

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

EASSIE MILLER, P.E.
Wastewater Reclamation Division

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

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT

200 SOUTH HIGH STREET (OFC. OF ENVIRONMENTAL QUALITY CONTROL)
WAILUKU, MAUI, HAWAII 96793

26 JUL 11 P2:19
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

July 10, 1996

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th floor
Honolulu, HI 96813

RE: NEGATIVE DECLARATION FOR MAKAWAO PARKING LOT
MAKAWAO, MAUI, HAWAII
JOB NO. 91-03

Dear Mr. Gill:

The County of Maui, Department of Public Works and Waste Management, Engineering Division has reviewed the comments received during the 30-day public comment period which began on May 23, 1996. The County has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish notice of availability for this project in the July 23, 1996 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the final EA.

If you have any questions, please contact Wendy Kobashigawa at 243-7745.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lloyd Lee".

LLOYD LEE
Engineering Division Chief

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Enclosures

1996-07-23-MA FEA- Makawao Parking Lot

JUL 23 1996

FILE COPY

FINAL
ENVIRONMENTAL ASSESSMENT
FOR
MAKAWAO PARKING LOT
MAKAWAO, MAUI, HAWAII
TMK: 2-4-31:01
JOB NO. 91-03

Prepared by:

County of Maui
Department of Public Works and Waste Management
Engineering Division

July 1996

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Exhibit "C"	Zoning Map
Exhibit "D"	Soil Survey Map
Exhibit "E"	Flood Insurance Rate Map
Exhibit "F"	Letter of Comment and Corresponding Response

**FINAL ENVIRONMENTAL ASSESSMENT
FOR
MAKAWAO PARKING LOT**

I. PROPOSING AGENCY

County of Maui
Department of Public Works and Waste Management
200 South High Street
Wailuku, Maui, Hawaii 96793

Mr. Charles Jencks, Director

Telephone No. (808) 243-7845

Agency Contact Person: Wendy Kobashigawa
Engineering Division
200 S. High Street
Wailuku, Maui, Hawaii 96793

Telephone No. (808) 243-7745

II. AGENCIES CONSULTED IN PREPARING ASSESSMENT

The following agencies have reviewed and commented on the proposed project or have been consulted in the preparation of this environmental assessment:

COUNTY OF MAUI

Mr. Brian Miskae, Director
Department of Planning
250 South High Street
Wailuku, HI 96793

Mr. David Craddick, Director
Department of Water Supply
200 South High Street
Wailuku, HI 96793

Mr. Howard Tagamori, Chief
Police Department
55 Mahalani Street
Wailuku, HI 96793

Mr. Ronald Davis, Chief
Department of Fire Control
Wailuku, HI 96793

STATE OF HAWAII

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th floor
Honolulu, HI 96813

Mr. Peter Sybinsky, Director of Health
Department of Health
PO Box 3378
Honolulu, HI 96801

Mr. Herbert Matsubayashi, Acting Chief Sanitarian
Department of Health
Maui District Office
54 South High Street
Wailuku, HI 96793

Mr. Don Hibbard, Administrator
Department of Land and Natural Resources
Historic Preservation Division
33 South King Street, 6th floor
Honolulu, HI 96813

Mr. Randall Hashimoto, Acting State Land Surveyor
Department of Accounting and General Services
Survey Division
PO Box 119
Honolulu, HI 96810

FEDERAL

Mr. Neal Fujiwara, District Conservationist
Department of Agriculture
Natural Resources Conservation Service
210 Imi Kala Street, Suite 209
Wailuku, HI 96793

Mr. Ray Jyo, Director of Engineering
Department of the Army
U.S. Army Engineer District, Honolulu
Planning Division
Fort Shafter, HI 96858

Ms. Terrell Kelley, Team Leader
Department of the Army
U.S. Army Engineer District, Honolulu
Regulatory Branch
Fort Shafter, HI 96858

UTILITY COMPANIES

Mr. Hideo Abe
Maui Electric Company, Ltd.
Engineering Division
PO Box 398
Kahului, HI 96732

Mr. Danny Smith
GTE Hawaiian Telephone Company
Engineering Division
60 South Church Street
Wailuku, HI 96793

Mr. Peter Purvis
Chronicle Cablevision
350 Hoohana Street
Kahului, HI 96732

III. GENERAL DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS

A. Project Description

The project site is located in Makawao, Maui, Hawaii at TMK: 2-4-31: 01 on the northwestern side of Makawao Avenue, and approximately 360 feet from the intersection of Makawao Avenue and Baldwin Avenue (See Exhibit "A"). The parcels that will be developed have a combined area of approximately 33,670 square feet, with access being provided by an easement of approximately 5,991 square feet in size. It is presently being used as a temporary gravel parking lot, and temporary street lights have also been installed.

An asphalt paved public parking lot with 66 full-size stalls, 20 compact stalls, and 4 handicapped stalls is proposed to be constructed for this project site, and will also include the following:

1. Striping and signage (including striping and signage for handicapped stalls)
2. Underground drainage improvements, consisting of a subsurface perforated pipe system to retain after development storm runoff onsite, storm drain manholes, and a trench drain
3. Removal of temporary street lights and installation of permanent street lights
4. A 2'-0" high (maximum) retaining wall along a segment of the southern and western boundaries of the project site
5. Landscaping and irrigation consisting of Jacaranda trees and hibiscus hedges
6. Concrete curbs and gutters, sidewalks, and wheelchair ramps to provide pedestrian and handicapped access to and from the parking lot.

