

Peahi Water Storage
Tank



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
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August 17, 1998

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

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

Re: Final Environmental Assessment (EA) And Finding of No Significant Impact (FONSI) for the Peahi Water Storage Tank in Haiku, Maui, Hawaii, TMK 2-8-5:76 por.

Dear Mr. Gill:

The Department of Water Supply has reviewed the comments received during the 30-day public comment period which began on March 23, 1998. The Department of Water Supply has determined that this project will not have a significant environmental effect and has issued a FONSI. Please publish this notice in the September 8, 1998 Office of Environmental Quality Control (OEQC) Environmental Notice. ✓

We have enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the Final EA. Please contact Herb Chang, Engineer, at 243-7835 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Craddick".

DAVID CRADDICK
Director

DC:to

cc: Herb Chang, Department of Water Supply
Stacy Otomo, Otomo Engineering, Inc.
Gwen Ohashi Hiraga, Munekiyo, Arakawa & Hiraga, Inc.

oel/peahi/gill11tr.dws

"By Water All Things Find Life"

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Printed on recycled paper A small circular logo with a recycling symbol inside.

1998-09-08-MA-FEA-Peahi Water
Storage Tank

SEP 8 1998

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DEPT. OF WATER
QUALITY

Final Environmental Assessment

PEAHI WATER STORAGE TANK

Prepared for
County of Maui
Department of Water Supply
and
Peahi Hui Partners

August 1998



Final
Environmental Assessment

**PEAHI WATER
STORAGE TANK**

Prepared for
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Department of Water Supply
and
Peahi Hui Partners

August 1998



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Preface

Peahi Hui Partners, in partnership with the County of Maui, Department of Water Supply, proposes to construct a 50,000 gallon storage tank and associated improvements and appurtenances in Peahi, Haiku, Maui, Hawaii. The storage tank will be constructed in the vicinity of the Holokai Road and Kaupakalua Road intersection. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Environmental Assessment (EA) documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

The applicant for the project is the County of Maui, Department of Water Supply (DWS), and Peahi Hui Partners (PHP). The proposed project involves the construction of a 50,000 gallon storage tank and associated improvements and appurtenances at TMK 2-8-05:76, Peahi, Makawao, Maui, Hawaii. See Figure 1.

The project site is located along Holokai Road at its intersection with Kaupakalua Road, on a portion of TMK 2-8-05:76. The project site is owned by Anita Jones and David Moore. The site currently has a single-family residence and has received final subdivision approval which will enable the sale of a portion of the property to Peahi Hui Partners. The proposed water tank lot site encompasses an area of 9,828 square feet. An abandoned 10,000 gallon redwood water storage tank was previously located adjacent to the site.

B. PROPOSED ACTION

The project was first initiated by PHP for its Peahi Hui Subdivision. To fulfill one of the subdivision requirements of the Department of Water Supply, a 20,000 gallon water storage tank had to be constructed by the subdividers.

The 20,000 gallon tank meets the storage demand solely for the Peahi Hui Subdivision. Since the department's storage capacity in the area is deficient, the department decided that a larger tank of 50,000 gallons should be constructed to provide additional storage for the Haiku area. The department will provide the monies needed to enlarge the tank.

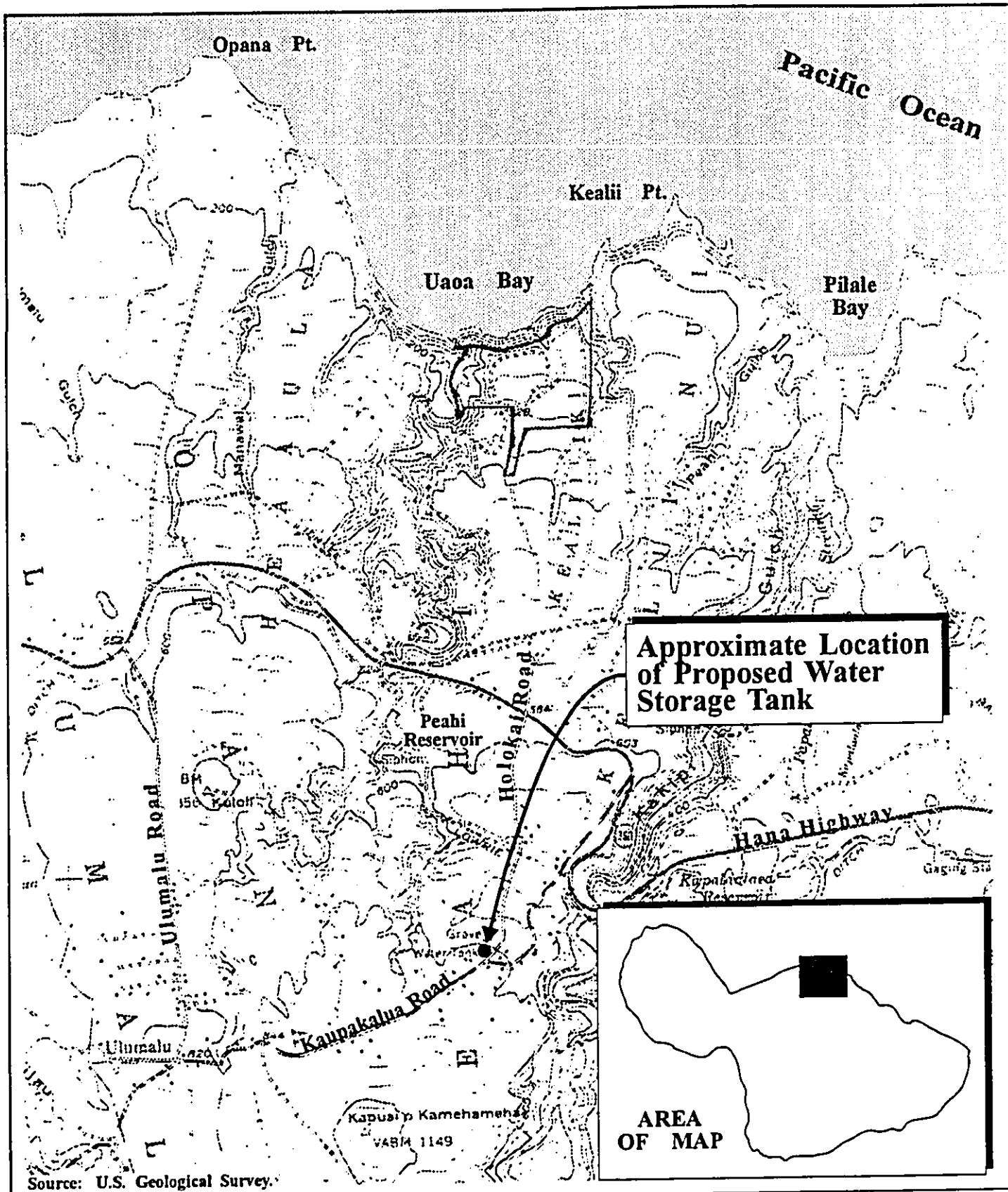


Figure 1

Peahi Water Storage Tank
Regional Location Map



Prepared for: County of Maui, Dept. of Water Supply

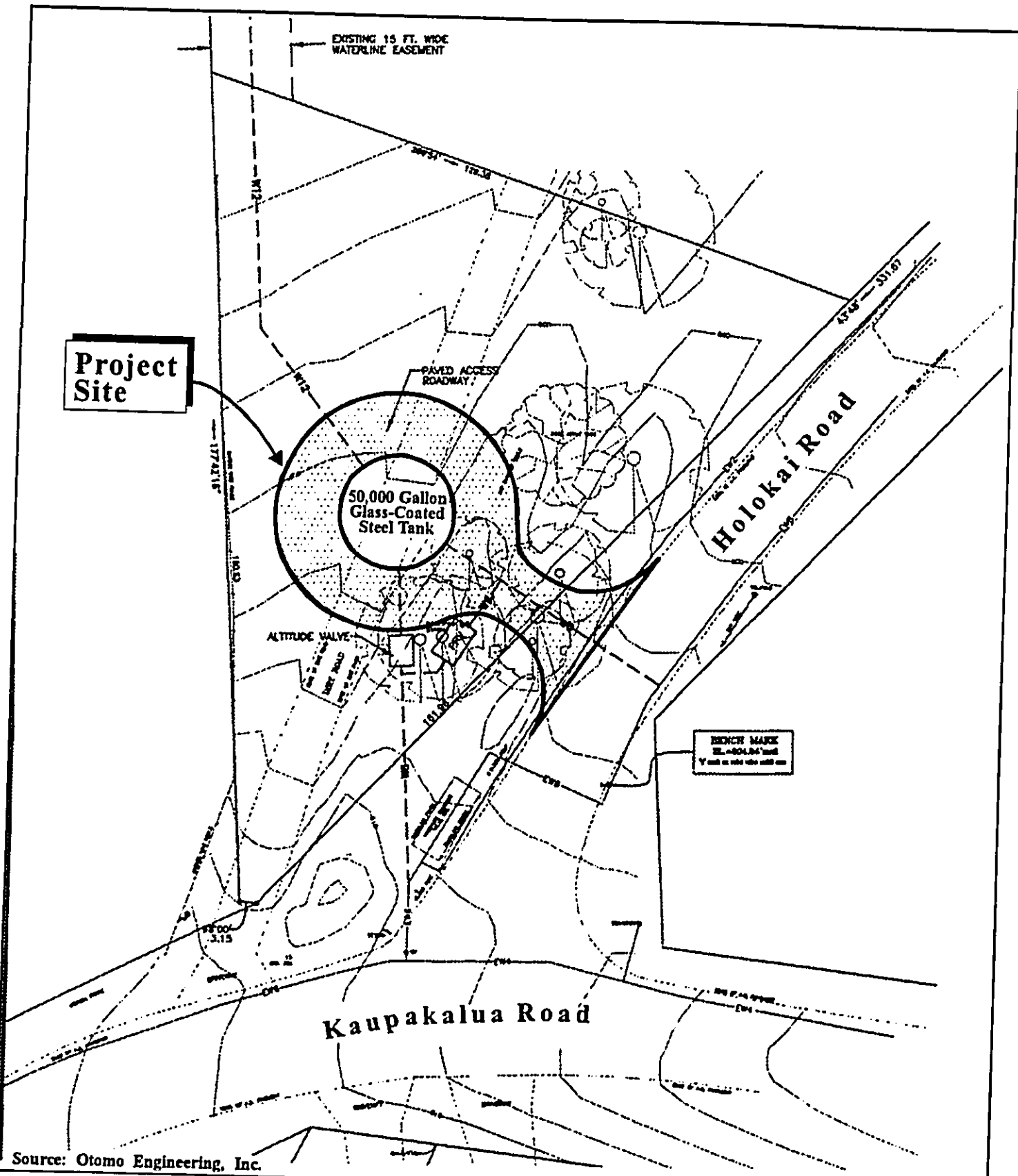
The proposed project involves land acquisition, and design and construction of a 50,000 gallon water tank and related improvements. See Figure 2. The design and construction of the 50,000 gallon water tank and related improvements will conform to the "Water System Standards" for the County of Maui, Department of Water Supply (1985), the "Standard Details for Water System Construction" 1985 (with latest revisions) and all other applicable requirements of the DWS.

