BENJAMIN J. CAYETANO
GOVERNOR

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

LETTER NO. PM-1216.9

NOV 15 1999

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OFC. OF ENVIRONMENTAL QUALITY CONT.

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: Maui Community College
Building P
D.A.G.S. Job No. 15-31-4048
TMK 3-8-07:por. 40

In accordance with the provisions of Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, of the Administrative Rules of the State Department of Health, a Final Environmental Assessment (EA) has been prepared for the proposed project.

As the approving agency, the State of Hawaii, Department of Accounting and General Services, believes that there will be no significant impacts as a result of the proposed action and is filing a Finding of No Significant Impact (FONSI).

Enclosed are one (1) copy of the OEQC Publication form and four (4) copies of the Final EA. In addition, please be advised that the Project Summary has not changed since the publication of the Draft EA. We respectfully request that notice of the availability of the Final EA be published in the next edition of the Environmental Notice.

Very truly yours,

GORDON MATSUOKA
Public Works Administrator

EN/si
Encl.
c: Maui Community College - Marvin Tengan
UHCC Planning Office - Maynard Young
Design Partners Inc. - Mike Muromoto
Munekiyo, Arakawa & Hiraga, Inc. - Glenn Tadaki

1999-12-23-MA-FEA

Final Environmental Assessment

MAUI COMMUNITY COLLEGE BUILDING "P"

Prepared for:

University of Hawaii,
Community Colleges,
State of Hawaii
by the
Dept. of Accounting
& General Services,
State of Hawaii

December 1999

MUNEKIYO, ARAKAWA & HIRAGA, INC.

Final
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Preface

The State of Hawaii, Department of Accounting and General Services (DAGS), proposes to develop a new food service building (Building "P") on the campus of Maui Community College. The project site is located in Kahului, Maui, Hawaii and is identified by TMK 3-8-07:por. 40.

Since the proposed project involves the use of State lands and funds, this Environmental Assessment (EA) has been prepared as required by Chapter 343, Hawaii Revised Statutes. The EA will be used as the principal supporting technical document for the SMA Use Permit application for the proposed project.

Chapter I

Project Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, BACKGROUND, AND LAND OWNERSHIP

The applicant, the State of Hawaii, Department of Accounting and General Services (DAGS), is proposing to develop a new food service building (Building "P") on the campus of Maui Community College (MCC) at Kahului, Maui, Hawaii. The MCC campus encompasses an area of approximately 61 acres and is identified by TMK 3-7-02:11, which consists of 12.3 acres, and TMK 3-8-07:40 which comprises 48.9 acres. The project site occupies a part of MCC's main parking lot and is situated on a portion of the parcel identified by TMK 3-8-07:40. See Figure 1 and Figure 2.

Adjoining the project site to the east is Building "S" (office, classroom, and computer lab facilities), which was recently completed and opened in March 1999. Bordering the site to the west is the future Building "N", which is anticipated to start construction by the end of 1999 and will contain facilities for distance education and information technology. In addition, the MCC student services building is located to the south of the site, while MCC's main parking lot is situated to the north. Access to the project site is currently provided by the Papa Avenue Extension (Wahineopi'o Avenue), a recently completed two-lane County roadway which links Kaahumanu Avenue with Kahului Beach Road.

As previously noted, the project site comprises a portion of MCC's main parking lot. A portion of this asphalt paved parking lot includes the site for future Building "N". Site preparation for Building "P" will commence with the construction of Building "N" and will involve demolition of a portion of the main parking lot, as well as the placement of fill and grassing of the site. A new driveway connection from the main parking

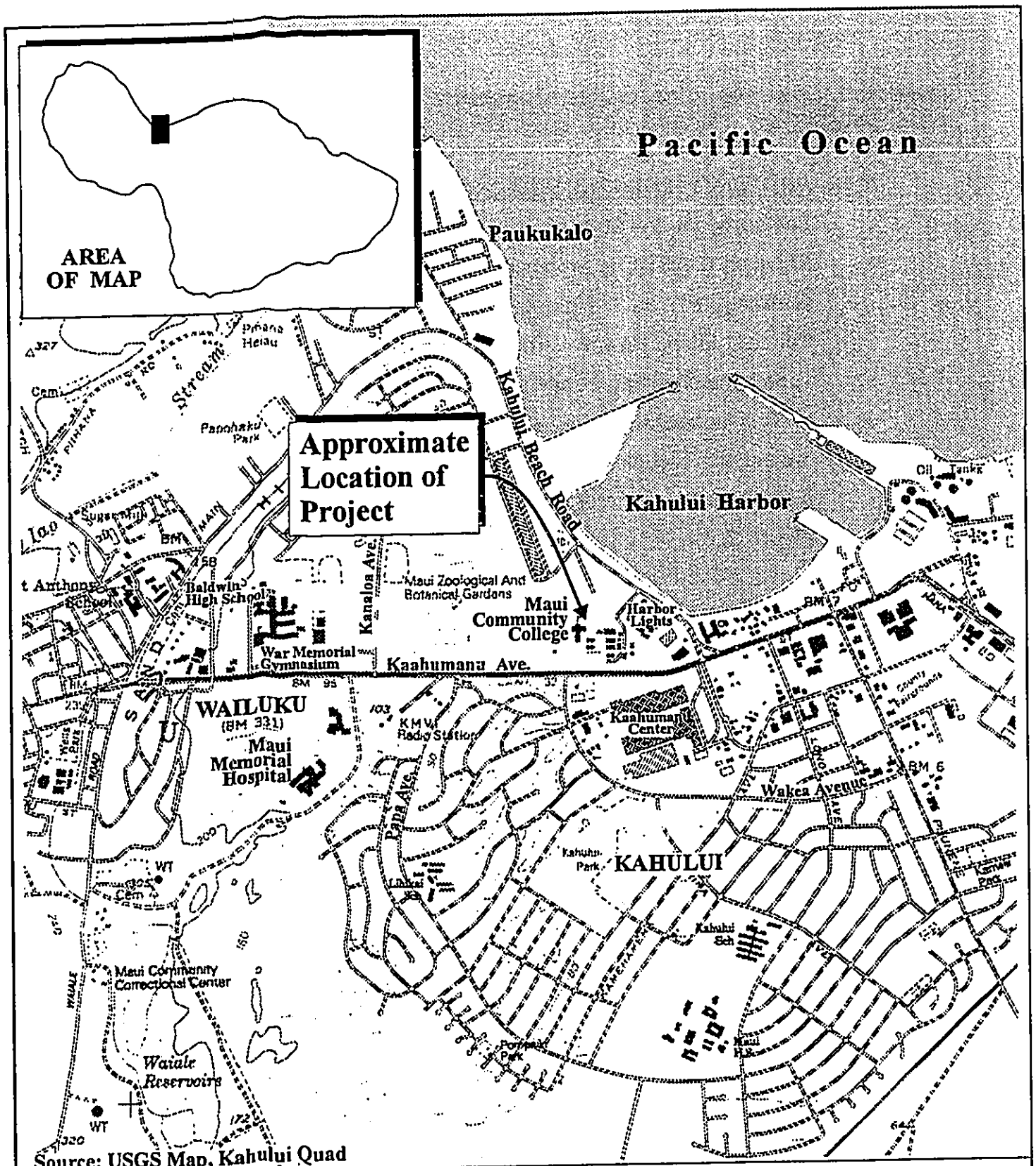

Figure 1

Maui Community College Building "P"

Regional Location Map

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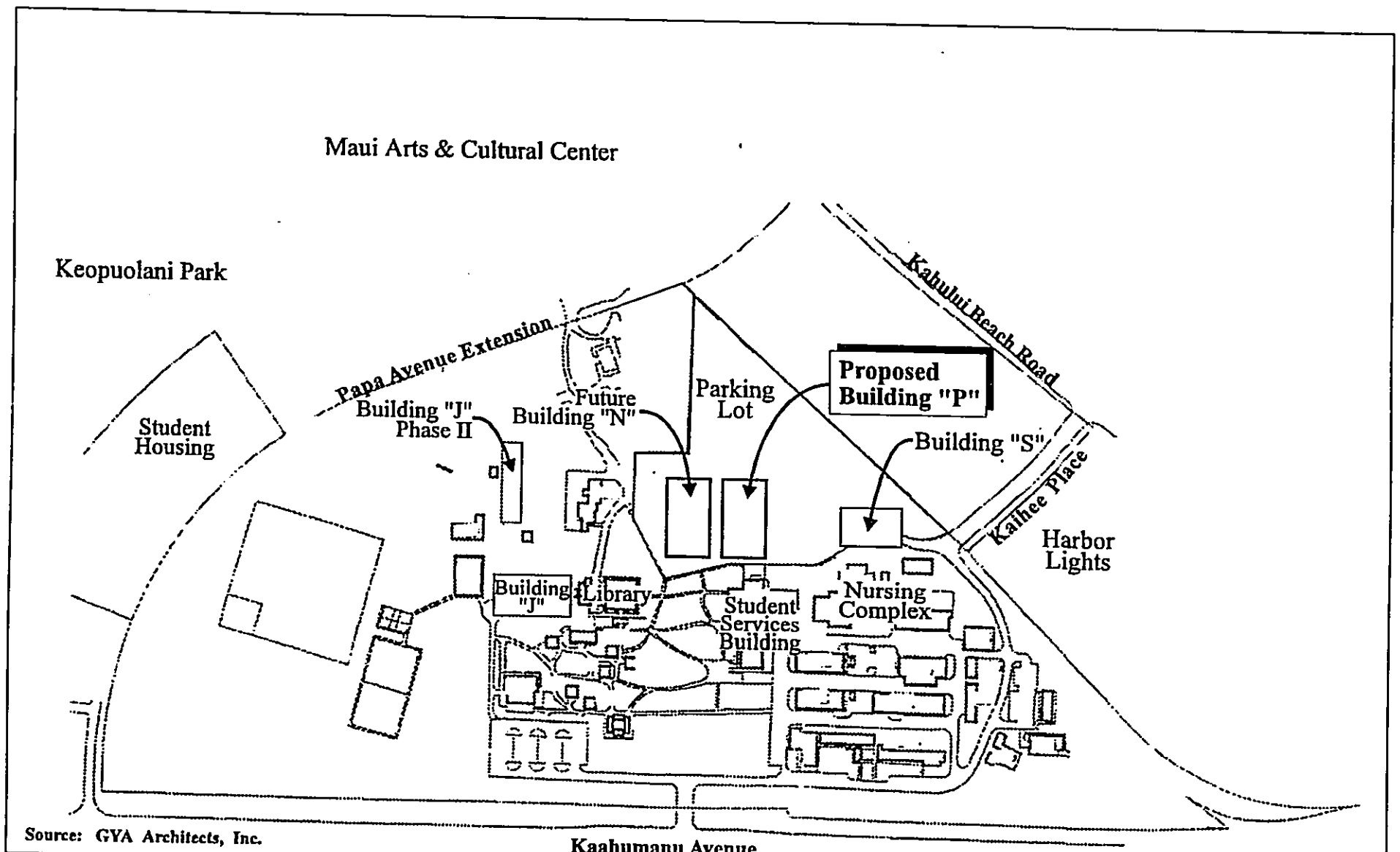

Figure 2

Maui Community College
Building "P"
Site Location and Campus Reference Map

NOT TO SCALE

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lot to the Papa Avenue Extension has been constructed. It should be noted that a Special Management Area (SMA) Use Permit for the parking lot addition, new driveway connection, site work for Building "P", and the construction of Building "N" was granted by the Maui Planning Commission on June 10, 1998. Since 212 existing parking stalls will be displaced by the future Building "N" and the site work for Building "P", a 285 stall addition to the west of the main parking lot is being constructed.