B. Makawao-Pukalani-Kula Community Plan

The project site is within the limits of the Makawao-Pukalani-Kula community plan, and is permanently designated for business/commercial land use (See Exhibit "B"). The construction of a public parking lot will not be contrary to the Makawao-Pukalani-Kula community plan goals and objectives.

C. Zoning

The project site is located within the Interim District of the County of Maui. The properties surrounding the project site are a mixture of zoning which include Interim, Business/County/Town, and B-2 Community Business District. (See Exhibit "C").

C. Special Management Area

The project site is not located in the Special Management Area, therefore, an SMA permit will not be required.

IV. **AFFECTED ENVIRONMENT**

A. Existing Land Use

The project site is presently being used as a temporary gravel parking lot.

B. Soils and Topography

According to the United States Department of Agriculture, Soil Conservation Service, "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii," August 1972, the project site consists of Makawao silty clay, 7 to 15 percent slopes (MfC). The soil is characterized as having slow to medium runoff, and a slight to moderate soil erosion hazard. (See Exhibit "D").

The soil was developed in volcanic ash and in material weathered from basic igneous rock. It is primarily used for pasture, and in smaller acreages for pineapple, truck crops, and homesites.

The "Detailed Land Classification - Island of Maui," dated May 1967, lists the project site as Urban area.

C. Flora and Fauna

The proposed project will not affect any endangered or rare species of plants or animals.

Presently, the majority of the parking lot is covered with gravel and natural vegetation grows along the boundaries. The vegetation may consist of bermudagrass, eucalyptus, guava, hilograss, kaimiclover, and kikuyugrass.

D. Flood Hazard

The project site is located in the area designated as Zone C (areas of minimal flooding) as shown on the Flood Insurance Rate Map, (community-panel number 150003 0225B) prepared by the Federal Emergency Management Agency (See Exhibit "E").

E. Archaeological Resources

There are "no known historic sites" within the project site according to the State Historic Preservation Division of the Department of Land and Natural Resources.

F. Air Quality

During the construction period, the air quality will have temporary adverse impacts from dust and exhaust generated by the construction equipment. These impacts will be controlled through use of dust fences. Water trucks will also be used to spray the ground and keep dust to a minimum during clearing, grubbing, and grading operations. These methods and other methods that may be implemented by the contractor shall be in conformance with the Air Pollution Control Standards and Regulations of the State Department of Health, and the County of Maui Grading Ordinance.

Since the project site is proposed to be paved and landscaped, there should only be a minimal dust problem over a long term period.

G. Noise Impact

Heavy construction equipment is anticipated to cause temporary noise for the adjacent property owners. Operation of these equipment will occur only during daylight hours to minimize the short term impact caused by construction equipment exhaust and noise.

H. Traffic Circulation

After the project is completed, traffic circulation on Makawao Avenue should not change because the project site will continue to be used as a parking lot.

Traffic circulation may temporarily be impacted during construction when the shoulder work is installed along Makawao Avenue. However, the contractor will be required to utilize traffic control devices, flagmen, and/or police officers to maintain smooth traffic flow during construction. Work on Makawao Avenue shall only be performed during off-peak traffic periods.

I. Non-Point Source Pollution

To prevent the non-point source release of accumulated spillage of oils, grease, and other automotive fluids (such as gasoline and antifreeze) downgradient from the parking lot area, the following measures will be provided as mitigative measures:

1. Onsite surface runoff will be retained onsite by an underground subsurface drainage system.
2. The parking lot will be cleaned periodically with a street sweeper to prevent accumulated spillage of oils, grease and other automotive fluids.
3. Any major spills of hazardous materials will be handled by the fire department.

V. MAJOR IMPACTS

No major impacts are anticipated for this proposed development. Temporary impacts affecting the air quality, noise level, and traffic circulation will occur only during construction. Appropriate measures will be taken to minimize these impacts during construction.

Other long term impacts affecting air quality, noise level, and traffic circulation are considered minor and will not have any major impact on the surrounding properties.

VI. FINDINGS AND CONCLUSION

The temporary gravel parking lot was constructed several years ago to replace another public parking lot. Because there was an immediate need for another parking lot, the gravel parking lot was constructed to provide at least a flat, open space for vehicles to park on. With the construction of the new paved parking lot, the following provisions will be made to improve the usage of the parking lot:

1. An underground subsurface drainage system which will retain after development storm runoff onsite
2. Marked parking stalls will maximize usage of the lot
3. Pedestrian access to and from the parking lot with use of concrete sidewalks
4. Handicapped stalls will be designated and proper access will be provided to and from the parking lot for the handicapped
5. Landscaping will provide a screening barrier for adjacent properties and irrigation will maintain the landscaping

There are no significant long term negative impacts associated with the proposed project. In fact, the long term impacts are beneficial to the Makawao community because the parking lot will continue to provide off-street parking in near vicinity to various businesses along Makawao Avenue.

It is therefore concluded that the proposed project will not result in any significant adverse impacts.

