

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

*Maui Comm. College
Building "N"*
COMPTROLLER

MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. PM-1083.8

APR 8 1998 '98 APR 13 P4:17

OFFICE OF
QUALITY CONTROL

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

Dear Mr. Gill:

Subject: Finding of No Significant Impact for
Maui Community College
Building "N" and Related Improvements
D.A.G.S. Job No. 15-31-4028
TMK: 3-8-07: por. 40, Kahului, Maui, Hawaii

The State of Hawaii Department of Accounting and General Services has reviewed the comments received during the 30-day public comment period which began on February 23, 1998. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the April 23, 1998, OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Milton Arakawa of Munekiyo, Arakawa & Hiraga, Inc. if you have any questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".
GORDON MATSUOKA
Public Works Administrator

EN/si
Encl.

cc: Eric Taniguchi, GYA Architects
Milton Arakawa, Munekiyo, Arakawa & Hiraga, Inc.

1998-04-23-MA-FEA-Maui Community
College Building "N"

APR 23 1998

FILE COPY

Final
Environmental Assessment

**MAUI COMMUNITY COLLEGE -
BUILDING "N" AND
RELATED IMPROVEMENTS**

Prepared for:

State of Hawaii,
Dept. of Accounting
& General Services

April 1998



Final
Environmental Assessment

**MAUI COMMUNITY COLLEGE -
BUILDING "N" AND
RELATED IMPROVEMENTS**

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& General Services

April 1998



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gya/mcc-r/lea.rpt

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, BACKGROUND, AND LAND OWNERSHIP

The applicant for the project, the State of Hawaii, Department of Accounting and General Services, proposes to construct a new Building "N", site work for a future Building "P", and accessory parking improvements on the campus of Maui Community College (MCC) at Kahului, Maui, Hawaii. The project site is located on lands designated as TMK 3-8-7:por.40. See Figure 1 and Figure 2.

The site for Buildings "N" and "P" is located within the main parking lot in the central portion of the MCC campus. The new parking area is located within an already disturbed area containing stockpiles of construction debris. Existing vegetation within this area includes castor bean, kiawe, and guinea grass.

MCC offers a broad array of higher education options to many segments of Maui's population. Degrees and certificates are offered in 15 technical-occupational areas, as well as two-year transfer degrees in Liberal Arts, Nursing, and Electronics and Computer Engineering Technology. In Fall 1997, there were 1,059 full time students and 1,685 part time students registered at MCC.

In addition, MCC services another 11,000 students annually in its non-credit program which is offered three times a year. These are in the program areas of PACE (Personal and Community Enrichment), VITEC (Visitor Industry Training and Education Center), and COMPTECH (Computer Technology).

Utilizing telecommunications technology, MCC delivers courses to students via Skybridge, an interactive closed-circuit television system.

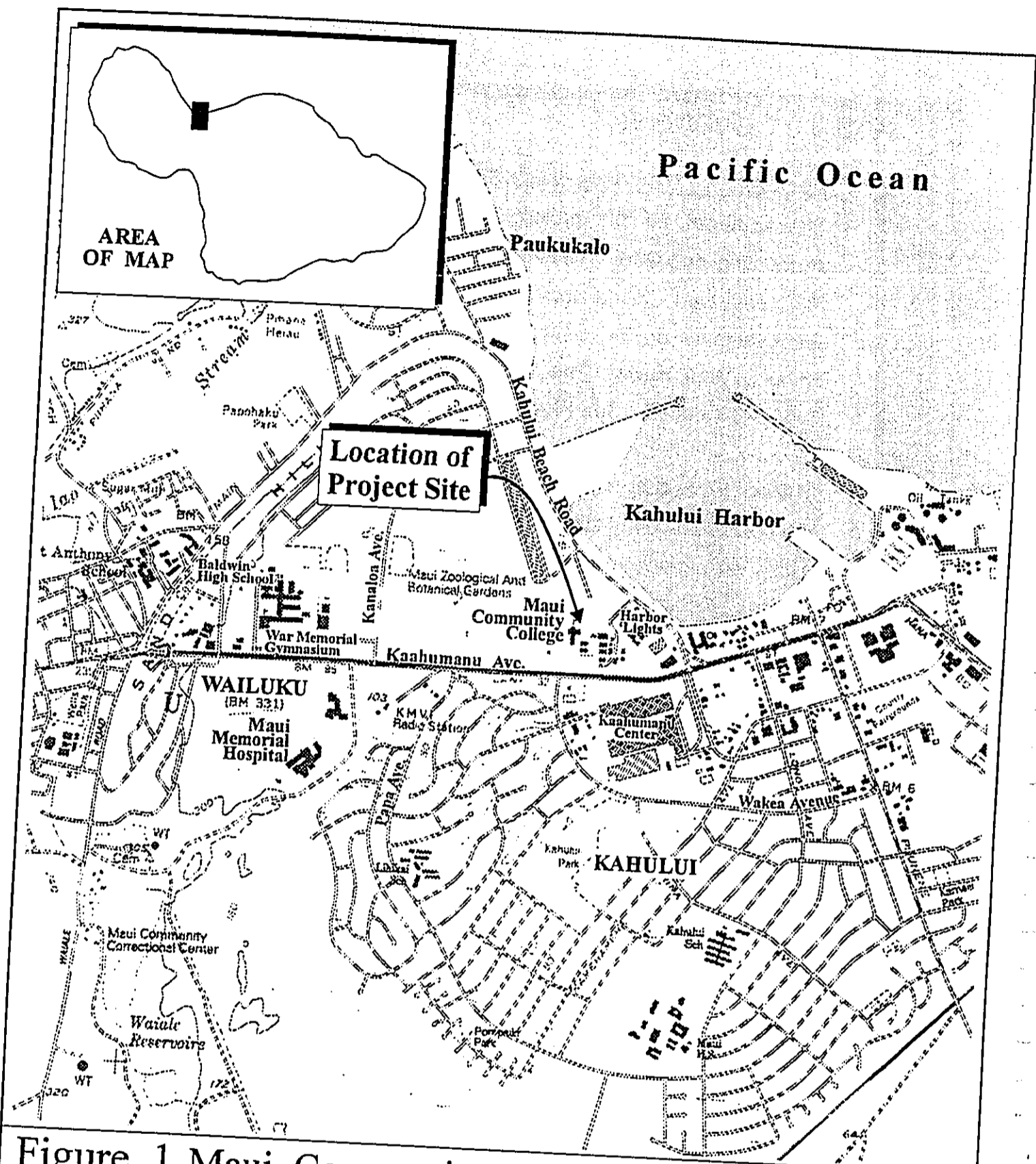
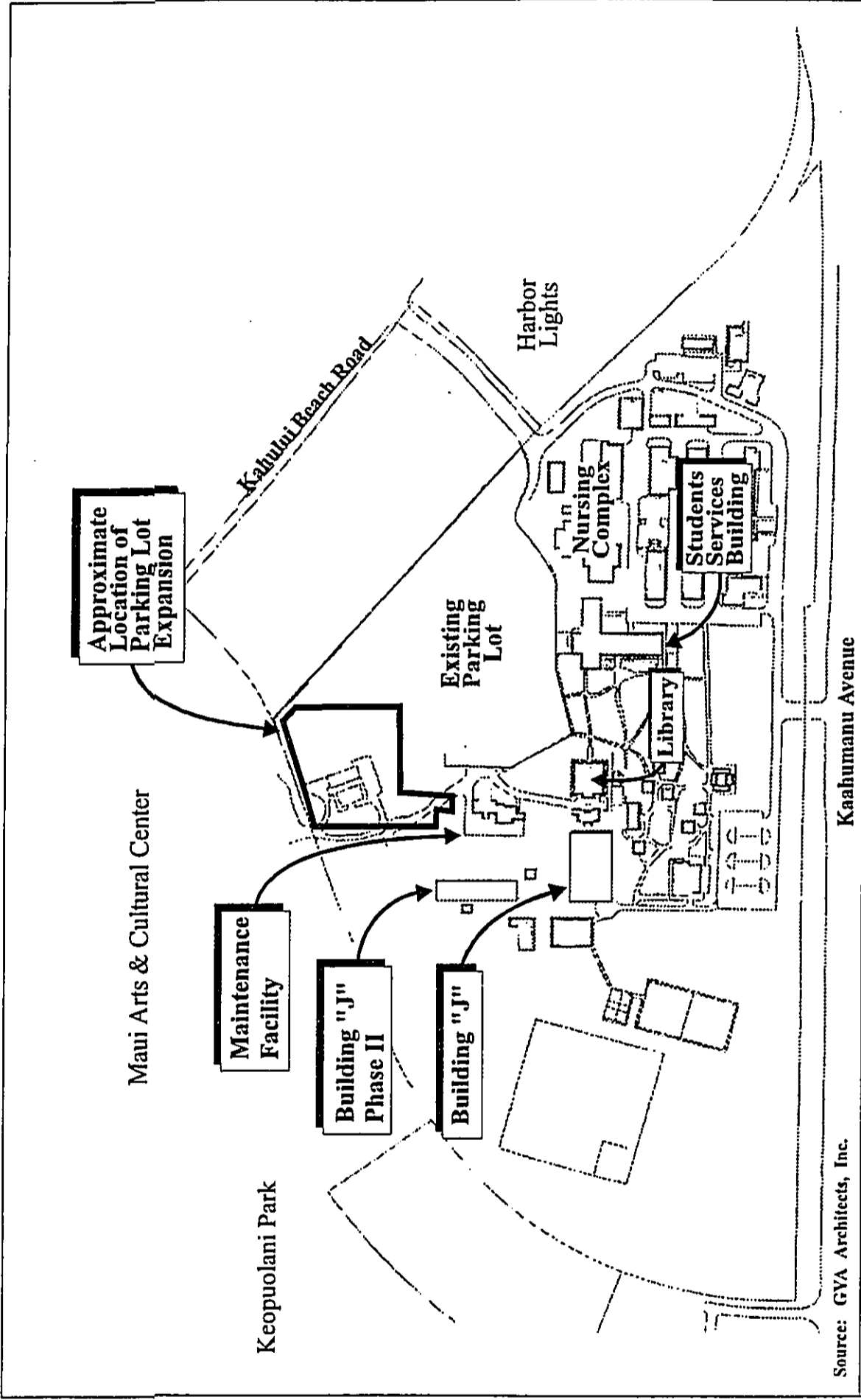


Figure 1 Maui Community College - Building "N" and Related Improvements
Regional Location Map



Prepared for: State of Hawaii, Dept. of Accounting & General Services





Source: GYA Architects, Inc.

Kaahumanu Avenue



Figure 2 Maui Community College - Building "N"
and Related Improvements
 Site Location and Campus Reference Map



Prepared for: State of Hawaii, Department of Accounting & General Services

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This meets the needs of students who cannot attend classes during traditional hours due to distance, work or family obligations. Classes are also cablecast within the entire County from MCC's Media Center.

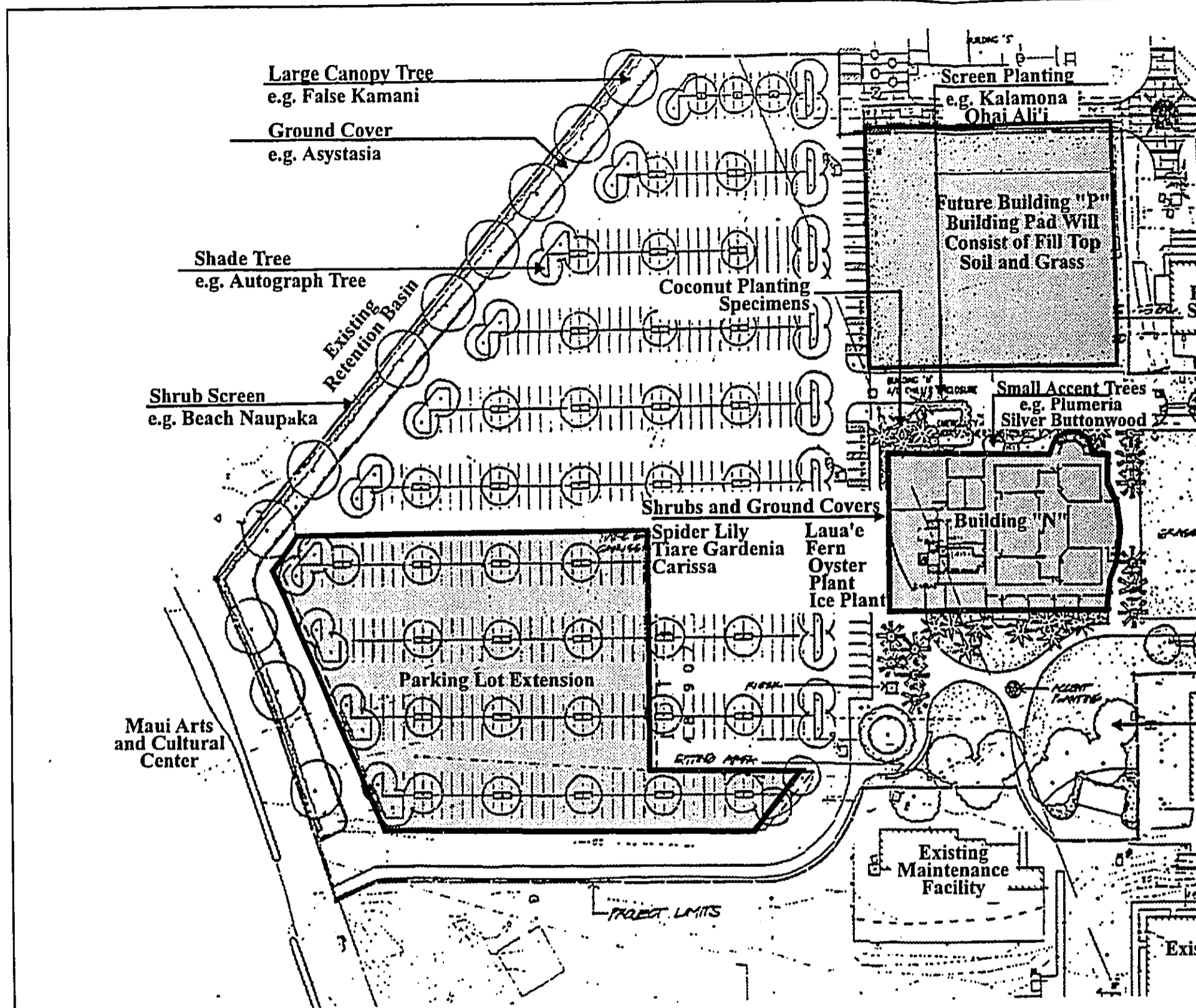
MCC is also designated a University of Hawaii (UH) Center. Through distance education technologies such as interactive television and the Internet, the UH Center offers County of Maui residents access to bachelor's and graduate programs from throughout the University of Hawaii system. Existing distance education and information technology functions are located in the basement of the library.

In the long term, MCC's master plan anticipates future expansion of facilities and programs. This expansion could provide for additional classroom space to accommodate as many as 5,000 full-time equivalent students.

The landowner of the site is the University of Hawaii.

B. PROPOSED ACTION

Building "N" is intended to house distance education and information technology functions. The new structure allows MCC the opportunity to greatly expand its course offerings through technological connections throughout the University of Hawaii system and the County of Maui. The footprint of the structure is approximately 180 feet by 120 feet. See Figure 3. On the first floor, there are areas earmarked for cable television, skybridge, Hawaii Interactive Television System (HITS), and other video and production functions. See Figure 4. The second floor contains functions such as the Advanced digital media lab, multi media, instructional design, microcomputer, and Electronic Computer Engineering Technical (ECET) lab. See Figure 5. There is also a partial third floor



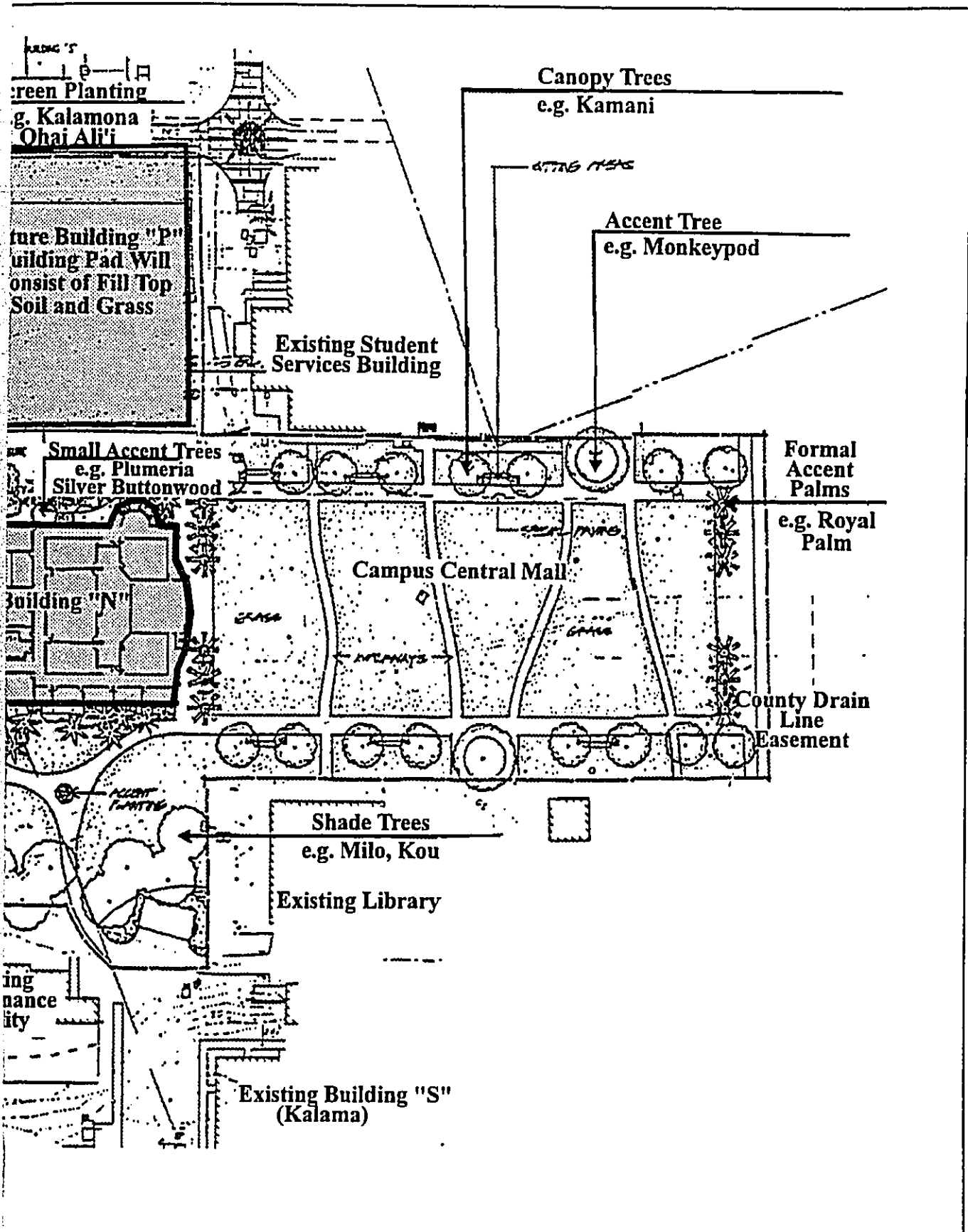
Source: Miyabara Associates

Figure 3



Maui Community College - Building "N"
and Related Improvements
Site Plan and Landscape Plan

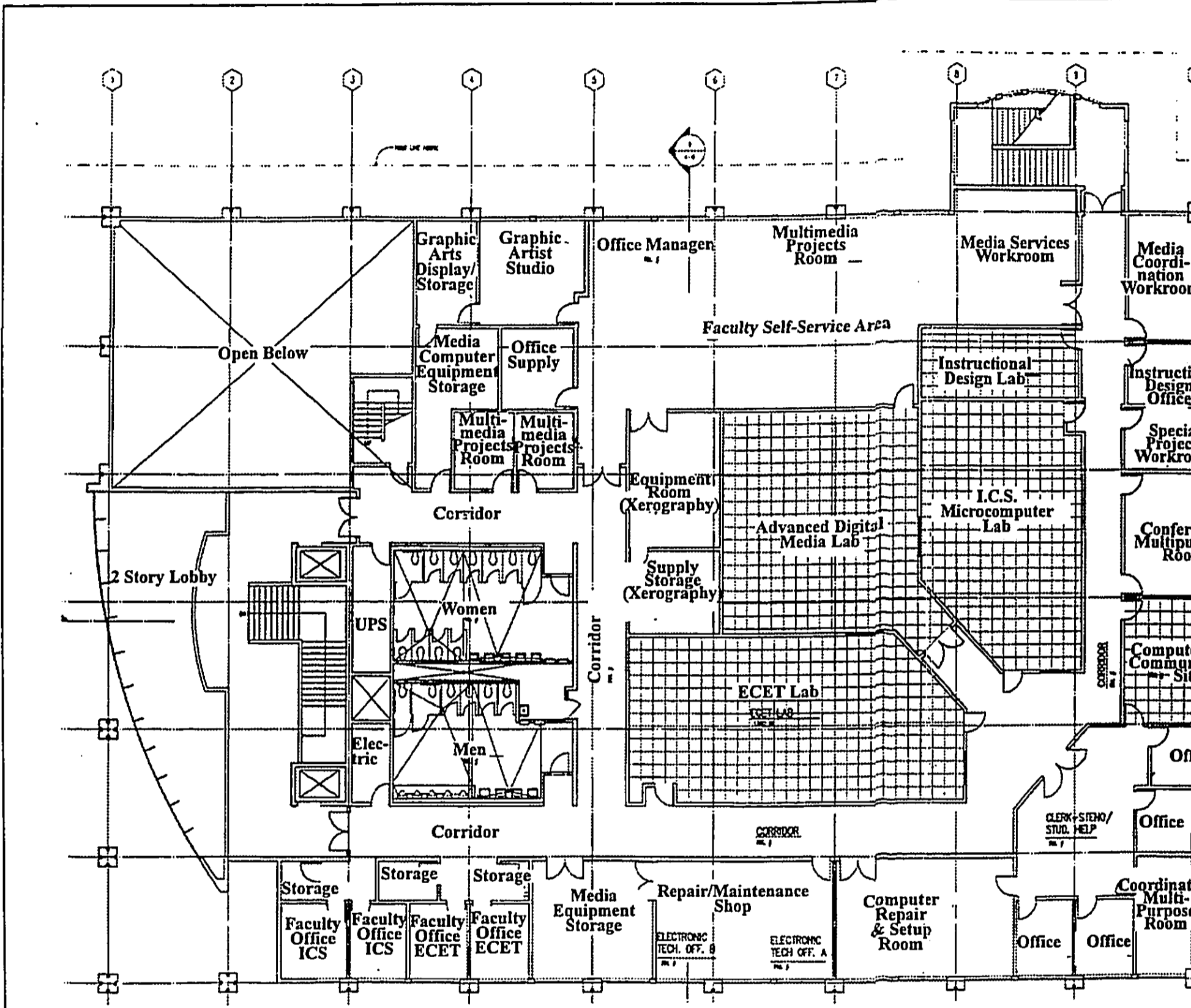
Prepared for: State of Hawaii, Dept. of Accounting & General Services



