel would contain any significant archaeological sites. As such, it is anticipated that the proposed project will not have an adverse impact upon any significant archaeological or historical resources.

The existing ceramic classroom building to be demolished is a wood frame structure that was built in the 1930's and appears to be one of the original school classroom buildings. Since the structure is more than 50 years in age, the State Historic Preservation Division is requesting that the applicant submit a photo documentation of the

existing ceramic building. The photo documentation will include a set of black and white photographs (35mm format minimum) of the existing ceramic building as well as a brief history. With this documentation the State Department of Land and Natural Resources, Historic Preservation Division concurs with the proposed demolition of the existing ceramic classroom building (See Appendix C - Letter from the State Historic Division dated December 20, 1995).

B. SOCIO-ECONOMIC ENVIRONMENT

1. Local Economy and Population

On a short-term basis, the project will support construction and construction-related employment.

On a long-term basis, the construction of the of the new ceramic building will not have an impact on employment opportunities, nor will it have an impact upon local population levels.

C. PUBLIC SERVICES

The proposed project is not anticipated to adversely affect public services such as police or fire protection or medical services in terms of service area. Solid Waste collection service for the proposed project site will be provided by private collection companies.

The existing ceramic building at the Kaunoa Senior Center is dilapidated and is in need of replacement. The new Ceramic Building will provide the Kaunoa Senior Center with an educational and recreational facility which will promote the general health and welfare of Maui's senior citizens. The region is lacking in facilities to meet the educational and recreational needs of its senior citizens. Thus, the proposed project will provide increased educational and recreational opportunities for Maui's senior citizens and will have a positive impact upon the region's public services.

D. INFRASTRUCTURE

1. Traffic

The applicant's planning consultant had meetings with the State Department of Transportation, Highways Division and the County of Maui Department of Public Works and Wastewater Management, Engineering Division to discuss existing traffic conditions and possible roadway improvements at the intersection of Alakapa Place and Hana Highway in Spreckelsville. (See Appendix D - Letter to Department of Transportation, Highways Division dated October 25, 1995). During the meeting with the Department of Public Works and Wastewater Management, Engineering Division it was explained that Preliminary Subdivision approval for A&B, Inc.'s Kaunoa II Subdivision, as well as approval for the subdivision's Special Management Area Use Permit, required the following roadway improvements:

- Install left and right turn lanes at the intersection of Hana Highway and Alakapa Place; and
- Install street lights at the intersection of Hana Highway and Alakapa Place. (See Appendix E - Subdivision Approval Letters)

Since the above mentioned required roadway improvements have been established based on an engineers traffic study for the Kaunoa II Subdivision and the proposed Ceramic Building is a replacement not an intensification of the existing land use, it is anticipated that the proposed project will not have an adverse effect on traffic in the area.

As such, a formal Traffic Impact Assessment for the proposed project was not included as part of this report. (See Appendix F - Letter from the State Department of Transportation, Highways Division dated October 31, 1995).

2. Wastewater System

The proposed plans do not include the construction of new restrooms and therefore will not require the hook-up to any County sewer lines. As such, the proposed project will not have an impact upon the County wastewater treatment system.

3. Water System

The new Ceramic Classroom/Building will include wash sinks as well as an automatic landscape irrigation system which will be installed within all new planting areas. The wash sinks will hook up to the existing meter that services the property and the automatic landscape irrigation system will tie into the existing landscape irrigation system. The proposed project will not result in a significant increase in water demand relative to existing usage by the Kaunoa Senior Center. Thus, it is anticipated that the project will not have a long term impact upon the water source, storage and transmission system in Spreckelsville.

4. Drainage

The increase in total surface runoff generated by the proposed project is expected to be approximately 0.1 cfs. (See Appendix A - Preliminary Drainage and Soil Erosion Control Report). The proposed drainage plan will allow the runoff to continue to sheet flow in its present direction. Alterations to the existing drainage pattern will be kept to a minimum. In addition, appropriate soil erosion mitigation measures, which will be guided by Maui County Code, Chapter 20.08 "Soil Erosion and Sedimentation Control", will be implemented during the construction of the project to protect downstream properties. These measures include:

- Minimizing time of construction;
- Retaining existing ground cover until latest date to complete construction;
- Early construction of drainage control features;
- Use temporary area sprinklers in non-active construction areas when ground cover is removed;

- Stationing a water truck on site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included);
- Use of temporary berms and cut-off ditches, where needed, for control of erosion;
- Graded areas shall be thoroughly watered after construction activity has ceased for the day and on weekends;
- All cut and fill slopes shall be sodded or planted immediately after grading work has been completed.

The project site is provided with adequate facilities for drainage control and storm water disposal. This, together with ultimate ground cover, shall preclude any appreciable onsite erosion. In addition, the soil loss per unit area and severity rating computed for the proposed project are well within the tolerable limits. As such, the proposed project is not anticipated to have an adverse affect upon the existing hydrologic conditions, adjoining or downstream properties, or coastal waters.

IV. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Planning Commission.

A. RECREATIONAL RESOURCES

Objective: Provide coastal recreational resources accessible to the public.

Policies:

1. Improve coordination and funding of coastal recreation planning and management; and
2. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - a. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
 - b. Requiring replacement of coastal resources having significant recreational value, including, but not limited to, surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
 - c. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - d. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

- e. Encouraging expanding public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value;
- f. Adopting water quality standards and regulating point and non-point sources of pollution to protect and, where feasible, restore the recreational value of coastal waters; and
- g. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of *discretionary approvals or permits*, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response:

The project site, which is located approximately 600 feet from the shoreline, is separated from the coastline by single-family residential lots which abut the shoreline, Laulea Place, and vacant parcels of land. As such, implementation of the proposed project will have no impact on the public's use of the shoreline area. In addition, appropriate soil erosion mitigation measures, which will be guided by Maui County Code, Chapter 20.08 "Soil Erosion and Sedimentation Control", will be implemented during the construction of the project to protect downstream properties and to ensure that there will be no adverse impact to nearshore waters. Specific measures include:

- Minimizing time of construction;
- Retaining existing ground cover until latest date to complete construction;
- Early construction of drainage control features;
- Use temporary area sprinklers in non-active construction areas when ground cover is removed;
- Stationing a water truck on site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included);
- Use of temporary berms and cut-off ditches, where needed, for control of erosion;
- Graded areas shall be thoroughly watered after construction activity has ceased for the day and on weekends;
- All cut and fill slopes shall be sodded or planted immediately after grading work has been completed.

B. HISTORICAL/CULTURAL RESOURCES

Objective: Protect, preserve and, where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management areas that are significant in Hawaiian and American history and culture.

Policies:

1. Identify and analyze significant archaeological resources;
2. Maximize information retention through preservation of remains and artifacts or salvage operations; and
3. Support state goals for protection, restoration, interpretation and display of historic resources.

Response:

On October 24, 1995, staff from the State Historic Preservation Division conducted a field inspection of the subject property. (See Exhibit A - Letter from State Historic Preservation Division dated October 26, 1995). It was determined that the subject property was free of any surface features suggestive of historic sites. Given the nature of existing improvements, prior ground disturbance and the established development of the surrounding area (i.e. single family residential uses and the sugar cane cultivation), and on the negative findings of the field inspection, it would appear unlikely that the subject parcel would contain any significant archaeological sites. As such, it is anticipated that the proposed project will not have an adverse impact upon any significant archaeological or historical resources.

The existing ceramic classroom building to be demolished is a wood frame structure that was built in the 1930's and appears to be one of the original school classroom buildings. Since the structure is more than 50 years in age, the State Historic Preservation Division is requesting that the applicant submit a photo documentation of the existing ceramic building. The photo documentation will include a set

of black and white photographs (35mm format minimum) of the existing ceramic building as well as a brief history. With this documentation the State Department of Land and Natural Resources, Historic Preservation Division concurs with the proposed demolition of the existing ceramic classroom building (See Exhibit C - Letter from the State Historic Division dated December 20, 1995).

C. SCENIC AND OPEN SPACE RESOURCES

Objective: Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

1. Identify valued scenic resources in the coastal zone management area;
2. Insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;
3. Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
4. Encourage those developments which are not coastal dependent to locate in inland areas.

Response:

The applicant proposes to construct a new single-story ceramic building to replace the existing dilapidated ceramic building. The design of the new Ceramic Building will blend with existing structures on the property. The proposed project is not considered part of a scenic view corridor. Accordingly, the new single-story building will not have an adverse impact upon scenic resources. The proposed landscape concept plan for the project includes native plants and trees which will enhance the project site as well as provide visual screening and blending of surrounding land uses.

D. COASTAL ECOSYSTEMS

Objective: Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

1. Improve the technical basis for natural resource management;
2. Preserve valuable coastal ecosystems of significant biological or economic importance;
3. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
4. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response:

The proposed project is not anticipated to have an adverse affect upon the existing hydrologic conditions and adjoining or downstream properties. As noted in the Drainage Report (See Appendix A), the proposed project will result in a minimal increase in runoff. As such, there will be no significant alteration or disruption to streams or drainage patterns. Thus, the completion of the proposed project will not disrupt or impact coastal ecosystems. In addition, appropriate soil erosion mitigation measures, which will be guided by Maui County Code, Chapter 20.08 "Soil Erosion and Sedimentation Control", will be implemented during the construction of the project to protect downstream properties. Specific measures include the following:

- Minimizing time of construction;
- Retaining existing ground cover until latest date to complete construction;
- Early construction of drainage control features;

- Use temporary area sprinklers in non-active construction areas when ground cover is removed;
- Stationing a water truck on site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included);
- Use of temporary berms and cut-off ditches, where needed, for control of erosion;
- Graded areas shall be thoroughly watered after construction activity has ceased for the day and on weekends;
- All cut and fill slopes shall be sodded or planted immediately after grading work has been completed.

E. ECONOMIC USES

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

1. Concentrate in appropriate areas the location of coastal dependent development necessary to the state's economy;
2. Insure that coastal dependent development such as harbors and ports, visitor facilities, and energy-generating facilities are located, designed, and constructed to minimize adverse social, visual and environmental impacts in the coastal zone management area; and
3. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - a. Utilization of presently designated locations is not feasible,
 - b. Adverse environmental effects are minimized, and
 - c. Important to the state's economy.

Response:

The applicant is proposing to demolish an existing dilapidated ceramic building and in its place construct a new Ceramic Building. The proposed new Ceramic Building is a replacement

not an intensification of the existing land use. Thus, the proposed project will not have an adverse impact upon the State's economy.

F. COASTAL HAZARDS

Objectives: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion and subsidence.

Policies:

1. Develop and communicate adequate information on storm wave, tsunami, flood, erosion and subsidence hazard;
2. Control development in areas subject to storm wave, tsunami, flood, erosion and subsidence hazard;
3. Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
4. Prevent coastal flooding from inland projects.

Response:

The project site is in an area that has been designated Zone "C" by the Flood Insurance Rate Map. Zone "C" is an area of minimal flooding.

G. MANAGING DEVELOPMENT

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazard.

Policies:

1. Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
2. Facilitate timely processing of application for development permits and resolve overlapping of conflicting permit requirements; and

3. Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Response:

Development of the proposed project will be conducted in accordance with applicable State and County requirements. Opportunity for review of the proposed action is provided through the environmental impact review process established in Chapter 343, Hawaii Revised Statutes and the County's Special Management Area permitting process.

V. FINDINGS AND CONCLUSIONS

The Island of Maui is lacking in facilities to meet the educational and recreational needs of its senior citizens. From a structural standpoint, the existing ceramic building is dilapidated and needs to be replaced. Thus, the new Ceramic Building will provide the Kaunoa Senior Center with an educational and recreational facility which will promote the general health and welfare of Maui's senior citizens.

The proposed project will involve earthwork and building construction activities. In the short-term, these activities may generate nuisances normally associated with construction activities. All construction activities are anticipated to be limited to normal daylight working hours. Impacts generated from construction activities are not considered adverse.

From a long-term perspective, the proposed Ceramic Building is a replacement not an intensification of the existing land use. As such, the proposed project is not anticipated to result in adverse environmental impacts. The proposed project site is located in "Zone C", an area of minimal flooding. The project is not anticipated to have an effect on significant archaeological or historical sites. Based on the State Historic Preservation Division's request, the applicant will submit a photo documentation of the existing ceramic classroom building to be demolished.

The project will not have an impact on employment opportunities, nor will it have an impact upon local population levels. Public service needs such as police, medical facilities and schools will not be adversely impacted by the project. Impacts upon roadways, water, wastewater, drainage, and other infrastructure systems are not considered significant.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

**VI. AGENCIES CONSULTED IN THE PREPARATION OF THE
DRAFT ENVIRONMENTAL ASSESSMENT**

The following agencies were consulted in preparing this final environmental assessment:

County of Maui:

Office of the Mayor
Department of Housing and Human Concerns, Office on Aging
Department of Housing and Human Concerns, Senior Services
Department of Planning
Department of Public Works, Engineering Division
Department of Public Works, Wastewater Division
Department of Water Supply

State of Hawaii:

Department of Education
Department of Land and Natural Resources, Historic Preservation Div.
Department of Transportation, Highways Division
Office of Environmental Quality Control

VII. PUBLIC COMMENT

The following Public Agency provided comments on the Draft Environmental Assessment. The comment letter and response can be found in Appendix G. The Final Environmental Assessment has been amended where appropriate based on the comments received.

- Office of Environmental Quality Control (OEQC)

REFERENCES

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, March 1992.

County of Maui, Maui Planning Department. Community Plan Update: Wailuku-Kahului Community Plan. 1981.

County of Maui, Maui Planning Department. The General Plan of the County of Maui. 1990 Update.

State of Hawaii, Department of Business and Economic Development, Data Book, 1990.

U.S. Department of Agriculture, Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. 1972.

University of Hawaii, Land Study Bureau, Detailed Land Classification - Island of Maui, L.S.B. Bulletin No.7, May 1967.

University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.

