

LINDA CROCKETT LINGLE
Mayor

ROBBIE ANN A. KANE GUARD
Economic Development Coordinator
TELEPHONE: (808) 243-7710
FACSIMILE: (808) 243-7995



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OFFICE OF ECONOMIC DEVELOPMENT

COUNTY OF MAUI
200 SOUTH HIGH STREET, 6TH FLOOR
WAILUKU, MAUI, HAWAII USA 96793

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

March 12, 1996

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

Dear Mr. Gill:

**SUBJECT: NEGATIVE DECLARATION FOR HANA VILLAGE
MARKETPLACE, TMK: 1-4-04:37, HANA, MAUI, HAWAII**

The County government has reviewed the comments that it received on the Hana Village Marketplace project during the 30-day public comment period which began on January 23, 1996. The County government has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this environmental notice in the March 23rd Office of Environmental Quality Control (OEQC) Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. Please contact me or Diane Wakamatsu by phone at 243-7710, or by facsimile transmittal at 243-7995, if you have any questions or concerns on this matter.

Very truly yours,

Handwritten signature of Robbie Ann A. Kane Guard.

ROBBIE ANN A. KANE GUARD
Economic Development Coordinator

Attachments

c:\wpwin\negdec:daw

THE COUNTY OF MAUI MISSION STATEMENT:

To enhance the quality of life in Maui County by providing outstanding public service in partnership with the community. 30

1996-03-23-MA-FA-Hana Village Market place

MAR 23 1996
FILE COPY

**FINAL
ENVIRONMENTAL ASSESSMENT**

FOR

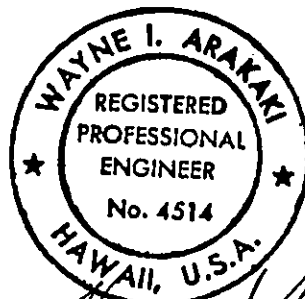
**HINA-MALAIENA
SHOPPING COMPLEX
HANA, MAUI, HAWAII**

TMK: (2) 1-4-04:37

PREPARED BY:

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

**JANUARY 8, 1996
MARCH 11, 1996 (Revised)**



Wayne I. Arakaki

I. Summary: Chapter 343, HRS
Environmental Assessment (EA)

Action: Hina Malailena Shopping Complex
Hana Highway
Hana, Maui, Hawaii

Project Name: Hana Village Market Place

Project Description: The proposed project involves the construction of a shopping complex. There will be four separate sections with one level for parking and the other for retail shops. The section furthest west and along Hana Highway will be the parking lot. The lot will provide thirty six parking stalls which includes a loading zone and two handicapped stalls. The two adjoining terraced sections will consist of five structures each for office or retail occupancy. The final terraced section which is furthestmost east, will have four structures and a stage area. The elevation differences between terraces will be between four and five feet.

Project Location: The subject parcel is located along Hana Highway in Hana, Maui, Hawaii. It is situated approximately 300 feet south of the Hana Highway and Hauoli Road intersection.

Tax Map Key: (2) 1-4-04:37

State Land Use Designation: Urban

Community Plan Designation: Community Business District, B-2

County Zoning Designation: Community Business District, B-2

Landowner: Wananalua Congregational Church
Hina Malailena-Lessee

II. Statement of Objectives and Project Description.

The Hana Village Marketplace is a proposed project that is being created to provide an opportunity for the community to engage in business ventures and to provide employment for the people. It also offers the Hana community to exhibit some cultural influences through the sale of Hana-made products, food and entertainment.

A. Technical Characteristics.

The proposed project involves the construction of a shopping complex. There will be three terraced sections which will be occupied by structures that will be primarily used for office or retail units. A total of 15 units will be constructed with one unit being designated for a restaurant and another unit for the public bathroom. A stage will also be provided for various future functions.

There will be thirty-six (36) parking stalls, which includes two (2) handicap stalls and 1 loading zone for deliveries. To maximize customer parking spaces, the Hana Village Marketplace tenants will be asked to park offsite. Hina-Malailena also has an informal agreement with Wananalua Congregational Church to install a parking lot for the church. The church will allow the marketplace tenants to utilize this parking lot, except for Sunday church service hours.

The marketplace will employ individual wastewater systems to handle daily sewage disposal. The systems will be installed beneath each terraced section.

The proposed septic system is based on information provided by the developer. To obtain final wastewater flow calculations, all tenants will be required to submit a wastewater usage report for review and approval by the Department of Health.

Each tenant will limit improvements to the capacity of the wastewater system serving their facility. The developer has agreed to not exceed the maximum wastewater discharge flow to each (IWS) Individual Wastewater System. The Department of Health (DOH) will review and evaluate the wastewater calculations.

A drainage system has been designated to maintain all runoff on the project site. A series of catch basins have been placed within each level with two to be installed in the parking lot. All drainage collected will be diverted into drywells to be constructed in the northeast corner of the complex.

Finally, a new single service lateral will be installed and connected to an existing four inch waterline on Hana Highway. A one inch water meter will be provided along with an above ground reduced pressure backflow preventor.

The Hawaii State Commission on Persons with Disabilities throughout the designing of the project has reviewed the design features to be in compliance with the ADAAG. The plan submitted to the County Land Use & Codes Administration for building permits reflects the latest ADAAG at the time submitted. Subsequent changes to the requirements have been inserted in the working drawings.

B. Social and Economic Characteristics.

The social and economic factors of the proposed project can only be beneficial to the Hana community. Socially, the marketplace will provide a focal point for the community to rally their energies into and create something new which rarely occurs in such an isolated area. The community will be able to present cultural aspects of the Hana lifestyle to tourists as well as local visitors.

From an economic point of view, people will have an opportunity to begin their own businesses in their community. More jobs will be available to those wanting to work in their home town instead of venturing elsewhere for employment. More income will be generated within the community with a new attraction. More traffic due to the new attraction may allow surrounding businesses to also prosper.

C. Environmental Characteristics.

The proposed project is not expected to make any negative environmental contribution. Careful planning has been emphasized to ensure that nothing detrimental to the environment will occur.

The drainage system designed will retain all runoff generated by the subject parcel. Drywells will be utilized to accommodate all runoff and maintain it to the parcel.

There will be grading conducted although no major quantities of earthwork is scheduled.

A landscaping plan will be implemented near completion of construction work. Landscaping will aid or prevent possible erosion. Standard mitigative measures will be enforced during construction.

The subject parcel will have no effect on access and recreational use of the shoreline. There are no archaeological or historical sites within the lot and is not considered an environmentally sensitive area.

III. Affected Environment.

A. Project Location

The subject parcel is located on Hana Highway in Hana, Maui, Hawaii. It is situated approximately 300 feet south of the Hana Highway and Hauoli Road intersection.

B. Geographical Characteristics.

1. Topography

The subject parcel slopes from the west, along Hana Highway, toward the east or makai. The slope of the lot is approximately 10% and bears no distinctive features.

2. Soils

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

The Hana series consist of well drained soil on the uplands of Maui. It ranges in elevation from sea level to 1200 feet. The mean annual soil temperature is 73 degrees Fahrenheit. Hana soils are geographically associated with Honomanu and Malama soils.

The Hana series are used for pasture and home sites. The natural vegetation consists of guava, koa, kaimiclover and California grass. The soil contains 20 to 30 percent of gravel and cobblestones. Slope averages between 3 to 15 percent and runoff is slow to medium.

3. Land Use Type.

The Detailed Land Classification-Island of Maui by the Land Study Bureau, University of Hawaii, L.S.B. Bulletin No. 7, 1967, designates the site as C16. This area has an overall 'C' which indicates it is moderately suited for machine tillability, non-stony to slightly stony, deep and well-drained.

C. Hydrological Characteristics

1. Groundwater and Drainage

There are no natural water features on the subject parcel. At present, the vacant lot drains naturally. The proposed project will provide a designed drainage system to accommodate runoff generated by the parcel. Catch basins have been placed strategically in the drainage design to accumulate all runoff. Drywells will be utilized to accept runoff and retain it within the lot.

2. Flood Hazard

In accordance with the Flood Insurance Rate Map (FIRM), effective June 1, 1981, prepared by the Federal Emergency Management Agency, Federal Insurance Administration, the subject parcel is located in designated Zone C. Zone C are areas of minimal flooding.

3. Tsunami Inundation

The subject parcel is not within the evacuation boundaries determined by the Civil Defense. Data was provided by the Maui, Molokai and Lanai, September 1995-1996 telephone directory.

D. Biological Characteristics

There were no rare or endangered species of flora or fauna observed during inspection of the subject parcel. It also seems very unlikely that the lot serves as habitat for any endangered species.

The parcel had previously been cleared of all vegetation and shrubbery. Grass occupies practically the entire lot along with a few trees. It seems unlikely that the area would be source of food for feral animals (see exhibit 1)

E. Archaeological Characteristics

The subject parcel was not listed on the National and Hawaii Registers of Historic Places, although it is adjacent to Wananalua Church. The staff of the Historic Preservation Program, in conjunction with the Department of Land and Natural Resources performed a visual investigation of the parcel in 1990. They concluded that there were no indication of any historic sites within the parcel and that the proposed project would have no impact on historic sites. (see exhibits)

F. Infrastructure and Utilities

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

G. Soil Erosion Control Plan

General:

The following measures will be taken to control erosion during the site development period.

1. Minimize time of construction.
2. Retain existing ground cover until latest date to complete construction.
3. Early construction of drainage control features, downstream or adjoining properties are not damaged.
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 projects developer has provided adequate facilities for drainage control and storm water disposal. This, together with ultimate ground cover, shall preclude any appreciable onsite erosion.

Based on our calculations, the sedimentation hazard to coastal waters and downstream properties is minimal. The soil loss per unit area and severity rating computed for the proposed development are well within the tolerable limits and additional erosion control measures are not required.

IV. Determination, Finds and Reasons Supporting Determination

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

Based on an analysis of the significance criteria of the Environmental Impact Statement Rules (i.e., Section 12 of the Hawaii Administrative Rules Title 11, Chapter 200), the following were concluded:

- a. No irrevocable commitment to loss or destruction of any natural or cultural resources would result.

The proposed project site was originally altered from its virgin state for the cultivation of sugar cane between 1890 and 1945, with some housing and commercial use along the highway lasting until the late 1950's. The property was then used for a pasture until 1988 when it was cleared of overgrowth by Hina-Malailena and planted with grass so the property could be used for fundraising events. Several sub-surface digs conducted for pre-construction tests have revealed no evidence of cultural significance. All sub-surface work occurring during the project's construction will be monitored.

- b. The action would not curtail the range of beneficial uses of the environment.

The proposed project will place the use of the property in accordance with its current land use zoning. The proposed project will have minimal impact on the environment, while providing substantial economic benefit to the community. The use of terracing will allow the proposed project to minimize both the alteration of the natural slope of the property, as well as the obstruction of view from the highway to the coastline.

- c. The proposed action does not conflict with the state's long-term environmental policies or goals and guidelines.

The provisions set forth in the "State Environmental Policy" (Hawaii Revised Statutes, Chapter 344) identifies broad policies which relate to conservation and natural resources, and the enhancement of the quality of life. The proposed project will occupy a 1.124 acre parcel of land that is zoned B-2 for business use. The proposed project will provide economic benefits to residents of the community with minimal impact on the natural resources within this location. The economic benefits are expected to contribute to the enhancement of the quality of life for both residents of the community and the visitors. An increase in "visitor satisfaction" is expected to result from the development of the proposed project.

- d. The economic or social welfare of the community or state would not be substantially affected.

Construction of the proposed project would result in temporary economic benefits in the construction industry and direct economic benefits to the Hana residents, particularly, those who chose to operate a small businesses within the proposed project. The residents of the Hana district will also benefit from the spin-off in cottage industries that will become viable as a result of the new small retail businesses that will be seeking local products to sell. The proposed project's plans includes the development of a business services office on the premises to provide technical support and services to the tenant businesses and entire community. One of the services envisioned is a direct marketing system or catalog sales system for "global marketing".

- e. The proposed action does not substantially affect public health.

With the exception of a temporary increase in the noise level during the construction phase, the proposed project will not affect public health.

- f. No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.

The proposed project will lease space to businesses that are owned and operated by full-time residents of the Hana district. There are no anticipated shifts in population other than the possibility of decreasing the out-migration of Hana residents. There are no anticipated effects on public facilities since no increase in resident population is expected to result from the development of the proposed project.

- g. No substantial degradation of environmental quality is anticipated.

The change from an unoccupied parcel of land to a parcel with village-type clusters of structures for commercial activity and a parking lot, is a change of environmental quality. However, the change is considered as an improvement in environmental quality in view of the fact that the parcel was previously an overgrown lot which obstructed the coastline view. The proposed project will permit view to the coastline and provide economic benefits to the community.

- h. The proposed action does not involve a commitment to larger actions, now would cumulative impacts result in considerable effects on the environment.

The proposed project is self-contained and independent of any other proposed commercial project in the community. There are plans for the reconstruction of Hasegawa General Store, which currently operates on leased space that is owned by the Hotel Hana Maui/Hana Ranch complex. The only other store in Hana is the Hana Store, which is owned and operated by Hotel Hana Maui/Hana Ranch, which sells more grocery-type inventory than the Hasegawa General Store. The Hotel Hana Maui/Hana Ranch owns all other business zoned property in the community.

- i. No rare, threatened or endangered species or their habitats would be affected.

There are no known rare, threatened or endangered species of either plant or animal, or their habitats, located on or near the proposed project site.

- j. Air quality, water quality, or ambient noise levels would not be detrimentally affected.

Except for temporary increase in ambient noise levels during the construction phase, no other detrimental impacts are anticipated.

- k. The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.

The proposed project would not affect any environmentally sensitive areas. The proposed project site is not located in a flood prone area. In addition, the makai boundary is approximately 1,400 feet from the coastline at an elevation of 88 feet.

V. Alternative Considered

Consideration was given to other types of developments besides the shopping complex but it was determined that the proposed project would be most beneficial to all involved.

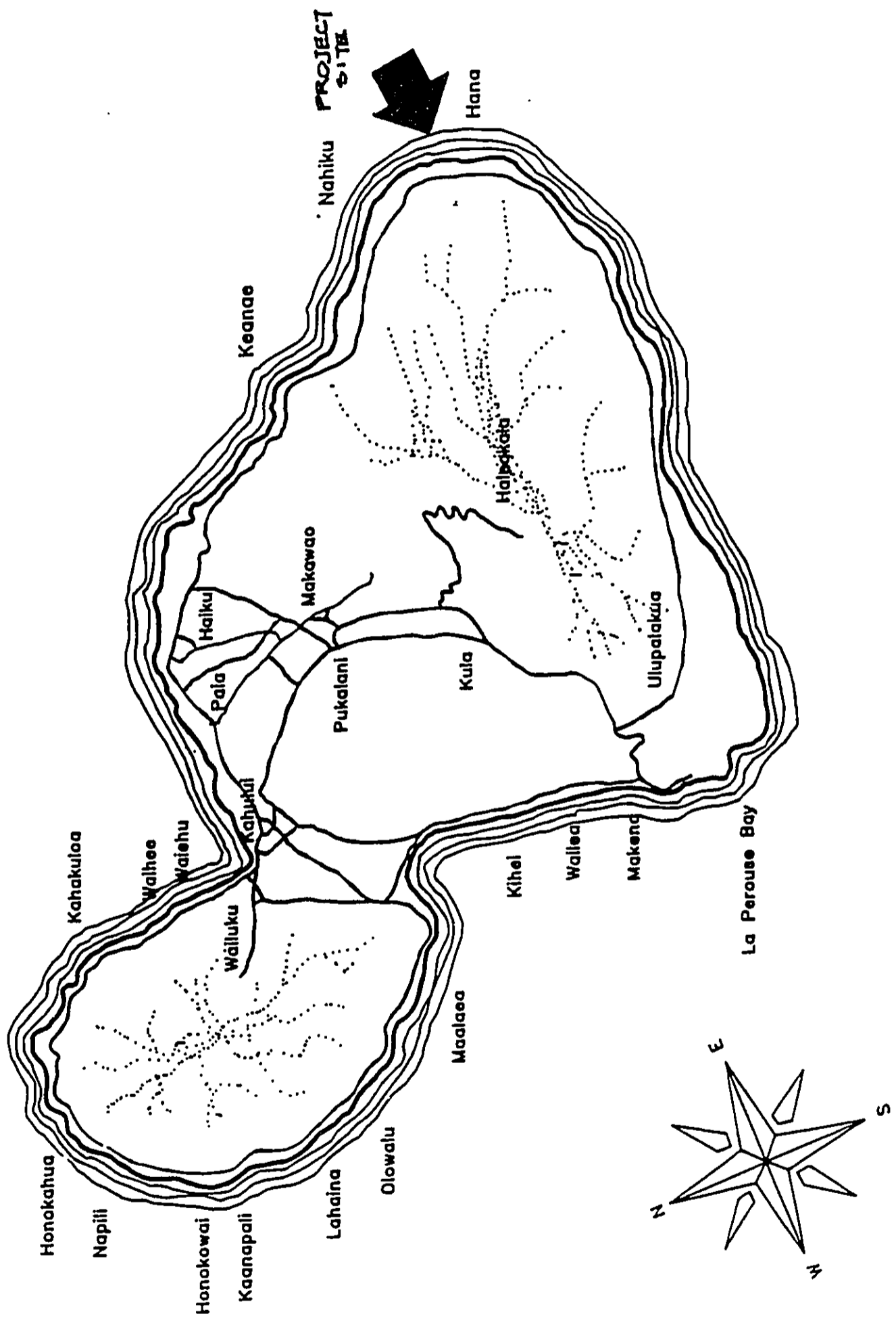
Another alternative considered was "no action". No action would result in leaving the subject parcel idle with no actual productivity. The proposed project will be utilizing the parcel to its ultimate usefulness.