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 Spring 1998, there were 919 full-time students and 1,683 part-time students registered at MCC (telephone conversation with Stephen Kameda, MCC Registrar, January 5, 1999).

In addition, MCC services another 11,000 students annually in its non-credit program which is offered three (3) 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. 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.

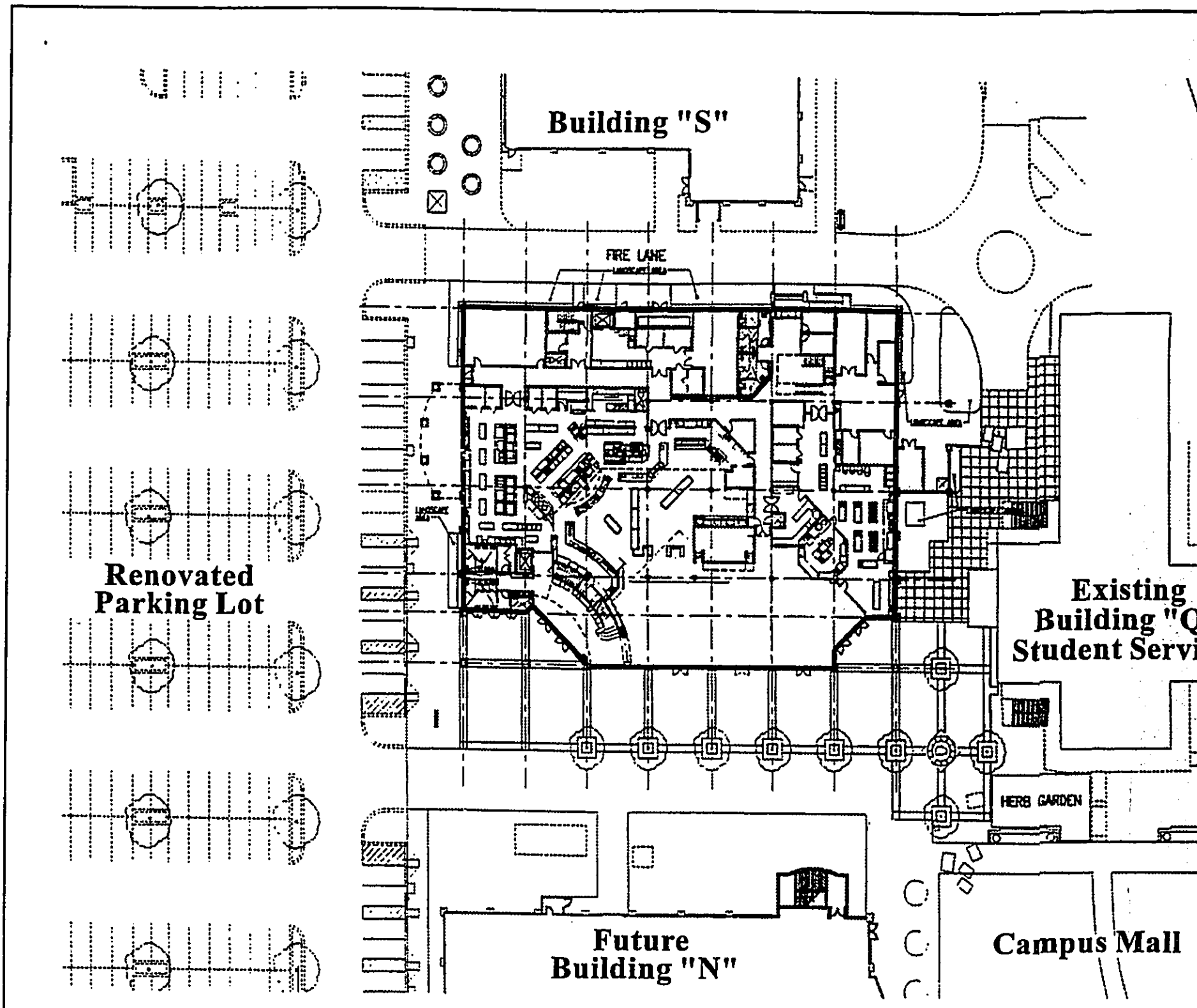
In the long term, MCC's master plan anticipates future expansion of facilities and programs. This expansion could provide for additional classroom space to accommodate as many as 5,000 full-time equivalent students (e.g., 7,000 to 8,000 head count students).

The project site is located in the State "Urban" district and is designated "Public/Quasi-Public" by the Wailuku-Kahului Community Plan and "M-1, Light Industrial" by Maui County zoning, respectively (vocational and trade schools are permitted uses under residential zoning). The project site is also located within the limits of the SMA for the island of Maui. The University of Hawaii is the fee simple owner of the land underlying the project site.

B. ***PROPOSED ACTION***

MCC's food service program is based on three (3) levels of competencies offered in two (2) specialty areas: culinary arts and baking. This competency-based instruction focuses on acquiring the needed skills, knowledge, and attitudes that are necessary for success in the hospitality industry. With the growing demand for hotel and restaurant employees, the instruction and training provided by MCC's food service program is important in helping individuals obtain employment in the visitor industry.

A component of MCC's master plan, Building "P" will be utilized for food service instruction and training. See Figure 3, Figure 4, Figure 5 and Figure 6. Building "P" will consist of two-stories and will contain



Source: Design Partners Incorporated

Figure 3 Maui Community College Building "P" NOT
Site Plan

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and General Services

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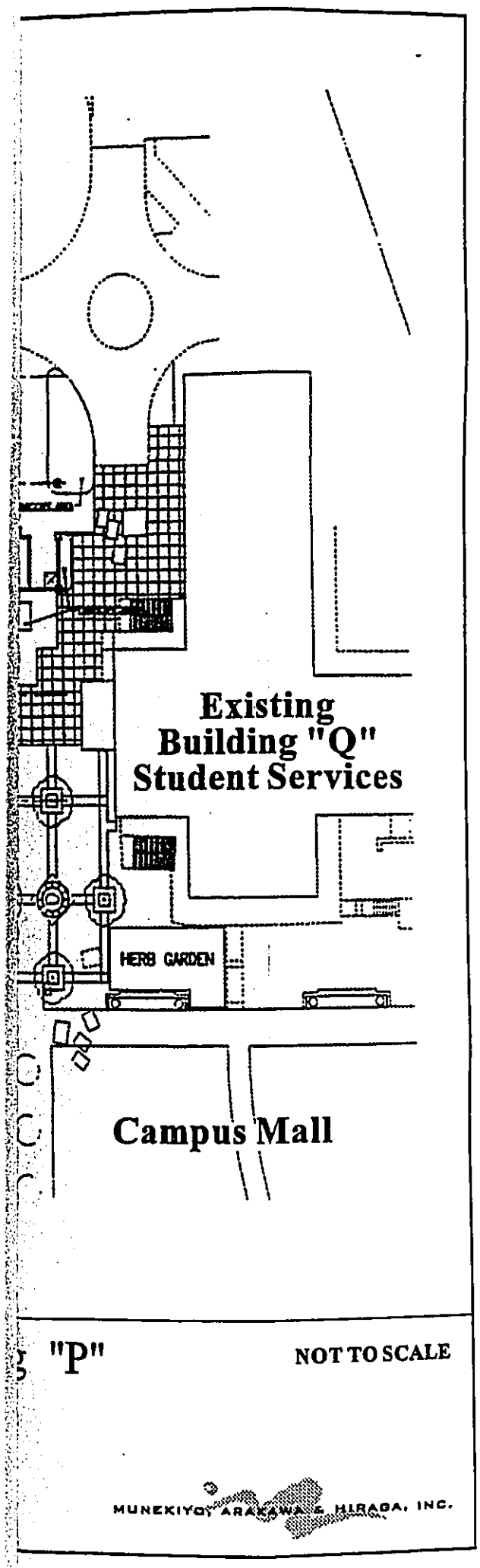

"P"