REFERENCES

"Makawao-Pukalani-Kula Community Plan", mandated by the Charter of Maui County (1977)

"Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii", United States Department of Agriculture Soil Conservation Service, issued August 1972

APPENDIX

Exhibit "A" - Location Map

Exhibit "B" - Makawao/Pukalani/Kula Community
Plan Map

Exhibit "C" - Zoning Map

Exhibit "D" - Soil Survey Map

Exhibit "E" - Flood Insurance Rate Map

Exhibit "F" - Letter of Comment
and Corresponding Response

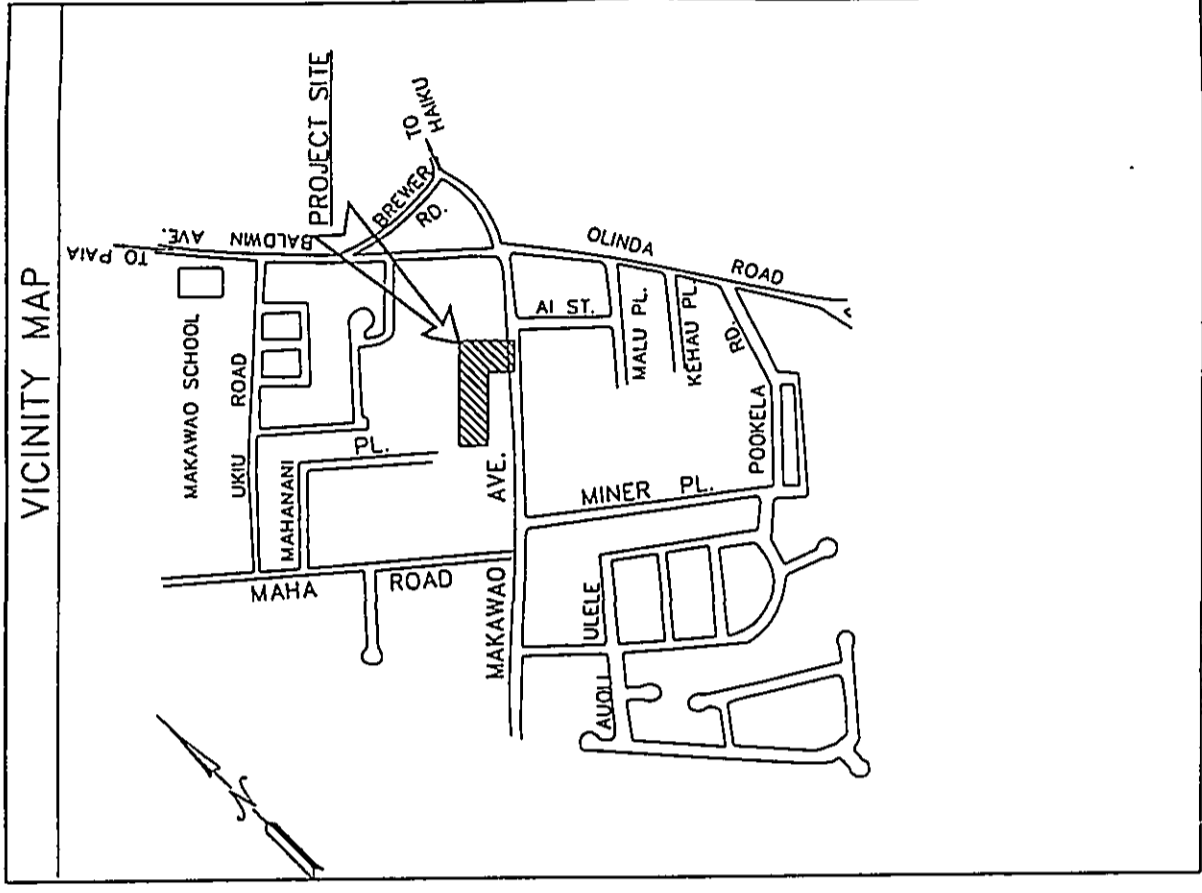
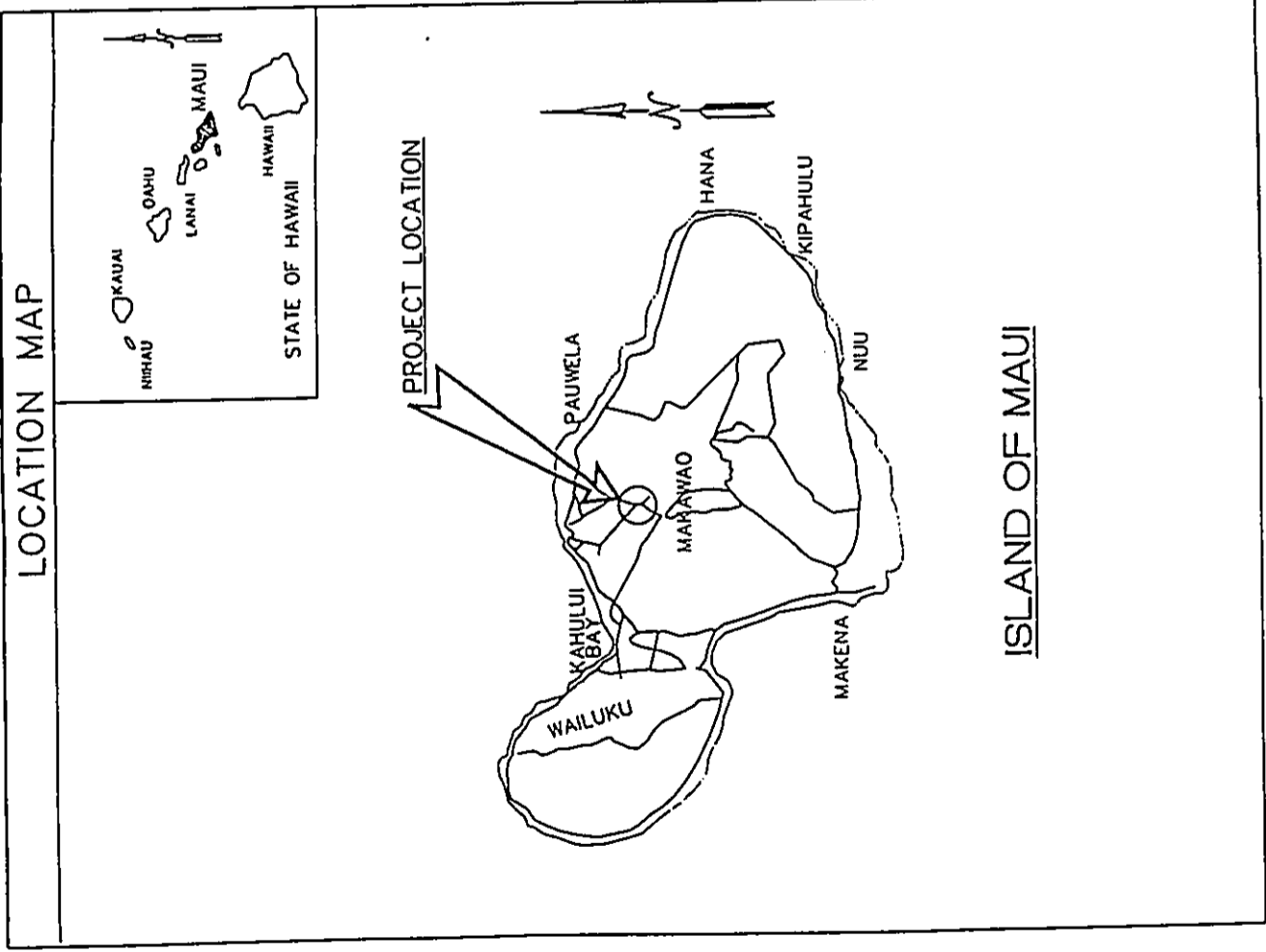
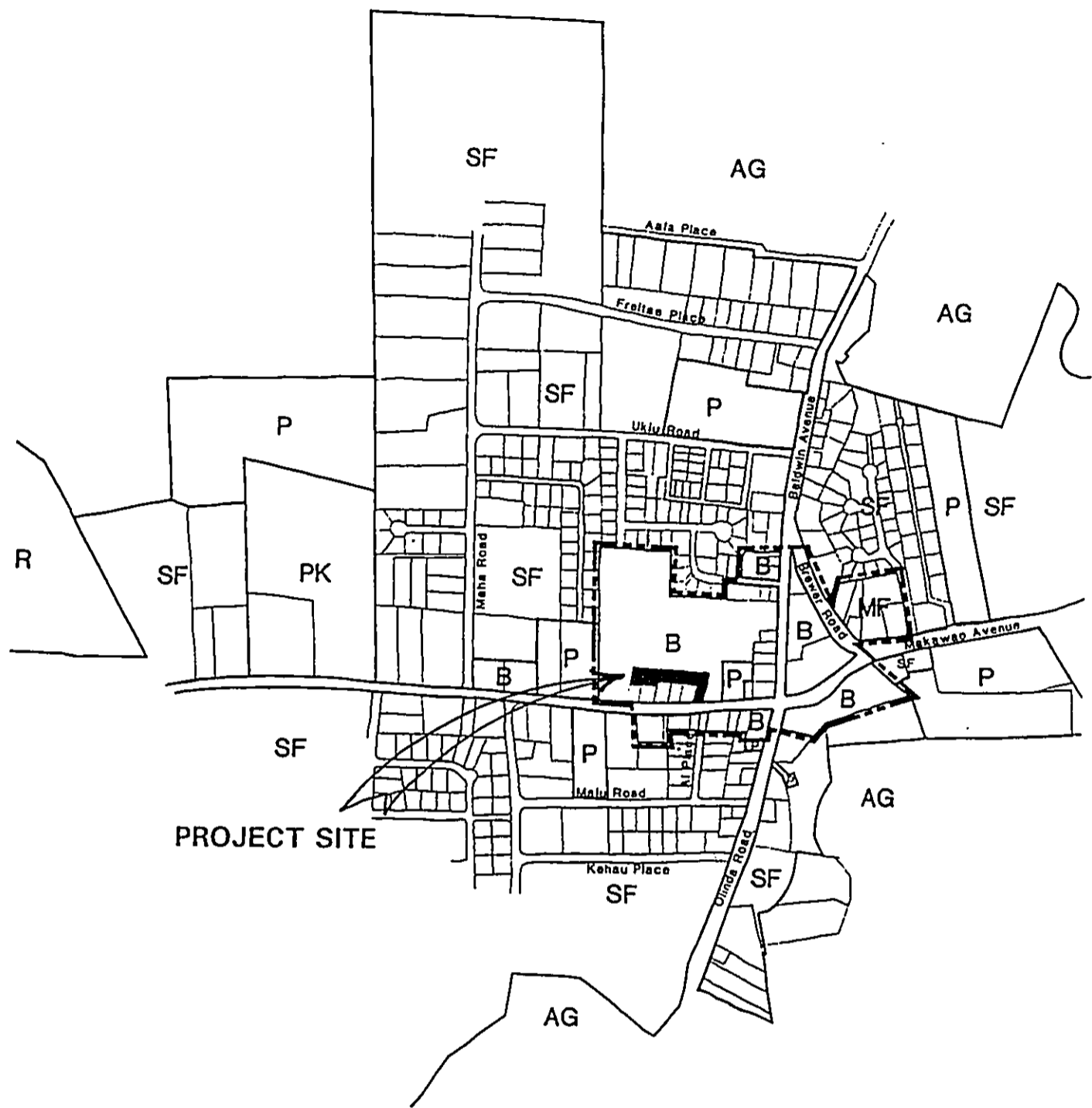