FIGURES

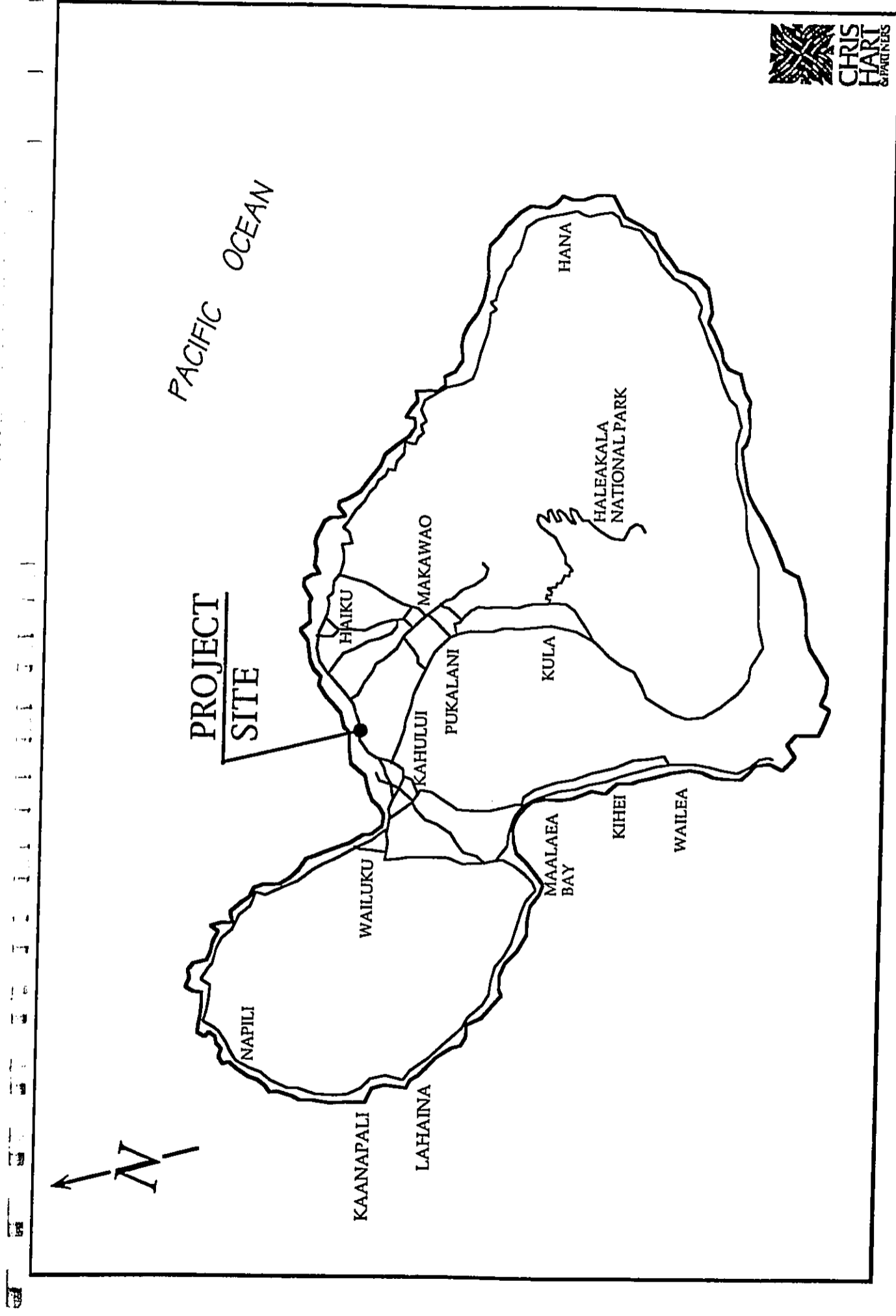


FIGURE 1 - REGIONAL LOCATION MAP
 New Kaunoa Senior Center
 Ceramic Classroom/Building

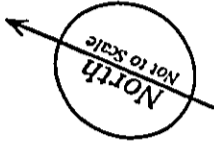
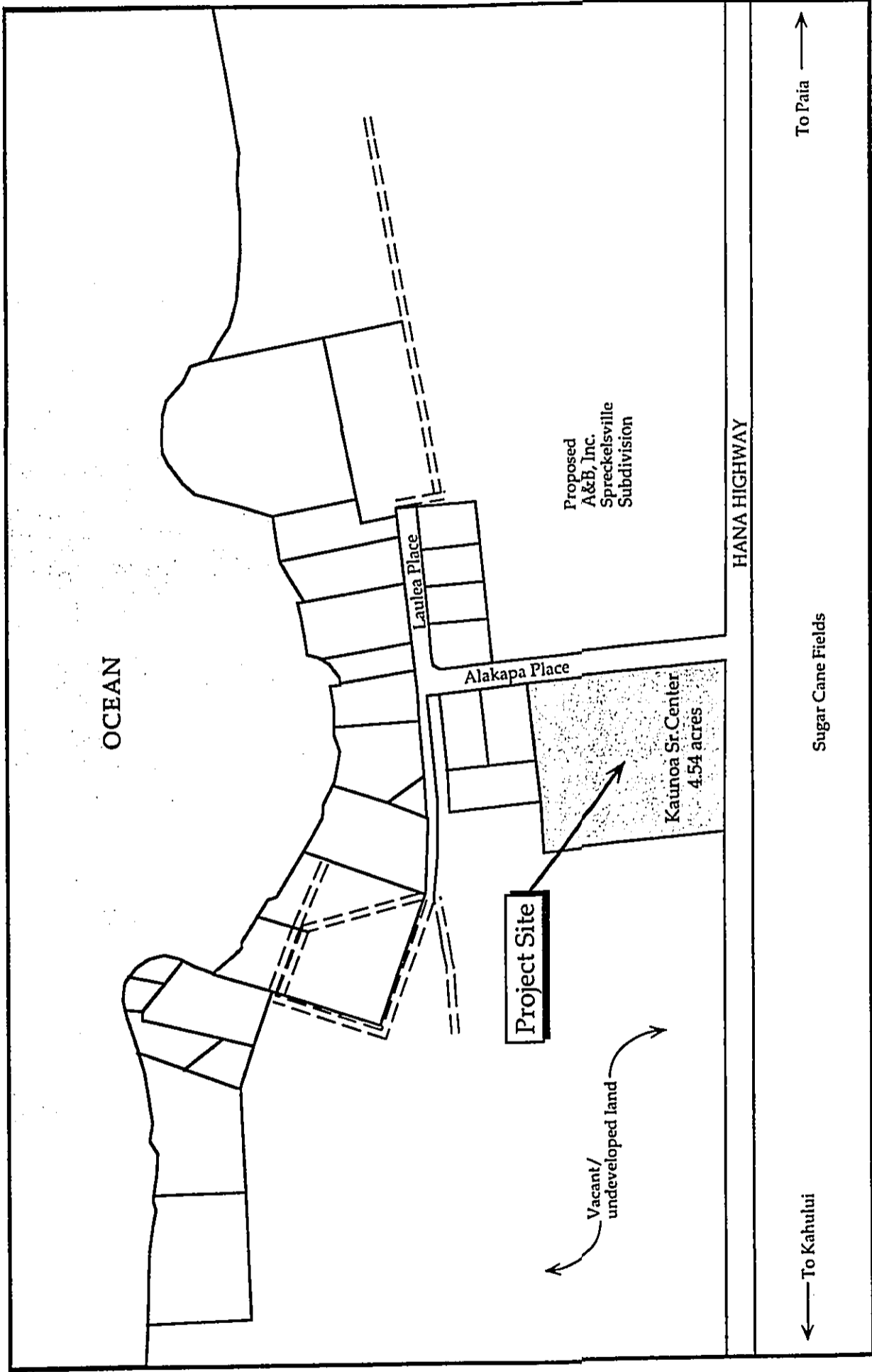
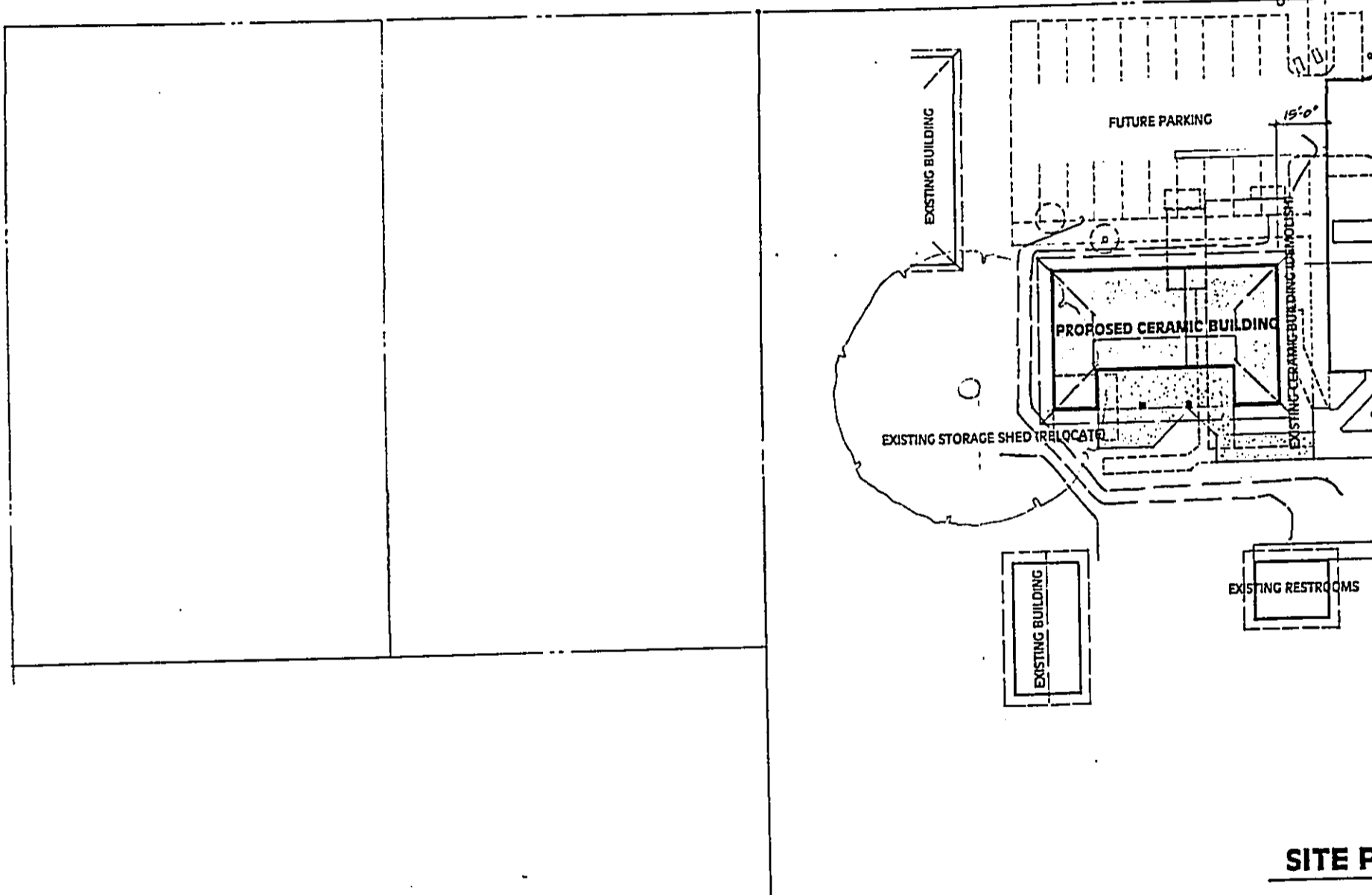


FIGURE - 2
PROJECT LOCATION MAP
 NewKaunoa Senior Center Ceramic Classroom/Building
 Spreckelsville, Maui, Hawaii

ALAKAPA PLACE



SITE P

PROJECT
TAX MAP
ADDRESS
LOT AREA
LAND USE
PROPOS
EXISTING
PARKING



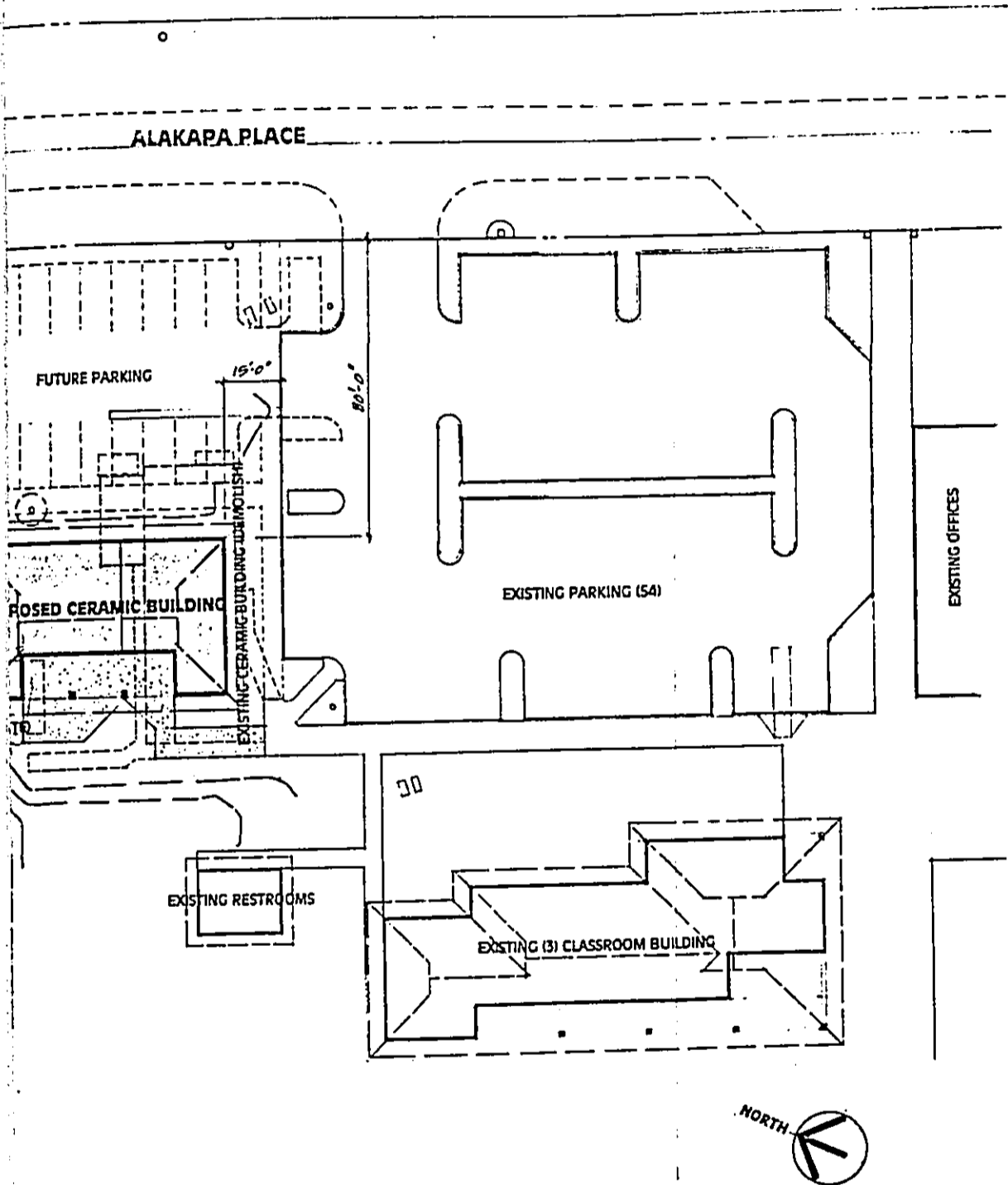
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ARCHITECTS - INC.