VI. Summary of Major Impact and Mitigative Measures

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

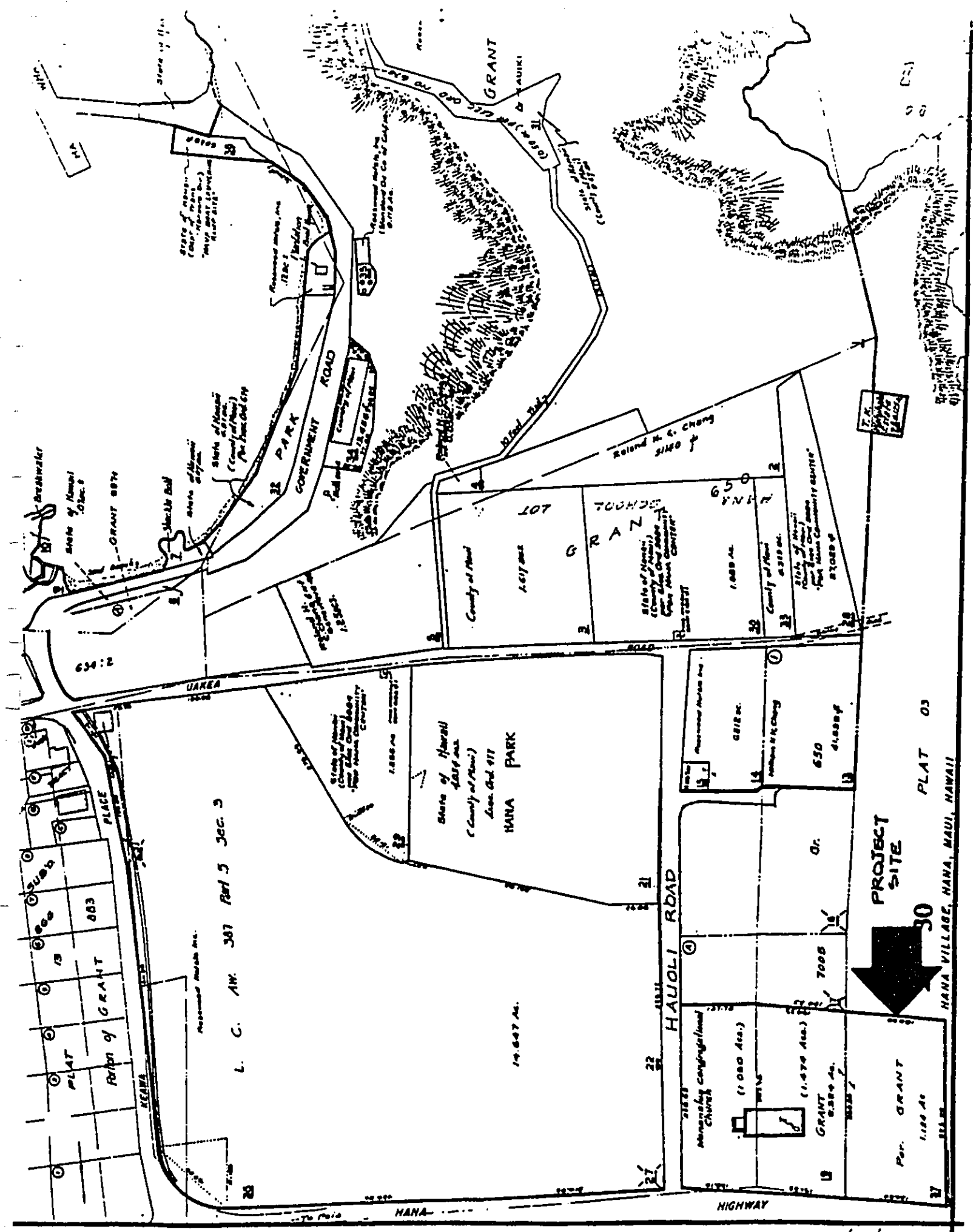
Construction of the improvements will correct deficiencies and will also have long term beneficial impacts. The degree of short term impact will be determined largely by the construction method to be employed and the time of day(s) of the week construction is performed.

The proposed project will necessitate the grading of the parcel. A significant amount of earth will be excavated and filled. The soil will be compacted during construction to accommodate the areas that will be occupied by the complex. Erosion in other areas will be controlled through standard mitigative measures during construction. Erosion should be considered short term as a landscaping plan has been developed and will be implemented as soon as the general contractor will allow. The landscaping should stabilize and aid to prevent future erosion.



ISLAND OF MAUI

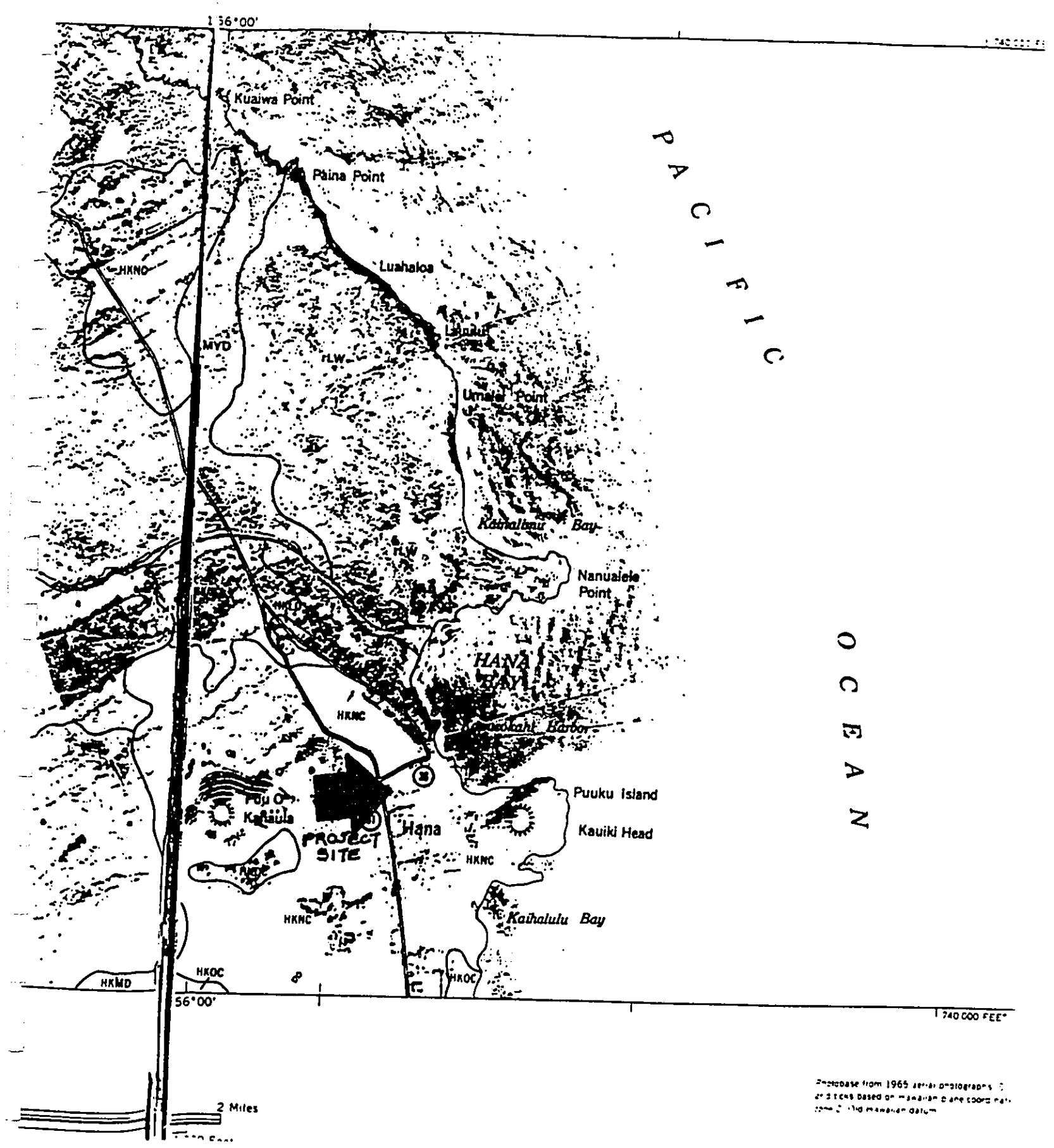
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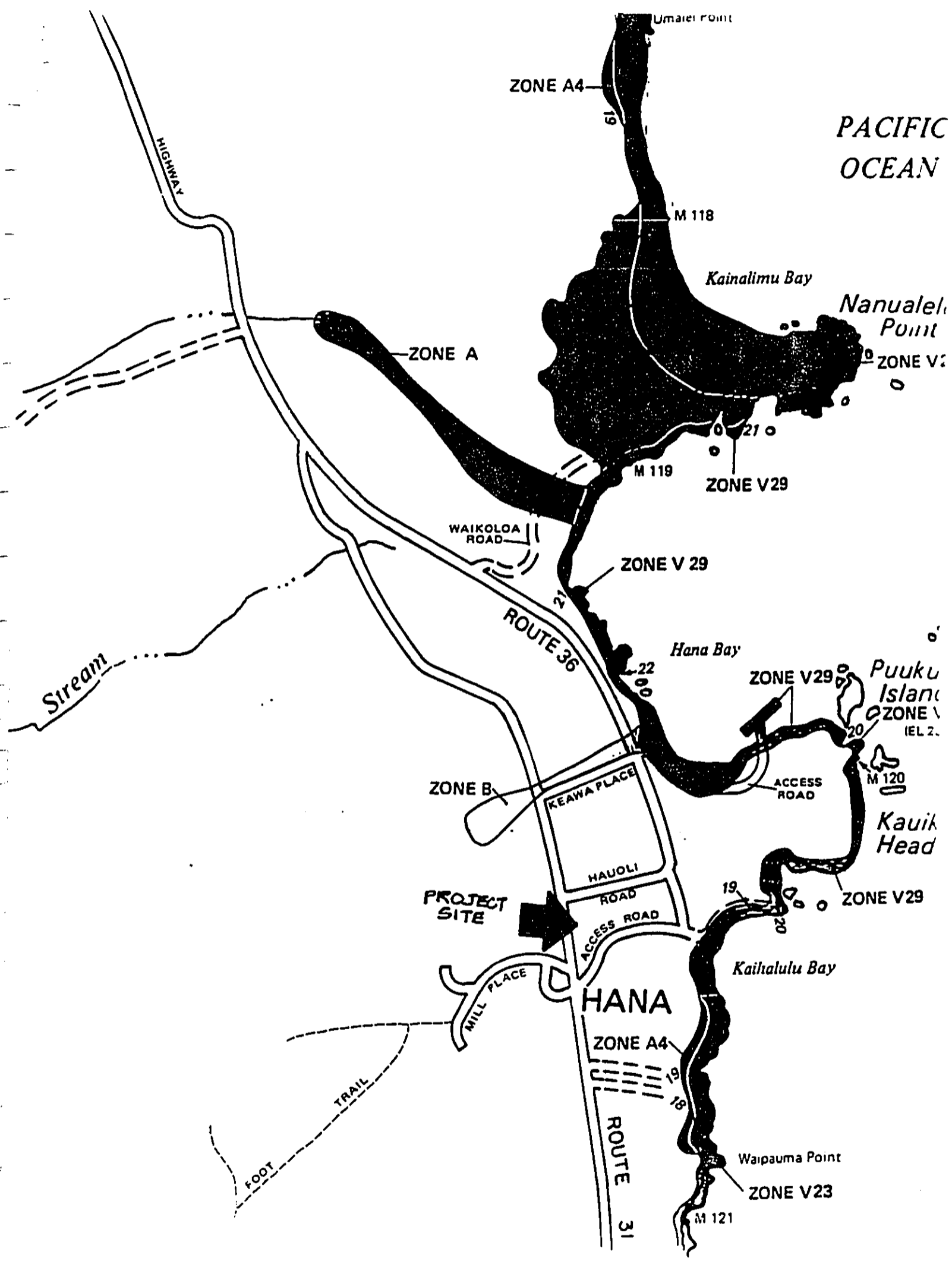
Source: Tax Maps, Electrical & Survey Department

HANA VILLAGE, MANA, MAUI, HAWAII
PLAT 03
PROJECT SITE

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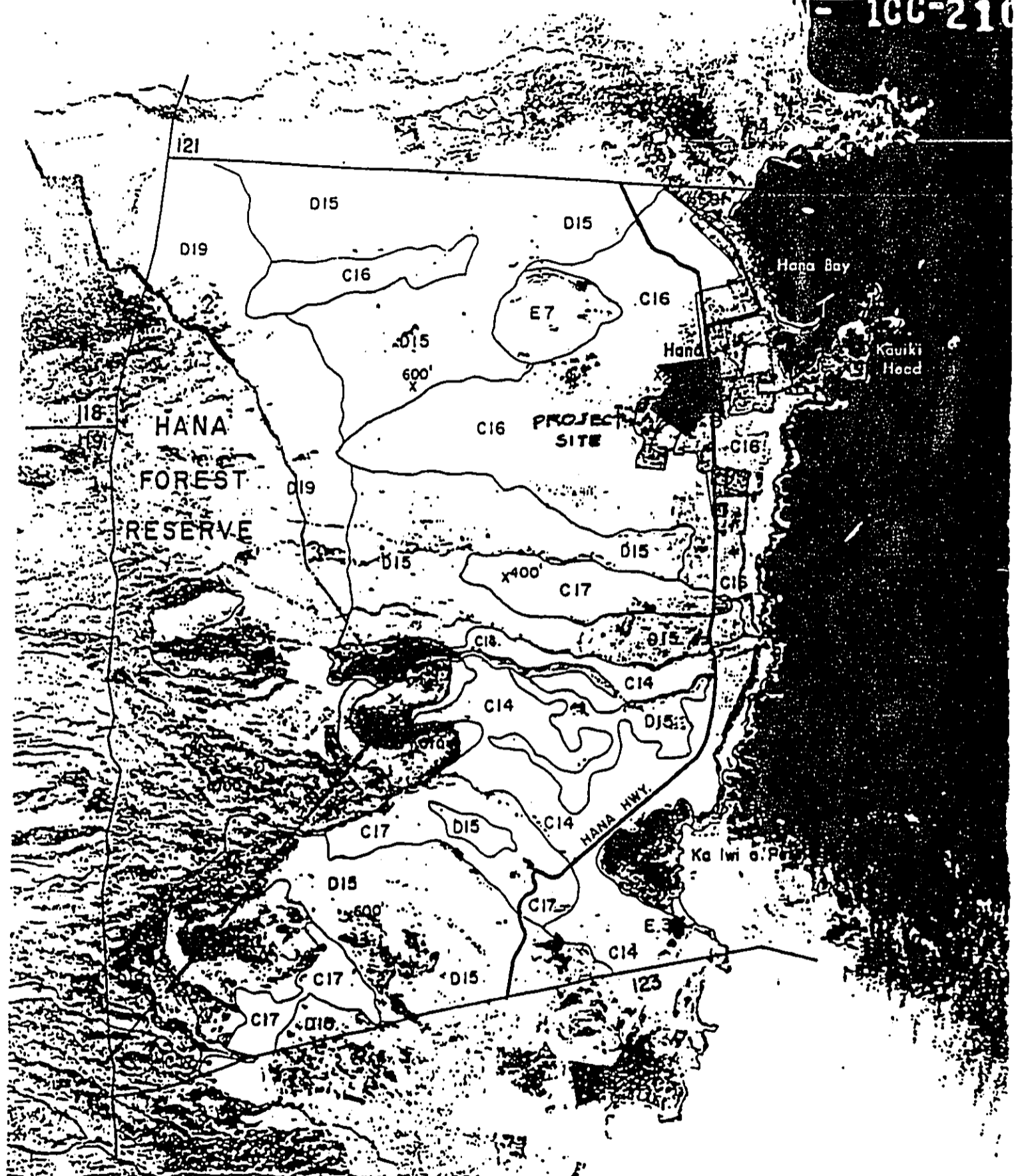


DETAILED LAND CLASSIFICATION - ISLAND OF MAUI

Map No.

100-210

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Land classification data
field mapped 1966.

LAND CLASSIFICATION SYMBOL

- Master Productivity Rating
- Land Type Number and letter "I" if irrigated
number only if unirrigated. See sections of
map where boundaries are defined and listed.



Approx
1000'

U.S.G. S. Quad. References: Hana

Approx Scale (11/16") = 12,600 - Ground Elevation
6

Aerial Photographs U.S. Dept. of Agriculture, A

IN WAIHEE
CRIMINAL DIVISION



WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

Keith W. Ahue
MANABU TAGOMORI
RUSSELL H. FURUMOTO

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96808

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

REF:HP-AL

FEB 22 1990

Ms. Coleen Church, Administrative Assistant
Hina-malailena
P. O. Box 393
Hana, Hawaii 96713

Dear Ms. Church:

SUBJECT: Compliance with Section 106, National Historic Preservation Act
Hana, Maui
TKX 1-4-06:37

Thank you for the opportunity to review your application for Federal assistance from Farmers Home Administration for the construction of the Hana Village Market Place.

A review of our records indicates the absence of sites listed on the National and Hawaii Registers of Historic Places, or have been determined eligible for listing on the National Register of Historic Places. However, adjacent to the proposed project area is Wananalua Church, a property on both the National and Hawaii Registers of Historic Places. Your proposal states that the proposed project site has been cleared of vegetation and it is now a grassy area. We also contacted Mr. Tom Parry of the Wananalua Church Board of Trustees for additional information. According to Mr. Parry, the church cemetery is located within the church grounds and no graves or stone bounds are found in parcel 37. The proposed design of the market place does not appear to have any visual impact on the church. For these reasons, we have determined that your proposed project will have "no effect" on significant historic sites.

Very truly yours,

WILLIAM W. PATY
Chairperson and State
Historic Preservation Officer

EXHIBIT 1

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JOHN WAIHEE
GOVERNOR OF HAWAII



WILLIAM W. PATT, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 521
HONOLULU, HAWAII 96809

DEPUTIES
KEITH W. AMUE
MANABU TAGOMORI
RUSSELL M. FURUMOTO
AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT CONVEYANCES
FORESTRY AND WILDLIFE HISTORIC PRESERVATION PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REP:OCEA:JN

NOV 21 1990.

File No.: 91-182
Doc. No.: 0336E

The Honorable Christopher L. Hart, Director
Department of Planning
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Hart:

Subject: Special Management Area (SMA) Use Permit Application
for Construction and Operation of Hina-Malailena
Community-Based Commercial Center at Hana, Maui;
TMK: 1-4-04: 37

Thank you for giving our Department the opportunity to comment on this matter. We have reviewed the materials you submitted and have no comments.

The proposed project area contains no sites listed on the National and Hawaii Register of Historic Places, or determined eligible for listing on the National Register of Historic Places. The property is adjacent to the Wananalua Church, a site on both the National and Hawaii Registers of Historic Places. However, the proposed design of the marketplace does not appear to have any visual impact on the church. A visual inspection of the parcel by the Staff of Historic Preservation Program also indicated the absence of historic sites. Therefore, we determined that the proposed project will have "no effect" on significant historic sites.

The proposed commercial center will provide the Hana residents the opportunity to relocate or start a business.