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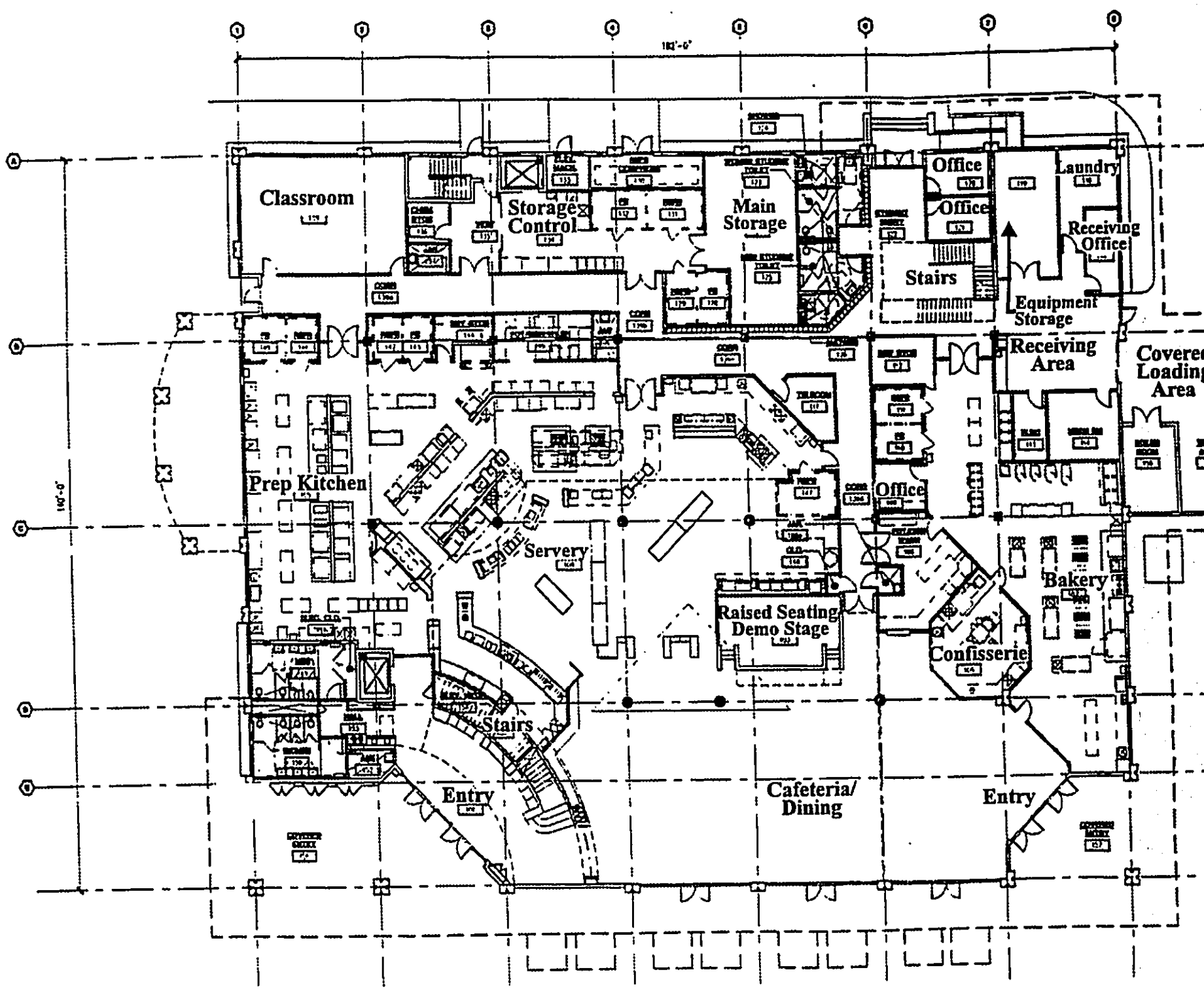

Source: Design Partners Incorporated

Figure 4 Maui Community College Building "P"
Ground Floor Plan

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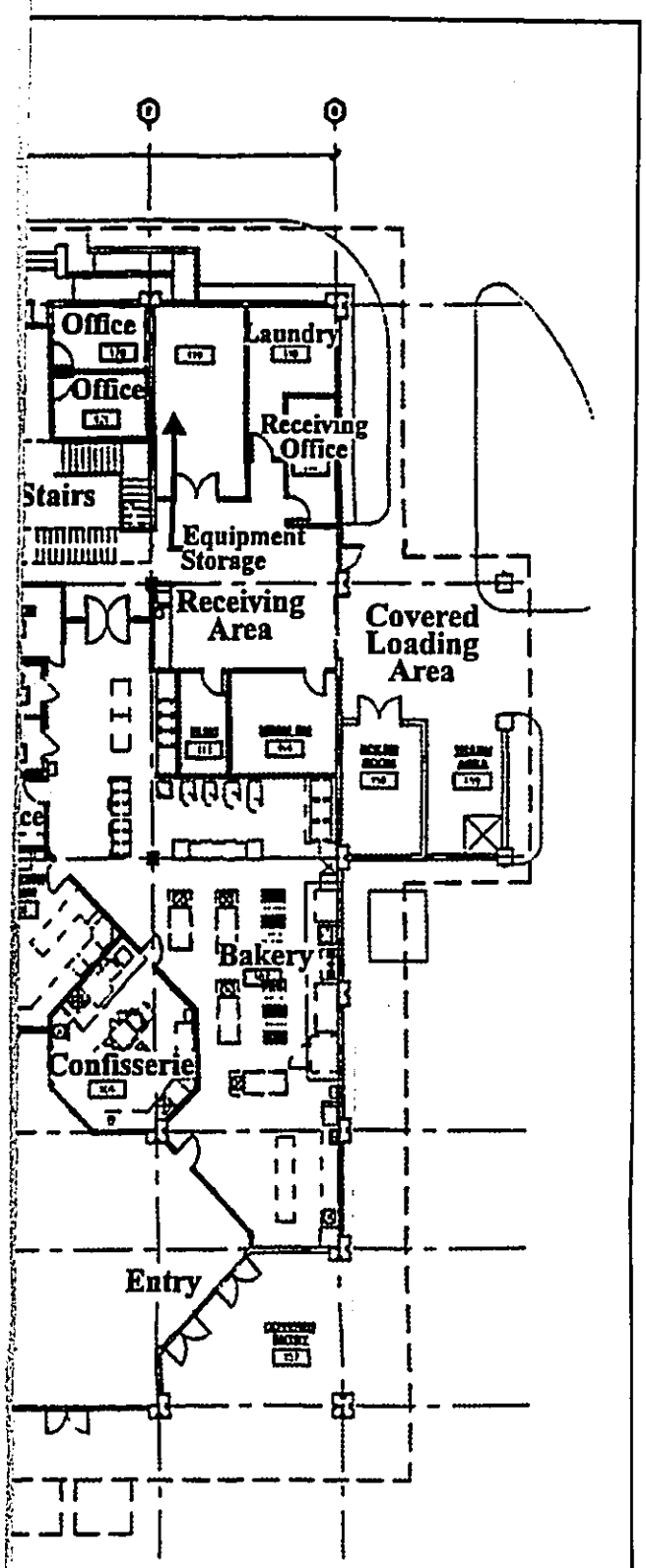

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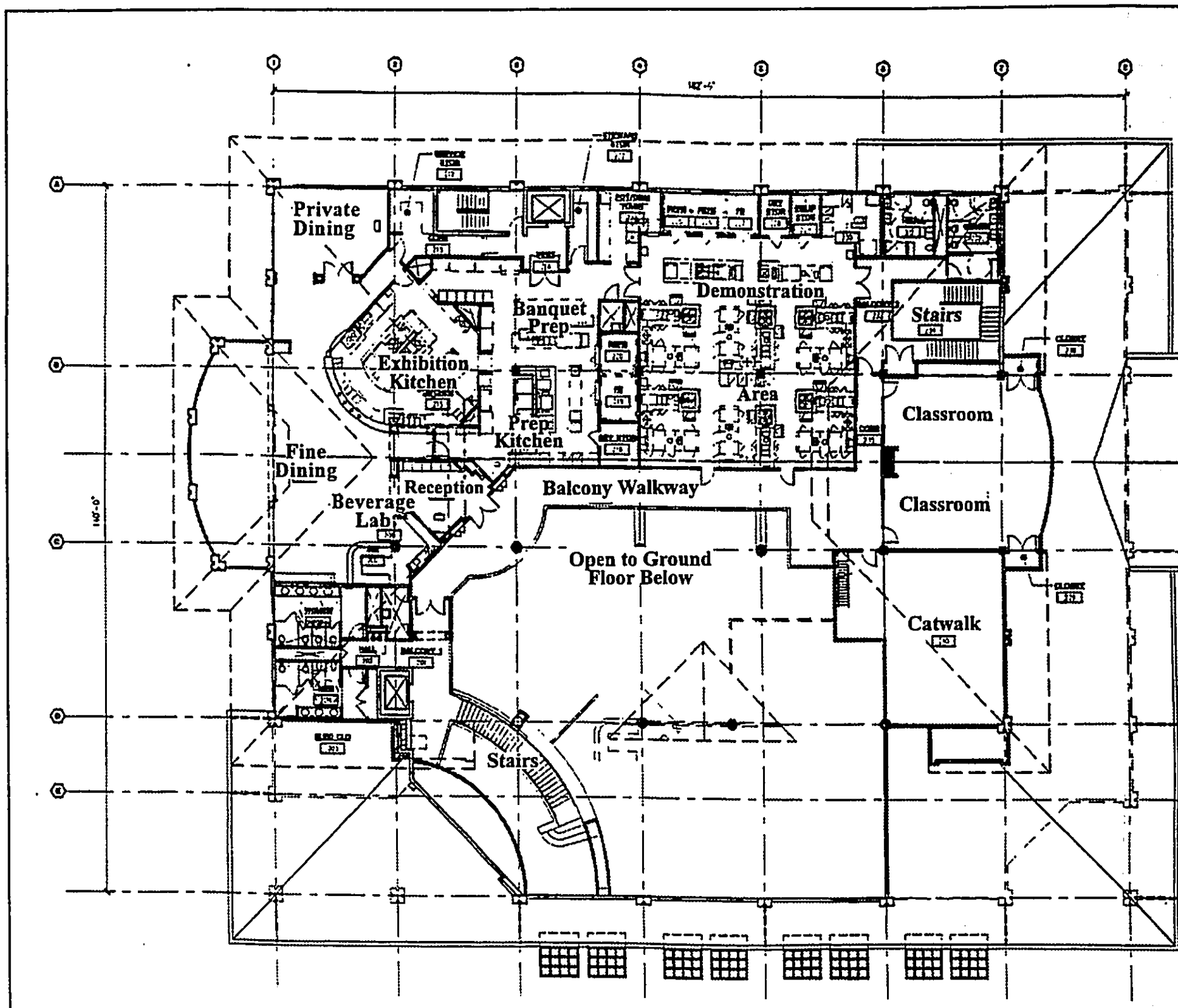