Building "N"
 Improvements
 Landscape Plan



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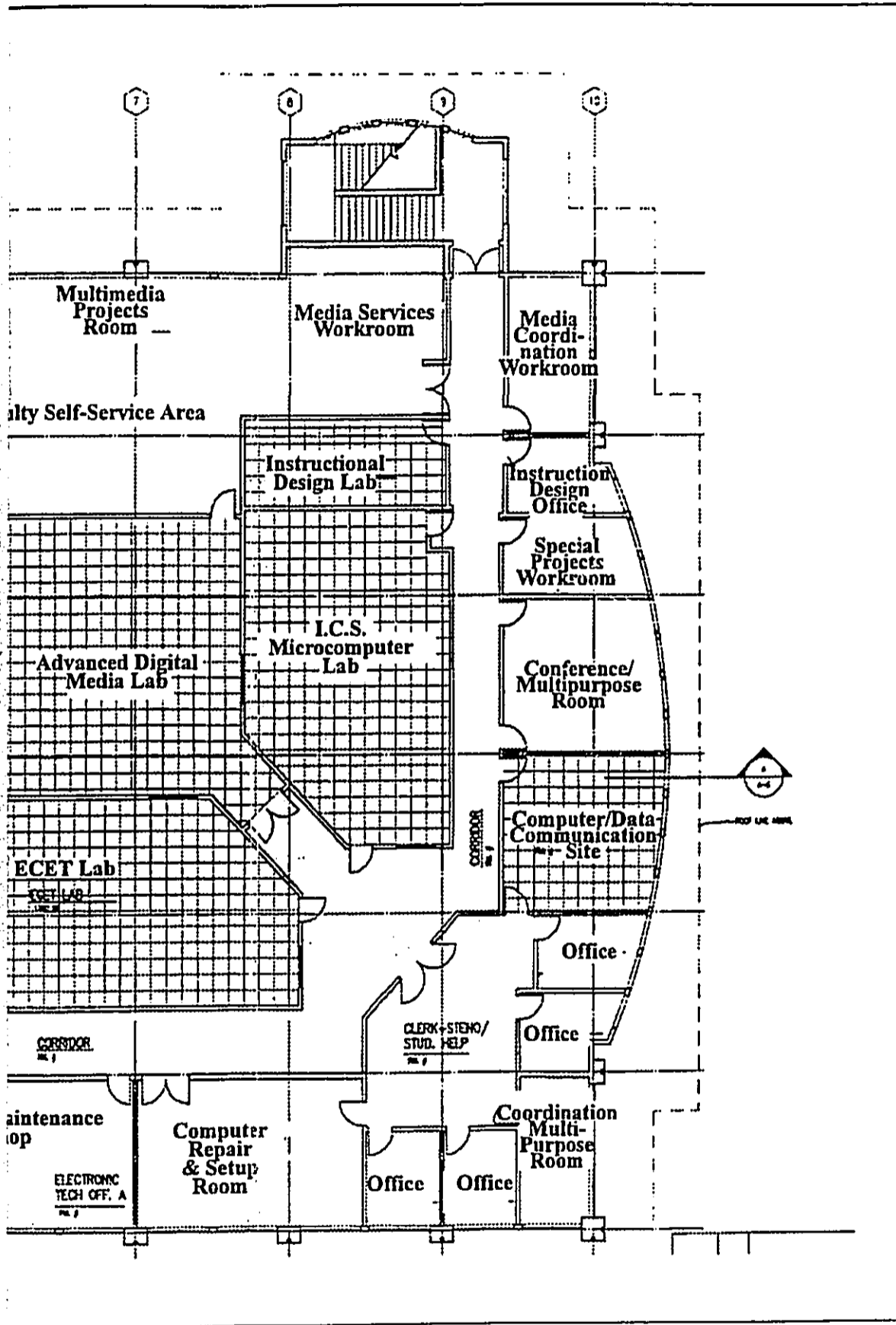
Source: GYA Architects, Inc.

Figure 5

Maui Community College - Building "N" and Related Improvements Second Level Floor Plan

Prepared for: State of Hawaii, Dept. of Accounting & General Services

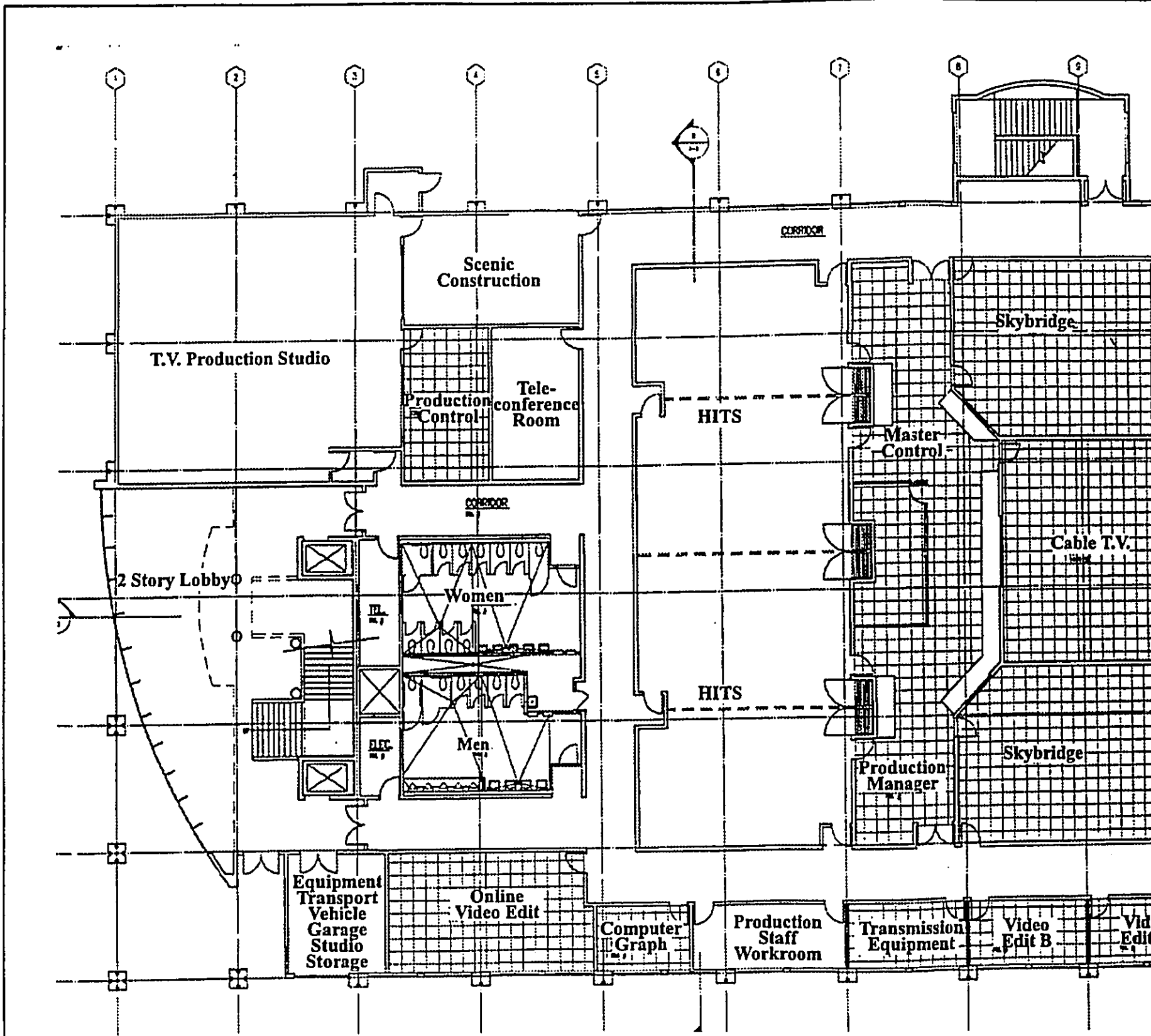
NO



College - Building "N"
 Improvement
 Level Floor Plan



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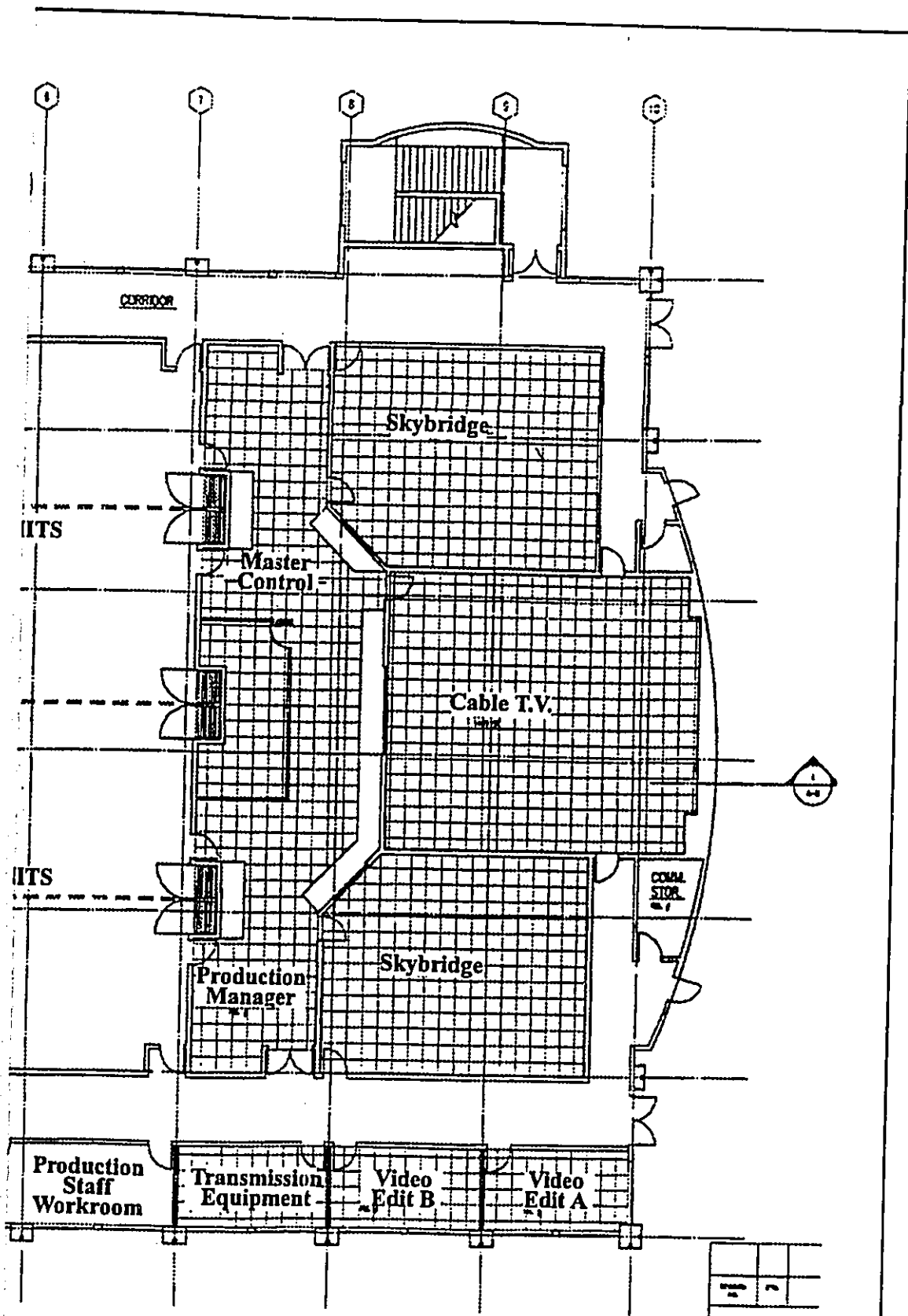
Source: GYA Architects, Inc.

Figure 4

Maui Community College - Building "N"
and Related Improvements
First Level Floor Plan

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NC



College - Building "N"
 Improvements
 Floor Plan



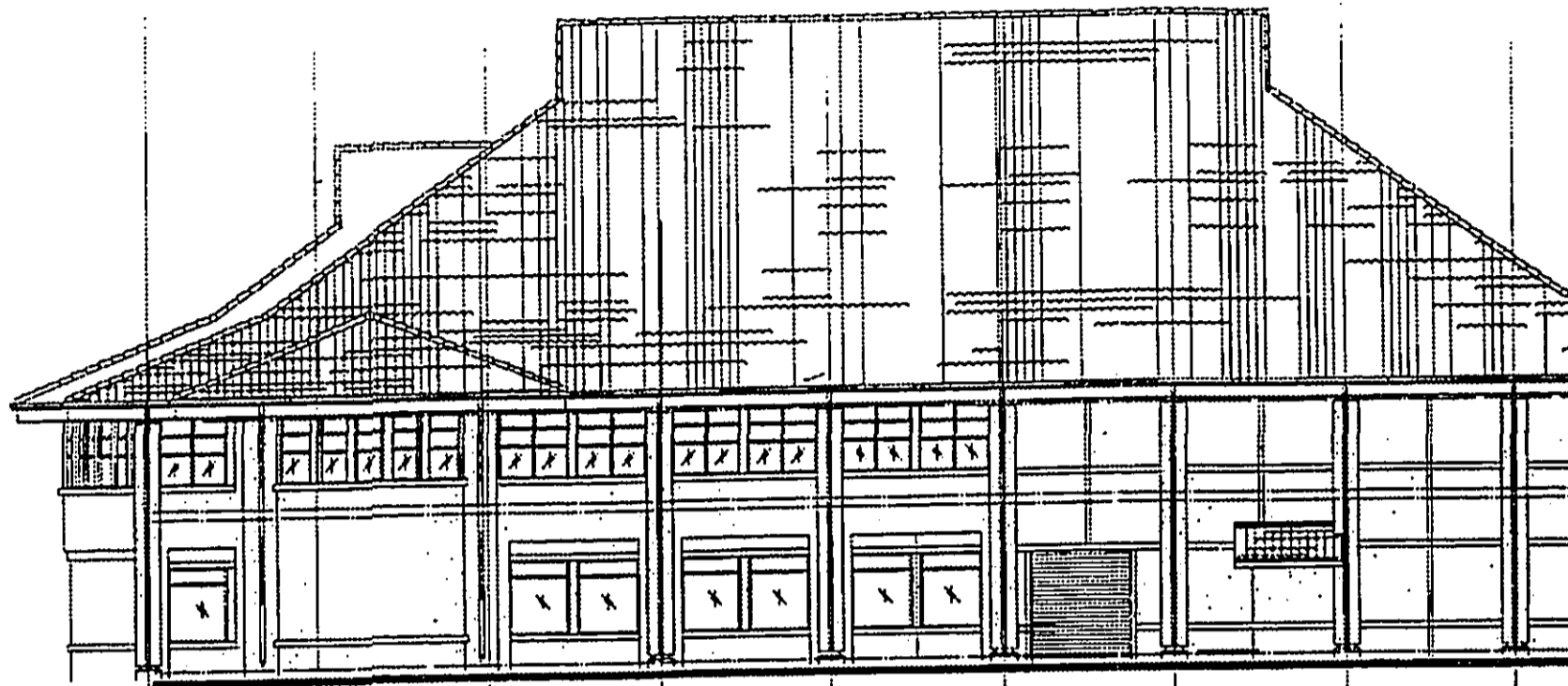
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consisting of closed circuit distribution and transmission equipment. With its distinctive double pitch roofline, building height is not expected to exceed 72 feet. See Figure 6.

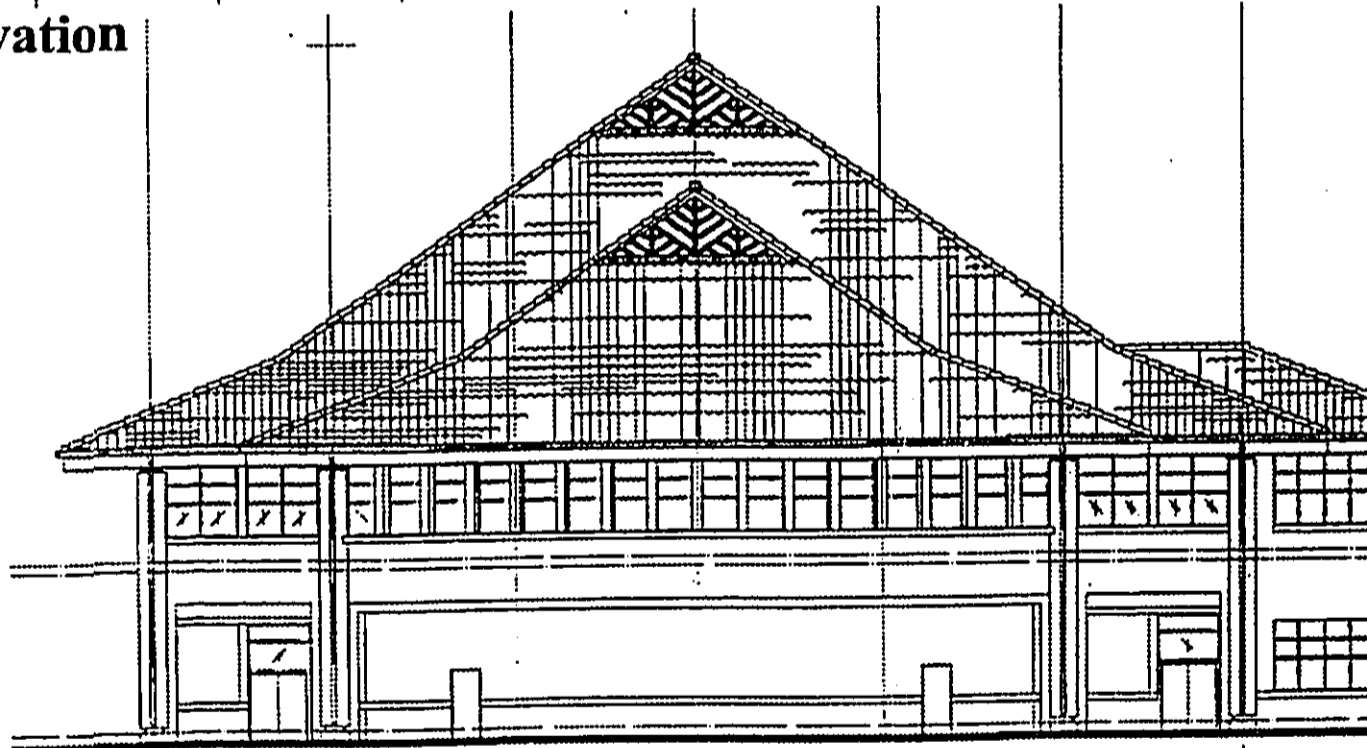
Site preparation for a future Building "P" is also included within the scope of this project. This involves removal of the existing asphalt parking lot, placement of fill and grassing of the site. Building "P" is intended to house food service classroom facilities. Activities other than site preparation (i.e., building construction) are subject to permitting processes required at the time of project implementation.

A total of 212 existing parking stalls are proposed to be displaced by Building "N" and the site work for Building "P". A 285 stall addition to the west of the main parking lot is proposed. A new driveway connection is proposed from the main parking lot to the new Papa Avenue extension. The driveway connection is proposed to be located across the Maui Arts and Cultural Center service driveway. The Papa Avenue extension from Kaahumanu Avenue to Kahului Beach Road is being implemented as part of the Keopuolani Park Project, currently under construction. An entry feature/gate is also proposed at the MCC driveway connection.

Assuming all applicable approvals are obtained, construction is anticipated to begin in September 1998 with completion in November 1999. Construction cost is estimated to be \$13.4 million.



East Elevation



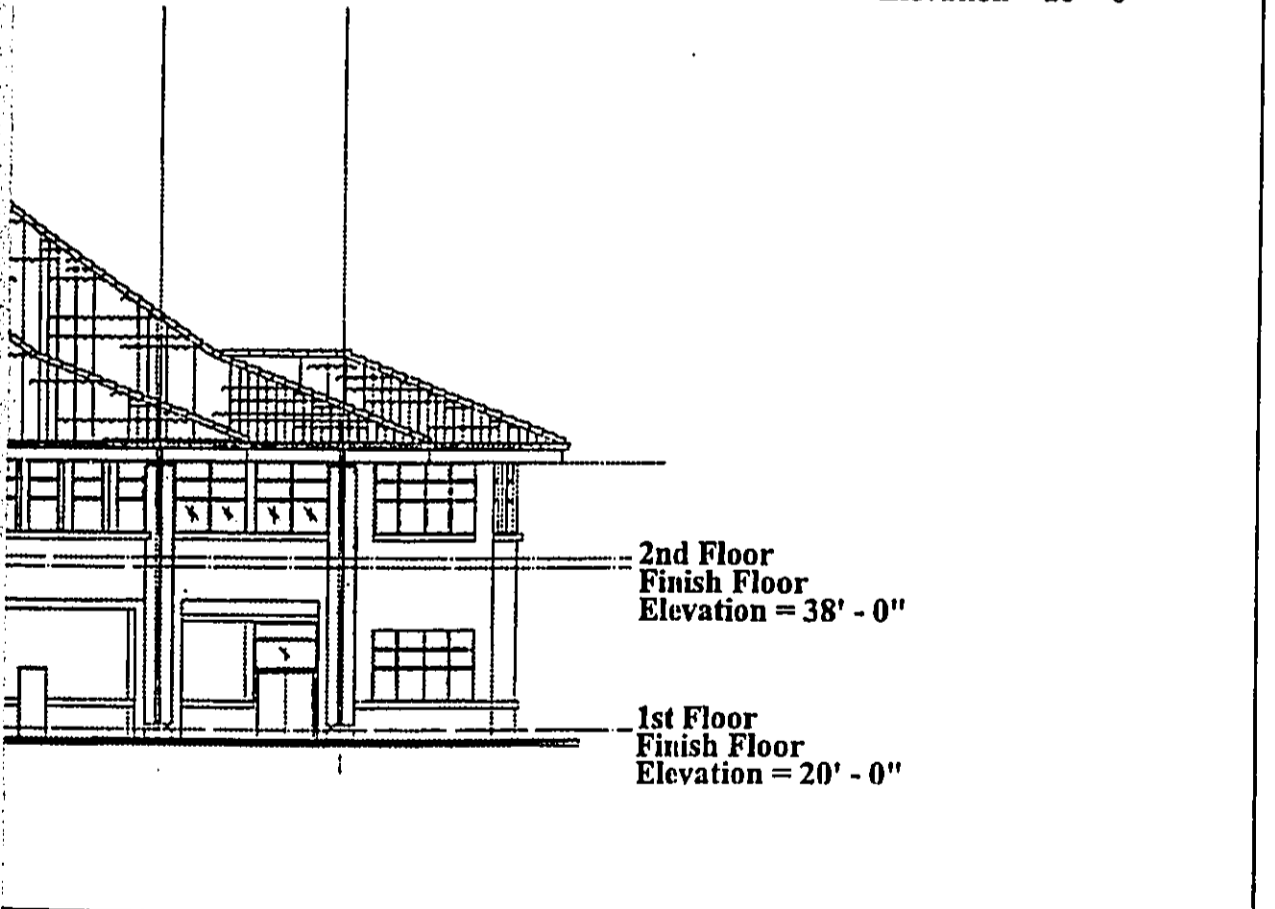
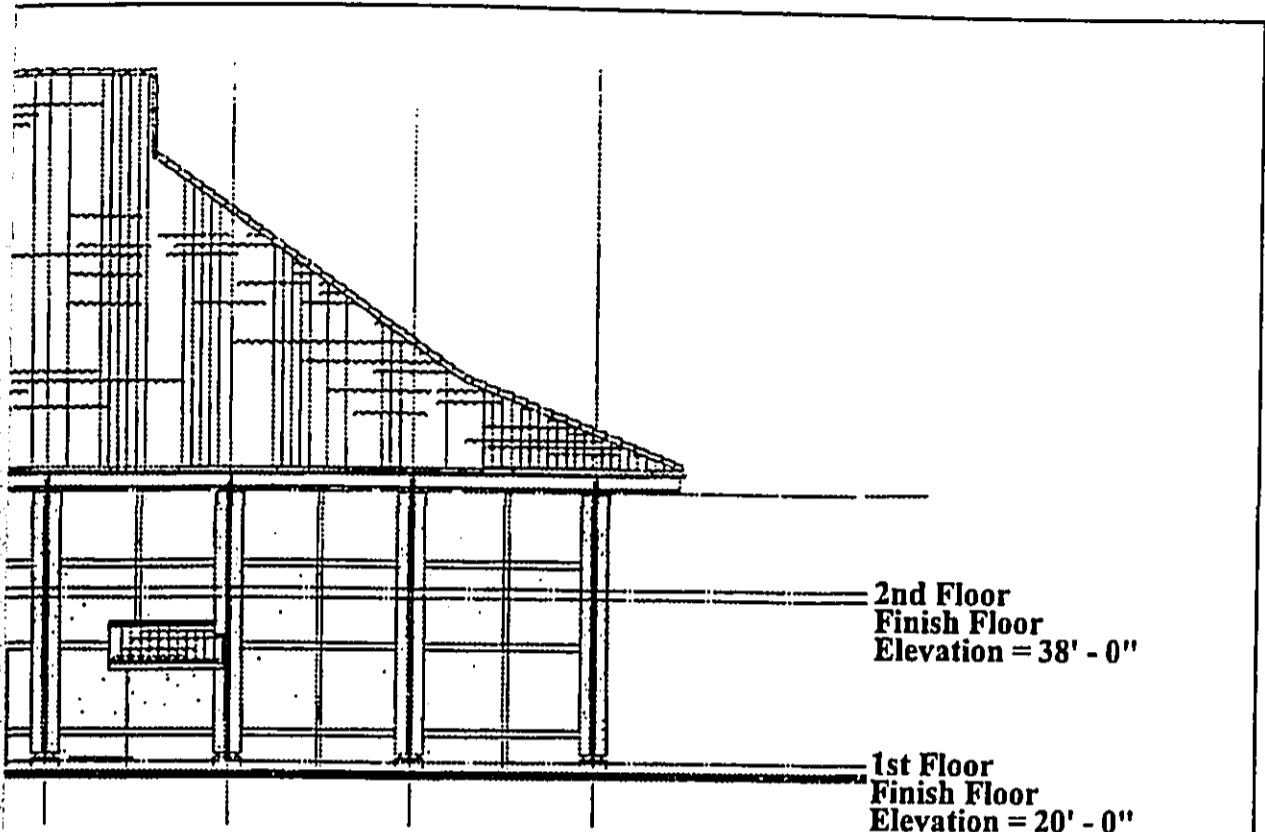
South Elevation

Source: GYA Architects, Inc.

