



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

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November 10, 1997

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Gary Gill, Director
Office of Environmental Quality Control
235 South Beretania Street
Suite 702
Honolulu, Hawaii 96813


Dear Mr. Gill:

SUBJECT: Final Environmental Assessment for the Big
Brothers/Big Sisters Mentoring Center

As the approving agency, the County of Maui Department of Housing and Human Concerns has reviewed the comments received during the 30-day public comment period for the Draft Environmental Assessment which began on October 8, 1997. The agency has determined that the subject project will not have significant environmental effects and has issued a finding of no significant impact. Please publish this notice in the November 23, 1997 edition of "The Environmental Notice".

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. Please contact me if you have any questions. Thank you for your consideration.

Very truly yours,


STEPHANIE AVEIRO
Director of Housing and Human
Concerns

SA:tav
bigbros/mentor/oeqctr.004

To SUPPORT AND ENHANCE THE SOCIAL WELL-BEING OF THE CITIZENS OF MAUI COUNTY

PRINTED ON RECYCLED PAPER 

1997-11-23-MA-FA-MAUI Big
Brothers / Big Sisters Mentoring Center

NOV 23 1997

FILE COPY

Final
Environmental Assessment

**Big Brothers/Big Sisters
Mentoring Center**

Prepared for:

November 1997

**Big Brothers/Big
Sisters of Maui**



*Final
Environmental Assessment*

**Big Brothers/Big Sisters
Mentoring Center**

Prepared for:

November 1997

**Big Brothers/Big
Sisters of Maui**



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Preface

The applicant, Big Brothers/Big Sisters of Maui, proposes to construct a Mentoring Center abutting Hale Makana O Waiale, a recently completed affordable rental project on Waiale Road in Wailuku, Maui, Hawaii (TMK 3-8-46:por. 21, Lot 2-A-3).

Pursuant to Chapter 343, HRS, and Chapter 200 of Title 11, Department of Health Administrative Rules, Environmental Impact Statement Rules, and 24 CFR Part 58, U.S. Department of Housing and Urban Development, Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities, this Environmental Assessment documents the project's technical characteristics, environmental impacts and alternatives, and advances findings and conclusions relative to the significance of the project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

The applicant, Big Brothers/Big Sisters of Maui (BBBS), a local non-profit organization, is proposing to develop a Mentoring Center in Wailuku, Maui Hawaii.

The project site is located adjacent to Hale Makana O Waiale, a 200 unit affordable rental project which has recently been completed. The site of the Mentoring Center is identified as TMK 3-8-46:por. 21 (Lot 2-A-3) consisting of approximately 27,529 square feet of land. See Figure 1 and Figure 2.

Hale Makana O Waiale is located to the east and south of the project site. An existing access easement along a cane-haul road owned by Wailuku Agribusiness Company, Inc. is located to the west with vacant lands across the roadway. The cane-haul road becomes Waiale Road, further to the north of the project site. Waiale Park, a 3-acre County park abuts the northern boundary of the project site. Ka Hale A Ke Ola Homeless Resource Shelter is located further to the northeast.

Currently, the project site is undeveloped. However, it has been grubbed and graded as part of the construction for Hale Makana O Waiale. Access to the project site is through interior roadways of Hale Makana O Waiale which connect with the private cane-haul road which links with Waiale Road.

The County of Maui is the fee simple owner of the underlying property. However, the applicant has a 55 year lease for development of the project.

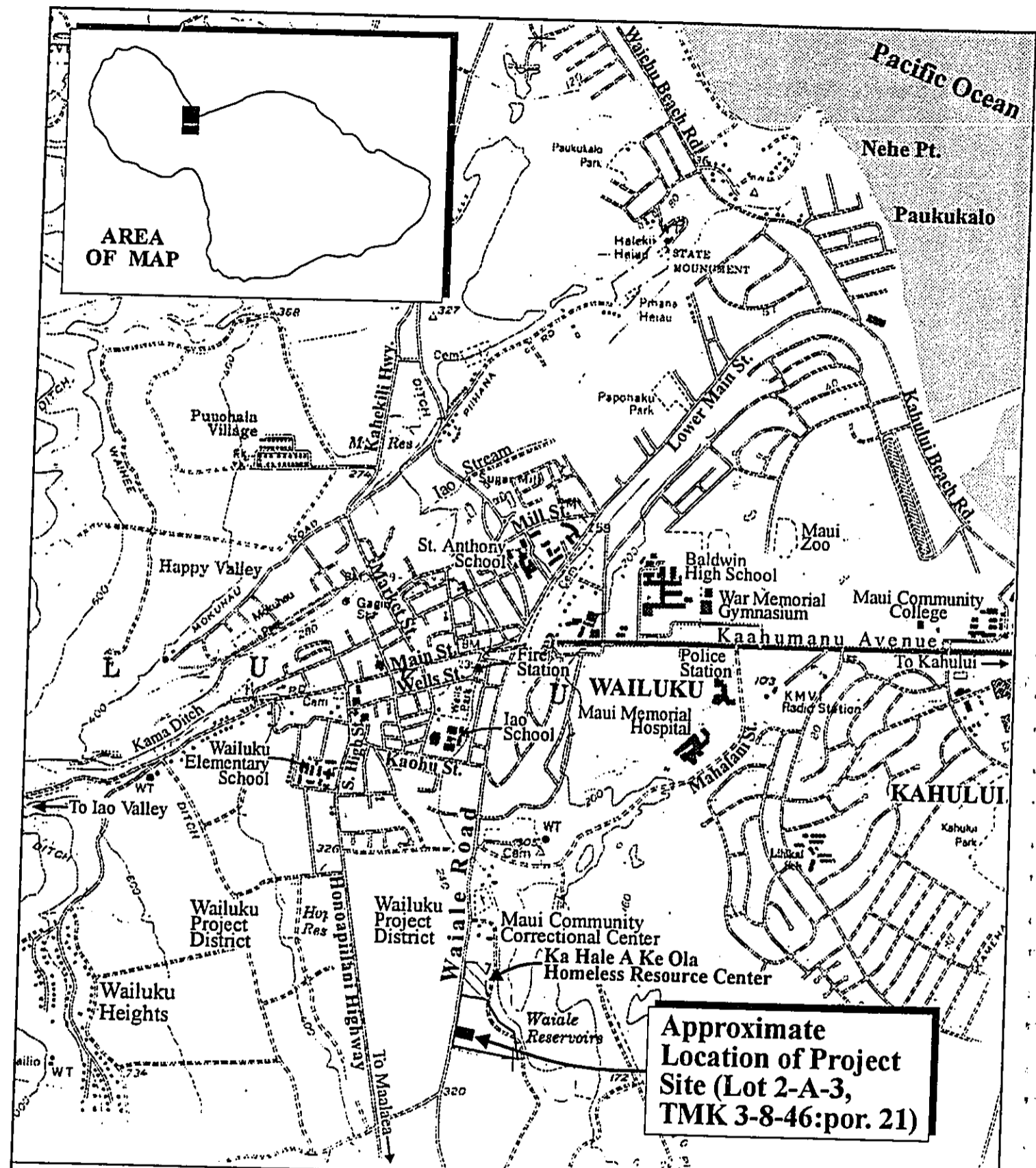
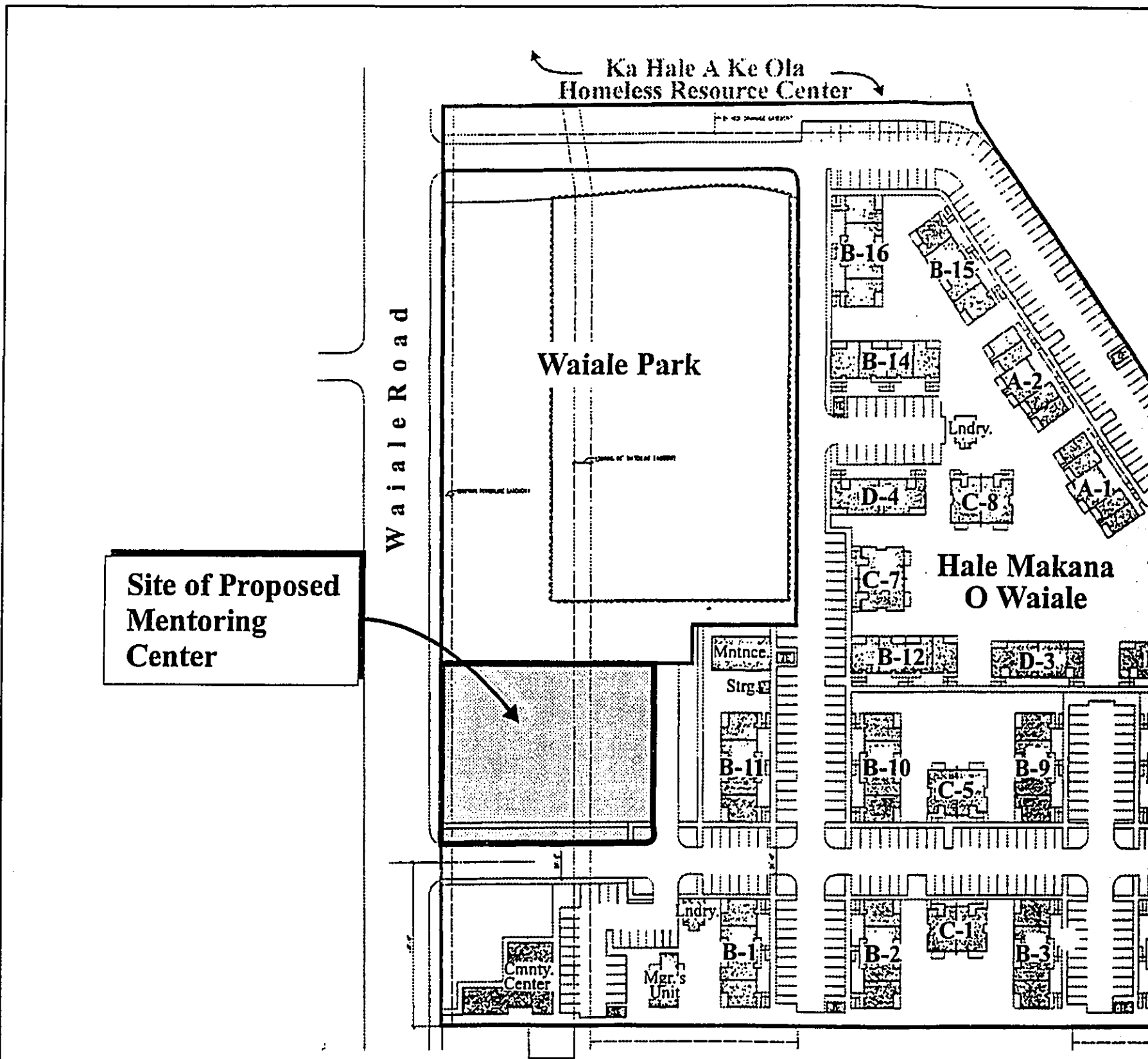


Figure 1 Big Brothers/Big Sisters Mentoring Center Regional Location Map



Prepared for: Big Brothers/Big Sisters of Maui





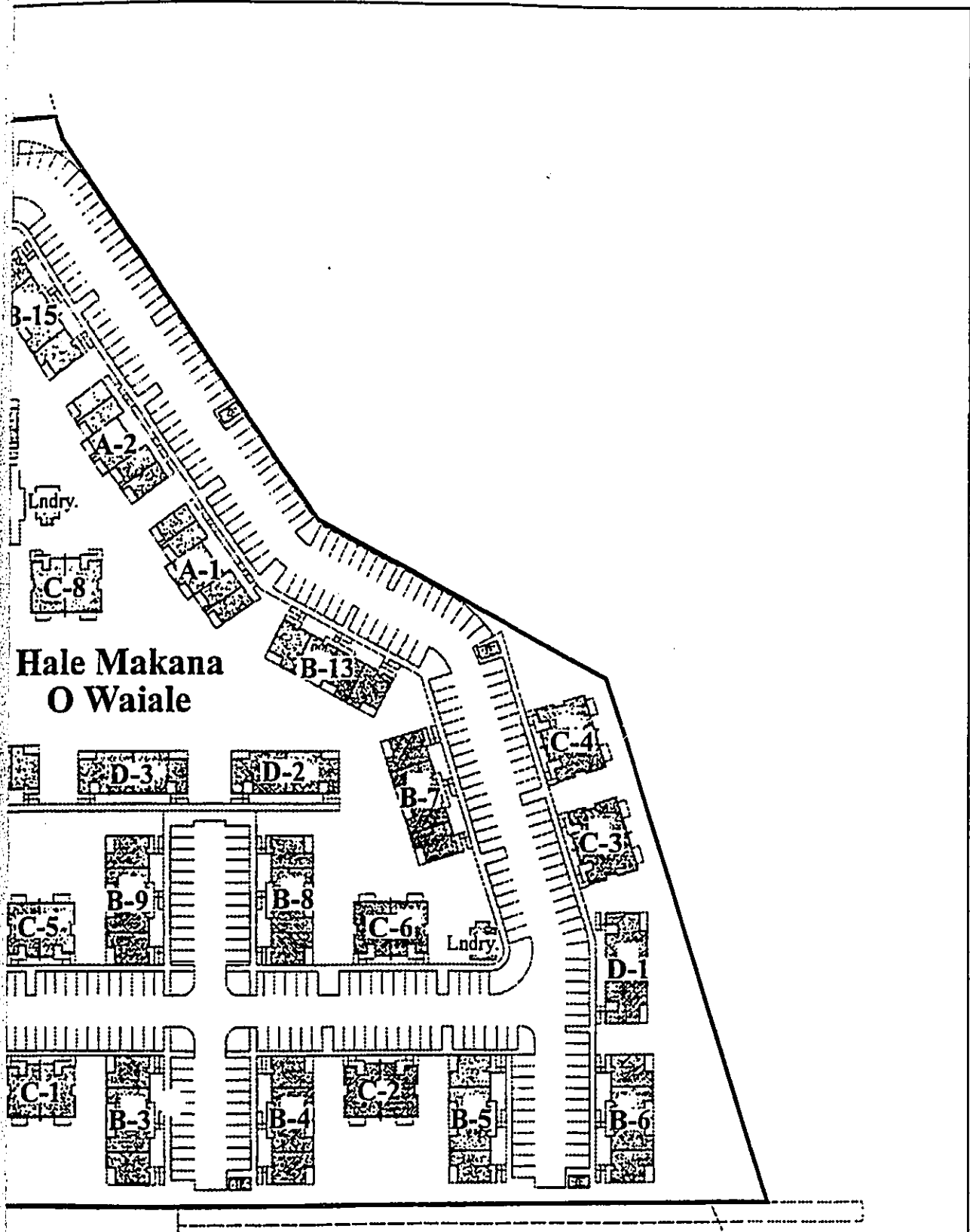
Source: GYA Architects, Inc.

Figure 2

Big Brothers/Big Sisters Mentoring Center
Site Plan of Immediate Vicinity



Prepared for: Big Brothers/Big Sisters of Maui



**Hale Makana
O Waiale**

s Mentoring Center
mediate Vicinity



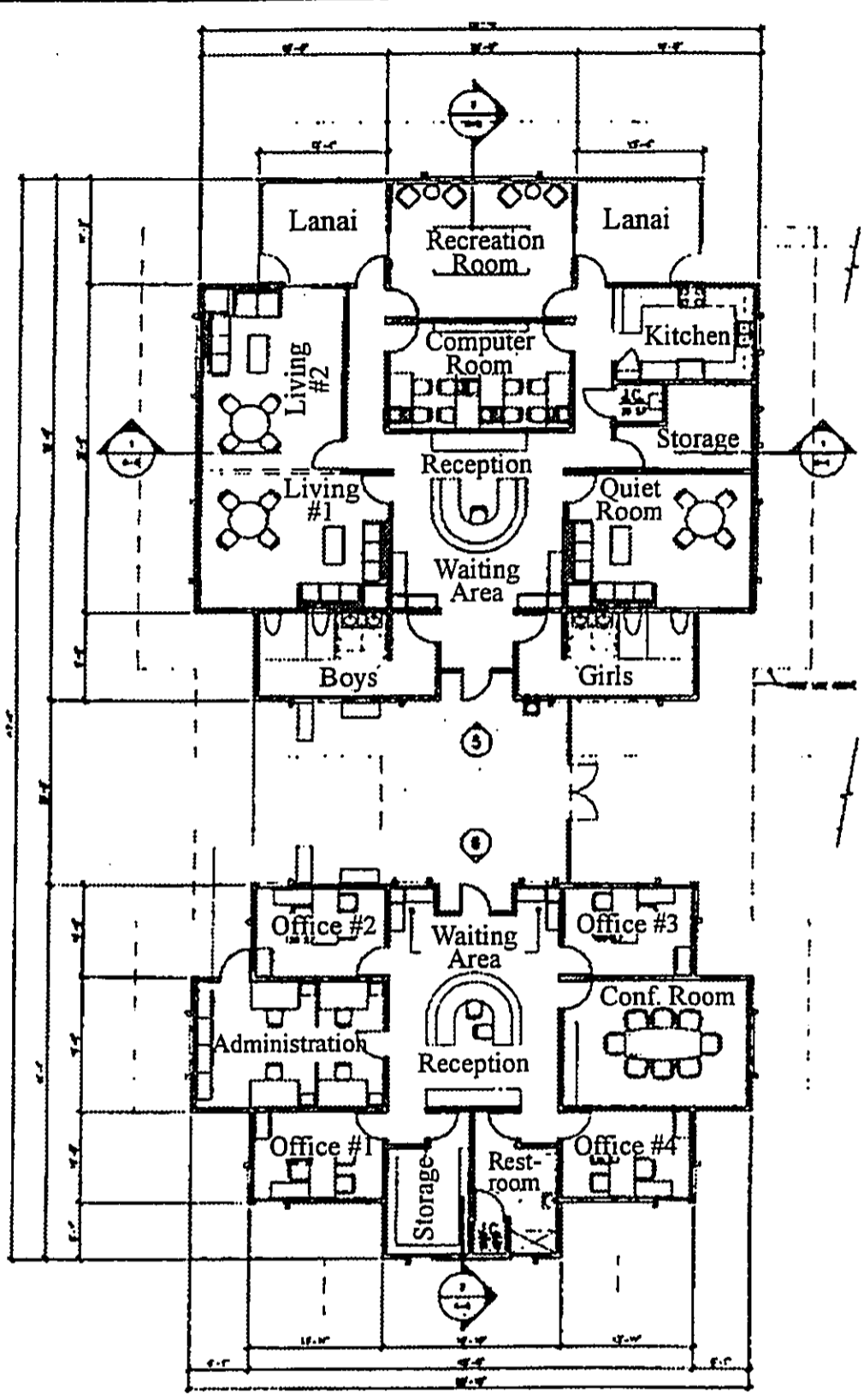
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B. PROPOSED ACTION

BBBS is proposing to develop and construct a Mentoring Center that will house its award winning "After-School Mentoring Program" and "Core Program". Both programs are a holistic model which address school drop out, juvenile delinquency, substance abuse and teenage pregnancy prevention. In addition, BBBS's "Na Lima Kokua Keiki Project", which provides a teen mentor to referred children from the Homeless Resource Center and at-risk latch-key children from various Central Maui elementary schools, will be housed at the Mentoring Center. Housing these programs at the Mentoring Center will enable the programs to care for additional children. These mentoring programs provide services to youth five (5) to sixteen (16) years of age and their families.