EXHIBIT 2

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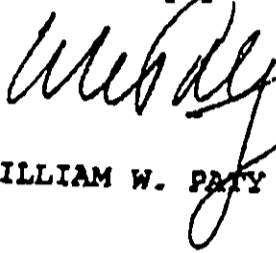
Honorable Christopher L. Hart

- 2 -

FILE NO.: 91-182

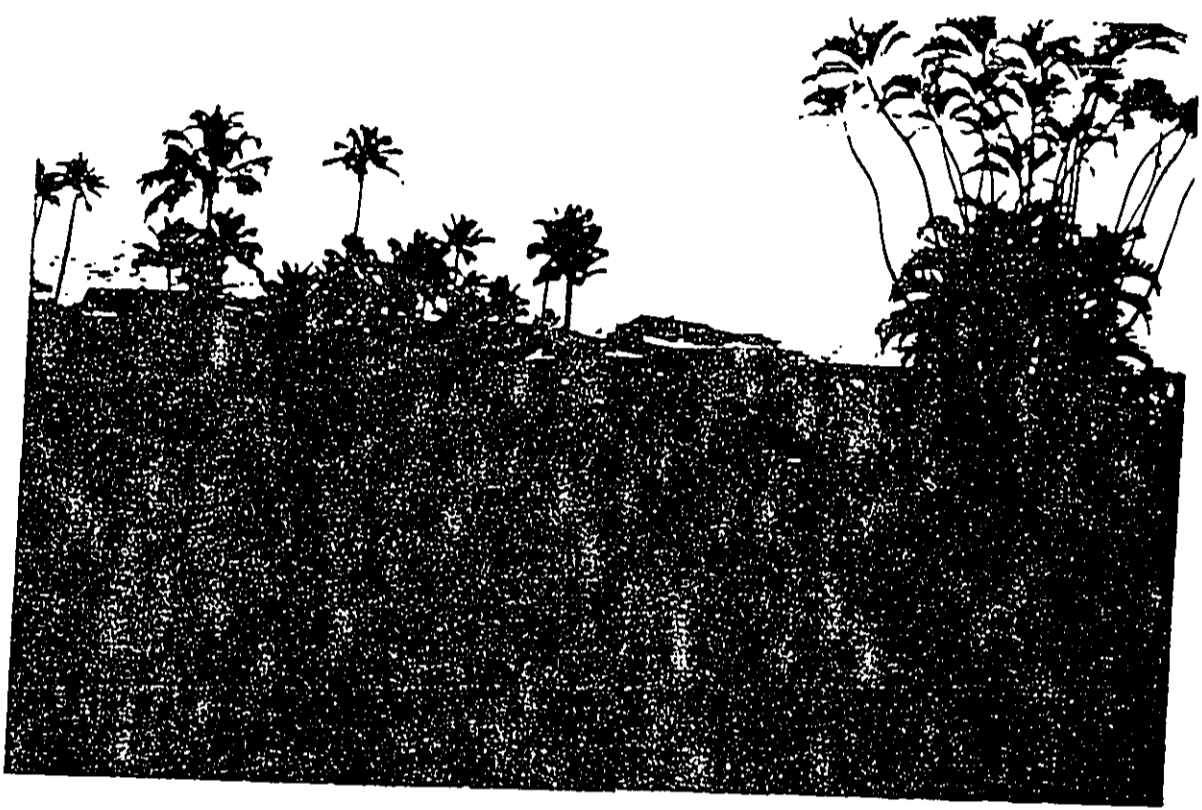
If you have any questions, please feel free to call me or Bob Johnson at our Office of Conservation and Environmental Affairs, at 548-7837.

Very truly yours,



WILLIAM W. PATY

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Project Site



Project Site

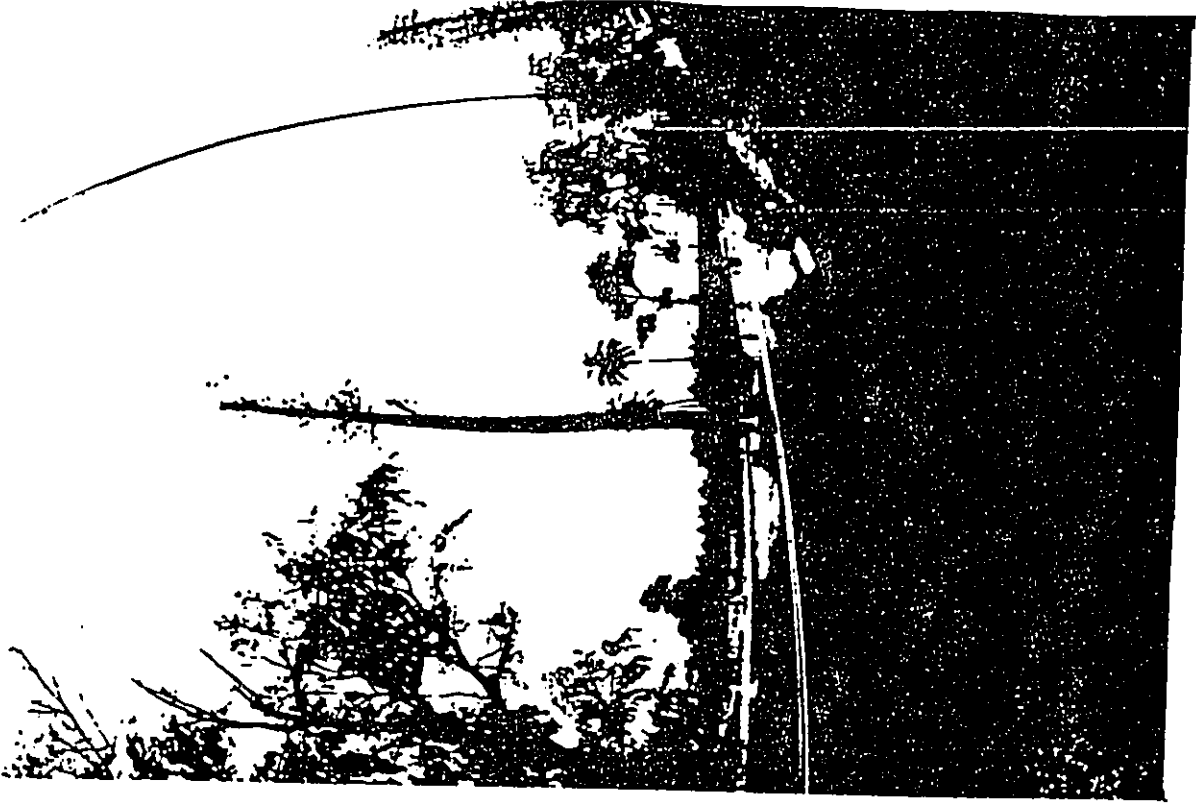


Project Site



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Project Site



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**DRAINAGE AND SOIL EROSION
CONTROL REPORT**

FOR

**HINA-MALAIENA
COMMUNITY - BASED COMMERCIAL CENTER**

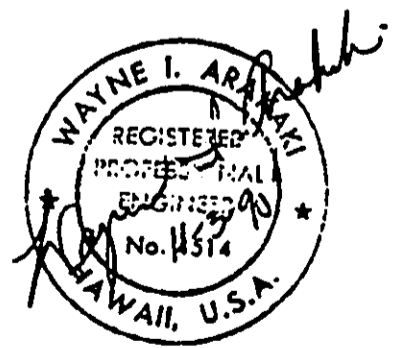
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HANA, MAUI, HAWAII

PREPARED BY:

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

**JUNE 19, 1993
NOVEMBER 3, 1995**



INTRODUCTION:

This examination and plan have been prepared to evaluate both the existing onsite drainage condition and proposed drainage plan for the subject improvements.

PROPOSED PROJECT:

A. LOCATION

The proposed project is located in Hana, Maui. The property is at the corner of Hana Highway and an access road. It is about a block south of Hauoli Road.

B. PROJECT DESCRIPTION

The subject parcel has been rezoned B-2, Community Business District. A shopping complex is proposed to occupy the parcel. The improvements will include several small kiosk type buildings. A paved parking lot, landscaping and drainage system. The drainage system will accommodate the onsite runoff.

EXISTING CONDITIONS

A. DRAINAGE

The runoff generated from the subject parcel flows in a southwest to northwest direction. All runoff flows toward the Hana Harbor. There is no offsite runoff that flows into the property from Hana Highway.

B. FLOOD AND TSUNAMI ZONE

According to the Flood Insurance Rate Map (FIRM), effective June 1, 1981, prepared by the Federal Emergency Management Agency, Federal Insurance Administration the project site is located in designated Zone C. Zone C areas are designated as minimal flooding areas.

HYDROLOGY 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)
- A = area (acres)
- I = rainfall intensity for a duration equal to the time of concentration (in./hr.)
- C = runoff coefficient

CONCLUSION:

The project runoff will be absorbed by several catch basins on the project site. The runoff will then be directed to two drywell systems. The parking area will have a drywell consisting of a 48 inch perforated drain pipe for runoff storage. The rest of the project site will be absorbed with 4 cesspool type drywells located at the bottom corner of the property.

Therefore, it is my professional opinion that the proposed development will not have any adverse effect on the adjacent or adjoining downstream properties.

DRAINAGE COMPUTATION

&

STORAGE DESIGN

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PARKING LOT

Q = CIA

A = Area of parking is 14,400 OR 0.3 acres

C = Runoff coefficients

Infiltration	Medium	0.07
Relief	Flat	0.00
Vegetal Cover	Poor	0.05
Development Type	Industrial & Business	0.55
		Total C = 0.67

NOTE:

We are using paver tiles, which have no concrete or grouting. This will allow the runoff to percolate into the ground between the paver spacings. Infiltration will be medium (0.07).

i = Intensity Duration

L = 110 feet.

S = 0.03

10 yr 1 hr rainfall = 3.5 in.

Tc = 3 mins.

i = 7.4

Q = CiA

Q = 2.0 cfs = 0.67 (10.0) 0.3

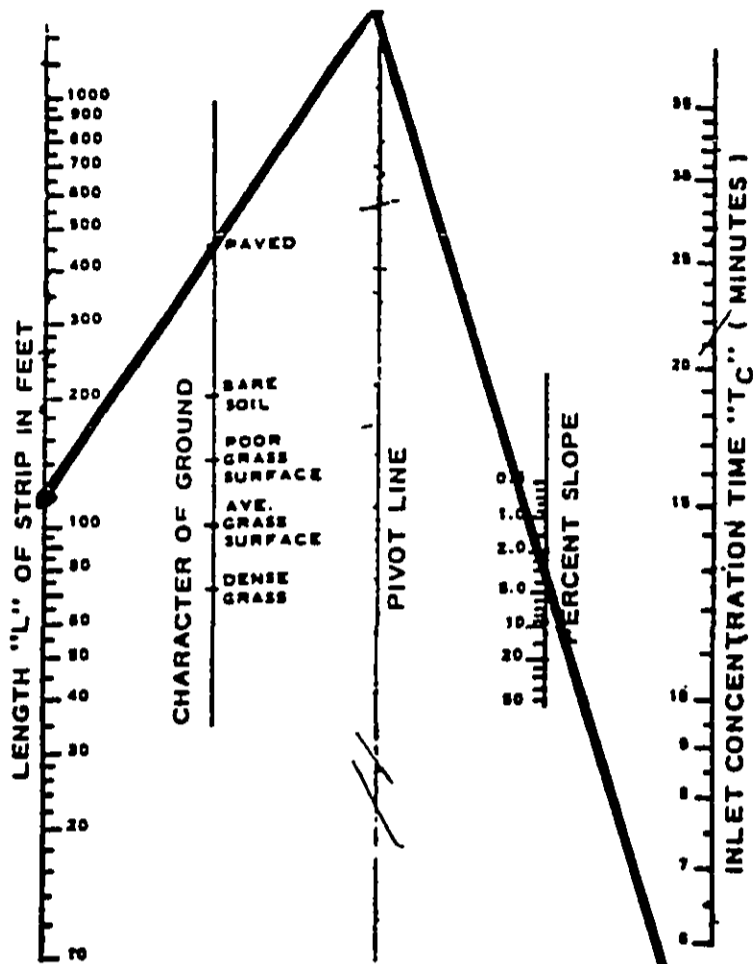


Plate 3
Overland
Flow
Chart

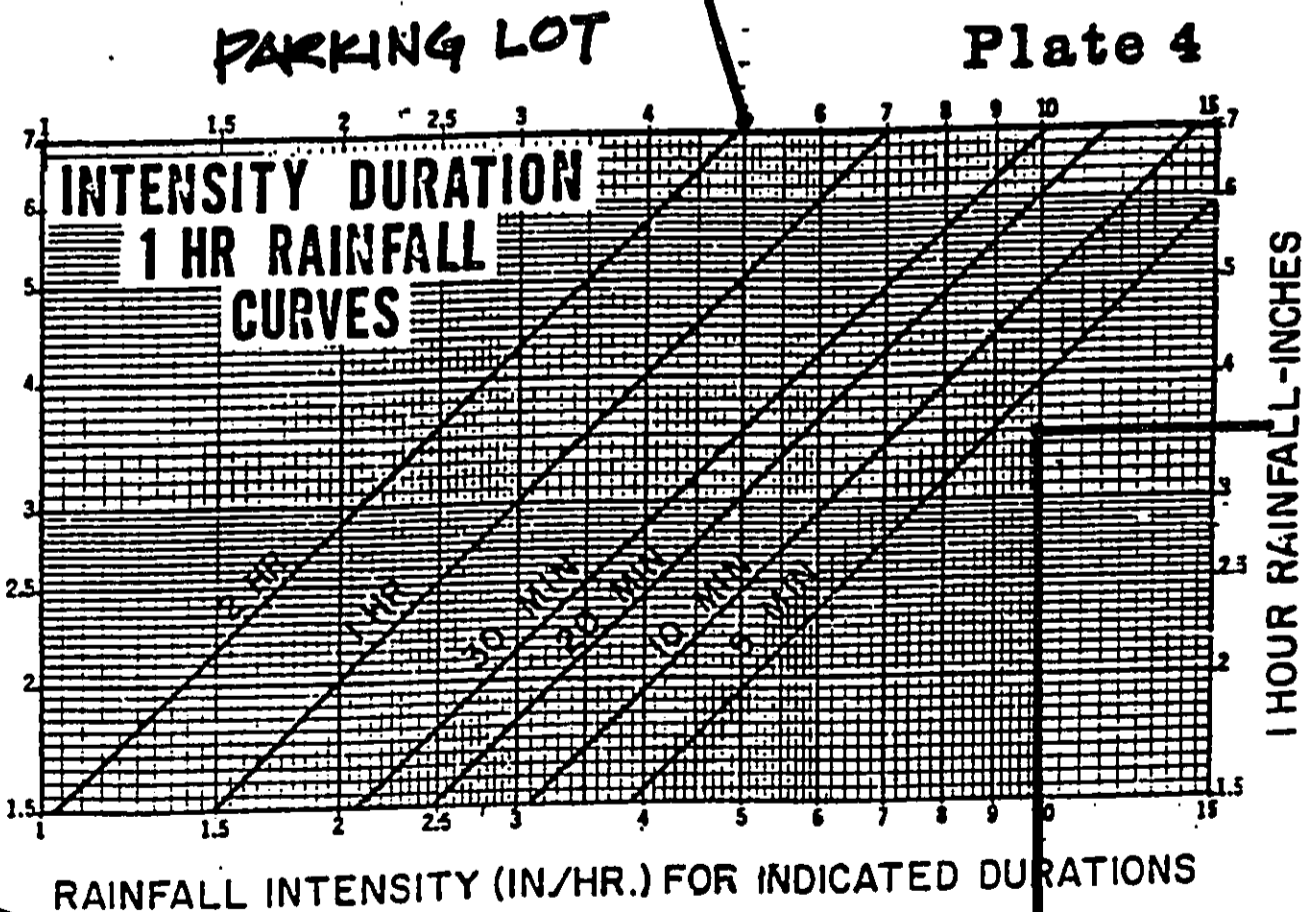


Plate 4

RAINFALL INTENSITY (IN/HR.) FOR INDICATED DURATIONS

$\tau = 10.0$

STORAGE CALCS

PARKING LOT - STORAGE

STORAGE: $2.0 \frac{FT^3}{SEC} \times 180 \text{ SECS}$

REQD: = 360 CU.FT. ✓

USE 1/2" PERFORATED PIPE

30'-0" LONG

CHECK:

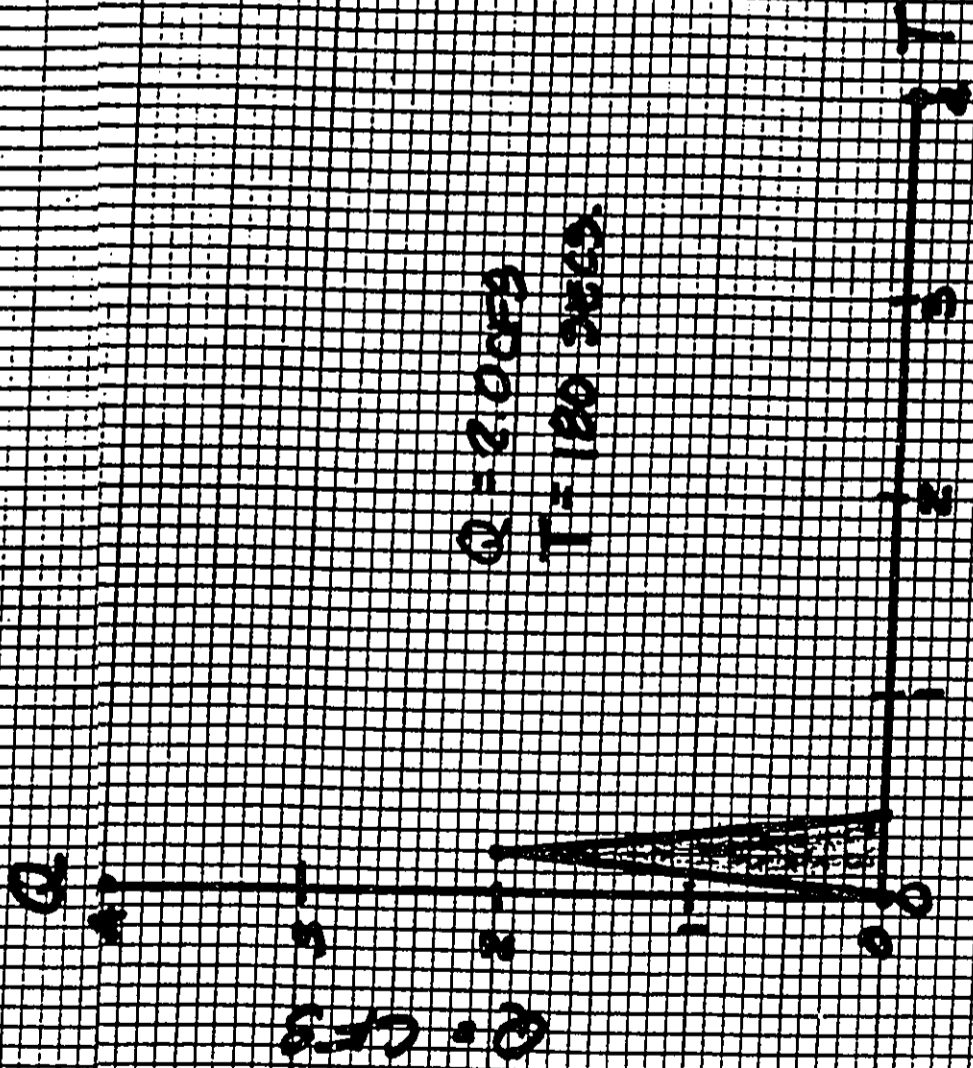
$V = \pi R^2 L$

= $\pi (2')^2 (30')$

$V_{OL} = 377 \text{ CU.FT.} \checkmark$

$Q = 2.0 \text{ CFS}$

$T = 180 \text{ SECS}$



SECONDS 1000

PARKING STORAGE

LEVEL #1

$$Q = CiA$$

A = Area of level #1 is 10,500 s.f. or 0.24 acres

C = Runoff coefficients

Infiltration	Medium	0.07
Relief	Flat	0.00
Vegetal Cover	Poor	0.05
Development Type	Industrial & Business	0.55
		Total C = 0.67

NOTE:

We are using paver tiles, which have no concrete or grouting. This will allow the runoff to percolate into the ground between the paver spacings. Infiltration will be medium (0.07).

i = Intensity Duration

L = 120 feet

S = 0.01

10 - yr. 1-hr. rainfall = 3.5 in.