Figure 6

**Maui Community College - Building "N"
and Related Improvements
Elevations**

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- Building "N"
vements



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Chapter II

***Description of the
Existing Environment***

Chapter II

***Description of the
Existing Environment***

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

MCC is located in the heart of Kahului, the Island of Maui's center of commerce. Kahului is home to Kahului Harbor, the Island's only deep water port, and the Kahului Airport, the second busiest airport in the State. With its proximity to the Harbor and Airport, the Kahului region has emerged as the focal point for heavy industrial, light industrial and commercial activities and services such as warehousing, baseyard operations, automotive sales and maintenance, and retailing for equipment and materials suppliers. The region is considered Central Maui's commercial retailing center with the Kaahumanu Center, the Maui Mall and the Kahului Shopping Center, located within a mile of MCC.

Surrounding this commercial core is an expansive residential area comprised principally of single-family residential units. Residential uses encompass the area extending from Maui Memorial Hospital to Puunene Avenue.

Building "N" is proposed to be located in the central portion of the MCC campus, within an area which currently encompasses the school's main parking lot. The parking lot extension is proposed to be located to the west of the existing parking lot.

Access to the existing parking lot is from Kaihee Place, which extends to Kahului Beach Road. The access road also extends near the eastern boundary of the project and connects with the main entrance at Kaahumanu Avenue. Kahului Harbor and the Pacific Ocean border Kahului Beach Road. Lands to the southeast

of Kaihee Place are occupied by the Harbor Lights Condominium. To the northwest of the site is the Maui Arts and Cultural Center and Keopuolani Park, which is currently under construction. As part of the park project, Papa Avenue is proposed to be extended from its existing terminus at Kaahumanu Avenue to the Maui Arts and Cultural Center driveway. The park project will also widen the existing roadway connection from the Maui Arts and Cultural Center to Kahului Beach Road to complete the roadway extension between Kaahumanu Avenue and Kahului Beach Road.

2. Climate

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

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

3. Topography and Soil Characteristics

The MCC campus is located on Maui's flat central isthmus ranging in elevations from 8 to 50 feet. The high point, along the west side of campus, near Kaahumanu Avenue, gently slopes down to the northeast side of campus. There are no significant topographical constraints within the project site.

Underlying the proposed site and surrounding lands are soils belonging to the Pulehu-Ewa-Jaucas association. See Figure 7. This soil association is characteristically deep and well-drained and located on alluvial fans and in basins. The soil type specific to the project site is of the Puuone Series' Puuone Sand classification (PZUE). See Figure 8. PZUE soils predominate in the Kahului region and is typified by a sandy surface layer underlain by cemented sand. Naturally occurring vegetation on this series include bermuda grass, kiawe, and lantana.

4. **Flood and Tsunami Hazard**

The project sites for Buildings "N" and "P" and the extension of the parking lot are designated Zone "C" by the Flood Insurance Rate Map. See Figure 9. Zone "C" is an area of minimal flooding.

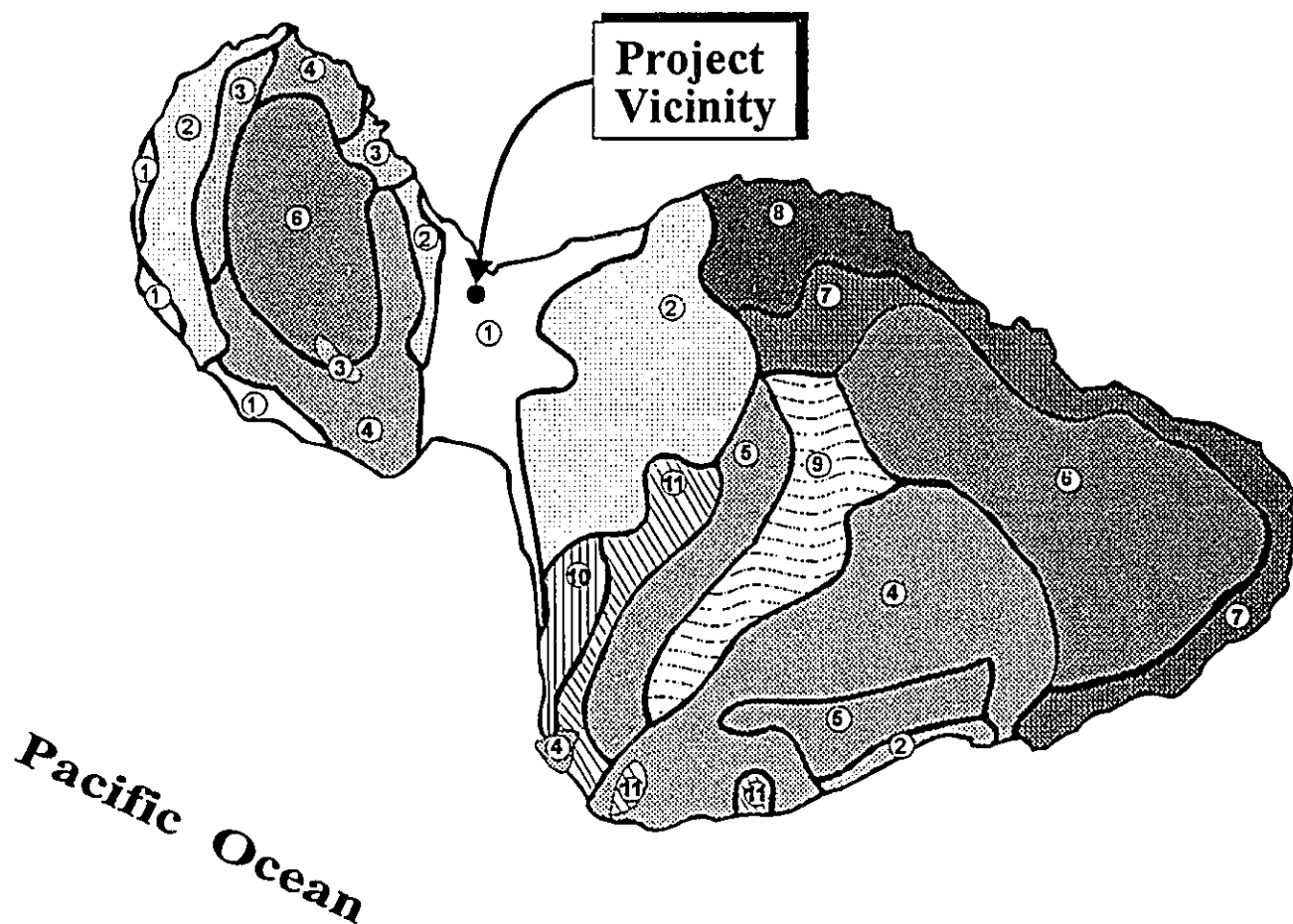
5. **Flora and Fauna**

Surrounding the project site to the south and east is the urbanized center of Kahului. Areas of the MCC campus that surround the project site are characteristic of the urban nature of Kahului. Lands on campus are landscaped with palm trees and other shade trees, ground cover, and other exotic vegetation. The proposed parking lot extension has been graded and disturbed in the recent past. Existing vegetation include castor bean, kiawe, and guinea grass. There are no known rare, endangered or threatened species of plants within the project sites.

Fauna and avifauna are also characteristic of urban areas. Fauna typically found in the vicinity include mongoose, rats, dogs and cats. Avifauna typically include mynas, several types of doves, and house sparrows. There are no rare or endangered species of

LEGEND

- | | |
|---|--|
| <p>① Pulehu-Ewa-Jaucas association</p> <p>② Waiakou-Keahua-Molokai association</p> <p>③ Honolua-Olelo association</p> <p>④ Rock land-Rough mountainous land association</p> <p>⑤ Puu Pa-Kula-Pane association</p> <p>⑥ Hydrandepts-Tropaquods association</p> | <p>⑦ Hana-Makanue-Kailua association</p> <p>⑧ Pauwela-Haiku association</p> <p>⑨ Laumaia-Kaipoi-Olinda association</p> <p>⑩ Keawakapu-Makena association</p> <p>⑪ Kamaole-Oanapuka association</p> |
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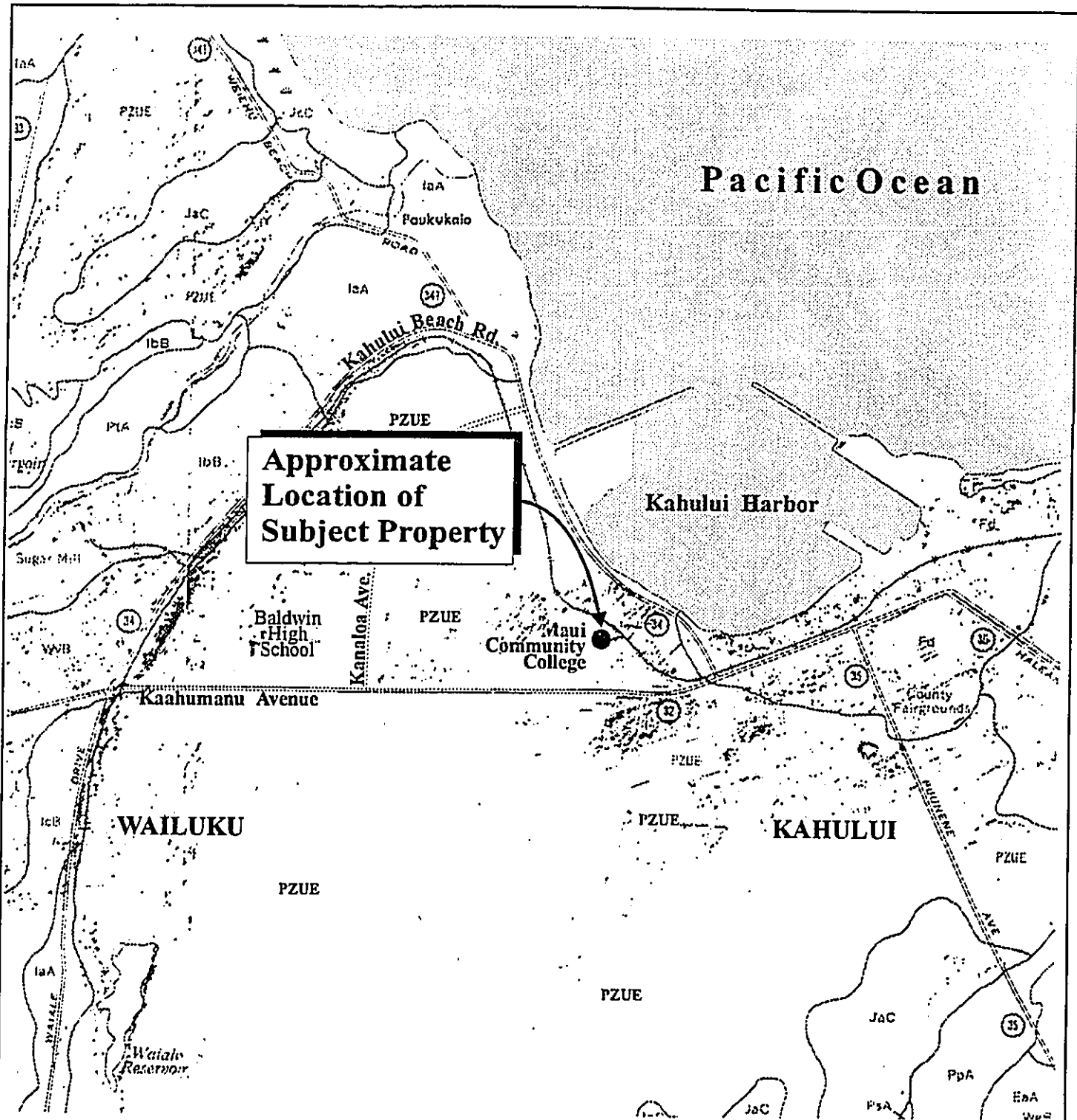
Map Source: USDA Soil Conservation Service

**Figure 7 Maui Community College - Building "N" and Related Improvements
Soil Association Map**



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Approximate Location of Subject Property

Source: U.S. Soil Conservation Service

Figure 8 Maui Community College - Building "N" and Related Improvements Soils Classifications Map



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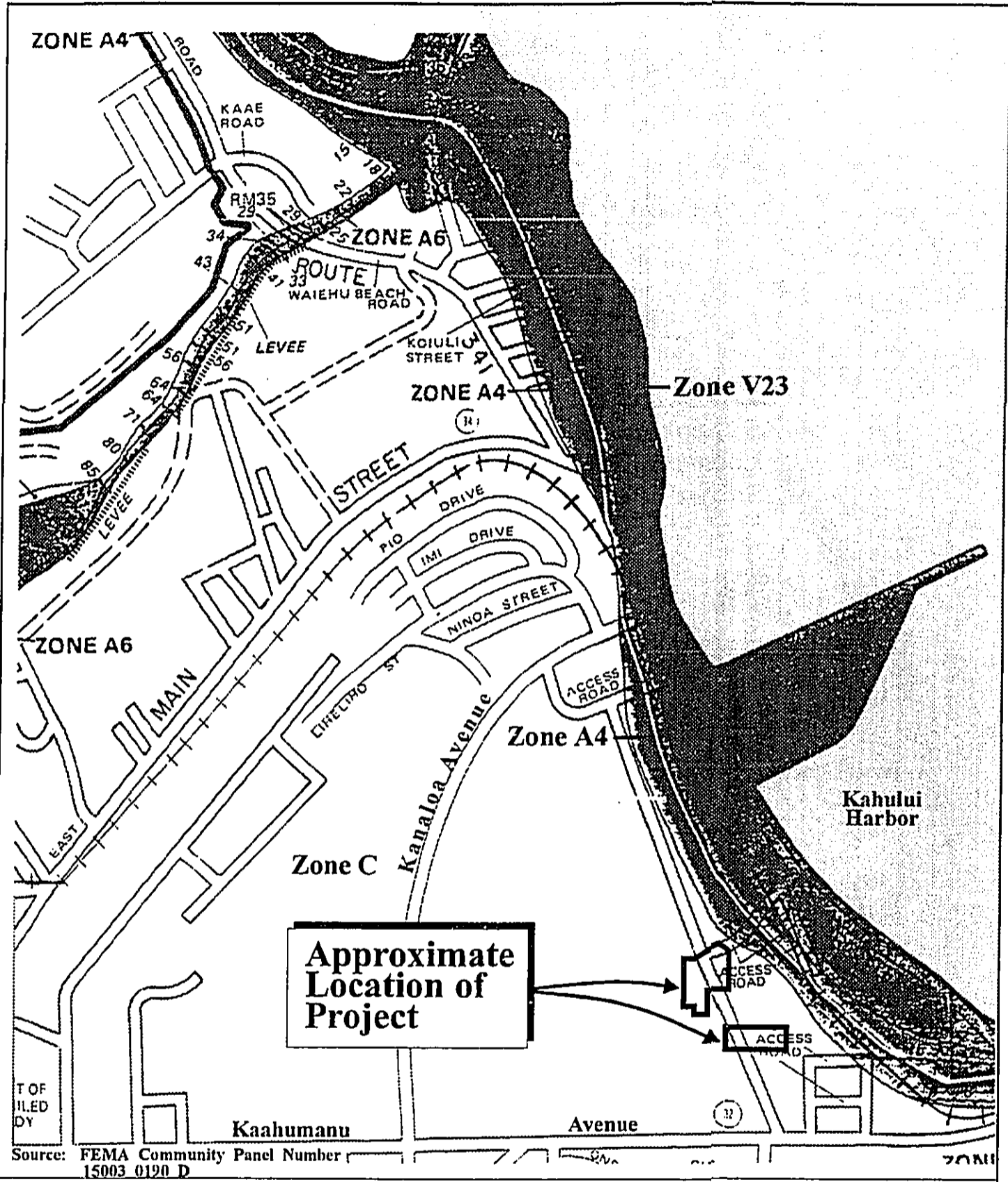


Figure 9 Maui Community College - Building "N" and Related Improvements
Flood Insurance Rate Map



Prepared for: State of Hawaii, Dept. of Accounting & General Services

fauna or avifauna found at the project site.

6. **Archaeological Resources**

The sites for Building "N" and Building "P" are currently in use as a paved asphalt parking lot. Thus, there are no existing surface archaeological features at the site. Areas of the proposed parking lot extension have also been extensively graded and altered.

An archaeological inventory survey was done for Maui Community College Building "J" and Building "S". Building "J" is located to the west of the existing library, while the site for Building "S" is located to the north of the nursing complex. The sites for the proposed Buildings "N" and "P" are between the existing library and the site for Building "S". Refer to Figure 2.

In the general area, the archaeological study found considerable quantities of refuse as well as remains of various poured, concrete floors and foundations of buildings which were associated with the 18th U.S.M.C. Service Battalion Camp during World War II. The study also found considerable signs of surface and subsurface disturbance from earthmoving equipment. Landfill materials have also been freely deposited in the area. Other materials in the area include discarded construction material and equipment, rusted automobiles and parts, and household litter.

The study also included the excavation of 22 subsurface trenches. No recognizable features or identifiable pre-contact Hawaiian artifacts were recovered from any of the trenches. During construction of Building "J", no significant archaeological features were discovered. Building "S" is currently under construction.

Subsequent to the approval and construction of Building "J", it is noted that Building "J" Phase II and a parking lot extension have also been constructed. Building "J" Phase II is located to the west of the existing maintenance facility. The ground surface in the vicinity had been extensively disturbed prior to its construction. During construction, no archaeological features of significance were discovered.

7. **Air Quality**

Air quality in the Wailuku-Kahului region is considered good as point sources (e.g., Maui Electric Power Plant, HC&S Mill) and non-point sources (e.g., automobile emissions) of emission are not significant to generate high concentration of pollutants. The relatively high quality of air can also be attributed to the region's constant exposure to winds which quickly disperse concentrations of emissions. This rapid dispersion is evident during burning of sugar cane in fields located to the southeast of the Kahului residential core.

8. **Noise**

Traffic noise is the predominant source of background noise in the vicinity of the projects. To the east, the Kahului Harbor activity can also add to the background noise levels in the surrounding region.

9. **Visual Resources**

Scenic resources to the west of MCC include Iao Valley and the West Maui Mountain Range. Looking southeast, Haleakala is clearly visible. To the northeast, lies the Kahului Harbor and the Pacific Ocean. South of MCC, the Kahului commercial center is visible.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

The population of the County of Maui has exhibited relatively strong growth over the past decade with the 1990 population estimated to be 100,374, a 41.7% increase over the 1980 population of 70,847. Growth in the County is expected to continue, with resident population projections to the years 2000 and 2010, estimated to be 112,349 and 133,459, respectively (Community Resources, Inc., January 1994).

2. Economy

The Kahului region is the Island's center of commerce. Combined with neighboring Wailuku, the region's economic character encompasses a broad range of commercial, service, and governmental activities. In addition, the region is surrounded by significant agricultural acreages which include sugar cane fields, pineapple fields, and macadamia nut orchards. The vast expanse of agricultural land, managed by Hawaiian Commercial & Sugar (HC&S) and Wailuku Agribusiness Company, is considered a key component of the local economy.

C. PUBLIC SERVICES

1. Recreational Facilities

The Wailuku-Kahului region encompasses a full range of recreational opportunities, including shoreline and boating activities at the Kahului Harbor and adjoining beach parks, and individual and organized athletic activities offered at numerous County parks and the War Memorial Complex. MCC is in close proximity to Keopuolani Park, which is currently under construction, the Kahului

Community Center, the County's Kanaha Beach Park and Iao Valley State Park.

2. **Police and Fire Protection**

Police protection for the Wailuku-Kahului region is provided by the County Police Department headquartered at the Wailuku Station, approximately 0.8 mile from MCC. The region is served by the Department's Central Maui patrol.

Fire prevention, suppression, and protection services for the Wailuku-Kahului region is provided by the County Department of Fire Control's Wailuku Station, located in Wailuku Town, approximately 1.8 miles from MCC. In addition, the Department has constructed a new Kahului Station (located on Dairy Road). Portions of the MCC campus are within the 2.0 mile service radius of the Kahului Station.

3. **Solid Waste**

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews are disposed at the County's 55-acre Central Maui Landfill, located four miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies. Refuse collection for MCC is provided by a private collection company.

4. **Health Care**

Maui Memorial Hospital, the only major medical facility on the Island, services the Wailuku-Kahului region. Acute, general and

emergency care services are provided by the 185-bed facility. In addition, numerous privately operated medical/dental clinics and offices are located in the area to serve the region's residents.

5. **Schools**

The Wailuku-Kahului region is served by the State Department of Education's public school system as well as several privately operated schools accommodating elementary, intermediate and high school students. Department of Education facilities in the Kahului area include Lihikai and Kahului Schools (Grades K-5), Maui Waena Intermediate School (Grades 6-8), and Maui High School (Grades 9-12). Existing 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). MCC, a branch of the University of Hawaii, serves as the Island's only Community College.