Source: Design Partners Incorporated

Figure 5 Maui Community College Building "P"
Second Floor Plan

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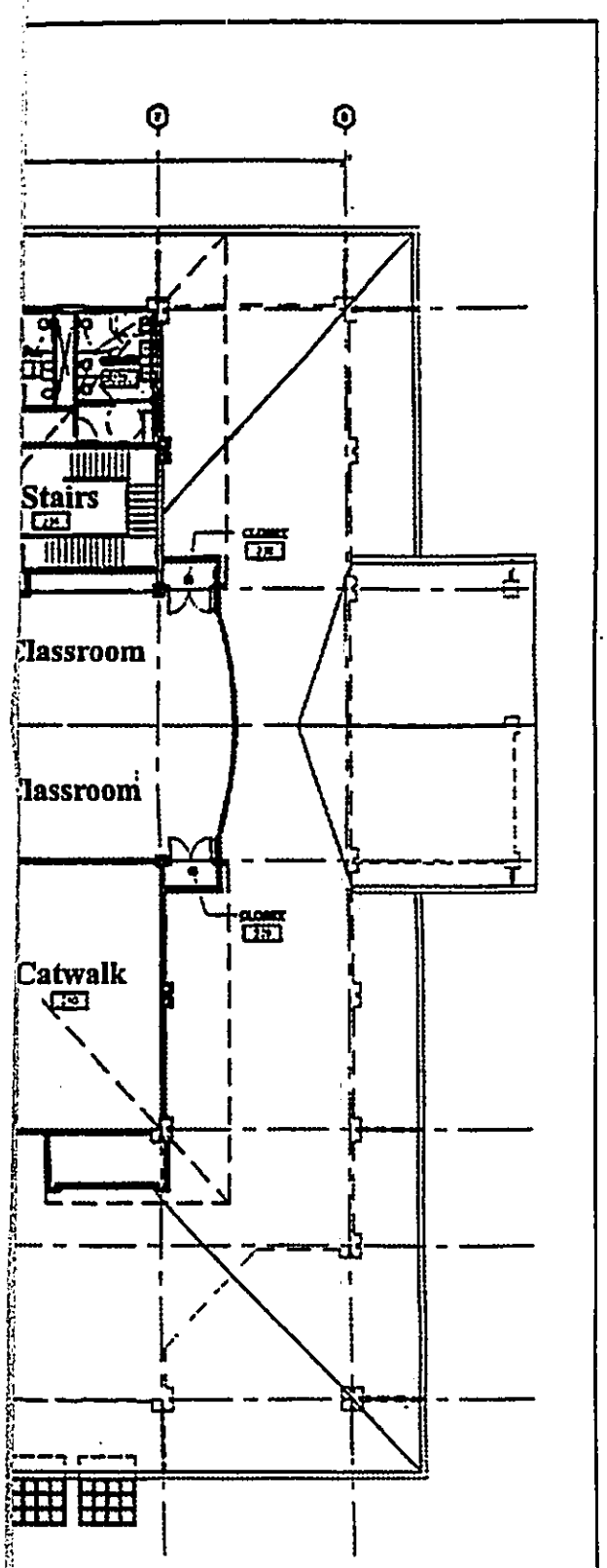

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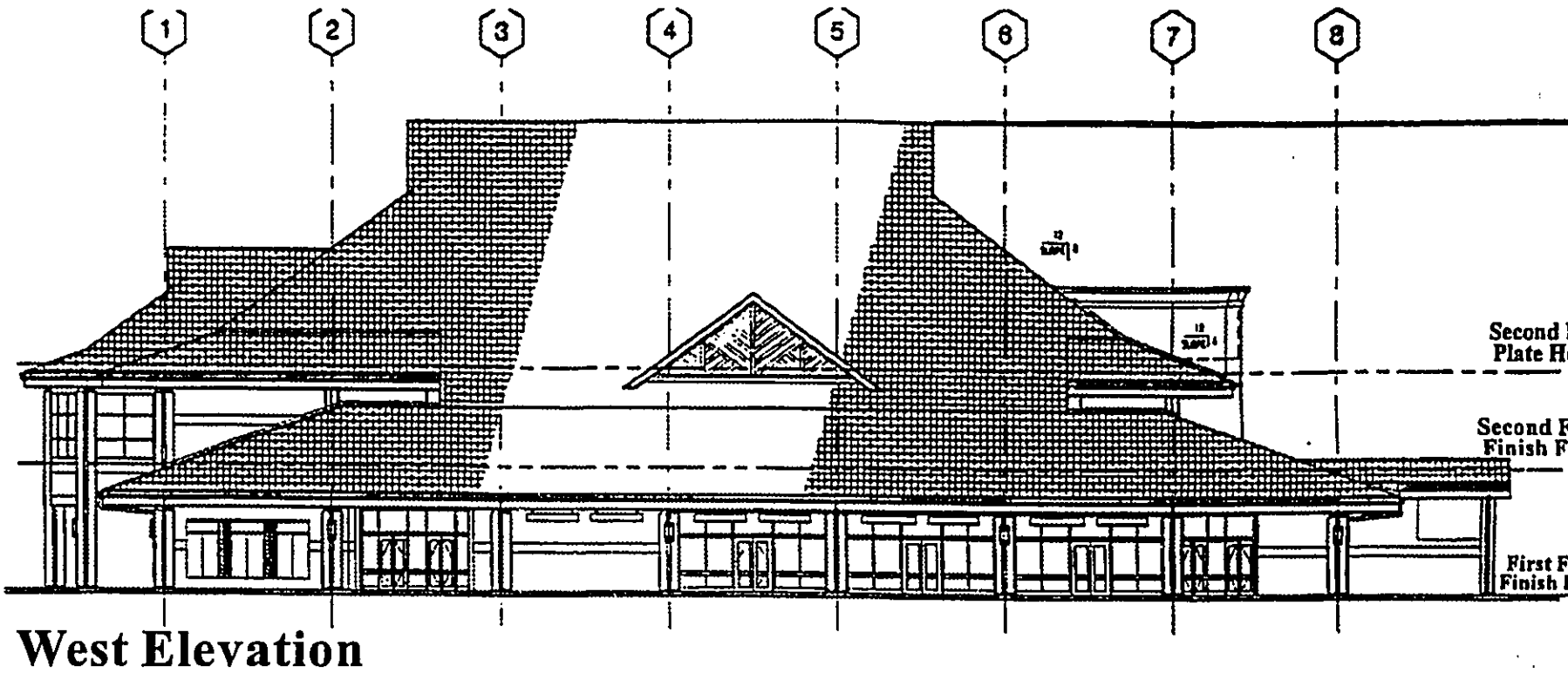
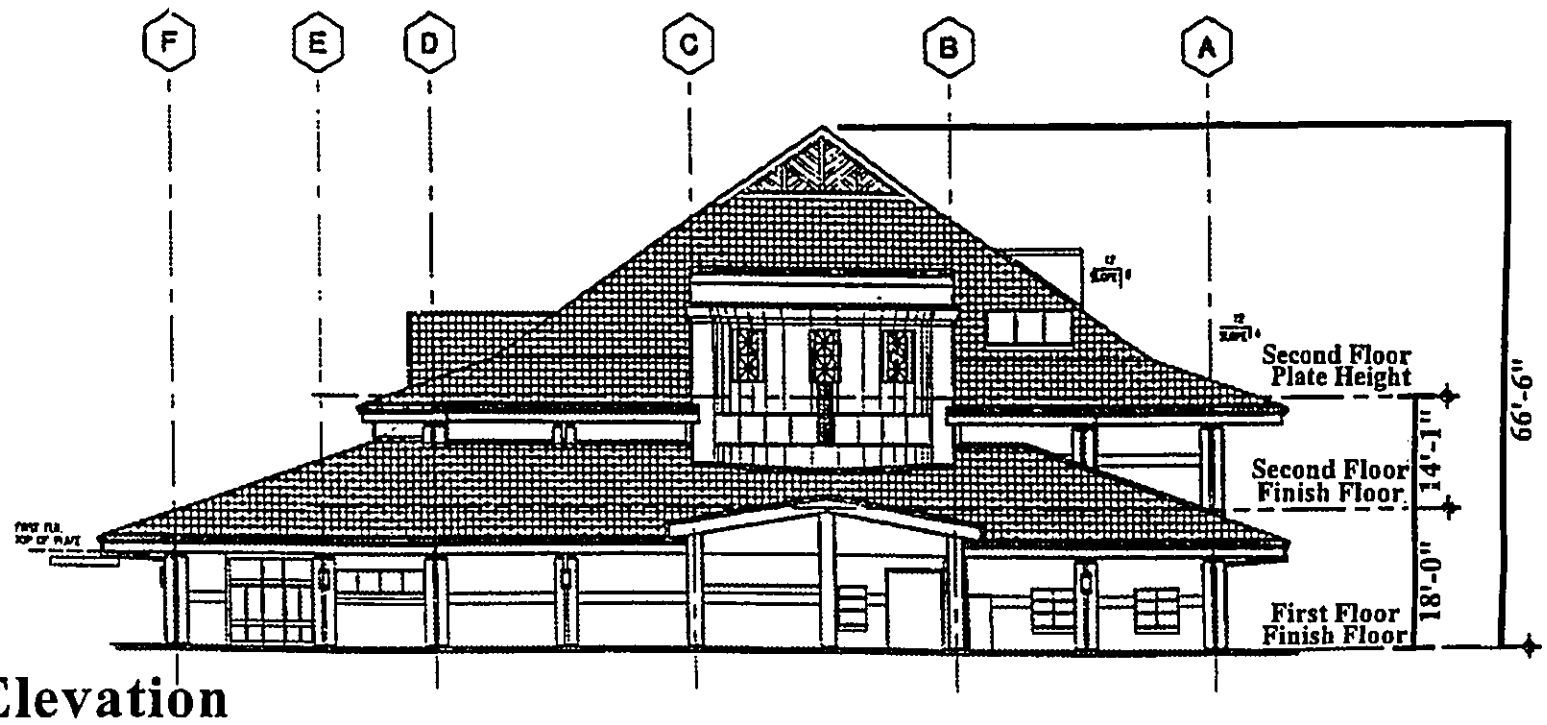


West Elevation



South Elevation

Source: Design Partners Incorporated

Figure 6

Maui Community College Building "P"