Since County funds are involved, this Environmental Assessment (EA) has been prepared in compliance with Chapter 343, HRS.

The proposed project involves the construction of a 50,000 gallon glass-coated bolted steel tank, with preliminary dimensions of 25 feet in diameter, 15 feet in height, and a dome roof height of 5 feet. Associated improvements include a 10 feet wide asphaltic concrete roadway around the tank, 6-inch inlet line, 6-inch outlet line, 12-inch overflow and drainage line, 6-foot high chain link fencing and gates, rate of flow control and pressure sustaining valve, and pressure reducing valve.

All 6-inch lines will be ductile iron and the 12-inch overflow and drainage line will be corrugated aluminum. All of the valves will be housed in concrete valve boxes.

With an estimated cost of \$160,000, the proposed water system improvements will provide improved storage capacity for nearby residential users, including the proposed 18-lot Peahi Hui Subdivision, located approximately one-half mile to the north of the water tank site.



Source: Otomo Engineering, Inc.

Figure 2 Peahi Water Storage Tank
Site Plan



Prepared for: County of Maui, Dept. of Water Supply

NOT TO SCALE

Chapter II

***Description of the
Existing Environment***

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The project site is located in Peahi, Haiku, along Holokai Road at its intersection with Kaupakalua Road.

The site is situated on a parcel of land that has a single-family residence. The project site will be subdivided from the larger lot. There are several single-family residences in the vicinity of the project site.

In a regional context, the Peahi-Haiku area is a largely agricultural and rural area located on the windward side of the Island of Maui.

2. Climate

Like most of the State of Hawaii, Maui experiences a relatively uniform year-round climate with mild temperatures, moderate humidity and consistent northeasterly tradewinds. However, local terrain can greatly influence the climate in different areas. The region experiences a relatively even climate with little seasonal and day-night temperature variation. Cool tradewinds from the northeast help keep the warm summer months pleasant.

Rainfall in the project vicinity ranges between 50 to 75 inches per year, with the most falling during the months of October to April.

Temperatures recorded at Pauwela indicate average high temperatures in the low to mid-80's during the months of July to October, with average low temperatures at around 70 degrees. The

winter months are cooler with average highs around 80 degrees and average lows in the low 60's.

3. **Topography and Soil Characteristics**

Underlying the project site are soils of the Pauwela-Haiku association. See Figure 3. The soils belonging to this association are characteristically deep, gently sloping to moderately steep, well-drained soils that have a fine textured subsoil on low uplands on the north-facing slopes of East Maui.

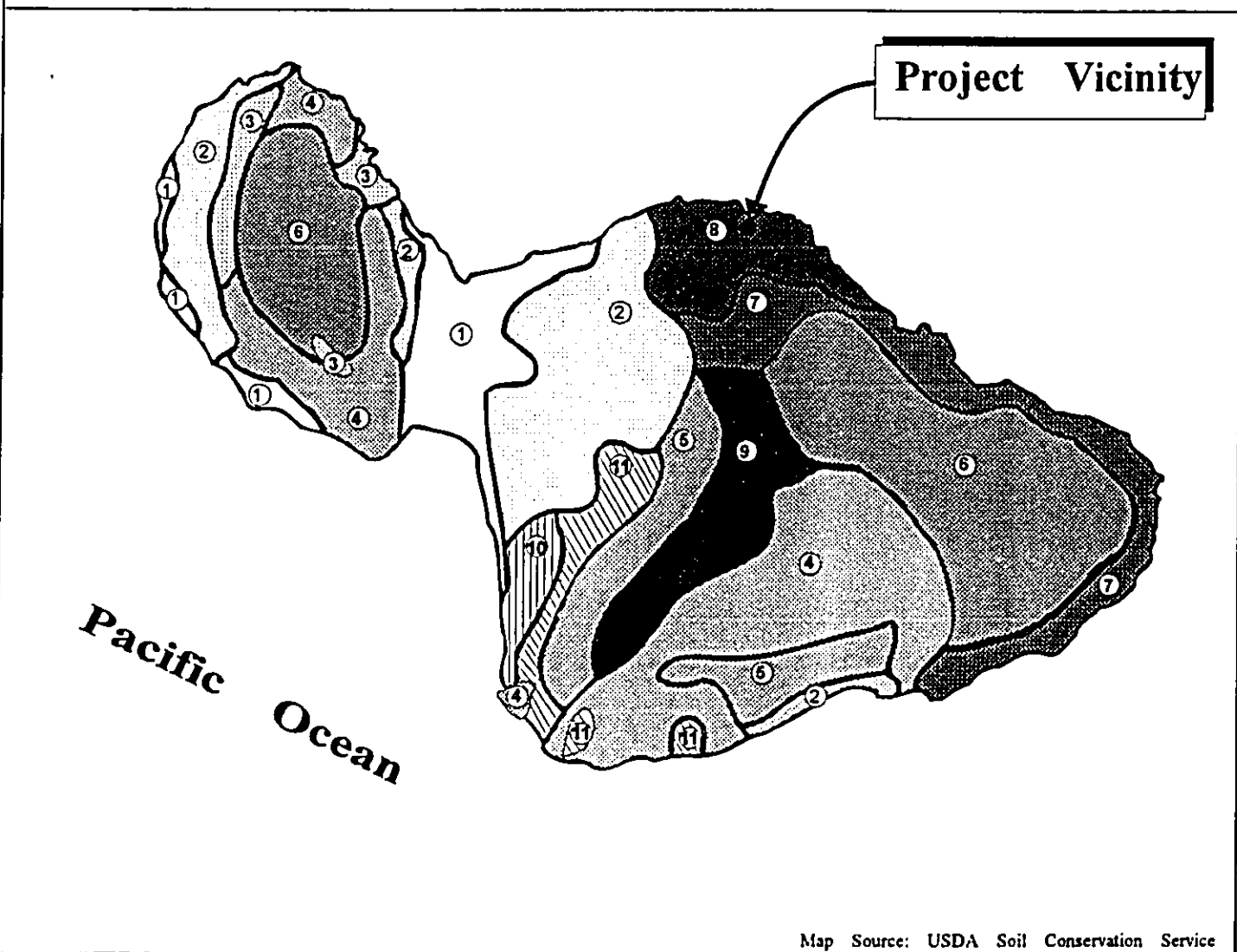
The specific soil type found underlying the project site is Pauwela Clay, 7 to 15 percent slopes (PfC). See Figure 4.

On Pauwela Clay, runoff is slow to medium and the erosion hazard is slight to moderate.

The State Department of Agriculture has established three (3) categories of Agricultural Lands of Importance to the State of Hawaii (ALISH). The ALISH system classifies lands into "Prime", "Unique" and "Other Important Agricultural Land". The remaining lands are "Unclassified". Utilizing modern farming methods, "Prime" agricultural lands have the soil quality, growing season, and moisture supply needed to produce sustained crop yields economically, while "Unique" agricultural lands possess a combination of soil quality, location, growing season, and moisture supply currently used to produce sustained high yields of a specific crop. "Other Important Agricultural Land" includes those which have not been rated as "Prime" or "Unique". As indicated by the ALISH map, the land encompassing the proposed project site falls within the "Prime" category. See Figure 5.

LEGEND

- | | | | |
|---|--|---|-----------------------------------|
| ① | Pulehu-Ewa-Jaucas association | ⑦ | Hana-Makaalae-Kailua association |
| ② | Waiakoa-Keahua-Molokai association | ⑧ | Pauwela-Haiku association |
| ③ | Honolua-Olelo association | ⑨ | Laumaia-Kaipoi-Olinda association |
| ④ | Rock land-Rough mountainous land association | ⑩ | Keawakapu-Makenu association |
| ⑤ | Puu Pa-Kula-Pane association | ⑪ | Kamaole-Oanapuka association |
| ⑥ | Hydrandepts-Tropaquods association | | |