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Wailuku, Maui, Hawaii 96793
Telephone (808) 242-9705



Gerald N. Hiyakumoto
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Revisions: _____



EXISTING OFFICES

**KAUNOA SENIOR CENTER
CERAMIC BUILDING**
SPRECKELSVILLE, MAUI, HAWAII
DEPARTMENT OF HOUSING & HUMAN CONCERNS
COUNTY OF MAUI CONTRACT NO. C0188

SITE PLAN

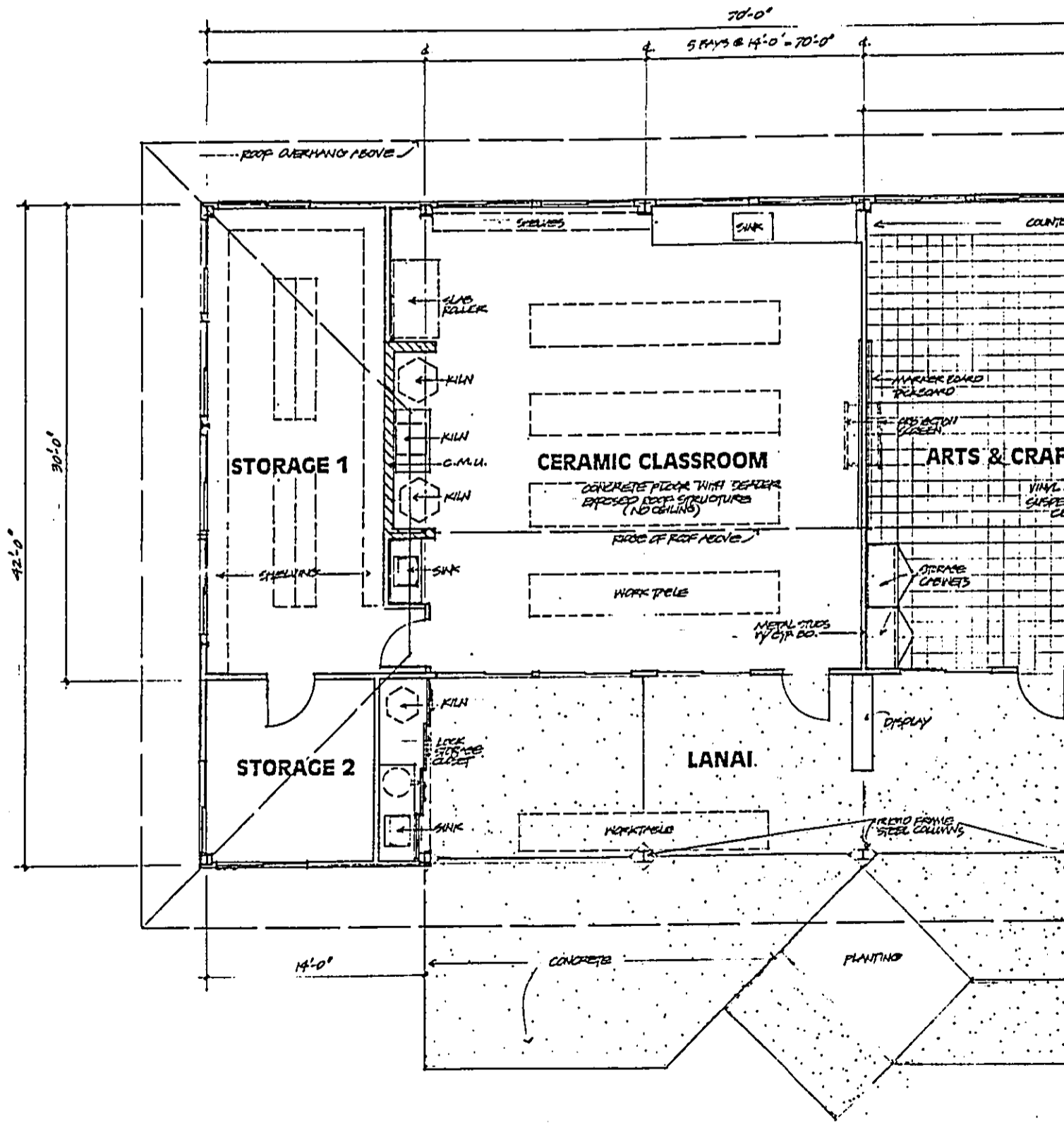
SCALE: 1" = 20'-0"

PROJECT DATA :
TAX MAP KEY : 3-B-1:08
ADDRESS : 401 ALAKAPA PLACE
PAIA, MAUI, HAWAII (SPRECKELSVILLE)
LOT AREA : 4.54 ACRES
LAND USE : STATE LAND USE DISTRICT BOUNDARY : URBAN
COMMUNITY PLAN DESIGNATION : PUBLIC/QUASI-PUBLIC
MAUI COUNTY ZONING DESIGNATION : R-3 RESIDENTIAL
FLOOD ZONE : ZONE C (MINIMAL FLOODING)
PROPOSED BUILDING : (REPLACES EXISTING CERAMIC BUILDING)
OCCUPANCY GROUP : GROUP B-2 (TWO CLASSROOM)
TYPE OF CONSTRUCTION : TYPE VN MINIMUM
NO. OF STORIES : ONE STORY
FLOOR AREA : INTERIOR : 2436 SF, LANAI : 504 SF
(TO BE DEMOLISHED)
EXISTING BUILDING : OCCUPANCY GROUP : GROUP B-2 (TWO CLASSROOM)
TYPE OF CONSTRUCTION : TYPE VN (TERMITE DAMAGED)
NO. OF STORIES : ONE STORY
FLOOR AREA : INTERIOR : 1776 SF, LANAI : 288 SF
PARKING : TOTAL EXISTING : 54 STALLS (2 ACCESSIBLE)

Figure 3

Sheet Title
SITE PLAN
Sheet Number
SK-1
Sheet 1 of 6

SPACE REQUIREMENTS
 ARTS & CRAFTS CLASSROOM
 CERAMIC CLASSROOM
 OFFICE
 STORAGE
 LANAI



SPACE REQUIREMENTS

ARTS & CRAFTS CLASSROOM	28' X 30' = 840 S.F.
CERAMIC CLASSROOM	30' X 30' = 900 S.F.
OFFICE	14' X 12' = 168 S.F.
STORAGE	12' X 42' = 504 S.F.
LANAI	42' X 12' = 504 S.F.



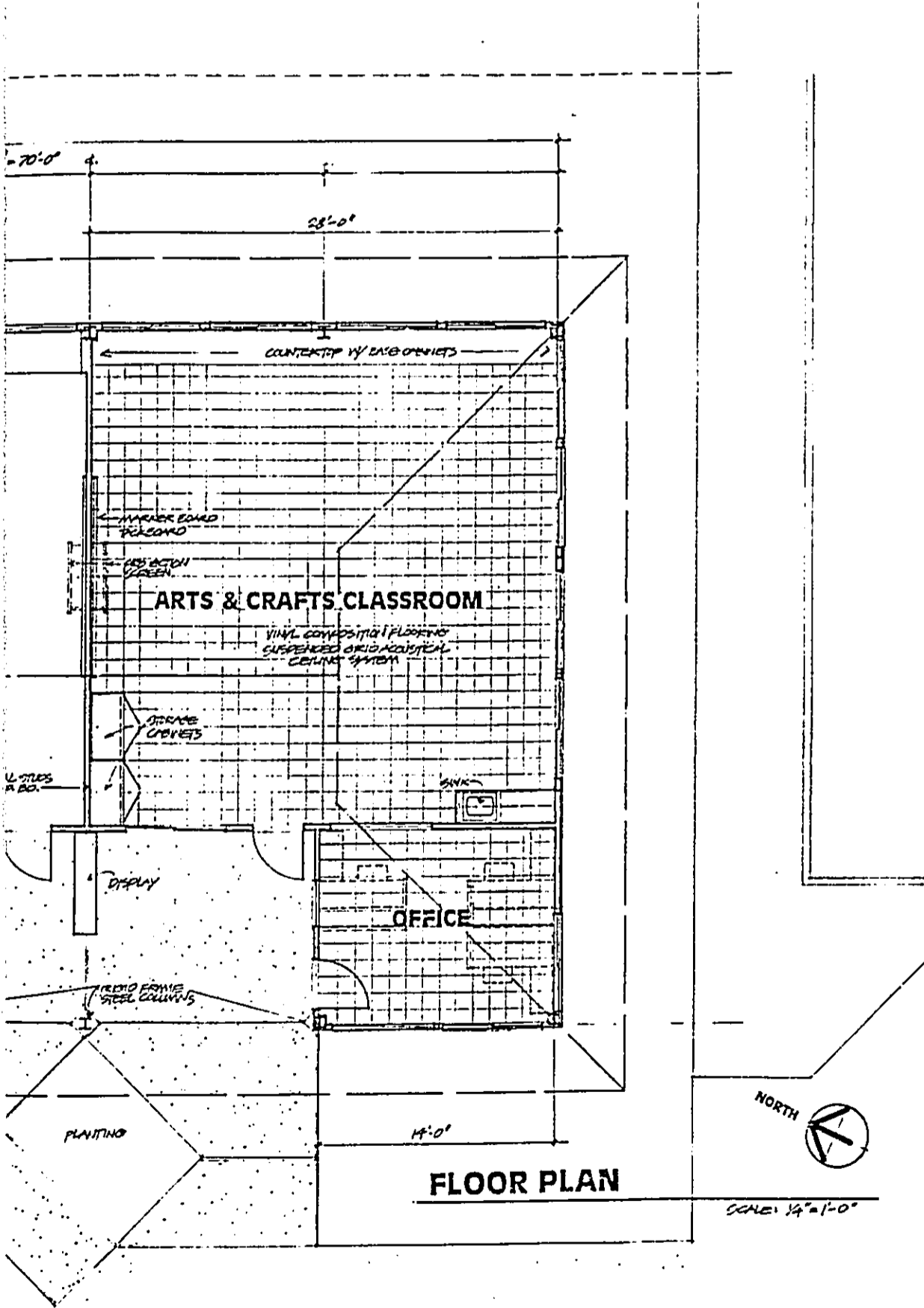
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**KAUNOA SENIOR CENTER
CERAMIC BUILDING**
SPRECKELSVILLE, MAUI, HAWAII
DEPARTMENT OF HOUSING & HUMAN CONCERNS
COUNTY OF MAUI CONTRACT NO. C0183

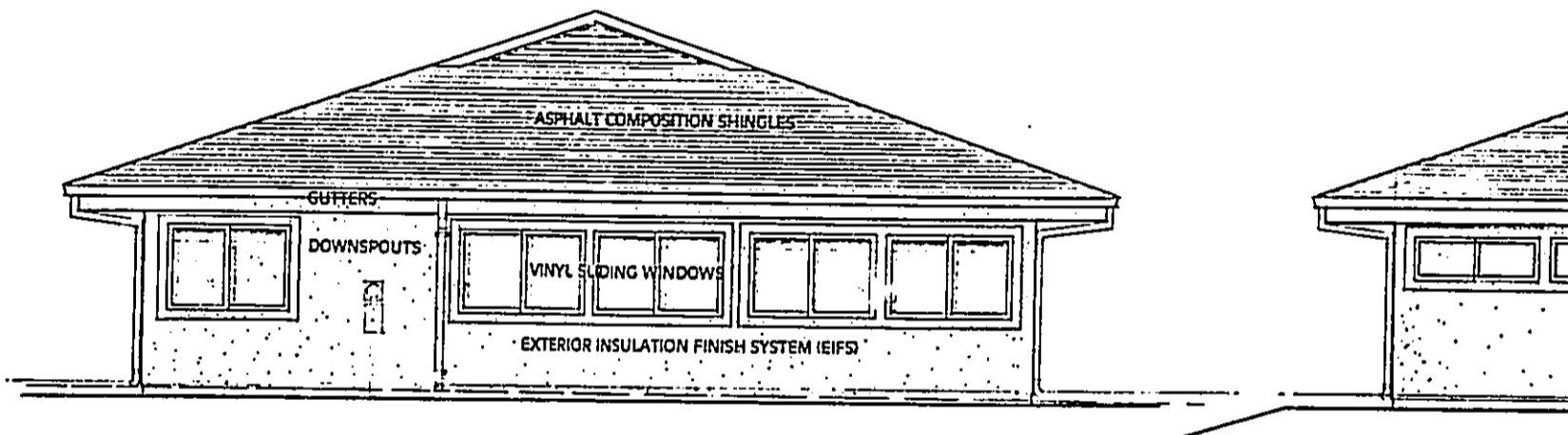
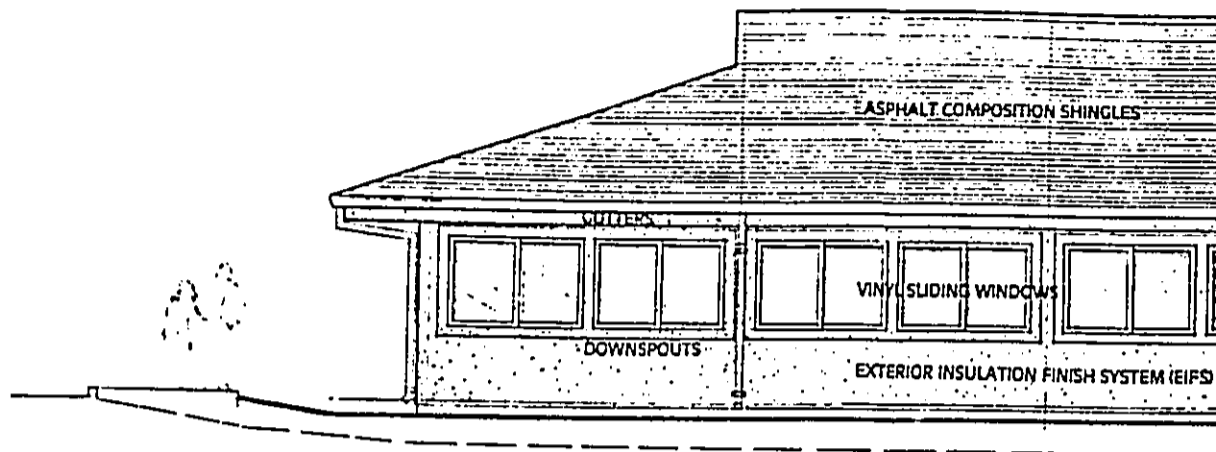
Figure 4