The Mentoring Center will be constructed to provide a "home-like" atmosphere. It is proposed to be located in a single story structure comprising approximately 4,630 square feet in floor area and approximately 18 feet in height. See Figure 3, Figure 4, and Figure 5. This "large home" will consist of three (3) large living rooms for the mentoring programs, with movable partitions to allow for group mentoring, large group meetings and weekly training sessions. The living rooms will open on to a large lanai area which can be used for its programs. One (1) room of the "home" will be the computer room where kiosks and study carousels with computers, printers, reference material, and other resource materials will be available. In addition, the "home" will have a recreational room intended to facilitate inter-personal and group activities. The surrounding yard area will be incorporated into activities for the participants. Adjacent to the Mentoring Center is the Waiale Park which will provide additional recreation and activity space.



Source: GYA Architects, Inc.

Figure 4

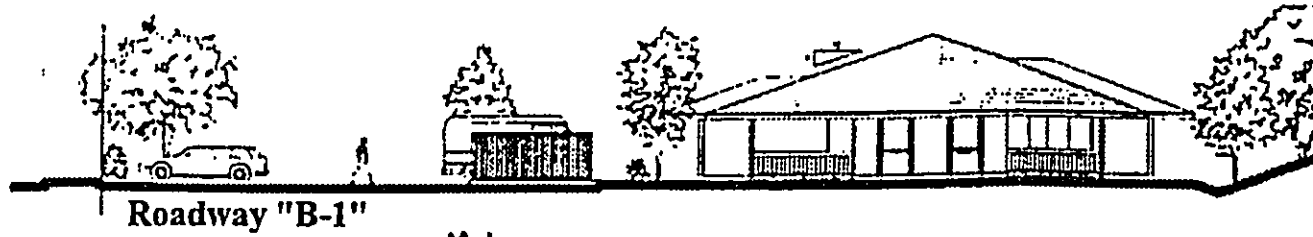
Big Brothers/Big Sisters
Mentoring Center
Floor Plan



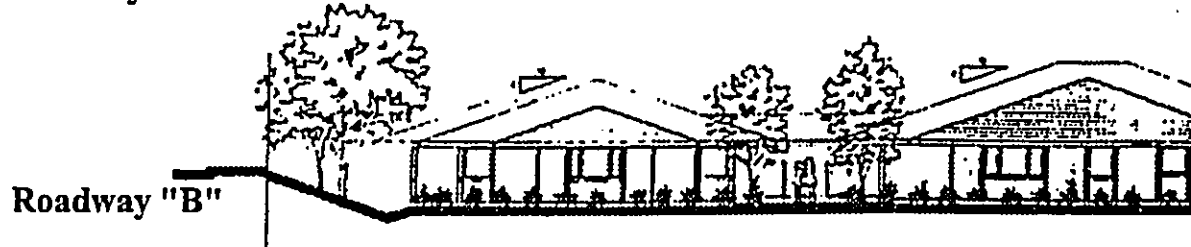
Prepared for: Big Brothers/Big Sisters of Maui

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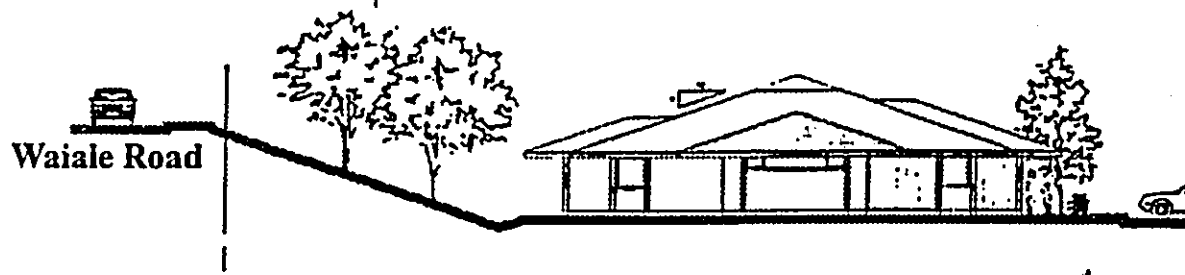
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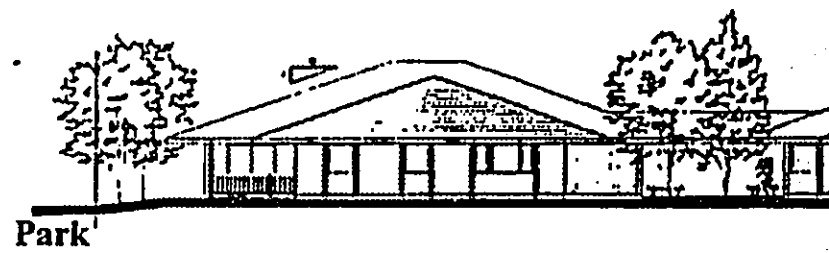
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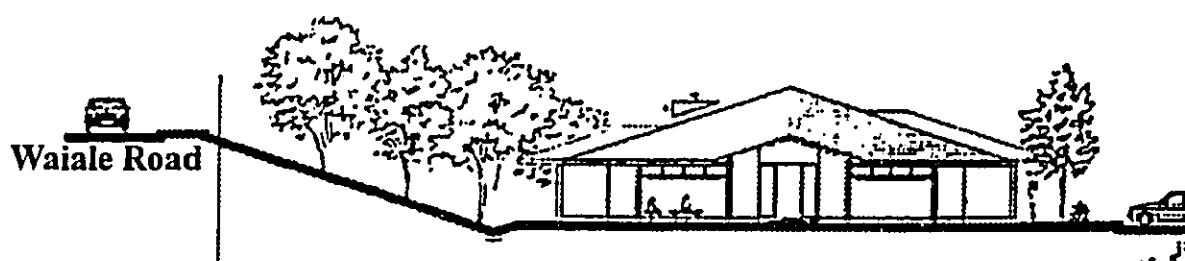
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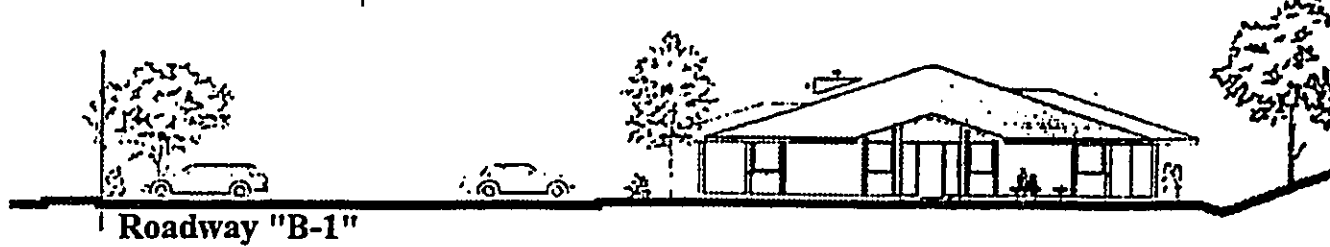
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Elevation 6



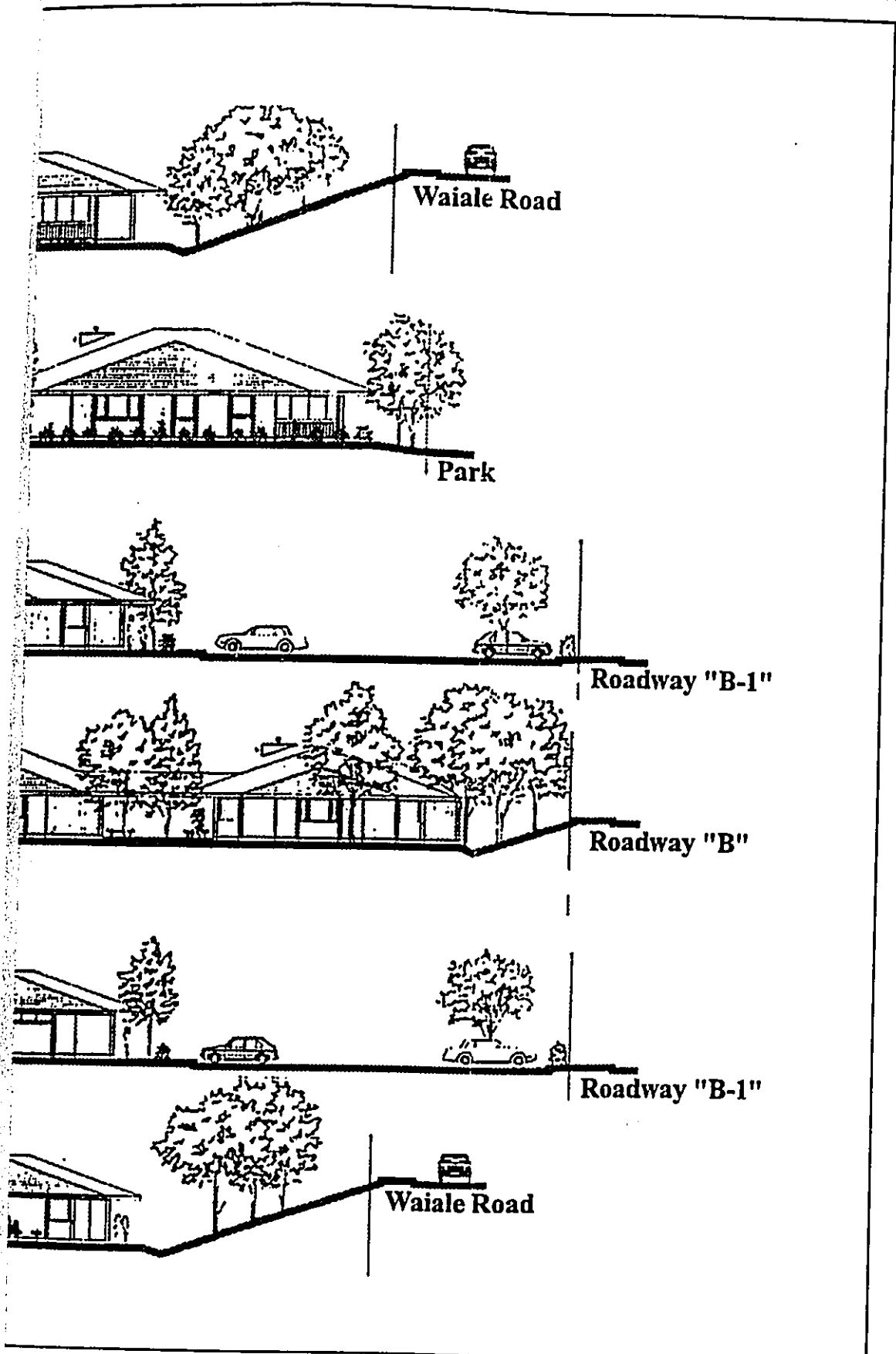
Source: GYA Architects, Inc.

Figure 5

**Big Brothers/Big Sisters Mentoring Center
Elevations**



Prepared for: Big Brothers/Big Sisters of Maui



Mentoring Center

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Funding for construction of the project is primarily with Community Development Block Grant funds. Construction is anticipated to begin in January 1998, with completion targeted for April 1998. Approximate construction cost is \$750,000.

C. ENVIRONMENTAL REVIEW

Since the proposed project involves County land and funding, as well as Federal (e.g., CDBG) funding, an Environmental Assessment has been prepared pursuant to the requirements of Chapter 343, Hawaii Revised Statutes (HRS), and Chapter 200 of Title 11, Department of Health Administrative Rules, Environmental Impact Statement Rules, and 24 CFR Part 58, U.S. Department of Housing and Urban Development (HUD), Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities. The HUD Environmental Assessment is included as Appendix "A" of this document.

Chapter II

**Description of the
Existing Environment**

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The project site is bordered by Maui Economic Concerns of the Community's, Inc. (MECC) Homeless Resource Center to the far north and Waiale Park to the immediate north. The MECC/County of Maui's Hale Makana O Waiale project abuts the eastern and southern boundaries of the project site. In addition, a cane-haul road proposed for the Waiale Road Extension and lands within the developing Kehalani Project District adjoin the project site to the west.

Situated along Waiale Road further to the north of the project site, are the Maui Community Correctional Center (MCCC), Maui Memorial Park's Garden of Meditation and several single-family residences and commercial establishments.

2. Climate

Hawaii's tropical location accounts for generally uniform weather conditions throughout the year. Climatic conditions on Maui are characterized by mild and consistent year-round temperatures, moderate humidity, and steady northeasterly tradewinds. Variations in the Island's weather are attributable to regional topographical and climatic conditions.

Based on data collected by the National Weather Service's meteorological facility at the Kahului Airport, average monthly temperatures for 1993 ranged from nearly 70 degrees in February, to about 80 degrees in August. The average annual temperature measured approximately 76 degrees. In addition, rainfall for 1993

ranged from a low of 0.9 inch in June, to a high of 2.19 inches in January. Total annual precipitation measured 12.69 inches (County of Maui/MEDB, Inc., December 1994).

The Island of Maui lies within the path of the northeast tradewinds which predominate throughout most of the year. Although winds may occasionally gust, the tradewinds typically range from ten (10) to twenty (20) miles per hour (mph) during afternoons, with lighter wind conditions prevailing during the morning and evening hours. The diurnal heating and cooling of the land mass gives rise to onshore sea breezes during the day and offshore land breezes at night.












Between the months of October to April, storm-generated winds from the south spawn "Kona" storms which are often characterized by high winds and heavy rainfall. In the absence of the tradewinds and Kona storms, wind conditions may become light and variable.

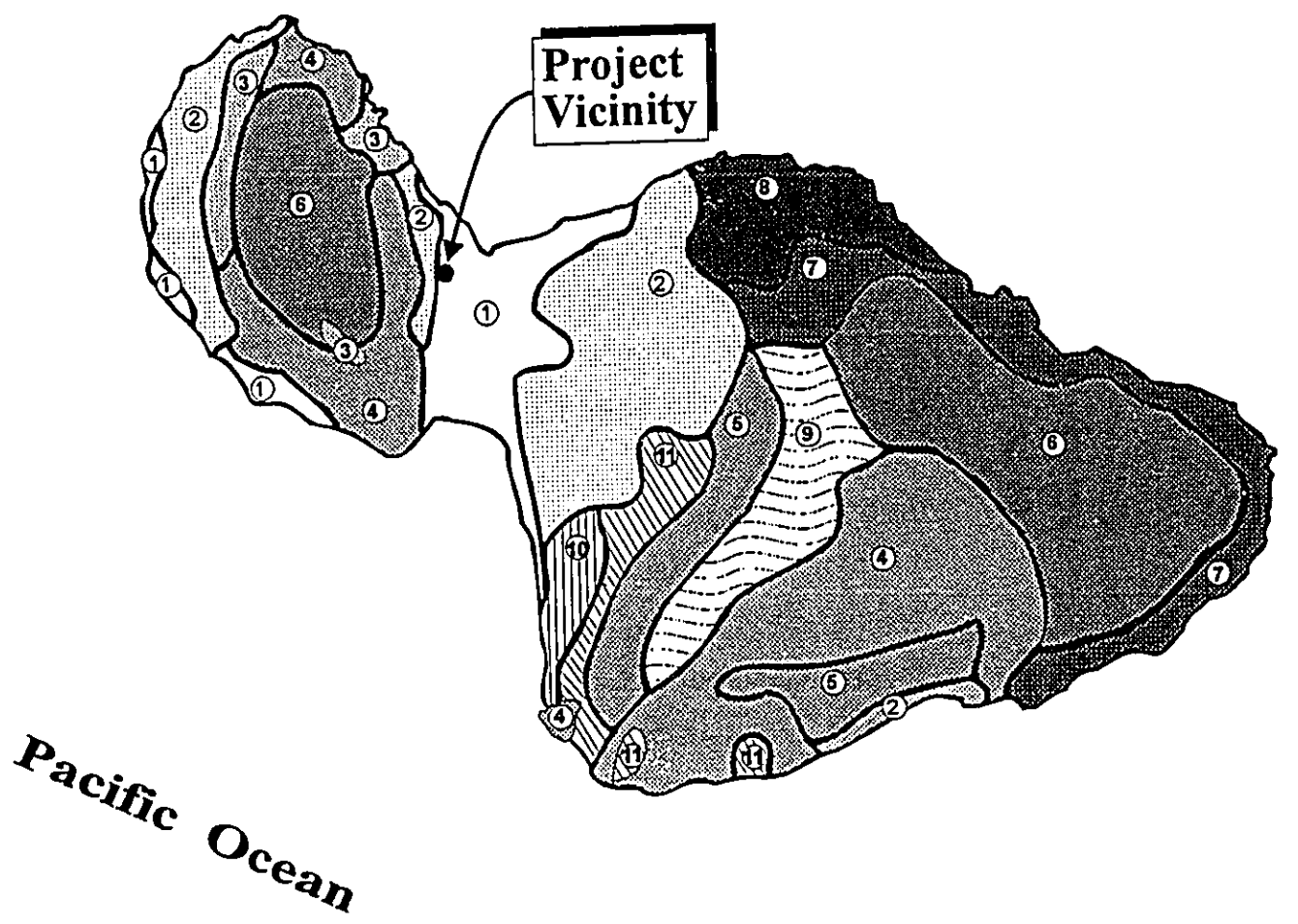
3. **Topography and Soil Characteristics**

Most of the project site is very gently sloping with an average gradient of approximately two (2) percent. The elevation near the center of the site is approximately 270 feet above sea level. Land near the western boundary of the site slopes higher to the cane-haul road at a 3:1 gradient.