Map Source: USDA Soil Conservation Service

Figure 3 Peahi Water Storage Tank
Soil Association Map



Prepared for: County of Maui, Dept. of Water Supply



Figure 4

Peahi Water Storage Tank
Soil Classification Map



Prepared for: County of Maui, Dept. of Water Supply

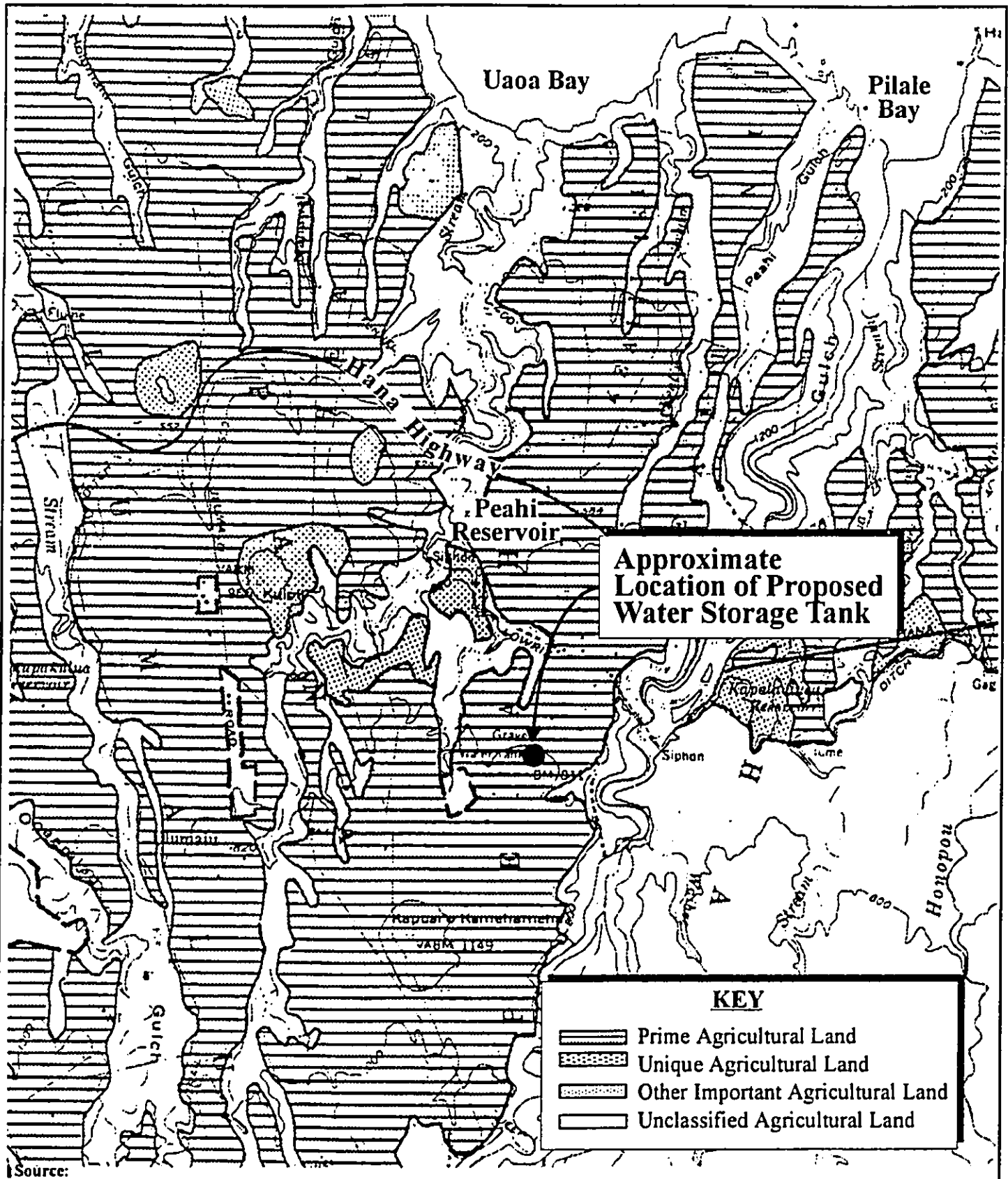


Figure 5 Peahi Water Storage Tank
ALISH Map



Prepared for: County of Maui, Dept. of Water Supply

The Land Study Bureau's Detailed Land Classification rates the agricultural suitability of soils. A five (5) class productivity rating is applied using the letters A, B, C, D, and E, with "A" representing lands of the highest productivity, or very good, and "E" the lowest, or very poorly suited for agricultural production. The Land Study Bureau identifies the land within the project site as "C".

4. **Flood and Tsunami Hazard**

The proposed 50,000 gallon storage tank site and appurtenant improvements are located within Zone "C" as determined by the Flood Insurance Rate Map (FIRM) for this region. See Figure 6. Zone "C" is an area of minimal flooding.

5. **Flora and Fauna**

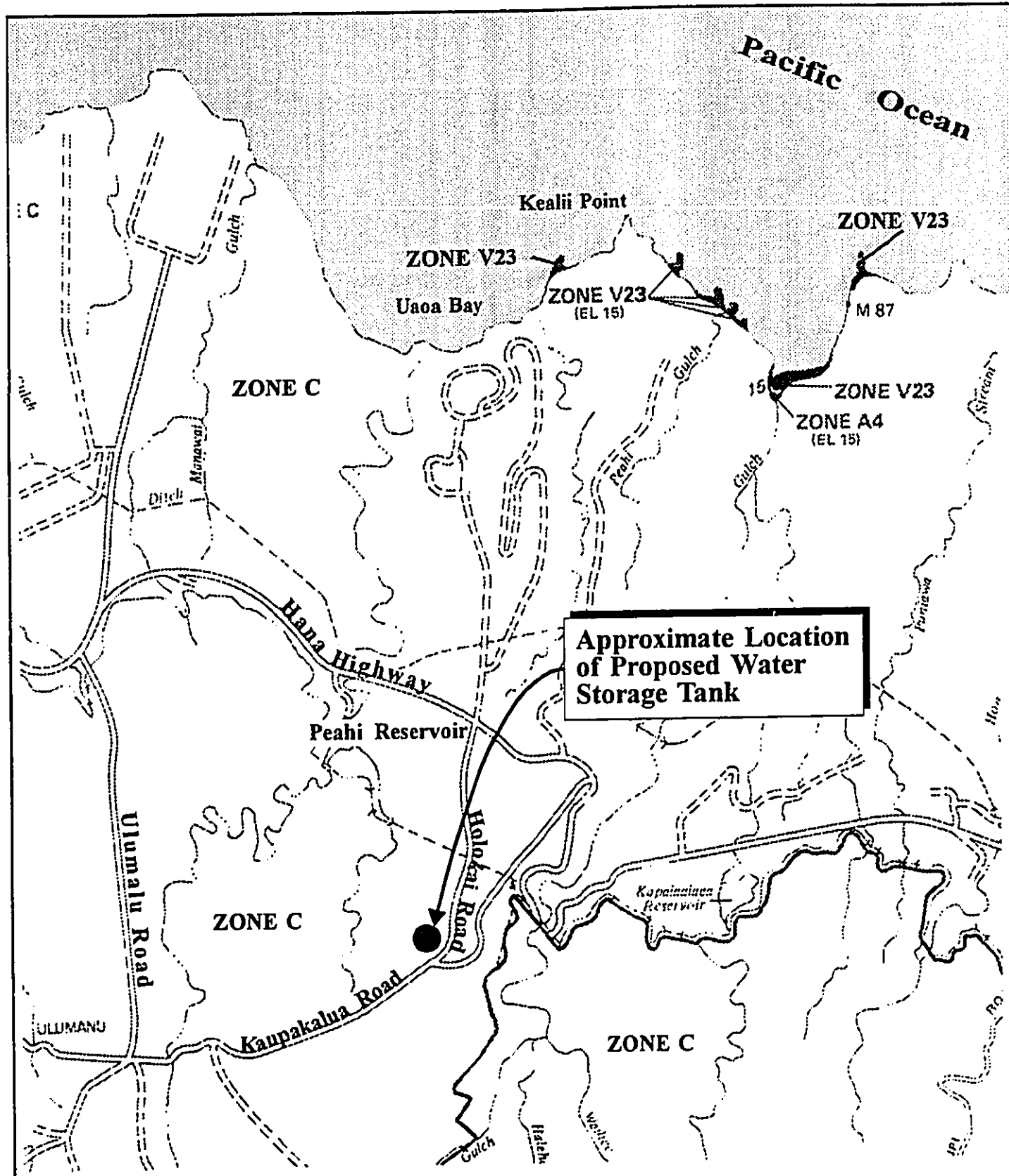
The project site is located on land within the State Agricultural district. Vegetation in the area include shade trees (eucalyptus and rose apple), as well as lowlying grasses. There are no known rare, endangered or threatened species of plants within or surrounding the project site.

The region's wildlife include a host of introduced birds and mammals. There are no known threatened, rare or endangered species of wildlife in the vicinity of the project site.

There are no wetlands located within or in the near vicinity of the project site.

6. **Air Quality**

There are no point sources of airborne emissions in the immediate vicinity of the project site and the air quality at the property is



Source: Flood Insurance Rate Map, Maui County, Hawaii

Figure 6

Peahi Water Storage Tank
Flood Insurance Rate Map



Prepared for: County of Maui, Dept. of Water Supply

considered good.

7. **Noise Characteristics**

Ambient noise conditions are generally attributable to natural conditions such as wind and rain. Vehicular noise levels in proximity of the project site are minimal.

8. **Scenic and Open Space Resources**

There are no notable physical features within the immediate proximity of the project site and the site is not considered unique in terms of visual resource value.

9. **Archaeological Resources**

The project site has been previously disturbed through past use of the property as a water tank site and its current use as part of a residence.

B. SOCIO-ECONOMIC ENVIRONMENT

1. **Land Use and Community Character**

The Paia-Haiku Community Plan region is largely agricultural and rural in character. Paia and Haiku are the principal small towns located in this region which is known for its open space and agricultural environs. Sugar and pineapple lands cover a large portion of the region's landscape. The HC&S Paia Sugar Mill is established as the major industrial use in the region. Other agricultural activities conducted in the region include ranching and nursery operations.

2. **Population**

The population of the County of Maui has exhibited relatively strong growth over the past decade, with the 1990 population estimated to be about 100,504, a 41.9 percent increase over the 1980 population of 70,847. Growth in the County is expected to continue, with resident population projections to the year 2000 and 2010, estimated to be 124,560 and 145,870, respectively (Community Resources, Inc., 1994).

3. **Economy**

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui and South Maui, which have emerged as two (2) of the State's major destination areas.

The vast expanse of agricultural land on Maui is considered a key component of the local economy.

Within the Paia-Haiku Community Plan region, agriculture is considered a principal economic component.

C. **PUBLIC SERVICES AND INFRASTRUCTURE**

1. **Police and Fire Protection**

Police protection for the Paia-Haiku region is provided by the County Police Department headquartered at the Wailuku Station (approximately 20 miles away). The region is served by the Department's Central Maui patrol which includes approximately 110 full-time personnel (telephone conversation with County of Maui, Department of Police employee Maru Hernandez, October 1997).

Fire prevention, suppression and protection services for the Paia-Haiku region is provided by the County Department of Fire Control's Paia Station, located along Hana Highway in Paia Town (approximately 10 miles away). The Paia Station is staffed by 15 full-time personnel (telephone conversation with County of Maui, Department of Fire Control employee Roxanne Medeiros, October 1997).

2. **Medical Facilities**

Maui Memorial Hospital, the only major medical facility on the Island, services the Paia-Haiku region. Acute, general and emergency care services are provided by the hospital. Private medical and dental clinics and practices which are located predominantly in the Wailuku-Kahului area also serve residents of Paia-Haiku.

3. **Schools**

The State Department of Education operates one (1) school in the Haiku area. Haiku Elementary School covers grades K to 6. Public school students from the Haiku area would then be serviced by Samuel Kalama Intermediate School in Makawao which covers grades 7 to 8. King Kekaulike High School serves as the region's high school, for grades 9 through 11. Maui High School in Kahului covers grades 9 through 12.