Sheet Title
FLOOR PLAN

Sheet Number

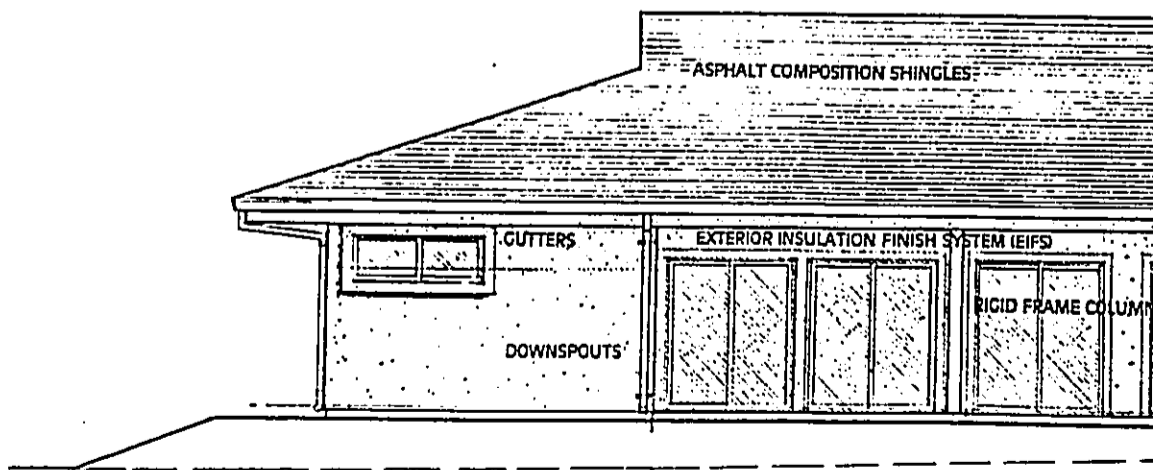
SK-2

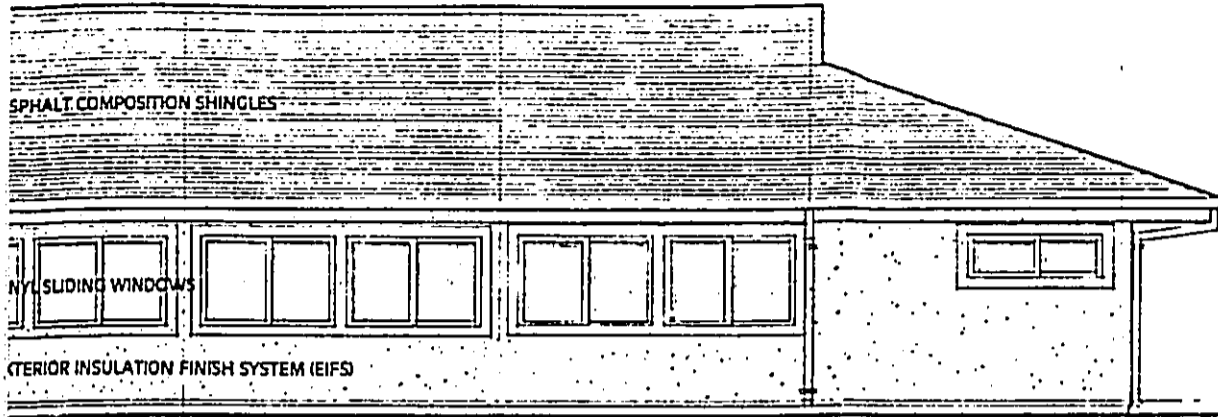
Sheet 2 of 6



LEFT ELEVATION

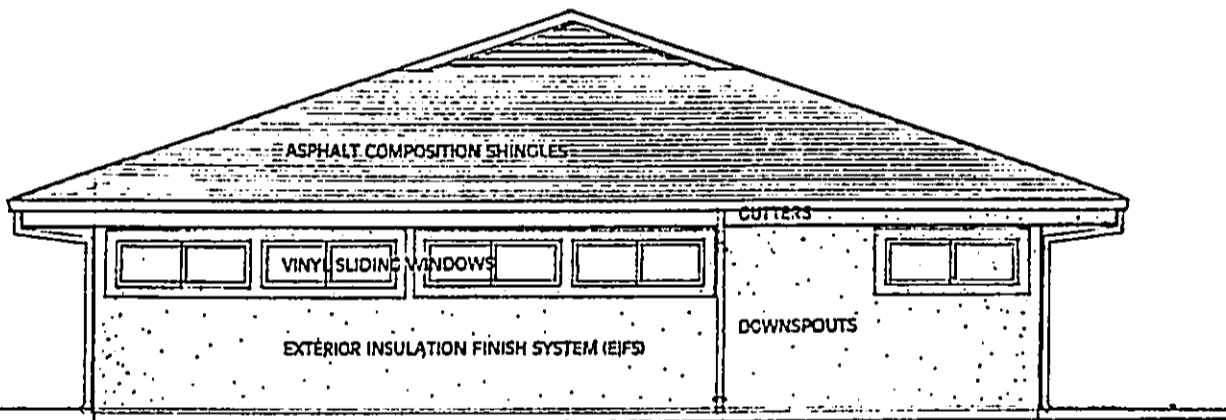
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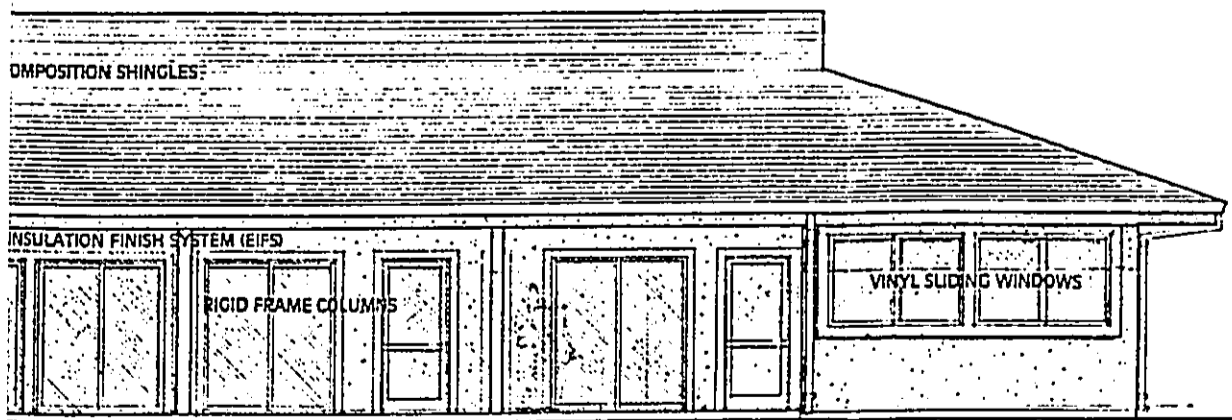
FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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



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**KAUNOA SENIOR CENTER
CERAMIC BUILDING**
SPRECKELSVILLE, MAUI, HAWAII
DEPARTMENT OF HOUSING & HUMAN CONCERNS
COUNTY OF MAUI CONTRACT NO. C0188

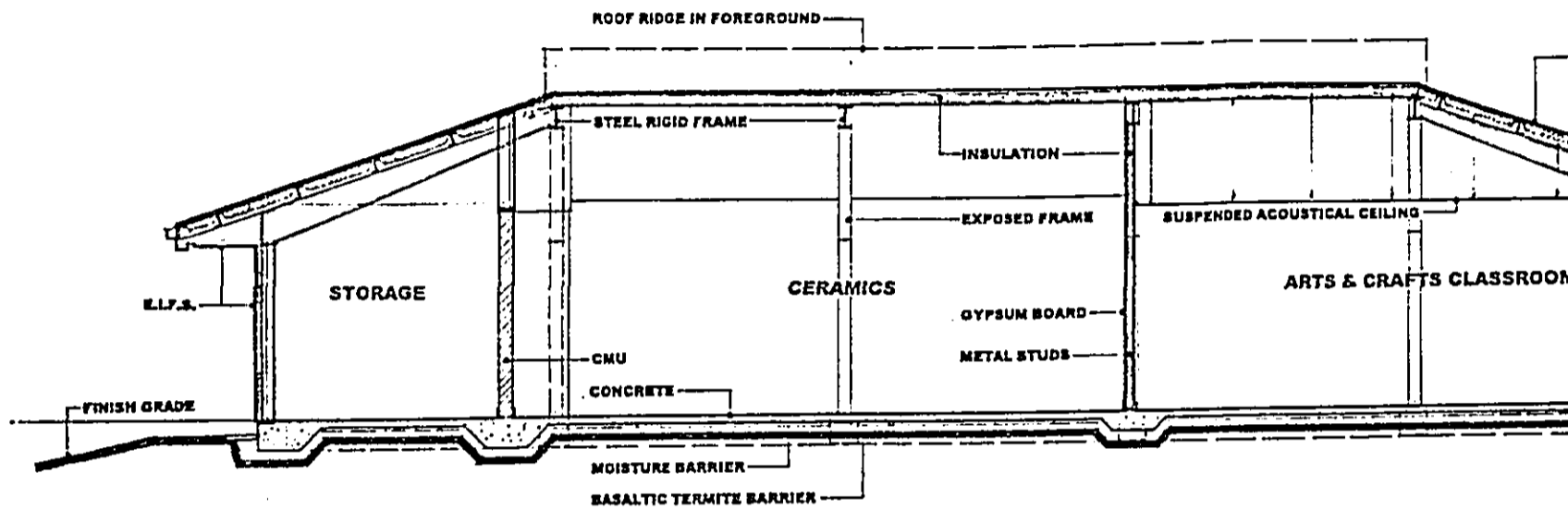
Figure 5

Sheet Title
EXTERIOR ELEVATIONS

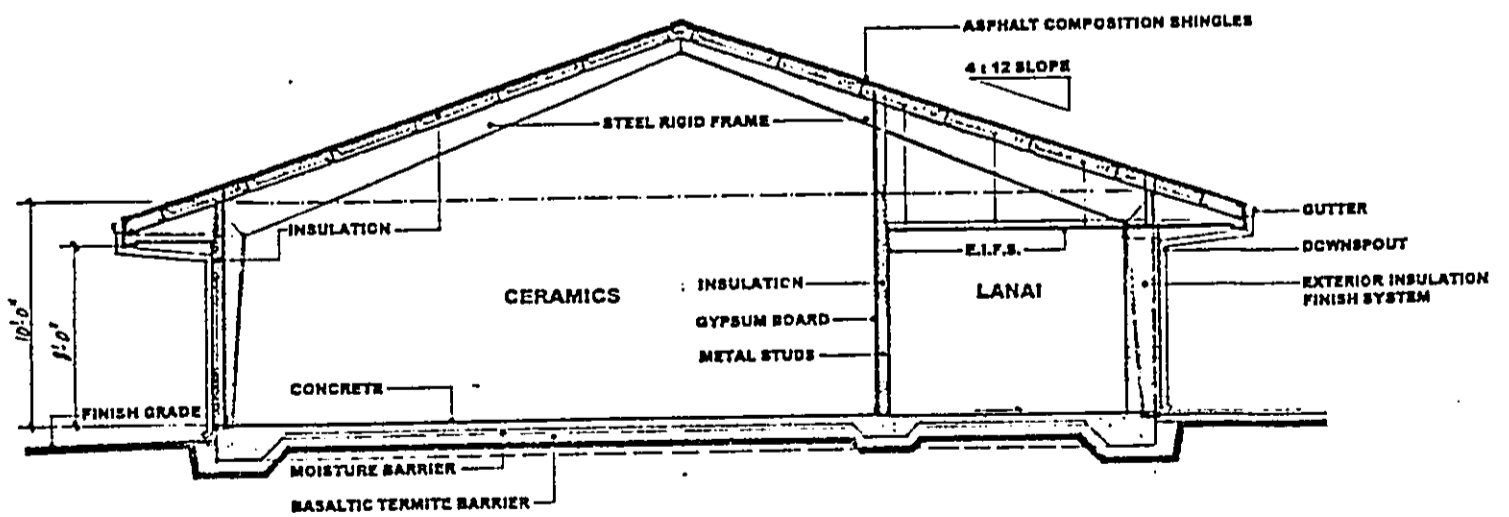
Sheet Number

SK-3

Sheet 3 of 6



LONGITUDINAL SECTION



CROSS SECTION

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



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ARCHITECTS, INC.

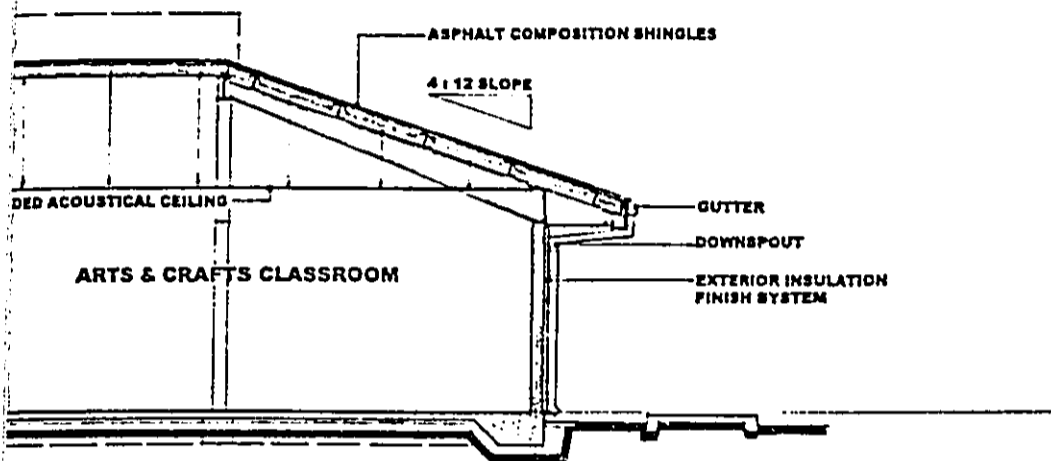
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Date: _____

Revisions: _____



LONGITUDINAL SECTION

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

- GUTTER
- DOWNSPOUT
- EXTERIOR INSULATION FINISH SYSTEM

KAUNOA SENIOR CENTER
CERAMIC BUILDING
 SPRECKELSVILLE, MAUI, HAWAII
 DEPARTMENT OF HOUSING & HUMAN CONCERNS
 COUNTY OF MAUI CONTRACT NO. C0188