Building Elevations

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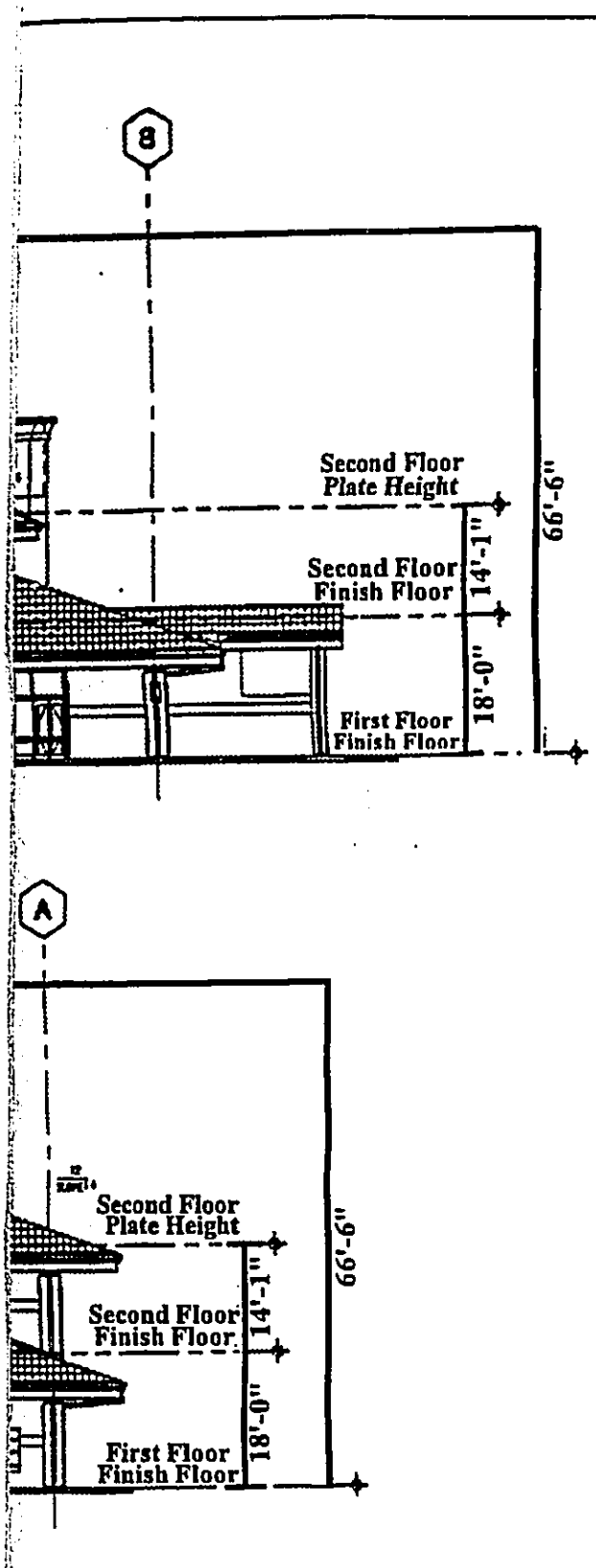


ling "P"

NOT TO SCALE

MUNEKIYO ARAKAWA & HIRAGA, INC.

approximately 38,200 square feet of gross building area.

The ground floor of Building "P" will contain about 24,750 square feet of area and include an entry foyer, a classroom, a bakery, a prep kitchen, a servery, a confisserie, a cafeteria/dining area and a raised seating/demo stage, as well as restrooms, showers, offices, storage and receiving areas, and ancillary improvements.

The second floor of the building will consist of approximately 13,450 square feet of area and include classrooms, restrooms, storage areas, a private dining room, a beverage lab, banquet and prep kitchens, a fine dining area, an exhibition kitchen, a reception area, and a demonstration area with training stations.

The landscaping for the proposed project will utilize Native Hawaiian trees and plants such as loulu, kou, naupaka, akia, and kolokolo kahakai.

The estimated cost for the proposed project is approximately $12.5 million. Construction of the project will commence upon the receipt of all applicable permits and approvals and is anticipated to take about 12 months.

Since the proposed project involves the use of State lands and funds, this Environmental Assessment (EA) has been prepared to comply with the provisions of Chapter 343, Hawaii Revised Statutes (HRS).

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 Medical Center to Puunene Avenue.

Building "P" 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. A 285 stall parking lot addition presently being developed is to the west of the existing parking lot.

Primary access to the project site is provided by the Papa Avenue Extension, which now links Kaahumanu Avenue to Kahului Beach Road. Access to the MCC campus is also provided via the school's main entrance at Kaahumanu Avenue. From the main entry, an internal roadway traverses the eastern portion of the

campus, and connects to the school's main parking lot near the Papa Avenue Extension. Kaihee Place, a two-lane County roadway connecting to Kahului Beach Road, intersects MCC's internal roadway in the vicinity of the Harbor Lights Condominium, and provides an additional access to the campus. It should be noted that access to MCC via Kaihee Place will continue until Buildings "N" and "P" are completed; thereafter, its use as an access point to the campus will be discontinued. 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 the recently completed Keopuolani Park. As part of the park project, Papa Avenue was extended from its former terminus at Kaahumanu Avenue to the Maui Arts and Cultural Center driveway. The park project also widened the existing roadway segment from the Maui Arts and Cultural Center driveway 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 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 above mean sea level (MSL). There are no significant topographical constraints within the project site.

Underlying the project 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 site for Building "P" is situated in an area 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

LEGEND

① Pulehu-Ewa-Jaucas association

② Waiakoa-Keahua-Molokai association

③ Honolua-Olelo association

④ Rock land-Rough mountainous land association

⑤ Puu Pa-Kula-Pane association

⑥ Hydrandepts-Tropaquods association

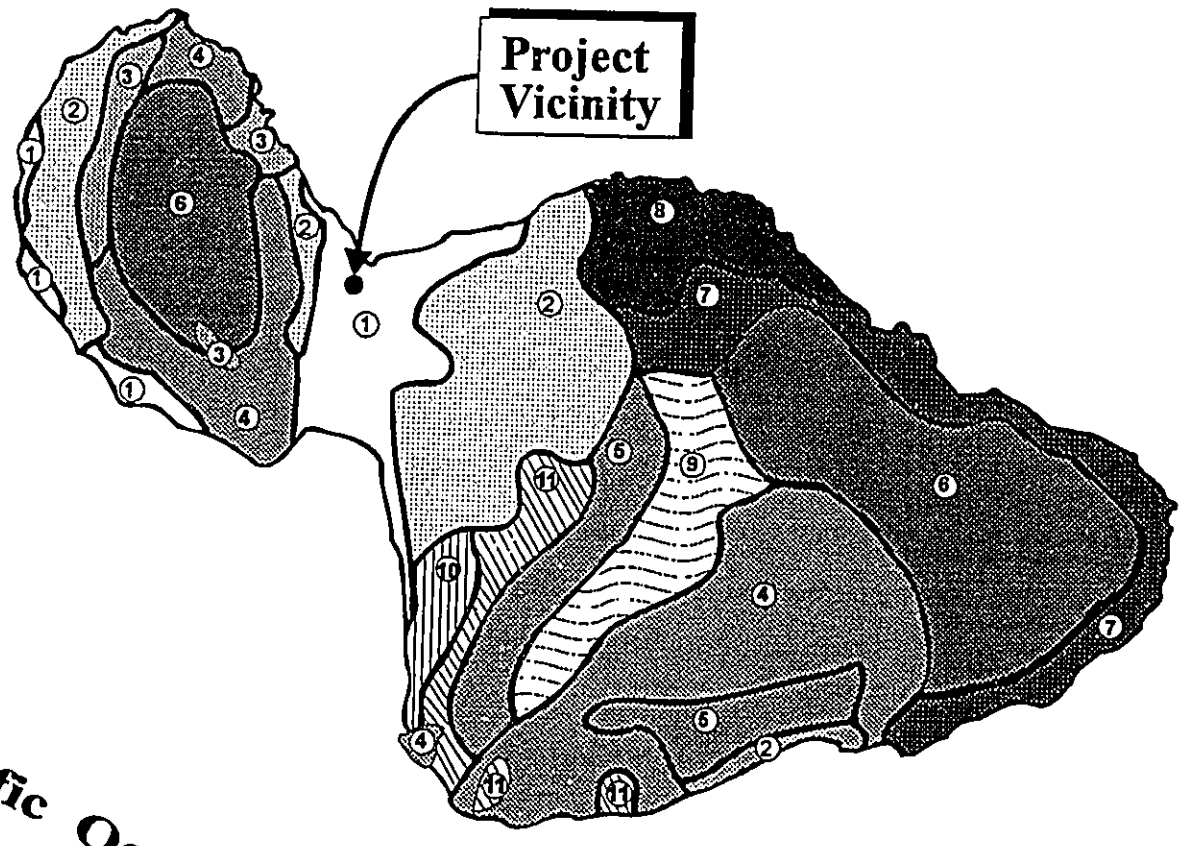
⑦ Hana-Makaalae-Kailua association

⑧ Pauwela-Haiku association

⑨ Laumaia-Kaipoipoi-Olinda association

⑩ Keawakapu-Makena association

⑪ Kamaole-Oanapuka association



Source: USDA, Soil Conservation Service

Figure 7

Maui Community College
Building "P"
Soil Association Map

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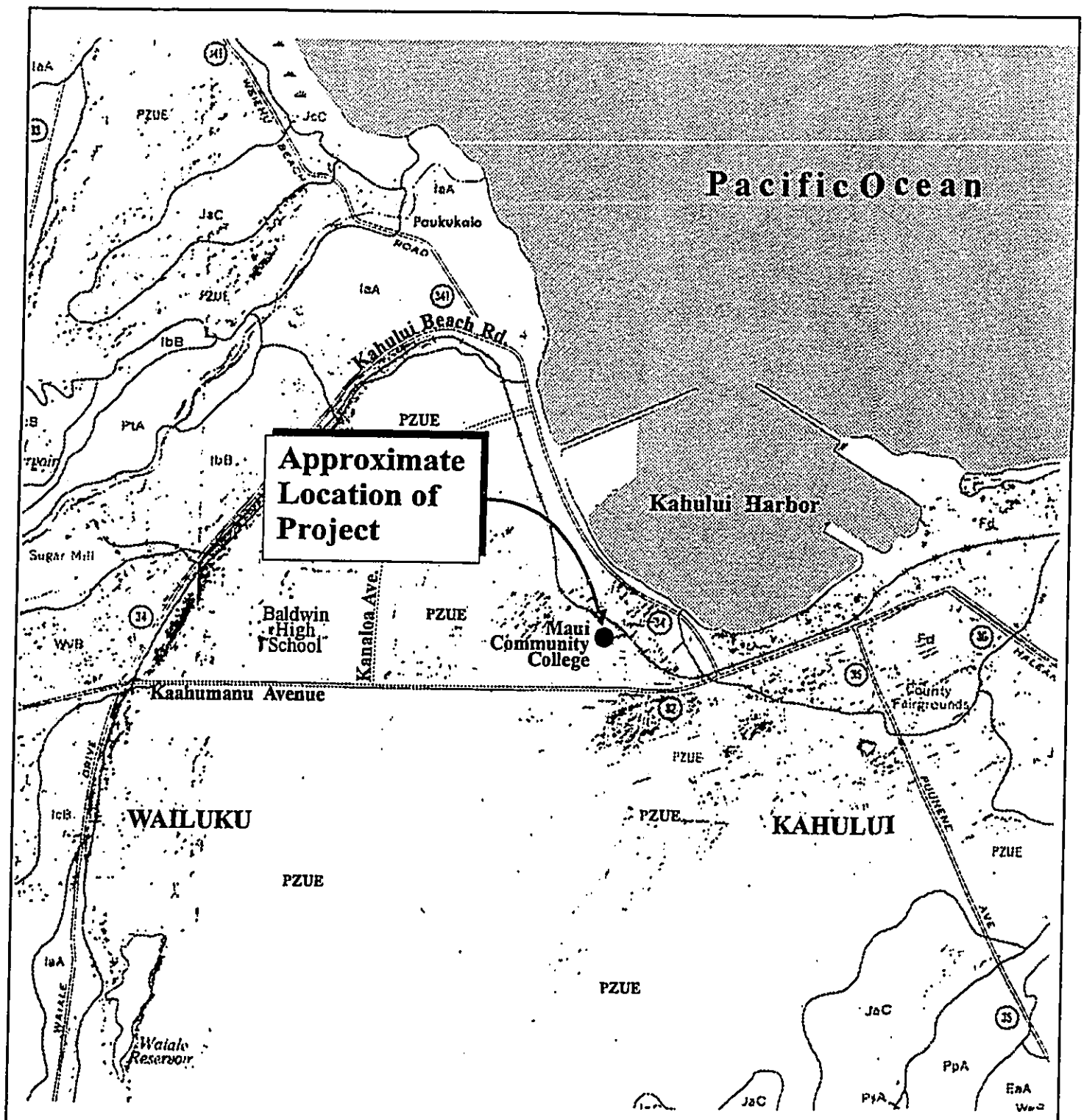