Underlying the project site and surrounding area are soils of the Pulehu-Ewa-Jaucus association. See Figure 6. Found on level to moderately sloping terrain, this association consists of deep, well-drained soils that have a moderately fine textured to coarse textured subsoil.

LEGEND

- | | |
|--|---|
|  Pulehu-Ewa-Jaucas association |  Hana-Maanala-Kailua association |
|  Wainkoa-Keahua-Molokai association |  Pauwela-Haiku association |
|  Honolulu-Olelo association |  Launala-Kaipoi-Olinda association |
|  Rock land-Rough mountainous land association |  Keawakapu-Makena association |
|  Puu Pa-Kula-Pane association |  Kamaole-Oanapuka association |
|  Hydrandeps-Tropaquods association | |



Map Source: USDA Soil Conservation Service

Figure 6 Big Brothers/Big Sisters Mentoring Center Soil Association Map



Prepared for: Big Brothers/Big Sisters of Maui

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lao silty clay (laA) and Puuone sand (PZUE) define the soil types related to the project site and adjoining area. See Figure 7. The lao series consists of well-drained soils on valley fill, as well as alluvial fans that are derived from basic igneous rock. Typified by slopes ranging from 0 to 3 percent, lao silty clay is characterized by slow runoff and slight erosion hazards. Consisting of excessively drained soils that have been primarily derived from coral and sea shells, the Puuone series is typified by slopes ranging from 7 to 30 percent, as well as slow runoff, rapid permeability and moderate to severe wind erosion hazards. The lao series is primarily utilized for sugar cane cultivation, while the Puuone series is generally used for pastures and homesites.

4. **Flood and Tsunami Hazard**

The project site is located at the eastern base of the West Maui Mountains. As indicated by the Flood Insurance Rate Map for the County of Maui, the project site is situated within Zone C, an area of minimal flooding. See Figure 8.

5. **Flora and Fauna**

The project site has been grubbed and graded as part of the construction of Hale Makana O Waiale. Existing vegetation consists of introduced grass and scattered weeds. Terrestrial fauna in the region include introduced species, such as cats, mice, rats, and mongoose.

There are several wetland areas in the vicinity of the project site, as identified in the National Wetland Inventory Maps. Most of the wetland areas are man-made irrigation ditches and reservoirs. See Figure 9. Mauka portions of the designated wetlands are part of an

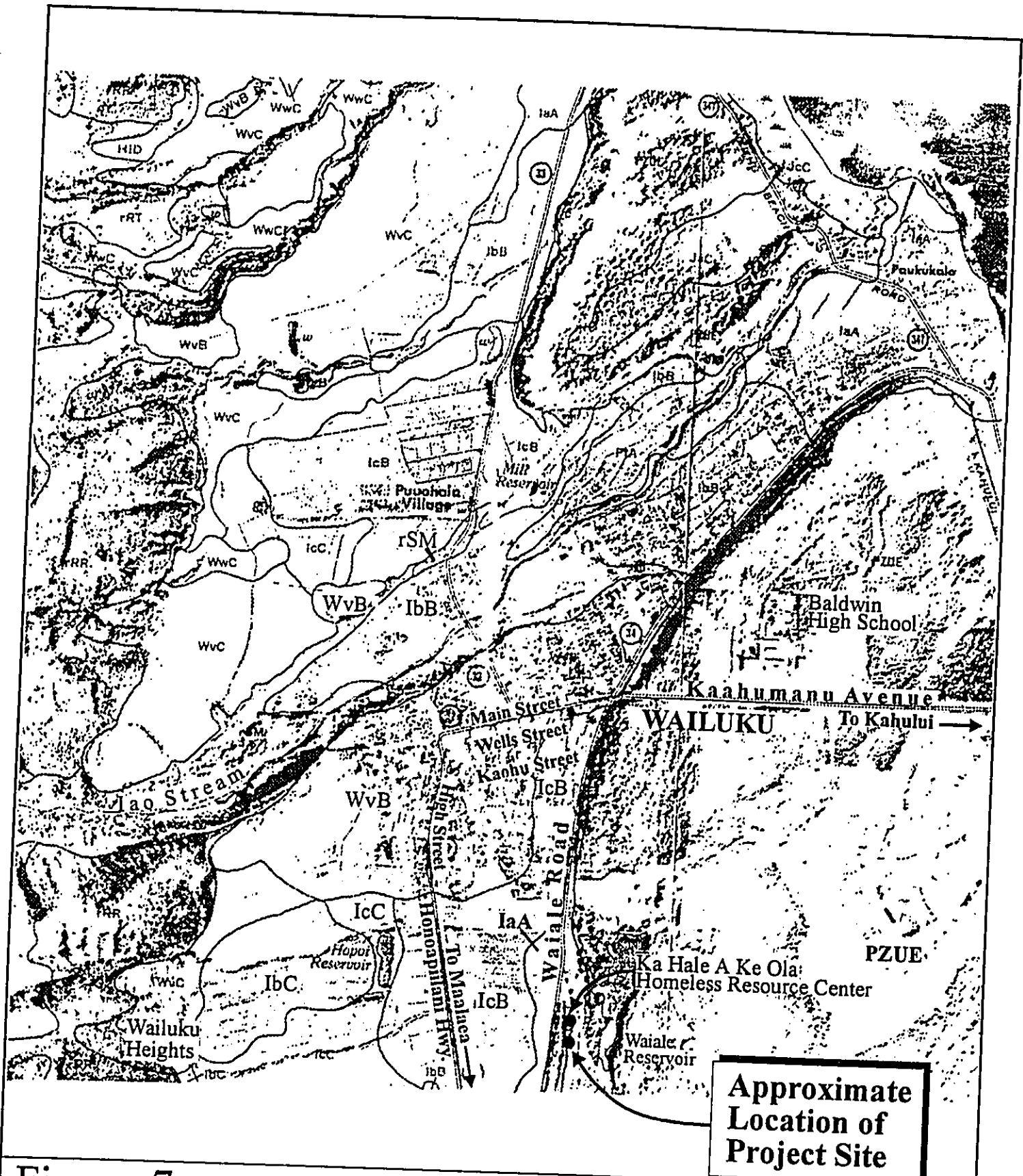
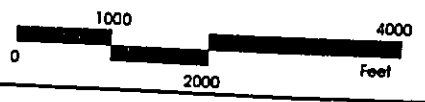


Figure 7

Big Brothers/Big Sisters
Mentoring Center
Soil Classification Map



Prepared for: Big Brothers/Big Sisters of Maui



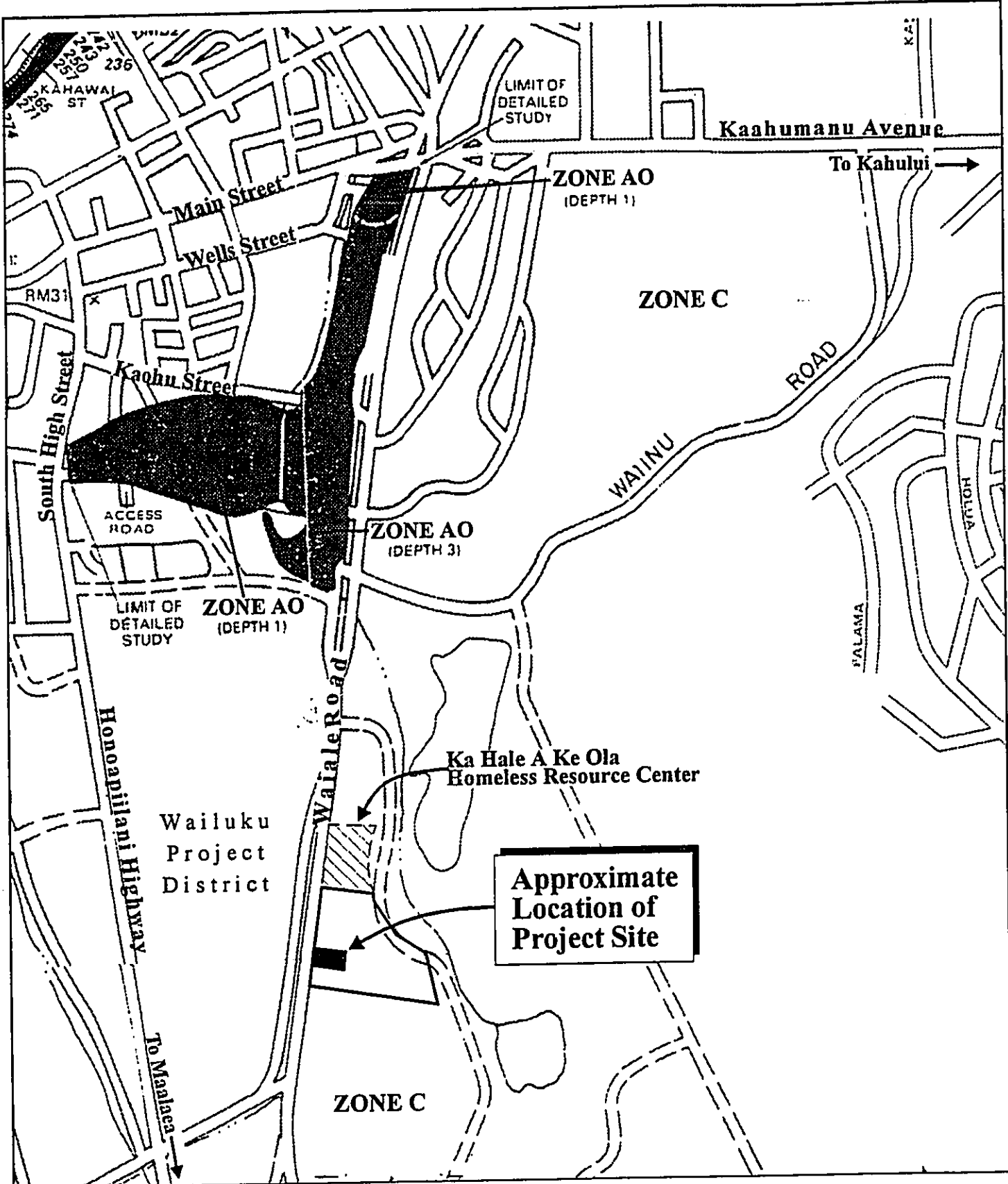


Figure 8

Big Brothers/Big Sisters
Mentoring Center
Flood Insurance Rate Map



Prepared for: Big Brothers/Big Sisters of Maui

unnamed drainageway. Two (2) irrigation ditches traverse the area perpendicular to the drainageway. Water from the ditches feeds a man-made irrigation reservoir located at approximately the 640 foot elevation, and an excavated irrigation ditch which connects to a second irrigation reservoir at approximately the 200 foot elevation.

Water levels at the irrigation reservoirs fluctuate rapidly with changing demands for water and are cleared of accumulating silt and vegetation on a periodic basis. Thus, abundant aquatic flora and fauna are not developed at these reservoirs. Moreover, the two (2) reservoirs are surrounded by urban development, pineapple, sugar cane, and pasture lands. Thus, the diversity of the surrounding vegetation is relatively low.

However, the 50 or more irrigation reservoirs on Maui collectively provide a loafing and limited feeding habitat for Hawaiian stilt, the black crowned night heron, wintering migratory waterfowl such as pintails and Shovelers, and migratory shorebirds such as the Golden Plovers and Ruddy Turnstones. The Hawaiian stilt is considered endemic and endangered. The black crowned night heron is considered indigenous. Other birds in the area are either introduced or migratory. None of the other avifauna are considered threatened or endangered.

6. **Archaeological Resources**

The subject property has been grubbed and graded as part of the construction for the Hale Makana O Waiale Project. Rough grades for the Mentoring Center have already been established and there are no surface archaeological materials present on the project site.

An archaeological inventory survey was formulated for a 15 acre parcel (TMK 3-8-46:21) in June 1995 by Xamanek Researches, which included the subject site, the Hale Makana O Waiale housing site, and the Waiale Park site. The inventory survey did not reveal any human remains or cultural deposits. However, since two (2) sand dunes exist in the vicinity, archaeological monitoring was recommended.

During construction of the project, scattered human remains were found on the surface near the northern portion of the 15 acre parcel. The State Historic Preservation Division (SHPD) was consulted on applicable procedures for a site evaluation. Further screening of site materials downslope of the find were required in addition to the recovery of the human remains. The "Report of the Recovery of Human Remains from the Ka Hale A Ke Ola Construction Project" was formulated by Xamanek Researches in February 1997. The report is in the process of being reviewed by the SHPD.

7. **Air Quality**

There are no point sources of airborne emissions within proximity of the project site. Air quality in the vicinity of the project site may be affected by a variety of sources, including smoke and dust from sugar cane harvesting and cultivation operations to the east. Although minimal, airborne pollutants are largely attributable to vehicular exhaust from traffic along the region's roadways. However, these sources are intermittent and prevailing winds quickly disperse the particulates generated by these temporary sources. Overall, air quality in the Wailuku region is considered good.

8. **Noise**

The project site is surrounded by lands which are currently utilized for public-quasi public use (e.g., MCCC), as well as existing (e.g., Homeless Resource Center, Kehalani Project District, Hale Makana O Waiale) and future (e.g., Maui Lani Project District) single and multi-family residential development. In addition, future roadway improvements involving the widening and extension of Waiale Road are also proposed. With the exception of traffic along regional roadways, as well as construction activities occurring within the Kehalani Project District, ambient noise conditions are generally attributable to natural conditions such as wind and rain. Vehicular noise levels in proximity of the project site are minimal due to the low traffic volume along this segment of Waiale Road.

9. **Scenic and Open Space Resources**

Mount Haleakala to the east and Iao Valley and the West Maui Mountains to the west, define the scenic resources for the project vicinity. With the exception of the Waiale Reservoir, there are no notable physical features within immediate proximity of the project site.

B. SOCIO-ECONOMIC ENVIRONMENT

1. **Population and Income**

The population of Maui County has demonstrated relatively strong growth over the past decade as exemplified by a 52 percent increase in resident population from 71,600 in July 1980 to 108,000 in July 1992 (County of Maui/MEDB, Inc. December 1994). Growth in the County is expected to continue, with resident population projections estimated to be 112,349 and 133,459 for the years

2000 and 2010, respectively (Community Resources, Inc., January 1994).

The Wailuku-Kahului region is anticipated to follow the Countywide population growth pattern with the region's 1990 population of 32,816 projected to increase to 40,452 by the year 2000 and 48,132 by the year 2010 (Community Resources, Inc., January 1994).

In 1997, the median income for a family of four (4) in Maui County was \$53,600.00 (telephone conversation with Department of Housing and Human Concerns employee, Wayde Oshiro, August 20, 1997).

2. **Economy**

Wailuku serves as the County's seat of government, and combined with neighboring Kahului, provides a broad range of commercial, financial, governmental, light-industrial, and service-oriented activities. The Wailuku-Kahului region is also surrounded by productive agricultural lands which include macadamia nut orchards, as well as pineapple and sugar cane fields. This vast expanse of agricultural land, managed by Hawaiian Commercial & Sugar Company and Wailuku Agribusiness Company, Inc., is considered a key component of the local economy.

C. **PUBLIC SERVICES**

1. **Recreational Facilities**

County recreational facilities are administered and maintained by the Department of Parks and Recreation (DPR). The Wailuku-Kahului region contains a network of recreational facilities

comprised of mini-parks, as well as neighborhood and district parks.

County parks and recreational facilities within proximity of the project site include: Wells Park, Wailuku Heights Park, Wailuku Gym and Pool, Wailuku Elementary School Park, and Waikapu Park and Community Center. Consisting of gyms, playgrounds, swimming pools, and community centers, as well as sports courts and playing fields, these facilities provide opportunities for basketball, jogging, picnicking, soccer, swimming, tennis, walking, field sports, and social activities.

Utilizing Community Development Block Grant program (CDBG) funds, the DPR recently completed the construction of a three (3) acre park on Lot 2-A-2, immediately adjacent to the project site (Waiale Park). Park improvements consist of a sports field, basketball court, parking and restroom facilities, and an open space area for passive recreational activities (e.g., picnicking).

2. Police and Fire Protection

With headquarters located in Wailuku, approximately 1.2 miles northeast of the project site, police and security services for Maui County are provided by the Maui Police Department (MPD). The MPD consists of 433 administrative, patrol, and support personnel. Including the Wailuku patrol district, MPD's uniformed patrol bureau also serves the Hana, Lahaina, Lanai, and Molokai patrol districts (telephone conversation with MPD employee, Greg Takahashi, August 20, 1997).

Fire prevention, suppression, and protection services for the Wailuku-Kahului region are provided by the Maui Fire Department's (MFD) Wailuku Fire Station, about 0.8 mile to the north of the project site. Additional support is also provided by the MFD's Kahului station, approximately 3.5 miles to the east of the project site.

3. **Solid Waste**

Single-family residential solid waste collection service is provided on a weekly basis by the County Department of Public Works and Waste Management (DPWWM) - Solid Waste Division. With the exception of the Hana region, solid waste from throughout the island is transported to the 55-acre Central Maui Landfill of Pulehu Road, approximately nine (9) miles southeast of the project site. In addition to the Hana landfill, the Central Maui Landfill is the only disposal site which accepts County-hauled residential waste, commercially hauled waste, and self-hauled waste.

4. **Medical Services**

Maui Memorial Hospital serves as the Island's only major medical facility. Located in Wailuku, approximately one (1) mile northeast of the project site, the 185-bed facility provides acute, general, and emergency care services for the Island's residents. In addition, numerous privately operated medical and dental clinics as well as offices also provide health care services for the region's residents.

It should be noted that the adjoining Ka Hale A Ke Ola Homeless Resource Center contains an on-site primary care medical facility.

5. **Schools**

The Wailuku-Kahului region is served by the State Department of Education's (DOE) public school system. Privately operated facilities within the region, such as Christ the King, Emmanuel Lutheran, Kaahumanu Hou and St. Anthony Schools, provide educational services for the Island's students as well.