4. **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 of at the County's 55-acre Central Maui Landfill, located four (4) miles southeast of

the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

D. INFRASTRUCTURE

1. Roadways

The major route serving the Haiku region is the Hana Highway, which extends from Kahului to the Hana region. In the vicinity of the property, Hana Highway is a two-way, two-lane arterial. Access to the proposed tank site is currently provided by an existing roadway, Holokai Road.

2. Wastewater

The Haiku community is not served by County or private wastewater collection and treatment facilities. Wastewater disposal is accommodated via cesspools or individual wastewater treatment systems (e.g., septic tanks).

3. Water

The Haiku region is served by the Makawao Water System. The sources for this system consist of surface water runoff from various East Maui streams.

4. Drainage

There are no improved drainage facilities at the project site or immediate surrounding areas.

5. **Electrical and Telephone Systems**

Electrical and telephone services in the Paia-Haiku region are provided by Maui Electric Company and GTE Hawaiian Telephone, respectively.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE PHYSICAL ENVIRONMENT

1. Surrounding Uses

The project site is located on a portion of TMK 2-8-05:76, consisting of approximately 2.91 acres. The water storage tank will be situated on parcel 76-A (consisting of 9,828 square feet (water tank lot site)) of the partition of the Hui Lands of Peahi, which was recently granted final subdivision approval. The proposed 50,000 gallon water storage tank is not anticipated to have significant adverse effects on surrounding land uses. The area immediately adjacent to the site was previously used as a water tank site.

2. Topography and Soil Characteristics

The proposed project will involve the construction of the 50,000 gallon storage tank and associated improvements and appurtenances. The finished contours will follow existing grades to minimize earthwork costs and maintain existing drainage patterns which tie into immediately surrounding lands.

3. Drainage and Flood Control

Appropriate temporary and permanent erosion control measures will be utilized during construction to minimize soil erosion from construction areas. Inasmuch as site grading will be minimal, erosion potential from the site during construction is not considered significant. See Appendix A.

4. Flora and Fauna

The project site was previously used as a water tank site and is currently used as yard space for the single-family residence.

There are no known rare, endangered or threatened species of flora and fauna at the subject property. As such, the proposed actions are not considered an adverse impact to this component of the natural environment.

Similarly, there are no known rare, endangered or threatened species of avifauna and wildlife in the project vicinity.

5. **Air Quality and Noise**

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

Once the project is completed, project-related vehicular traffic will generate minimal automotive emissions. Security and maintenance inspections will be conducted by the Department of Water Supply's employees on an intermittent basis. Project-related emissions are not expected to adversely impact local and regional ambient air quality conditions.

Ambient noise conditions will be temporarily impacted by construction activities. Construction equipment, such as bulldozers and materials-carrying trucks, would be the dominant source of noise during the construction period. All construction activities will be limited to normal daylight working hours.

On a long-term basis, the project will not generate adverse air quality or noise conditions.

6. **Scenic and Open Space Resources**

The proposed 50,000 gallon storage tank will be constructed in an area of various shade trees and low lying vegetation. Also, the proposed waterline will be located underground and would have no impact on visual resources. The proposed project is not anticipated to adversely affect the open space and scenic character of the area.

7. **Archaeological Resources**

The site was previously graded for access to the existing residence.

However, should any cultural remains be identified during construction, work in the immediate vicinity will be stopped and the State Historic Preservation Division (SHPD) will be consulted to establish appropriate mitigation strategy.

B. **IMPACTS TO COMMUNITY SETTING**

1. **Population and Local Economy**

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

The proposed project will provide additional water storage capacity and fire protection services to the area.

The Board of Water Supply has installed a pressure reducing valve to replace the previously abandoned 10,000 gallon Redwood tank. The proposed 50,000 gallon tank will provide storage capacity for the water service area, without significant adverse impacts to the local economy.

2. **Agriculture**

The proposed improvements will not disturb agricultural activities during and after construction. Accordingly, there are no significant impacts to agricultural endeavors as a result of the project.

C. **IMPACTS TO PUBLIC SERVICES**

1. **Public Services**

The proposed use of the property is not expected to increase the resident or visitor population. As such, the proposed project is not anticipated to affect the service area limits or requirements for emergency services such as police, fire and medical services. Furthermore, the project will not affect recreational facilities and schools.

2. **Solid Waste**

A solid waste management plan will be developed in coordination with the Solid Waste Division of the County Department of Public Works and Waste Management for the disposal of clearing and grubbing material from the site during construction.

D. **IMPACTS TO INFRASTRUCTURE**

1. **Roadways**

The proposed project will not generate a significant amount of vehicular traffic and is not anticipated to have an adverse traffic impact in the vicinity.

2. **Wastewater**

No impacts are anticipated to the County's wastewater system since the proposed project does not require connections to the County's sewer system.

3. **Water**

During grading and construction, non-potable water is intended to be used for dust control, as appropriate.

Upon its completion, the proposed project will enhance the water storage capability for the area.

4. **Drainage**

Development of the proposed project is not expected to cause any adverse effects to adjacent or downstream properties. See Appendix A.

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 (4) 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 State Agricultural district. See Figure 7. The proposed action involves the use of property for a water storage tank and related appurtenances which are compatible with the "Agricultural" designation.

B. MAUI COUNTY GENERAL PLAN

The Maui County General Plan sets forth broad objectives and policies to help guide the long-range development of the County. As stated in Section 8-8.5 of the Maui County Charter, "The General Plan shall 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 shall set forth the desired sequence, patterns and characteristics of future development."

The proposed action is in keeping with the following General Plan objective and policies:

Objective: To provide an adequate supply of potable and irrigation water to meet the needs of Maui County's residents.

Policies:

1. Support the improvement of water transmission systems to those areas which historically experience critical water supply problems provided the improvements are consistent with the water priorities and the County's Water Use and Development Plan provisions for

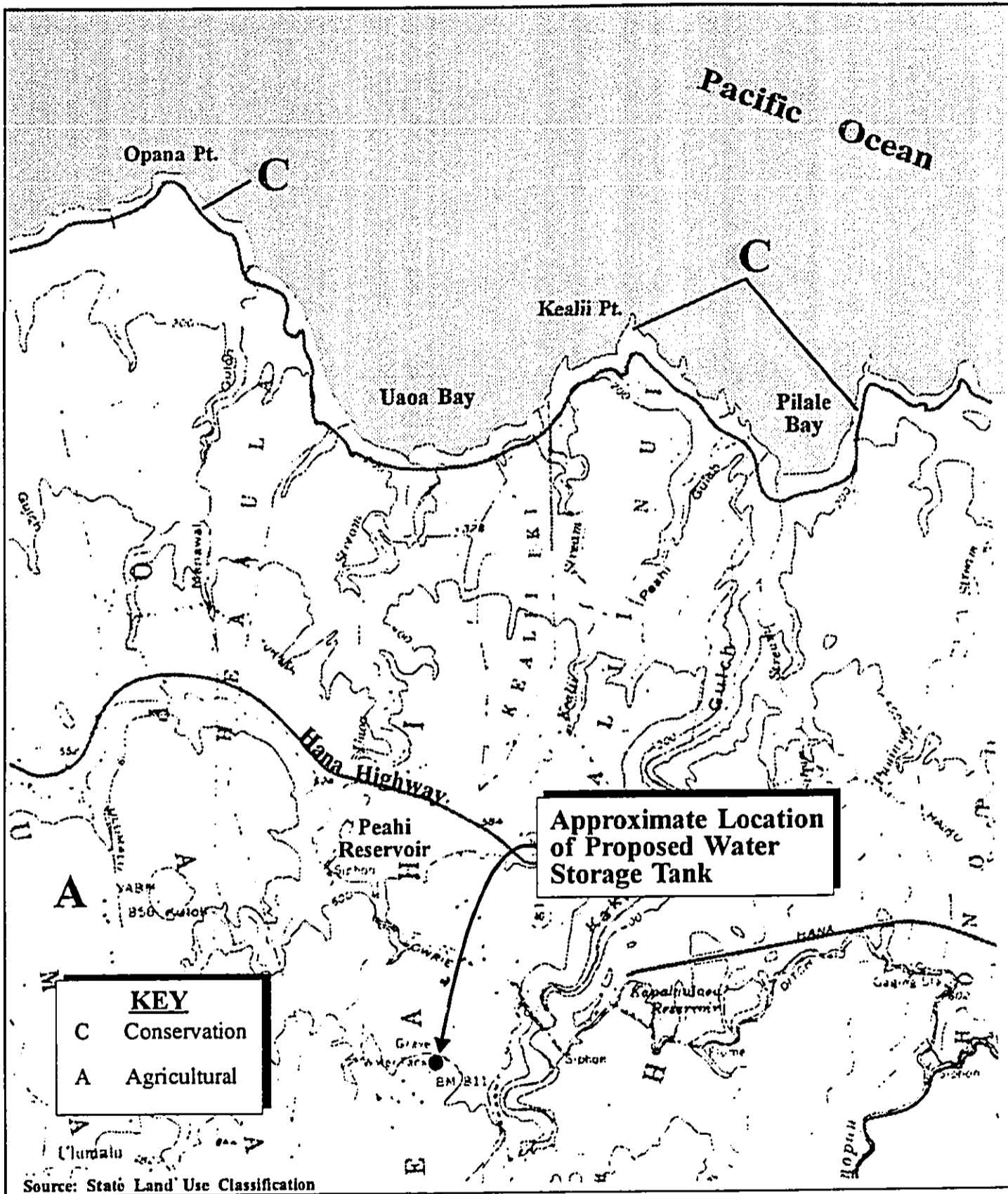


Figure 7

Peahi Water Storage Tank
State Land Use Classifications



Prepared for: County of Maui, Dept. of Water Supply

the applicable community plan area.

2. Develop improved systems to provide better fire protection.
3. Maintain the right to manage the County's water sources and transmission systems at the County level.

Objective: To make more efficient use of our ground, surface and recycled water sources.

Policy:

1. Maximize use of existing water sources by expanding storage capabilities.

C. PAIA-HAIKU COMMUNITY PLAN

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

Land Use guidelines are set forth by the Paia-Haiku Community Plan Land Use Map. The project site is designated "Agriculture" by the Community Plan. See Figure 8. The proposed project is in keeping with the following Paia-Haiku Community Plan provisions:

Goal

An adequate supply of potable and irrigation water to meet the needs of the region.