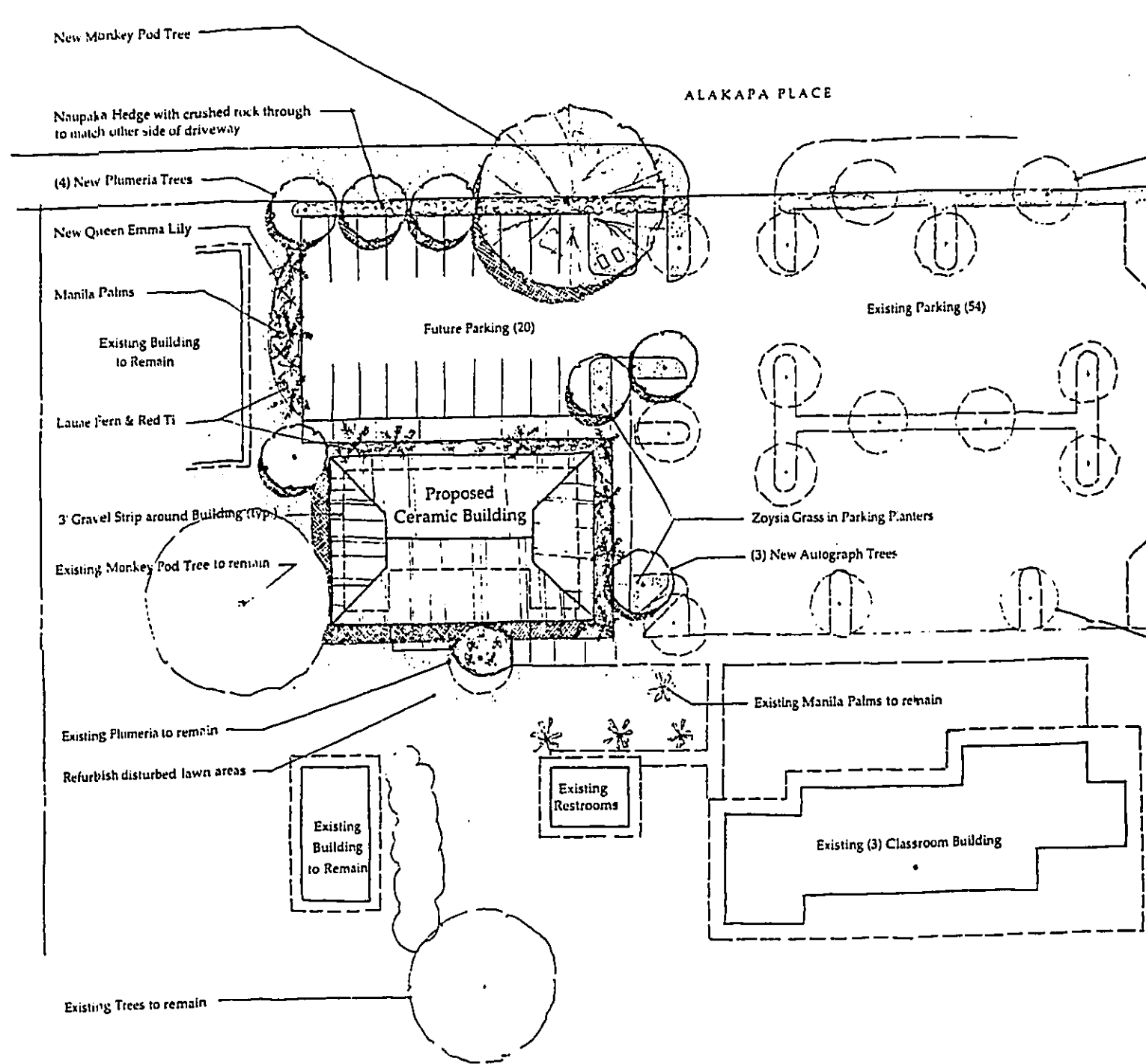
Figure 6

Sheet Title

Sheet Number

SK-4

Sheet 4 of 6



CERAMIC BUILDING
LANDSCAPE CONCEPT PLAN

KAUNOA SENIO

SPRECKELSVILLE, MA
DEPARTMENT OF HO
COUNTY OF MAUI CO

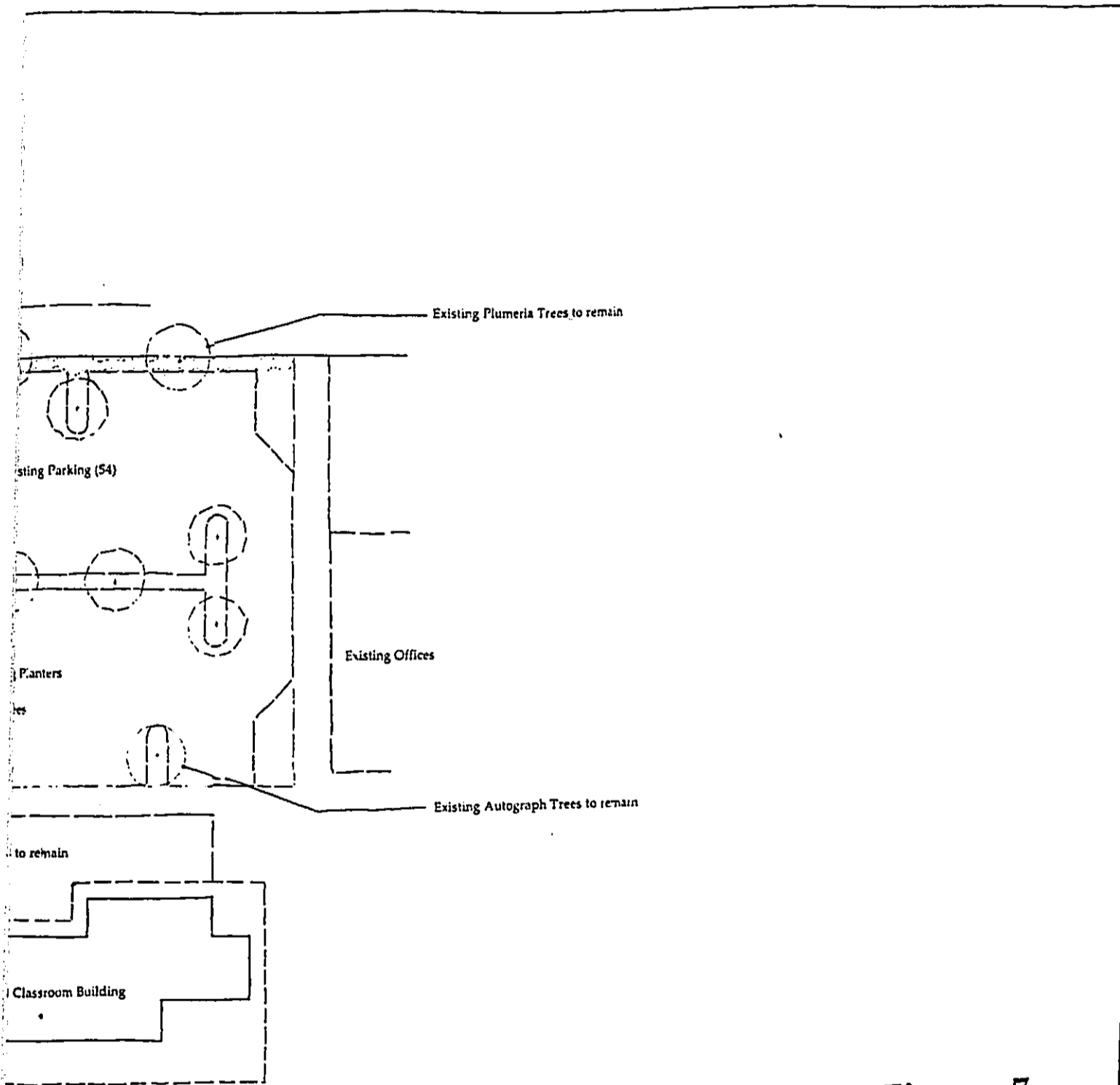
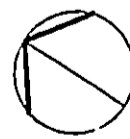


Figure 7

Note:
All new landscape to be watered with existing automatic irrigation system.

NOA SENIOR CENTER

SPRECKELSVILLE, MAUI, HAWAII
DEPARTMENT OF HOUSING & HUMAN CONCERNS
COUNTY OF MAUI CONTRACT NO. CO188



1"=20'



**CHRIS
HART
& PARTNERS**

9.1.95

APPENDIX - A
Preliminary Drainage
and
Soil Erosion Control Report

PRELIMINARY
DRAINAGE AND SOIL EROSION CONTROL REPORT

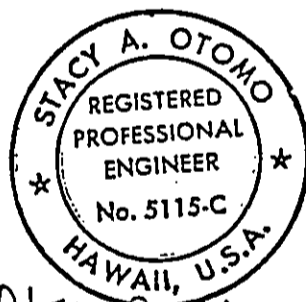
FOR

KAUNOA SENIOR CENTER CERAMIC BUILDING
Paia, Maui, Hawaii

T.M.K.: 3-8-01: 08

Prepared For:

HIYAKUMOTO + HIGUCHI ARCHITECTS, INC.
1860 Main Street
Wailuku, Maui, Hawaii 96793



Stacy A. Otomo

Prepared By:

OTOMO ENGINEERING, INC.
Consulting Civil Engineers
1129 E. Main Street, Suite 102
Wailuku, Maui, Hawaii 96793

August, 1995

TABLE OF CONTENTS

- I. INTRODUCTION
- II. SITE LOCATION AND PROJECT DESCRIPTION
- III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS
- IV. EXISTING DRAINAGE CONDITIONS
- V. FLOOD AND TSUNAMI ZONE
- VI. PROPOSED DRAINAGE PLAN
- VII. HYDROLOGIC CALCULATIONS
- VIII. SOIL EROSION CONTROL PLAN
- IX. CONCLUSION
- X. REFERENCES

EXHIBITS

- 1 Location Map
- 2 Vicinity Map
- 3 Flood Insurance Rate Map
- 4 Soil Survey Map

APPENDICES

- A Hydrologic Calculations
- B Universal Soil Loss Calculations

PRELIMINARY
DRAINAGE AND SOIL EROSION CONTROL REPORT
FOR
KAUNOA SENIOR CENTER CERAMIC BUILDING
Paia, Maui, Hawaii

I. INTRODUCTION

The purpose of this report is to examine both the existing and proposed drainage conditions for the ceramic building to comply with the requirements of the Special Management Area permit application.

In addition, this examination and plan has been prepared to determine the potential movement of soil due to rainfall and surface runoff from the project site, and to prepare for measures which will control erosion therefrom. This is in accordance with Chapter 20.08 "Soil Erosion and Sediment Control" of the Maui County Code as part of the application for the grading and building permits.

II. SITE LOCATION AND PROJECT DESCRIPTION

The proposed project consists of demolishing the existing termite damaged ceramic building and constructing a new and slightly larger ceramic building. Associated improvements will include minimal site grading and handicap access from the existing parking lot.

The proposed project site is situated on T.M.K.: 3-8-01: 08. It is bordered by vacant land to the north and west, Alakapa Place to the east, and Hana Highway to the south.

III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS

Presently, the project site is being used as the Senior Opportunity Center (Executive Order No. 2715). There are five buildings, a paved parking lot, a few canopy trees and grass presently at the site.

The existing ground slopes gradually in an southeast to northwest direction from an elevation of approximately 16± feet M.S.L. to 8± feet M.S.L. with an average slope of approximately 2.0%.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soil within the project

site is classified as Molokai silty clay loam (MuA). This soil is characterized as having moderate permeability, slow runoff and a slight erosion hazard.

IV. EXISTING DRAINAGE CONDITIONS

The proposed project site has five (5) buildings and an asphalt paved parking area. The remainder of the site is open with a few canopy trees and grass.

Runoff from the project site sheet flows in a northwesterly direction and either ponds in the low lying areas or sheet flows into the ocean.

Our calculations show that approximately 0.1 cfs of runoff will be generated from the demolition of the existing ceramic building and construction of the new ceramic building.

V. FLOOD AND TSUNAMI ZONE

According to Panel Number 150003 0190 C of the Flood Insurance Rate Map, dated September 6, 1989, prepared by the United States Federal Emergency Management Agency, the project site is located in Flood Zone C, which is designated as areas of minimal flooding.

VI. PROPOSED DRAINAGE PLAN

The runoff from the proposed improvements will be allowed to sheet flow in its present direction. Alterations to the existing drainage pattern will be kept to a minimum.

Our calculations show that approximately 0.1 cfs of surface runoff will be generated from the project site after development.

VII. HYDROLOGIC CALCULATIONS

The hydrologic calculations are based on the "Drainage Master Plan for the County of Maui," and the "Rainfall Frequency Atlas of the Hawaiian Islands," Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau.

Rational Formula Used: $Q = CIA$

Where Q = rate of flow (cfs)

C = rainfall coefficient

I = rainfall intensity for a duration equal to the time of concentration (inches/hour)

A = drainage area (Acres)

See Appendix A for Hydrologic Calculations

VIII. SOIL EROSION CONTROL PLAN

A. General:

Based on the Hawaii Environmental Simulation Laboratory (HESL) equations to estimate soil loss during the construction period, and complemented by the following erosion control plan, the soil loss during the construction period is well within the tolerable limits (See Appendix B).

Based on the County Erosion Control Standards and Guidelines, the allowable erosion rate is 5,000 tons/acre/year for a 6-month grading period and the maximum tolerable severity rating number (H) is 50,000.

B. Erosion Control Plan:

The following measures will be taken to control erosion during the site development period (estimated 6 months).

1. Minimize time of construction.
2. Retain existing ground cover until latest date to complete construction.
3. Early construction of drainage control features.
4. Use temporary area sprinklers in non-active construction areas when ground cover is removed.
5. Station water truck on site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included).
6. Use temporary berms and cut-off ditches, where needed, for control of erosion.
7. Graded areas shall be thoroughly watered after construction activity has ceased for the day and on weekends.
8. All cut and fill slopes shall be sodded or planted immediately after grading work has been completed.

The development project is provided with adequate facilities for drainage control and storm water disposal. This, together with ultimate ground cover, shall preclude any appreciable onsite erosion.

IX. CONCLUSION

The demolition of the existing ceramic building and the construction of the new ceramic building is expected to generate a minimal additional surface runoff of 0.1 cfs. The proposed drainage plan will allow the runoff to continue to flow along its present direction.

Based on our calculations, the sedimentation hazard to coastal waters and downstream properties is minimal (see Exhibit B). The soil loss per unit area and severity rating computed for the proposed development are well within the tolerable limits.

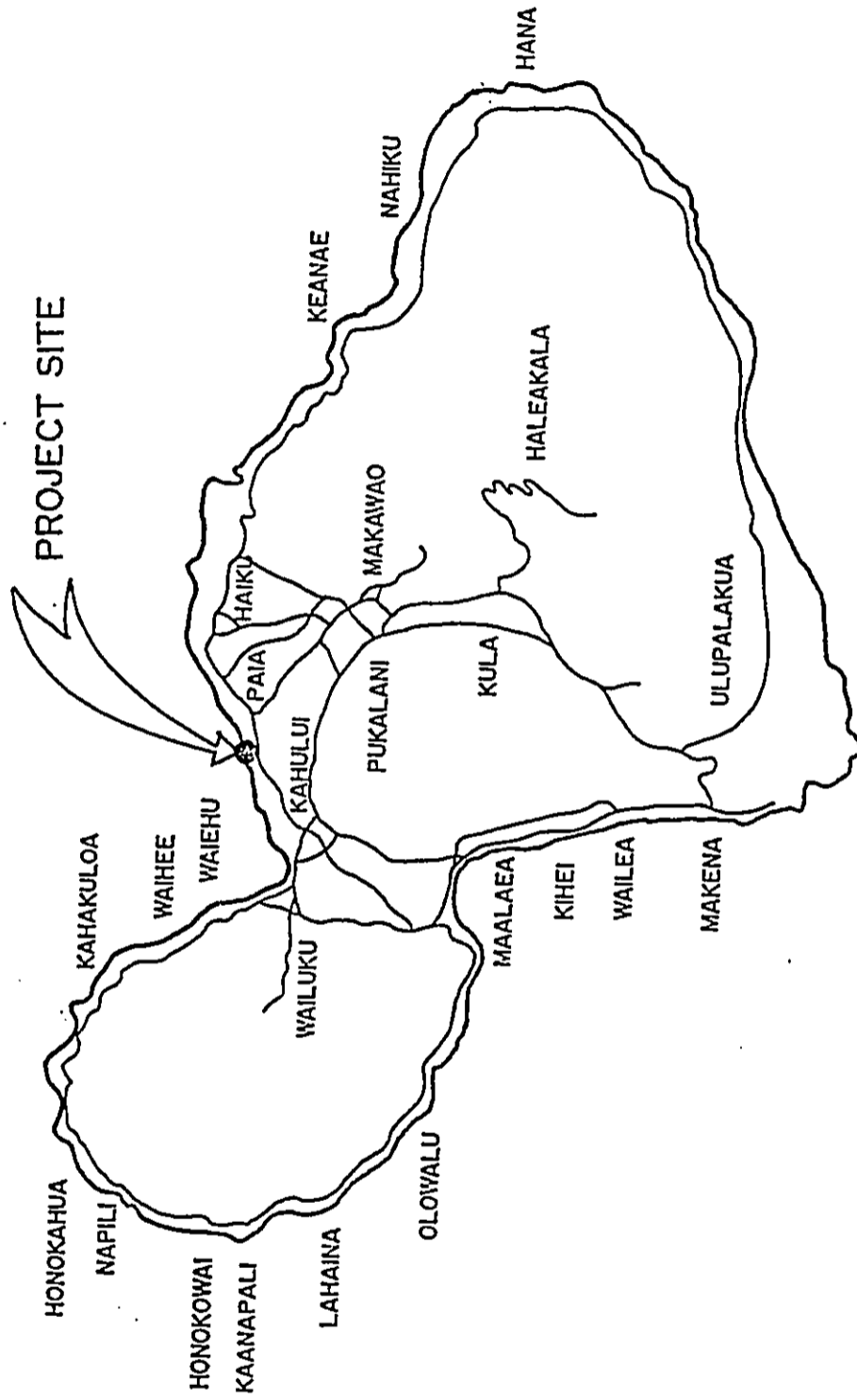
Therefore, it is our professional opinion that the proposed development will not have an adverse effect on the adjoining properties downstream.