DOE facilities in the Wailuku area include Wailuku Elementary School (Grades K-5), Iao Intermediate School (Grades 6-8), and Baldwin High School (Grades 9-12). Wailuku Elementary School and Iao Intermediate School are located about 0.6 mile and 0.4 mile northwest of the project site, respectively, while Baldwin High School is situated about 1.2 miles to the northeast.

Existing facilities in the Kahului area include Lihikai and Kahului Schools (Grades K to 5), Maui Waena Intermediate School (Grades 6 to 8), and Maui High School (Grades 9 to 12). Maui Community College, a branch of the University of Hawaii system, serves as the island's only institution of higher learning.

D. **INFRASTRUCTURE**

1. **Roadways**

The project site and the Wailuku-Kahului region are served by a network of arterial, collector, and local roadways. Aligned in a north to south direction, Honoapiilani Highway is a two-lane State highway that provides regional circulation between Wailuku and West Maui. As Honoapiilani Highway enters Wailuku from the south, it becomes High Street.

Linking Wailuku and Kahului, Kaahumanu Avenue is a four- to six-lane divided State highway that is aligned in an east to west direction. Kaahumanu Avenue traverses the commercial areas of Kahului and proceeds in a westerly direction until it becomes Main Street as it enters the town of Wailuku. West of its intersection with Kahului Beach Road, Kaahumanu Avenue is a four-lane divided highway with a posted speed limit of 45 mph.

Main Street is a two-lane roadway that serves as the primary roadway through the town of Wailuku. Aligned in an east to west direction, Main Street includes separate turn lanes at major signalized intersections.

Waiale Road is a two-lane County roadway that is aligned in a north to south direction. At its northern terminus, Waiale Road passes beneath the Main Street/Kaahumanu Avenue overpass and becomes Lower Main Street. At its southern extent, Waiale Road terminates at the southern entrance to MCCC.

Access to the project site is provided via Waiale Road and an existing access easement along a cane-haul road owned by Wailuku Agribusiness Company, Inc., located directly south of, and adjacent to Waiale Road.

2. Water

The Wailuku-Kahului region is served by the Department of Water Supply's (DWS) domestic water system. Situated in the vicinity of Iao Stream and Waiehu Stream, water drawn from the Iao Aquifer supplies the Central Maui Water System. The system services the communities of Waiehu and Waihee to the north, Wailuku, Kahului,

and Paia to the east, as well as Maalaea, Kihei, and Makena to the south.

The Iao Aquifer has an estimated sustainable yield of 20 million gallons per day (mgd). Recent estimates place the average monthly basal water withdrawal from the aquifer at approximately 20 mgd (telephone conversation with Department of Water Supply employee, Will Freeman, July 16, 1997).

Located southwest of the Alu Road and Iao Road intersection, the recently completed 3.0 million gallon (mg) Iao Reservoir provides water storage for the project site and surrounding area.

From the reservoir, an 18-inch waterline along Iao Road conveys water to a high level distribution system in Wailuku at the beginning of High Street. A network of 12- and 8-inch waterlines then distributes water to properties along Waiale Road south to the Homeless Resource Center entrance. An 18-inch water transmission line also traverses the western quadrant of the Hale Makana O Waiale Project.

3. Wastewater

An existing 8-inch sewerline fronting the project site adjoins Waiale Road and the cane-haul road to the west. North of Spreckels Ditch, this collector line increases in size to ten (10) and twelve (12) inches and traverses the residential properties west of Waiale Road before connecting to a gravity line at Lower Main Street, north of the Kaahumanu Avenue overpass.

As a result of the development of the Kehalani Project District, a new 18-inch gravity sewerline along Waiale Road between Spreckels Ditch and the Kaahumanu Avenue overpass was installed.

North of the Kaahumanu Avenue overpass, a series of 12-, 15-, and 18-inch sewerlines, along Lower Main Street, convey wastewater flows to the Wailuku pump station, located east of Waiehu Beach Road. Utilizing an 18-inch force main, this station pumps sewage from Wailuku, Waiehu, and portions of Kahului to the Wailuku-Kahului Wastewater Reclamation facility for final treatment and disposal.

The Wailuku-Kahului Wastewater Reclamation Facility is located approximately seven (7) miles to the northeast of the project site. The design capacity of the facility is 7.9 mgd, and the allocated capacity for treatment by the facility is 6.5 mgd (telephone conversation with Department of Public Works and Waste Management employee, Ron Riska, August 20, 1997). Approximately 88 percent of the total sewage flow treated at the facility is attributable to the Wailuku-Kahului region.

4. **Drainage and Erosion**

Drainage in the adjacent Hale Makana O Waiale Project has been accommodated by means of installation of catch basins in parking lots and internal roadways. The intercepted runoff is then conveyed by an underground drainage system and stored in a new subsurface retention system. The retention system was sized to accommodate the incremental increase in runoff, while pre-

development runoff maintains existing drainage patterns and continues to flow off the project site.

The subject site has been prepared for development but does not contain any existing drainage improvements.

5. **Electrical and Communication Services**

Electrical and telephone service to the project site are available through Maui Electric Company, Ltd. and GTE Hawaiian Telephone Company, Inc., respectively. Cable television service is provided by TCI.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The project site adjoins an area of existing and future residential development. The project site abuts the Hale Makana O Waiale project adjacent to Waiale Park. MECC's Homeless Resource Center adjoins the project site to the north, while the Kehalani Project District, currently under development, is located to the west. In addition, the Maui Lani Project District adjoins the project site to the south, while the Waiale Reservoir and undeveloped lands typify land uses to the east.

The project site is currently vacant. As a result, the proposed project will not involve the displacement or relocation of any residents within the project site or surrounding area.

The development of the proposed project is consistent with adjacent and surrounding land uses and is not anticipated to create any adverse impacts.

2. Topography and Landform

Grading has already been completed as part of the Hale Makana O Waiale Project. The rough grades are close to finish grades. However, some finish grading will be required for the proposed project. The finish grades will not significantly alter existing topography and landform parameters.

3. Flora and Fauna

As noted, the project site has already been recently grubbed and graded. Existing vegetation on the site consists of exotic weeds

and grasses. There are no known significant habitats of rare, endangered, or threatened species of flora or fauna located on the project site.

With regard to wetland parameters, it is noted that the project site is located approximately 1,100 feet from the man-made wetland reservoir and drainage ditch, at its closest point. Between the project site and the wetlands is the recently completed Hale Makana O Waiale affordable rental project. Drainage is accommodated by an on-site retention system which has been sized to include the Mentoring Center.

There are no proposed changes to existing drainage patterns. Effects on the wetland environment would be influenced by a much greater degree by actual use and management of the reservoirs rather than any contribution of runoff resulting from the project. No adverse impact to the wetland habitat in the vicinity of the project as a result of the proposed action is anticipated. The project is not anticipated to adversely affect flora, fauna or avifauna within the area.

4. **Archaeological Resources**

The project site has already been graded and significantly disturbed. As such, the proposed project should have no effect upon significant archaeological/historic resources. However, should any archaeological or historic features be uncovered during construction activities, applicable procedures to ensure compliance with Chapter 6E, Hawaii Revised Statutes (HRS) and Section 106, National Historic Preservation Act of 1966, will be implemented.

5. **Air Quality**

Emissions from construction equipment and other vehicles involved in construction activities may temporarily affect the ambient air quality within the immediate vicinity. However, these effects can be minimized by properly maintaining construction equipment and vehicles.

In addition, dust generated during construction, especially from earth-moving operations such as excavating, trenching, and filling, may also result in a temporary decrease in ambient air quality. Mitigation measures include utilizing dust barriers, waterwagons, and/or sprinklers to control dust, and watering graded areas upon the completion of daily construction activities and/or weekends and holidays, as required.

On a long-term basis, the proposed project will not generate adverse air quality impacts.

6. **Noise**

Ambient noise conditions may be temporarily affected by construction activities. Heavy construction machinery, such as backhoes, front-end loaders, and material-transport vehicles, are anticipated to be the dominant noise-generating sources during the construction period.

Proper equipment and vehicle maintenance are anticipated to minimize noise levels. Equipment mufflers or other noise attenuating equipment may also be employed as required. All construction activities will be limited to daylight working hours. The

project intends to comply with all applicable provisions of Chapter 11-46, HAR, Community Noise Control.

Once completed, the proposed project will not generate long-term adverse noise impacts.

7. **Scenic and Open Space Resources**

Haleakala is visible to the east, and Iao Valley and the West Maui Mountains to the west.

The proposed project will integrate landscaping, low-rise structures, and open space areas to provide facilities that satisfy spatial requirements and is compatible with surrounding developments.

The proposed project is not part of a scenic corridor and will not affect views from inland vantage points. As such, the proposed project is not anticipated to have an adverse impact upon the visual character of the surrounding area.

B. **IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT AND PUBLIC SERVICES**

1. **Economy**

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

Although the project is not anticipated to directly contribute a significant number of jobs in terms of direct employment by the Mentoring Center, the indirect long-term effects on the County's youth involved in this program should be significant. Success in

addressing issues of school drop out, juvenile delinquency, substance abuse, and teenage pregnancy prevention may add to a viable workforce in the long term while reducing social service burdens.

2. **Recreational Facilities**

The proposed project will not generate new demand for recreational park space. In addition, while program activities of the Mentoring Center may include the use of the adjacent Waiale Park, such use is not expected to adversely impact the recreational quality offered by the park.

3. **Police, Fire, and Medical Services**

The proposed project is not anticipated to affect the service capabilities of police, fire, medical, and emergency medical operations. The existing service area limits for emergency services are not expected to be extended or affected.

4. **Solid Waste**

Solid waste collection and disposal services for the proposed project will be provided by a private waste contractor.

C. **IMPACTS TO THE INFRASTRUCTURE**

1. **Roadways**

Access to the project site is via Waiale Road, a two-lane County roadway, and an existing access easement along a cane-haul road owned by Wailuku Agribusiness Company, Inc., located immediately south of, and adjacent to Waiale Road.

In accordance with the regional traffic improvements recommended by the Island-Wide Long-Range Highway Plan - Draft Final Report and the Wailuku-Kahului Sub-Area Study, the DPWWM will be improving 0.625 mile segment of Waiale Road and the adjoining cane-haul road from Waiinu Road, north of the Spreckels Ditch crossing, to Honoapiilani Highway. The Waiale Road Extension will consist of two (2) 12-foot wide travel lanes with adjoining 6-foot wide paved shoulders along each side. Funds available through the Federal Intermodal Surface Transportation Efficiency Act (ISTEA) will be utilized for the roadway improvements.

Proposed within a 60-foot right-of-way, improvements to Waiale Road and the adjoining cane-haul road include resurfacing, road widening, striping, as well as related ancillary, drainage and intersection improvements. In addition, Kuikahi Drive will also be extended in an easterly direction from Honoapiilani Highway to connect to the Waiale Road Extension.

In connection with the development of the Kehalani Project District, a 60-foot right-of-way will be dedicated to the County in order to implement the Waiale Road Extension. Construction of the roadway improvements will be in accordance with applicable County design standards.

Where Waiale Road intersects the Kehalani Project District subdivision roads, additional rights-of-way to accommodate the additional width needed for intersection geometrics (e.g., deceleration lanes, storage/turn lanes) will be provided in connection with development of the project district. Also, two (2) additional travel lanes between Mahalani Street and Honoapiilani

Highway will be added as traffic warrants. Construction of the additional lanes will be in conformance with County standards.

Access to the subject property is through an interior roadway within Hale Makana O Waiale which connects with the existing cane-haul road and Waiale Road. The primary entrance to Hale Makana O Waiale is approximately 125 feet north of Lot 2-A-1's southern boundary. A secondary entrance is located about 45 feet south of its northern boundary.

An all-movement access for Hale Makana O Waiale's primary (southern) driveway and a right-turn in, right-turn out movement for the secondary (northern) driveway are proposed for ingress and egress. In addition, left-turn storage lanes and applicable intersection improvements are also proposed for implementation.

The proposed traffic improvements will be implemented in connection with the construction of the Waiale Road Extension.

Upon completion, the Waiale Road Extension is anticipated to benefit the community by facilitating access to the project site and improving traffic circulation in the Wailuku area.

2. Water

Average domestic water demand for the project is estimated at 648 gpd. Average irrigation water demand is estimated at 500 gpd. Compliance to pro-rata contribution for new source development by means of meter fees and storage assessment are intended. The proposed project is not anticipated to have an adverse effect on

water sources, storage facilities, and distribution and transmission systems.

3. **Wastewater**

The proposed project is expected to generate an average daily wastewater flow of 509 gpd. The DPWWM has confirmed through the Chapter 201E approval for Hale Makana O Waiale that the existing 8-inch sewerline on Waiale Road fronting the site has the capacity to accommodate the wastewater flows generated by the residential project. The Mentoring Center adds incrementally to the projected flows and is not expected to adversely impact collection system operations. In addition, the proposed project is not anticipated to have an adverse impact upon the region's wastewater treatment capacities and facilities.

4. **Drainage and Erosion Control**

Currently, there are no drainage system improvements which serve the project site. Based on a 10-year storm recurrence interval, approximately 0.9 cfs of on-site surface runoff is presently generated by the project site. Project generated runoff presently sheet flows in a south to north direction across the project site.

The post-development on-site runoff volume generated by the project is estimated to be approximately 1.8 cfs. As a result of the proposed development, a net increase of approximately 0.9 cfs is anticipated.

To intercept on-site runoff volume, proposed drainage system improvements include the installation of concrete drop inlets within the parking lot. The intercepted runoff will then be conveyed by an

underground drainage system to Hale Makana O Waiale's existing subsurface retention system. As noted in the drainage report for Hale Makana O Waiale, the subsurface retention system is sized to accommodate the incremental increase in runoff from the proposed project.

The proposed improvements are not anticipated to have an adverse effect on downstream or adjoining properties. See Appendix "B".

5. **Electrical and Communication Services**

Electrical and communication cables are proposed to be extended overhead from the existing overhead transmission system along Waiale Road into the project site.

The proposed project is not anticipated to adversely impact electrical and telephone services in the Wailuku-Kahului region.

Chapter IV

***Relationship to Governmental
Plans, Policies, and Controls***

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICTS

Pursuant to Chapter 205A, HRS, all lands in the State have been divided and placed into one (1) of four (4) land use districts by the State Land Use Commission. These land use districts have been designated "Urban", "Rural", "Agriculture", and "Conservation". The project site is designated "Urban"; as such, the development of the project site is compatible with, and permitted within, the State "Urban" land use district. See Figure 10.

B. MAUI COUNTY GENERAL PLAN

The 1990 update of the Maui County General Plan establishes broad objectives and policies to guide the long-range development of the County. As indicated by the Maui County Charter, "The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and development of the County and the social, economic, and environmental effects of such development and set forth the desired sequence, patterns, and characteristics of future development".

The proposed project is in keeping with the following General Plan objectives and policies relating to social infrastructure, access to Human Services:

Objective: To coordinate through the Maui County Department of Human Concerns the establishment of a guide and reliable access to human services.

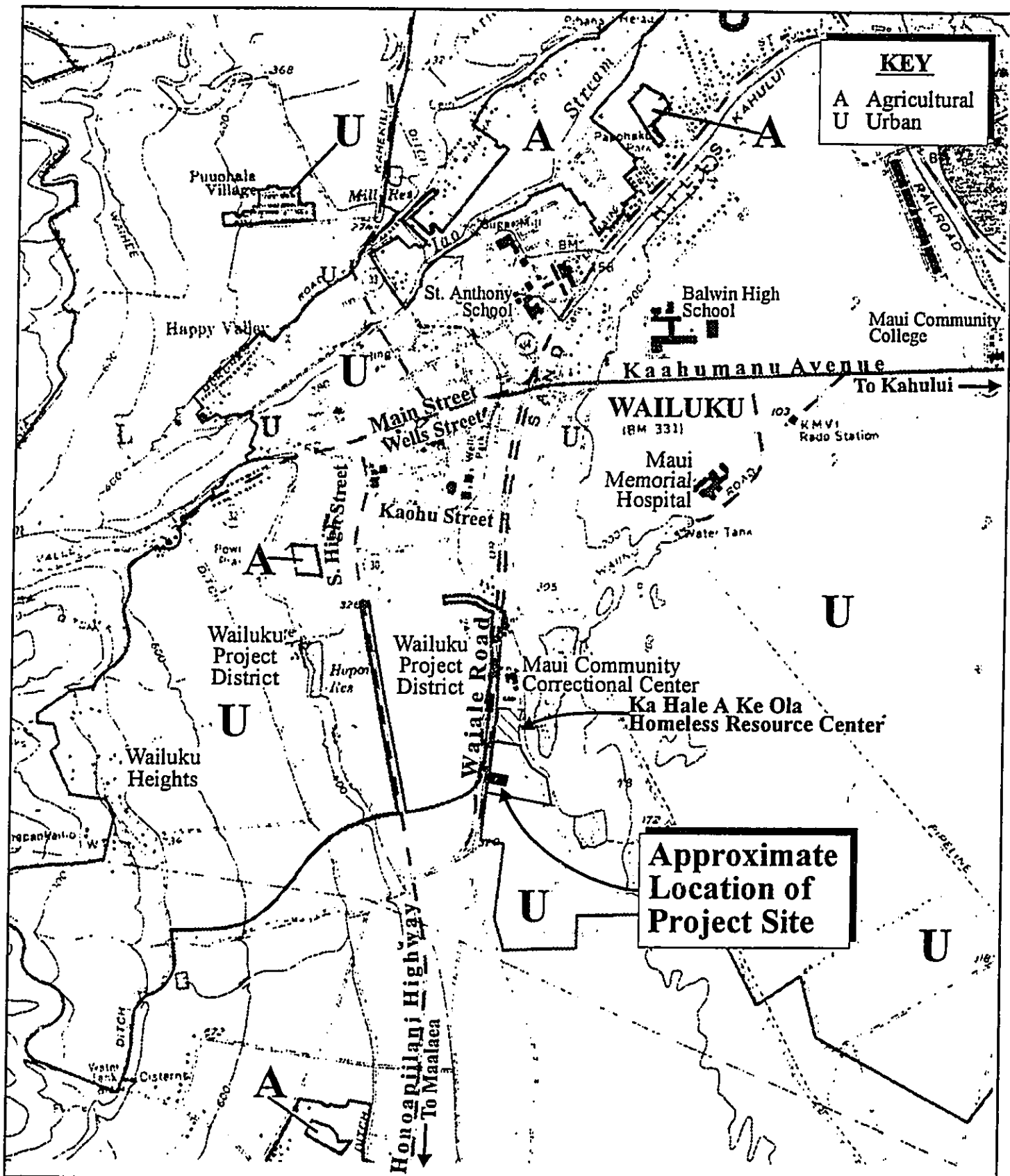


Figure 10 Big Brothers/Big Sisters
Mentoring Center
State Land Use District Designations



Prepared for: Big Brothers/Big Sisters of Maui

Policy:

Coordinate the services of government (Federal, State and County) and private non-profit agencies, in order to ensure the quickest and most reliable access to needed services.