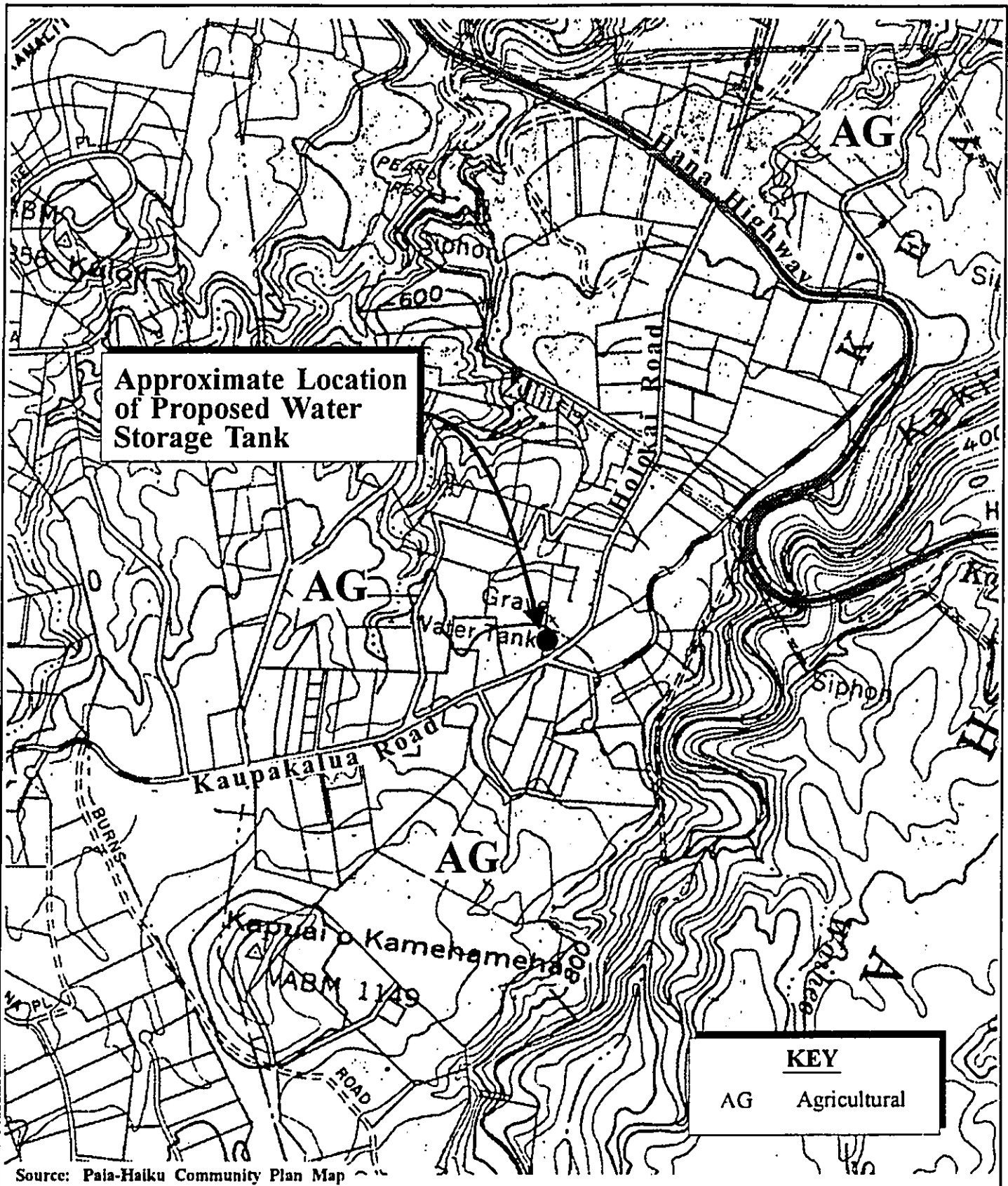


Figure 8

Peahi Water Storage Tank
Paia-Haiku Community Plan
Land Use Designations



Prepared for: County of Maui, Dept. of Water Supply

Objectives and Policies

1. Increase water storage capacity with a reserve for drought periods.
2. Ensure that adequate water capacity is available for domestic and agricultural needs of the region.

* * *

D. COUNTY ZONING

The zoning for the project site is "Interim". The proposed use is in keeping with this zoning designation.

Chapter V

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

V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed project will result in unavoidable construction-related impacts which include noise-generated impacts occurring from the proposed improvements. In addition, there may be temporary air quality impacts associated with dust generated from exhaust emissions discharged by construction equipment.

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

Chapter VI

Alternatives Analysis

VI. ALTERNATIVES ANALYSIS

A. ALTERNATIVE A

Alternative A represents the proposed action. This alternative provides for the construction of a 50,000 gallon water storage tank and associated improvements and appurtenances. The proposed improvements will enhance water storage capacity and fire protection services in the area.

B. ALTERNATIVE B

Alternative B involves constructing the proposed improvements elsewhere on the property. Alternative site locations were considered, however, due to the location of the residence and the existing site character, the review and analysis determined that the proposed location of the improvements was the most suitable. The applicant had considered construction of the proposed improvements within the Peahi Hui Subdivision, however, the Department of Water Supply preferred the proposed site.

C. ALTERNATIVE C

Alternative C is the no action alternative. The proposed improvements are considered necessary and fulfills the requirements of the Board of Water Supply to increase storage capacity and enhance fire protection services.

Chapter VII

Irreversible and Irretrievable Commitments of Resources

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The construction of the proposed improvements would involve the commitment of land, labor, funding and material resources for the proposed action.

There are no other significant irreversible and irretrievable commitments of resources have been identified in connection with the proposed action.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

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

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

The project will not result in any adverse environmental impacts. There are no known, rare, endangered or threatened species of flora, fauna or avifauna located within the project site.

The site has been previously disturbed and does not contain any surface archaeological features.

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

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

The proposed project and the commitment of land resources would not curtail the range of beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict with the State's Long-term Environmental Policies or Goals or Guidelines as Expressed in Chapter 334, Hawaii Revised Statutes**

The State's Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes and were reviewed in connection with the

proposed project. The proposed action is in consonance with the following guidelines:

Environmental Policy:

Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which man and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.

Establishing a commitment on the part of each person to protect and enhance Hawaii's environment and reduce the drain on nonrenewable resources.

Guideline:

Land, water, mineral, visual, air and other resources

- (1) Encourage management practices which conserve and fully utilize all natural resources.
- (2) Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas.

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

The proposed project provides additional water storage capacity to enhance service to this area of the island. The construction of the new tank and related improvements should have no effect on social welfare parameters.

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

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

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

The proposed project is not anticipated to have a significant effect upon the area's roadways. The project is not expected to impact public services, such as police, fire and medical services. Impacts upon recreational, educational and solid waste parameters are also negligible.

The construction of the proposed project should not affect the Island's population base and should not place significant new demands on the Island's public services.

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

During the construction phase of the project, there will be short-term air quality and noise impacts as a result of the project. In the long term, effects upon air quality and noise parameters should be minimal. The project is not anticipated to significantly affect the open space and scenic character of the area.

No substantial degradation of environmental quality resulting from the project is anticipated.

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

The proposed project does not involve a commitment to larger actions.

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 or fauna 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, will be implemented to minimize wind-blown emissions. Noise impacts will occur primarily from construction-related activities. 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 is not located within and would not affect environmentally sensitive areas. The project site is not subject to flooding or tsunami inundation. Soils of the project site are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site.

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

The project site is not identified as a scenic vista or viewplane.

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

The proposed action is not anticipated to require substantial energy consumption.

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

Chapter IX

***Agencies Contacted Prior to
or During the Preparation of
the Environmental Assessment***

IX. AGENCIES CONTACTED PRIOR TO OR DURING THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

The following agencies were contacted during the preparation of the Draft Environmental Assessment.

1. U.S. Army Corps of Engineers
Pacific Ocean Division
Building 230
Fort Shafter, Hawaii 96858
2. U.S. Fish and Wildlife Service
Pacific Islands Office
P. O. Box 50167
Honolulu, Hawaii 96850
3. Mr. Neal Fujiwara
U.S. Department of Agriculture
Natural Resources Conservation Service
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793
4. Mr. Herb Matsubayashi, Chief Sanitarian
Department of Health
54 High Street
Wailuku, Hawaii 96793
5. Mr. Denis Lau, Chief
Department of Health
Clean Water Branch
P. O. Box 3378
Honolulu, Hawaii 96801
6. Mr. Don Hibbard, Administrator
Department of Land and Natural Resources
State Historic Preservation Division
33 S. King Street, 6th Floor
Honolulu, Hawaii 96813
7. Ms. Rae Loui, Deputy Director
Department of Land and Natural Resources
Water Resources Management Division
P. O. Box 621
Honolulu, Hawaii 96809

-
8. Mr. Rick Egged, Director
Department of Business, Economic Development and Tourism
Office of Planning
P. O. Box 2359
Honolulu, Hawaii 96804
 9. Mr. David Blane, Director
Department of Planning
250 S. High Street
Wailuku, Hawaii 96793
 10. Mr. Charles Jencks, Director
Department of Public Works and Waste Management
200 S. High Street
Wailuku, Hawaii 96793
 11. Mr. Ronald Davis, Fire Chief
Department of Fire Control
200 S. High Street
Wailuku, Hawaii 96793
 12. Mr. David Craddick, Director
Department of Water Supply
200 S. High Street
Wailuku, Hawaii 96793
 13. Haiku Community Association
P.O. Box 1036
Haiku, Hawaii 96708

Chapter X

***Early Consultation
Comments***



REPLY TO
ATTENTION OF:

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

September 19, 1997

Operations Branch

Ms. Gwen Ohashi Hiraga
Munekiyo & Arakawa, Inc.
305 High Street
Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ohashi Hiraga:

This letter is written regarding agency comments for the proposed work to construct a 50,000 gallon water storage tank in Peahi, Maui.

Under Section 404 of the Clean Water Act, Department of the Army (DA) permits are required for the discharge of dredged or fill material in waters of the U.S., including wetlands. Based on the information submitted and a phone conversation between Ms. Lolly Silva of my staff and yourself on September 19, 1997, a DA permit will not be required as no waters of the U.S. will be impacted.