EXHIBIT "A"
Location Map



LEGEND

- AG Agriculture - - - - Special District
- R Rural
- SF Single Family Residential
- MF Multi-Family Residential
- B Business/Commercial
- P Public

MAKAWAO TOWN

DETAILED LAND USE

EXHIBIT "B"
Makawao/Pukalani/Kula
Community Plan Map

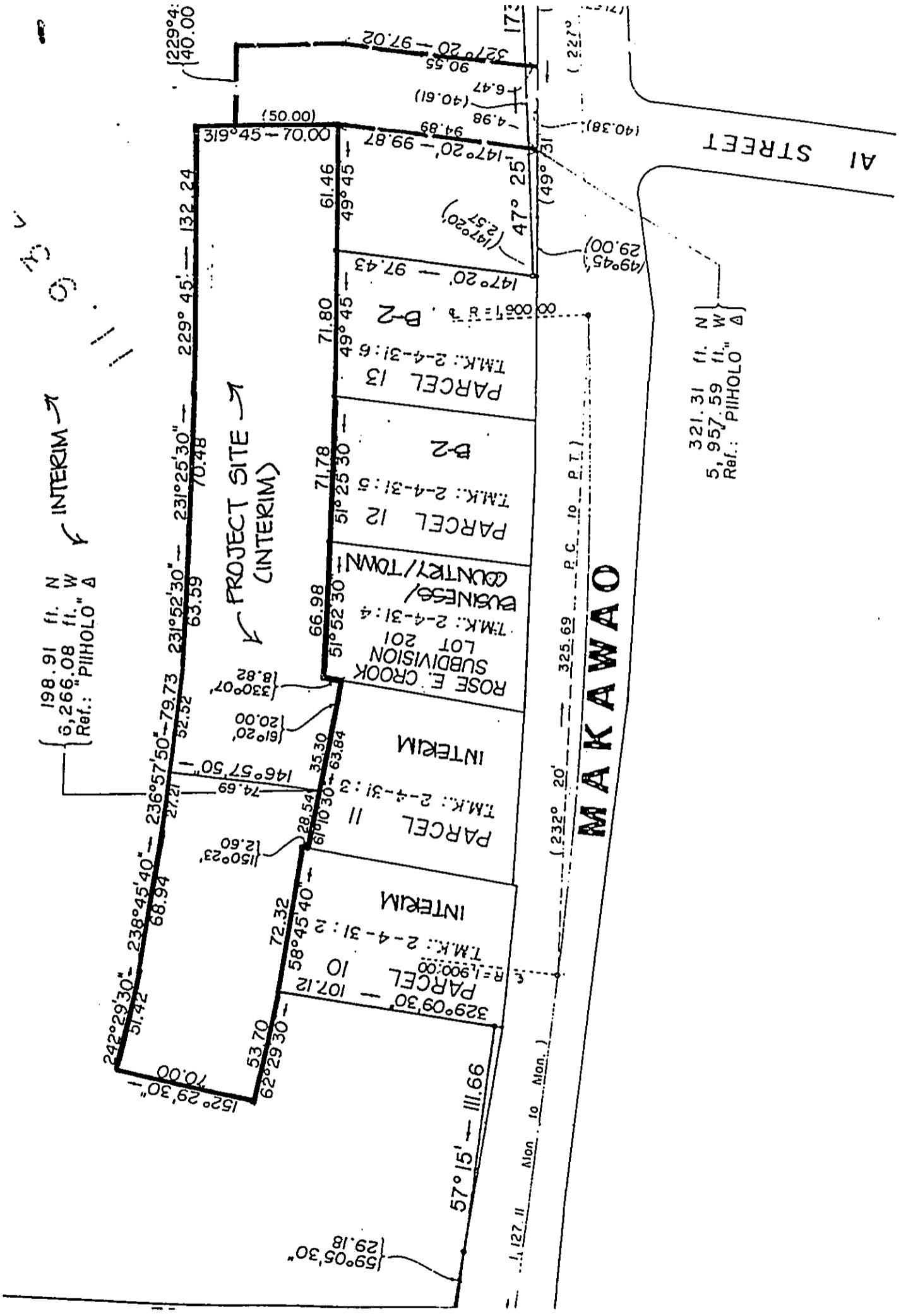


EXHIBIT "C"
 Zonina Map

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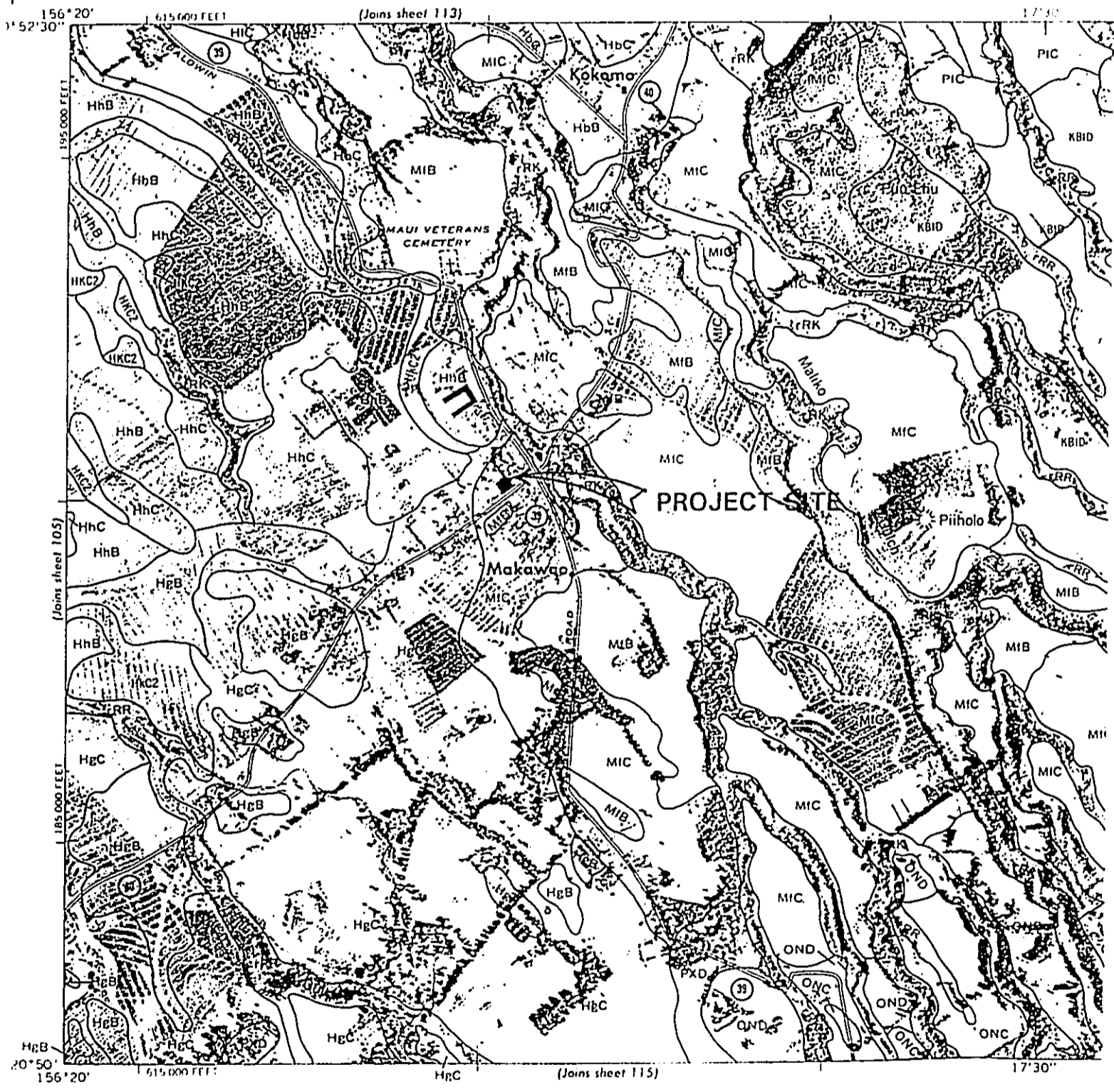