T_c = 5 mins.

t = 9.0

$$Q = CiA \quad Q = 1.4 \text{ cfs} = 0.67 (9.0) 0.24$$

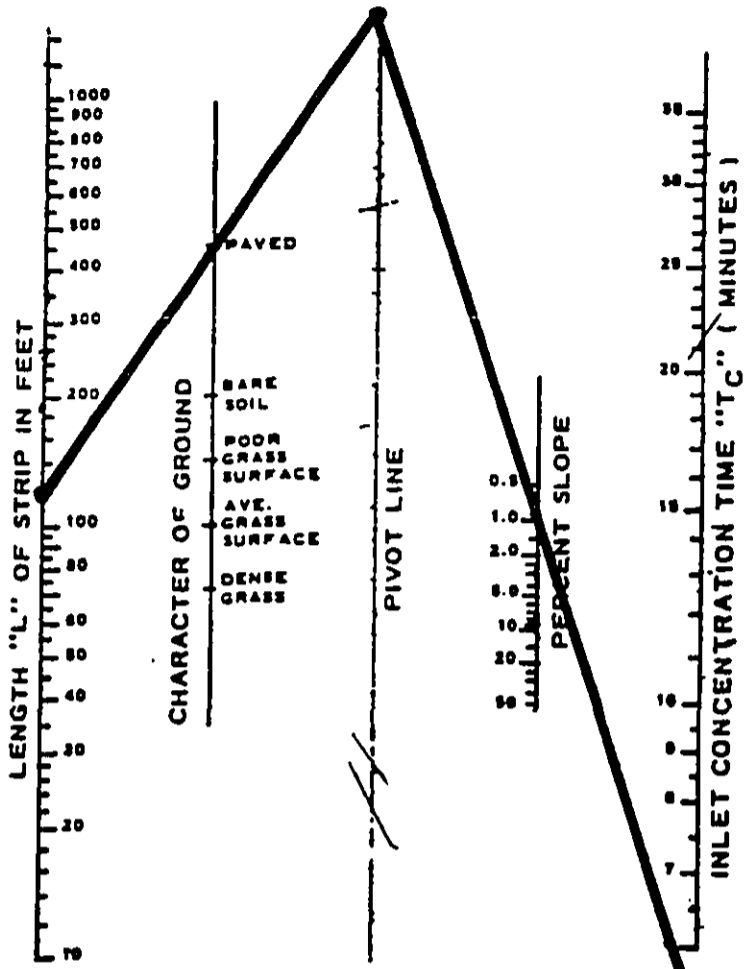
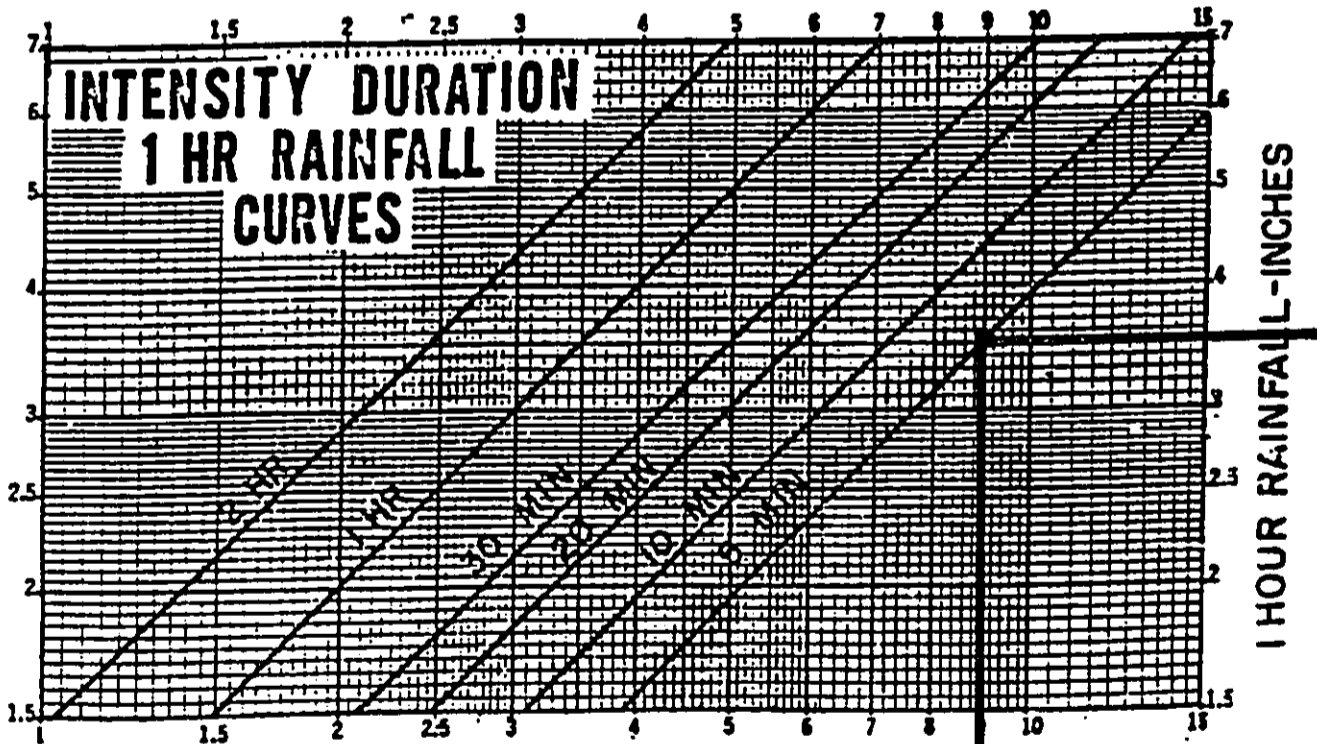


Plate 3

Overland Flow Chart

LEVEL: 1

Plate 4



RAINFALL INTENSITY (IN/HR.) FOR INDICATED DURATIONS

$i = 9.0$

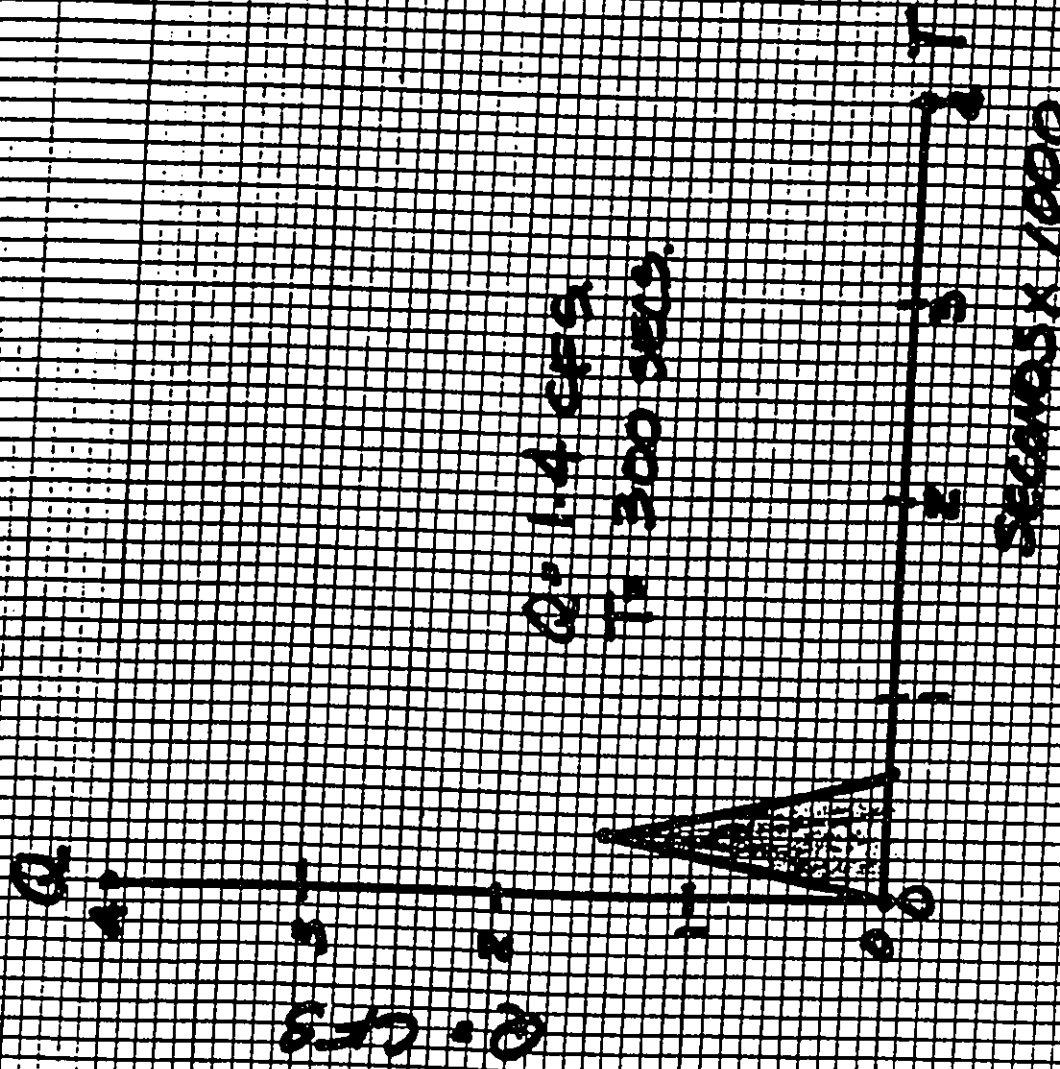
STORAGE CALCS.

LEVEL #1 - STORAGE

$$Q = 1.4 \text{ CFS} \times 300 \text{ SECS}$$

$$Q = 420 \text{ CU FT}$$

(SEE LEVEL #3 FOR
STORAGE)



LEVEL #1 STORAGE

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LEVEL #2

(Q = CiA)

A = Area of level #2 is 10,650 s.f. or 0.25 acres.

C = Runoff Coefficients

Infiltration	Medium	0.07
Relief	Flat	0.00
Vegetal Cover	Poor	0.05
Development Type	Industrial & Business	<u>0.55</u>
	Total C	= 0.67

NOTE:

We are using paver tiles, which has no concrete or grouting. This will allow the runoff to percolate into the ground between the paver spacings. Infiltration will be medium (0.07).

λ = Intensity Duration

L = 90 feet

S = 0.01

10 - yr 1-hr. rainfall = 3.5 in.

Tc = 4 mins.

λ = 9.2

Q = CiA Q = 1.5 cfs = 0.67 (9.2) 0.25

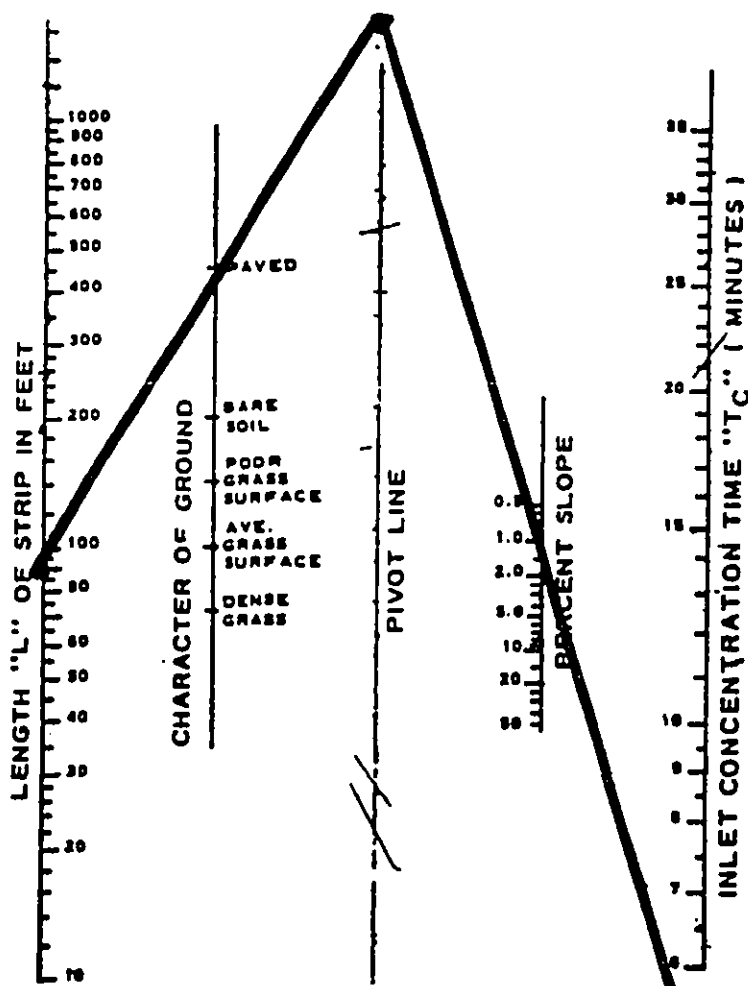
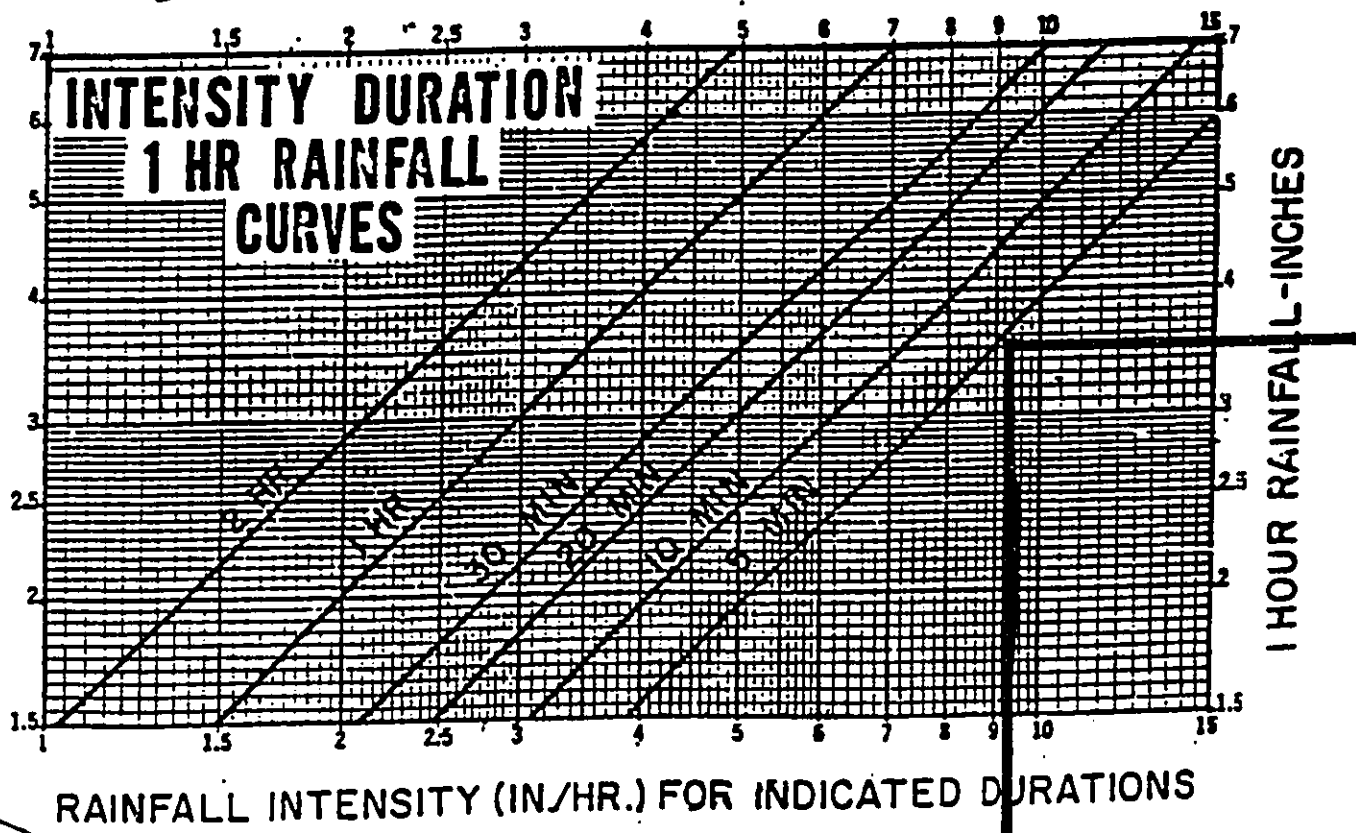