Source: USDA, Soil Conservation Service

Figure 8

Maui Community College Building "P"

Soils Classifications Map

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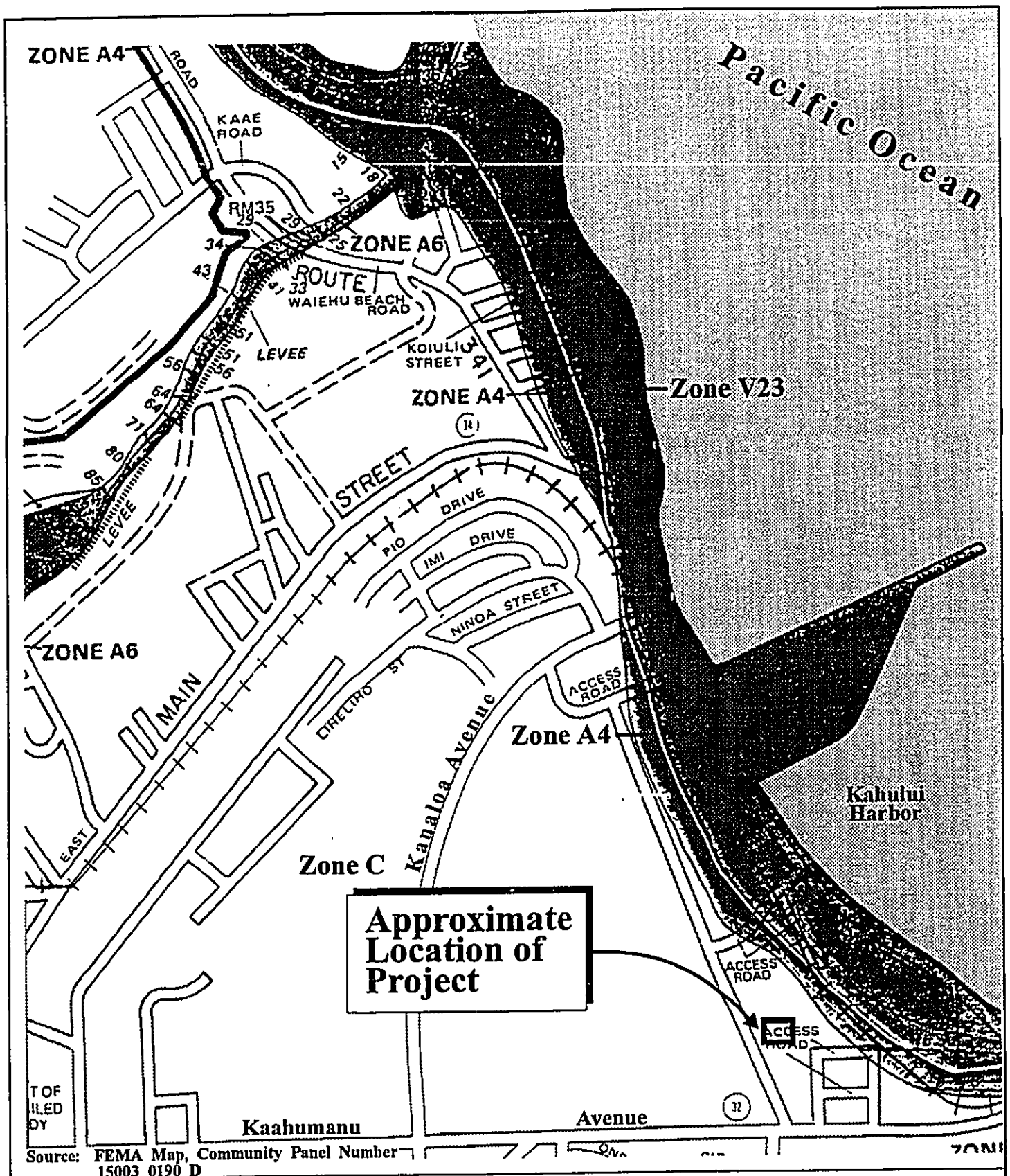

Figure 9

Maui Community College Building "P"

Flood Insurance Rate Map

MUNEKIYO, ARAKAWA & HIRAGA, INC.

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

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. Existing vegetation in the area also includes 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 fauna or avifauna found at the project site.

6. *Archaeological Resources*

As previously noted, the sites for the proposed Building "P" and the future Building "N" comprise a portion of MCC's main parking lot. Accordingly, there are no existing surface archaeological features located on these sites.

An archaeological inventory survey was previously prepared for the development of MCC Building "J" and Building "S". Building "J" is situated to the west of the existing library, while Building "S" is located to the immediate east of the project site. Refer to Figure 2. Building "S" was recently completed and opened in March 1999, while construction for the future Building "N" is anticipated to commence by the end of 1999.

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.

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 emissions from point sources, including Maui Electric Company's (MECO) power plant and Hawaiian Commercial and Sugar Company's (HC&S) sugar mill as well as non-point sources such as automobile emissions, do not generate problematic concentrations 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 Mountains. 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 percent 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 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 the recently completed Keopuolani Park, 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 4.0 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 Medical Center, the only major medical facility on the island, services the Wailuku-Kahului region. Acute, general and emergency care services are provided by the approximately 200-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).

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 the school's main entrance at the four-way signalized intersection of Kaahumanu Avenue and Wakea Avenue. Papa Avenue has been recently extended from Kaahumanu Avenue to Kahului Beach Road to provide another access point, while Kaihee Place provides an additional entry to the campus from Kahului Beach Road. As previously noted, Kaihee Place will be used to provide access to MCC until Buildings "N" and "P" are completed; thereafter, its use as an access point to the campus will be discontinued. The construction of the Papa Avenue Extension, which borders MCC's north and west perimeter, occurred with the concurrent 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 (2) 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***

Domestic water for the Wailuku-Kahului region is provided by the Department of Water Supply's Central Maui System. The major source of water for this system is the Iao Aquifer. The sustainable yield of the Iao Aquifer is 20 MGD. As of August 1, 1999, the annual average groundwater withdrawals from this aquifer were 18.265 MGD. The Department of Water Supply is implementing a plan to bring new water sources on-line; two (2) wells in North Waihee were brought on-line in July 1997.

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***

An existing 72" x 44" arch pipe conveys off-site runoff through the campus from Kaahumanu Avenue to MCC's main parking lot. The off-site drainage area is approximately 16 acres and is located south of Kaahumanu Avenue. The arch pipe discharges into a drainage pipe to be constructed with the Building "N" project and then into an existing underground drainage system which outlets into a retention basin. See Appendix B.

In general, the majority of the on-site MCC runoff sheet flows across the campus towards Kahului Harbor, collected by drain inlets and catch basins along the main parking lot and diverted into the existing retention basin. The remaining on-site runoff drains towards the east and percolates into the ground.

As previously indicated, the pad for Building "P" will be completed in conjunction with the construction of Building "N". The construction of Building "N" is expected to begin by the end of 1999 and the pad for Building "P" is expected to be in place prior to the construction of the building.

Built on an embankment, the Building "P" pad is expected to have finished elevations ranging from 16.8 feet to 17.5 feet MSL. The finish floor elevation for Building "P" is expected to be 18.0 feet MSL.

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 project 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 Recreational 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 site. The proposed project is therefore not anticipated to have an adverse impact upon these environmental features.

3. Archaeological Resources

The project site comprises a portion of MCC's main parking lot which had been extensively modified to accommodate the parking lot. Accordingly, the proposed project is not anticipated to have an adverse effect upon significant archaeological or cultural resources.

As previously noted, an archaeological inventory survey was previously prepared for the construction of Building "J", located beyond the library to the west of the project site, and Building "S" situated to the immediate east of the site.

This project also involved a parking lot addition, 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.

It should also be noted that the State Historic Preservation Division (SHPD) had previously indicated that the development of the future Building "N" and related improvements (including site preparation for Building "P") would have "no effect" on known historic sites since fill would be involved in construction and no impacts to possibly intact sand dunes was anticipated. Accordingly, the SHPD stated that no further archaeological work would be recommended. See Appendix A and Appendix A-1.

However, in the event that unrecorded historic remains (i.e., human bones, cultural artifacts, archaeological features) are discovered during construction of the proposed project, work will promptly cease in the immediate area of the find, and the SHPD or the Maui/Lanai Island Burial Council will be appropriately and immediately notified to ensure that proper mitigation measures will be implemented in compliance with Chapter 6E, HRS.

4. ***Air Quality***

Air quality impacts attributed to the proposed project will include dust generated by short-term, construction-related activities. However, these impacts should be minimal since a grassed pad for

the proposed Building "P" will be developed in connection with the construction of the future Building "N". Dust control measures such as regular watering and sprinkling will be implemented as needed to minimize wind-blown emissions.

The proposed project will provide an additional instructional and training facility 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. Construction equipment and machinery are anticipated to be the dominant source of noise during the development of the project. To mitigate the effects of construction noise upon surrounding uses, construction activities will be limited to daylight working hours.

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

6. ***Visual Resources***

The proposed project will integrate landscaping and open space areas with an architecturally designed structure to provide a facility which is not only compatible with its surrounding environment but satisfies spatial, aesthetic, and functional requirements as well. The design of Building "P" is also similar to recent additions to the

MCC campus, such as Building "J", Building "J" Phase II, Building "S", and the future Building "N".