C. WAILUKU-KAHULUI COMMUNITY PLAN

The project site is located in the Wailuku-Kahului Community Plan region, one (1) of the nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns, and characteristics of future development in the region.

Land use guidelines are established by the Wailuku-Kahului Community Plan land use map, and as indicated, the project site is situated within an area designated for Public/Quasi-Public use. See Figure 11.

D. MAUI COUNTY ZONING

The project site is presently designated Interim. According to the Maui County Code, the Interim Zoning District is a temporary zoning district and is not considered an appropriate zoning designation. Although the project site was included as part of the Chapter 201E, HRS, approval for Hale Makana O Waiale, the Mentoring Center was not specifically discussed. Thus, an amendment to the Chapter 201E, HRS approval is being sought.

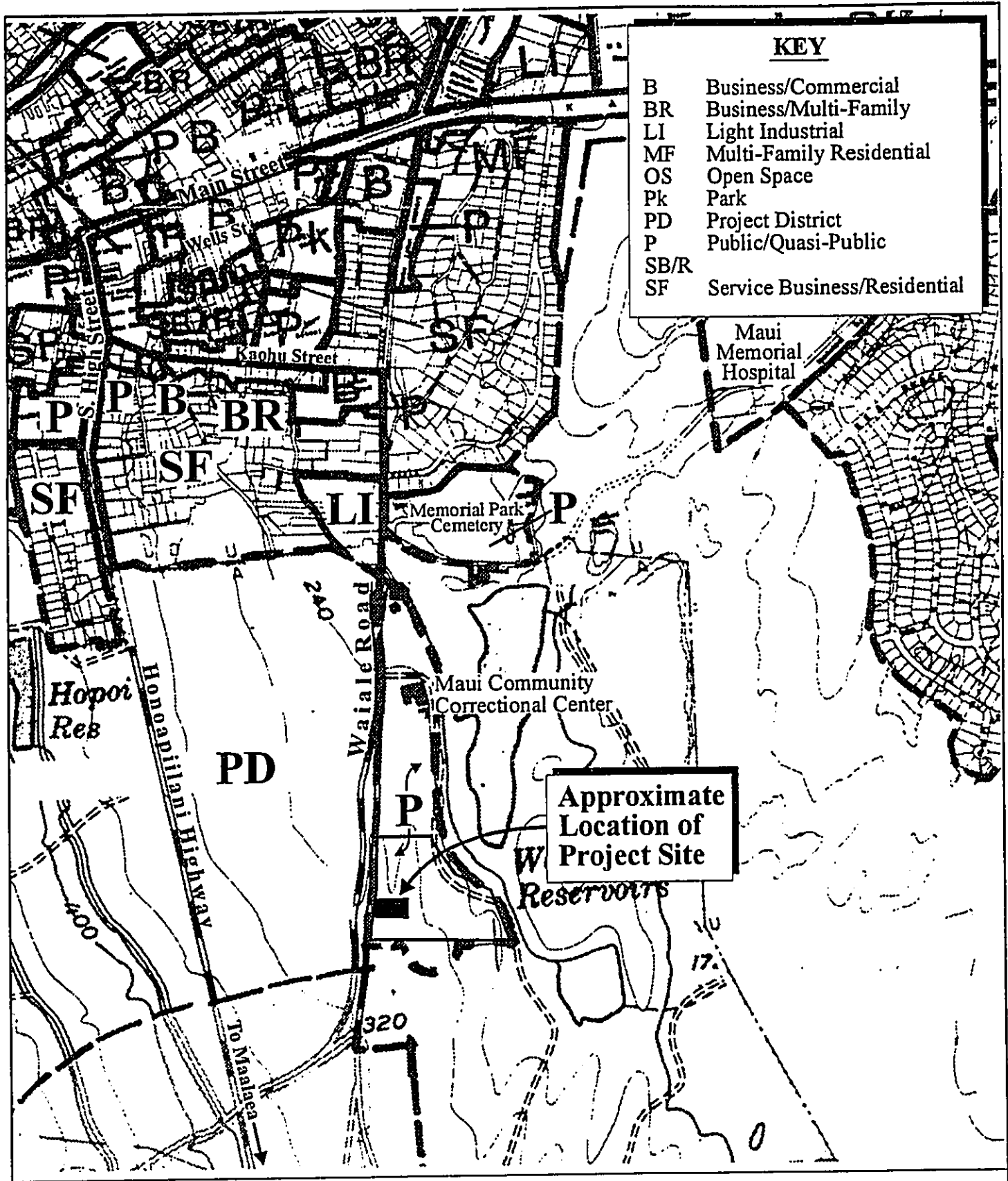


Figure 11 Big Brothers/Big Sisters Mentoring Center
Wailuku-Kahului Community Plan Land Use Map



Prepared for: Big Brothers/Big Sisters of Maui

Chapter V

**Adverse Environmental
Effects Which Cannot
Be Avoided**

V. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed development will result in unavoidable construction-related impacts as described in Chapter III, Potential Impacts and Mitigation Measures.

Potential effects include noise generated impacts occurring from site preparation and construction activities. In addition, there may be temporary air quality impacts associated with dust generated from construction activities, and exhaust emissions discharged by construction equipment.

The proposed project is not anticipated to create any significant, long-term adverse environmental effects.

Chapter VI

Alternatives Analysis

VI. ALTERNATIVES ANALYSIS

A. ALTERNATIVE A

Alternative A represents the proposed action. The Mentoring Center for troubled youth represents a compatible and beneficial land use with the neighboring Hale Makana O Waiale and Ka Hale A Ke Ola Homeless Resource Center. In addition, the Waiale Park offers a convenient and compatible recreational site which may also be utilized by the Mentoring Center clients. The proposed Mentoring Center provides a convenient and appropriate service to children of the Maui community.

Currently, there are no unprogrammed County-owned sites that can offer a comparable location and proximity to community resources, as well as recreational facilities.

B. ALTERNATIVE B

Alternative B is the no action alternative. While the subject site could offer additional open space to be incorporated into the project, a 3-acre County park already exists on the site. A Mentoring Center would offer guidance and counseling for troubled youth which would not otherwise be available. In addition to medical needs addressed at Ka Hale A Ke Ola, the project would result in a well-rounded array of services which would be available in the general vicinity.

Chapter VII

Irreversible and Irretrievable Commitments of Resources

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed project would involve the commitment of fuel, labor and material resources, as well as public and private funds.

Development of the proposed project will also involve the commitment of land for improvements which would preclude other land use options for the site. This commitment is consistent with existing and future land uses surrounding the project site.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

The "Significance Criteria", Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following analysis is provided:

1. **No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resource Would Occur as a Result of the Proposed Project**

The proposed project will not result in any adverse environmental impacts. There are no known, rare, endangered or threatened species of flora, fauna or avifauna located on the subject property. Wetlands in the vicinity of the project site should not be adversely affected since the drainage system for Hale Makana O Waiale accommodates projected flows from the project site.

Should any cultural remains be identified during the development of the proposed project, work will stop in the immediate vicinity and the State Historic Preservation Division will be consulted to establish an appropriate mitigation strategy.

2. **The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment**

The proposed project will involve the commitment of lands in the Urban District which may preclude other land options within the project area. However, this commitment of land resources would not have a significant effect on the range of beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict with the State's Long-term Environmental Policies or Goals as Expressed in Chapter 344, Hawaii Revised Statutes**

The State Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The proposed action is in consonance with the following guidelines:

Environmental Policy:

Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environment.

Guideline:

Community Life and Housing:

- (1) Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education and recreation.
- (2) Foster safe, sanitary and decent homes.
- (3) Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban areas; and preserve and promote mountain-to-ocean vistas.

4. **The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected**

The project will provide a direct benefit to the local economy during the construction phase.

5. **The Proposed Action Does Not Affect Public Health**

No impacts to the public's health and welfare are anticipated as a result of the proposed project.

6. **No Substantial Secondary Impacts, Such as Population Changes or Effects on Public Facilities Are Anticipated**

The construction of the proposed project will not affect the Island's population base and is not expected to place new demands on the Island's public services.

7. **No Substantial Degradation of Environmental Quality is Anticipated**

As the proposed project is implemented, appropriate environmental mitigation measures will be used to ensure that adverse environmental effects are minimized. If any, such effects are anticipated to be limited to temporary construction-related activities. Thus, no substantial degradation of environmental quality resulting from the project is anticipated.

8. **The Proposed Action Does Not Involve a Commitment to Larger Actions Nor Would Cumulative Impacts Result in Considerable Effects Upon the Environment**

The land area proposed for the development of the proposed project involve urban lands. The proposed project is not anticipated to create any significant long-term adverse environmental effects. The proposed project would be built in one phase and would not involve a commitment to future expansion or larger actions.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected by the Proposed Action**

There are no known significant habitats or rare, endangered or threatened species of flora and fauna at the project site. The proposed action also would not have a significant effect on wetlands in the area which may serve as a loafing and limited feeding habitat for the Hawaiian stilt. The project is not anticipated to negatively impact these environmental features.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected By the Proposed Project**

Appropriate environmental mitigation measures will be used during construction to ensure that adverse environmental effects on air quality and noise are minimized.

In the long term, the proposed project is not anticipated to have a significant impact on air quality, water quality or noise parameters.

11. **The Proposed 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 is not located within and would not affect environmentally sensitive areas. The project site is located within Zone C, an area of minimal flooding. The project site is not considered within a tsunami zone and the underlying soils are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site.

12. **The Proposed Project Does Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies**

The construction of the proposed project will not affect scenic vistas and viewplanes.

13. **The Proposed Project Would Not Require Substantial Energy Consumption**

Substantial energy consumption is not anticipated as a result of the proposed project.

Based on the foregoing findings, it is concluded that the proposed project will not result in any significant impacts.

Chapter IX

***Agencies Consulted During
the Preparation of the
Environmental Assessment
and Responses Received***

**IX. AGENCIES CONSULTED DURING THE PREPARATION OF
THE ENVIRONMENTAL ASSESSMENT AND RESPONSES
RECEIVED**

1. County of Maui
Department of Housing
and Human Concerns
200 South High Street
Wailuku, Hawaii 96793
2. County of Maui
Department of Parks
and Recreation
1580-C Kaahumanu Avenue
Wailuku, Hawaii 96793
3. County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
4. County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793
5. County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
6. County of Maui
Office of the Mayor
200 South High Street
Wailuku, Hawaii 96793
7. State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
8. County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
9. State of Hawaii
Department of Land and
Natural Resources
State Historic Preservation
Division
33 South King Street, 6th
Floor
Honolulu, Hawaii 96813
10. State of Hawaii
Office of Planning
Department of Business,
Economic Development and
Tourism
P.O. Box 2359
Honolulu, Hawaii 96804



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

SEP 9 1997

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

MARK PERCELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 243-7805 • FAX (808) 243-7829

September 7, 1997

Milton Arakawa
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Arakawa:

Subject: Big Brothers/Big Sisters of Maui Mentoring Center

This is in response to your letter dated August 25, 1997 requesting preliminary comments relative to the proposed development of the captioned project.

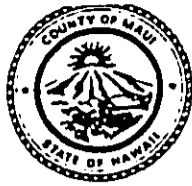
The Department is in strong support of the Big Brothers/Big Sisters Mentoring Center and committed to providing whatever assistance is necessary to facilitate the successful development of this project. The proposed Mentoring Center is an important component of the Hale Mākana o' Waiale/ Waiale Park project and the Big Brothers/Big Sisters organization has an established record of providing valuable youth programs which will be facilitated with the development of this project.

In the course of your review for this project, please don't hesitate to contact Mark Percell, Deputy Director at 243-7805 if we can be of assistance in moving this project forward. Thank you.

Sincerely,

STEPHANIE AVEIRO
Director of Housing and Human Concerns

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

LISA M. NUYEN
Deputy Director

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

September 12, 1997

Mr. Milton Arakawa, Project Manager
Munekiyo and Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

**Subject: Big Brothers/Big Sisters of Maui Mentoring Center, Draft
Environmental Assessment Summary, TMK: 3-8-046:021,
Lot 2-A-3, Waiale Road, Wailuku, Island of Maui, Hawaii**

We received your letter of August 25, 1997, requesting our comments prior to your preparation of a draft Environmental Assessment (EA).

The proposed development is located in the State Land Use Commission Urban District. The Wailuku-Kahului Community Plan designation is Public/Quasi-Public and the County zoning district is Interim.

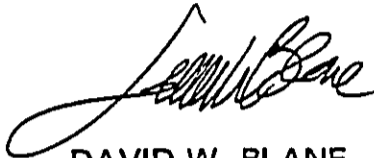
Although this lot is part of the parcel which received waivers through the State's 201E program, we understand from the Department of Housing and Human Concerns that the Council's Resolution did not include the Mentoring Center. The Resolution allowed the use of the property for the County's multi-family rental housing project along with related improvements and facilities. In addition to the use, the Resolution included waivers on zoning and subdivision development standards and requirements.

Since federal funds are involved and construction needs to begin in December 1997, we recommend that the Applicant request an amendment to Council's Resolution to include this proposed use. Otherwise, a Change in Zoning and a Conditional Use Permit would be required since the proposed use is not permitted in either the Interim or the Public/Quasi-Public districts. We would not recommend a use variance in the Interim District since meeting the hardship criteria would be difficult.

Mr. Milton Arakawa, Project Manager
September 12, 1997
Page 2

Should you have any questions, please contact this office at 243-7735.

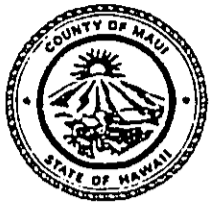
Very truly yours,



DAVID W. BLANE
Director of Planning

DWB:JH:ghk

c: Lisa M. Nuyen, Deputy Planning Director (w/enclosures)
Clayton Yoshida, AICP, Planning Program Administrator, Planning Division
(w/enclosures)
Aaron Shinmoto, Planning Program Administrator, Zoning Administration and
Enforcement Division (w/enclosures)
Mark Percell, Deputy Director of Housing and Human Concerns (w/enclosures)
Julie Higa, Staff Planner (w/enclosures)
TMK File
General File
S:\ALL\JULIE\ENVIRONMENTOR.CTR



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C Kaahumanu Avenue, Wailuku, Hawaii 96793

LINDA CROCKETT LINGLE
Mayor
HENRY OLIVA
Director
ALLEN SHISHIDO
Deputy Director

(808) 243-7230
FAX (808) 243-7934

September 4, 1997

Mr. Milton Arakawa
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

SUBJECT: BIG BROTHERS/BIG SISTERS OF MAUI MENTORING CENTER

We have reviewed the proposed action for the above-referenced project and have no comments.

Thank you for the opportunity to review and comment on this project. Should you have any questions, please call Patrick Matsui, Chief of Planning and Development, at 243-7931.

Sincerely,

HENRY OLIVA
Director

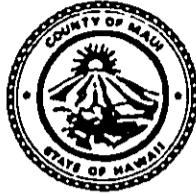
HO:PTM:kp

s:\planning\ptm\bigbros

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director



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

SEP 12 1997

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

EASSIE MILLER, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

September 10, 1997

Mr. Milton Arakawa
Munekiyo & Arakawa
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

SUBJECT: BIG BROTHERS/BIG SISTERS OF MAUI MENTORING CENTER

Thank you for the opportunity to review the above proposed project as part of your early information gathering work.

At this time this department has no major concern or comment and encourages the developer to advise us early as to the needs of building permits when the time is appropriate.

Should you have any questions, please feel free to contact me at 243-7845.

Sincerely,

A handwritten signature in black ink, appearing to be "Charles Jencks", is written over the typed name and title.

CHARLES JENCKS
Director of Public Works
and Waste Management

CJ:mt

SEP 3 1997

LINDA LINGLE
MAYOR
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

August 29, 1997

Milton Arakawa
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: Big Brothers/Big Sisters of Maui Mentoring Center

Thank you for the opportunity to provide comment on the above subject project, regarding the preparation of a draft Environmental Assessment.

Funding for the construction of this project will be provided, in part, by the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program and administered by the County of Maui, CDBG Office. The use of HUD funds requires compliance with HUD environmental review requirements, in addition to State environmental regulations.

In order to assist you in coordinating your compliance with HUD environmental review requirements and State environmental regulations, I have enclosed copies of HUD's Environmental Assessment forms which must be completed and made a part of the environmental review record and Environmental Assessment document.

Copies of your letter have been forwarded to other appropriate County departments for their review and response directly to your office.

Please contact me at 243-7213, if I can be of further assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lee Dodson".

LEE DODSON
CDBG Coordinator

Enclosure

BENJAMIN J. CAYETANO
GOVERNOR



LAWRENCE MIKE
DIRECTOR OF HEALTH

LAWRENCE HART, M.D., M.P.H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793

August 29, 1997

Milton Arakawa
Program Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

Subject: Big Brothers/Big Sisters of Maui Mentoring Center,
TMK: (2) 3-8-46: 21, Wailuku

Thank you for the opportunity to comment on the project. Our concerns are directed to the construction phase of the project. The activities associated with this part of the project should be in compliance with Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control".

Should you have any questions, please call me at 984-8230.

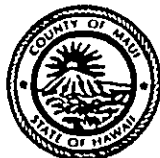
Sincerely,

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

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

SEP 10 1997

LINDA CROCKETT LINGLE
MAYOR



RONALD P. DAVIS
CHIEF
HENRY A. LINDO, SR.
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561

September 8, 1997

Milton Arakawa, Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, HI 96757

RE: Big Brothers/Big Sisters of Maui Mentoring Center

Dear Mr. Arakawa,

I apologize for the delay in responding to your letter dated August 25, 1997, regarding the Big Brothers/Big Sisters of Maui Mentoring Center.