D. **INFRASTRUCTURE**

1. **Roadways**

The Wailuku-Kahului region is served by a roadway network which includes arterial, collector and local roads. Major roadways include Kaahumanu Avenue, the principal linkage between Wailuku and Kahului, Lower Main/Kahului Beach Road, Hana Highway, and Puunene Avenue.

Access to MCC is provided by a primary entry at the four-way signalized intersection of Kaahumanu Avenue and Wakea Avenue. Kaihee Place provides a secondary access to the campus from Kahului Beach Road. Papa Avenue is also proposed to be extended from Kaahumanu Avenue to Kahului Beach Road. The

construction of the roadway which borders MCC's north and west perimeter is scheduled to occur concurrent with the construction of Keopuolani Park.

2. Wastewater

Domestic wastewater generated in the Wailuku-Kahului region is conveyed to the County's Wailuku-Kahului Wastewater Reclamation Facility located one-half mile south of Kahului Harbor. The design capacity of the facility is 7.9 million gallons per day (MGD). Cumulative wastewater flow allocated is approximately 6.6 MGD.

The MCC campus is currently serviced by two separate sewer lines. Wastewater from the west side of campus discharges into a 30-inch sewer trunk line which bisects the campus from its Waiehu border to the area near the intersection of Kaahumanu and Wakea Avenues. Wastewater from the east side of campus gravity flows into an on-campus sewage pump station (SPS) which is then pumped to an existing 24-inch line which extends from Kaahumanu Avenue along Kane Street.

3. Water

The Wailuku-Kahului region is served by the Board of Water Supply's (BWS) domestic water system. Water drawn from the Iao Aquifer System is conveyed to this region for distribution and consumption. The Iao Aquifer, which serves the Central Maui region, has an estimated sustainable yield of 20 MGD.

Water service to MCC is provided via a 12-inch waterline located along Kaahumanu Avenue, and a 16-inch waterline that crosses through the campus originating from the Waiehu Heights reservoir.

4. Drainage

In general, the majority of the on-site MCC campus runoff sheet flows across the campus towards Kahului Harbor, collected by drain inlets and catch basins along the existing northern MCC parking area and diverted into the existing retention basin. The retention basin spillway is designed to control the discharge rate to not exceed existing conditions. The basin discharge will pass under Kahului Beach Road via an off-site drainage ditch and drain line system and into Kahului Harbor for ultimate disposal. The remaining on-site runoff drains towards the east and percolates into the existing ground. See Appendix A.

An existing 72-inch x 44-inch arch pipe conveys off-site runoff through the campus from Kaahumanu Avenue to the existing northern MCC parking area. The off-site drainage area is approximately 16 acres and is located south of Kaahumanu Avenue. The arch pipe outlets into an existing drainage ditch which then connects back into the existing pipe system and outlets into the retention basin.

Presently, the existing runoff from the proposed Building "N" site area (12.9 cfs) flows east across the site into a grassed swale which drains to a large drain headwall structure and then diverted via a pipe system into the existing retention basin.

The existing stormwater runoff from the proposed parking area is presently directed to a temporary desilting basin and then to the existing retention basin by grassed swales.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

Advancing the educational objectives of MCC, the proposed action is compatible with uses within the MCC campus. The project is also compatible with surrounding land uses close to MCC, such as the Maui Arts and Cultural Center, Keopuolani Park, Baldwin High School, the War Memorial Recreation Complex, Kaahumanu Center, Harbor Lights Condominium, and the Kahului single-family residential district.

2. Flora and Fauna

There are no known significant habitats or rare, endangered or threatened species of flora and fauna located within the project sites. The proposed action is therefore not considered an adverse impact upon these environmental features.

3. Archaeological Resources

The sites for Buildings "N" and "P" and the extension of the parking lot involve lands which have been extensively modified. There are no surface archaeological features located at the subject sites.

An archaeological inventory survey was done for a nearby project, Building "J" and Building "S", also located on the MCC campus. This project also involved a parking lot extension as well as the construction of a retention basin. The study noted the extreme construction disturbance in the area from previous construction projects. The study also notes that historic references to this area are of its unused and barren nature. Subsurface testing was also done with no cultural features or early artifacts being discovered.

During construction, no significant archaeological materials were found on any portion of the Building "J" project site. Also, no significant archaeological materials were found during construction of Building "J" Phase II and its parking lot extension.

Should human osteological material or other cultural remains be uncovered during construction activities, applicable procedures to ensure compliance with Chapter 6E, HRS, will be followed.

4. **Air Quality**

Air quality impacts attributed to the project will include dust generated by short-term, construction-related activities. Site work such as grading and utilities and parking lot construction, for example, will generate airborne particulates. Dust control measures such as regular watering and sprinkling will be implemented as needed to minimize wind-blown emissions.

The proposed redevelopment provides additional classroom space within the MCC campus. An increase in student enrollment would involve a larger volume of traffic flowing in and out of MCC during school hours. However, since MCC-related traffic represents a relatively small portion of overall traffic activity in the Kahului region, the proposed project is not anticipated to be detrimental to local air quality.

5. **Noise**

As with air quality, ambient noise conditions will be impacted by construction activities. Heavy construction equipment, such as bulldozers, front end loaders, and materials-carrying trucks and trailers, would be the dominant source of noise during the site

construction period. Impact tools such as jack hammers and hand-held pneumatic tools are also a major source of noise. To aid in the mitigation of construction noise impacts upon surrounding uses, construction activities will be conducted during the daylight hours only.

On a long term basis, the project will not generate adverse noise conditions.

6. Visual Resources

The addition of a new classroom building to MCC, along with the parking lot expansion will enhance the visual character of the site and its immediate environs. The architectural design of the building is similar to Building "J" and Building "J" Phase II. The project is located mauka of Kahului Beach Road and will not encroach into view corridors along the shoreline.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Local Economy

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

On a long-term basis, the project will supply the distance educational facilities to provide upper-level and graduate educational classes, as well as vocational and technical training to students which will benefit the local employment market. Since MCC has been the fastest-growing community college in the State, the proposed project will help to fill student needs and the demands of the market place.

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

Medical, police and fire protection services are not expected to be adversely impacted by the proposed project. The project will not extend existing service area limits for emergency services.

3. **Solid Waste**

During construction, the State will be working with the contractor to minimize construction solid waste, in all phases of construction. The disposal of the solid waste will be the responsibility of the contractor.

Once the project is completed, solid waste will be handled by a private refuse collection company. It is noted that a solid waste management plan is being implemented on the MCC campus. The college has a Recycling Plan for staff, faculty, and students whereby storage containers are provided for newspapers (and any other recyclable paper products) and aluminum products for disposal at Maui Scrap Metal or any other recycling company.

A composting program also is in effect at the college. All landscaping debris (grass clippings, leaves) are used as mulch or composted at the campus' Agricultural Facility for future use. To increase program efficiency, a chipper or mulcher will be purchased and put into use. If there is an excess of landscaping debris, MCC utilizes the "Green Waste" disposal site at Waikapu or any other future site as they become available.

C. INFRASTRUCTURE

1. Traffic

A traffic impact analysis was done for Building "J" Phase I and Building "S" on the MCC campus. The report analyzed traffic conditions at full-buildout of MCC's master plan of 5,000 full-time equivalent (FTE) students by the year 2000. There were 1,059 full-time students and 1,685 part-time students at MCC during the fall semester of 1997.

The report notes that there are a number of proposed highway improvements in the Wailuku-Kahului area which would provide alternative travel routes. This would relieve much of the traffic congestion on Kaahumanu Avenue in the project vicinity. Roadway improvements include:

1. The extension of Mahalani Street to Waiale Road;
2. The construction of Maui Lani Parkway, a new roadway between Kaahumanu Avenue and Kuihelani Highway;
3. The extension of Kamehameha Avenue through the new Maui Lani Parkway;
4. The extension of Onehee Avenue to the new Maui Lani Parkway;
5. The extension and widening of Waiale Road to Honoapiilani Highway;
6. Roadway widening of Waiale Road between the Kuikahi extension and the Mahalani extension; and
7. The Puunene Bypass Road between Mokulele Highway and Kuihelani Highway, connecting to the Maui Lani Parkway.

Based on the traffic analysis, the report noted improvements which would be required to mitigate existing roadway deficiencies:

1. Provide exclusive left-turn, through, and right-turn lanes on the north bound Mahalani Street approach at Kaahumanu Avenue; and
2. Construct an exclusive left-turn lane, an optional left/through lane, and an exclusive right-turn lane on the north bound approach of Wakea Avenue at Kaahumanu Avenue.

The report also notes a number of site access recommendations:

1. Restrict access from Kaihee Place and utilize the new road connecting Kanaloa Avenue to Kahului Beach Road as the access to the faculty/student parking lot located north of the campus;¹
2. Provide an exclusive right-turn lane and an optional left/through lane on the south bound approach exiting the MCC campus at the intersection of Kaahumanu Avenue and South Papa Avenue;
3. Provide an exclusive right-turn lane and an optional left/through lane on the south bound approach exiting the MCC campus at the intersection of Kaahumanu Avenue and Wakea Avenue;
4. Each of the campus parking lot driveways on the South Papa Avenue Extension should have exclusive left-turn and right-turn lanes for vehicles exiting the parking areas; and
5. Left-turn lanes to the parking lot driveways should be constructed to maintain through traffic flow on the South Papa Avenue Extension.

¹ At the time the traffic study for Buildings "J" and "S" was formulated, the intent was to provide a new roadway linking Kanaloa Avenue with Kahului Beach Road. However, due to community concerns, the Kanaloa Avenue linkage was deleted. Papa Avenue is still proposed to be extended to link with Kahului Beach Road, thereby providing access to MCC's main parking lot.

According to the traffic study which analyzed traffic conditions at full build-out of MCC's master plan, there should be no significant traffic impacts to roadways located in the vicinity of the campus with the implementation of roadway improvements and the construction of new roads providing alternative travel routes in the Wailuku-Kahului region. Based on the travel forecasts developed in the Wailuku-Kahului Plan, the traffic demand on Kaahumanu Avenue is expected to decrease. As a result, the recommendations of the traffic report contain primarily site-access improvements.

With regard to the subject project, it is noted that the main campus parking lot driveway is proposed to link with the Papa Avenue extension which is currently under construction as part of the County of Maui's Keopuolani Park Project. Although a new traffic study is not warranted at this time, there have been some changes in conditions regarding traffic patterns around MCC, ongoing construction of the Papa Avenue extension, and the proposed MCC driveway access to the Papa Avenue extension. Thus, traffic counts are proposed to be taken after completion of construction of the Papa Avenue extension in order to provide an update on traffic conditions.

The timing and extent of the Papa Avenue Extension traffic counts and site access improvements will be coordinated with the Department of Transportation and the Department of Public Works and Waste Management.

2. **Wastewater System**

The design capacity of the County's Kahului Wastewater Treatment Facility is 7.9 million gallons per day (MGD). The facility serves the Kahului, Wailuku, Paia, Kuau and Spreckelsville areas. Cumulative allocated wastewater flows from the Kahului facility are approximately 6.6 MGD.

The proposed project is estimated to generate an increase of approximately 3,263 gallons per day of wastewater. An allocation of capacity as well as any necessary wastewater contribution calculations would be coordinated with the Department of Public Works and Waste Management as part of the building permit process.

3. **Water System**

Water will be furnished by the County of Maui domestic system servicing the area. The domestic water peak flow for the project is estimated to be approximately 106 gallons per minute. The existing 4-inch water meter located near Kaahumanu Avenue is considered adequate to meet the additional demand from the project. Connection to the County system will be coordinated with the Department of Water Supply as part of the building permit process. It is noted that irrigation water is from an existing well which is not connected to the domestic water system.

4. **Drainage**

The proposed drainage plan for Building "N" will involve two (2) underground drainage collection systems. The two (2) systems will consist of inlets and underground piping which will discharge into the existing storm drainage system. See Appendix A.

The storm water runoff (5.9 cfs) created by the proposed building will be collected by the roof catchment system and drain inlets, spaced around the building, and piped to an existing drain inlet. The existing drain inlet is located directly northeast of the proposed building.

The storm water runoff (1.4 cfs) generated from the Building "P" pad will sheetflow across the site, be collected by grassed swales and diverted to an existing headwall structure.

The existing drainage ditch which currently separates the existing student center and the future Building "P" site, is a major on-site drainageway for the MCC campus and must be maintained during and after the construction of the subject building improvements. This existing drainageway is designed to maintain the existing drainage flow (30.8 cfs). A major portion (26 cfs) of the existing ditch flow is due to an off-site (off-MCC campus) drainage area located south of Kaahumanu Avenue.

Remaining runoff not affected by the Buildings "N" and "P" drainage improvements will continue to follow existing drainage patterns and discharge into grassed areas for disposal by percolation.

The proposed drainage plan for Building "N" will also accommodate a proposed County of Maui drainage corridor. The drainage corridor is expected to be located just to the west of the Building "N" buildable area and drain towards the north to the existing retention basin. The area within the corridor will be designed to remain unobstructed with only landscape and concrete walkway

improvements. No permanent structures or buildings will encroach into the corridor. The corridor requirement is part of the County's Kahului Drainage Master Plan and it is unknown at this time when the County will fund and construct the actual drainage improvement through the subject corridor.

The proposed drainage plan for the parking area and access connection will utilize the existing retention basin system. Grassed swales will be constructed to slow and desilt the expected runoff flow. The existing underground drainage and retention system will accommodate the additional runoff created by the construction of the proposed parking area and access connection to Kanaloa Parkway (5.3 cfs).

The existing retention basis system is designed and will retain the difference in runoff volume between the existing on-site runoff and the on-site runoff generated from the proposed improvements. Off-site runoff will continue to pass through the campus and will be directed through the retention basin before ultimate disposal into Kahului Harbor. The ultimate discharge flow into Kahului Harbor is limited to not exceed existing discharge levels. The retention basin spillway is designed to control the discharge rate.

The Rational Method as described in the "Rules for the Design of Storm Drainage Facilities in the County of Maui", November 1995, by the County of Maui was used to compute the storm water runoff quantity. Runoff calculations were based on 10-year and 50-year storm recurrence intervals. The rainfall intensity for a one-hour, 10-year and 50-year return storm is 1.9 inches and 2.4 inches, respectively. The existing on-site storm runoff for the proposed

Buildings "N" and "P" area is approximately 12.9 cfs. The existing storm runoff for the proposed parking and access area is approximately 2.2 cfs. For the improved site conditions, the projected runoff for the proposed Building "N" and Building "P" pad is 7.3 cfs. Projected runoff for the parking and access connection is calculated at 7.5 cfs.

The proposed grading and drainage design for this project will produce no adverse effect by storm runoff to adjacent and downstream properties. The proposed building will be designed to be constructed within the campus area designated by the Flood Insurance Rate Map as Zone C, an area of minimal flooding. The grassed swales will slow and desilt storm runoff generated from the proposed parking and access connection areas. The existing underground drainage and retention system will accommodate the additional runoff generated from the proposed improvements. The existing retention basin system will retain the increased runoff generated from the proposed ultimate MCC campus improvements and will regulate the ultimate discharge rate into Kahului Harbor to not exceed existing values. Soil loss will be minimized during the construction period by the implementation of appropriate erosion control measures. Dust will also be minimized during construction by the implementation of dust screens and water sprinkling. Drainage improvements will conform to the County standards and will be coordinated with the Department of Public Works and Waste Management, County of Maui.

5. *Electrical and Telephone Systems*

Electrical power requirements associated with the proposed project will be supplied by Maui Electric Company, Ltd. Telephone system requirements will be addressed by GTE Hawaiian Telephone Company Incorporated.

Chapter IV

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

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject parcel is within the "Urban" district. See Figure 10. The proposed action involves the use of the property for a new educational facility building with attendant parking improvements. The proposed use of the property is consistent with "Urban" district provisions.

B. MAUI COUNTY GENERAL PLAN

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, "The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and the 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 action is in keeping with the General Plan's objectives:

1. To see that all developments are well designed and are in harmony with their surroundings.
2. To provide Maui residents with continually improving quality educational opportunities which can help them better understand themselves and their surroundings and help them realize their ambitions.
3. Improve the delivery of services by government agencies to all community plan areas.

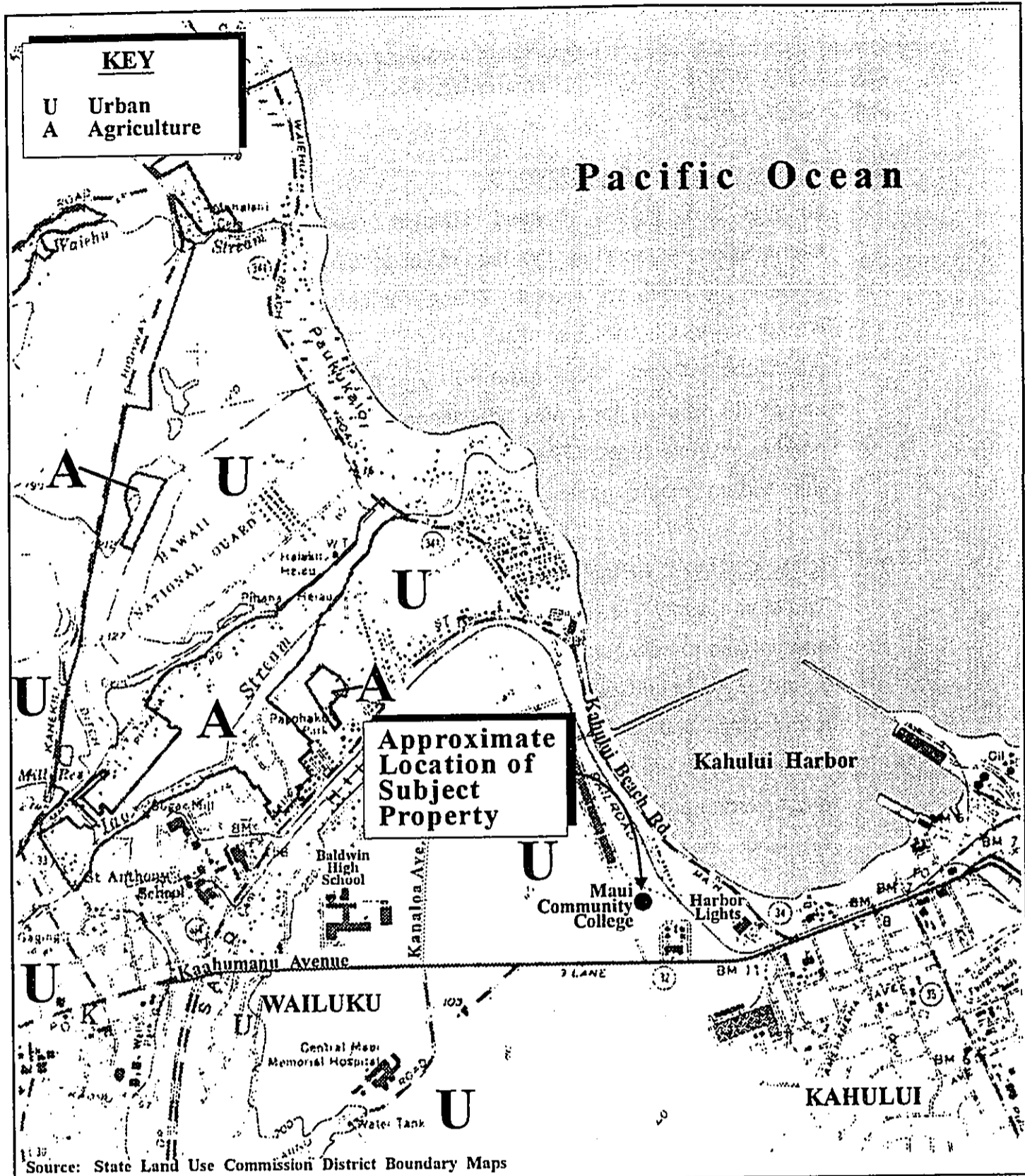
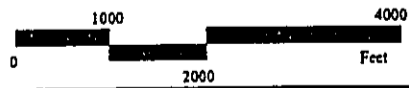


Figure 10 Maui Community College - Building "N" and Related Improvements
 State Land Use District Designations



Prepared for: State of Hawaii, Dept. of Accounting & General Services

C. WAILUKU-KAHULUI COMMUNITY PLAN

The subject parcel is located in the Wailuku-Kahului Community Plan region which is one of nine 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 set forth by the Wailuku-Kahului Community Plan Land Use Map. See Figure 11. The subject parcel is designated "Public/Quasi-Public" by the Community Plan.

The proposed project is consistent with the Wailuku-Kahului Community Plan.

D. ZONING

The subject properties are zoned R-2 Residential District. Educational institutions are permissible uses within the residential district. However, the proposed building height of 72 feet requires a variance from the Board of Variances and Appeals (BVA). The County residential district zoning allows a maximum height of 30 feet. The applicant intends to submit the required variance application to the BVA.

E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

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

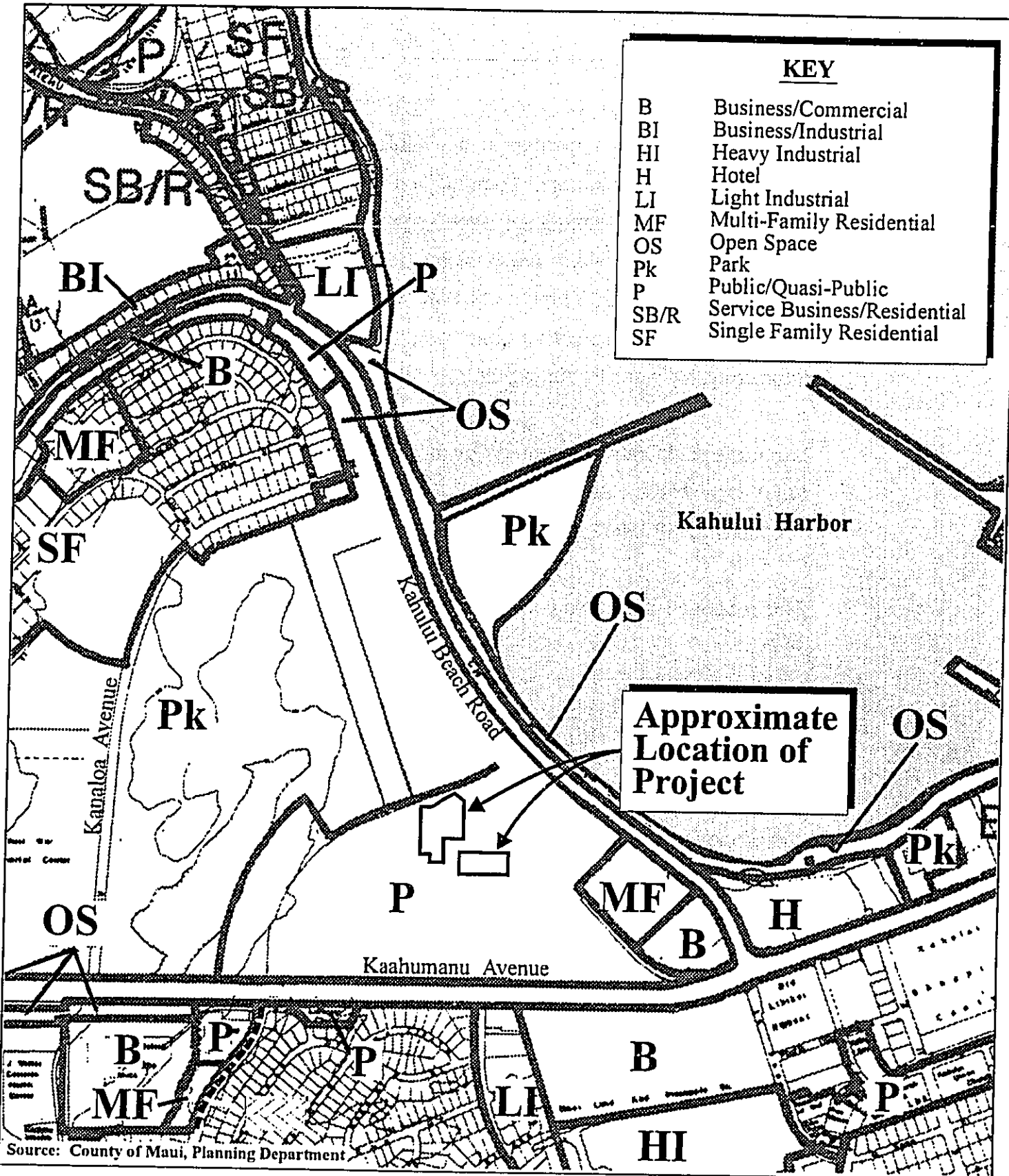


Figure 11 Maui Community College - Building "N" and Related Improvements
 Wailuku-Kahului Community Plan
 Land Use Designations

Prepared for: State of Hawaii, Dept. of Accounting & General Services



Chapter 205A and the Rules and Regulations of the Planning Commission.