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

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Local Economy

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

From a long-term perspective, the proposed project will provide students enrolled in MCC's food service program with employment opportunities and the necessary instruction and training that is required for success in the hospitality industry. 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 proposed 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 is also 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 Report (TIAR) was prepared in 1992 for the earlier development of Building "J" and Building "S". The report analyzed traffic conditions at full-build out of MCC's master plan (5,000 full-time equivalent (FTE) students by the year 2000). There were 919 full-time students and 1,683 part-time students at MCC during the Spring semester of 1998.

The report notes several proposed roadway improvements in the Wailuku-Kahului area which would provide alternative travel routes. These improvements would relieve much of the traffic congestion

on Kaahumanu Avenue in the vicinity of the project. The 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 several 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.

According to the traffic report, there should be no significant impacts to roadways located in the vicinity of MCC with the implementation of roadway improvements and the construction of 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 traffic report primarily contains recommendations for site-access improvements.

In connection with its review of the Special Management Area (SMA) Use Permit application for Building "N", the State Department of Transportation's Maui District Office requested that

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 connection to Kanaloa Avenue was deleted. Papa Avenue was recently extended to link Kaahumanu Avenue with Kahului Beach Road, thereby providing access to MCC's main parking lot.

traffic counts be provided when the Papa Avenue Extension is completed. The Maui District Office agreed that an update to the 1992 TIAR would not be required since the traffic report includes Buildings "N" and "P" and addresses the full build out of MCC to accommodate 5,000 FTE students.

With the completion of the Papa Avenue Extension, traffic counts were taken during the AM and PM peak periods of traffic on February 2 and 3, 1999 at the intersections of Kaahumanu Avenue and Wakea Avenue, Kaahumanu Avenue and Papa Avenue, Kahului Beach Road and Kaihee Place, and Kahului Beach Road and Papa Avenue Extension. The traffic counts reflect that there has been no significant change to traffic volumes on Kaahumanu Avenue. See Appendix C. The level of service (LOS) calculations for these intersections indicate that there is satisfactory operation, except at the Kaahumanu Avenue and Papa Avenue intersection. Refer to Appendix C. The existing AM peak hour at this intersection can be improved to LOS D by adjusting the timing of the traffic signals. The retiming will also provide better coordination between the Wakea Avenue and the Papa Avenue intersection signals.

In addition, the Department of Transportation has several projects which are planned to be put out to bid by June 1999. These projects include upgrading the traffic signals on Kaahumanu Avenue from Wharf Street to High Street; resurfacing Kaahumanu Avenue from Main Street to Hobron Avenue; roadway improvements on Kaahumanu Avenue from Mahalani Street to Papa Avenue; and a drainage improvement project along Kaahumanu Avenue. These planned improvements are anticipated

to improve traffic conditions along Kaahumanu Avenue when they are completed.

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. Presently, cumulative allocated wastewater flows from the Kahului facility are approximately 6.6 MGD.

An allocation of capacity as well as any necessary wastewater contribution calculations will be coordinated with the Department of Public Works and Waste Management as part of the project's building permit application process.

3. ***Water System***

Water for the proposed project will be furnished by the County's domestic water system servicing the area. The existing 4-inch water meter located near Kaahumanu Avenue is considered adequate to meet the additional demand for the project. Domestic water and fireflow requirements, as well as connection to the County's domestic water system will be coordinated with the Department of Water Supply as part of the project's building permit application process. It is noted that irrigation water is from an existing well which is not connected to the County's domestic water system.

4. ***Drainage***

The proposed grading plan for Building "P" will require minimal embankment work since the pad for Building "P" is expected to be

completed in conjunction with the construction of Building "N". Refer to Appendix B.

The perimeter of Building "P" will be graded to direct sheet flow runoff to drain inlets that surround the building. The existing headwall structures and ditch between the Student Center and Building "P" will be removed. The area will be filled and sloped so that runoff is directed to drain inlets. Erosion control measures will be incorporated during the construction period to minimize soil loss.

The proposed drainage plan for Building "P" will involve three (3) underground drainage collection systems. The three (3) systems will consist of inlets and underground piping which will discharge into the existing storm drainage system.

The storm water runoff (6.3 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, drain manhole and drain pipe. The existing drain inlet is located directly northeast of the proposed building.

Pavement and roof runoff along the west side of Building "P" will discharge into drain inlets and be piped to a 42-inch drainline which will be constructed in connection with Building "N" and will be connected to an existing 48-inch drainline.

Areas not impacted by construction activity will maintain existing drainage patterns and discharge into grassed areas for disposal by percolation.

The proposed grading and drainage design for this project will produce no adverse effect by storm runoff to adjacent and downstream properties. 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 MCC's ultimate 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 applicable regulatory standards and will be coordinated with the Department of Public Works and Waste Management.

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.

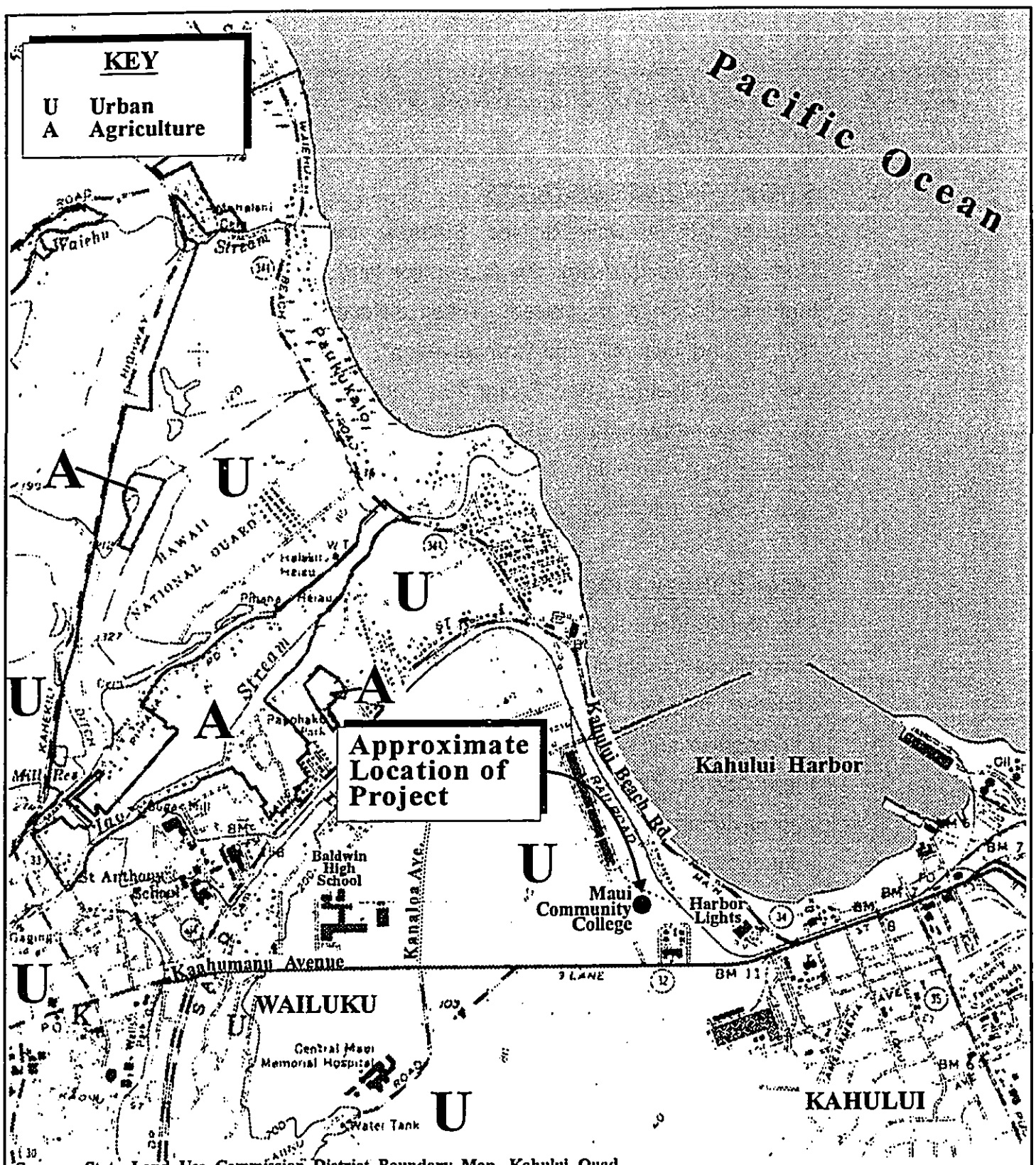

Figure 10 Maui Community College
Building "P"
State Land Use District Designations

0 500 1000 2000

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

C. WAILUKU-KAHULUI COMMUNITY PLAN

The project site 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 project site is designated for "Public/Quasi-Public" use by the Community Plan.

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

D. ZONING

The MCC campus is zoned for "R-2, Residential" and "M-1, Light Industrial" uses by Maui County zoning. Permitted uses within the residential district provide for educational institutions, while uses permitted within the light industrial district include vocational and trade schools. The project site is situated within the light industrial zoned portion of the campus. However, since the light industrial district height limit is 48 feet and the height of Building "P" is approximately 66 feet, an application for a height variance will be submitted to the County's Board of Variances and Appeals (BVA) for review and approval.