Plate 3

Overland Flow Chart

LEVEL #2

Plate 4



RAINFALL INTENSITY (IN/HR.) FOR INDICATED DURATIONS

$i = 2.2$

LEVEL #2 - STORAGE

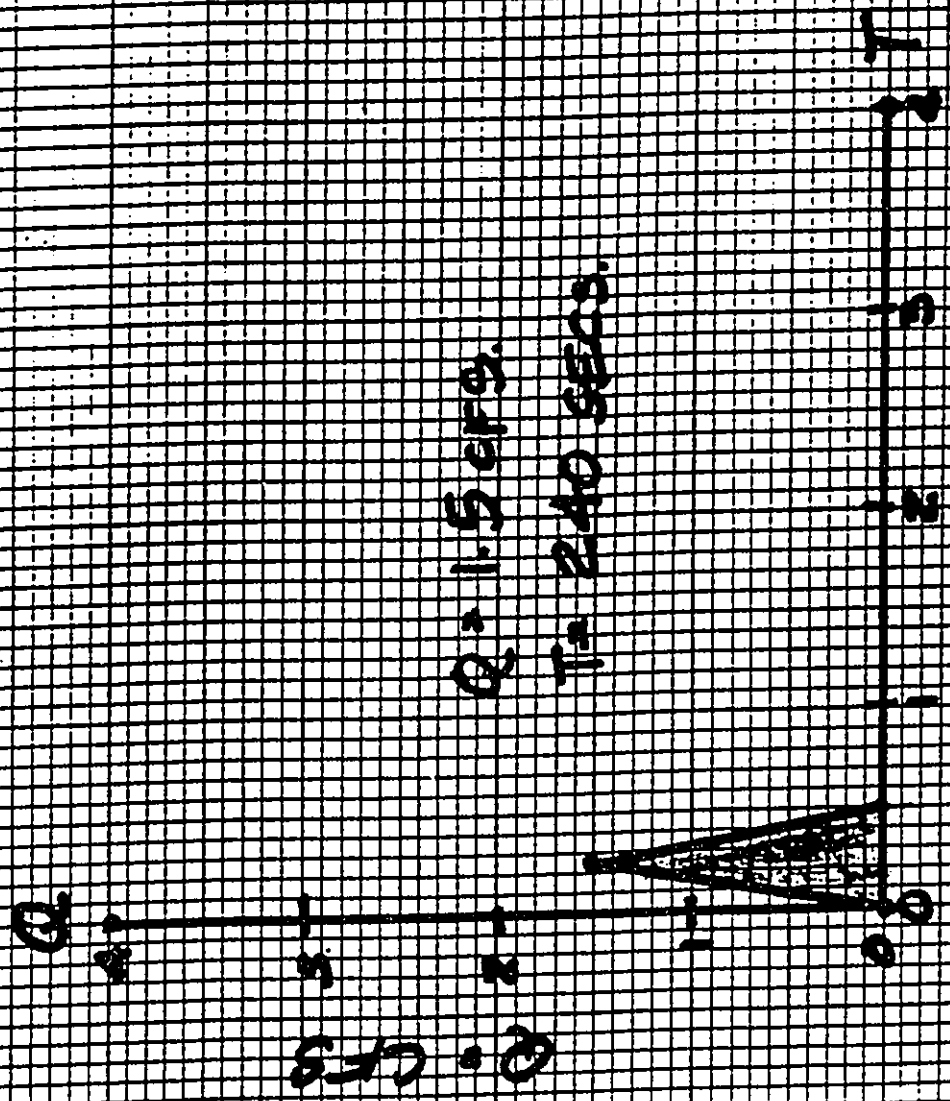
STORAGE CALCS.

STORAGE = $1.5 \frac{FT^3}{SEC} \times 240 \text{ SECS.}$

REQD. = 360 cu. FT.



(SEE LEVEL #3 FOR STORAGE)



LEVEL #2 - STORAGE

DOCUMENT CAPTURED AS RECEIVED

LEVEL #3

$(Q = CiA)$

A = Area of level #3 is 11,775 s.f. or 0.27 acres

C = Runoff Coefficients

Infiltration	Medium	0.07
Relief	Flat	0.00
Vegetal Cover	Poor	0.05
Development Type	Industrial & Business	0.55
		Total C = 0.67

NOTE:

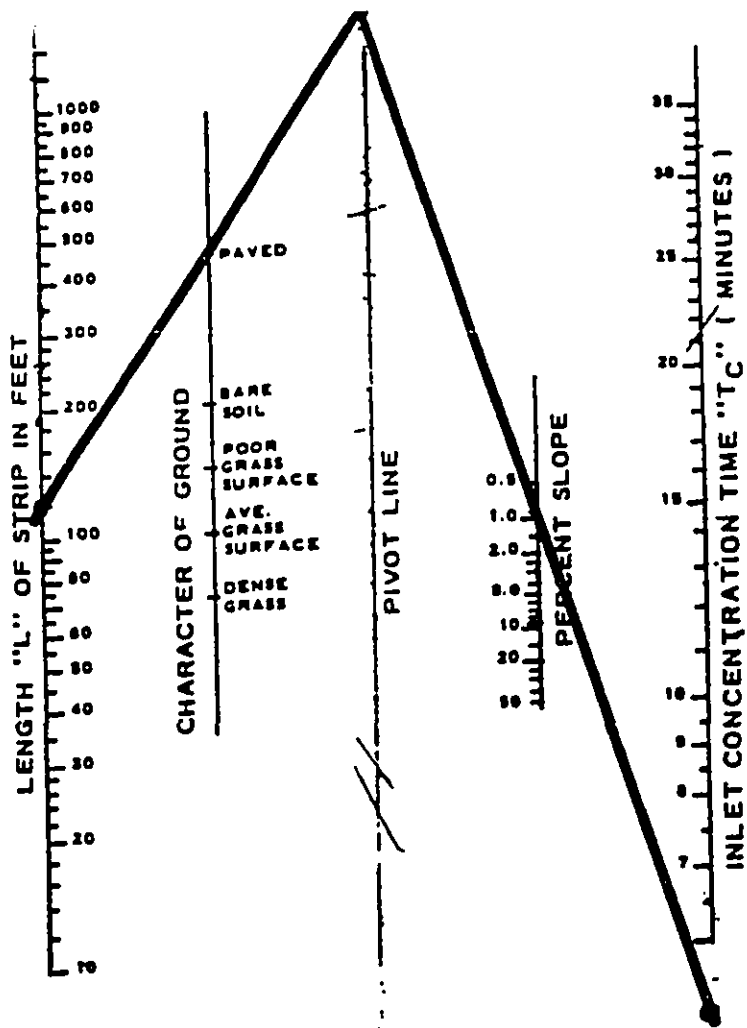
We are using paver tiles, which have no concrete or grouting. This will allow the runoff to percolate into the ground between the paver spacings. Infiltration will be medium (0.07).

λ = Intensity Duration

- L = 120 feet
- S = 0.01
- 10 - yr 1-hr rainfall = 3.5 in.

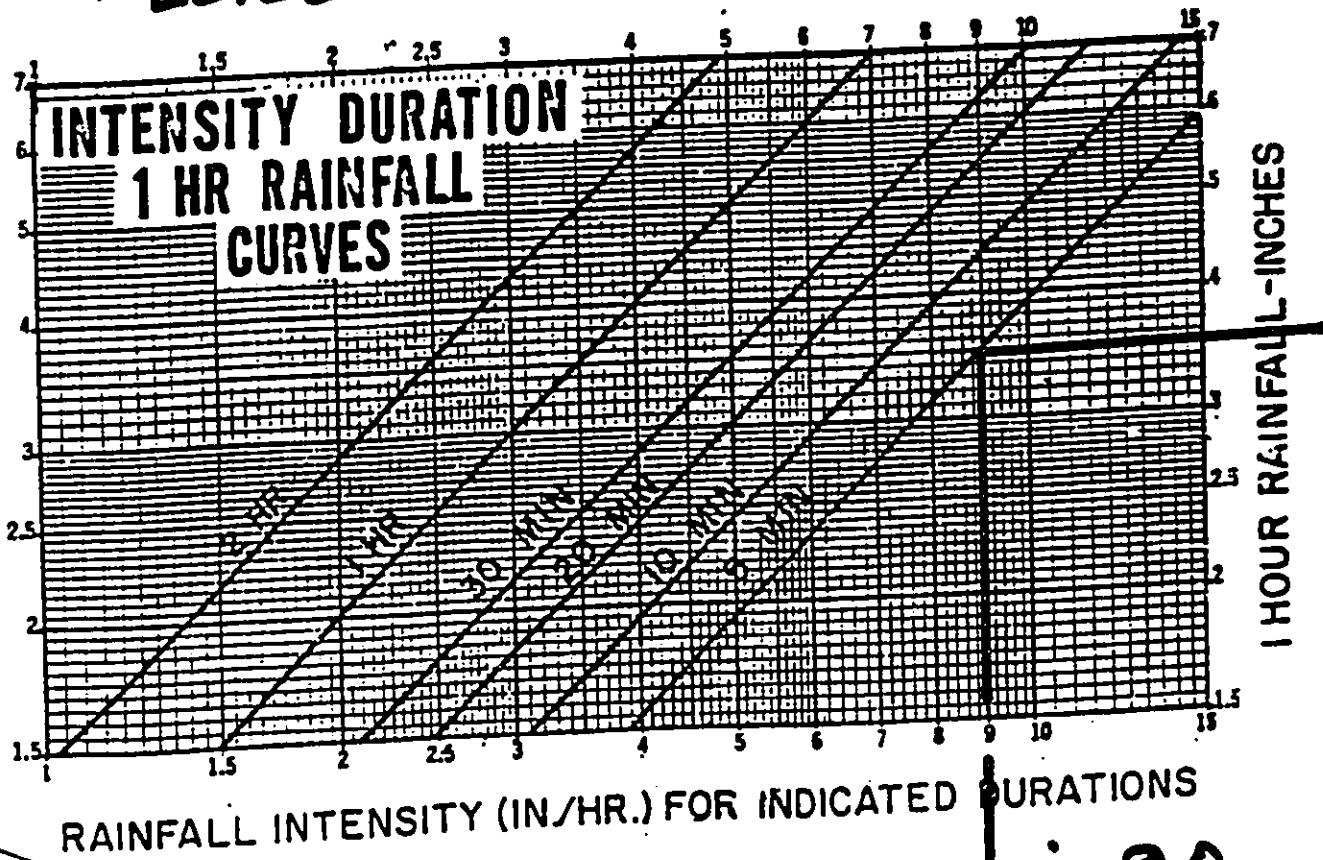
T_c = 5 mins.
 λ = 9.0

$Q = CiA$ $Q = 1.6 \text{ cfs} = 0.67 (9.0) 0.27$



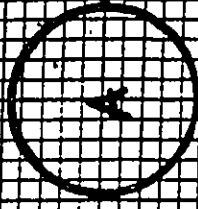
LEVEL #3

Plate 4



3" Ø cast iron type

drain wells.



DIAMETER = 8.0

DEPTH = 8.0

$$Vol = \pi R^2 (H)$$

$$Vol = \pi (4)^2 (8)$$

$$Vol = 402 \text{ cu. ft.}$$



DIAMETER = 8.0

Depth = 4.0

$$Vol = \pi R^2 (H)$$

$$Vol = \pi (4)^2 (4)$$

$$Vol = 201 \text{ cu. ft.}$$

$$\text{STORAGE} = 402 \times 3 = 1,206$$

ABC

$$\text{STORAGE} = 201 \times 1 = 201$$

$$\hline 1,407 \text{ cu. ft.}$$

STORAGE CALCS.

LEVEL # 3 - STORAGE

$$\text{STORAGE} = 1.6 \text{ FT} \times 300 \text{ SQ. DEC.}$$

$$\text{REQD.} = 480 \text{ CU. FT.}$$

LEVEL # 1 420 CU. FT.

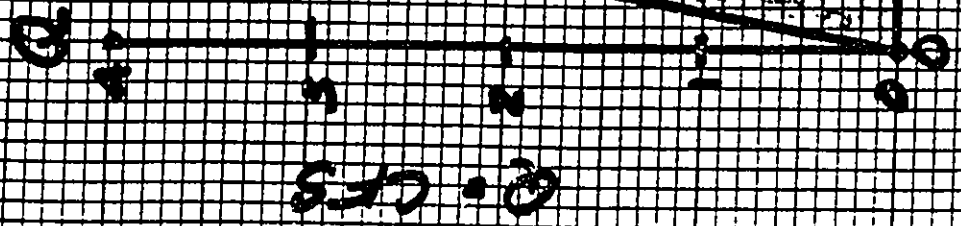
LEVEL # 2 360 CU. FT.

LEVEL # 3 480 CU. FT.

1,260 CU. FT.

STORAGE REQ'D

1,260 CU. FT.



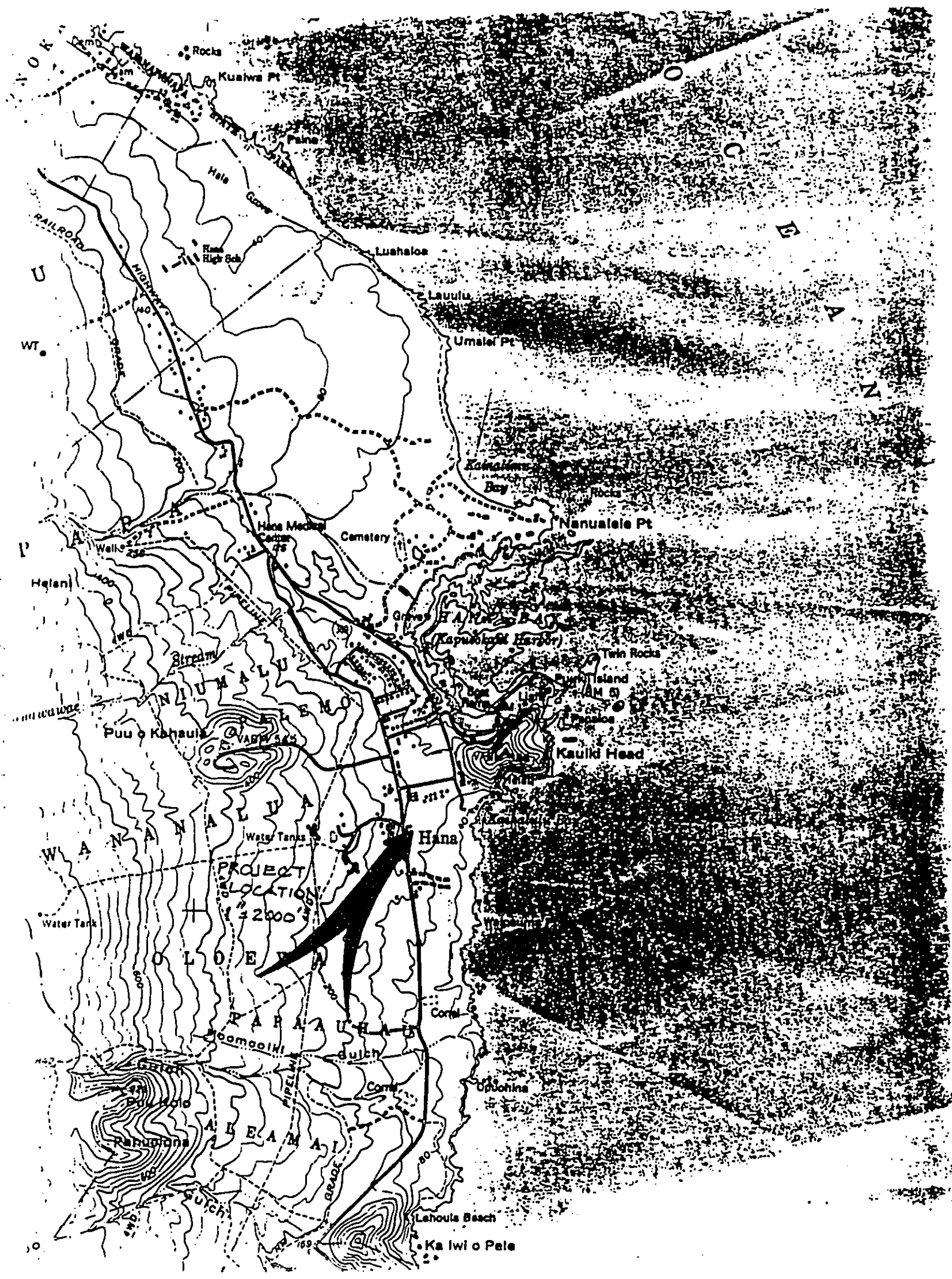
Q = 1.6 EPS

T = 300 SQ. DEC.

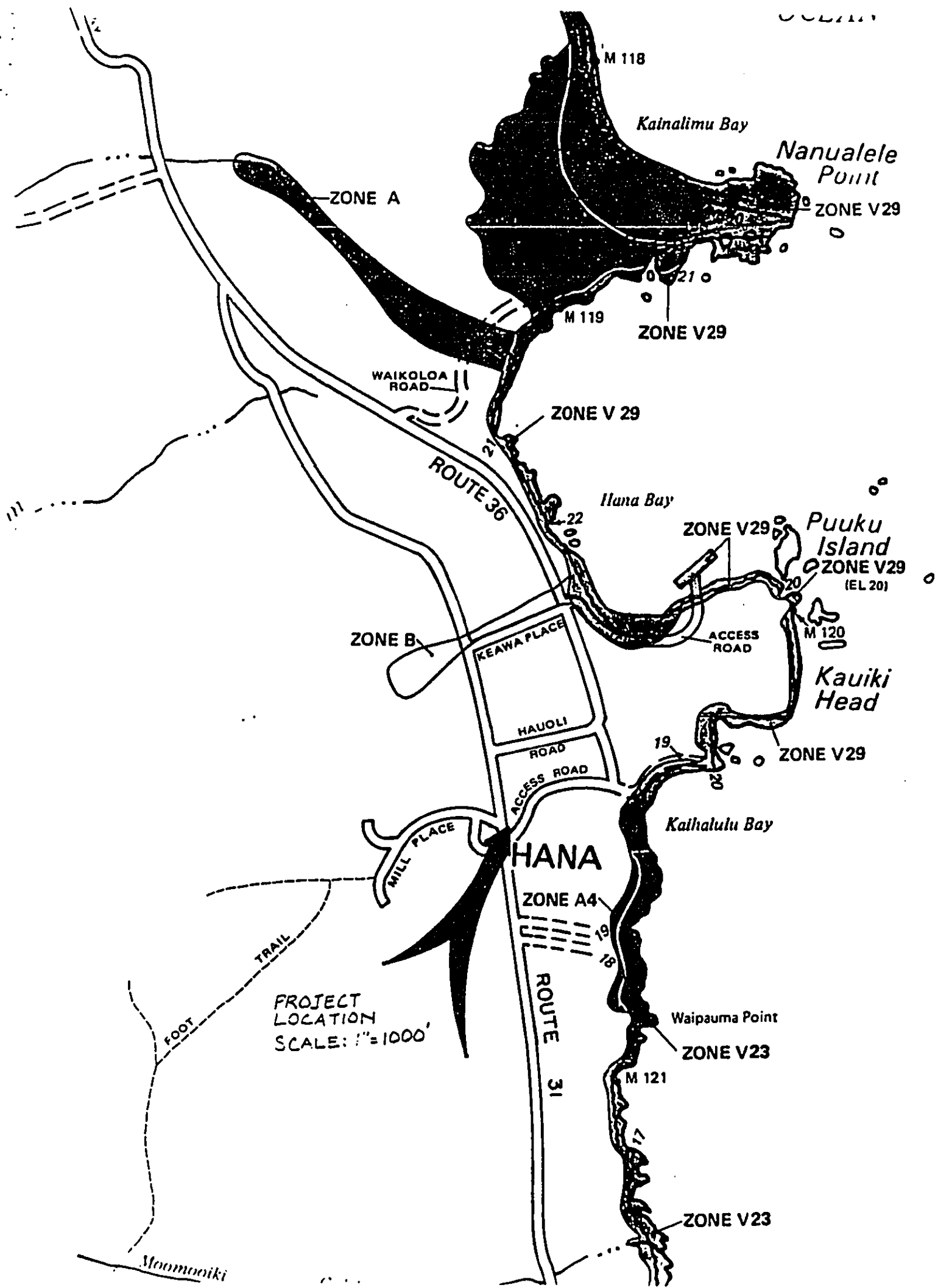
REQ'D STORAGE

1,260 CU. FT. - STORAGE

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DOCUMENT CAPTURED AS RECEIVED



PROJECT LOCATION:

1. Tax Map Key Number 1-4-04:37
2. Project Area 1.124 acres
3. Location On Hana Highway at Wananalua, Hana Town between Wananalua Church and the old Hana theater.