The Department of Fire Control has reviewed the submitted documents and offer the following as comments:

1. Fire department apparatus access shall be provided in accordance with Section 10.207(a) through (l) of the Uniform Fire Code, 1988 Edition as amended.
2. Fire hydrant locations shall be provided on submitted plans and specifications.

Big Brothers/Big Sisters of Maui

Page 2

September 8, 1997

If you have any questions, direct them in writing to the Fire Prevention Bureau, 21 Kinipopo Street, Wailuku, HI 96793.

Sincerely,

Leonard F Niemczyk
LEONARD F NIEMCZYK

Captain, FPB

Chapter X

**Comments Received During
Public Comment Period and
Applicable Responses**

OCT 08 1997

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

October 6, 1997

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

Dear Ms. Aveiro:

Subject: Draft Environmental Assessment for the Maui Big
Brothers/Big Sisters Mentoring Center

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

1. Please show on a map the locations of nearby wetland areas and list the names of endangered or threatened species and migratory birds that use the wetlands. Describe how the project may impact the wetlands and/or rare species. In particular, we are concerned about construction and urban runoff to the wetlands, changes in the drainage pattern affecting the wetlands, and the effects of additional lighting on birds. Discuss mitigation measures to reduce the potential environmental impacts.

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

Sincerely,


Gary Gill
Director

c: Big Brothers/Big Sisters
Munekiyo & Arakawa, Inc.



November 3, 1997

Gary Gill, Director
Office of Environmental Quality Control
235 South Beretania Street, Ste. 702
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment for the Maui Big Brothers/Big Sisters Mentoring Center

Dear Mr. Gill:

We have received a copy of your letter dated October 6, 1997 to Stephanie Aveiro relating to comments on the subject document. We would like to provide an answer as follows:

1. We will include the attached map as part of the Final EA which shows the locations of nearby wetland areas. There are several wetland areas in the general vicinity of the subject project, most of which are man-made irrigation ditches and reservoirs. Mauka portions of the designated wetlands are part of an unnamed drainageway. Two irrigation ditches traverse the area perpendicular to the drainageway. Water from the ditches feeds a man-made irrigation reservoir located at approximately the 640 foot elevation, and an excavated irrigation ditch which connects to a second irrigation reservoir at approximately the 200 foot elevation.

Generally, the irrigation reservoirs on Maui are of limited use to endemic waterbirds compared to Kanaha and Kealia Ponds, two major low elevation wetlands. Water levels at the irrigation reservoirs fluctuate rapidly with changing demands for water and cleared of accumulating silt and vegetation on a periodic basis. Thus, abundant aquatic flora and fauna are not developed at these reservoirs. Moreover, the two reservoirs are surrounded by urban development, pineapple, sugar cane and pasture lands. Thus, the diversity of the surrounding vegetation is relatively low.

However, the approximately 50 or more irrigation reservoirs on Maui collectively do provide a loafing and limited feeding habitat for Hawaiian stilt, the black crowned Night Heron, wintering migratory waterfowl such as pintails and Shovelers, and migratory shorebirds such as the Golden Plovers and Ruddy

Gary Gill, Director
November 3, 1997
Page 2

Turnstones. (Shallenberger, 1977.) The Hawaiian stilt is considered endemic and is considered endangered. The black crowned night heron is considered indigenous. Other birds in the area are either introduced or migratory. None of the other avifauna are considered threatened or endangered.

With regard to this particular project, it is noted that the Mentoring Center is located within the site of the recently completed Hale Makana O Waiale affordable rental project. The project site has been cleared, grubbed, graded, and is ready for development. These actions were taken as part of the approval for Hale Makana O Waiale. Drainage for Hale Makana O Waiale is accommodated by an on-site retention system which has been sized to include the Mentoring Center.

There are no proposed changes to existing drainage patterns. Effects on the wetland environment would be influenced to a much greater degree by actual use and management of the reservoirs rather than any contribution of runoff resulting from the project. No adverse impact to the wetlands in the vicinity of the project as a result of the proposed action is anticipated.

Any impact from additional lighting is likely to be minimal. The line of sight from the Mentoring Center to the lower elevation reservoir is blocked by the existing Hale Makana O Waiale Project. Other existing developments in the vicinity include the Ka Hale A Ke Ola Homeless Resource Center and the County jail. The proposed project also should have no effect regarding lighting parameters on the upper elevation reservoir which is almost a mile away.

If you have any questions on the above response, please feel free to call me.

Very truly yours,



Milton Arakawa, Project Manager

MA:tav

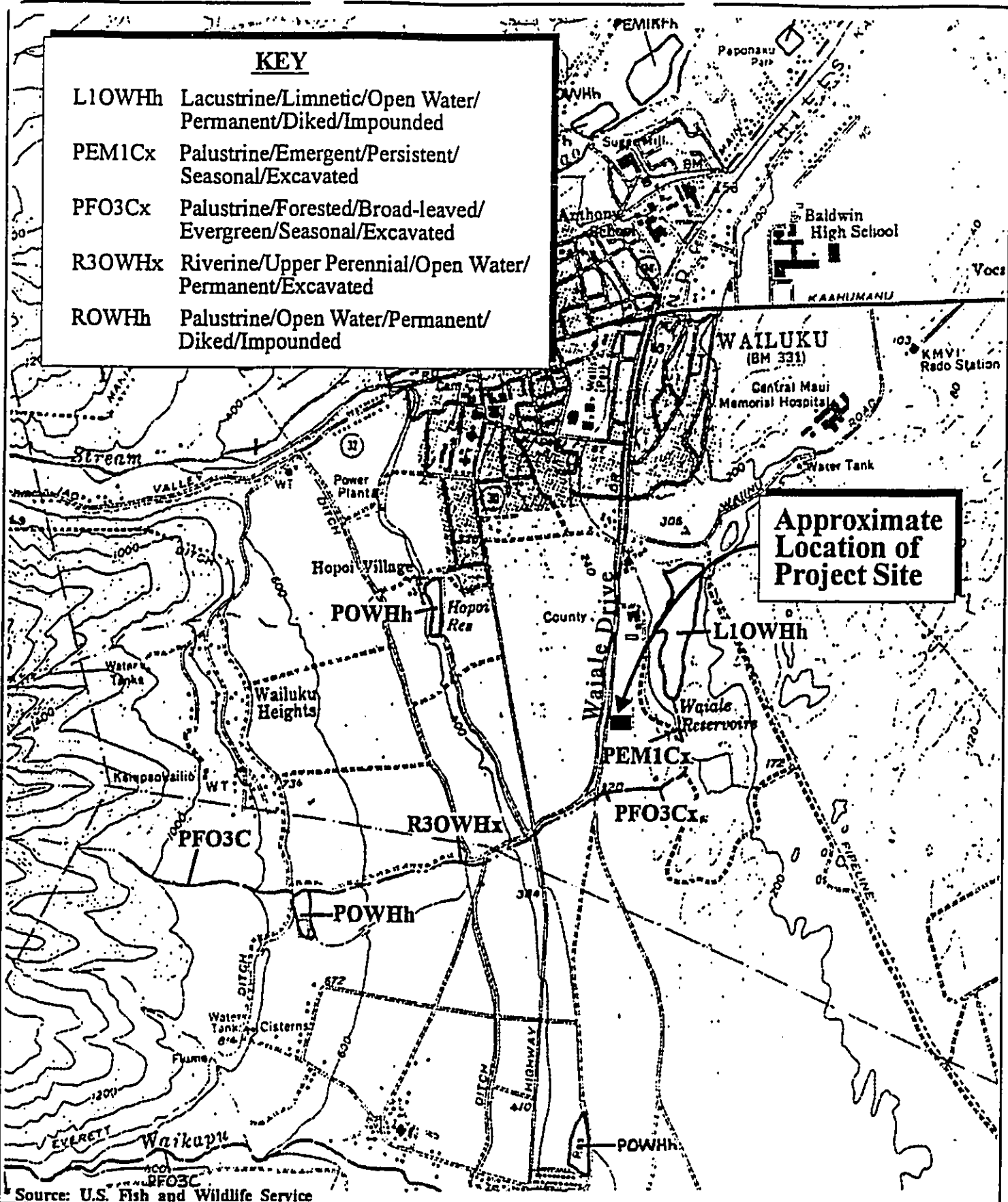
Attachment

cc: Mark Percell, Department of Housing and Human Concerns
Michael Wright, Big Brothers/Big Sisters
Michael Shinto, Sato & Associates, Inc.

bigbro/s/mentor/oeqctr.003

KEY

L1OWHh	Lacustrine/Limnetic/Open Water/ Permanent/Diked/Impounded
PEM1Cx	Palustrine/Emergent/Persistent/ Seasonal/Excavated
PFO3Cx	Palustrine/Forested/Broad-leaved/ Evergreen/Seasonal/Excavated
R3OWHx	Riverine/Upper Perennial/Open Water/ Permanent/Excavated
ROWHh	Palustrine/Open Water/Permanent/ Diked/Impounded



Source: U.S. Fish and Wildlife Service

**Big Brothers/Big Sisters
Mentoring Center**
Portion of National Wetland
Inventory Map for Wailuku



Prepared for: Big Brothers/Big Sisters of Maui

OCT 28 1997

BENJAMIN J. CAYETANO
GOVERNOR



LAWRENCE MIKE
DIRECTOR OF HEALTH

LAWRENCE HART, M.D., M.P.H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793

October 23, 1997

Milton Arakawa
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

Subject: Big Brothers/Big Sisters Mentoring Center
TMK; (2) 3-8-46: por. of 21

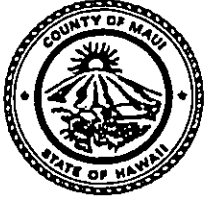
We have completed our review of the Draft Environmental Assessment for the Big Brothers/Big Sisters Mentoring Center. The comments that were submitted on August 29, 1997 are still valid. We have no further comments to offer.

Should you have any questions, please call me at 984-8230.

Sincerely,

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

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

OCT 29 1997

LINDA LINGLE
Mayor

HENRY OLIVA
Director

ALLEN SHISHIDO
Deputy Director

(808) 243-7230
FAX (808) 243-7934

October 24, 1997

Mr. Milton Arakawa
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

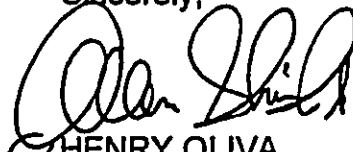
Dear Mr. Arakawa:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR BIG BROTHERS/
BIG SISTERS MENTORING CENTER**

We have reviewed the draft Environmental Assessment for the above-referenced project and have no comments to submit. We are in support of the proposed Mentoring Center. The proposed location would be ideal to take full advantage of the County's Waiale Park and its facilities.

Thank you for the opportunity to review and comment on this matter. Please feel free to contact Mr. Patrick Matsui, Chief of Planning and Development, at 243-7387 should you have any other questions.

Sincerely,



HENRY OLIVA
Director

HO:PTM:kp

c: Patrick T. Matsui, Chief of Planning and Development
Pat Rocco, Central District Supervisor

s:\planning\ptm\bbbscntr.wpd



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

235 South Beretania Street, 6th Flr., Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

BENJAMIN J. CAYETANO
GOVERNOR
SELIF. NAYA
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
RICK EGGED
DIRECTOR OFFICE OF PLANNING

Tel.: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-7029

October 27, 1997

Mr. Milton Arakawa
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

**Subject: Draft Enviromental Assessment for Big Brothers/Big Sisters
Mentoring Center, Wailuku, Maui**

We have reviewed the draft environmental assessment and do not have any comments to offer relative to our plans and programs.

If there are any questions, please contact Charles Carole of our Coastal Zone Management Program at 587-2804.

Sincerely,

Rick Egged
Director
Office of Planning

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

LISA M. NUYEN
Deputy Director

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

November 4, 1997

Mr. Milton Arakawa, Project Manager
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

RE: Big Brothers/Big Sisters (BBBS) Mentoring Center, Draft Environmental Assessment (EA) Report, Waiale Road, Tax Map Key 3-8-46: Por. 21, Lot 2-A-3, Wailuku, Island of Maui, Hawaii

According to the Draft EA Report, the project will include a single-story structure comprising of approximately 4,630 square feet in floor area and approximately 18 feet in height. The structure will be constructed adjacent to Hale Makana O Waiale, an affordable rental project currently under construction. The project will house three programs serving children from five to 16 years of age. Two programs, "After-School Mentoring Program" and "Core Program", address school drop out, juvenile delinquency, substance abuse and teenage pregnancy prevention. The "Na Lima Kokua Keiki Project" provides a teen mentor to children referred from the Homeless Resource Center and to at-risk, latch-key children from various Central Maui elementary schools.

The Department notes that its comments made on September 12, 1997 to the preliminary preparation of the Draft EA Report relative to Chapter 201E, Hawaii Revised Statutes, have been considered and included on Page 36 of the Draft EA Report.

Mr. Milton Arakawa, Project Manager

November 4, 1997

Page 2

The Department has no further comments at this time. If you need further clarification, please call Ms. Julie Higa, Staff Planner, of this office at 243-7814.

Very truly yours,



DAVID W. BLANE
Director of Planning

DWB:JH:osy

c: Lisa M. Nuyen, Deputy Director of Planning
Clayton Yoshida, AICP, Planning Program Administrator
Julie Higa, Staff Planner
Department of Housing and Human Concerns
Project File
General File
(S:\ALL\JULIE\ENVIRONM\MENTOR2.CTR)



**BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 243-7816 • Fax (808) 243-7833**

November 6, 1997

Mr. Milton Arakawa, Project Manager
Munekiyō and Arakawa, Inc.
305 South High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Re TMK: 3-8-46: por 21
Project Name: Big Brothers/Big Sisters Mentoring Center

Dear Mr. Blane,

Thank you for the opportunity to review this application. The Board of Water Supply has the following comments.

Consumption

The applicants state that the project will use approximately 648 gpd of domestic water usage and 500 gpd for irrigation usage. Using State standards of 1,700 gal/day/acre for parks as an irrigation estimate, irrigation requirements might be expected to be about 750 gpd. If non-potable sources are available, we encourage the applicants to use these sources for irrigation.

Source and System

This project is served by the Central Maui System. The major source of water for this system is the Iao Aquifer. Rolling annual average groundwater withdrawals from the Iao Aquifer as of September 1, 1997 were 19.65 MGD. The regulatory sustainable yield of this aquifer is 20 MGD. On August 13, 1997, the State Commission on Water Resource Management (CWRM) elected not to designate Iao Aquifer as a State Groundwater Management Area. However, if rolling annual average withdrawals exceed 20 mgd, CWRM will designate Iao Aquifer. The Department is implementing a plan to mitigate withdrawals. No moratorium is currently in effect. Nevertheless, the applicants should be made aware that the timing of this project may be affected with possible delays until new sources can be brought on line. No guarantee of water is granted or implied as a result of these comments or the approval of the requested changes in community plan, State district, and county zoning. Water availability will be reviewed at the time of application for meter or meter reservation.

Conservation

To further conserve water resources, the applicant should refer to the attached documents and consider these measures:

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. These units pass water once-through for cooling, and then dispose of the water into the drain. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". *The applicant should establish a regular maintenance program.*

Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zones 3 and 5. Please refer to the "Maui County Planting Plan", and to the attached documents, "XERISCAPE: Water Conservation Through Creative Landscaping" and "Some of Maui's Native and Polynesian Plants." We encourage the applicants to review the attached documents, refer to the Planting Plan, and consider using climate-adapted and salt-tolerant native plants. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

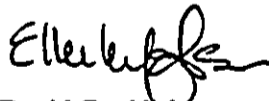
Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Water Quality

In order to protect groundwater and surface water resources, BWS recommends that the applicant utilize Best Management Practices (BMPs) designed to minimize infiltration and runoff from all construction and vehicle operations. We have attached sample BMPs for principle operations and a list of references. Additional information is available from the State Department of Health.

If you need more information, please contact our Water Resources and Planning Division anytime at (808) 243-7199.

Sincerely,



for David Craddick
Director

wef

attachments:

- "The Costly Drip"
- "Some of Maui's Native and Polynesian Plants"
- "Hawaiian Alien Plant Studies - Pest Plants of Native Hawaiian Ecosystems"
- Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- "XERISCAPE - Water Conservation through Creative Landscaping"
- "A Checklist for Water Conservation Ideas for Cooling"
- "A Checklist for Water Conservation Ideas for Commercial Buildings"
- References for Further Reading from "The Megamanual - Nonpoint Source Management Manual." Commonwealth of Massachusetts
- Selected BMPs from "Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA.
- "Fire Flow" - Hawaii Insurance Bureau, 1991
- "Guide for Determination of Required Fire Flow" - Insurance Service Office, 1974

References

References

- Ahuimanu Productions, An Ornithological Survey of Hawaiian Wetlands, Principal Investigator: Robert J. Shallenberger, Ph.D., December 1977.
- Community Resources, Inc. Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.
- County of Maui, The General Plan of the County of Maui, September 1990 Update.
- County of Maui, Wailuku-Kahului Community Plan, December 1987.
- County of Maui, Office of Economic Development and Maui Economic Development Board, Inc., Maui County Data Book, December 1994.
- Munekiyo & Arakawa, Inc., Final Environmental Assessment - Waiale Road Affordable Rental Project, September 1995.
- Telephone conversation with Department of Housing and Human Concerns employee, Wayde Oshiro, August 20, 1997.
- Telephone conversation with Department of Police employee, Greg Takahashi, August 20, 1997.
- Telephone conversation with Department of Public Works and Waste Management, Wastewater Reclamation Division employee, Ron Riska, August 20, 1997.
- Telephone conversation with Department of Water Supply employee, Will Freeman, July 16, 1997.
- University of Hawaii, Land Study Bureau, Detailed Land Classification Island of Maui, May 1967.
- University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.
- U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, August 1972.
- U.S. Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Wailuku, Hawaii.
- Xamanek Researches, Report of the Recovery of Human Remains from the Ka Hale A Ke Ola Construction Project, Site 50-50-04-4192, TMK 3-8-46:21, Wailuku Ahupua'a, Wailuku District, Maui Island, February 1997.