(1) **Recreational Resources**

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial

-
- (viii) lagoons, artificial beaches, and artificial reefs for surfing and fishing; and Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Response: The proposed project will not affect coastal zone recreational opportunities. Accessibility to shoreline areas will not be impacted by the proposed action.

(2) **Historic resources**

Objective:

Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

- (A) Identify and analyze significant archeological resources;
- (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Response: The sites for Buildings "N" and "P" and the parking lot extension have already been extensively altered through previous construction activities. An archaeological inventory survey as well as subsequent construction on neighboring project sites did not find any pre-contact Hawaiian artifacts. The project is not anticipated to adversely affect significant historic or archaeological resources.

(3) Scenic and open space resources

Objective:

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

Policies:

- (A) Identify valued scenic resources in the coastal zone management area;
- (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- (D) Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The proposed project will not adversely impact scenic or open space resources. The proposed project will not involve significant alteration to the existing topographic character of the site and will not significantly affect public views from the shoreline.

(4) Coastal ecosystems

Objective:

Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- (A) Improve the technical basis for natural resource management;
- (B) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (C) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions,

-
- channelization, and similar land and water uses, recognizing competing water needs; and
- (D) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response: Appropriate soil erosion mitigation measures will be implemented during the construction of the project to minimize disruption of coastal water ecosystems. In the long term, existing retention basin improvements have been sized to retain increased runoff from the proposed improvements. The completion of the proposed project will not significantly disrupt or impact coastal ecosystems.

(5) **Economic uses**

Objective:

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

Policies:

- (A) Concentrate coastal dependent development in appropriate areas;
- (B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
- (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental effects are minimized; and

-
- (iii) The development is important to the State's economy.

Response: The proposed project is designed to provide additional and improved facilities for MCC. Graduating students provide an educated and trained workforce which are important to fulfill the demands of the marketplace and to the State's economy. This project will not generate any adverse economic impacts.

(6) **Coastal hazards**

Objectives:

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

Policies:

- (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;
- (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program;
- (D) Prevent coastal flooding from inland projects; and
- (E) Develop a coastal point and nonpoint source pollution control program.

Response: The project sites are located within Zone C, which is an area of minimal flooding. Moreover, tsunami inundation parameters do not apply to the subject project.

(7) **Managing development**

Objective:

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

Policies:

- (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- (B) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Response: Early consultation is provided through the process of preparing the Environmental Assessment. Public comments are also afforded during the review period of the Draft Environmental Assessment. The County's Special Management Area permitting process provides another avenue for review.

Applicable State and County requirements will be adhered to in the design and construction of the proposed project.

(8) **Public participation**

Objective:

Stimulate public awareness, education, and participation in coastal management.

Policies:

- (A) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: As previously noted, opportunities for agency and public review of the proposed action are provided through notification, review and comment processes of the Environmental Assessment, as well as the County Special Management Area permitting process.

(9) **Beach protection**

Objective:

Protect beaches for public use and recreation.

Policies:

- (A) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed project does not involve any construction work seaward of the shoreline. On-site runoff is

proposed to be accommodated through the existing retention basin system. The ultimate discharge rate will not exceed existing values. The project should have no effect upon beach loss due to erosion.

(10) **Marine Resources**

Objective:

Implement the State's ocean resources management plan.

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response: The proposed project is not anticipated to have adverse effects upon marine and coastal resources in the vicinity. Runoff from the project sites is anticipated to be retained on-site at a pre-development rate.

Chapter V

***Summary of Adverse
Environmental Effects
Which Cannot be Avoided***

V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed development of Building "N", site work for Building "P", and the parking lot extension will result in some 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 long-term adverse environmental effects.

Chapter VI

***Alternatives to the
Proposed Action***

VI. ALTERNATIVES TO THE PROPOSED ACTION

A. PREFERRED ALTERNATIVE

The construction of Building "N", site work for Building "P", and the parking lot extension are expected to improve the learning environment and provide additional educational options for a wider array of Maui County residents. Distance education functions expand MCC's capability of providing varied and wide ranging classes for its students. There are additional spaces and facilities for the college's information technology functions as well.

Since these distance education and information technology functions will move to the new facility, this frees space within the campus for traditional classroom and library functions.

B. NO ACTION ALTERNATIVE

Although the property could be utilized in its present manner, this alternative would not keep pace with the needs of the fastest growing community college within the University of Hawaii system. Classroom, distance education and information technology functions would continue to exist in cramped quarters. With growth in student enrollment and advances in technology, the need for improvements in the MCC's physical plant will only increase over time. Thus, the no action alternative does not represent a desirable option in meeting overall higher education goals within the County of Maui.

Chapter VII

Irreversible and Irretrievable Commitments of Resources

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed action would involve a commitment of fuel, labor, funding and material resources.

Development of the proposed project will involve the commitment of land for distance education purposes which may preclude other land use options for the site. This commitment of land resources, however, is consistent with existing and future land uses in and around the project area.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

The proposed project involves the implementation of Building "N", site work for a future Building "P", and parking lot improvements at Maui Community College in Kahului, Maui, Hawaii. Since State lands and funds are being utilized for the project, an Environmental Assessment has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules of the State Department of Health. A County Special Management Area Use Permit is also being requested.

Every phase of the proposed action, expected consequences, both primary and secondary, and the cumulative as well as the short-term and long-term effects of the action have been evaluated in accordance with the Significance Criteria of Section 11-200-12 of the Administrative Rules. Based on the analysis, the proposed project will not result in any significant impacts. Discussion of the project conformance to the criteria is noted as follows:

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

The site for Buildings "N" and "P" is an existing asphalt parking lot. The area of the proposed parking lot extension has already been graded and exotic vegetation is intermittently scattered throughout the site. No wetland parameters exist within the project site. Fauna and avifauna are typical of a developed area. There are no known rare, endangered or threatened species of flora, fauna, or avifauna within the project site.

The sites affected by the proposed project have already been disturbed by previous construction activities. However, should historic remains be uncovered during construction activities, applicable procedures to ensure compliance with Chapter 6E, HRS, will be followed.

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

The proposed project is an infill project within the MCC campus and the Wailuku-Kahului region. The project should not cause a significant effect on the beneficial uses of the environment.

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

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

Environmental Policy

Enhance the quality of life by:

* * *

- (C) Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.

Guidelines:

* * *

Flora and Fauna.

* * *

- (B) Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.

* * *

Community life and housing

* * *

- (B) 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.

* * *

Education and Culture

* * *

- (B) Encourage both formal and informal environmental education to all age groups.

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

The project would directly benefit the local economy during the construction phase. In the long term, however, the project provides the facilities for the education of a skilled workforce which indirectly provides an economic benefit.

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

No impacts to the public's health and welfare are anticipated.

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

No significant population changes are anticipated as a result of the proposed project. Although the project involves the provision of additional educational facilities, it is not likely to influence a place of residence for existing residents nor is it likely to induce significant numbers of additional residents to move to the island.

From a land use standpoint, the proposed project is compatible with surrounding land uses within the Maui Community College campus. The proposed project also complements adjacent uses, such as the Maui Arts and Cultural Center, Keopuolani Park, The War Memorial Recreational Complex, and Baldwin High School.

The proposed project is not anticipated to have a significant effect upon the area's roadways. A traffic master plan was prepared in 1992 to mitigate effects from the implementation of MCC's master plan of 5,000 full-time equivalent students. The level of current full-time equivalent students is significantly less than 5,000. The applicant will coordinate specific required improvements with the Department of Transportation and the Department of Public Works and Waste Management. The applicant will work with the Department of Water Supply in supplying the additional increment of potable water needed for the project. This project will utilize low flush toilets as required by Maui County and will also promote conservation of potable water since irrigation needs for the project are intended to be accommodated through an existing on-site brackish well. The project will connect to the County sewer system. Appropriate coordination work with the Department of Public Works and Waste Management will be undertaken in obtaining approvals prior to building permit issuance. By utilizing the existing retention basin system, the project will produce no adverse effect by storm runoff to adjacent and downstream properties. The project is not expected to significantly impact public services such as police, fire and medical services. Impacts upon educational parameters are deemed to be beneficial. Programs to minimize the production of solid waste will be continued.

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

Appropriate construction impact mitigation measures will be implemented to minimize adverse environmental impacts during project construction. In the long term, the proposed action is not anticipated to result in the degradation of environmental features and parameters.

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

The proposed project is located within the confines of the existing MCC campus and is an urban infill project. The project is not expected to cause any significant environmental effects.

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

There are no rare, threatened or endangered species of flora, fauna or avifauna or their habitats on the subject property.

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

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, and erection of dust screens will be implemented to minimize wind blown emissions. Noise impacts will occur primarily from construction equipment. It is anticipated that construction will be limited to daylight working hours.

In the long term, the project is not anticipated to have a significant impact on air 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 project site is located in an area of minimal flooding. Soils of the project site are not erosion-prone. There are no geologically hazardous lands, estuaries, perennial or intermittent streams, or fresh waters within

CORRECTION

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

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The project site is located in an area of minimal flooding. Soils of the project site are not erosion-prone. There are no geologically hazardous lands, estuaries, perennial or intermittent streams, or fresh waters within

or adjacent to the project site. The coastal waters of Kahului Harbor are located across from Kahului Beach Road and would not be adversely affected.

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

The project will not adversely affect scenic vistas and viewplanes. Building "N" complements the existing architecture of the MCC campus and is located within the existing confines of the site.

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

The proposed action involves the construction of a new distance education and information technology functions which do not involve substantial energy consumption activities.

There are also several noteworthy resource conservation measures which should be mentioned. It is noted that energy efficient glass is being utilized for window treatment. The proposed structure also complies with Chapter 53 of the Uniform Building Code relating to Energy Conservation. Among other items, Chapter 53 promotes the use of energy efficient lighting fixtures. From a passive design standpoint, the double pitch roof with generous roof eaves casts longer shadows on the building. This aids in keeping the building cooler, thus, minimizing energy utilized for air conditioning.

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

Chapter IX

***Agencies/Organizations Consulted
in the Preparation of the
Environmental Assessment
and Responses Received***

IX. AGENCIES/ORGANIZATIONS CONSULTED IN THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT AND RESPONSES RECEIVED

1. Lolly Silva
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440
2. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
3. Don Hibbard
State of Hawaii
Department of Land and Natural
Resources
State Historic Preservation
Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813
4. Randall Ogata, Administrator
Office of Hawaiian Affairs
711 Kapiolani Blvd., 5th Floor
Honolulu, Hawaii 96814
5. Kazu Hayashida, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
6. Ronald Davis, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
7. Henry Oliva, Director
County of Maui
Department of Parks and
Recreation
200 South High Street
Wailuku, Hawaii 96793
8. David W. Blane, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
9. Howard Tagomori, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
10. Charles Jencks, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793
11. David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
12. Mr. James Lawrence
Kahului Town Association
P. O. Box 156
Kahului, Hawaii 96732



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

DEC 24 1997

December 18, 1997

Operations Branch

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

Dear Mr. Arakawa:

This letter is written regarding the proposed project located at Maui Community College, Maui, Hawaii. Work would involve the construction of a building and improvements to the existing accessory parking lot .

Based on the information submitted and a review of reference materials in our office, it appears that this area would not contain any wetlands. However, a final determination will be made after our office has had the opportunity to review the Environmental Assessment (EA).

Thank you for the opportunity to review the preliminary plans. Please provide our office a copy of the draft EA for a final determination. File Number 980000060 is assigned to this project. Please refer to this number in any future correspondence with our office.

Should you have any questions or need additional information, you may call Ms. Lolly Silva of my staff at (808) 438-9258, extension 17.

Sincerely,

Linda M. Hihara-Endo, Ph.D., P.E.
Acting Chief, Operations Branch

BENJAMIN J. CAYETANO
GOVERNOR



DEC 24 1997

LAWRENCE MIIKE
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

December 19, 1997

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

Dear Mr. Arakawa:

Subject: Maui Community College Building "N"

The following may become factors of concern that should be given consideration when plans for the project is finalized.

1. The property may be harboring rodents which will be dispersed to the surrounding areas when the site is cleared. The applicant is required by Chapter 11-26, Hawaii Administrative Rule to determine whether rodents exists on the property and if they do; to eradicate these rodents prior to clearing the site.
2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Title 11, Chapter 46, "Community Noise Control". A noise permit may be required and should be obtained prior to the commencement of work.
3. Chapter 46 sets maximum allowable levels for noise from stationary sources such as air conditioning units, compressors and generators. Through proper placement and design, noise from these sources can be attenuated.

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



January 30, 1998

Herbert Matsubayashi, District
Environmental Health Program Chief
State of Hawaii
Department of Health
Maui District Health Office
54 S. High Street
Wailuku, Hawaii 96793

SUBJECT: Maui Community College - Building "N"

Dear Mr. Matsubayashi:

We have received your letter of December 19, 1997 providing early consultation comments on the subject project. We would like to provide a response as follows:

1. With regard to rodents, we would like to note that most of the project site has already been cleared. The sites for Building "N" and "P" are located within the existing main parking lot. The proposed parking lot extension is located in an area which has been graded and cleared of most of its vegetation. Thus, conditions for harboring rodents are generally not present within the project site.
2. Prior to the start of construction, the contractor will be required to coordinate with your Department to determine whether a noise permit would be warranted.
3. Stationary sources of noise, such as air conditioning units, compressors, and generators, will be minimized by locating these units away from neighboring buildings and pedestrian walkways, to the greatest extent practicable.

Herbert Matsubayashi, District
Environmental Health Program Chief
January 30, 1998
Page 2

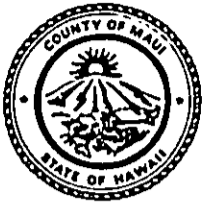
We hope that we have addressed your comments adequately. If you have any questions, please feel free to call me. Thank you for your interest in the project.

Very truly yours,



Milton Arakawa, Project Manager

MA:lfm
dgyalnoc/rtdohtr.001



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

DEC 23 1997
RENE LINGLE
Mayor

HENRY OLIVA
Director

ALLEN SHISHIDO
Deputy Director

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

December 19, 1997

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

Dear Mr. Arakawa:

SUBJECT: MAUI COMMUNITY COLLEGE BUILDING "N"

We have reviewed your transmittal regarding the subject project and have no objections to the proposed building and improvements.

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

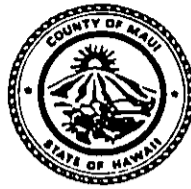
Sincerely,

HENRY OLIVA
Director

c: Patrick Matsui, Chief of Parks Planning and Development

s:\planning\ptm\mccblgn.wpd

LINDA CROCKETT LINGLE
Mayor



DEC 24 1997

DAVID W. BLANE
Director

LISA M. NUYEN
Deputy Director

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

December 19, 1997

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

Dear Mr. Arakawa:

RE: Maui Community College (MCC) Building "N," Draft Environmental Assessment (EA), TMK: 3-8-7:Por. 40, Kahului, Maui, Hawaii

We received your request for preliminary input on the draft EA for the MCC Building "N." The Department of Accounting and General Services is proposing to develop a new two-story Building "N" and accessory parking improvements on the campus of MCC to house the education and information technology functions. The building will be located on the existing 202 parking stall area and a new 273-stall addition will be built west of the main parking lot.

We have no comments to offer at this time. Should you have any questions, please call Ms. Julie Higa, Staff Planner, of this office at 243-7814.

Very truly yours,

Lisa M. Nuyen

JW DAVID W. BLANE
Director of Planning

DWB:JMH:tlm

cc: Lisa M. Nuyen, Deputy Director of Planning
Clayton Yoshida, AICP, Planning Program Administrator
Julie Higa, Staff Planner
Project File
General File
S:\ALL\JULIE\MCCBLDG.N\MCCPRELI.EA



LINDA LINGLE
MAYOR

OUR REFERENCE
at
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

JAN 07 1998



HOWARD H. TAGOMORI
CHIEF OF POLICE

THOMAS PHILLIPS
DEPUTY CHIEF OF POLICE

December 30, 1997

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

Dear Mr. Arakawa:

Subject: Maui Community College Building "N"

We have received your letter of December 12, 1997 and have reviewed the summary provided for the proposed project.

We have no comments or recommendations at this time. Thank you for the opportunity to make comments on the project summary.

Very truly yours,

Assistant Chief Charles Hall
for: HOWARD H. TAGOMORI
Chief of Police

DEC 30 1997



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-5249
PHONE (808) 594-1888
FAX (808) 594-1865

December 29, 1997

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

Subject: Preparation of Draft Environmental Assessment for the proposed Maui
Community College Building "N".

Dear Mr. Arakawa:

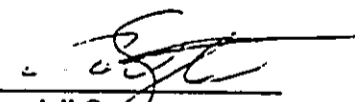
Thank you very much for your letter informing us of the upcoming Draft Environmental Assessment (DEA) for the above-referenced project. The State of Hawaii, Department of Accounting and General Services is proposing to construct a new Building "N" and accessory parking lot improvements at the Maui Community College Campus in Kahului, Maui.

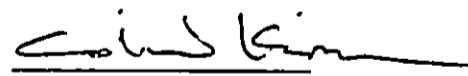
At this time OHA has no objections to the proposed project. However, OHA intends to thoroughly review the DEA when it becomes available for public review.

OHA's main areas of concern for developments triggering an Environmental Assessment include, but are not limited to, potential adverse impacts to cultural and archaeological resources, ecosystems and associated wildlife habitats, air and water quality, and public health and safety.

Please contact Colin Kippen, Land and Natural Resources Division Officer, or Richard Stook, EIS Planner at 594-1755, should you have any questions regarding this matter.

Sincerely yours,


Randall Ogata
Administrator


Colin Kippen, Division Officer,
Land and Natural Resources

cc: Board of Trustees
Thelma Shimaoka, CAC, Maui Office

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

MAUI
KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
Brian K. Minnai
GLENN M. OKIMOTO

IN REPLY REFER TO
Dir #1328
HWY-M 2.007-98

January 7, 1998

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

Dear Mr. Arakawa:

SUBJECT: MAUI COMMUNITY COLLEGE, BUILDING "N"
I.D. NO. ME-97-65

Thank you for your letter of December 12, 1997 requesting comments on the proposed building for Maui Community College.

1. We understand the TIAR for Buildings "S" & "J" accounts for full built out. Buildings "N" and "P" were not included in the study. Also, the TIAR will be seven years old when Building "N" is completed. We recommend the study be updated. Traffic counts should also be taken when Papa Avenue is extended to Kahului Beach Road and Maui Central Park is open to the public.
2. Updated TIAR should also include discussion of the following:
 - a. Re-distribution of traffic due to Papa Avenue Extension. Identify impacts and improvement required to mitigate these impacts.
 - b. Identify main entrances to the college. Currently, the main entrance off Kahului Beach Road is being shared with Harbor Lights condominium. Entrance off Kaahumanu Avenue is Wakea Avenue. We expect traffic to be diverted onto Papa Avenue because of convenience.
 - c. Identify and mitigate impacts due to Building "P".
 - d. Submit drainage and erosion reports and construction plans for our review.

Mr. Milton Arakawa
Page Two
January 7, 1998

HWY-M 2.007-98

Please call Ferdinand Cajigal at 877-5061 if you have any questions.

Very truly yours,


ROBERT O. SIAROT
District Engineer, Maui

FC:dmf

c: STP
HWY-PS

FACSIMILE COVERSHEET

COMPANY SENT TO: State Highways, Maui District

ATTENTION: Ferdinand Cajigal

FAX NO: 877 7072

SENT BY: HOWARD MAU, P.E. *Hm*

ATA JOB NUMBER: 97-547.3

PROJECT TITLE: Maui Community College, Building "N", I.D. No. ME-97-65

DATE: January 14, 1998

NO. OF PAGES FAXED: 8 7

(Including this coversheet)

Check if original to be mailed: []

COMMENTS:

This is in response to our discussion yesterday morning concerning the DOT's letter HWY-M 2.007-98 dated January 7, 1998. As you may recall, the basis for my conclusion that a new TIAR for Building "N" was not needed was set forth in my FAX to you dated September 24, 1997, a copy of which is attached. This was concurred to by DOT letter HWY-M 2.293-97 dated November 12, 1997. The January 7, 1998 letter expresses concern that the 1992 TIAR is old and an updated TIAR is needed and also requests clarification on certain facets of the current project.

As discussed yesterday, I am submitting additional information for your consideration on the reasons I feel that the update is not necessary at this time.

A comparison of traffic counts taken in 1992, 1995 (SDOT Traffic Survey) and 1997 (ATA counts taken May 13 to June 4, 1997 for the Kaahumanu Avenue signal upgrade project) indicates that traffic has remained fairly stable, or there has been a decrease, in traffic volumes along Kaahumanu Avenue, probably a result of redistribution of traffic due to improvements on Dairy Road, the addition of more commercial development in the airport and adjacent areas or other situations in the Kahului area. A table comparing the 1992, 1995 and 1997 traffic counts are attached for your information.

Additionally, new trip generation rates in the ITE manual Trip Generation, 6th Edition, 1997 revises the trip generation rates for Community Colleges, ITE Code 540, resulting in lower trips in the AM peak hour of adjacent streets and moderate increase in the PM peak hour. A comparison of the trip generation by the 5th Edition and the 6th Edition is attached for your information. The 1992 TIAR was based on the ultimate build-out for 5000 FTE (full time equivalent) students, as planned by the college. This target has not changed, nor has the master planned campus development. The trip generation for the college is based on the projected student body; therefore implementing the physical plant to support the planned student use should not change the trip distribution, as long as the physical layout and locations of traffic generating features, such as parking areas and other uses, do not change. The Community College has not revised its master plan layout of such facilities.

Other planned roadway improvements anticipated in the 1992 TIAR, notably the Papa Avenue Extension, the Mahalani Street Extension and the Maui Lani Parkway, are being implemented now. Traffic distribution resulting from these new roadways cannot be counted

now but must be mathematically distributed, which was done in the 1992 TIAR. The DOT's traffic signal upgrade and interconnect project for Kaahumanu Avenue is currently under design and will result in improved traffic signal operations along Kaahumanu Avenue.