File number 970000342 is assigned to this project. Please refer to this number in any correspondence with our office. Should you need additional information, you may call Ms. Silva at (808) 438-9258, extension 17.

Sincerely,

A handwritten signature in cursive script, reading "Linda M. Hihara-Endo", is positioned above the typed name.

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



SEP 23 1997

United States
Department of
Agriculture

Natural
Resources
Conservation
Service

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

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

September 22, 1997

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

Dear Gwen,

Subject: 50,000 Gallon Storage Tank in Peahi, Maui

There are two areas of concern regarding the proposed project. One is the erosion control of the project site during construction since the area receives high annual rainfall. The second relates to any affects the project may have on down stream properties during and or after construction.

Thank you for the opportunity to comment prior to your preparation of a draft Environmental Assessment.

Sincerely,

Neal S. Fujiwara
District Conservationist



February 26, 1998

Neal S. Fujiwara, District Conservationist
United States Department of Agriculture
Natural Resources Conservation Service
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793

SUBJECT: 50,000 Gallon Peahi Water Storage Tank

Dear Mr. Fujiwara:

Reference is made to your letter of September 22, 1997 commenting on the Early Consultation Letter for this project.

Enclosed is a letter report prepared by Otomo Engineering, Inc. which, in part, addresses the concerns you had noted in your letter.

We hope the attached helps in clarifying the issues and concerns you have raised.

Very truly yours,

Gwen Ohashi Hiraga
Gwen Ohashi Hiraga
Project Manager

GOH:lfm
Enclosure

d:\oeh\peah\rrca\tr.001

FEB 25 1998

February 25, 1998



CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

Ms. Gwen Ohashi-Hiraga
Munekiyo, Arakawa & Hiraga, Inc.
305 S. High Street, Suite 104
Wailuku, Hawaii 96793

Dear Gwen:

Subject: 50,000 Gallon Storage Tank for Peahi Hui Partners
T.M.K.: 2-8-05: portion of 76

In response to the September 22, 1997 letter from the Natural Resources Conservation Services and the September 26, 1997 letter from the Department of Public Works and Waste Management, we offer the following responses.

NATURAL RESOURCES CONSERVATION SERVICE

The contractor will implement measures during the construction period to minimize erosion. It should also be noted that construction period will be only for a duration of approximately 3 months. During this period, graded areas will not be left exposed for a long duration as the proposed water tank and access road will be constructed immediately upon completion of the subgrade work.

Also, the tank lot is approximately 0.226 acres, of which only about 50 percent will be graded. The area of grading will be very minimal.

Based on the foregoing, the project will not have an adverse effect on the downstream properties during and after construction.

DEPARTMENT OF PUBLIC WORKS AND WASTE MANAGEMENT

Item 1 - The proposed driveway will be located along South Holokai Road, of which the tank parcel has approximately 162 feet of frontage. The driveway will be situated to maximize the available sight distances within said frontage.

Item 2 - As mentioned above, the tank parcel encompasses only 0.226 acres. The anticipated increase in runoff due to the project will be minimal. In addition, a drainage system will be installed to collect the runoff and divert it into an existing drainageway.

Ms. Gwen Ohashi-Hiraga
Page 2
February 25, 1998

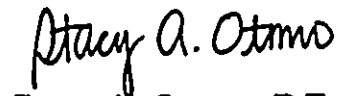
Item 3 - The water tank will be designed to adhere to the setback requirements as required by zoning.

Item 4 - It is questionable if this project falls within Public Law 101-336, however, the access road around the water tank will meet the slope requirements of the American with Disabilities Act.

Should you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

OTOMO ENGINEERING, INC.



Stacy A. Otomo, P.E.
President

cc

SEP 26 1997

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIIKE
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to
EMD/CWB

September 18, 1997

P0936SS

Ms. Gwen Ohashi Hiraga
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Hiraga:

**Subject: 50,000 Gallon Storage Tank Construction
Peahi, Makawao, Maui, Hawaii**

The Department of Health acknowledges the receipt of your letter dated September 12, 1997 and has the following comments:

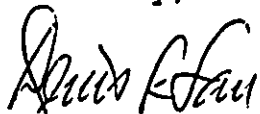
1. The Army Corps of Engineers (COE) should be contacted to identify whether a Federal permit (including a Department of Army (DA) permit) is required for the subject project. If a Federal permit is required by the COE, then a Section 401 Water Quality Certification will be required from the Clean Water Branch, State Department of Health.
2. If the project involves the following types of discharges into State waters, coverage under a National Pollutant Discharge Elimination System (NPDES) general permit is required for each type of discharge:
 - a. Storm water runoff associated with construction activities that involve the disturbance of five (5) acres or greater, including clearing, grading, and excavation;
 - b. Treated groundwater from underground storage tank remedial activity;

Ms. Gwen Ohashi Hiraga
September 18, 1997
Page 2

- c. Non-contact cooling water;
 - d. Hydrotesting water; and
 - e. Construction dewatering effluent.
3. If the proposed facility is considered to be an industrial activity, coverage under the NPDES general permit for storm water runoff associated with industrial activities is required.
 4. If the operation of the proposed facility involves any discharge into State waters, an NPDES individual permit will be required.

Should you have any further questions regarding this matter, please contact Mr. Shane Sumida, Engineering Section of the Clean Water Branch, at (808)586-4309.

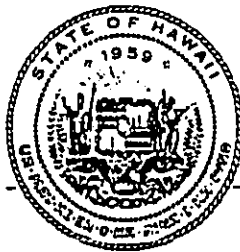
Sincerely,



DENIS R. LAU, P.E., CHIEF
Clean Water Branch

SS:auc

.001 0 3 1997



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

OFFICE OF PLANNING

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

BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAYA
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
RICK EGGED
DIRECTOR, OFFICE OF PLANNING

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

Ref. No. P-6957

September 24, 1997

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo & Awakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

Subject: Pre-draft Environmental Assessment for 50,000 Gallon Storage Tank
in Peahi, Maui

This is in response to your transmittal of September 12, 1997, requesting our comments on the proposed project. We have reviewed the information provided and find that we have no comments to offer at this time.

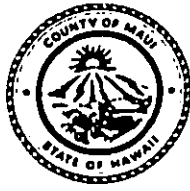
Thank you for the opportunity to comment on this project. Should you have any questions, please contact Charles Carole of the Coastal Zone Management Program at 587-2804.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rick Egged".

Rick Egged
Director
Office of Planning

LINDA CROCKETT LINGLE
Mayor



SEP 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

September 22, 1997

Ms. Gwen Ohashi Hiraga
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

RE: Draft Environmental Assessment for a Fifty Thousand (50,000) Gallon Storage Tank in Peahi, Island of Maui, Hawaii

We have reviewed the above-referenced project and have the following comments:

1. The property is located within the State Agricultural District, and as such, pursuant to Section 05-4.5(7), Hawaii Revised Statutes, the proposed water storage tank qualifies as "public, private, and quasi-public utility lines and roadways, transformer stations, *major water storage tanks*, and appurtenant small buildings such as booster pumping stations, but not including offices or yards for equipment, material, vehicle storage, repair or maintenance, or treatment plants, or corporation yards, or other like structures" and is a permitted use.
2. The property is located within the County Interim District, and as such, pursuant to Article I, Interim Zoning Provisions, Chapter 19.02, Section 19.02.030(7), Maui County Code, qualifies as "public utility uses" and is a permitted use.
3. The property is located outside of the Special Management Area of the Island of Maui.

Ms. Gwen Ohashi Hiraga
September 22, 1997
Page 2

4. The new water storage tank improvements will upgrade water service in the area and should have a positive impact on the surrounding community with the added storage capacity and improved water lines. We commend the joint efforts of the County of Maui and a private developer to provide improved water service.

Thank you for the opportunity to comment. If additional clarification is required, please contact Ms. Colleen Suyama, Staff Planner, of this office at 243-7735.

Very truly yours,

Lisa M. Nuyen
for DAVID W. BLANE
Director of Planning

DWB:CMS:ghk

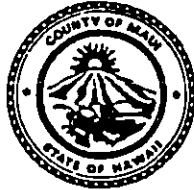
c: Lisa M. Nuyen, Deputy Director of Planning
Clayton Yoshida, AICP, Planning Program Administrator, Planning Division
Aaron Shinmoto, Planning Program Administrator, Zoning Administration and
Enforcement Division
Colleen Suyama, Planner
Project File
General File
(S:\Colleen\Peahi)

OCT 01 1997

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

September 26, 1997

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

EASSIE MILLER, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

Ms. Gwen Ohashi Hiraga
Munekiyō & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ohashi Hiraga:

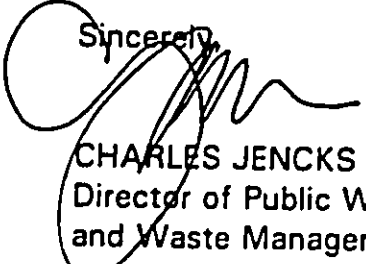
SUBJECT: EARLY CONSULTATION
PEAHI HUI PARTNERS AND COUNTY OF MAUI
50,000 GALLON STORAGE TANK
TMK (2) 2-8-005:076

We reviewed the subject submittal and have the following comments.

1. Access point selected should have adequate entrance sight distance.
2. Drainage assessment should be included.
3. Preliminary subdivision approval was granted on September 15, 1997, for the subject parcel for creation of a water tank lot (LUCA File no. 2.2450). Setbacks, as required by zoning, from the proposed new property lines must be complied with should construction of the tank occur before final subdivision approval.
4. Public Law 101-336, Americans with Disabilities Act -- Title III, requires that all places of public accommodation and commercial facilities be accessible to people with disabilities.

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

Sincerely,


CHARLES JENCKS
Director of Public Works
and Waste Management

DG:co/mt
S:LUCA.CZM.PEAHI.



February 26, 1998

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

SUBJECT: Peahi Hui Partners and County of Maui
50,000 Gallon Water Storage Tank

Dear Mr. Jencks:

Reference is made to your letter of September 26, 1997 commenting on the Early Consultation Letter for this project.

Enclosed is a letter report prepared by Otomo Engineering, Inc. which, in part, addresses the concerns you had noted in your letter.

We hope the attached helps in clarifying the issues and concerns you have raised.