EXHIBIT "D"
Soil Survey Map

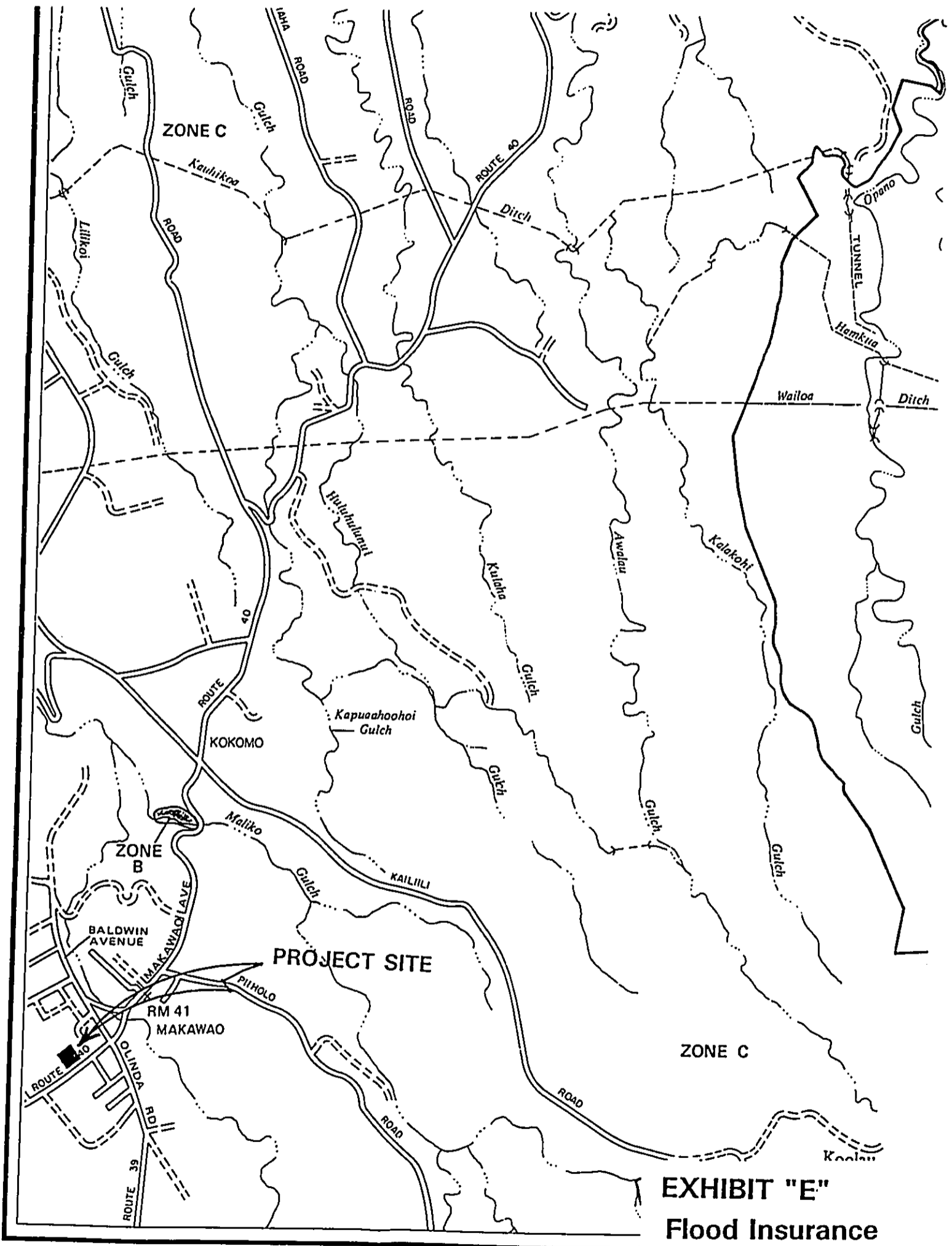


EXHIBIT "E"
Flood Insurance
Rate Map

BENJAMIN J. CAYETANO
GOVERNOR



103³
RECEIVED
COUNTY OF MAUI

GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 588-4186
FACSIMILE (808) 588-4188

96 JUN 21 10:57
ENGINEERING
DEPT OF PUBLIC WORKS

June 20, 1996

Mr. Lloyd Lee, P.E., Engineering Division Chief
Department of Public Works and Waste Management
County of Maui
200 South High Street
Wailuku, Hawai'i 96793

Dear Mr. Lee:

We submit for your response (required by Section 343-5(b), Hawaii Revised Statutes) the following comments on an April 1996, draft environmental assessment entitled "Makawao Park Lot Draft Environmental Assessment, Makawao, Maui, Hawaii, Job No. 91-03" at TMK 2-4-31:01. The document was submitted by an April 24, 1996, letter to our office by the County of Hawaii Planning Department. Notice of availability of this draft environmental assessment was published in the May 23, 1996, and the June 8, 1996, editions of the *Environmental Notice*.

By their very nature, parking lots tend to contain accumulated spillage of oils, grease, and other automotive fluids such as gasoline and antifreeze. Please discuss possible mitigative measures to prevent non-point source release of these substances downgradient from the parking lot area. Please provide a topographic map to indicate drainage patterns.

Please include a copy of this letter and your response in the final environmental assessment and notice of determination for this project. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist toll-free at 1-800-468-4644 extension 64185. Thank you.

Sincerely,

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

GARY GILL
Director

c: Ms. Wendy Kobashigawa, Department of Public Works, County of Maui

EXHIBIT "F"

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

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Wastewater Reclamation Division

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

Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

July 9, 1996

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

Dear Mr. Gill,

RE: MAKAWAO PARKING LOT
JOB NO. 91-03

In response to your comments in your letter dated June 20, 1996, we are providing the following as mitigative measures to prevent non-point source release of oils, grease, gasoline, and antifreeze within the parking lot:

1. Onsite surface runoff will be retained onsite by an underground subsurface drainage system. Please refer to the attached grading plan for the drainage patterns.
2. The parking lot will be cleaned periodically with a street sweeper to prevent accumulated spillage of oils, grease and other automotive fluids.
3. Any major spills of hazardous materials will be handled by the fire department.

If you have any further questions, please call Wendy Kobashigawa at 243-7745.