PROJECT DESCRIPTION:

The Hina-Malailena Hana Village Market Place is designed to provide appropriate commercial retail and office space for resident-owned small businesses. The proposed commercial center will be constructed on three terraces.

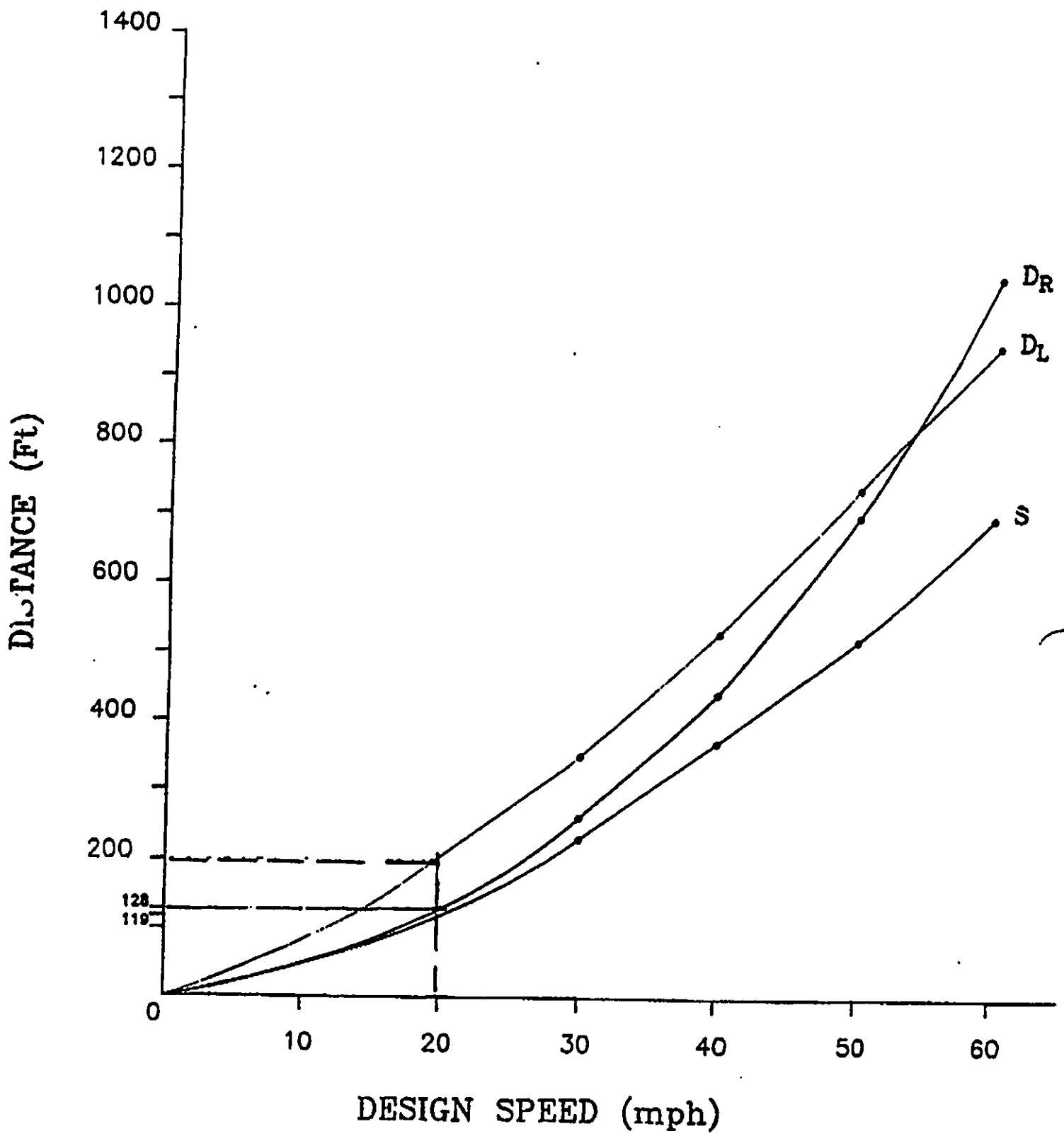
The middle terrace will contain fifteen kiosk type structures; twelve units will be 16' x 16' (256 sq. ft.) and three will be 12' x 12' (144 sq. ft.). In addition a 432 sq. ft. public restroom will be provided. All structures will be of heavy post and beam framing.

A 30 foot high, two story building is planned for the lower terrace with a total of 6,144 sq. ft. The building location will minimize the impact on shoreline views.

Parking will be provided on the upper and lower terraces with a total of 42 spaces provided. Roadways and parking will be paved with interlocking "Uni-stone" to allow for a good degree of water absorption.

WATER SERVICE:

There is no existing water for the project site. We will be connecting to a 4" waterline. It is located along Hana Highway. Water usage will be mainly to provide for restrooms, wash sinks and food preparation. Fire protection is available from street hydrants #30, #31 and #32. There is also a fire hydrant located on the hotel grounds which is directly makai of the project site.



Required Sight Distance from Driveways
For Passenger Vehicles

FIELD DATA:

FLD SURVEY MIN FIG 5-D

DL	= SAFE SIGHT DISTANCE TO THE LEFT	325	200
DR	= SAFE SIGHT DISTANCE TO THE RIGHT	600	128
S	= DISTANCE ALONG MAJOR ROUTE FOR VEHICLE TO SAFELY TURN LEFT ONTO DRIVEWAY (FEET)	450	120

The above reflects the existing condition of the proposed driveway.
This was based on the following field conditions.

- A. Road in good condition.
- B. Dry pavement.
- C. Adequate daylight.
- D. Roadside trees and plants trimmed for maximum traffic visibility.
(to be maintained by landowner)
- E. The trees located along Hana Highway which is fronting the
project has to be removed. It is recommended that the trees
be cut at the base leaving the root system. This will not disturb
the road pavement.

REFERENCES:

State of Hawaii Department of Transportation Uniform Design Manual for Street and
Highways. October, 1980.

HINA - MALAIENA
COMMUNITY - BASED COMMERCIAL CENTER
AT TMK: (2) 1-4-04:37

DETERMINATION OF WATER USAGE

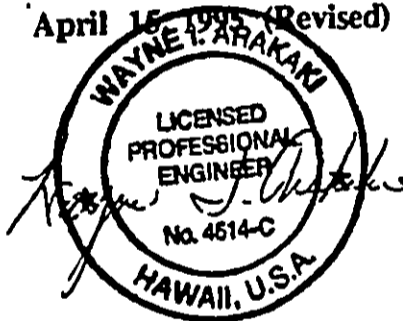
- A. IRRIGATION
- B. DOMESTIC
- C. FIRE FLOW

PREPARED BY:

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

June 25, 1993

April 15, 1995 (Revised)



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UNIVERSAL SOIL LOSS EQUATION CALCULATIONS

**HESL ANALYSIS
(UNIVERSAL SOIL LOSS EQUATION)**

These equations compute theoretical soil movement under water erosion conditions. This movement does not necessarily conclude that the soil is lost to the site, only that it is transported an incremental distance by the erosive forces.

HESL. EQN: $E = RKLSCP$ (REF. (6) SEC. 24-1.2 (K))

WHERE	E	=	Soil loss in tons/acre/yr.
	R	=	Rainfall for erosion in tons/ac./yr.
	K	=	Soil erodibility factor, no., dimension.
	L	=	Slope length in feet.
	S	=	Slope in percent.
	LS	=	Slope factor for eqn., no. dimension.
	C	=	Crop management factor, no. dimension
	P	=	Erosion control practice factor, no. dimension.

FACTORS FOR EQUATION ARE DEVELOPED FROM REF (1).

R: (Plate M7-L-22937-4, Sht. 2 of 2), Estimated = 600

K: Soil series from ref. (3), Pl. (Hana Silty Clay Loam) HKNC
Factors from ref (1), table 3
Composite K = 0.1

L: Slope length in predominant direction of overland runoff.
L factor = 330 feet

OVERALL ELEVATION CHANGE ACROSS SITE.

V Factor = 30
S Factor = $((30 / 330) * 100) = 9.1\%$

LS: Ref (1), Fig. 2 = 2.1

C: Ref (1), P. 7 for bare ground
C factor = 1

P: Ref (1) P. 7 for construction sites
P factor = 1

E: = $RKLSCP$
= $(600) (.1) (2.1) (1) (1) = 126$ tons/acre/yr.

DETERMINE SEVERITY RATING NUMBER

$$H = (2 \text{ ft.} + 3D) AE$$

F = 4.00 downslope - downstream detriment - severe

D = 2.00 coastal water rating factor - class A

A = 1.124 area of disturbed land

E = 126 from previous equation

T = 0.3 years - duration of land disturbance

$$H = 1,189$$

STANDARD SEVERITY RATING (ALLOWABLE) 50,000 > 1,189

$$50,000 = (2 \text{ ft.} + 3D)A * E$$

$$E = 50,000 / 8.64 = 5,787 \text{ tons per acre} > 126$$

COASTAL HAZARD: CLASS 'A' WATERS ARE APPROX. 900 FT. FROM SITE.

CONCLUSION:

Sedimentation hazard to coastal waters and downstream properties is minimal. Erosion rate computed for this project site is well within the tolerable limits and additional control measures are not required.

SOIL EROSION CONTROL PLAN:

A. General

The following measures will be taken to control erosion during the site development period.

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.

B. CONCLUSION

Based on our calculations, the sedimentation hazard to coastal waters and downstream properties is minimal. The soil loss per unit area and severity rating computed for the proposed development are well within the tolerable limits and additional erosion control measures are not required.

REFERENCES:

1. Soil Conservation Service (USDA); 'Guidelines For Use Of the Universal Soil Loss Equation In Hawaii,' Technical Notes, March 1975. (Revised Draft)
2. County of Maui; (Ord. No. 816), 'Chapter 24, Soil Erosion and Sedimentation Control,' June 13, 1975.
3. Soil Conservation Service (USDA); 'Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, Aug. 1972.
4. Hawaii Environmental Simulation Laboratory; 'Guidelines for Data Preparation. Part 1; Universal Soil Loss Equation Undated (draft).

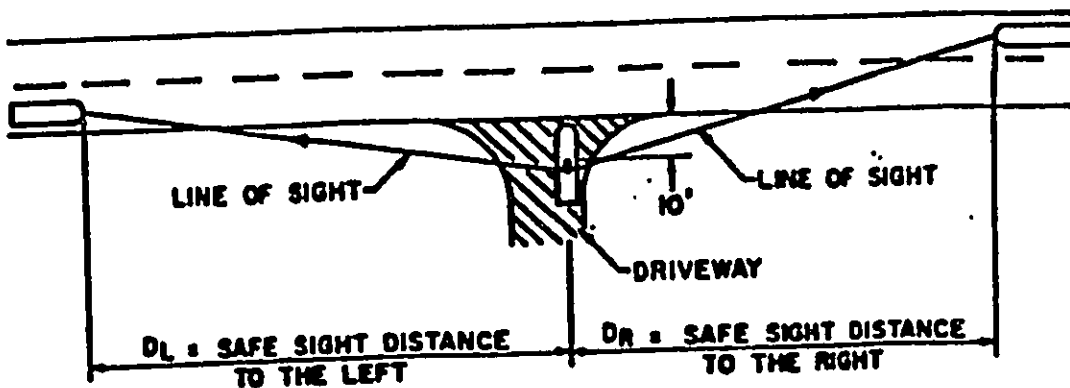
**DRIVEWAY SIGHT DISTANCE
FIELD CHECK WORKSHEET**
(Attach to Building/Driveway Permit Application)

TMK: 1 - 4 - 04 : 37 LOT: _____

OWNER: Hina Malailena (Hana Village Market Place)

STREET ADDRESS: Hana Highway

TOWN: Hana, Hawaii POSTED SPEED LIMIT: 20 MPH



WHEN MEASURING SIGHT DISTANCE, ASSUME THE DRIVER'S EYE LEVEL IS 3.5 FEET ABOVE THE GROUND AND APPROACH VEHICLES ARE 4 FEET HIGH.

From your new/existing driveway location, what will the available lines of sight looking left and right?

D = 460 feet
L

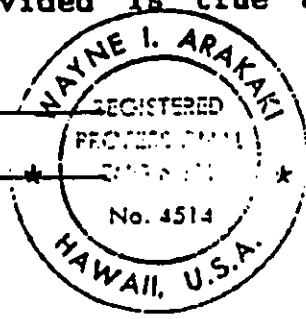
D = 430 feet
R

APPLICANT'S CERTIFICATION:

I hereby certify that the above information provided is true and correct.

Signed by: Wayne I. Arakaki

Printed name: Wayne I. Arakaki



RETURN TO:
Land Use & Codes Administration
250 S. High Street
Wailuku, Hawaii 96793
Attn: Bert

DESIGN REQUIREMENTS:

1. SIGHT DISTANCE:

"The driveway must be visible for safe entrance and exit. Sight distance requirements for driveway egress and left-turn ingress are provided in Figure 5-D.

2. LOCATION:

"It is important to locate driveways away from major intersections. This constraint is as much for the ability to enter and leave the property, as for the benefit of intersection safety and operations.

MEASURING MINIMUM ENTRANCE SIGHT DISTANCE:

It is assumed that the height of the eye of the average driver, except drivers of buses and trucks, is about 3.5 feet above the pavement. The approaching vehicle with a height of 4.0 feet is assumed in determining entrance sight distance.

FIRE FLOW

DETERMINATION AREA:

The project is made up of several small buildings. Fire protection will be based on the largest building of 1,456 square feet. This is where the restaurant will be located. The value for "A" will be 1,456 square feet for the one story building.

Finding: "F"

$$F = 18 C (A)^{0.5}$$

F = the required fire flow in gpm

C = 1.5 wood frame construction

A = the total floor area 1,456 square feet

Adjustments:

1. A 25% reduction will be used for occupancies having a low fire hazard.
2. There will be no fire sprinklers.
3. An increase value due to exposure will be used:

North Side	= 25%
East Side	= 25%
South Side	= 0% (pasture)
West Side	= 0% (parking)
	50%

CALCULATION "F"

A. $F = 18 C (A)^{0.5}$

C = 1.5

A = 1,456 square feet

$$= 18 (1.5) 1,456 (0.5)$$

F = 1,030

B. Less 25% for occupancies having a fire hazard:

$$1030 \times (75\%) = 772 \text{ gpm}$$

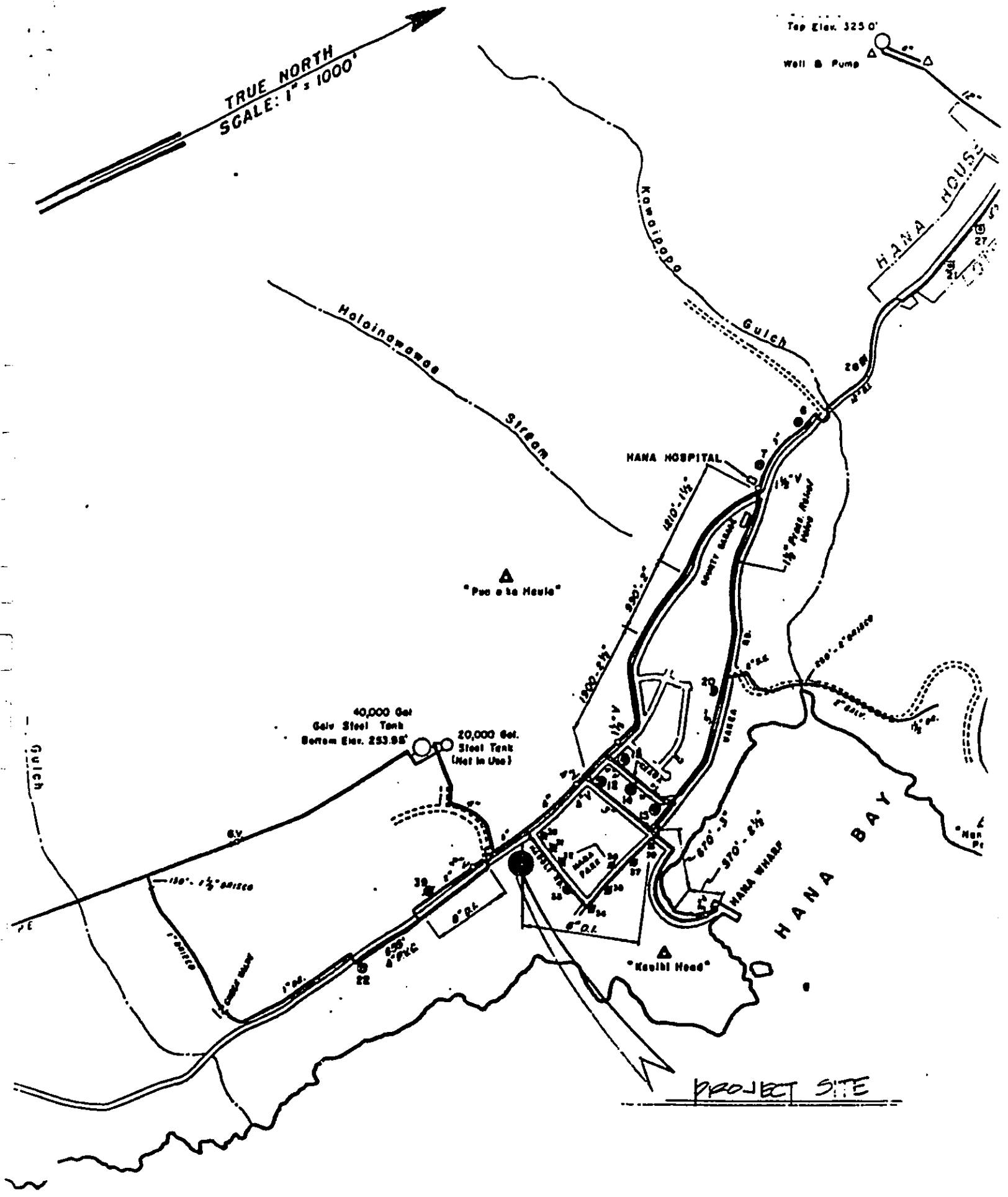
C. Add 50% for building exposure to any structure within 150 feet.

$$772 \times (150\%) = 1,158 \text{ gpm}$$

CONCLUSION:

There is adequate fire protection available from the existing public fire protection system. Three fire hydrants, #30, #31 and #32 are located within the project site for fire protection. There is an additional fire hydrant on the makai side of the project.