Appendices

Appendix A

***Department of Housing
and Urban Development
Environmental Assessment***

ENVIRONMENTAL ASSESSMENT

FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

- I. 1. Name of Project/Activity Big Brothers/Big Sisters I.D. No. _____
Mentoring Center Big Brothers/Big
2. Type of Action: Applicant; _____ Agency (Sisters of Maui) (Hawaii only)
Name of Applicant or Agency
3. Approving/Implementing Agency: County of Maui, Dept. of Housing and Human
Concerns
4. Head of Agency: (Authorized Signature) *Mark Aveiro*
Stephanie Aveiro, Director (Name, Title, Date) 9/15/97
5. Environmental Assessment Prepared By Munekiyō & Arakawa, Inc., Milton Arakawa,
Agency or Consultant/Name, Title, Date Project
Manage

II. DESCRIPTION OF PROPOSED ACTION(S)

1. Single Activity ; Aggregation of Activities _____; Multi-year Activities _____

2. Project Location: Wailuku, Hawaii

3. TMK (Hawaii only): 3-8-46-por 21 Location Map Attached: Yes; _____ No
See Exhibit "A" and Exhibit "B"

III. ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENTAL REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:

- State of Hawaii, Supplemental Form EA-S-SOH
- _____ Guam, Supplemental Form EA-S-Guam
- _____ Northern Mariana Islands, Supplemental Form EA-S-NMI
- _____ Trust Territories of the Pacific Islands, Supplemental Form EA-S-TTPI
- _____ American Samoa, Supplemental Form EA-S-ASG

IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW: (To be prepared after environmental analysis is completed)

1. ENVIRONMENTAL FINDING:

- Finding of No Significant Impact on the Environment (FONSI)
_____ An Environmental Impact Statement is required

2. Agencies/Interested Parties Consulted (Contact Person, Title, Tel. No., Date)

See Exhibit "c"

3. Alternatives Considered:

No other alternatives were considered since no other lands owned by government or the private sector are currently available for use by the proposed project.

4. Special conditions imposed or actions taken to achieve compliance with HUD, other federal authorities or local policies and standards:

None

5. a. FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND REQUEST FOR RELEASE OF FUNDS (Combined Notice)

- (1) Date FONSI/RRDF published in local newspaper N/A
- (2) Last day for recipient to receive comments _____
- (3) Last day for HUD to receive comments _____
- (4) Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals _____
- (5) Date HUD released grant conditions _____

b. NEGATIVE DECLARATION (Hawaii only)

- (1) Date Negative Declaration Published in OEQC Bulletin _____
- (2) Date on which 60 day waiting period expires _____
- (3) Documentation attached: Yes, _____ No See Exhibit "D"

Part V

Check the appropriate column that best describes the project/activities' impact on the environmental component listed.

- Column 1. Proposed action will provide beneficial impacts.
- Column 2. Proposed action will not create any adverse impacts nor will it be impacted by adverse conditions.
- Column 3. Minor impacts anticipated, mitigative measures can be taken by:
 - a. Taking special precautions during construction period (short term impact) or
 - b. Routinely monitor potential concern upon completion of project (long term impact).
- Column 4. Technical analysis required to establish proper mitigative measures.
- Column 5. Modification of project through site planning or construction techniques required to mitigate adverse impacts.
- Column 6. Provide succinct comments and/or make reference to maps, technical reports, site visits, or personal contacts made that will support the determinations made under each environmental component.

Impact Categories	1 2 3 4 5 6					
	Potentially Beneficial Impact	No Impact Anticipated/NA	Short Term & Minor Adverse Impacts Anticipated	Long Term & Adverse Impact Requires Mitigation	Adverse Impact Requires Mitigation	Adverse Impact Requires Mitigation
Land Development						
Conformance With Comprehensive Plans and Zoning		X				See Exhibit "E"
Compatibility and Urban Impact	X					See Exhibit "E"
Slope		X				See Exhibit "E"
Erosion		X				See Exhibit "E"
Soil Suitability		X				See Exhibit "E"
Hazards and Nuisances, Including Site Safety		X				See Exhibit "E"
Energy Consumption		X				See Exhibit "E"
Environmental Design and Historic Values						
Visual Quality—Coherence, Diversity, Compatible Use, and Scale	X					See Exhibit "E"
Socioeconomic						
Demographic/Character Changes	X					See Exhibit "E"
Displacement		X				See Exhibit "E"
Employment and Income Patterns		X				See Exhibit "E"

SOURCE DOCUMENTATION

Agency or other contact:
 - List Name, Title, Tel. No., Date

Reference Material (Reports, Studies, etc.)
 - List Title, Author, Date
 - Note if it is attached

Field Observation
 - Note significant condition(s) that support conclusion of observation

Other commentary/discussion: _____

Impact Categories	1 2 3 4 5						6
	Potentially Beneficial Impact	No Impact Anticipated/IA	Short Term a. Minor Adverse Impacts Anticipated	Long Term b. Adverse Impact Requires Mitigation	Adverse Impact Requires Mitigation	Mobilization to Project/Activity	
Community Facilities and Services							
Educational Facilities	X						See Exhibit "E"
Commercial Facilities	X						See Exhibit "E"
Health Care	X						See Exhibit "E"
Social Services	X						See Exhibit "E"
Solid Waste	X						See Exhibit "E"
Waste Water	X						See Exhibit "E"
Storm Water	X						See Exhibit "E"
Water Supply	X						See Exhibit "E"
Public Safety Police	X						See Exhibit "E"
Fire	X						See Exhibit "E"
Emergency Medical	X						See Exhibit "E"
Open Space and Recreation	X						See Exhibit "E"
Recreation	X						See Exhibit "E"
Cultural Facilities	X						See Exhibit "E"
Transportation	X						See Exhibit "E"
Natural Features							
Water Resources	X						See Exhibit "E"
Surface Water	X						See Exhibit "E"

SOURCE DOCUMENTATION
 Agency or other contact:
 - List Name, Title, Tel. No., Date
 Reference Material (Reports, Studies, etc.)
 - List Title, Author, Date
 - Note if it is attached
 Field Observation
 - Note significant condition(s) that support conclusion of observation

HISTORIC PROPERTIES: The National Historic Preservation Act of 1966 (P.L. 89-665) (16 U.S.C. 470); Preservation of Historic and Archeological Data Act of 1974 (P.L. 93-291) (16 U.S.C. 469); Executive Order 11593. Implementing Regulations: Protection and Enhancement of the Cultural Environment, 36 CFR Part 800 or 801 F.R. 1/30/79.

- A The site for the proposed action is not listed nor eligible for listing on the National Register of Historic Places based on: consultation with the SHPO; information checks with the Federal Register; local authorities and interest groups; field observation
- B Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance achieved on _____ (date), documentation attached.

FLOODPLAIN MANAGEMENT: Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance Program (44 CFR Parts 59-79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

- A The project/activity is located outside of the 100 year flood hazard area identified by the FIRM or FIA Flood Hazard Boundary map panel number 15003 0190 and not subject to compliance with E.O. 11988.
- B The proposed action is located within the 100 year floodplain and compliance with E.O. 11990 is required. Documentation for compliance with the E.O. was completed on _____ (date) and is attached.
- C Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Its issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.
- D Flood insurance required. Policy issued to: _____

WETLANDS PROTECTION: Executive Order 11990; Water Resources Council Guidelines for Implementing E.O. 11988.

- A The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by: Field observation; consultation with the U.S. Corps of Engineers; Other _____.
- B The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on _____ (date) and is attached. If action requires fill, a Department of Army Permit is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.
- C Flood insurance required. Policy issued to: _____

COASTAL ZONE MANAGEMENT: Coastal Zone Management Act of 1972 (P.L. 92-583) (16 U.S.C. 1451, et seq.); Executive Order 11990; 15 CFR Part 930.

Project site is located outside of Special Management Area and does not affect waters of the United States.

- A The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached.
- B The proposed action will have an impact on the coastal area which required a permit from the _____ agency/department. The permit was issued on _____ (date) and a copy is attached.

ENDANGERED SPECIES: The Endangered Species Act of 1973 (16 U.S.C. 1531-1543) Section 7; 50 CFR Part 402.

- A The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on: consultation with U.S. Fish and Wildlife Service (FWS); consultation with local authority _____ (Dept./Agency); Field Observation.
- B Formal Consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on _____ (date) documentation attached.

FARMLANDS PROTECTION: Farmland Protection Policy Act of 1981 7 U.S.C. 4201, et seq.; 7 CFR Part 658 (Subtitle I of the Agriculture and Food Act of 1981).

- A The proposed action will not adversely impact prime or unique farmland nor farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by: review of local land use plans; consultation with the District Conservationist, SCS, USDA; Field Observation.
- B The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on _____ (date). Documentation attached.

AIR QUALITY: Clean Air Act (P.L. 90-148) (42 U.S.C. 7401-7642) as amended; applicable EPA implementing regulations; Volume 1 Guide for Rapid Assessment of Air Quality at Housing Sites by R.H. Thuillier, May 1978 and HUD Format AP #1, Rapid Evaluation Procedure for Carbon Monoxide Concentrations.

- A Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic throughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m³ at project site.
- B Project/activity is located within a non-attainment area and/or is exposed to air pollutants that threatens the federal air quality standard for _____ (pollutant). Analysis and recommendations for clearance is attached.

SCREENING CRITERIA FOR CDBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP

DESCRIPTION OF PROPOSED ACTION: Big Brothers/Big Sisters Mentoring Center

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development, April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- o If none of the policies apply to the proposed action it is consistent with the Hawaii's Coastal Zone Management Program.
- o If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

DETERMINATION

CZM POLICIES

<u>Consistent</u>	<u>Ind. Review</u>	
<u>X</u>	_____	1. <u>SMA PERMIT</u> The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: _____ attached, _____ in ERR file. The proposed action is located outside of the County's SMA. Proposed action is not subject to an individual consistency review. (References 1, 2)
<u>X</u>	_____	2. <u>LAND USE DISTRICTS</u> Proposed action is located in a developed, altered and urban district. It is not in a State Ag., Rural or Conservation Land Use District. (References 1, 3)
<u>X</u>	_____	3. <u>THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</u> Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)
<u>X</u>	_____	4. <u>STREAMS</u> Proposed action will not alter the flow or use of streams. Proposed action is not located adjacent to streams nor will it cause channelization or diversion. (References 4, 7)
<u>X</u>	_____	5. <u>HISTORIC/ARCHAEOLOGIC RESOURCES</u> The site(s) do/does not contain historic or archeological resources as determined by the State Preservation Officer. (References 8, 9)
<u>X</u>	_____	6. <u>WETLANDS</u> The proposed action does not impact or affect a wetland. (References 4, 7)

REFERENCES

- | | |
|--|--|
| 1. County Planning Department | 6. The Nature Conservancy of Hawaii |
| 2. Section 205A-22, Chapter 205A HRS | 7. U.S. Corps of Engineers |
| 3. State Land Use Commission | 8. State Historic Preservation Officer |
| 4. State Dept. of Land & Natural Resources | 9. National Register of Historic Places (Federal Register) |
| 5. U.S. Fish and Wildlife Service | |

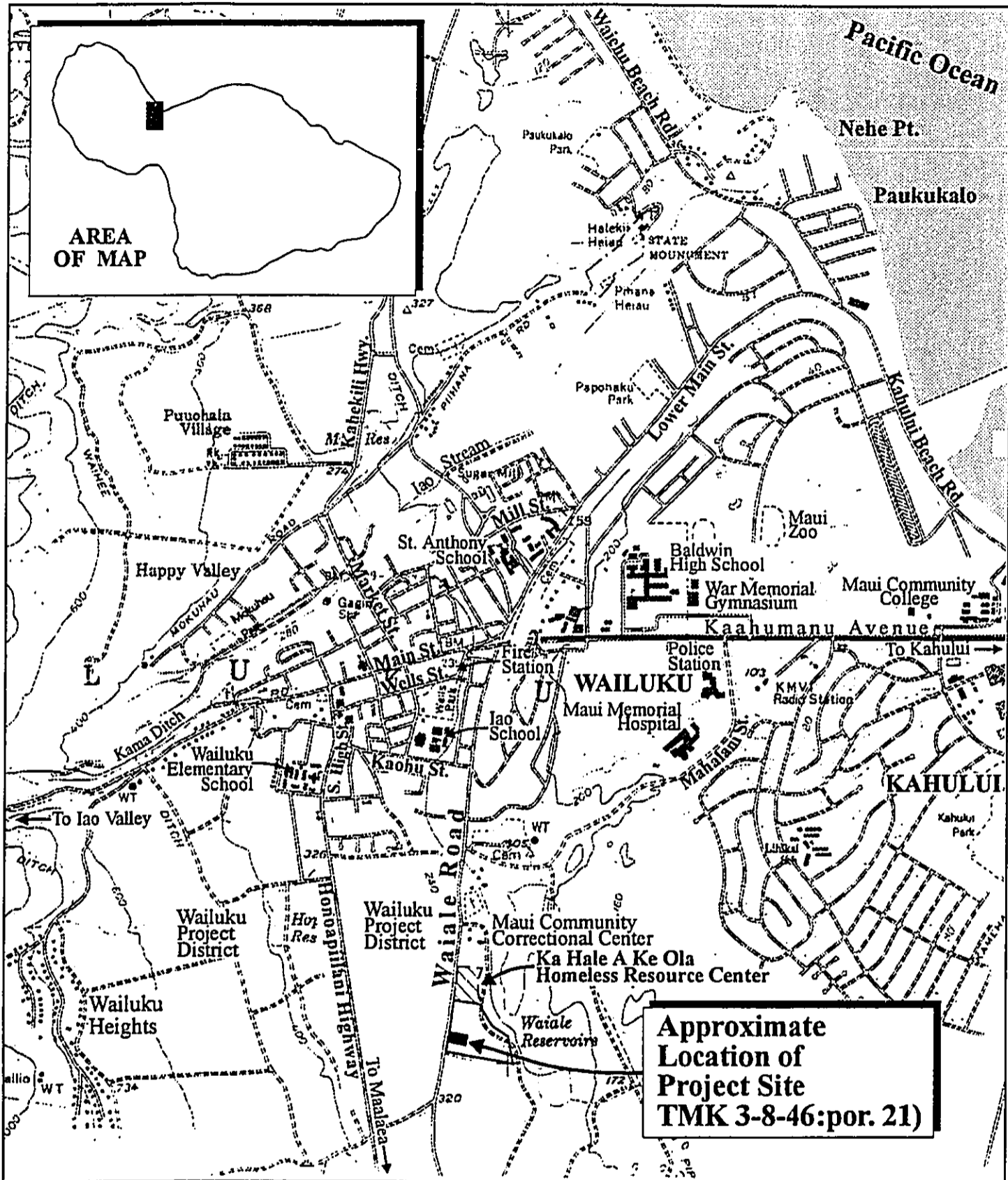
DETERMINATION

Based on the above review it is determined that:

X The proposed action meets the criteria of the general consistency certification and is consistent with the HZMP.

_____ The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED for their review and concurrence.

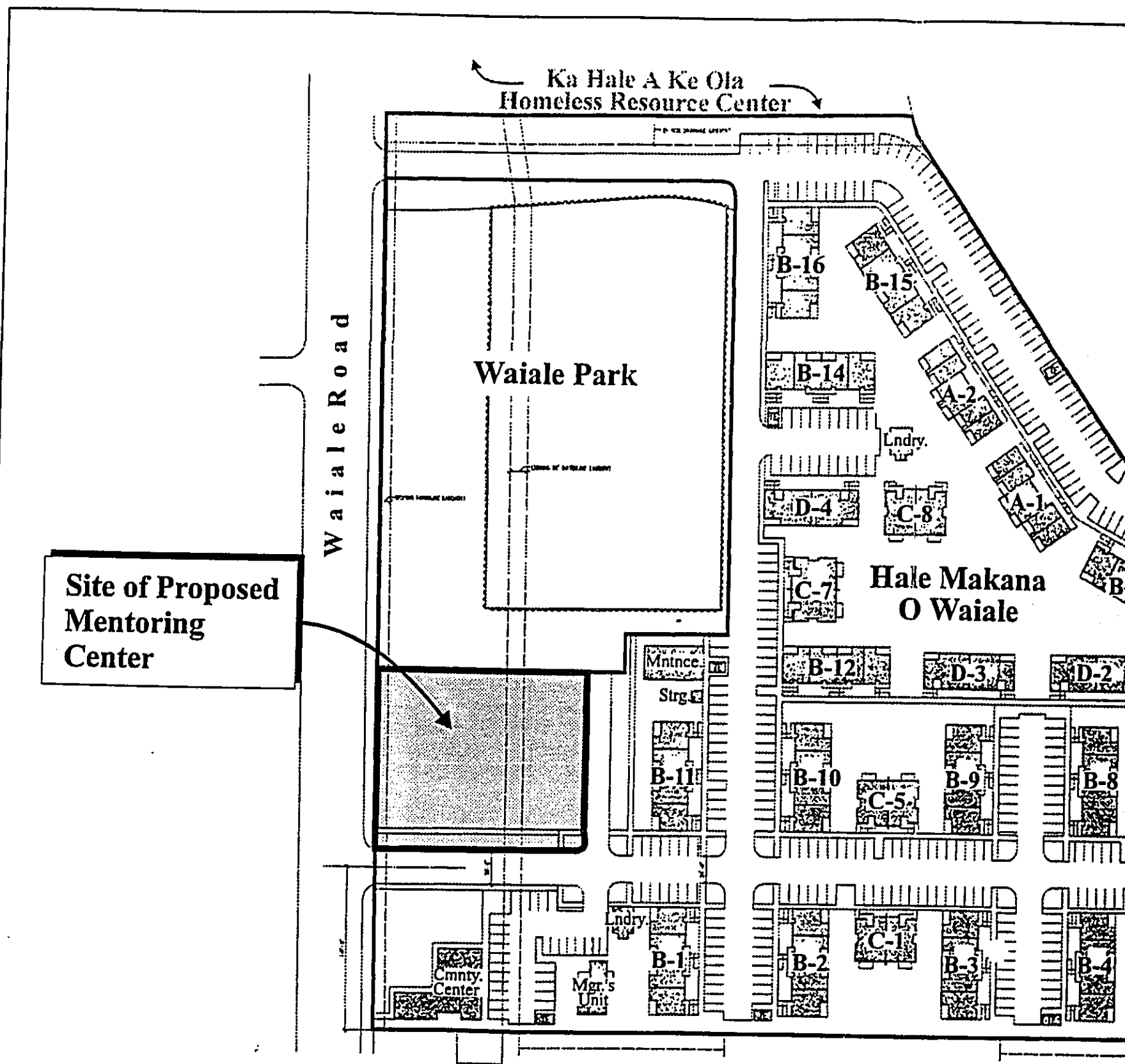
Prepared by: Milton Arakawa Planner 9/15/97
Name Title Date