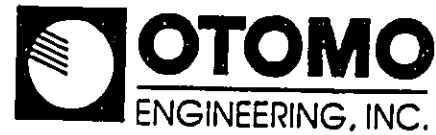
Very truly yours,

Gwen Ohashi Hiraga
Gwen Ohashi Hiraga
Project Manager

GOH:lfm
Enclosure
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FEB 25 1998

February 25, 1998



CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

Ms. Gwen Ohashi-Hiraga
Munekiyo, Arakawa & Hiraga, Inc.
305 S. High Street, Suite 104
Wailuku, Hawaii 96793

Dear Gwen:

Subject: 50,000 Gallon Storage Tank for Peahi Hui Partners
T.M.K.: 2-8-05: portion of 76

In response to the September 22, 1997 letter from the Natural Resources Conservation Services and the September 26, 1997 letter from the Department of Public Works and Waste Management, we offer the following responses.

NATURAL RESOURCES CONSERVATION SERVICE

The contractor will implement measures during the construction period to minimize erosion. It should also be noted that construction period will be only for a duration of approximately 3 months. During this period, graded areas will not be left exposed for a long duration as the proposed water tank and access road will be constructed immediately upon completion of the subgrade work.

Also, the tank lot is approximately 0.226 acres, of which only about 50 percent will be graded. The area of grading will be very minimal.

Based on the foregoing, the project will not have an adverse effect on the downstream properties during and after construction.

DEPARTMENT OF PUBLIC WORKS AND WASTE MANAGEMENT

Item 1 - The proposed driveway will be located along South Holokai Road, of which the tank parcel has approximately 162 feet of frontage. The driveway will be situated to maximize the available sight distances within said frontage.

Item 2 - As mentioned above, the tank parcel encompasses only 0.226 acres. The anticipated increase in runoff due to the project will be minimal. In addition, a drainage system will be installed to collect the runoff and divert it into an existing drainageway.

Ms. Gwen Ohashi-Hiraga
Page 2
February 25, 1998

Item 3 - The water tank will be designed to adhere to the setback requirements as required by zoning.

Item 4 - It is questionable if this project falls within Public Law 101-336, however, the access road around the water tank will meet the slope requirements of the American with Disabilities Act.

Should you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

OTOMO ENGINEERING, INC.

Stacy A. Otomo

Stacy A. Otomo, P.E.
President

co

Chapter XI

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

BENJAMIN J. CAYETANO
GOVERNOR



APR 16 1998

GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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

April 15, 1998

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

Dear Mr. Craddick:

Subject: Draft Environmental Assessment for the Peahi Water
Storage Tank, Maui

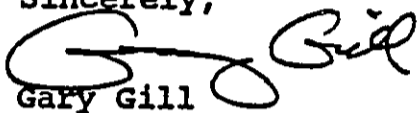
Thank you for the opportunity to review the subject document. We
have the following comments and questions.

1. Please describe why the Department of Water Supply needs an additional 30,000 gallons of water storage capacity in the area. Will the bigger reservoir promote new development in the area? If so, describe the extent of development that could be supported by the reservoir. What are the environmental and social impacts of the new development?
2. Please describe the source of water for the storage tank. Will a new source of water be required to supply the reservoir? If so, please describe the impacts associated with developing the new source.
3. What is the height and width of the water tank? Please illustrate the visual impacts of the proposed tank from public places such as roads and lookouts. Photos of existing conditions taken from public view points are helpful in evaluating visual impacts. Renderings of future structures superimposed on photos of existing views should be provided. We recommend constructing and painting the reservoir with materials and colors that blend with the surroundings. We also recommend landscaping with native Hawaiian plants to reduce the visual impacts.
4. The project is a joint venture between Peahi Hui Partners and the Department of Water Supply. Please describe who would be responsible for operating and maintaining the reservoir.

Mr. Craddick
Page 2

5. Please list all federal, state and county permits that would be required for this project.
6. Please consult with the affected landowners (Anita Jones and David Moore) and document the findings of this consultation.

Sincerely,


Gary Gill
Director

c: ✓ Munekiyo, Arakawa & Hiraga, Inc.



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
TELEPHONE (808) 243-7816 • FAX (808) 243-7833

July 17, 1998

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

Re: Draft Environmental Assessment for Peahi Water Storage Tank

Dear Mr. Gill:

Reference is made to your letter of April 15, 1998, commenting on the referenced Draft Environmental Assessment. In response to your comments and questions, the following information is provided:

1. To fulfill one (1) of the subdivision requirements of the Department of Water Supply, the subdivider is required to construct a 20,000 gallon water storage tank. The 20,000 gallon tank meets the storage demand solely for the Peahi Hui Subdivision. Since the Department's storage capacity in the area is deficient, the Department decided that a larger tank of 50,000 gallons should be constructed. The proposed 50,000 gallon storage tank is not intended to promote new development in the area, but to meet the storage demand for the Peahi Hui Subdivision and to provide additional storage for the Haiku area.
2. The source of water for the storage tank is from the Kamole Water Treatment Plant (treats water from East Maui sources), and a new source of water will not be required to supply the proposed water storage tank. The Department has committed to supply water from the current source to the Peahi Hui Subdivision. The Department is allowing this, based on the substantial expenditures incurred by the subdivider, and made in reliance of obtaining final subdivision approval. With regard to new sources, the Department of Water Supply has an ongoing program for source development.

"By Water All Things Find Life"

Printed on recycled paper

Mr. Gary Gill
July 17, 1998
Page 2

3. The proposed water storage tank will be a glass-coated bolted steel tank, with preliminary dimensions of 25 feet in diameter, 15 feet in height, and a dome roof height of 5 feet.

A 6 feet high green vinyl-coated chain link fence will be constructed around the entire perimeter of the tank lot.

The tank will be situated approximately 70 feet from Kaupakalua Road and 35 feet from Holokai Road. Attached are the preliminary grading plan and section from Kaupakalua Road.

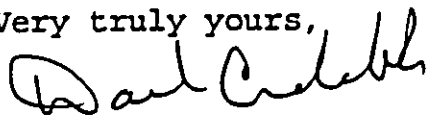
The Department of Water Supply will determine the appropriate color of the tank, forest green or similar, which will blend in with the landscape of the area and immediate surrounding areas. Landscaping will be provided to border the fencing.

Photographs of the tank site area are enclosed.

4. The Department of Water Supply will be responsible for operating and maintaining the reservoir.
5. Permits required for the project are building permit and Work to Perform on County Highway permit.
6. Consultation with the affected landowners (Anita Jones and David Moore) is documented in the form of the approved subdivision of TMK 2-8-005:076. The landowners authorized the filing of the subdivision which was necessary for the purchase of the tank lot. Enclosed is a copy of the subdivision approval letter.

We appreciate your comments and hope the information we have provided are helpful. Should you require additional information, please do not hesitate to contact us.

Very truly yours,



David Craddick
Director

DC:to
Enclosures

cc: Otomo Engineering, Inc. (w/out enclosures)
Munekiyo, Arakawa & Hiraga, Inc. (w/out enclosures)

001/peah1/oeqcltr.001

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

MAY 07 1998

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

DEPUTIES

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PROGRAM

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RESOURCES ENFORCEMENT

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HISTORIC PRESERVATION

DIVISION
LAND DIVISION
STATE PARKS
WATER AND LAND DEVELOPMENT

April 21, 1998

Ms. Gwen Hiraga
Munekiyo, Arakawa, and Hiraga Inc.
305 High Street
Suite 104
Wailuku, Hawaii 96793

LOG NO: 21377
DOC NO: 9804BD13

Dear Ms. Hiraga:

SUBJECT: Chapter 6E-42 Historic Preservation Review of a Draft EA for the Peahi Partners / County of Maui 50,000 Gallon Water Storage Tank Peahi Ahupua'a, Makawao District, Island of Maui
TMK 2-8-05: 76

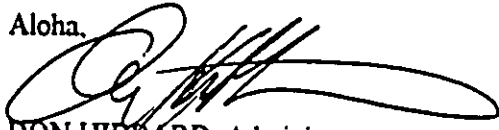
This letter is a Historic Preservation review of a draft Environmental Assessment for the Peahi Partners and County of Maui 50,000 Gallon Water Storage Tank located in Peahi Ahupua'a. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field check was conducted of the subject property.

As was stated in our letter to the County of Maui LUCA regarding this project (SHPD DCC NO: 9712BD43), the subject property seems likely to have once been the location of pre-Contact agricultural fields and perhaps scattered housing. Twentieth century construction has since altered the landscape, however, making it unlikely that any historic sites remain intact. We therefore find the proposed undertaking to have "no effect" on historic sites.

In the event that unrecorded historic remains (i.e. subsurface pavings, 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)
David Blanc, Maui County Department of Planning (fax: 243-7634)

LINDA LINGLE
Mayor

DAVID W. BLANE
Director

LISA M. NUYEN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 24, 1998

APR 28 1998

CLAYTON I. YOSHIDA
Planning Division

AARON H. SHINMOTO
Zoning Administration and
Enforcement Division

Ms. Gwen Ohashi Hiraga
Munekiyo, Arakawa & Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

Re: Maui Planning Department's (Department) Comments on Peahi
Hui Partners and County of Maui 50,000 Gallon Water-Storage
Tank Draft Environmental Assessment (DEA)

Thank you for the opportunity to comment on this DEA. As per the Department's previous comments, it believes the installation of a new tank would be beneficial to the surrounding community. The Department has several concerns with the DEA as follows:

1. Alternatives-The Alternatives Section should provide more information. In particular, Alternative B states that other places on the particular parcel were analyzed, yet the document does not provide any of the analysis.

This section should also examine alternative locations (Tax Map Keys) within the greater Kapakalua/Peahi area that could also meet the goals of this project. Since the document does not say *why* this particular parcel was selected over others, it is difficult to conclude that the proposed project is the preferred alternative.

2. Visual Impacts-The DEA does not describe the tank. Since the proposed location is very close to Kapakalua Road, it is likely to be very visible, and potentially an eyesore. The document should provide additional detail, such as how tall it is, circumference, height of adjacent trees, fencing, color, distance from the roadway, etc. An elevation would be helpful in determining if there are any visual impacts.

Ms. Gwen Ohashi Hiraga
April 24, 1998
Page 2

Again, thank you for the opportunity to comment. If you have any questions, please contact Mr. William Spence, Staff Planner, of this office at 243-7735.