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SYMBOLS

- Valve
- & C Stop Cock
-

DETERMINATION OF WATER USAGE

WATER USAGE FOR IRRIGATION:

The total project area is approximately 1.124 acres. Landscaping is minimum due to the character of the project. Irrigation will not be used in water usage computations. Hana has heavy rainfall all year round.

DOMESTIC WATER USAGE:

The following figures were based on the latest plan by Territorial Architects which was submitted to the County of Maui. The rental units are only building shells. This is just a projected water usage estimate of the meter size.

<u>TYPE</u>	<u>AMOUNT</u>	<u>UNIT</u>	<u>SUBTOTAL</u>
Wash Sink	2	7	14
Lavatory	1	16	16
Water Closet	10	3	30
Flush Tank			
Hose Bibbs	2	3	6

66 FU

Required Flow : 35 gallons per minute.

CONCLUSION:

We will install a 1" meter which will be adequate for the proposed development.

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE: 242-5868 FAX: 242-5865

September 13, 1995

Mr. Roland Tejano
Department of Health
Wastewater Branch
54 High Street
Wailuku, Hawaii 96793

Re: Hina Malailena Community Cultural Center
TMK: (2) 1-4-04:37

Dear Mr. Tejano:

This letter is in response to the September 11, 1995 memo received from your department.

We have revised the individual wastewater (IWS) reports previously submitted to your office. There will be four 1250 gallon septic tanks utilized; one tank for each system. The restaurant water usage has been reduced limiting operations to 85 meals per day at 10 gallons per meal. Another 150 gallons has been included in the restaurant total usage for cleaning purposes.

The IWS #4 has also been revised and the assigned usage quoted recalculated. The ten gallon per person has been reduced to five gallons as stated in Table 1. More people will be accommodated with the same effectiveness.

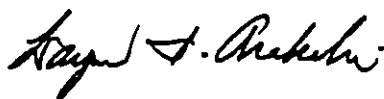
Both systems' absorption area will remain identical to plans previously submitted. The disposal system of each IWS exceeds the required area and will be able to accommodate more than the projected flow.

In reference to item 4 of the memo, we are unable to provide building plans for any of the structures. The project will provide for the construction of only the exterior of the facilities. The interior will be left to the discretion of the lessees. Each lessee will be required to file for their own building permit to complete the interior. Restrictions will be issued to each lessee.

Mr. Roland Tejano
September 13, 1995
Page 2

The revisions to the IWS reports should satisfy the comments I have received. Should you have any questions or concerns, please contact my office.

Sincerely,



Wayne I. Arakaki, P.E.

WIA:sp

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE: 242-5868 FAX: 242-5865

September 14, 1995

Mr. Roiand Tejano
Department of Health
Wastewater Branch
54 High Street
Wailuku, Hawaii 96793

Dear Roland:

Re: Hina Malailena Community Cultural Center
TMK: (2) 1-4-04:37

This letter is to inform you that all tenants for the above project will need to submit a wastewater report. This will be done by a licensed civil engineer.

This report will be reviewed and approved by me. We are limited in the amount of wastewater capacity for this project, as shown in my report. We will not go over the projected capacity of wastewater, unless additional approved improvements are made.

Sincerely,



Wayne I. Arakaki, P.E.

WIA:sp

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE: 242-5868 FAX: 242-5865

September 26, 1995

Mr. Roland Tejano
Department of Health
Wastewater Branch
54 High Street
Wailuku, Hawaii 96793

Dear Roland:

Re: Hina Malailena Community Cultural Center
TMK: (2) 1-4-04:37

This letter is in reference to comments we received for the individual wastewater system for the above project.

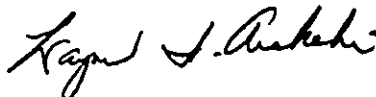
The projected population and flow is based on information provided by the developer and Table I provided by section 11-62-24 (b).

The restaurant information cannot be provided at this time due to the lack of a tenant. The designed individual wastewater system for the restaurant is based on the capacity of customers and using Table I.

All lessees at the time of submitting for a building permit will provide the Department of Health with information such as water usage calculations for review and approval. Each lessee will limit improvements to the capacity of the individual wastewater system serving their facility. Without the necessary information requested by the Department of Health, approval will not be granted for certificate of occupancy.

Should you have any questions or concerns, please contact my office.

Sincerely,



Wayne I. Arakaki, P.E.

WIA:sp

PROJECT LOCATION:

1. Tax Map Key Number 1-4-04:37
2. Project Area 1.124 acres
3. Location On Hana Highway at Wananalua, Hana Town between Wananalua Church and the old Hana theater.

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The middle terrace will contain fifteen kiosk type structures; twelve units will be 16' x 16' (256 sq. ft.) and three will be 12' x 12' (144 sq. ft.). In addition a 432 sq. ft. public restroom will be provided. All structures will be of heavy post and beam framing.

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HINA MALAILENA
TMK: 1-4-04:37
CALCULATION SHEET

IWS #1

Four (4) structures will be served by this individual wastewater system. One employee is assigned to each building. Fifteen (15) gallons have been assigned to each person with a safety factor added.

$$\begin{array}{r} 4 \times 15 = 60 \\ \quad \underline{+30} \text{ (safety factor)} \\ \quad 90 \text{ gpd} \end{array}$$

IWS #2

This system will solely serve the restaurant with no other additional flow. The restaurant will serve a maximum of 85 meals a day. Each individual meal has been allotted 10 gallons. The 10 gallons will be used to prepare, serve and cleanse the utensils. Another 150 gallons has been added for the cleaning of the restaurant after closing.

$$\begin{array}{r} 85 \times 10 = 850 \\ \quad \underline{+150} \text{ (restaurant cleaning)} \\ \quad 1000 \text{ gpd} \end{array}$$

IWS #4

This IWS will serve the public bathroom and one building. The shop has been allotted 15 gallons for its one person operation. The bathroom flow is based on 190 people at 5 gallons per person with a safety factor of 35 gallons.

$$\begin{array}{r} 190 \times 5 = 950 \\ \quad \underline{+15} \text{ Building J} \\ \quad 965 \\ \quad \underline{+35} \text{ (safety factor)} \\ \quad 1,000 \text{ gpd} \end{array}$$

IWS #3

This IWS will serve 8 structures with one employee per building. Fifteen gallons have been assigned to each person.

$$\begin{array}{r} 8 \times 15 = 120 \\ \quad \underline{55} \text{ (safety factor)} \\ 175 \text{ gpd} \end{array}$$

Additional gallons per day have been included to the total daily usage. The absorption area of individual wastewater system 1 and 4 exceed projected flow to ensure proper operation of the system should there be additional employees.

Hina-malailena

P O Box 175
5101 Uakea Road, Room D-2
Hana, Hawaii
96713

Phone: (808) 248-7485
FAX (808) 248-7487

February 24, 1996

Ms. Robbie Ann Guard
Economic Development Coordinator
County of Maui
200 South High Street
Wailuku, Hawaii 96793

RE: Hana Village Marketplace Environmental Assessment.

Dear Ms. Guard:

I take this opportunity to respond to the three concerns voiced by Mr. John Blumer Buell via fax message to your office on February 22, 1996.

1) that the handicapped access (physically challenged) plan be reviewed by Federal Standard experts, including handicapped persons, experts on the Americans with Disabilities Act, and residents of Hana that are physically challenged.....

Response: I have had our architect Francis E. Skowronski work with the Hawaii State Commission on Persons with Disabilities throughout the designing of the project to bring the design features in compliance with the ADAAG. We have been informed by the Commission continuously that the HRS 103.50 provision required by the State of Hawaii for Title II of ADA does not apply to this project. I instructed our architect to persist with these requirements regardless. The plan submitted to the County Land Use & Codes Administration for building permits reflects the latest ADAAG at the time submitted. Subsequent changes to the requirements have been inserted in the working drawings to bring them current.

The State Commission on Persons with Disabilities last review report was done on October 12, 1995. The deficiencies in our plans have been addressed by our architect as stated in his letter of February 23, 1996. Copies of both these documents are enclosed for your information. ✓

Ms. Robbie Ann Guard
February 24, 1996

Page Two

2) the current EA presumes there is a restaurant near the top of the project. However, there has not been a selection of tenants to date. The EA should include a study to determine if other food service applicants will be eliminated for lack of sewage capacity. So, I am asking for a sewage treatment study in relation to potential tenants.

Response: The Individual Wastewater System for any project is designed in accordance with requirements mandated by the State Department of Health. In that regard, our engineer Wayne L. Arakaki has designed a system of septic tanks to handle the maximum capacity allowed by the Health Department on the size of the parcel of land. We feel that the system is adequate for our needs and will be able to handle more than our projected number of food service (or similar water-using) outlets in the project. A copy of the letter dated October 19, 1996 from the State Department of Health approving the IWS for the project is enclosed for your information.

3) Is the project in compliance with its Articles of Incorporation? I request the EA to include this information.

Response: The Hana Village Marketplace is a project of Hina-malailena, a non-profit corporation under Hawaii State Laws. Hina-malailena was incorporated on September 30, 1987 for the following purpose:

The corporation is organized and operated exclusively for non-profit purposes, specifically:

1) to raise the economic, educational and social levels of the residents of the Hana District, including the Native Hawaiian, minorities and those other groups who are substantially unemployed, underemployed or low-income; to foster and promote community-wide interest and concern for the problems of said residents; to expand educational and economic opportunities; to lessen health and environmental problems; to eliminate prejudice and economic discrimination; and to promote native Hawaiian culture.

2) To expand and promote the opportunities available to said residents and groups to own, manage, and operate business enterprises in said Hana District and to assist said residents and groups in developing entrepreneurial and management skills necessary for the successful operation of business enterprises and to assist said residents and groups in obtaining financial support from other sources.

3) To expand opportunities available to said residents and groups to obtain adequate low-cost housing accommodations by constructing, rehabilitating and providing decent, safe and sanitary housing in the Hana District for persons and families of low-income who otherwise would not be able to find or afford a suitable place to live and to provide such housing through rehabilitation of existing substandard building and construction of new facilities in the place of blighted structures of blighted vacant sites for the purpose of combatting the deterioration of the community and contributing to its physical improvement. It is the purpose of the corporation thereby to relieve the poor, distressed, underprivileged and indigent by enabling them to secure the basic human needs of decent shelter and to thus lessen the burdens of government and promote the social welfare.

Ms. Robbie Ann Guard
February 24, 1996

Page Three

4) to do any and all lawful activities which may be necessary useful or desirable for the furtherance of the foregoing purposes either directly or indirectly, and either alone or in conjunction or cooperation with others, whether such others be persons, or organizations of any kind or nature, such as corporations, firms, associations, trusts, institutions, foundations, or government bureaus, departments or agencies.

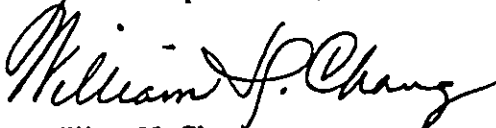
The corporation is formed solely and exclusively for the non-profit purposes set forth above, and not for pecuniary gain or profit and no pecuniary gain or profit shall ever inure to any director, officer or member of this corporation or to any other person or corporation. The earnings, if any, of this corporation including, but not limited to, interest from investments, and income from any and all sources whatsoever shall be used exclusively for the purposes for which this corporation is formed as herein set forth, and no part thereof shall ever inure to the benefit of any member or this corporation or any other individual, firm or corporation, except for the payment of reasonable compensation for services actually rendered or for reimbursement of reasonable expenses actually incurred in furtherance of the purposes aforesaid.

The Hana Village Marketplace project is definitely in compliance with the Hina-malailena Articles of Incorporation and particularly with #2 above. Understandably, residents of low income who desire to start new small businesses need to meet the funding requirements of business loan sources. The funding sources' requirements are the limiting factor for persons of low income.

Hina-malailena has provided within the Hana Village Marketplace 800 square feet of space under roof to function as an "open market" where stalls shall be rented to residents on a daily basis. We feel this provision allows the participation of part-time craftspersons and individuals of low income who either cannot finance a full time business venture or do not desire to run a full-time business venture. It is also seen as a means for an individual to build a business "track record" in order to eventually gain the needed financing for a full-time business venture. A copy of the Hina-malailena Articles of Incorporation is enclosed for your information.

Thank you for this opportunity to provide a response to the concerns raised by Mr. Blumer Buell. Should you have any further questions of us, please contact me at your convenience.

Me kealoha pumehana,



William H. Chang
President

Enclosures

Hina-malailena

P O Box 175
5101 Uakea Road, Room D-2
Hana, Hawaii
96713

Phone: (808) 248-7485
FAX (808) 248-7487

February 28, 1996

Ms. Robbie Ann Guard
Economic Development Coordinator
County of Maui
200 South High Street
Wailuku, Hawaii 96793

RE: Hana Village Marketplace Environmental Assessment

Dear Ms. Guard:

I take this opportunity to respond to the comments submitted to your office by Mr. Gary Gill, Director of the State Office of Environmental Quality Control.

1) This project will provide an opportunity for the community to engage in business ventures and provide employment for the people. What measures will be undertaken to protect against external over-commercialization of this project?
Response: The Hana Village Marketplace project is to be wholly owned and operated by the community-based non-profit corporation Hina-malailena. Businesses seeking to become tenants of the marketplace are required to be owned and operated by full-time residents of the Hana district. The project is designed simply to meet the demand for such commercial enterprises in the community stemming from both the transient day visitor to Hana and the resident population. The project is expected to generate approximately ninety jobs in the community to service the anticipated twenty to twenty-six businesses to be housed in the marketplace and marketplace itself. Voting membership in Hina-malailena is extended only to full-time residents of the district who have lived in the district for a minimum of three years. There is no pressure from external forces to over-commercialize, as the community is in control of the corporation and so the project as well.

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DEPT. OF ECONOMIC
DEVELOPMENT
COUNTY OF MAUI

Ms. Robbie Ann Guard
February 28, 1996

Page Two

2) Please provide a list of mitigation measures that will be taken to control erosion during site development.

Response: The project calls for the property to be terraced in four levels. There will be minimal exposure to erosion as the work schedule for construction calls for the installation of the retaining walls in the early stages of the work. Any fill brought on to the site prior to the completion of the retaining walls is scheduled to be compacted to meet engineering specifications immediately and will minimize any erosion in the event of rain. The site has been monitored over the last eight years to determine if any off site sheet flow may enter the property in heavy rains. Even in the event of a serious flood condition on Thanksgiving Day, 1993, there was no evidence of sheet flow from the highway entering the property.

* See application report for additional information.

3) Please describe the type and number of trees that will be cut by this project. Are any of the trees considered exceptional? What is the possibility of relocating the trees?

Response: Two diseased ironwood trees and a somewhat deformed Cook Island Pine tree were cut down in October, 1995, after seeking the approval of the Maui County Arborist Committee. These trees were fronting the property along the highway and considered a safety hazard for vehicular traffic entering and leaving the project. The trees were actually situated on County property.

There are two small African Tulip trees that we plan to remove when the property is graded. These kinds of trees grow wild throughout the district and are really considered a pest. We also have a stand of Areca palms in the center of the property that we plan to remove and gift to anyone who wants it whole or break it up into smaller clumps for potting. Our landscaping plans call for the use of native trees and shrubs only.

4) Please provide reasons for supporting the determination based on an analysis of the significance criteria in section 11-200-12 of the Environmental Impact Statement Rules. Refer to section D of the enclosed sample as a guideline.

Determination and Reasons Supporting the Determination:

The proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. The "Significance Criteria," Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

Ms. Robbie Ann Guard
February 28, 1996

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1. *No irrevocable commitment to loss or destruction of any natural or cultural resource would result.* The project site was originally altered from its virgin state for the cultivation of sugar cane between 1890 and 1945, with some housing and commercial use along the highway lasting until the late 1950s. The property was then used for a pasture until 1988 when it was cleared of overgrowth by Hina-malailena and planted with a lawn so that the property could be used for fund-raising events. Several subsurface digs conducted for preconstruction tests have turned up no evidence of cultural significance. There will be monitoring of all subsurface work on the project during construction.

2. *The action would not curtail the range of beneficial uses of the environment.* The project will put the property to use in accordance with its current land use zoning. It will have minimal impact on the environment while providing substantial economic benefit to the community. The use of terracing to allow the project to minimize alteration of the natural slope of the property also minimizes the obstruction of the view from the highway to the coastline.

3. *The proposed action does not conflict with the state's long-term environmental policies or goals and guidelines.* The State's environmental policies and guidelines set forth in "State Environmental Policy" in Chapter 344, Hawaii Revised Statutes state two broad policies: conservation of natural resources, and enhancement of the quality of life. The proposed Hana Village Marketplace will occupy a 1.124 acre parcel of land zoned B-2 for business use. It will provide economic benefits to the residents of the community with minimal impact on the natural resources of the location. The economic benefits are expected to contribute to the enhancement of the quality of life for the residents of the community and visitors alike. We anticipate an increase in "visitor satisfaction" as a result of the establishment of the Hana Village Marketplace.