In view of the foregoing, I believe that the conclusions in the 1992 TIAR are still applicable.

In response to the items in your January 7, 1998 letter, we offer the following:

1. The 1992 TIAR includes Buildings "N" and "P" in the study. The TIAR addresses the full build out to accommodate 5,000 FTE students. The master planned buildings support this student body and Buildings "N" and "P" are included in the master plan. The implementation of new construction on the campus is being done on a phased basis, as State funds are available.

Traffic counts can be taken when the Papa Avenue Extension is completed. However, the counts cannot be taken at this time because the Extension is still under construction.

2.

- a. The 1992 TIAR accounts for the present configuration of the Papa Avenue Extension and the distribution of traffic to this roadway. The report recognizes that the Papa Avenue Extension will be a major access to the college parking lots and allocates traffic to this roadway.

Intersection improvements, such as acceleration and deceleration lanes for the new Extension at Kaahumanu Avenue and Kahului Beach Road, should be provided by the County, which is constructing the Extension. It is my understanding that these improvements are being provided in the Extension construction.

- b. Wakea Avenue at Kaahumanu Avenue will continue to be the main entrance to the campus, however, students and faculty will access the primary parking lots from the Papa Avenue Extension. The Kaihee Place access is recommended to be closed when the Papa Avenue Extension connection is opened to traffic. The present site improvement plans include expanding the north parking lot to access from the Papa Avenue Extension.
- c. The present construction work for Building "P" is only to grade the building pad so that a low area is not created by the construction of Building "N." Building "P," a food service building, will be constructed in the future. Again, Building "P" was included in the original master plan.

I hope this will respond to your concerns. If you have any questions, please feel free to contact me.

cc: Milton Arakawa, Munekiyo Arakawa & Hiraga, Inc.

This document is considered confidential and intended for the sole use of the addressee. Please call the below listed persons if you receive this in error. Thank you.

Please contact Pat Takaba or Loretta Potts if there is any problem with the transmission of the above document(s).
Phone: (808) 533-3646

FACSIMILE COVERSHEET

COMPANY SENT TO: Maui District Office, State Highways Division

ATTENTION: Ferdinand Cajigal

FAX NO: 877 7072

SENT BY: HOWARD MAU, P.E.

ATA JOB NUMBER: Prospective

PROJECT TITLE: SMA for Maui Community College Building "N"

COMMENTS:

DATE: September 24, 1997

NO. OF PAGES FAXED: 2

(including this coversheet)

Check if original to be mailed: []

This is a follow-up to my discussion with you concerning whether a TIAR is needed for the construction of Building "N", a television studio and multimedia computer center. The studios will be primarily used for training and laboratory work supporting MCC's programs, and not open to the general public.

Attached is the Maui Community College Master Plan layout. The traffic impact assessment report for the Master Plan development was prepared by ATA in November 1992 and included in the Environmental Assessment for Buildings "S" and "J". Although this EA was prepared for Buildings "S" and "J", the TIAR was prepared for the total campus development plan and included the following assumptions:

- Total Enrollment: The study was based upon the ultimate enrollment of 5000 full-time equivalent (FTE) students. This has not changed.
- Maui Central Park: Construction was uncertain at the time of report, therefore traffic projections did not include this development. However, it is anticipated that use of the Central Park facilities would not coincide with the AM peak hour of traffic and would have minor effect on the PM peak hour of traffic on Kaahumanu Avenue.
- Maui Arts and Community Center: MACC traffic would primarily occur during off-peak periods of traffic.
- Papa Ave. Extension: This extension was assumed to be constructed with the campus development and was considered in place for the traffic assessment. This road is presently under construction.
- Adjacent intersections: The 1992 TIAR assessed the traffic at adjacent intersections between and including Kaahumanu Ave./Kaalaloa Ave. to Kaahumanu Ave./Kahului Beach Rd.

Since the Building "S" and "J" traffic study addressed the complete campus development, it seems to me that a new TIAR is not needed for Building "N", which was included in the original campus development plan.

I made a comparison of the 1992 and 1995 traffic counts at the intersection of Kaahumanu Highway and Kahului Beach Road, and the check indicates that there has not been significant change to traffic volumes at this location. Since this is the major intersection in this area, I anticipate that the same would apply to other intersections within the affected area.

In view of the foregoing, I feel that a TIAR is not required for the SMA application, since the previous EA addressed the master planned development of MCC and Building "N" was included in the master plan. Please call me so we can discuss this further.

cc: Mike Murekiyo, Murekiyo & Arakawa

This document is considered confidential and intended for the sole use of the addressee. Please call the below listed persons if you receive this in error. Thank you.

Please contact Pat Takaba or Loretta Potts if there is any problem with the transmission of the above document(s).
Phone: (808) 533-3646

APPROACH TRAFFIC COUNTS
 Kaahumanu Ave., Wailuku, Maui
 Maui Community College

97-547.3

INTERSECTION	DIR	AM Pk Period, Traffic Counts			PM Pk Period, Traffic Counts		
		1992 Existing	1995 Existing	1997 ATA	1992 Existing	1995 Existing	1997 ATA
1. Mahalani	NB	155	262	209	507	591	619
Kaahumanu	EB	1037	1198	1033	1830	1555	1557
Kanaloa	SB	521	261	520	378	401	372
Kaahumanu	WB	2003	1723	1181	1240	1499	1060
TOTAL		3716	3444	2943	3955	4046	3608
2. Papa	NB	784		786	478		451
Kaahumanu	EB	1275	NA	1247	2199	NA	1947
Papa	SB	9		1	38		31
Kaahumanu	WB	1559		1220	1038		1038
TOTAL		3627	0	3254	3753	0	3517
3. Wakea	NB	439	377	571	439	587	477
Kaahumanu	EB	1018	836	930	1625	1299	1394
MCC	SB	113	124	73	167	269	162
Kaahumanu	WB	1410	1118	1048	929	1062	885
TOTAL		2980	2455	2622	3160	3217	2918
4. Kane	NB	352	251	241	399	348	368
Kaahumanu	EB	717	770	730	1362	1642	1178
Kahului Beach	SB	928	966	1025	1071	1085	1005
Kaahumanu	WB	2215	2115	1770	1744	1778	1926
TOTAL		4212	4102	3766	4576	4853	4477

1992 traffic counts from 1992 TIAR, which addresses full buildout to 5000 FTE students
 1995 traffic counts from SDOT Traffic Survey, Sta 1, 1E and 1H
 1997 traffic counts by ATA, May 13 to June 4, 1997.

Comparison of Trip Generation Data:

ITE Code 540 Units (Students)	2200	Ave. Veh. Trip Ends	AM Peak Hr. of Adj. Street Traffic			PM Peak Hr. of Adj. Street Traffic		
			Average	Enter	Exit	Average	Enter	Exit
Trip Generation, 5th, 1991	Rate	1.33	0.16	97%	3%	0.14	75%	25%
	Volume	2926	352	341	11	308	231	77
Trip Generation, 6th, 1997	Rate	1.54	0.14	91%	9%	0.17	68%	32%
	Volume	3388	308	280	28	374	254	120

"Units" is the additional student increase from the 1992 enrollment of 2800 students to the ultimate planned 5,000 FTE students.

SUMMARY OF TRIP GENERATION RATES

Land Use or Bldg. Type: Junior/Community College
 Project Name:
 Location:

ITE CODE: 540

Independent Variable:			Students	UNITS: 2200
			TRIP RATE	VOLUME
AVERAGE WEEKDAY VEHICLE TRIP ENDS			1.54	3,388
PEAK	A.M.	ENTER	0.13	280
HOUR	between	EXIT	0.01	28
OF	7 and 9	TOTAL	0.14	308
ADJACENT	P.M.	ENTER	0.12	254
STREET	Between	EXIT	0.05	120
TRAFFIC	4 and 6	TOTAL	0.17	374
PEAK	A.M.	ENTER	0.13	280
HOUR		EXIT	0.01	28
OF		TOTAL	0.14	308
GENERATOR	P.M.	ENTER	0.10	229
		EXIT	0.06	123
		TOTAL	0.16	352
SATURDAY VEHICLE TRIP ENDS			0.71	1,562
PEAK		ENTER	0.03	72
HOUR OF		EXIT	0.05	104
GENERATOR		TOTAL	0.08	176
SUNDAY VEHICLE TRIP ENDS			0.16	352
PEAK		ENTER	0.02	46
HOUR OF		EXIT	0.01	20
GENERATOR		TOTAL	0.03	66

Reference: ITE "Trip Generation," 6th Edition, 1997

Comments: "Units" is the increase in enrollment from 1992 to 5000 FTE (full build-out.)

1/14/98

SUMMARY OF TRIP GENERATION RATES

Land Use or Bldg. Type: **PARK, COUNTY** ITE CODE: 412
 Project Name: **Maui Central Park**
 Location: **Kahului, Maui**

Independent Variable: **ACRES** UNITS: 77

			TRIP RATE	VOLUME
AVERAGE WEEKDAY VEHICLE TRIP ENDS			2.28	176
PEAK	A.M.	ENTER	0.01	1
HOUR	between	EXIT	0.00	0
OF	7 and 9	TOTAL	0.01	1
ADJACENT	P.M.	ENTER	0.02	2
STREET	Between	EXIT	0.04	3
TRAFFIC	4 and 6	TOTAL	0.06	5
PEAK	A.M.	ENTER	0.37	28
HOUR		EXIT	0.15	12
OF		TOTAL	0.52	40
GENERATOR	P.M.	ENTER	0.21	16
		EXIT	0.38	30
		TOTAL	0.59	45
SATURDAY VEHICLE TRIP ENDS			12.14	935
PEAK		ENTER	1.32	102
HOUR OF		EXIT	0.92	71
GENERATOR		TOTAL	2.24	172
SUNDAY VEHICLE TRIP ENDS			4.13	318
PEAK		ENTER	1.69	130
HOUR OF		EXIT	1.91	147
GENERATOR		TOTAL	3.60	277

Reference: ITE "Trip Generation." 6th Edition, 1997

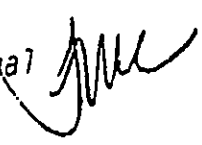
Comments:

TELECOPIER TRANSMISSION NOTE

DATE: January 28, 1998

NUMBER OF PAGES: 1 (INCLUDING THIS COVER SHEET)

TO: Mr. Milton Arakawa

FROM: Ferdinand Cajigas
State Highways 

SUBJECT: SMA for MCC, Building "N", ME-97-65

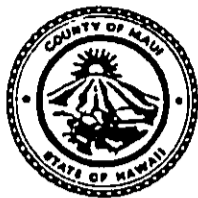
ATA's facsimile of January 14, 1998 satisfactorily addressed our concerns. Due to changes in traffic pattern surrounding the school and the difficulty in projecting traffic due to Papa Avenue extension and MCC's relocation of the access to its parking lot, we request that traffic count be taken when the Papa Avenue extension is completed. Refer to item #1 of ATA's fax.

/s/ mc

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

January 13, 1998

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

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

Dear Mr. Arakawa:

SUBJECT: EARLY CONSULTATION
MAUI COMMUNITY COLLEGE BUILDING "N"
TMK (2) 3-8-007:040

We reviewed the subject submittal and have the following comments.

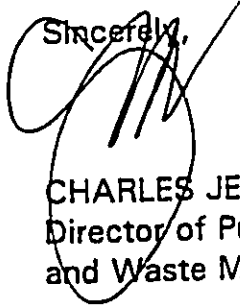
1. Drainage easements and improvements are required based on the County's Kahului Drainage Master Plan.
2. The developer should be informed that the Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for the project.
3. Wastewater contribution calculations are required before the building permit is issued.
4. The developer shall pay assessment fees for treatment plant expansion costs in accordance with the ordinance setting forth such fees.
5. The developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations
6. Construction debris shall go to the Maui Demolition and Construction Landfill.
7. Discuss recycling options.

Mr. Milton Arakawa
January 13, 1998
Page 2

8. Off-street parking, loading spaces, and landscaping shall be provided per Maui County Code Chapter 19.36.

If you have any questions, please contact David Goode at 243-7845.

Sincerely,



CHARLES JENCKS
Director of Public Works
and Waste Management

DG:co/mt
xc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division
S:\LUCA\CZM\MCC.



January 30, 1998

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

SUBJECT: Maui Community College - Building "N"

Dear Mr. Jencks:

We have received your letter of January 13, 1998 providing early consultation comments on the subject project. We would like to provide a response as follows:

1. A drainage corridor delineated in the County's Kahului Drainage Master Plan is located to the west of Building "N" and extends to the north to the existing retention basin. The area of this corridor will remain unobstructed with no structural improvements proposed on the corridor. The intent of Maui Community College is to work with the County of Maui when the Kahului Drainage Master Plan is implemented.
2. With regard to wastewater issues, the applicant intends to discuss system capacity issues including submission of wastewater contribution calculations with the Wastewater Reclamation Division prior to the issuance of a building permit for the project. The applicant also intends to comply with appropriate assessment fees for treatment plant expansion as well as any applicable required off-site improvements to the collection system and pump stations.
3. The applicant acknowledges that construction debris will be diverted to the Maui Demolition and Construction Landfill.
4. There are several recycling programs already in operation on the MCC campus. This includes a recycling plan for newspapers and aluminum products, as well as a composting program.
5. The applicant intends to comply with all applicable off-street parking, loading and landscaping provisions of the Maui County Code.

Charles Jencks, Director
January 30, 1998
Page 2

We hope that we have addressed your concerns adequately. If you have any questions, please feel free to call me. Thank you for your interest in the project.

Very truly yours,



Milton Arakawa, Project Manager

MA:tav
gye/mcc-n/jencks.tr

BENJAMIN J. CAYLETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

JAN 29 1998
MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
GILBERT COLOMA-AGARAN
AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES CONSERVATION AND
RESOURCES ENFORCEMENT CONVEYANCES
FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION
LAND DIVISION
STATE PARKS
WATER AND LAND DEVELOPMENT

January 20, 1998

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

LOG NO: 20837 ✓
DOC NO: 9801BD12

Dear Mr. Arakawa:

SUBJECT: Chapter 6E-42 Historic Preservation Review of Proposed Construction of Maui Community College Building "N" Wailuku Ahupua'a, Wailuku District, Island of Maui TMK 3-8-7: Portion of 40

This letter is a Historic Preservation review of the proposed construction of Maui Community College Building "N" in Wailuku Ahupua'a, Wailuku District, Island of Maui. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field check was conducted of the subject property.

It appears that the portion of the property to be constructed upon will be filled prior to digging footings for the building, so no impact to possibly intact dune sands is anticipated. An archaeological inventory survey of the property also found no cultural remains on the property in 1992 (SHPD DOC NO: 9210AG17). We therefore find that the proposed construction will have "no effect" on known historic sites, and no further archaeological work is recommended.

In the event that unrecorded historic remains (i.e. architecture, artifacts, or bones) are inadvertently uncovered during construction along the road, all work should cease in the vicinity and the contractor should immediately contact the State Historic Preservation Division.

If you have any questions please contact Boyd Dixon at 243-5169.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

BD:jcn

cc. David Blanc, Maui County Planning Department (fax. 243-7634)
Ralph Nagamine, Maui County Department of Public Works (fax. 243-7972)
Marvin Tengan, MCC Facility Planner (fax. 244-9632)

Chapter X

***Letters Received During
the Draft Environmental
Assessment Public Comment
Period and Responses to
Substantive Comments***

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIKE
DIRECTOR OF HEALTH

STATE OF HAWAII

'98 MAR -4 P1:47

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

DEPARTMENT OF HEALTH

MAUI DISTRICT HEALTH OFFICE

54 HIGH STREET

WAILUKU, MAUI, HAWAII 96793

DEPT OF HEALTH
COUNTY OF MAUI
RECEIVED

March 3, 1998

Mr. David W. Blane
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: MCC Building "N" and Other Improvement
TMK: (2) 3-8-007:40
SM1 980003

Thank you for the opportunity to comment on the application. We have no comments to offer at this time.

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

Sincerely,

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

c: Art Bauckham



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 LAND DIVISION
 P.O. BOX 621
 HONOLULU, HAWAII 96809

AGRICULTURE DEVELOPMENT PROGRAM
 AQUATIC RESOURCES
 BATHING AND OPEN RECREATION
 CONSERVATION AND RESOURCES ENFORCEMENT
 CONVEYANCES
 FORESTRY AND WILDLIFE
 HISTORIC PRESERVATION
 LAND DIVISION
 STATE PARKS
 WATER RESOURCE MANAGEMENT

March 3, 1998

LD-NAV
 Ref.: SM198003.RCM

Honorable David W. Blane
 Planning Director
 County of Maui
 Planning Department
 250 S. High Street
 Wailuku, Hawaii 96793

DEPT OF PLANNING &
 COUNTY OF MAUI
 RECEIVED

98 MAR -5 P3:08

Dear Mr. Blane:

SUBJECT: Review : Application for Special Management Area Use Permit
 I.D. No. : SM1 980003
 Applicant: Accounting and General Services (SOH)
 Project : Maui Community College Building "N" and Related Improvements
 Location : 310 Kaahumanu, Kahului, Maui, Hawaii
 TMK : 2nd/ 3-8-007: 40

Thank you for the opportunity to review and comment on the subject Application for Special Management Area Use permit.

The Department of Land and Natural Resources has no comments to offer on the subject matter at this time.

Should you have any questions, please feel free to contact Nicholas Vaccaro of the Land Division's Support Services Branch at 1-808-587-0438.

Very truly yours,

Bevan Y. Uchida
 BEVAN Y. UCHIDA
 Administrator

c: Maui Land Board Member
 At Large Land Board Member
 Maui District Land Office



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Ima Kala St.
Suite 209
Wailuku, HI
96793-2100

Our People...Our Islands...In Harmony

98 MAR -5 P3:09

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED
March 4, 1998

Mr. David Blane, Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Blane,

Subject: MCC Building "N" and other improvements
TMK: 3-8-07: 40
I.D. SM1 980003

I have reviewed the subject application and have no comment

Thank you for the opportunity to comment.

Sincerely,


Neal S. Fujiwara
District Conservationist

The Natural Resources Conservation Service works hand-in-hand with
the American people to conserve natural resources on private lands.

AN EQUAL OPPORTUNITY EMPLOYER

BENJAMIN J. CAYETANO
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII '98 MAR -6 P1:21

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

LAND USE COMMISSION DEPT. OF PLANNING

P.O. Box 2359
Honolulu, HI 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

COUNTY OF MAUI
RECEIVED

March 5, 1998

Mr. David W. Blane
Director of Planning
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Special Management Area Use Permit Application
(SM1 980003) - Maui Community College Building "N"
and Other Improvements
Department of Accounting and General Services

We have reviewed the subject Special Management Area Use Permit Application and supporting documents as transmitted by your memorandum dated February 24, 1998, and confirm that the subject parcel, identified as TMK: 3-8-007: 40, is within the State Land Use Urban District.

We have no further comments to offer at this time.

Thank you for the opportunity to provide comments on the subject application.

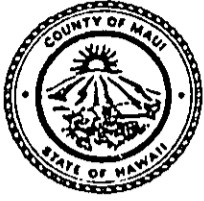
If you have any questions in regards to this matter, please feel free to contact me or Leo Asuncion of my staff at 587-3822.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:th



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

LINDA LINGLE
Mayor

HENRY OLIVA
Director

ALLEN SHISHIDO
Deputy Director

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

'98 MAR 10 P2:56

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

March 6, 1998

MEMO TO: David Blane, Director of Planning

FROM:  Henry Oliva, Director of Parks & Recreation

SUBJECT: MCC Building "N" & Other Improvements

We have reviewed the above subject Application for Special Management Area Use Permit and have no comments to submit. Thank you for the opportunity to review and comment on this.

Should you have any questions, please feel free to contact Mr. Patrick Matsui, Chief of Parks Planning and Development, at extension 7387.



**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. CAYET, (GOVERNOR)
SEIJI F. NAYAK, (DIRECTOR)
BRADLEY J. MOSS, (DEPUTY DIRECTOR)
RICK EGGED, (DIRECTOR, OFFICE OF PLANNING)

'98 MAR 24 8:04

Tel.: (808) 587-2845
Fax: (808) 587-2845

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Ref. No. P-7258

March 6, 1998

Mr. David W. Blane
Planning Director
Department of Planning
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Application for Special Management Area Use Permit - Maui
Community College Building "N" and Related Improvements

We have reviewed the above permit application for Maui Community College Building "N" and do not have any comments to offer relative to our plans and programs.

If you have any questions, please contact Christina Meller of our CZM Program at 587-2845.

Sincerely,

Rick Egged
Director
Office of Planning

cc: Munekiyo, Arakawa, & Hiraga, Inc.



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

March 9, 1998

'98 MAR 11 P12:48

Civil Works Branch

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Mr. Joseph W. Alueta, Staff Planner
County of Maui
Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Alueta:

Thank you for the opportunity to review and comment on the Special Management Area Application and Draft Environmental Assessment (DEA) for the Maui Community College Improvements Project, Kahului, Maui (Tax Map Key 3-8-7: 40). The following comments are provided in accordance with U.S. Army Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. Based on the information provided, a DA permit will not be required for the project. Please contact our Regulatory Section at 438-9258, for further information and refer to file number 980000060.

b. The flood hazard information provided on page 12 of the DEA is correct.

Sincerely,

Paul Mizue, P.E.
Acting Chief, Civil Works Branch

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
ENVIRONMENTAL COUNCIL

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

MAR 11 1998

HARLAN H. HASHIMOTO
CHAIRPERSON
BARBARA ROBESON
VICE-CHAIRPERSON

March 10, 1998

Gordon Matsuoka
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Attention: Eric Nishimoto

Dear Mr. Matsuoka:

Subject: Draft Environmental Assessment (EA) for Maui Community College
Building N and Related Improvements, Kahului

Please include the following in the final EA:

1. Landscaping: Indicate the landscaping that is proposed for this project. We recommend the use of native Hawaiian trees and plants.
2. Resource conservation measures: Please describe any element or material being used in this facility to promote environmentally sensitive and energy efficient design, such as low-flush toilets, solar panels or energy-efficient fixtures.

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

Sincerely,

A handwritten signature in cursive script that reads "Gary Gill".

GARY GILL
Director

c: Milton Arakawa

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

MAR 24 1998

~~XXXXXXXXXX~~
COMPTROLLER

MARY PATRICIA WATERHOUSE
ACTING ~~COMPTROLLER~~

P-1061.8

LETTER NO _____

MAR 23 1998

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

Dear Mr. Gill:

Subject: Draft Environmental Assessment for
Maui Community College
Building "N" and Related Improvements
D.A.G.S. Job. No. 15-31-4028

Thank you for your letter of March 10, 1998 pertaining to the subject project.
We would like to take this opportunity to provide a response.

1. We will include a copy of the landscaping plan in the Final EA. A mixture of native and exotic vegetation is proposed as part of the project landscaping.
2. There are several noteworthy resource conservation measures which should be mentioned. It is noted that energy efficient glass is being utilized for window treatment. The proposed structure also complies with Chapter 53 of the Uniform Building Code relating to Energy Conservation. Among other items, Chapter 53 promotes the use of energy efficient lighting fixtures. From a passive design standpoint, the double pitch roof with generous roof eaves casts longer shadows on the building. This aids in keeping the building cooler, thus, minimizing energy utilized for air conditioning.

This project will utilize low flush toilets as required by Maui County and will also promote conservation of potable water since irrigation needs for the project are intended to be accommodated through an existing on-site brackish well. It should also be mentioned that there is no need for hot water with this structure. Thus, solar panels are not needed.