**Exhibit A Big Brothers/Big Sisters
Mentoring Center
Regional Location Map**



Prepared for: Big Brothers/Big Sisters of Maui



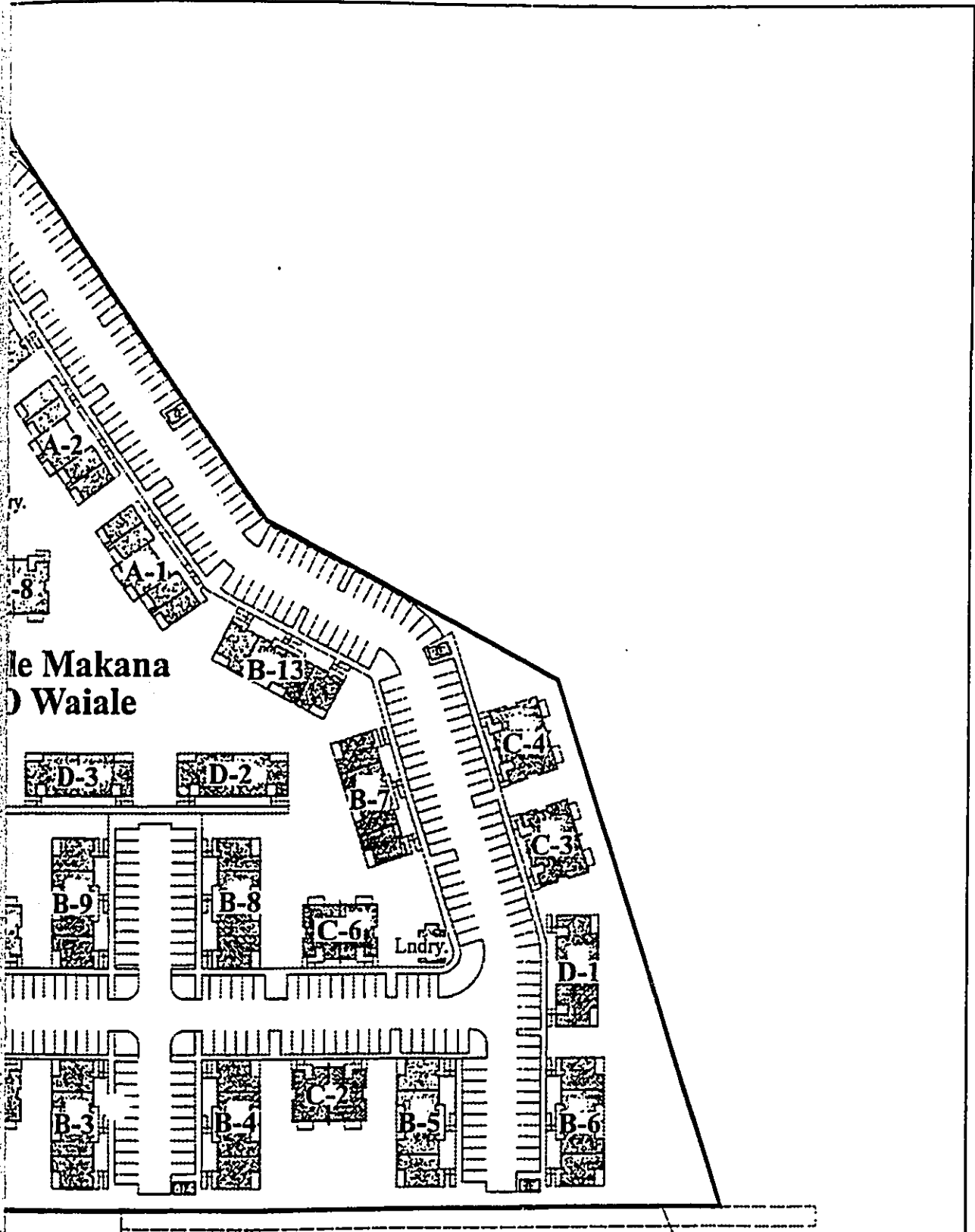
Source: GYA Architects, Inc.

Exhibit B

Big Brothers/Big Sisters Mentoring Center Site Plan



Prepared for: Big Brothers/Big Sisters of Maui



le Makana
D Waiale

s Mentoring Center
an



NOT TO SCALE

Exhibit C

**Big Brothers/Big Sisters Mentoring Center
Agencies/Interested Parties Consulted**

The following agencies were consulted during the preparation of the Environmental Assessment:

1. County of Maui
Department of Housing
and Human Concerns
200 South High Street
Wailuku, Hawaii 96793
2. County of Maui
Department of Parks
and Recreation
1580-C Kaahumanu Avenue
Wailuku, Hawaii 96793
3. County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
4. County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793
5. County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
6. County of Maui
Office of the Mayor
200 South High Street
Wailuku, Hawaii 96793
7. State of Hawaii
Department of Health
54 High Street
8. County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
9. State of Hawaii
Department of Land and
Natural Resources
State Historic Preservation
Division
33 South King Street, 6th
Floor
Honolulu, Hawaii 96813
10. State of Hawaii
Office of Planning
Department of Business,
Economic Development and
Tourism
P.O. Box 2359
Honolulu, Hawaii 96804

OEQC BULLETIN PUBLICATION FORM

Exhibit "D"

TITLE OF PROJECT: Big Brothers/Big Sisters Mentoring Center

LOCATION: ISLAND Maui DISTRICT Wailuku

TAX MAP KEY: 3-8-46:por. 21

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY _____ APPLICANT X

Applicable State or Federal Statute:

X Chapter 343, HRS _____ Chapter 205A, HRS X NEPA (Federal Actions Only)

Type of Document:

<u>X</u> Draft Environmental Assessment (Negative Declaration anticipated)	_____ Draft EIS	_____ NEPA NOP
_____ Final Environmental Assessment (Negative Declaration)	_____ Final EIS	_____ NEPA Draft EIS
_____ Final Environmental Assessment (EIS Preparation Notice)	<u>X</u> NEPA FONSI	_____ NEPA Final EIS

Type of Revision (If applicable):

_____ Revised _____ Supplemental _____ Addendum _____ Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

**APPROVING AGENCY OR
ACCEPTING**

AUTHORITY: Department of Housing and Human Concerns

ADDRESS: County of Maui
200 South High Street
Wailuku, Hawaii 96793

CONTACT: Stephanie Aveiro PHONE: 243-7805

PROPOSING AGENCY OR

APPLICANT: Big Brothers/Big Sisters of Maui

ADDRESS: 47 Kaahumanu Avenue
Kahului, Hawaii 96732

CONTACT: Michael Wright PHONE: 877-6577

CONSULTANT: Munekiyo & Arakawa, Inc.

ADDRESS: 305 High Street, Suite 104
Wailuku, Hawaii 96793

CONTACT: Milton Arakawa PHONE: 244-2015

COMMENT PERIOD END DATE: November 7, 1997
OEQC Bulletin Publication Form - Revised 8/92

CONDITIONS WHICH TRIGGERED THE EIS LAW: PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Use of State or County lands or funds
HRS 343-5(a)(1) | <input type="checkbox"/> Use of lands in the Waikiki Special District
HRS 343-5(a)(5) |
| <input type="checkbox"/> Use of Conservation District Lands
HRS 343-5(a)(2) | <input type="checkbox"/> Amendment to a County General Plan
HRS 343-5(a)(6) |
| <input type="checkbox"/> Use of Shoreline Setback Area
HRS 343-5(a)(3) | <input type="checkbox"/> Reclassification of Conservation Lands
HRS 343-5(a)(7) |
| <input type="checkbox"/> Use of Historic Site or District
HRS 343-5(a)(4) | <input type="checkbox"/> Construction or modification of helicopter facilities
HRS 343-5(a)(8) |

OTHER CONDITIONS:

- Use of Special Management Area (City & County of Honolulu)
- Other " _____"

* If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

Big Brothers/Big Sisters of Maui, a local non-profit corporation, is proposing to develop and construct a Mentoring Center. The facility will house programs which address issues of school drop out, juvenile delinquency, substance abuse and teenage pregnancy prevention. Mentoring programs provide services to youth five (5) to sixteen (16) years of age and their families.

The Mentoring Center will be constructed in a home-like atmosphere. A single story structure comprising approximately 5,800 square feet in floor area and approximately 18 feet in height is proposed.

This "large home" will consist of three (3) large living rooms for the mentoring programs, with movable partitions to allow for group mentoring, large group meetings and weekly training sessions. The living rooms will open on to a large lanai area which can be used for its programs. One (1) room of the "home" will be the computer room where kiosks and study carousels with computers, printers, reference material, and other resource materials will be available. In addition, the "home" will have a recreational room intended to facilitate inter-personal and group activities. The surrounding yard area will be incorporated into activities for the participants. Adjacent to the Mentoring Center is the Waiale Park which will provide additional recreation and activity space.

Funding for construction of the project is primarily with Community Development Block Grant funds. Construction is anticipated to begin in January 1998, with completion targeted for April 1998. Approximate construction cost is \$750,000.

NOTE: Since the deadline for EIS submittal is so close the publication date for the OEQC Bulletin, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.

ENVIRONMENTAL ASSESSMENT

SOURCE DOCUMENTATION

LAND DEVELOPMENT

Conformance with Comprehensive Plans and Zoning

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

The project site is designated "Public/Quasi-Public" in the Wailuku-Kahului Community Plan. The zoning is "Interim". Although the project site was included as part of the Chapter 201E, HRS, approval for Hale Makana O Waiale, an affordable housing rental project, the Mentoring Center was not specifically discussed. Thus, an amendment to the Chapter 201E, HRS, approval is being sought.

Compatibility and Urban Impact

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

The project is compatible with surrounding uses. It adjoins an area of existing and future residential development. The project site abuts the Hale Makana O Waiale affordable rental project which is adjacent to Waiale Park. The Ka Hale A Ke Ola Homeless Resource Center adjoins the project site to the north, while the Wailuku Project District, currently under development, is located to the west. In addition, the Maui Lani Project District, proposed for future development, adjoins the project site to the south, while the Waiale Reservoir and undeveloped lands typify land uses to the east.

Slope, Erosion, Soil Suitability

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

The average slope of the project site is approximately five (5) percent. The soil types specific to the project site are Iao silty clay and Puuone sand. The Iao series consist of well-drained soils on valley fill, as well as alluvial fans that are derived from basic igneous rock. This series is characterized by slow runoff and slight erosion hazards. Puuone sand is typified by a sandy layer underlain by cemented sand. Permeability is rapid above the cemented layer. Runoff is slow and the hazard of wind erosion is

moderate to severe.

Hazards and Nuisances, Including Site Safety

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

Field observation indicates that the site is free of surface hazards. As part of the site work for the Hale Makana O Waiale project, the site has already been graded and grubbed.

Short-term nuisances expected are noise and dust which arise during construction. Construction is anticipated to be limited to daylight hours only. Dust control measures, such as regular watering and sprinkling, will be implemented as necessary, to minimize wind blown emissions.

Energy Consumption

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

The climate at the site is quite temperate. Historically, average monthly temperatures ranged from near 70 degrees in February, to about 80 degrees in August. Humidity is moderate and there is a relatively consistent northeasterly tradewind. Thus, the project has been designed to take advantage of natural ventilation. Air conditioning and heating for the project are not included in the project plans.

ENVIRONMENTAL DESIGN AND HISTORIC VALUES

Visual Quality, Coherence, Diversity, Compatible Use and Scale

GYA Architects, Inc., Alvin Yoshimori, Architect
Phone: 242-4666 9-15-97

Xamanek Researches, Walt Fredericksen, Archaeologist
Phone: 572-8900 9-15-97

The proposed project will be visually and aesthetically compatible with the surrounding low-rise residential neighborhood. The site will also be fully landscaped.

The project site has already been fully graded and significantly disturbed. As such, the proposed project should have no effect upon significant archaeological/historic resources.

Exhibit "E"

Demographic/Character Changes, Displacement, Employment and Income Patterns

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

The project is expected to fill youth social service needs for residential development in the Wailuku-Kahului region. The project location is particularly convenient for those youths who will be living in close proximity. The project is not expected to cause significant demographic or character changes but should augment social services in the area thereby adding stability to the neighborhood.

The subject property is vacant. Thus, the project will involve no displacement or relocation.

The project is anticipated to have six (6) full-time and two (2) part-time employees. The effect of the project upon employment and income parameters for the region as a whole is negligible.

COMMUNITY FACILITIES AND SERVICES

Educational Facilities

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

The project should not have an impact upon educational facilities since no new school age youth will be generated by the implementation of the project.

Commercial Facilities

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

The proposed project is in fairly close proximity to various commercial and retail facilities in the Wailuku-Kahului region. Implementation of the project should not cause an adverse effect upon existing businesses.

Health Care

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

Exhibit "E"

Maui Memorial Hospital, the only major medical facility on the island, is located in Wailuku approximately 1.8 miles from the project site. Acute, general, and emergency care services are provided by the 185 bed facility. In addition, there are numerous medical/dental offices in the Wailuku-Kahului region to serve residents of the area.

Social Services

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

Provision of social services to the region will benefit from the implementation of the project. The extent to which the project can successfully address issues of school drop out, juvenile delinquency, substance abuse, and teenage pregnancy prevention can then lessen workloads of other social service providers in the long term.

Solid Waste/Wastewater

Sato & Associates, Inc., Bert Toba, Engineer
Phone: 244-9265 9-15-97

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

Solid waste collection and disposal services will be provided by a private company.

The project site is located within the service area of the County of Maui's Kahului Wastewater Treatment System. Connection to the County sewer system is anticipated to be coordinated as part of the building permit process.

Storm Water

Sato & Associates, Inc., Bert Toba, Engineer
Phone: 244-9265 9-15-97

To intercept on-site runoff volume, proposed drainage system improvements include the installation of catch basins within the parking lot. The intercepted runoff will then be conveyed by an existing underground drainage system and stored in an existing subsurface retention system. The existing retention system was sized to accommodate the incremental increase in runoff, while pre-development runoff will maintain existing drainage patterns and continue to sheet flow off the site.

The proposed improvements are not anticipated to have an adverse effect on

Exhibit "E"

downstream or adjoining properties.

Water Supply

Sato & Associates, Inc., Bert Toba, Engineer
Phone: 244-9265 9-15-97

The proposed project is served by the County of Maui Board of Water Supply's domestic water system. Connection to the County system will be coordinated as part of the building permit process.

Public Safety, Police, Fire and Emergency Medical Services

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

Public safety, police, fire and emergency medical services are not anticipated to be adversely impacted by the project.

Open Space, Recreation, and Cultural Facilities

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

The site will be fully landscaped so that it is visually and aesthetically integrated with its surroundings.

It is anticipated that the project will not have a significant impact on recreational and cultural facilities. The newly constructed Waiale Park is adjacent to the proposed project site and provides a convenient recreational outlet for patrons of the center. It is noted, however, that patrons of the center may utilize public recreational or cultural facilities regardless of whether the Mentoring Center is utilized.

Transportation

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

Access to the project is through an internal driveway of the Hale Makana O Waiale Project which then links with Waiale Road. It is anticipated that a significant portion of the patrons of the Mentoring Center will come from the immediate vicinity. Thus, vehicular trips resulting from the project are likely to be minimal and should not affect

Exhibit "E"

roadway operating service levels.

NATURAL FEATURES

Water Resources

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

The proposed project will be located in an already urbanized area and will not affect ground water availability and quality.

Surface Water

Munekiyo & Arakawa, Inc., Milton Arakawa, Planner
Phone: 244-2015 9-15-97

There are no natural open streams, lakes or woodlands on or near the project site.

bigbros/mentor/exhibite.es

Appendix B

Drainage Letter Report

SEP 18 1997



Sato & Associates, Inc.

Consulting Engineers

2115 Wells Street, Maui, Hawaii 96793
OFFICES IN HONOLULU AND MAUI

Tel: (808) 244-9265
Fax: (808) 244-5303

September 18, 1997

Mr. Milton Arakawa
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

**SUBJECT: Big Brothers/Big Sisters
Drainage**

The proposed Big Brothers project site is located in Lot 2-A-3 of KA HALE A KE OLA SUBDIVISION. Bordering the proposed project site to the north is the park site - Lot 2-A-3, south is roadway "B", west is Waiale Road and East is Roadway "B-1". The proposed project site can be further identified by TMK 3-8-41:21.

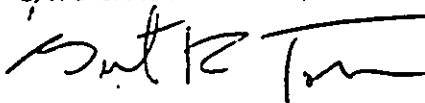
The project site was rough graded during the grading operations for the Waiale Affordable Housing Project. This site generally slopes at approximately 2% and from the southwest corner to the northeast corner. Near Waiale Road and Roadway "B", slopes increase to 3:1 upwards towards the roads. A 15-inch drain pipe extends into the southeast corner of the site from a catch basin in Roadway "B". A 12-inch drain pipe extends into the northeast corner of the site from a concrete drop inlet approximately 110 feet east. Approximately 0.9 cfs of runoff from the project site currently sheet flows into the park. All runoff from the subdivision is collected and transported to the Waiale Affordable Housing Project's subsurface retention system, which has been sized to accomodate anticipated development of the proposed project on the property.

Proposed improvements consist of a single story building of approximately 4630 SF, landscaping, underground utilities such as waterlines, sewer lateral, drainlines with concrete drop inlets and parking provisions. Developed runoff from the proposed project site is estimated to be 1.8 cfs. The storm water runoff from the proposed development will not adversely affect neighboring or down stream properties. This runoff will be intercepted by concrete drop inlets and then piped to the existing retention system, as described in the drainage report prepared for the Waiale Affordable Housing Project.

If you have any questions, please do not hesitate to call me.

Very truly yours,

SATO & ASSOCIATES, INC.


BERT R. TOBA, P.E.
Vice President

BRT:dk

M9707-00/M9707LTR 001