4. *The economic or social welfare of the community or state would not be substantially affected.* Construction of the Hana Village Marketplace would result in temporary economic benefits to the construction industry and direct economic benefits to the Hana residents, especially those who choose to operate small businesses in the complex. Even more, the residents of the district will benefit from the spin-off in cottage industries that will become viable as a result of the new small retail businesses that will be seeking local products to sell. The plan for the marketplace also calls for the development of a business services office on the premises to provide technical support and services to the tenant businesses and the community at large. One of the services envisioned is a direct marketing system or catalog sales system for 'global marketing'.

Ms. Robbie Ann Guard
February 28, 1996

Page Four

5. *The proposed action does not substantially affect public health.* Except for a temporary increase in the level of noise during construction, we anticipate the project will not affect public health.

6. *No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.* The Hana Village Marketplace is leasing space to businesses owned and operated by full-time residents of the district. We anticipate no shifts in population other than the possibility of lessening the out-migration of Hana residents. No effects on public facilities are expected as no increase in the resident population is expected to result from the establishment of the project.

7. *No substantial degradation of environmental quality is anticipated.* The change from an unoccupied parcel of land to one with clusters of structures for commercial activity and a parking lot is a change of environmental quality on the property. However, the change from the previously overgrown lot which blocked any view of the coastline from the highway to the proposed marketplace which will provide a view of the coastal vista as well as the economic benefits to the community should be considered an improvement in environmental quality.

8. *The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable effects on the environment.* The project is self-contained and independent of any other proposed commercial project in the community. We are aware of the plans for reconstruction of the Hasegawa General Store. That store exists currently in temporary leased space owned by the Hotel Hana Maui/Hana Ranch complex. The only other store in Hana is the Hana Store which is owned and operated by Hotel Hana Maui/Hana Ranch and concentrates in carrying a more grocery-type inventory than the Hasegawa Store. The Hotel Hana Maui/Hana Ranch owns all other business zoned property in the community.

9. *No rare, threatened or endangered species or their habitats would be affected.* There are no known rare, threatened or endangered species of either plant or animal or their habitats located on or near the site.

10. *Air quality, water quality or ambient noise levels would not be detrimentally affected.* Except for a temporary increase in ambient noise levels during construction, we anticipate no detrimental impact in these areas.


Ms. Robbie Ann Guard
February 28, 1996

Page Five

11. The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters. No environmentally sensitive areas would be affected. The project site is not in a flood prone area. The makai boundary is approximately 1400 feet from the coastline at an elevation of 88 feet.

I thank you for this opportunity to submit these responses to Mr. Gill's comments, please let me know if there are any questions.

Me kealoha pumehana,


William H. Chang
President

Hina-malailena

P O Box 175
5101 Uakea Road, Room D-2
Hana, Hawaii
96713

Phone: (808) 248-7485
FAX (808) 248-7487

February 29, 1996

Ms. Robbie Ann Guard
Economic Development Coordinator
County of Maui
200 South High Street
Wailuku, Hawaii 96793

RE: Hana Village Marketplace Environmental Assessment

Dear Ms. Guard:

I am pleased to respond to the three concerns transmitted by Ms. Lisa Hamilton via facsimile to your office dated February 20, 1996 addressed to Mr. Gill.

1) A more detailed assessment of the traffic generated by the project including that of delivery, personnell and customers, is needed.

36 parking stalls for a project of this size seems inadequate but no figures regarding the anticipated traffic increase are provided. Where are cars to be parked when the parking area is full?

Response: The formula for the parking requirements on this project were determined during the Special Management Area Permit process in 1990. The final number of parking spaces were determined during the Building Permit process which occurred over the last eighteen months. The project's goal is to create opportunities for Hana residents to establish and operate their own small businesses in an appropriate location. Ideally, Hina-malailena would like to see more parking spaces without taking away from the space for businesses. To maximize customer access to the parking spaces being developed, the Hana Village Marketplace tenants will be asked to park off site. Hina-malailena has an informal agreement with Wananalua Congregational Church to install a parking lot for the church between Mother Alice Hall and the project site. The agreement with the church is to allow the marketplace tenants to park there off site except for hours during Sunday church services or whenever the church schedules a special event that requires the use of the parking lot. This off site parking requirement for the tenants will be spelled out in the lease contract.

Ms. Robbie Ann Guard
February 29, 1996

Page Two

Where delivery is concerned, the Hana Village Marketplace anticipates a policy on hours of deliveries to the tenant businesses. These delivery times will be set to avoid clash with times of customer demand, e.g. prior to 9:00 AM or after 5:00 PM.

As far as the traffic generated by the project is concerned, we do not anticipate any appreciable increase of traffic on the highway. The flow of traffic in and out of the project site will be in one direction only which will prevent back up of traffic due to two way congestion in the driveway. There are separate driveways to enter and exit, and flow through the parking lot is in one direction only.

Should the parking lot fill to capacity, we would expect that people would seek the most convenient location elsewhere to park and walk over to the marketplace or anywhere else in the center of Hana as they already do with the existing facilities in the community.

2) A more detailed assessment of waste water disposal is needed based on the volume which is expected to be generated by the proposed tenant mix. Please identify the tenant mix. Please discuss water-saving devices intended for use.

Response: The Individual Wastewater System for any project is designed in accordance with requirements mandated by the State Department of Health. In that regard, our engineer Wayne L. Arakaki has designed a system of septic tanks to handle the maximum capacity allowed by the Health Department on the size of the parcel of land. In consideration of the tenant mix planned for the Hana Village Marketplace, i.e. the number of food service businesses, etc. that generate waste water, we find the planned system is adequate for our needs and will be able to handle the load. A copy of the letter dated October 19, 1995 from the State Department of Health approving the IWS for the project is enclosed for your information. The fixtures for the public restrooms are required to be water-saving to meet code. Other water consuming fixtures are a matter for tenant improvements. Where food service is concerned, the Department of Health may have authority over fixture specifications. Where no specifications are given, Hina-malailena will encourage tenants to install water-saving fixtures.

No lease contracts have been executed with any tenants to date. The mix anticipated will include one full-service restaurant and no more than three or four other food service establishments, i.e. over the counter service. These businesses and the public restrooms are expected to be the water consumers in the project.

Ms. Robbie Ann Guard

February 29, 1996

Page Three

3) Public funding has been given as the reason this EA is presented at this time, long after other approvals were granted. Yet public funding has been used for this project since inception many years ago. Please provide an explanation why this EA is submitted now, not earlier in the process when comment could have been more timely.

Response: Public funding for "construction" is what triggered the need for this EA. This requirement was not made known until the special conditions of the federal funding for construction were revealed a year ago. The delay in action was due to confusion over the fact that an EA was conducted as part of the SMA permit in 1990. The SMA permit process allowed for public comment through the public hearing process, so timely comment could have been made back then as well. However, the EA for the SMA permit did not go through the Office of Environmental Quality Control for publication and comment period.

Hina-malailena has had public funding since 1989, two years after the project was proposed. Funding for construction started to take shape since 1992, but Hina-malailena was not made aware that the EA requirement was more than what was conducted for the SMA permit until late 1995.

Thank you for this opportunity to provide a response to Ms. Hamilton's comments. Should there be any further questions of us, please contact me at your convenience.

Me kealoha pumehana,




William H. Chang

President

Attachment

October 19, 1995


File No. 3577
A:M1-04-04.37 LK

Mr. William Chang
P.O. Box 175
Hana, Maui, Hawaii 96713

Dear Mr. Chang:

Subject: Individual Wastewater System at
Hina Malailena Community Center
Hana Highway, Hana, Maui
TMK: (2) 1-4-4: 37

Your plans for an individual wastewater system (IWS) consisting of four (4) septic tanks and deep soil absorption trenches serving a community center on the subject property has been approved by the Department. Your plans are in compliance with all applicable provisions of Title 11, Chapter 62, Hawaii Administrative Rules, "Wastewater Systems" and construction of the IWS may begin.

Please be informed that we are requiring that your engineer concur or approve of any changes to the wastewater system plans submitted to the Department. Such changes that require resubmission to the Department include, but are not limited to changes in the wastewater treatment unit or disposal system location, changes in materials originally specified for the treatment units or disposal system and changes in brand names of products originally specified.

Furthermore, Section 11-62-08(g) requires that an IWS be installed by a licensed contractor. In order for the Department to verify compliance with this provision, the attached form must be completed, signed and returned to the Department prior to final inspection.

Section 11-62-31.1(1) requires that the installed IWS be inspected and written authorization from the Director received before it is placed into operation. It further states that should the Department waive inspection of the IWS, it can accept a written statement from the design engineer to the director certifying that the IWS was installed in accordance with the engineer's plans and specifications.

Please make arrangements to coordinate this final inspection with your engineer and contractor. All IWS design engineers are aware of the foregoing requirements and have been informed to submit IWS final inspections reports directly to the Department.

Please be aware per Section 11-62-06(m), plans compliance and approval by the Department does not guarantee that your wastewater system will function or perform properly for any given period of time.

Should you have any questions, please call Roland Tejano at telephone 243-5095.

Sincerely,

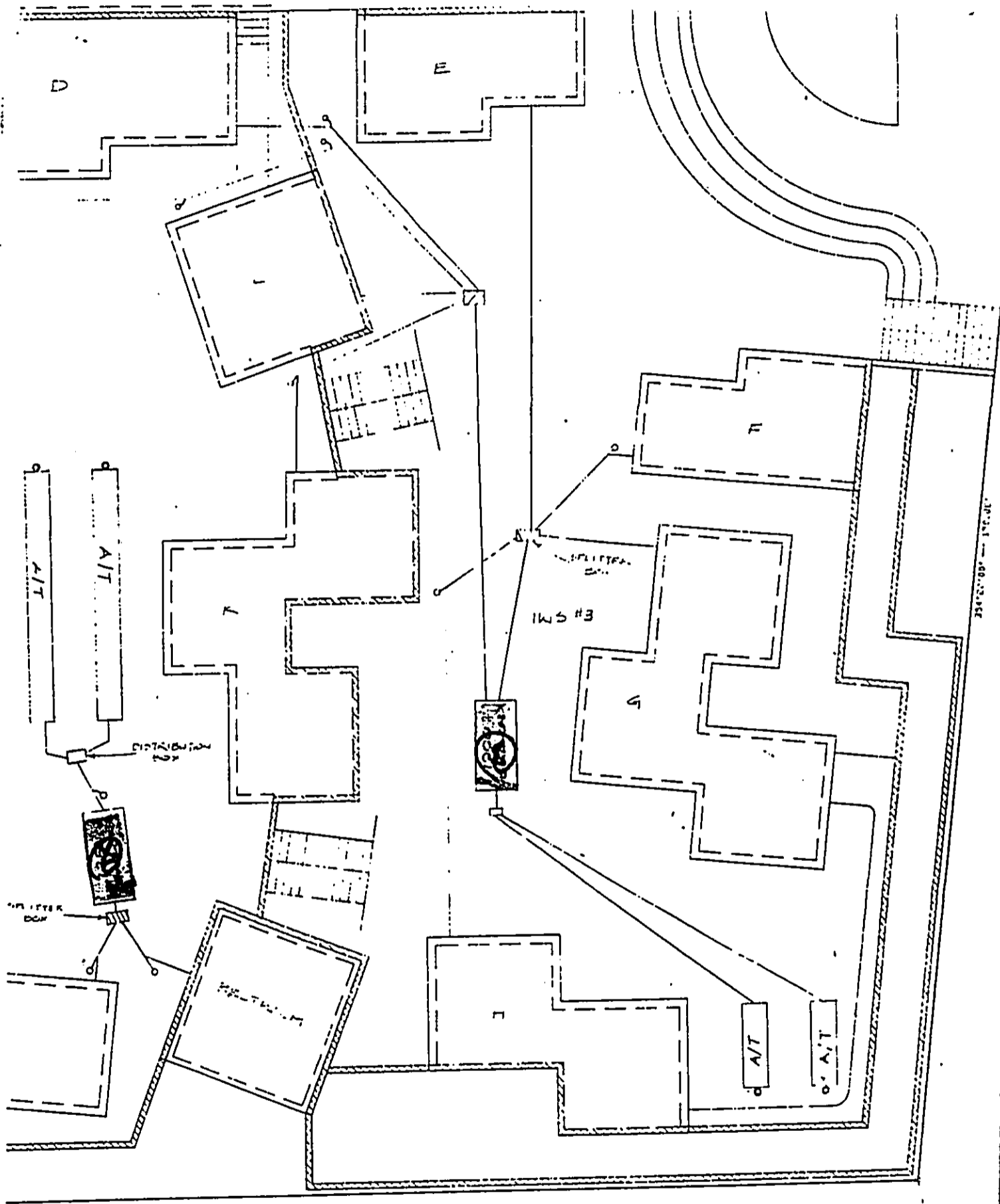


DENNIS TULANG, P.E.
Chief, Wastewater Branch

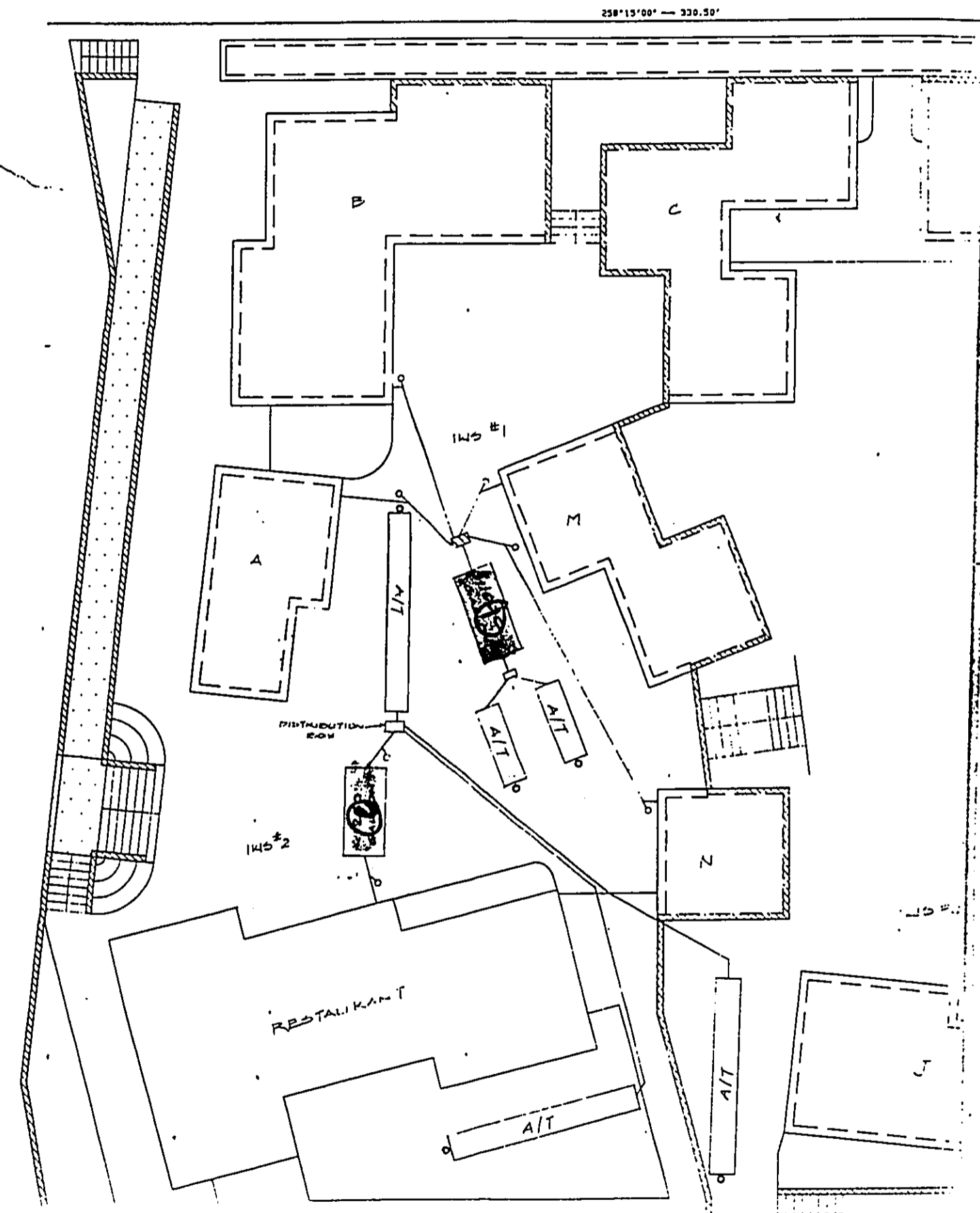
RT:lk

c: Wayne Arakaki

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TMK: 1-4-03: 35
ROSEWOOD HOTELS, INC.

⊙ - INSPECTION PORT (SEE DETAIL SHEET C-7)

○ - CLEANOUT

▨ - SPLITTER BOX

AIT - ABSORPTION TRENCH

NOTES:

1) THIS PLAN CONFORMS TO ALL ORDINANCES IN SECTION (11-62-32)

2) MANHOLE AND INSPECTION PORTS MUST BE BROUGHT TO SURFACE GRADE FOR MAINTENANCE PURPOSES.

3) PERCOLATION TEST MUST BE RETAINED BY CONTRACTOR TO VERIFY CALCULATION.

4) SEPTIC TANK VARIES IN SIZE (C AND 1500) FOR LENGTH OF ALL LINES IN THIS SEE VENT PLAN.

5) ALL LINES WILL BE 4" PVC 1.125 OR EQUIV.

6) CONTRACTOR SHALL REVIEW THIS REPORT WITH TO CONSTRUCTION ENGINEER SHALL BE INFORMED OF ANY CHANGES TO THIS PLAN.

7) SEPTIC TANK AND ABSORPTION TRENCHES SHALL NOT BE PLACED LESS THAN 5' FROM ANY BOUNDARY OR PROPERTY LINE NOR LESS THAN 10' FROM ANY TREE WITH IS APPROXIMATELY 4" MINIMUM DIAMETER.

8) POTABLE WATER LINES THAT CROSS SEWER LINES MUST BE 12" MINIMUM ABOVE.

WAYNE I.
CIVIL ENGINEER
P.O. BOX 884 W
PH: 242-58

FOR:

MR. WILLIAM H. CHANG
P.O. BOX 175
HANA, MAUI, HAWAII 96713

HINA-MALAILENA
HANA, MAUI, HAWAII
TMK: 1-4-04: 37

Scale AS SHOWN

DESIGN BY WIA

DRAWN BY WIA

APPR' D BY WIA

JOB NO.

SHEET OF

C-4