Mr. Gary Gill
Letter No. PM-1061.8
Page 2
MAR 23 1998

If you have any questions, please feel free to call me. Thank you for your consideration.

Very truly yours,


GORDON MATSUOKA
Public Works Administrator

EN/cg

c: Eric Taniguchi / GYA Architects
Milton Arakawa / Munekiyo, Arakawa & Hiraga, Inc. ✓

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

MAR 19 1998

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

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

DIVISION
LAND DIVISION
STATE PARKS
WATER AND LAND DEVELOPMENT

March 12, 1998

Mr. David Blane, Director
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 21164 ✓
DOC NO: 9803BD05

Dear Mr. Blane:

SUBJECT: Chapter 6E-42 Historic Preservation Review of a Special Management Area Use Permit for the Maui Community College Building "N" Wailuku Ahupua`a, Wailuku District, Island of Maui TMK 3-8-7: Portion of 40 (SM1 980003)


This letter is a Historic Preservation review of an SMA Use Permit for the proposed construction of Maui Community College Building "N" in Wailuku Ahupua`a, Wailuku District, Island of Maui. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field check was conducted of the subject property.

It appears that the portion of the property to be constructed upon will be filled prior to digging footings for the building, so no impact to possibly intact dune sands is anticipated. An archaeological inventory survey of the property also found no cultural remains on the property in 1992 (SHPD DOC NO: 9210AG17). In previous correspondence with Mr. Michael Munekiyo (SHDP DOC NO: 9801BD12), we therefore found that the proposed construction will have "no effect" on known historic sites, so no further archaeological work is recommended.

In the event that unrecorded historic remains (i.e. subsurface fire pits, artifacts, or human skeletal remains) are inadvertently uncovered during construction, all work should cease in the vicinity and the contractor should immediately contact the State Historic Preservation Division.

If you have any questions please contact Boyd Dixon at 243-5169.

Aloha


DON HIBBARD, Administrator
State Historic Preservation Division

BD:jen

cc. Ralph Nagamine, Maui County Department of Public Works (fax: 243-7972)
Marvin Tengan, MCC Facility Planner (fax: 244-9632)
Michael Munekiyo, Munekiyo, Arakawa, and Hiraga (fax: 244-8729)

BENJAMIN J. CAYETANO
GOVERNOR



SAM CALLEJO
COMPTROLLER

'98 MAR 20 P4:26

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P. O. BOX 119
HONOLULU, HAWAII 96810

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

RESPONSE REFER TO:

FILE NO _____

March 19, 1998

MEMORANDUM

TO: Mr. David W. Blane, Planning Director
Maui County Planning Department

ATTN: Mr. Clayton Yoshida,
AICP Planning Program Administrator

FROM: Randall M. Hashimoto, State Land Surveyor

SUBJECT: LD.: SM1 980003
TMK: 3-8-007:40
Project Name: MCC Building "N" and other improvements
Applicant: Department of Accounting and General Services

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. The Survey Division has no objections to the proposed project.

Randall M. Hashimoto
RANDALL M. HASHIMOTO
State Land Surveyor

2210



March 24, 1998

'98 MAR 25 P12:33

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Mr. David Blane
Planning Director
County of Maui
Maui Planning Department
250 So. High Street
Wailuku, HI 96793

Dear Mr. Blane:

Subject: MCC Building "N" and other improvements
SM1 98003
(TMK: 3-8-007: 40, Kahului, Maui)

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, Maui Electric Company (MECO) at this time has no objections to the proposed project.

MECO currently serves the MCC campus with primary metered electric power. This means that equipment such as step-down transformers and cables connected to the load side of the MCC switchgear is owned, operated, and maintained by MCC.

MECO encourages that the project's consultant meet with us as soon as practical so that we may plan for the project's electrical requirements.

If you have any questions or concerns, please call Fred Oshiro at 872-3202.

Sincerely,

A handwritten signature in cursive script that reads "Edward Reinhardt". The signature is written in dark ink and is positioned above the typed name.

Edward Reinhardt
Manager, Engineering

ER/fo:lh

References

References

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Appendix A

***Preliminary Grading
and Drainage Report***

**PRELIMINARY
GRADING AND DRAINAGE REPORT -
MAUI COMMUNITY COLLEGE
BUILDING "N"**

Kahului, Maui, Hawaii
TMK: 3-8-07:40

January 1998

State of Hawaii
Department of Accounting and General Services
Division of Public Works



Austin, Tsutsumi & Associates, Inc.

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PRELIMINARY
GRADING AND DRAINAGE REPORT
FOR
MAUI COMMUNITY COLLEGE
BUILDING "N"
Kahului, Maui, Hawaii
TMK: 3-8-07:40

PREPARED FOR:

STATE OF HAWAII
Department of Accounting and General Services
Division of Public Works

PREPARED BY:

Austin, Tsutsumi & Associates, Inc.
Civil Engineers • Surveyors
Honolulu • Wailuku, Hawaii

January 1998



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TED S. KAWAHIGASHI, P.E.
KENNETH K. KUROKAWA, P.E.
IVAN K. NAKATSUKA, P.E.
LAMBERT J. YAMASHITA, P.E.
HOWARD H.W. MAU, P.E.

PRELIMINARY
GRADING AND DRAINAGE REPORT
FOR
MAUI COMMUNITY COLLEGE
BUILDING "N"

I. INTRODUCTION

The purpose of this report is to evaluate the existing site drainage conditions and to develop a grading and drainage plan for the proposed project.

II. PROPOSED PROJECT

A. Location

The project site is located within the Maui Community College (MCC) campus in Kahului on the island of Maui, Hawaii. The MCC campus is located on the Makai side of Kaahumanu Avenue across the Kaahumanu Shopping Center. The campus site encompasses 61 acres and is designated by Tax Map Key Number 3-8-07, Parcel 40. (See Exhibit 1 for the location of the MCC campus.)

B. Project

The proposed project consists of a new classroom building, a new 240-stall parking area, a new permanent connection with entry feature to Kanaloa Parkway, accessible walkway improvements and grading work for a future building site. (See Exhibit 2 for the location of the proposed improvements.)

III. EXISTING CONDITIONS

A. Topography and Soil Conditions

The general slopes of the MCC campus range from 0.5 percent at the eastern part of the campus to 2 percent at the western end. The



majority of the campus slopes northeast to Kahului Beach Road and the remaining area slopes toward the east. On-campus elevations range from 8 feet to 50 feet mean sea level (MSL). The MCC property is presently covered with buildings, sidewalks, parking areas, tennis courts, cultivated agricultural areas, and open grassed and overgrown areas. The soil classification for the MCC area is Puuone Sand (PZUE) as described by the USDA Soil Conservation Service ("Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai").

B. Climate

Kahului is generally sunny and warm throughout the year. The annual rainfall is about 20 inches with a mean annual temperature of 75 degrees Fahrenheit.

C. Drainage

In general, the majority of the on-site MCC campus runoff sheet flows across the campus towards Kahului Harbor, collected by drain inlets and catch basins along the existing Northern MCC parking area and diverted into the existing retention basin. The retention basin spillway is designed to control the discharge rate to not exceed existing conditions. The basin discharge will pass under Kahului Beach Road via an off-site drainage ditch and drain line system and into Kahului Harbor for ultimate disposal. The remaining on-site runoff drains towards the east and percolates into the existing ground.

An existing 72" x 44" arch pipe conveys off-site runoff through the campus from Kaahumanu Avenue to the existing northern MCC parking area. The off-site drainage area is approximately 16 acres and is located south of Kaahumanu Avenue. The arch pipe outlets into an existing drainage ditch which then connects back into the existing pipe system and outlets into the retention basin.



Presently, the existing runoff from the proposed Buildings "N" and "P" site area (12.9 cfs) flows east across the site into a grassed swale which drains to a large drain headwall structure and then diverted via a pipe system into the existing retention basin.

The existing stormwater runoff from the proposed parking area is presently directed to a temporary desilting basin and then to the existing retention basin by grassed swales.

D. Flood Zone

The Flood Insurance Rate Map (FIRM) for the area indicates that the vast majority of the campus is within Zone C, which is an area of minimal flooding. The remaining portion of the campus lies within Zone A4, which are areas of 100-year flood and have approximate base flood elevations between 8 feet and 16 feet MSL. (See Exhibit 3 for flood map.)

IV. GRADING AND DRAINAGE PLAN

A. Grading Plan

The proposed project encompasses two separate sites. (See Exhibit 2.) The first site involves Building "N", a pad site for future Building "P" and walkway improvements within the campus mall area. The second site involves a new parking area and a permanent access connection with an entry feature to Kanaloa Parkway.

The proposed grading plan for Building "N" will require embankment to bring the finish floor elevation of the proposed building to elevation 20 feet MSL. The proposed grading plan for the pad site for future Building "P" will also require embankment to bring the finish grade to elevation 17.2 feet MSL. The future finish floor elevation for Building "P" is expected to be 18 feet MSL. Both areas will be graded to dispose of the on-site storm runoff generated from the proposed improvements as shown in Exhibit 4 (Grading and Drainage Plan). The proposed 285-stall parking area and access



connection to Kanaloa Parkway will require limited excavation and embankment to bring the proposed pavement surface to required finish grades which vary from elevation 14 feet to 20 feet MSL. The existing off-site storm drainage retention basin which is located in the area between the MCC campus and Kahului Beach Road will retain the difference in runoff between existing and proposed ultimate site conditions for the entire MCC campus.¹ Erosion control measures will be incorporated during the construction period to minimize soil loss. One erosion control feature will be a temporary silt fences to detain sediments generated from the new parking area. Runoff from the silt fences will be diverted to the existing retention basin. (See Exhibit 4 for grading plan.)

B. Drainage Plan

The proposed drainage plan for Building "N" will involve two underground drainage collection systems. The two systems will consist of inlets and underground piping which will discharge into the existing storm drainage system.

The storm water runoff (5.9 cfs) created by the proposed building will be collected by the roof catchment system and drain inlets, spaced around the building, and piped to an existing drain inlet. The existing drain inlet is located directly northeast of the proposed building.

The storm water runoff (1.4 cfs) generated from the Building "P" pad will sheetflow across the site, be collected by grassed swales and diverted to an existing headwall structure.

The existing drainage ditch which currently separates the existing student center and the future Building "P" site, is a major on-site drainageway for the MCC campus and must be maintained during and after

¹ Austin, Tsutsumi & Associates, Inc. Grading and Drainage Report — Building "J" and Site Improvements, Kahului, Maui, Hawaii. May 1993.



the construction of the subject building improvements. This existing drainageway is designed to maintain the existing drainage flow (30.8 cfs). A major portion (26 cfs) of the existing ditch flow is due to an off-site (off-MCC campus) drainage area located south of Kaahumanu Avenue.

Remaining runoff not affected by the Buildings "N" and "P" drainage improvements will continue to follow existing drainage patterns and discharge into grassed areas for disposal by percolation.

The proposed drainage plan for Building "N" will also accommodate a proposed County of Maui drainage corridor. The drainage corridor is expected to be located just to the west of the Building "N" buildable area and drain towards the north to the existing retention basin. The area within the corridor will be designed to remain unobstructed with only landscape and concrete walkway improvements. No permanent structures or buildings will encroach into the corridor. The corridor requirement is part of the County's Kahului Drainage Master Plan and it is unknown at this time when the County will fund and construct the actual drainage improvement through the subject corridor. (See Exhibit 4 for the location of the proposed drainage corridor.)

The proposed drainage plan for the parking area and access connection will utilize the existing retention basin system. Grassed swales will be constructed to slow and desilt the expected runoff flow. The existing underground drainage and retention system will accommodate the additional runoff created by the construction of the proposed parking area and access connection to Kanaloa Parkway (5.3 cfs).

The existing retention basin system is designed and will retain the difference in runoff volume between the existing on-site runoff and the on-site runoff generated from the proposed improvements. Off-site runoff will continue to pass through the campus and will be directed through the retention basin before ultimate disposal into Kahului Harbor. The ultimate



discharge flow into Kahului Harbor is limited to not exceed existing discharge levels.' The retention basin spillway is designed to control the discharge rate.

C. Hydrology

The Rational Method as described in the "Rules for the Design of Storm Drainage Facilities in the County of Maui", November 1995, by the County of Maui was used to compute the storm water runoff quantity. Runoff calculations were based on 10-year and 50-year storm recurrence intervals. The rainfall intensity for a one-hour, 10-year and 50-year return storm is 1.9 inches and 2.4 inches, respectively. The rainfall intensities were interpolated from Plates 4 and 7 of the "Rules for the Design of Storm Drainage Facilities", by the County of Maui.

Factors used in the calculation of the runoff for the subject project were as follows:

Factors	Existing			Building "N" Improvements			
	0.35 Grass Area	0.60 Pav't Area More Than 50% Landscape	0.90 Parking Area	0.50 Walkway Area More Than 50% Landscape	0.70 Walkway Area Less Than 50% Landscape	0.90 Paved Parking Area	0.95 Roof
C							
I (Intensity of 1-hour rainfall, Inches; Tm = 10 yrs.)	1.9	1.9	1.9	1.9	1.9	1.9	1.9
Tc (minutes)	15	5	5	5	5	5	4
I(in./hr., Tm=10 years) Per Plate 2	3.5	5.0	5.0	5.0	5.0	5.0	5.3
Cl ₁₀	1.3	3.0	4.5	2.5	3.5	4.5	5.0



Factors	Existing			Building "N" Improvements			
i (Intensity of 1-hour rainfall, inches; Tm = 50 yrs.)	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Tc (minutes)	15	5	5	5	5	5	4
i (in./hr., Tm=50 years) Per Plate 2	4.5	6.2	6.2	6.2	6.2	6.2	6.5
C ₁₀₀	1.6	3.7	5.6	3.1	4.3	5.6	6.2

The existing on-site storm runoff for the proposed Buildings "N" and "P" area is approximately 12.9 cfs. The existing storm runoff for the proposed parking and access area is approximately 2.2 cfs. For the improved site conditions, the projected runoff for the proposed Building "N" and Building "P" pad, and the parking and access connection are 7.3 cfs and 7.5 cfs, respectively. (See Exhibit 5 for the drainage sub-basins, Exhibit 5A for hydrologic data.)

V. CONCLUSION

The proposed grading and drainage design for this project will produce no adverse effect by storm runoff to adjacent and downstream properties. The proposed building will be designed to be constructed within the campus area designated by the FIRM as Zone C. (See Exhibit 3.) The grassed swales will slow and desilt storm runoff generated from the proposed parking and access connection areas. The existing underground drainage and retention system will accommodate the additional runoff generated from the proposed improvements. The existing retention basin system will retain the increased runoff generated from the proposed ultimate MCC campus improvements and will regulate the ultimate discharge rate into Kahului Harbor to not exceed existing values. Soil loss will be minimized during the construction period by the implementation of appropriate



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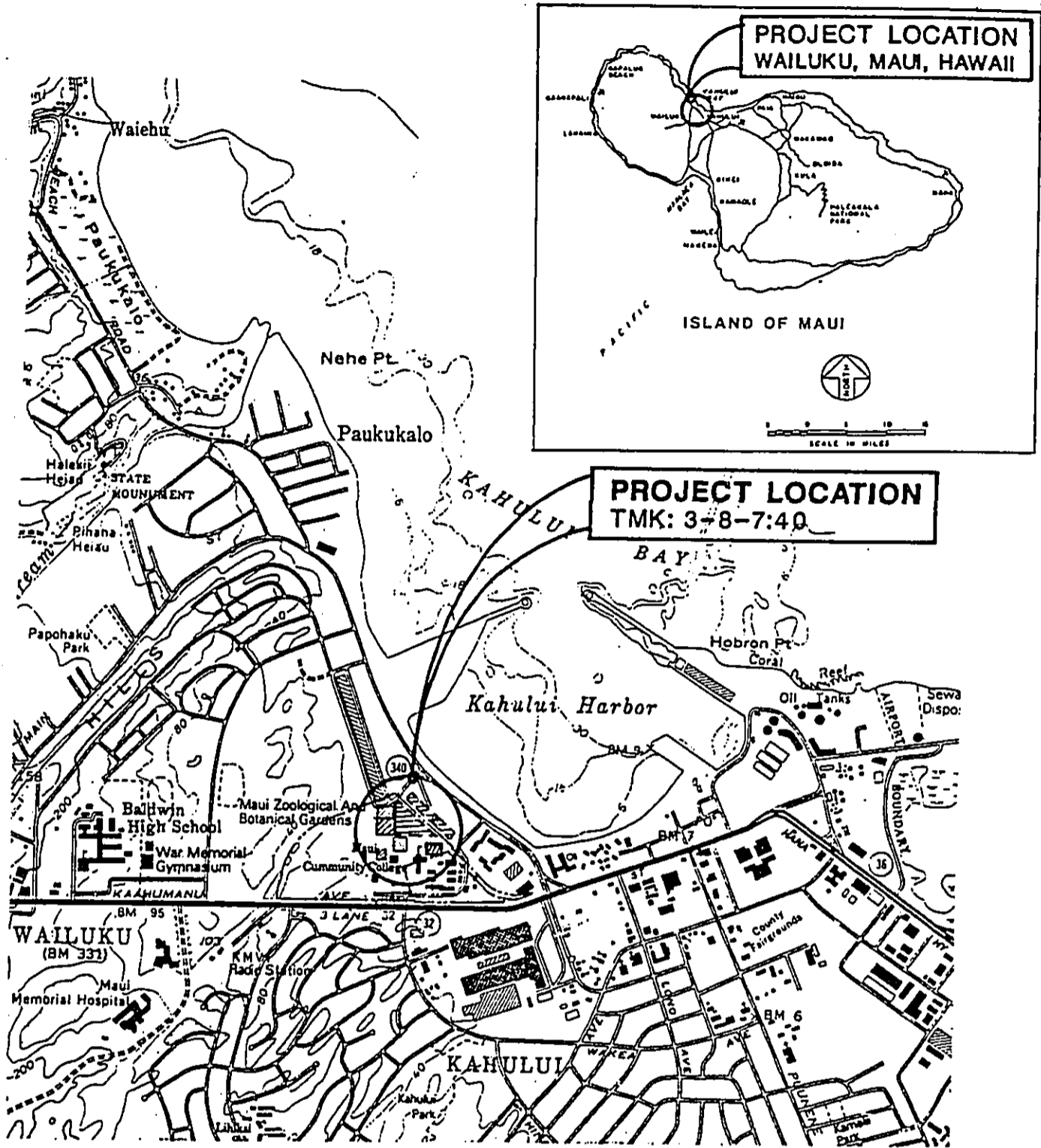
erosion control measures. Dust will also be minimized during construction by the implementation of dust screens and water sprinkling. Drainage improvements will conform to the County Standards and will be coordinated with the Department of Public Works, County of Maui.

-oOo-



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EXHIBITS



Vicinity Map Reproduced From
 U.S.G.S. Quadrangle Map:
 Wailuku, Hawaii
 Datum: M.S.L.

VICINITY MAP
 Scale: 1" = 2000'

GRADING AND DRAINAGE REPORT
 MAUI COMMUNITY COLLEGE BUILDING "N"
 KAHULUI, MAUI, HAWAII

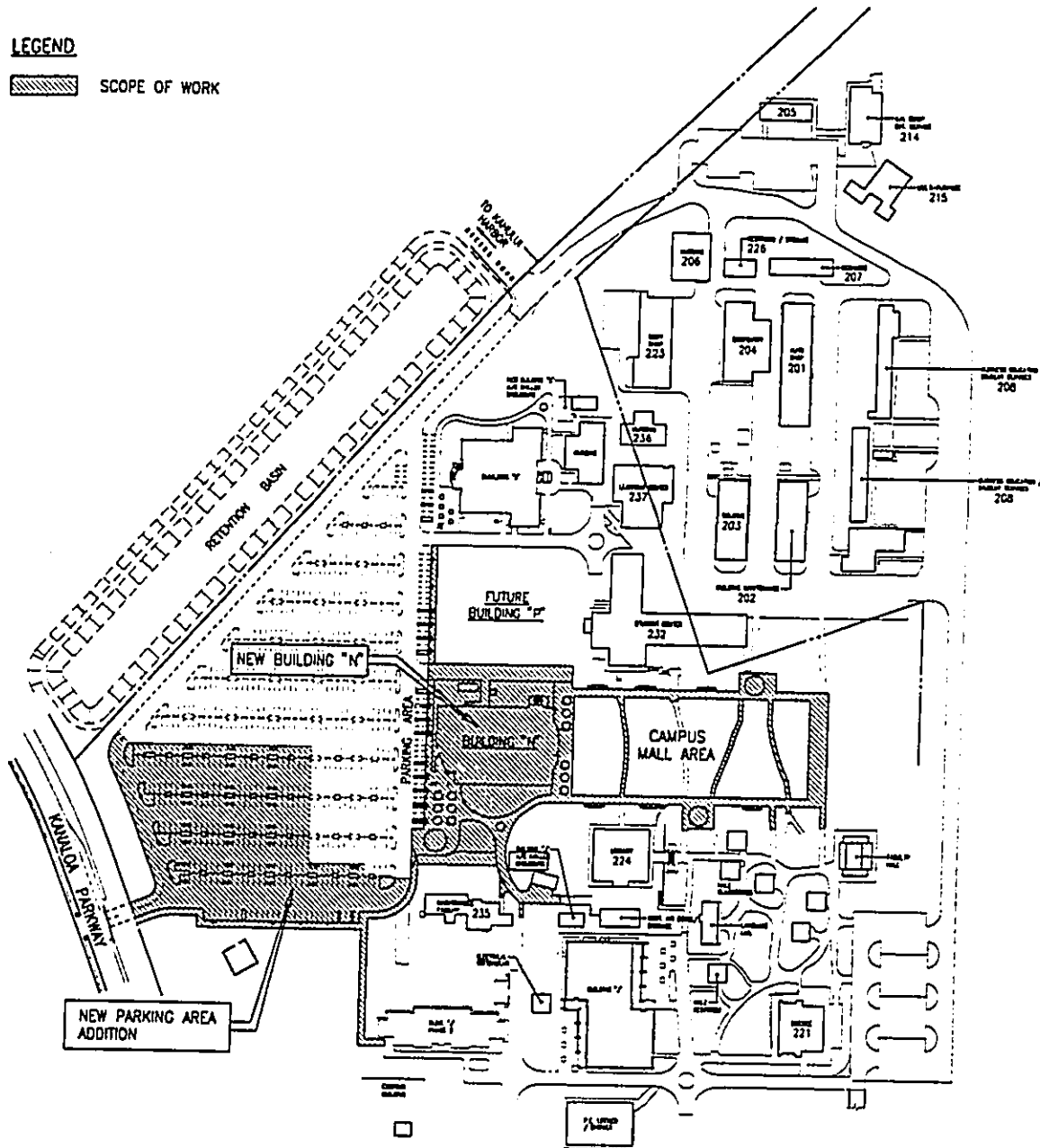
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 Civil Engineers • Surveyors
 Honolulu • Wailuku • Hilo, Hawaii

VICINITY MAP
EXHIBIT 1

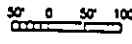
PREPARED FOR:
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 Division of Public Works
 State of Hawaii