Very truly yours,

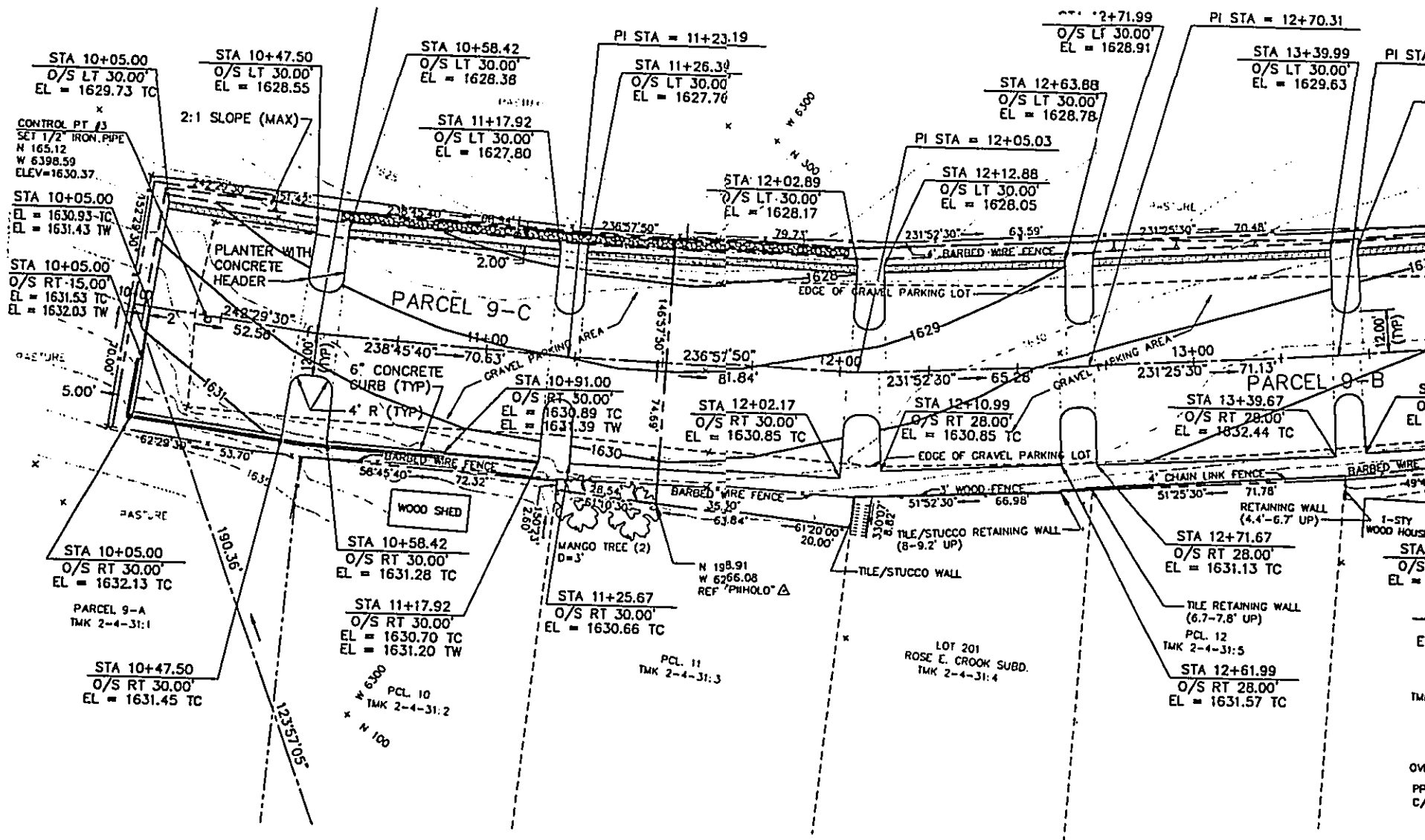
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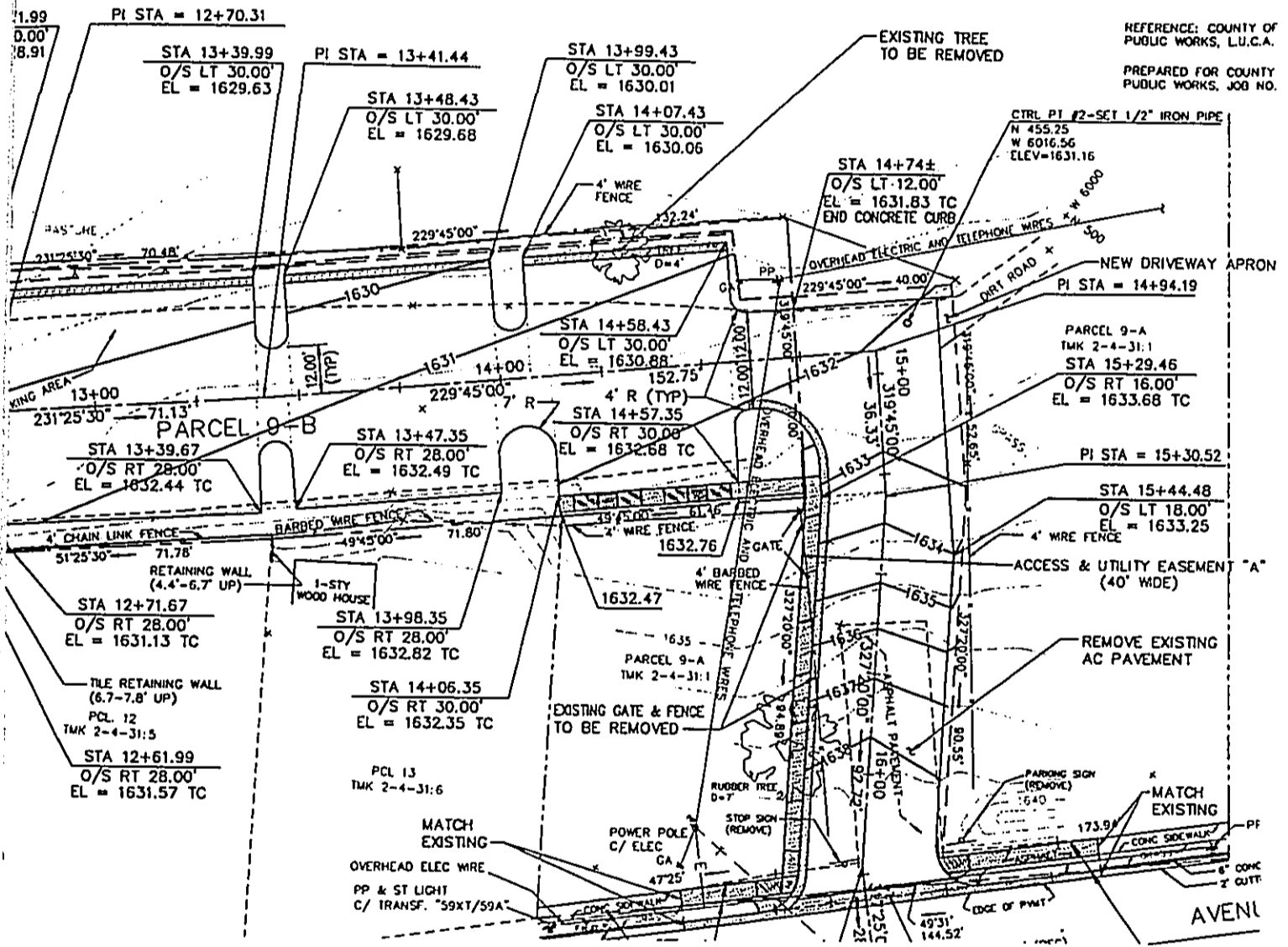
LLOYD P.C.W. LEE
Engineering Division Chief

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Enclosure

EXHIBIT "F"





REFERENCE: COUNTY OF PUBLIC WORKS, L.U.C.A.
 PREPARED FOR COUNTY PUBLIC WORKS, JOB NO.

EXHIBIT "F"