X. REFERENCES

- A. Drainage Master Plans for the County of Maui, prepared by R. M. Towill Corporation, October 1971.
- B. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, August, 1972.
- C. Erosion and Sediment Control Guide for Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, March, 1981.
- D. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau, 1962.
- E. Flood Insurance Rate Maps of the County of Maui, September, 1989.

EXHIBITS

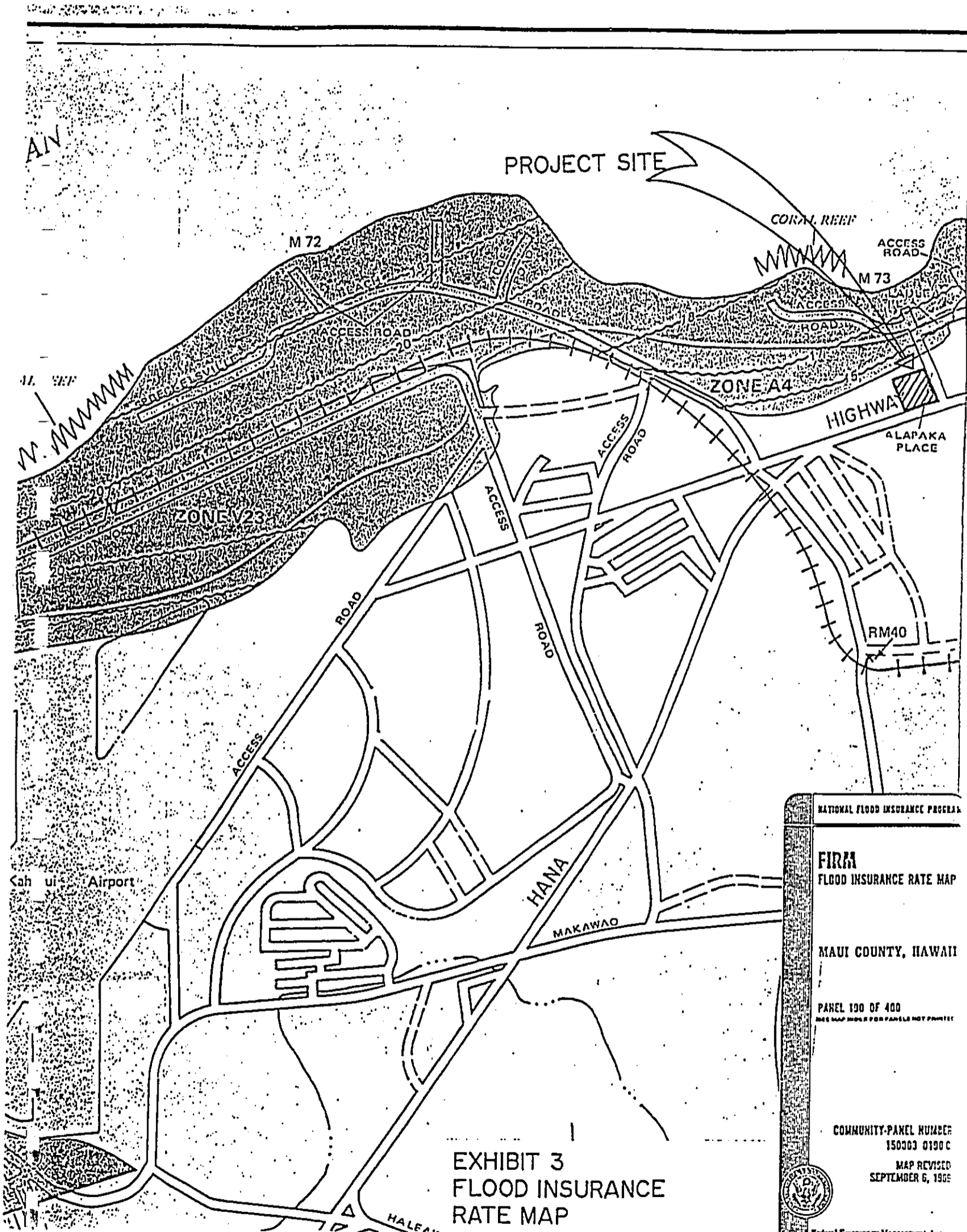
- 1 Location Map
- 2 Vicinity Map
- 3 Flood Insurance Rate Map
- 4 Soil Survey Map



ISLAND OF MAUI

NOT TO SCALE

EXHIBIT I
LOCATION MAP



NATIONAL FLOOD INSURANCE PROGRAM


FIRMA
FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

PANEL 100 OF 400
SEE MAP INDEX FOR PANELS NOT PRINTED

COMMUNITY-PANEL NUMBER
150003 0100 C

MAP REVISED
SEPTEMBER 6, 1969



Federal Emergency Management Agency

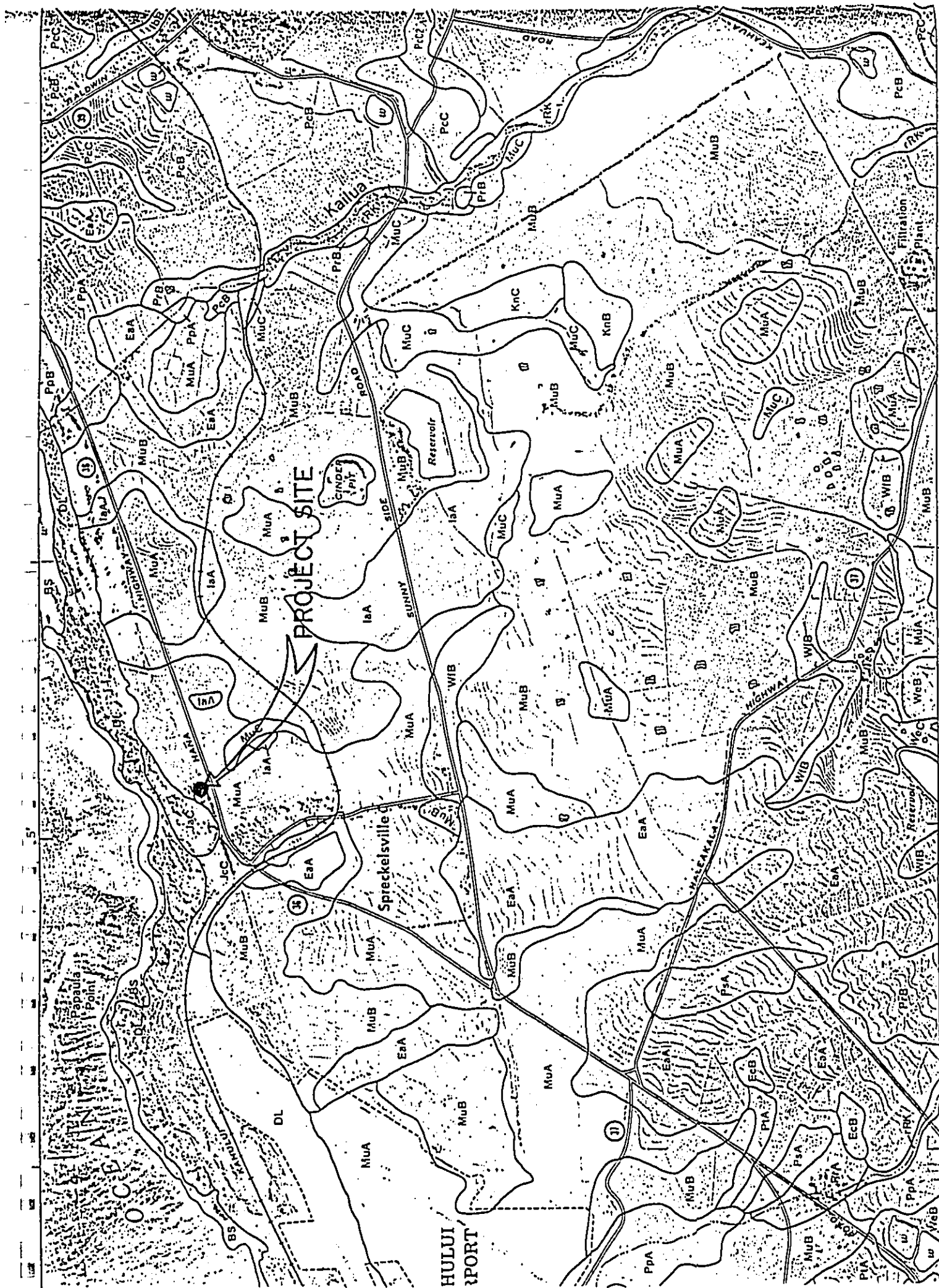


EXHIBIT 4
SOIL SURVEY MAP

APPENDIX A
HYDROLOGIC CALCULATIONS

Hydrologic Calculations

Purpose: Determine the increase in surface runoff from the development of the proposed project based on a 10-year storm.

A. Determine the Runoff Coefficient (C):

Existing Conditions:

Infiltration (Medium)	= 0.07
Relief (Flat)	= 0.00
Vegetal Cover (Good)	= 0.03
Development Type (Community)	= <u>0.45</u>
C	= 0.55

Developed Conditions:

Infiltration (Medium)	= 0.07
Relief (Flat)	= 0.00
Vegetal Cover (Good)	= 0.07
Development Type (Community)	= <u>0.45</u>
C	= 0.55

Roof Areas:

Infiltration (Negligible)	= 0.20
Relief (Steep)	= 0.08
Vegetal Cover (None)	= 0.07
Development Type (Community)	= <u>0.45</u>
C	= 0.80

B. Determine the 10-year 1-hour rainfall:

$$T_{10} = 2.5 \text{ inches}$$

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Conditions:

$$T_c = 25 \text{ minutes}$$

$$I = 3.85 \text{ inches/hour}$$

Developed Conditions:

$$T_c = 25 \text{ minutes}$$

$$I = 3.85 \text{ inches/hour}$$

C. Drainage Area (A) = 4.54 acres (Entire Project Site)

Note—the only change to the project site will be the increase in the total floor area of the ceramic building from the existing 2,064 s.f. to the proposed 2,940 s.f. (including lanai). Therefore, the increase in runoff will be evaluated by the increase in floor area.

D. Compute the 10-year storm runoff volume (Q):

$$Q = CIA$$

Increase In Runoff Due to New Ceramic Building:

$$Q = (0.80)(3.85)(0.02)$$

$$= 0.1 \text{ cfs}$$

Therefore, the increase in runoff due to the proposed development is 0.1 cfs.

APPENDIX B
UNIVERSAL SOIL LOSS CALCULATIONS

Universal Soil Loss Calculations

A. HESL Soil Loss Calculations:

1. Erosion rate, as set forth by the County of Maui Ordinance:

$$E = R \times K \times LS \times C \times P$$

Where:

- E = Soil Loss in tons/acre/year
- R = Rainfall Factor = 170 tons/acre/year
- K = Soil Erodibility Factor = 0.17 (Molokai silty clay loam)
- L = Slope Length = 570 ft.
- S = Slope Gradient = 0.02
- LS = Slope Length Factor = 0.49
- C = Cover Factor, Use Bare Soil = 1.0
- P = Control Factor, Construction Site = 1.0
- E = $170 \times 0.17 \times 0.49 \times 1.0 \times 1.0$
= 14.2 tons/acre/year

2. Maximum Allowable Soil Loss:

$$E_{max} = H_{max} / (2 F T + 3 D) A$$

$$\text{Coastal Water Hazard (D)} = \text{Class A} = 2$$

$$\text{Downstream Hazard (F)} = 4$$

$$\text{Duration of Site Work} = 6 \text{ months}$$

$$\text{Maximum Allowable Construction Area} \times \text{Erosion Rate} \\ = 5,000 \text{ tons/acre/year}$$

B. Severity Rating Number:

1. The degree of hazard from potential damage by erosion and sediment, known as "Severity Rating Number" will be determined for each grading site as follows:

$$H = (2 F T + 3 D) A E$$

Where:

H = Severity Rating Number

F = Unit Downslope/Downstream factor = 4

D = Unit Coastal Water Hazard = 2

T = Time of Distribution (years) = 0.5

A = Area of Disturbance (acres) = 0.50

E = Erosion Rate in tons/acre/year

$$H = ((2 \times 4 \times 0.5) + (3 \times 2)) \times 0.50 \times 14.2 = 71$$

The maximum allowable severity rating number established is 50,000, and is greater than 71 which is computed for the project.

APPENDIX - B
Letter from State Historic
Preservation Division

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

RECEIVED
OCT 30 1995

CHRIS HART & PARTNERS
Landscape Architecture & Planning

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

DEPUTY
GILBERT COLDMA-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

October 26, 1995

Mr. Christopher L. Hart
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Hawaii 96793

LOG NO: 15821 ✓
DOC NO: 9510KD34

Dear Mr. Hart:

**SUBJECT: Historic Preservation Review of Proposed Improvements at
the Kaunoa Senior Center, Spreckelsville
Wailuku District, Island of Maui TMK: 3-8-01: 8**

Thank you for requesting an early review of proposed improvements at the Kaunoa Senior Center in Spreckelsville. The project will include demolition of an existing ceramic classroom, construction of a new classroom, and expansion of the existing parking lot.

The Kaunoa Senior Center is located at the site of the former Kaunoa Elementary School, along Hana Highway in Spreckelsville. The Kaunoa Center is adjacent to active cane fields, and inland of the residential district of Spreckelsville.

We have no records of previous archaeological surveys or inspections of this property. Archaeological monitoring was conducted of a sewer line installation project to the north (*makai*) of the project area, and evidence of subsurface historic sites were identified (Clark and Toenjes 1987).

An archaeological inventory survey with subsurface testing was also conducted of the 34 acre cane field immediately east of the Kaunoa Center (W.M. Fredericksen et al. 1988). The survey was requested by our office due to the known presence of subsurface historic sites immediately north of the field. The survey found that the coastal sand dune deposits did not extend into the agricultural area; no subsurface evidence of historic sites was identified.