LEGEND


 SCOPE OF WORK



GENERAL PLAN

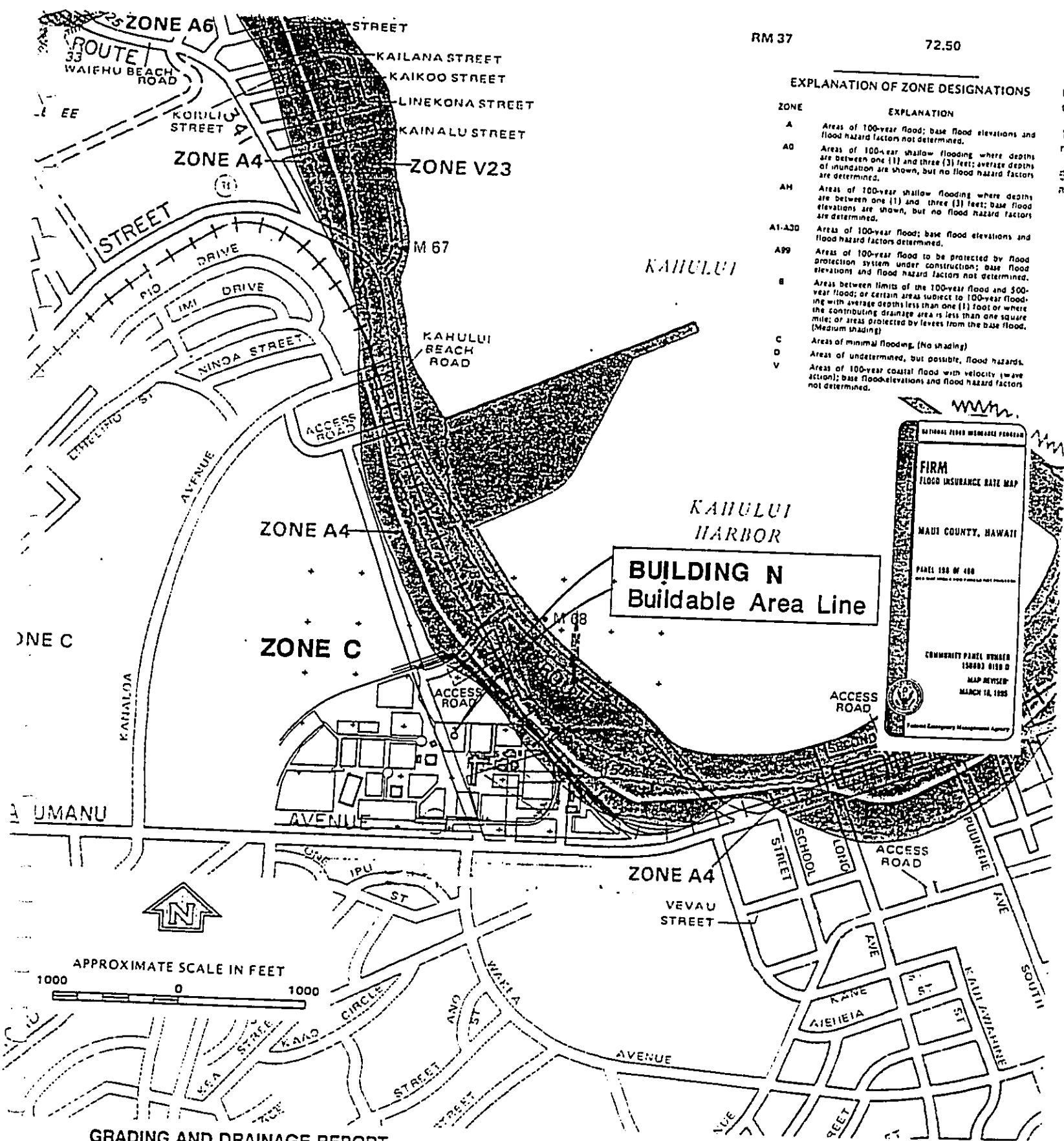
SCALE: 

GRADING AND DRAINAGE REPORT
MAUI COMMUNITY COLLEGE BUILDING "N"
KAHULUI, MAUI, HAWAII


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SITE PLAN
EXHIBIT 2

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Division of Public Works
State of Hawaii



RM 37 72.50

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AM	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
APP	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

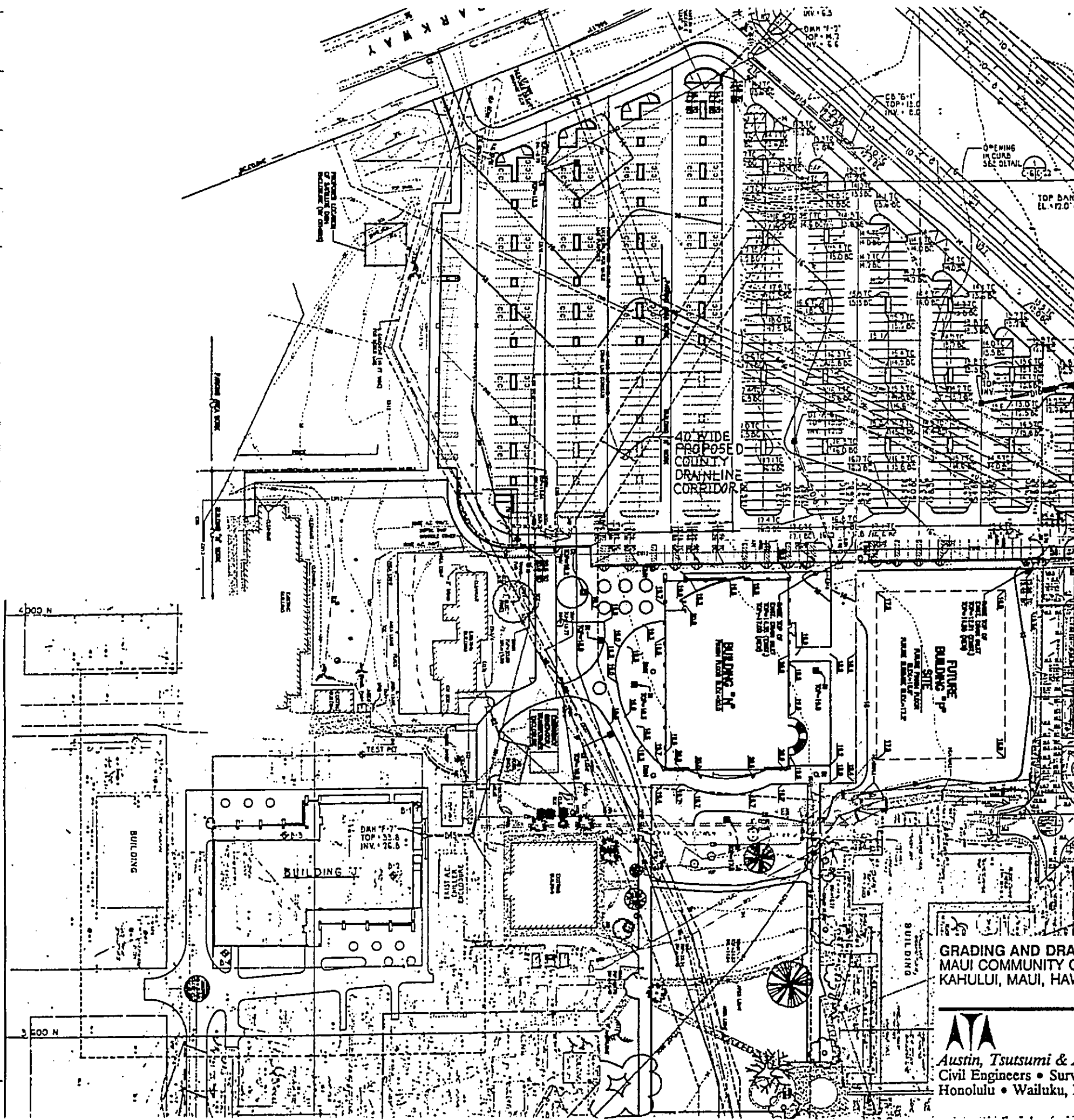
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
 FLOOD INSURANCE RATE MAP
 MAUI COUNTY, HAWAII
 PANEL 158 OF 168
 COMMUNITY PANEL NUMBER
 158003 0100 0
 MAP REVISED
 MARCH 16, 1995
 Federal Emergency Management Agency

**GRADING AND DRAINAGE REPORT
 MAUI COMMUNITY COLLEGE BUILDING "N"
 KAHULUI, MAUI, HAWAII**

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**FLOOD ZONING MAP
 EXHIBIT 3**

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 State of Hawaii

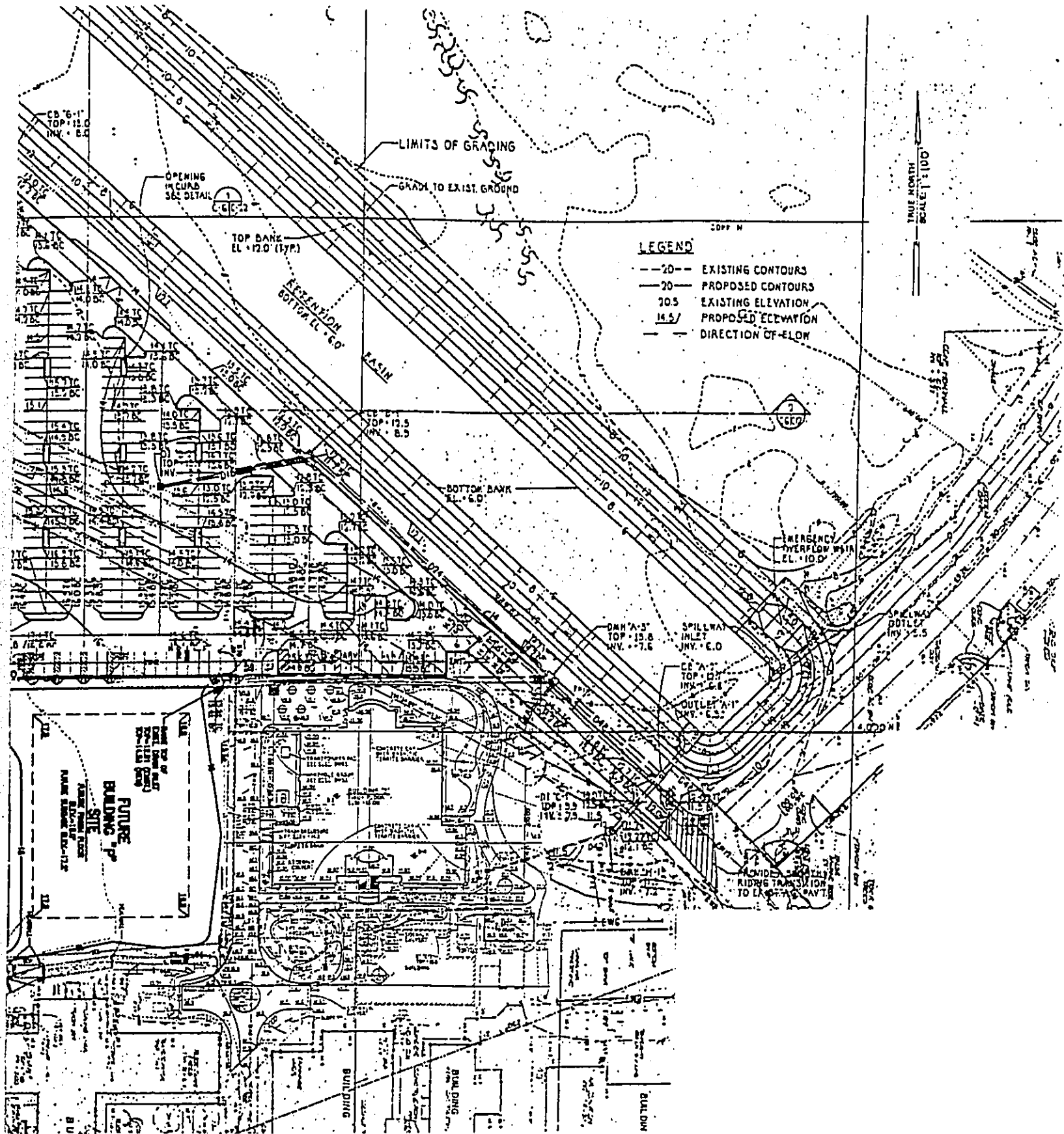


40' WIDE
PROPOSED
COUNTY
DRAINAGE
CORRIDOR

BUILDING 7
NEW FROM EXISTING

GRADING AND DRAINAGE
MAUI COMMUNITY CENTER
KAHULUI, MAUI, HAWAII

AT
Austin, Tsutsumi & Associates
Civil Engineers • Surveyors
Honolulu • Wailuku, HI



LEGEND

- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- 10.5 EXISTING ELEVATION
- 14.5/ PROPOSED ELEVATION
- - - - - DIRECTION OF FLOW

TRUE NORTH
SCALE 1" = 100'

GRADING AND DRAINAGE REPORT
MAUI COMMUNITY COLLEGE BUILDING "N"
KAHULUI, MAUI, HAWAII

GRADING AND DRAINAGE PLAN
EXHIBIT 4

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 Division of Public Works
 State of Hawaii

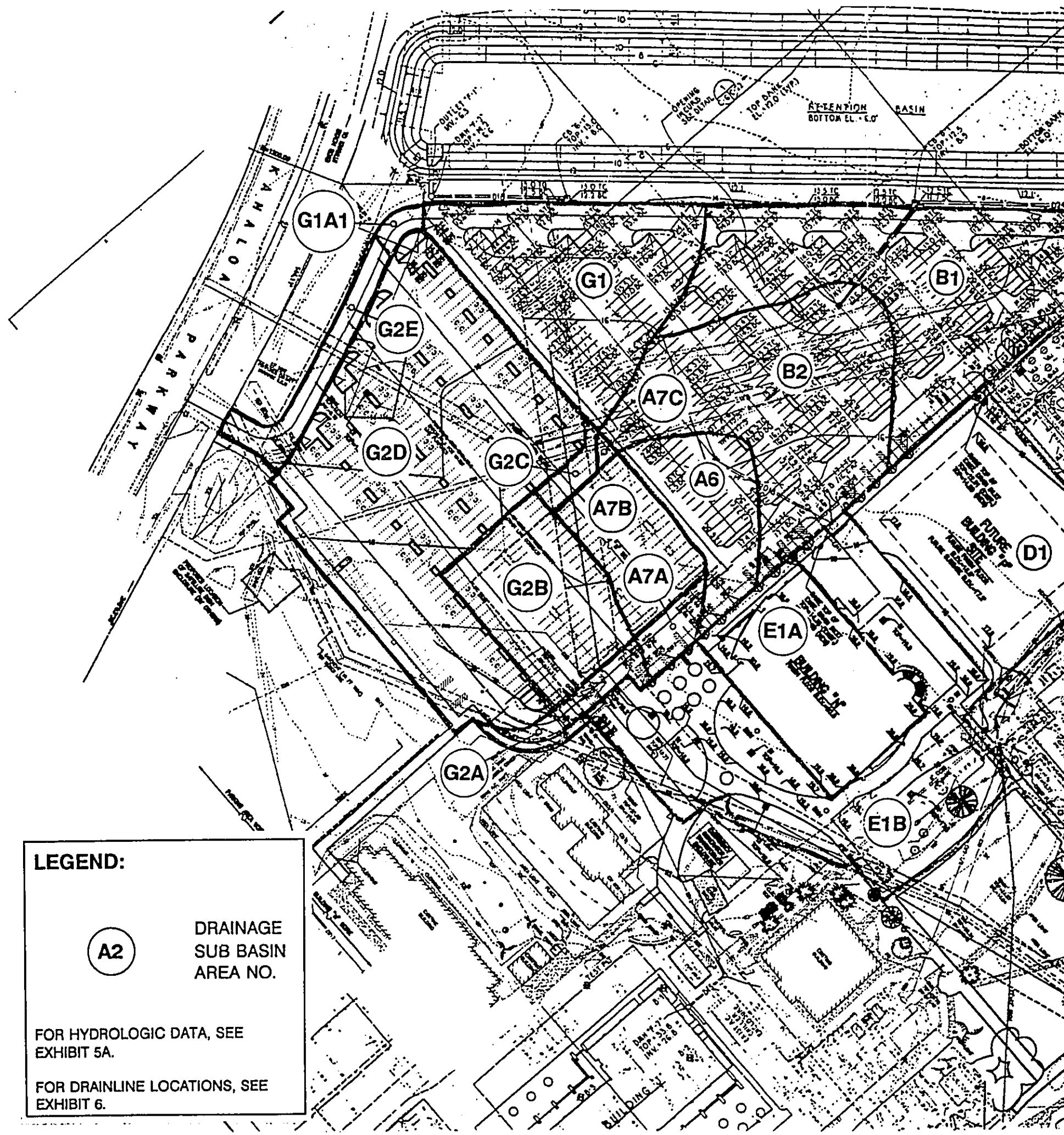
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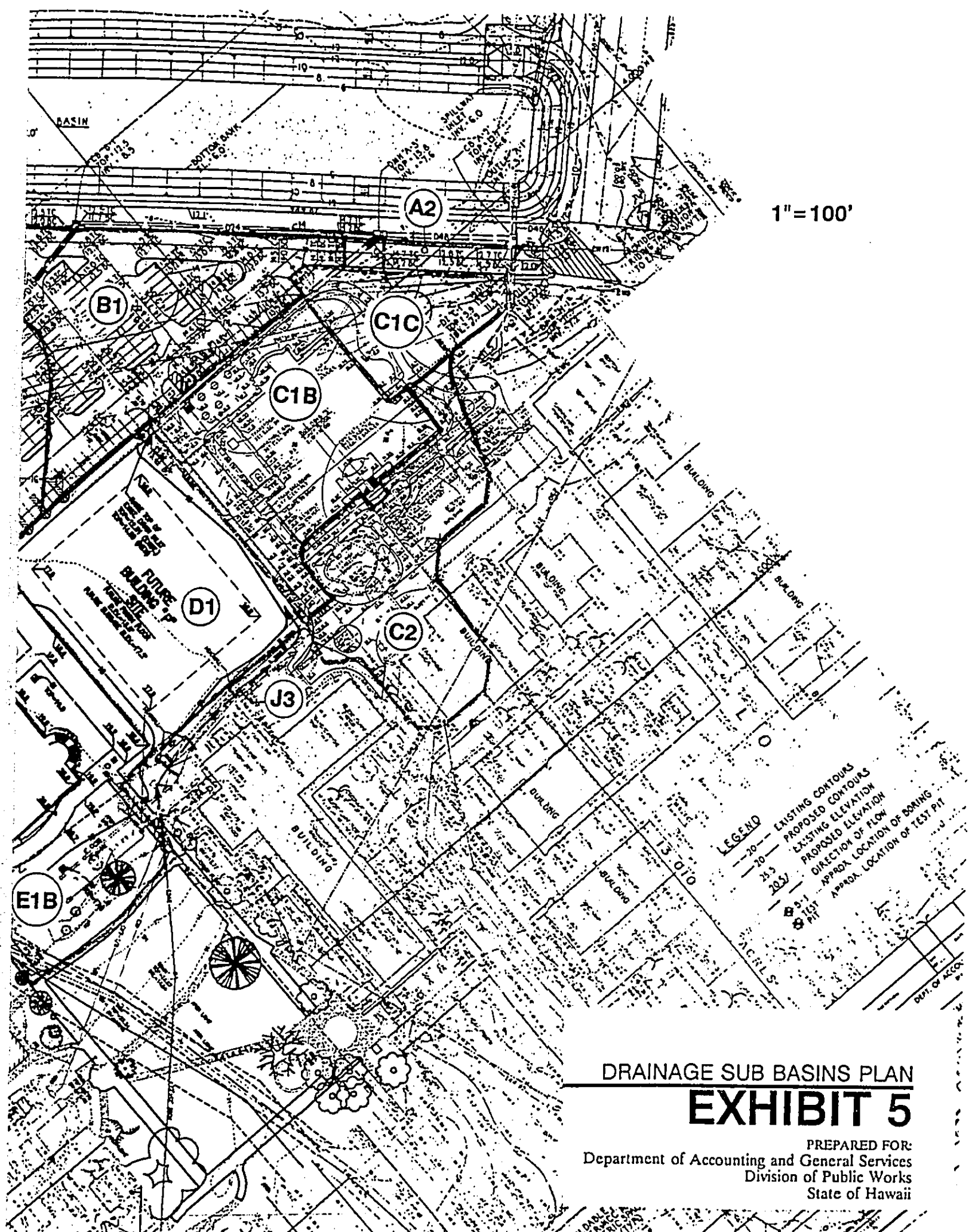
(A2)

DRAINAGE
SUB BASIN
AREA NO.

FOR HYDROLOGIC DATA, SEE
EXHIBIT 5A.

FOR DRAINLINE LOCATIONS, SEE
EXHIBIT 6.





1" = 100'


LEGEND
 --- 20 --- EXISTING CONTOURS
 --- 20 --- PROPOSED CONTOURS
 --- 20.5 --- EXISTING ELEVATION
 --- 20.5 --- PROPOSED ELEVATION
 --- 20.5 --- DIRECTION OF FLOW
 * 5'-1' --- APPROX. LOCATION OF BASIN
 * 10'-1' --- APPROX. LOCATION OF TEST PIT

DRAINAGE SUB BASINS PLAN
EXHIBIT 5

PREPARED FOR:
 Department of Accounting and General Services
 Division of Public Works
 State of Hawaii

HYDROLOGIC DATA:									
Drainage Sub Basin Area Number	Area (Acres)	Cl ₁₀ Exist.	Cl ₅₀ Exist.	Q ₁₀ Exist. (cfs)	Q ₅₀ Exist. (cfs)	Cl ₁₀ Bldg. N IMP	Cl ₅₀ Bldg. N IMP	Q ₁₀ Bldg. N IMP (cfs)	Q ₅₀ Bldg. N IMP (cfs)
A2	0.09	4.5	5.6	0.4	0.5	4.5	5.6	0.4	0.5
A6	0.34	4.5	5.6	1.5	1.9	4.5	5.6	1.5	1.9
A7A	0.07	4.5	-	0.32	-	4.5	-	0.32	-
A7B	0.28	4.5	-	1.26	-	4.5	-	1.26	-
A7C	0.01	4.5	-	0.05	-	4.5	-	0.05	-
B1	1.16	4.5	5.6	5.2	6.5	4.5	5.6	5.2	6.5
B2	0.92	4.5	5.6	4.1	5.2	4.5	5.6	4.1	5.2
C1B	0.73	5.0	6.2	3.65	4.53	5.0	6.2	3.65	4.53
C1C	0.30	2.5	3.1	0.75	0.93	2.5	3.1	0.75	0.93
C2	0.62	4.5	5.6	2.79	3.47	4.5	5.6	2.79	3.47
D1	0.86	-	5.6	-	4.82	-	1.6	-	1.38
E1A	0.57	4.5	-	2.57	-	5.0	-	2.85	-
E1B	1.23	4.5	-	5.54	-	2.5	-	3.08	-
G1	0.78	4.5	-	3.5	-	4.5	-	3.5	-
G2A	0.12	4.5	-	0.54	-	4.5	-	0.54	-
G2B	0.43	4.5	-	1.94	-	4.5	-	1.94	-
G2C	0.04	4.5	-	0.18	-	4.5	-	0.18	-
G2D	1.67	1.3	-	2.17	-	4.5	-	7.52	-
G2E	0.18	4.5	-	0.81	-	4.5	-	0.81	-
G1A1	0.04	4.5	-	0.18	-	4.5	-	0.18	-
J3	1.06 Ac + Offsite	-	-	30.8	-	-	-	30.8	-

GRADING AND DRAINAGE REPORT
 MAUI COMMUNITY COLLEGE BUILDING "N"
 KAHULUI, MAUI, HAWAII


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HYDROLOGIC DATA

EXHIBIT 5A

PREPARED FOR:
 Department of Accounting and General Services
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 State of Hawaii