Very truly yours,

Lisa M. Nguyen

for DAVID W. BLANE
Director of Planning

DWB:WRS:osy

cc: Clayton Yoshida, AICP, Planning Program Administrator
William Spence, Staff Planner
Project File
General File
(S:\wrs\peah)



July 9, 1998

Lisa Nuyen, Director
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Assessment for Peahi Water Storage Tank

Dear Ms. Nuyen:

Reference is made to your department's letter of April 24, 1998, commenting on the referenced Draft Environmental Assessment. In response to your comments, the following information is provided:

1. With regard to alternatives, the project site was selected based on the recommendation of the Department of Water Supply. The applicant had suggested that the tank be constructed within the Peahi Hui Subdivision, however, the Department preferred the proposed site. It is noted that the Department previously had a 10,000 gallon redwood tank on the proposed site.
2. With regard to visual impacts, the proposed water storage tank will be a glass-coated bolted steel tank, with preliminary dimensions of 25 feet in diameter, 15 feet in height, and a dome roof height of 5 feet.

A 6 feet high green vinyl-coated chain link fence will be constructed around the entire perimeter of the tank lot.

The tank will be situated approximately 70 feet from Kaupakalua Road and 35 feet from Holokai Road. Attached are the preliminary grading plan and section from Kaupakalua Road.

The Department of Water Supply will determine the appropriate color of the tank, forest green or similar, which will blend in with the landscape of the area and immediate surrounding areas. Landscaping will be provided to border the fencing.

Lisa Nuyen, Director
July 9, 1998
Page 2

We appreciate your comments and hope the information we have provided are helpful.
Should you require additional information, please do not hesitate to contact us.

Very truly yours,

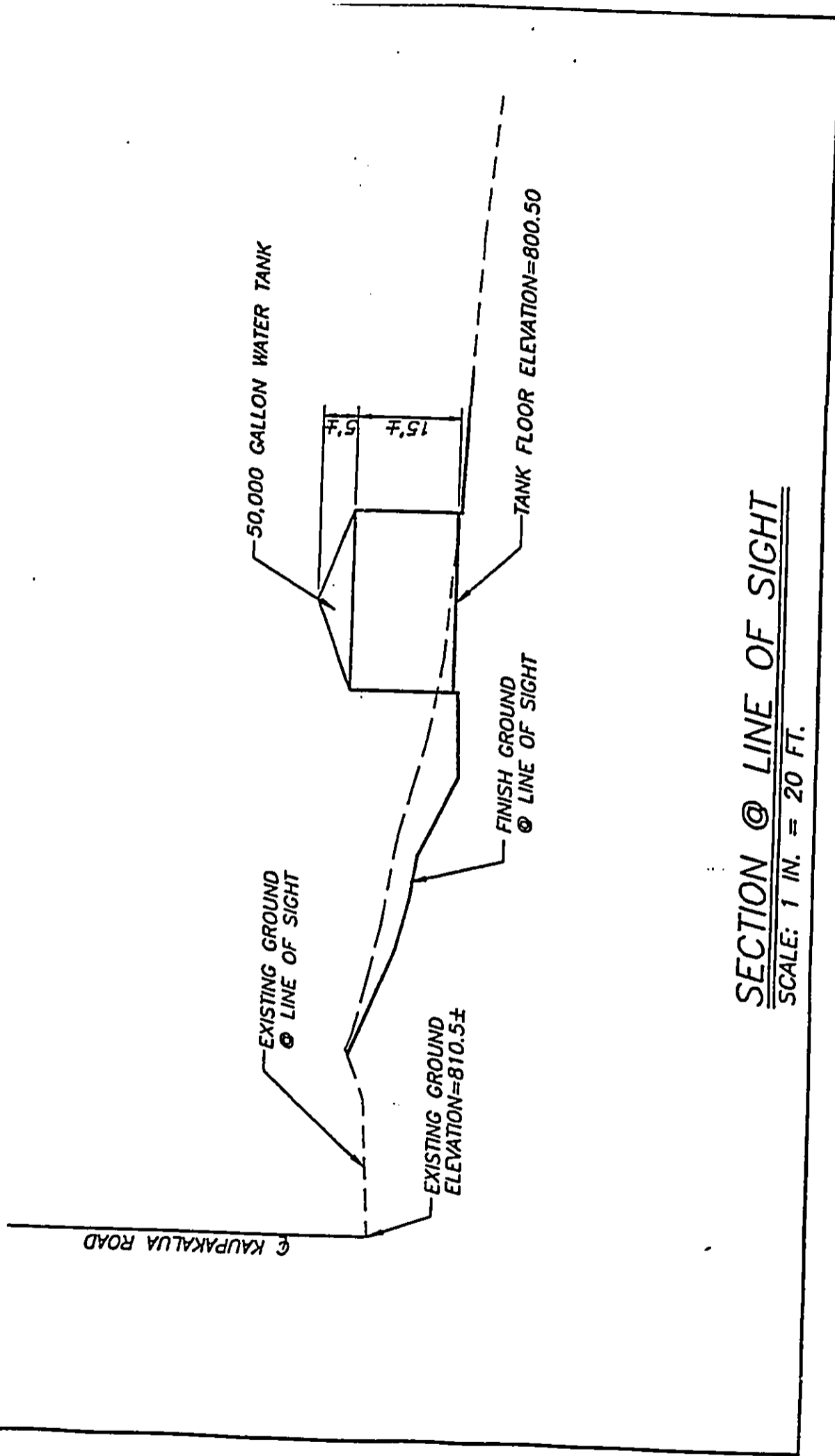


Gwen Ohashi Hiraga
Project Manager

GOH:to
Attachment

cc: Department of Water Supply (w/out attachment)
Otomo Engineering, Inc. (w/out attachment)

oel/peah/planrtr.001



SECTION @ LINE OF SIGHT
SCALE: 1 IN. = 20 FT.

@ KAUPAKALUA ROAD

50,000 GALLON WATER TANK

EXISTING GROUND
 @ LINE OF SIGHT

EXISTING GROUND
 ELEVATION=810.5±

FINISH GROUND
 @ LINE OF SIGHT

TANK FLOOR ELEVATION=800.50

15.7
 7.51

LINDA LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 243-7845
Fax: (808) 243-7955



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

May 5, 1998

MAY 0 8 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

Ms. Gwen Ohashi Hiraga
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ohashi:


SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
PEAHI HUI PARTNERS/COUNTY OF MAUI,
DEPARTMENT OF WATER SUPPLY
TMK (2) 2-8-005:076

We reviewed the subject submittal and have the following comments.

1. The construction plans shall incorporate erosion control Best Management Practices (BMP) to prevent off-site effects from sedimentation. The BMP plan shall show the location and details of structural and non-structural measures to control erosion.
2. Public Law 101-336, Americans with Disabilities Act -- Title III, requires that all places of public accommodation and commercial facilities be accessible to people with disabilities.

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

Sincerely,


for CHARLES JENCKS
Director of Public Works
and Waste Management

DG:co/mt



July 9, 1998

Mr. Charles Jencks
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Assessment for Peahi Water Storage Tank

Dear Mr. Jencks:

Reference is made to your letter of May 5, 1998, commenting on the referenced Draft Environmental Assessment. In response to your comments, the following information is provided:

1. Best Management Practices to control soil erosion will be incorporated into the construction plans. These plans will be submitted to your department for review and approval.
2. The project will be designed to be accessible and in compliance with Public Law 101-336, Americans with Disabilities Act, Title III.

We appreciate your comments and hope the information we have provided are helpful. Should you require additional information, please do not hesitate to contact us.

Very truly yours,

Gwen Ohashi Hiraga
Project Manager

GOH:to
cc: Department of Water Supply
Otomo Engineering, Inc.

oel/peahi/dpww/mjr.002

References

References

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.

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

County of Maui, Paia-Haiku Community Plan, May 1995.

Telephone conversation with County of Maui, Department of Fire employee, Roxanne Medeiros, October 1997.

Telephone conversation with County of Maui, Department of the Police employee, Maru Hernandez, October 1997.

Land Study Bureau, Detailed Land Classification - Island of Maui, May 1967.

Michael T. Munekiyo Consulting, Inc., Environmental Assessment - 'Aina O Ka Hale Pili Subdivision, May 1992.

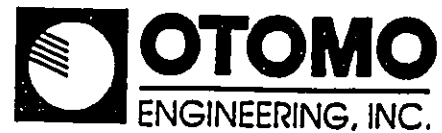
University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, 1972.

Appendix A

***Letter Report from
Otomo Engineering, Inc.***

February 25, 1998



CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

Ms. Gwen Ohashi-Hiraga
Munekiyo, Arakawa & Hiraga, Inc.
305 S. High Street, Suite 104
Wailuku, Hawaii 96793

Dear Gwen:

Subject: 50,000 Gallon Storage Tank for Peahi Hui Partners
T.M.K.: 2-8-05: portion of 76

In response to the September 22, 1997 letter from the Natural Resources Conservation Services and the September 26, 1997 letter from the Department of Public Works and Waste Management, we offer the following responses.

NATURAL RESOURCES CONSERVATION SERVICE

The contractor will implement measures during the construction period to minimize erosion. It should also be noted that construction period will be only for a duration of approximately 3 months. During this period, graded areas will not be left exposed for a long duration as the proposed water tank and access road will be constructed immediately upon completion of the subgrade work.

Also, the tank lot is approximately 0.226 acres, of which only about 50 percent will be graded. The area of grading will be very minimal.

Based on the foregoing, the project will not have an adverse effect on the downstream properties during and after construction.

DEPARTMENT OF PUBLIC WORKS AND WASTE MANAGEMENT

Item 1 - The proposed driveway will be located along South Holokai Road, of which the tank parcel has approximately 162 feet of frontage. The driveway will be situated to maximize the available sight distances within said frontage.

Item 2 - As mentioned above, the tank parcel encompasses only 0.226 acres. The anticipated increase in runoff due to the project will be minimal. In addition, a drainage system will be installed to collect the runoff and divert it into an existing drainageway.

Ms. Gwen Ohashi-Hiraga
Page 2
February 25, 1998

Item 3 - The water tank will be designed to adhere to the setback requirements as required by zoning.

Item 4 - It is questionable if this project falls within Public Law 101-336, however, the access road around the water tank will meet the slope requirements of the American with Disabilities Act.

Should you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

OTOMO ENGINEERING, INC.

Stacy A. Otomo
Stacy A. Otomo, P.E.
President

cc