A field inspection of the proposed construction area was conducted by State Historic Preservation Division staff on October 24, 1995. The inspection found that the area of the proposed parking lot expansion is within the area of the Kaunoa campus and appears to

Mr. Christopher L. Hart
Page 2

have been previously graded in conjunction with the original building construction. The ground is free of any surface features suggestive of historic sites. It is essentially at grade with the existing parking lot, and will require little to no cutting prior to paving.

Based on the findings of an archaeological survey of adjacent and similar lands, the likelihood of former grading in this area, and on the negative findings of the field inspection, it appears unlikely that historic sites are present within the area of the proposed parking lot area. We believe that the parking lot expansion will have "no effect" on historic sites.

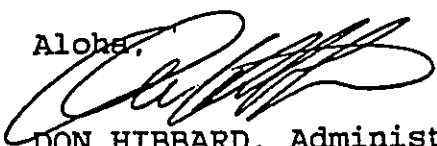
The building to be demolished is a wood frame structure that may be one of the original school classroom buildings. We request that you consult further with the architectural branch of our office, in order to insure that the proposed demolition and construction of a new building will have "no adverse effect" on a possibly significant historic site.

If the building is over 50 years in age, we request that you submit a set of photos and a general description of the style, materials and condition of the building to our architectural branch. Upon reviewing these materials, we will determine whether additional documentation or other actions are needed, and recommend an appropriate scope of work for such measures.

The background information on the building to be demolished should be included in the SMA application document.

Please call Theresa K. Donham at 243-5169 if you have any questions, or contact Carol Ogata at 587-0004 regarding a review of the structure to be demolished.

Aloha,


DON HIBBARD, Administrator
State Historic Preservation Division

KD:jen

APPENDIX - C
Letter from State Historic
Preservation Division

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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

DEPUTY
GILBERT COLOMA-AGARAN

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CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

RECEIVED
DEC 23 1995
OFFICE OF THE GOVERNOR
LANDSCAPE ARCHITECTURE DIVISION

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

December 20, 1995

LOG NO: 16165
DOC NO: 9512co09
ARCHITECTURE

Mr. Christopher L. Hart
Landscape Architect / Planner
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96793-1706

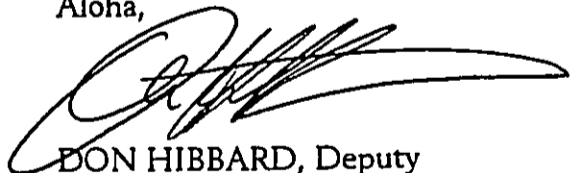
Dear Mr. Hart:

SUBJECT: Proposed Demolition of Existing
Kaunoa Senior Ceramics Building
TMK 3-8-01:08, Spreckelsville, Maui, Hawaii

Thank you for the letter dated December 8, 1995, and the submittal of the photographs of the existing Kaunoa Senior Ceramics Building. We believe that the building should be photo documented with a brief history provided. The photographs should be black & white 35mm format (at minimum). With this documentation we concur with the proposed demolition.

Thank you for the opportunity to comment, should you have any questions please call Carol Ogata at 587-0004.

Aloha,


DON HIBBARD, Deputy
State Historic Preservation Officer

CO:jk

APPENDIX - D
Letter to
State Department
of Transportation



October 25, 1995

Mr. Bob Siarot, District Engineer
State Department of Transportation
Highways Division, Maui District
650 Palapala Drive
Kahului, Hawaii 96732

Re: New Kaunoa Senior Center Ceramic Building at Spreckelsville,
Maui, Hawaii (TMK 3-8-01:8)

Dear Mr. Siarot,

Responding to our meeting held at your office on October 16, 1995, we are respectfully requesting permission to include a traffic assessment section within our Environmental Assessment Report in lieu of a formal Traffic Impact Assessment Report. During our meeting we discussed the above referenced project, which involves the demolition of the existing dilapidated ceramic building at the Kaunoa Senior Center and the construction of a new ceramic building. We also discussed existing traffic conditions and possible improvements at the intersection of Alakapa Place and Hana Highway in Spreckelsville.

On October 20, 1995, Bill Frampton and I met with Lloyd Lee and Charlene Shibuya of the County of Maui Department of Public Works and Wastewater Management, Engineering Division to discuss roadway improvements for the proposed project. During the meeting we were informed by Lloyd Lee that Preliminary Subdivision approval for A&B, Inc.'s Kaunoa II Subdivision, as well as approval for the subdivision's Special Management Area Use Permit, required the following roadway improvements:

- Install left and right turn lanes at the intersection of Hana Highway and Alakapa Place; and
- Install street lights at the intersection of Hana Highway and Alakapa Place. (See Attached Approval Letters)

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

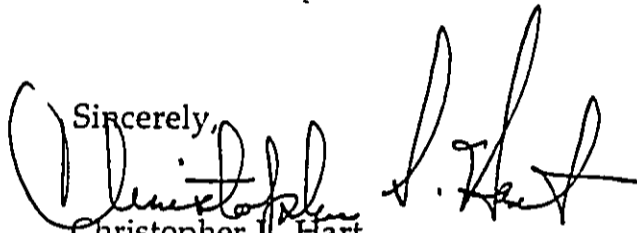
Mr. Siarot
Department of Transportation
Highways Division
Kaunoha Sr. Center
October 25, 1995
Page No. 2

Since the above mentioned required roadway improvements have been established based on an engineers traffic study for the Kaunoha II Subdivision and the proposed Ceramic Building is a replacement not an intensification of the existing land use it is anticipated that the proposed project will not have an adverse effect on traffic in the area.

Accordingly, we are respectfully requesting permission to include a traffic assessment section within our Environmental Assessment Report in lieu of a formal Traffic Impact Assessment Report.

Thank you for your cooperation. Please contact myself or Mr. Bill Frampton of this office if you have any questions or need additional information.

Sincerely,



Christopher L. Hart
Landscape Architect/Planner

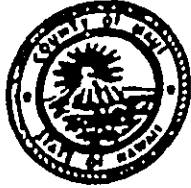
encl.

cc: Gerald N. Hiyakumoto
Robin Tanaka, Kaunoha Sr. Cntr.
B. Frampton
Project File

APPENDIX - E
A&B, Inc. Kaunoha II Subdivision
Approval Letters

YCKETT LINGLE
Mayor
JENCKS
Mayor

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

June 15, 1995

RECEIVED

JUN 19 1995

H KAWAHARA, P.E.

ALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administrator

EASSIE MILLER, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

DAVID WISSMAR, P.E.
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

NB WHC TDC LDC PWH B

SKL

SLD

CYP

MC

RKS

CC LNS CYS DMS WI

JUN 20 1995

Mr. Hideo Kawahara, P.E.
A&B PROPERTIES, INC.
P.O. Box 156
Kahului, Hawaii 96732-0156

SUBJECT: KAUNOA II SUBDIVISION
TMK:(2) 3-8-001:064
LUCA FILE NO. 3.1638

Dear Mr. Kawahara:

Amended preliminary approval was granted to the subject subdivision on April 28, 1995. This amended preliminary approval supersedes the original preliminary approval granted on July 18, 1994. Final approval shall be contingent upon compliance with the following conditions:

1. Requirements of the Department of Water Supply:
 - a. Construct water system improvements in accordance with standards.
 - b. Provide fire protection in accordance with standards.
 - c. Provide water service to each lot.
 - d. Install an 8" waterline from Hana Highway along Nonohe Place to Paani Place and from Nonohe Place along Paani Place to Sugar Cove Condominium.
 - e. Install an 8" waterline from Alakapa Place along Laulea Place to Sugar Cove Condominium.

EXHIBIT B

Printed on recycled paper (

Mr. Hideo Kawahara, P.E.
SUBJECT: KAUNOA II SUBDIVISION
LUCA FILE NO. 3.1638

June 15, 1995
Page 2 of 7

Water system development fees will be charged upon application for water meters.

The subdivider should be advised that water for construction and for domestic purposes after construction may not be available until such time as new sources have been developed to service the area.

2. Requirements of the State of Hawaii, Department of Transportation, Highways Division:

- a. Existing easements and highway facilities, such as signs, drainage structures, markings, driveways, etc., fronting the proposed subdivision must be included on the plans;
- b. All existing access onto Hana Highway, if any, between Alakapa Place and Nonoho Place shall be eliminated. Access should be provided from the subdivision roads. Access restrictions should be also noted on the subdivision plans;
- c. Submit drainage report at or before construction plan review;
- d. The developer shall install the following improvements at no cost to the State:
 1. Left and right turn lanes at the intersection of Hana Highway and Alakapa Place; and,
 2. Street lights at the intersection of Hana Highway and Alakapa Place.

3. Requirement of the State of Hawaii, Department of Health:

Any construction discharge into State waters will require a National Pollutant Discharge Elimination System (NPDES) permit. Questions regarding this matter should be directed to Mr. Denis Lau of the Clean Water Branch on Oahu at 586-4309.

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

Mr. Hideo Kawahara, P.E.
SUBJECT: KAUNOA II SUBDIVISION
LUCA FILE NO. 3.1638

June 15, 1995
Page 3 of 7

4. Requirements of Maui Electric Company:

- a. Electricity is available from nearby existing facilities (overhead and/or underground).
- b. Requires line extension (overhead and/or underground) within private road or property.
- c. Requires easement(s) from owner/subdivider/developer within subdivision for new or existing MECO facilities.

5. Requirement of the Department of Finance, Real Property Tax Division:

Complete and return the enclosed tax information notice to the Land Use and Codes Administration.

6. In accordance with Section 18.12.040 (Supplemental information), Subsection B MCC, submit a copy of any deed restrictions or covenants applicable to the subdivision. If there are none, please indicate this in writing.

7. In accordance with Section 18.12.040 (Supplemental information), Subsection C MCC, submit a tax clearance certificate (issued by Department of Finance, Real Property Tax Division) to show written proof that all taxes and assessments on the tract are paid to date. An "Application for Tax Clearance" form is enclosed for your use. NOTE: The tax clearance certificate shall be valid at the time of final subdivision approval.

8. Designate a road widening lot along Alakapa Place and Nonohe Place. Contact our Engineering Division for the specific right-of-way requirements.

9. Dedicate the road widening lots to the County. Submit the original and five (5) copies of an executed warranty deed to the County. Also, please submit a "Partial Release of Mortgage", if applicable.

10. Remove or relocate all obstructions, such as walls, fences, trees, hedges, etc. from the road widening lots. The rear boundaries of the road widening lots shall be clearly marked to determine if the obstructions have been properly removed or relocated.

Mr. Hideo Kawahara, P.E.
SUBJECT: KAUNOA II SUBDIVISION
LUCA FILE NO. 3.1638

June 15, 1995
Page 4 of 7

11. Improve the adjoining halves of Alakapa Place, Nonohe Place and the road widening lots to the provisions of the subdivision ordinance for roadways within the urban district.
12. Submit the original and four copies of the Subdivision Agreement (Agricultural Use) executed by the owners and extended to their heirs and executors or assigns. A blank form is enclosed for your use.
13. Improve proposed Lots 18 and 20 to the provisions of the subdivision ordinance for roadways within the agriculture district.
14. Submit payment of \$15,785.35 for parks and playgrounds assessment. Make a check payable to the Director of Finance, County of Maui, and submit to the Land Use and Codes Administration. Please note that this amount may be subject to change as the parks and playgrounds assessment will be based on the applicable rate at the time of final approval.
15. Obtain a Special Management Area (SMA) permit and fulfill all requirements of the permit.
16. All structures shall meet the minimum setback requirements from all newly created boundaries.
17. All lots shall have a minimum lot area of two acres and a minimum lot width of two hundred feet.
18. In accordance with Section 12.24A.070 (Planting of street trees), Subsection D (Subdivisions) MCC, submit street tree planting and irrigation plans and a completed "Maui County Arborist Committee Plans Review Form" for review and approval.
19. Designate and dedicate an unimproved right-of-way through the area on the makai side of the property from Alakapa Place to Nonohe Place, along the right-of-way now used as a cane haul road for pedestrian and bicycle purposes. The subject subdivision is located within a planned portion of the Northshore Greenway right-of-way. Submit the original and five (5) copies of the dedication documents for our review and approval. For further details, please contact David DeLeon (Office of the Mayor) at 243-7855.

Mr. Hideo Kawahara, P.E.
SUBJECT: KAUNOA II SUBDIVISION
LUCA FILE NO. 3.1638

June 15, 1995
Page 5 of 7

20. Requirements of the Department of Public Works and Waste Management, Engineering Division:
- a. That a 30' minimum radii be provided at the intersections of Nonohe Place and Alakapa Place with their intersection with Hana Highway.
 - b. That the existing Nonohe Place and Alakapa Place do not meet County standards based on roads located in urban zoning.
 - c. That a final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted to the Department of Public Works and Waste Management, Engineering Division for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
 - d. That a separate left-turn lane be constructed on Hana Highway with its intersection with Alakapa Place as approved by State Department of Transportation, Highways Division and the Department of Public Works and Waste Management, Engineering Division.
 - e. That a copy of the approved water quality report including project mitigation measures (acceptable to the State Department of Health) which evaluates the quality of the storm water discharging into the ocean receiving waters be provided to the County of Maui, Department of Public Works and Waste Management. The report should include a discussion on sediment and nutrient loadings at all drainage outlets.
 - f. That all existing features, such as, structures, driveways, drainageways, edge of pavement, etc. shall be shown on the project site plan.
 - g. That site plan and a "sight distance" report to determine required sight distance and available sight distance at existing and proposed street intersections be provided for our review and approval.

Mr. Hideo Kawahara, P.E.
SUBJECT: KAUNOA II SUBDIVISION
LUCA FILE NO. 3.1638

June 15, 1995
Page 6 of 7

- h. That the applicant obtain street name approvals from the Commission on Naming Streets, Parks & Facilities and show street names on map.
- i. That the 100-year flood inundation limits, if applicable, be shown on the project site plans.

If you have any questions, please contact Lloyd Lee at 243-7745.

21. Requirements of the Department of Public Works and Waste Management, Wastewater Reclamation Division:

- a. Provide a sewer system to the proposed lots for connection to the existing County sewer system.
- b. The developer should be informed that the Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for the project.
- c. Wastewater contribution calculations are required before building permit is issued.
- d. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees. NOTE: At the present time, wastewater assessment fees are only utilized in Kihei and Central Maui. Other areas may be subject to fees at a later time.
- e. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
- f. Plans should show the installation of an advance riser at each lot.
- g. Indicate on the plans the ownership of each easement (in favor of which party). NOTE: County will not accept sewer easement that traverse private property.

If you have any questions, please contact Tracy Takamine at 243-7417.

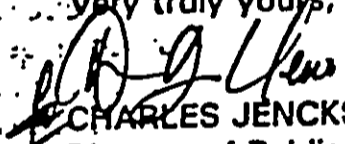
Mr. Hideo Kawahara, P.E.
SUBJECT: KAUNOA II SUBDIVISION
LUCA FILE NO. 3.1638

June 15, 1995
Page 7 of 7

- 22. Submit ten (10) sets of the construction plans and three (3) sets of a drainage and soil erosion control report for review and approval by the applicable agencies. In accordance with Section 18.24.010, Subsection D MCC, a construction plan review fee (\$50/lot) shall be paid upon submission of the construction plans.
- 23. Submit fifteen (15) prints of the final plat in accordance with Chapter 18.12 (Final Plat) MCC. The final plat shall include all revisions addressing the comments noted on the enclosed preliminary plat.

Within one (1) year from the date of preliminary approval of the subdivision, all requirements shall be completed, unless an extension of time is granted. Applications for extension of time should be made in writing to the Department of Public Works and Waste Management at least fifteen days before the expiration date.

If you have any questions or require further assistance, please call Glen Ueno of our Land Use and Codes Administration at 243-7373.

Very truly yours,

CHARLES JENCKS
Director of Public Works
and Waste Management

Enclosures: Preliminary Plat
Rollback Tax Information Notice
Application For Tax Clearance

GAU
3/1638-1.pro
xc: Wastewater Reclamation Division
Dept. of Water Supply, SD 94-47 w/preliminary plat
Planning Department
Maui Electric Company
State Department of Health
DOT, Highways Division w/preliminary plat
DLNR, State Historic Preservation Division
State Department of Agriculture

Mayor



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

RECEIVED

JUL 12 1995

H KAWAHARA, P.E.

July 3, 1995

Mr. Hideo Kawahara, Manager
Engineering and Construction
A & B Properties, Inc.
P. O. Box 156
Kahului, Hawaii 96732-0156

95 JUN 12 AM 11:29

Dear Mr. Kawahara:

Re: Special Management Area Use Permit Application for
the Kaunoa II Subdivision and Related Improvements
at TMK: 3-8-001: 064, Spreckelsville, Maui, Hawaii
(95/SM1-1000)

At its regular meeting on June 27, 1995, the Maui Planning Commission reviewed the above request. After due deliberation, the Maui Planning Commission voted to add the following to Finding of Fact No. 32:

The applicant has represented that lots developed for residential use would be limited to one dwelling per lot and that no additional cottages or other dwellings are contemplated to be permitted.

After due deliberation, the Maui Planning Commission voted to grant approval of the SMA request subject to the following conditions:

1. That construction of the proposed project shall be initiated by June 30, 1997. Further, initiation of construction shall be determined as construction of offsite improvements, issuance of a foundation permit and initiation of construction of the foundation, or issuance of a building permit and initiation of building construction, whichever occurs first. Failure to comply within this two (2) year period will automatically terminate this Special Management Area Use Permit unless a time extension is requested no later than

EXHIBIT C

Mr. Hideo Kawahara
July 3, 1995
Page 2

ninety (90) days prior to the expiration of said two (2) year period.

2. That the construction of the project shall be completed within five (5) years after the date of its initiation. Failure to complete construction of this project will automatically terminate the subject Special Management Area Use Permit.
3. That final construction shall be in substantial compliance with preliminary subdivision plans granted approval by the Department of Public Works and Waste Management in an approval letter dated June 15, 1995, and further presented to the Maui Planning Commission through plans dated June 23, 1995.
4. That appropriate measures shall be taken during construction to mitigate the short-term impacts of the project relative to soil erosion from wind and water, ambient noise levels, and traffic disruptions.
5. That the conditions of this Special Management Area Use Permit shall be self enforcing and, accordingly, upon due notice by the Planning Department to the permit holder and the Maui Planning Commission that there is prima facie evidence that a breach has occurred, the permit shall be automatically suspended pending a hearing on the continuity of such Special Management Area Use Permit, provided that written request for such a hearing is filed with the department within ten (10) days of the date of receipt of such notice of alleged breach. If no request for hearing is filed within said ten (10) day period, the Maui Planning Commission may revoke said Special Management Area Use Permit.

Mr. Hideo Kawahara
July 3, 1995
Page 3

6. That the subject Special Management Area Use Permit shall not be transferred without the prior written approval of the Maui Planning Commission. However, in the event that a contested case hearing preceded issuance of said Special Management Area Use Permit, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.
7. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Special Management Area Use Permit and shall defend, indemnify and hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.
8. That full compliance with all applicable governmental requirements shall be rendered.
9. That the applicant of the subdivision shall implement solid waste reduction, re-use, and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
10. That the contractor of the project applicant shall contact the Central Maui Sanitary Landfill Operations Supervisor for instructions on the disposal of clearing and grubbing material.
11. That the project applicant shall use climate-adapted plants and landscape water conservation.
12. That the project applicant shall pay for the installation of one (1) civil defense warning siren in the project area to provide adequate warning to the people in the event of an emergency or disaster situation.

Mr. Hideo Kawahara
July 3, 1995
Page 4

13. That the applicant shall provide intersection improvements at the access point with Alakapa Place and Hana Highway, including right-turn deceleration lane and street lighting.
14. That the applicant shall dedicate the necessary right-of-way on Hana Highway in consultation with the Highways Division, State Department of Transportation.
15. That the noise buffer fronting Hana Highway shall be submitted to the Highways Division, State Department of Transportation for approval.
16. That storm water runoff attributable to the proposed development will not be permitted on the highway right-of-way.
17. That plans for construction work within the State highway right-of-way shall be submitted to the Highways Division, State Department of Transportation for review and approval.
18. That the applicant shall be responsible for required roadway improvements at no cost to the State.
19. That the applicant shall consult with the County of Maui on the location of the bikeway path to pass through the project and show the mutually agreed upon bikeway path on the final subdivision plans.
20. That the Petitioner shall submit to the Planning Department a detailed report addressing its compliance with the conditions established with the subject Special Management Area Use Permit. Further, a preliminary report shall be reviewed and approved by the Planning Department prior to issuance of the Grading permit. A final compliance report shall be submitted 30 days after

Mr. Hideo Kawahara
July 3, 1995
Page 5

the completion of the subdivision to the Planning Department for review and approval.

21. That the applicant shall grant an avigation easement in favor of the Department of Transportation to assure no complaints or other actions are taken against the Department by any residents or occupants of the development as a result of existing and future aircraft noise. A copy of the recorded easement shall be submitted to the Maui Planning Department prior to final subdivision approval.
22. That the applicant shall inform all prospective occupants of possible odor, noise, and dust pollution resulting from surrounding agricultural uses and that the Hawaii Right-to-Farm Act, Chapter 165, Hawaii Revised Statutes, limits the circumstances under which pre-existing farming activities may be deemed to be a nuisance.
23. That only one (1) dwelling per lot developed for residential use shall be permitted and no cottages or other dwellings shall be permitted. The applicant shall prepare and record a unilateral agreement to this effect, prior to final subdivision approval, granting the County, either through an executive branch department or the Maui Planning Commission, the right to enforce this condition. This condition shall also be included in every deed conveying title to any agricultural lot subject to this permit, and shall run with the land and be binding on all agricultural lots within the subdivision in perpetuity.

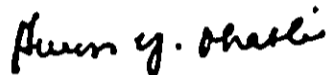
Mr. Hideo Kawahara
July 3, 1995
Page 6

Enclosed for your reference are copies of the following:

1. Planning Department Report;
2. Addendum Report;
3. Letter from Department of Transportation dated June 27, 1995;
4. Written testimonies presented at the June 27, 1995 public hearing;
5. Recommendation Memorandum; and
6. Amended Recommendation Memorandum.

Thank you for your cooperation. If additional clarification is required, please contact Mr. Clayton Yoshida of my office.

Yours truly,



GWEN OHASHI
Acting Director of Planning

GYO:CIY
enclosures

cc: LUCA (5)
Board of Water Supply
Department of Parks and Recreation
Fire Department
Police Department
Department of Housing and Human Concerns
Maui Civil Defense Agency
Natural Resources Conservation Service
Army Corps of Engineers
Maui Electric Company
Department of Health
Department of Transportation
Department of Land and Natural Resources
Department of Land and Natural Resources,
State Historic Preservation Division
Department of Agriculture
Department of Accounting and General Services,
Survey Division
Department of Education
Department of Business, Economic Development
and Tourism
Office of State Planning
CZM File
Project File (w/o enclosures)

Mr. Hideo Kawahara
July 3, 1995
Page 7

Colleen Suyama, Planning Department Land Use Program
Manager (w/o enclosures)
Clayton Yoshida, AICP (w/o enclosures)
(b:lkaunoa)

APPENDIX - F
Letter from Department of
Transportation, Highways Div.

BENJAMIN CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

October 31, 1995

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
~~JOHN R. BROWN~~
GLENN M. OKIMOTO
JERRY M. MATSUDA

IN REPLY REFER TO:

Hwy-M 2.409-95

Mr. Christopher L. Hart
Landscape Architect/Planner
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Hawaii 96793-1706

RECEIVED
NOV 02 1995

CHRIS HART & PARTNERS
Landscape Architecture & Planning

Dear Mr. Hart:

Subject: Ceramic Building at Kaunoa Center, Spreckelsville
Hana Highway, TMK 3-8-1:8

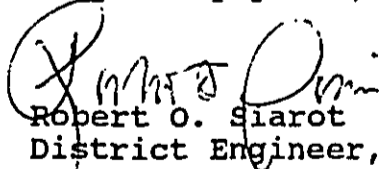
Thank you for your letter of October 25, 1995.

We have no objections to the inclusion of a traffic assessment section in the EA for the proposed project. Although the project is a replacement of an existing building and not an intensification, we would like the county of Maui to evaluate their current operations at the Center and its impacts on traffic, etc.

Please verify with the county of Maui if improvements to Hana Highway at Alakapa Place will be installed as planned. It is our understanding that these improvements will be made in response to concerns by seniors who use the center regularly.

There's no activities relating to the development of Kaunoa II Subdivision at this time. Please verify with A&B Properties, Inc.

Very truly yours,


Robert O. Siarot
District Engineer, Maui

/fmc

APPENDIX - G
Draft EA Comment
and Response

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 588-4106
FACSIMILE (808) 588-2462

December 5, 1995

RECEIVED
DEC 08 1995
Chris Hart & Partners
Landscape Architecture & Planning

Ms. Stephanie Aveiro, Director
Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawaii 96793

Dear Ms. Aveiro,

Subject: Draft Environmental Assessment for the New Kaunoa Senior Center

Thank you for the opportunity to review the subject document. We have the following comments.

1. The existing building which you are proposing to demolish was built in the 1930's. Please consult with the State Historic Preservation Division to determine whether the building is significant from a historic standpoint.
2. What is the estimated growth of elderly population in Maui and the Wailuku-Kahului region?
3. The ocean is only 600 feet from the project. What are the mitigation measures to control construction run-off from flowing into the streams and ocean?
4. What are the mitigation measures to prevent non-point source pollution (eg., petroleum products spilt on the parking lot, fertilizer used for landscaping) from entering into the streams and ocean?

If you have any questions, please call Jeyan Thirugnanam at 586-4185. Mahalo.

Sincerely,


Gary Gill
Director

c: ✓ Chris Hart



January 4, 1996

Mr. Gary Gill, Director
State of Hawaii
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment for the New Kaunoa Senior
Center Ceramic Building located at Spreckelsville, Maui, Hawaii
(3-8-01:08)

Dear Mr. Gill,

In response to your comment letter dated December 5, 1995 regarding the Draft Environmental Assessment for the New Kaunoa Senior Center Ceramic Building located at Spreckelsville, Maui, Hawaii (3-8-01:08), we have the following responses:

- 1) The existing ceramic classroom building to be demolished is a wood framed structure that was built in the 1930's and appears to be one of the original school classroom buildings. As such, we contacted Carol Ogata of the State Historic Preservation Division regarding the historic significance of this building. Since the structure is more than 50 years in age, the State Historic Preservation Division is requesting that the applicant submit a photo documentation of the existing ceramic building. The photo documentation will include a set of black and white photographs (35mm format minimum) as well as a brief history. With this documentation the State Department of Land and Natural Resources, Historic Preservation Division concurs with the proposed demolition of the existing ceramic classroom building (See enclosed letter from the State Historic Division dated December 20, 1995).
- 2) We contacted the County of Maui, Department of Human Concerns, Executive Office on Aging regarding information on the estimated growth of the elderly population on Maui. Senior citizens represent a growing proportion of the total population on the Island of Maui.

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

Mr. Gary Gill, Director
Office of Environmental Quality Control
New Kaunoa Senior Center Ceramic Building
January 5, 1995

Over the last decade (1980-1990), there has been a 50.0% increase in the number of elders (age 60+) on Maui. In 1990, approximately 15,611 older adults resided in Maui County, which represents approximately 15.5 % of the total County population (more than half of these elders reside in the Wailuku-Kahului region). This trend of a growing older population is expected to continue as the number of birth rates decline and life expectancies continue to get longer.

- 3) The increase in total surface runoff generated by the proposed project is expected to be approximately 0.1 cfs. (See Draft Environmental Assessment, Appendix A - Preliminary Drainage and Soil Erosion Control Report). The proposed drainage plan will allow the runoff to continue to sheet flow in its present direction. Alterations to the existing drainage pattern will be kept to a minimum. In addition, appropriate soil erosion mitigation measures, which will be guided by Maui County Code, Chapter 20.08 "Soil Erosion and Sedimentation Control", will be implemented during the construction of the project to protect downstream properties. These measures include:

- Minimizing time of construction;
- Retaining existing ground cover until latest date to complete construction;
- Early construction of drainage control features;
- Temporary area sprinklers in non-active construction areas when ground cover is removed;
- Stationing a water truck on site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included);
- Use of temporary berms and cut-off ditches, where needed, for control of erosion;
- Graded areas shall be thoroughly watered after construction activity has ceased for the day and on weekends;
- All cut and fill slopes shall be sodded or planted immediately after grading work has been completed.

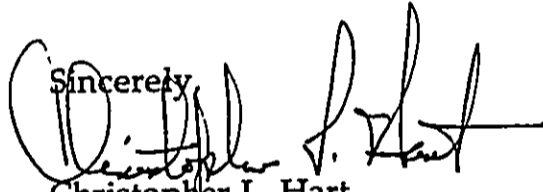
The project site is provided with adequate facilities for drainage control and storm water disposal. This, together with ultimate ground cover, shall preclude any appreciable onsite erosion. In addition, the soil loss per unit area and severity rating computed for the proposed project are well within the tolerable limits. As such, the proposed project is not anticipated to have an adverse affect upon the existing hydrologic conditions, adjoining or downstream properties, or coastal waters.

Mr. Gary Gill, Director
Office of Environmental Quality Control
New Kaunoa Senior Center Ceramic Building
January 5, 1995

- 4) The project site, which is located approximately 600 feet from the shoreline, is separated from the coastline by single-family residential lots which abut the shoreline, Laulea Place, and vacant parcels of land. (See Figure No. 2 in Draft Environmental Assessment). In addition, there are no streams in proximity to the project site. These land areas, combined with relatively flat topography, minimize the potential of non-point source pollution from entering the ocean. This minimal degree of risk and the small magnitude of the increase in paved parking stalls does not warrant mitigation measures from petroleum products. With regards to fertilizers and other landscape planting amenity products, proper adherence to prescribed application rates will minimize the potential for excess products to be transported via runoff to the ocean.

Thank you for your time and consideration. If you have any questions or need additional information, please contact myself or Mr. Bill Frampton of our office at 242-1955.

Sincerely,



Christopher L. Hart
Landscape Architect-Planner

encl.

cc: Mr. Gerald Hiyakumoto
Mr. Robin Tanaka
Project File