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

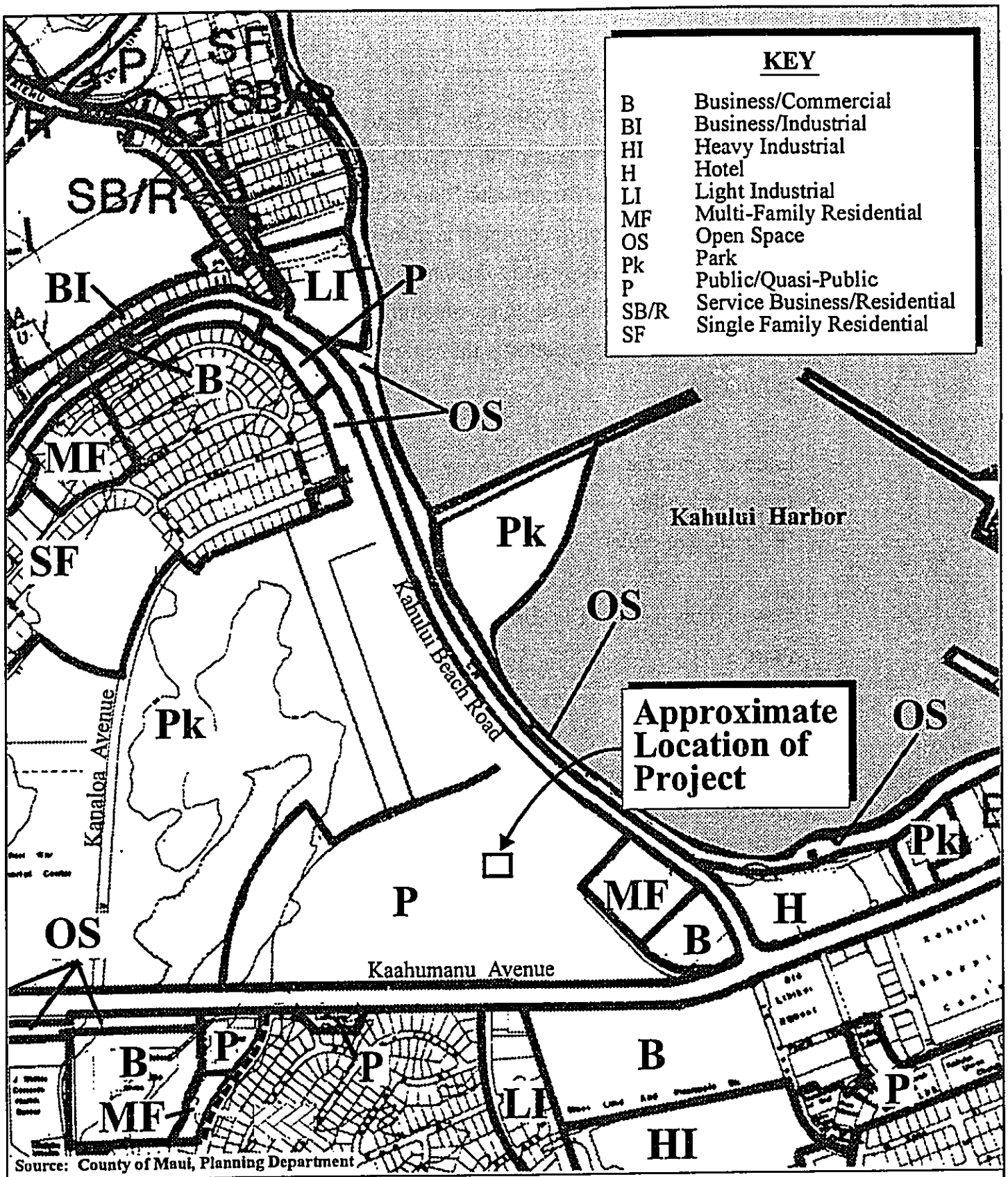

Figure 11 Maui Community College Building "P"
Wailuku-Kahului Community Plan
Land Use Designations

0 250 500 1000

MUNEKIYO, ARAKAWA & HIRAGA, INC.

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

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 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 lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

(viii) 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 recreational resources. 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 site for Building "P" has been extensively altered through previous construction activities for MCC's main parking lot. An archaeological inventory survey as well as subsequent construction on sites for neighboring buildings did not find any pre-

contact Hawaiian artifacts. The proposed project is not anticipated to adversely affect significant archaeological or cultural 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 control measures will be implemented during the construction of the proposed project to minimize disruption of coastal water ecosystems. In the long term, existing retention basin improvements have been sized to retain the increased runoff from the proposed project. 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 the State's economy. The proposed 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 site is located within Zone C, an area of minimal flooding. No adverse drainage or wave-related impacts to adjoining or downstream properties are anticipated as a result of the proposed 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 public 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 medications 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 will not involve any construction work seaward of the shoreline. On-site runoff is proposed to be

accommodated by the existing retention basin improvements. The ultimate discharge rate will not exceed existing values. The proposed 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 site 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 "P" 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 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 "P" is expected to improve the learning environment and provide educational opportunities for a wide array of Maui County residents. The proposed project will furnish a facility that is needed to support MCC's educational objectives by providing instructional, training, and support facilities for its food service students and the school, as well as meet the existing and future demands of the community.

Since MCC's food service program will relocate to the new facility, this vacated space can now be utilized for other MCC programs or functions.

B. NO ACTION ALTERNATIVE

Although the project site 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. Without Building "P", MCC's food service program would continue to operate from an outmoded facility which would not be able to address future needs and demands. With the growth in student enrollment and advances in technology, the need for improvements to MCC's physical plant will only increase over time. In this light, the no action alternative does not represent a desirable option in meeting the goals of MCC and the community for higher education.

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 MCC's food service program 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 development of Building "P" 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 Building "P" comprises a portion of MCC's main parking lot. 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 project site has already been disturbed by previous construction activities. In addition, the site pad for Building "P", which has already received the necessary land use approvals, will be developed in connection with the construction of the future Building "N". 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 proposed project does not impinge upon or limit other 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 proposed project would directly benefit the local economy during the construction phase. In the long term, the proposed project provides the needed 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 proposed 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 MCC 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 proposed project will produce no adverse effect by storm runoff to adjacent and downstream properties. The proposed 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 measures to mitigate construction impacts will be implemented to minimize adverse environmental effects 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 proposed project will be built in one (1) phase and is not expected to create 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 project site.

10. ***Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentally 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 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 proposed project will not adversely affect scenic vistas and viewplanes. Building "P" complements the existing architecture of MCC and is located within the existing confines of the campus.

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

The proposed action involves the construction of a new food service building which is not anticipated to involve substantial energy consumption for its intended use.

There are also several noteworthy resource conservation measures which should be mentioned. It is noted that energy efficient glass is being examined 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

List of Permits and Approvals

IX. LIST OF PERMITS AND APPROVALS

The following permits and approvals will be required prior to the implementation of the project.

County of Maui

1. Special Management Area (SMA) Use Permit
2. Height Variance
3. Construction Permits (e.g., building, electrical, plumbing)

Chapter X

Agencies and Organizations Consulted During the Preparation of the Draft Environmental Assessment; Letters Received and Responses to Substantive Comments

X. AGENCIES AND ORGANIZATIONS CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

1. Lolly Silva
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5441

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 96813

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. Floyd Miyazono, Director
County of Maui
Department of Parks and Recreation
1580-C Kaahumanu Avenue
Wailuku, Hawaii 96793

8. John Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

9. Tom Phillips, 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
117 W. Papa Avenue
Kahului, Hawaii 96732

Comments

JAN 0 7 1999

BENJAMIN J. CAYETANO
GOVERNOR

BRUCE S. ANDERSON, Ph.D.
Director of Health

ALFRED M. ARENSDORF, M.D.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793
January 6, 1999

Glen Tadaki
Planner
Munekiyo, Arakawa, &
Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

Subject: Maui Community College Building "P"
TMK: (2) 3-8-07: por. of 40

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,

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director

JAN 1 1 1999

COUNTY OF MAUI
DEPARTMENT OF PLANNING

January 8, 1999

Mr. Glenn Tadaki
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

RE: Draft Environmental Assessment (EA) - Early Consultation for Maui Community College Building "P", Tax Map Key No.: 3-8-07: Portion 40, Kahului, Maui, Hawaii

Thank you for your letter of December 21, 1998 requesting early consultation in the preparation of the Draft EA for the Maui Community College Building "P". The Department of Planning has no comments at this time.

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

Very truly yours,

JOHN E. MIN
Director of Planning

JEM:JH:cmb
c: Clayton Yoshida, Deputy Director of Planning
Julie Higa, Staff Planner
TMK File
General File
S:\ALL\JULIE\ENVIRONM\MCCBLDGP.EA

DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

JAN 15 1999

JAMES 'KIMO' APANA
Mayor

FLOYD MIYAZONO
Director

ELIZABETH MENOR
Deputy Director

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

January 12, 1999

Mr. Glenn Tadaki
Planner
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

SUBJECT: MAUI COMMUNITY COLLEGE BUILDING "P"

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 me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at 243-7387 should you have any other questions.

Sincerely,

FLOYD MIYAZONO
Director

c: Patrick Matsui, Chief of Planning and Development

s:\planning\ptm\mccbldgp.wpd

JAMES "KIMO" APANA
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

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

Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

JAN 19 1999

January 13, 1999

Mr. Glenn Tadaki
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

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

We reviewed the subject submittal and have the following comments.

1. The proposed building placement might affect County's future Kahului Drainage Master Plan alignment through Maui Community College's property. The applicant shall provide detailed information addressing this concern.

2. Wastewater flow calculations will be required and a wastewater assessment fee will have to be paid prior to building permit issuance.

3. A grease trap/interceptor will be required where kitchen facilities are planned. Sizing requirements and fixture unit tie-ins will be in accordance with Wastewater Reclamation Division policies and appendix H of the Uniform Building Code.

4. Submit a detailed drainage report and an erosion and dust control Best Management Practices Plan (BMP) with the construction plans for review and approval and comply with the provisions of Chapter 20.08, "the grading ordinance". The drainage report shall include hydrologic and hydraulic calculations and the schemes for disposal of runoff waters. It must comply with the provisions of the "Rules for Design of Storm Drainage Facilities in the County of Maui" and shall provide verification that the grading and runoff water generated by the project

will not have an adverse effect on adjacent and downstream properties. The BMP plan shall show the location and details of structural and non-structural measures to control erosion, sedimentation, and dust to the maximum extent practicable. The erosion control plan shall specifically address BMP details, retention calculations, proposed scheduling, and narration on the control of site erosion and sedimentation.

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
S:\LUCA\CZM\MCCP.WPD

JAN 1 5 1999

JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
at
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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

THOMAS M. PHILLIPS
CHIEF OF POLICE

CHARLES H.P. HALL
DEPUTY CHIEF OF POLICE

January 13, 1999

Mr. Glenn Tadaki, Planner
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

SUBJECT: Maui Community College Building "P"

Thank you for your letter of December 21, 1998 requesting input regarding the above subject.

We have reviewed the proposed summary and have no comments at this time. Thank you for giving us the opportunity to comment on this subject.

Very truly yours,

for THOMAS M. PHILLIPS
Chief of Police

JAN 19 1999

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

REPLY TO
ATTENTION OF

January 14, 1999

Operations Branch

Mr. Glenn Tadaki, Planner
Munekiyo, Arakawa and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

This responds to your letter dated December 21, 1998, requesting comments on the proposed Building P at Maui Community College, Kahului, Maui, Hawaii (TMK 3-8-07:por. 40). Based upon the information you provided with your letter and the additional information you faxed to this office on January 12, 1999, I have determined that the proposed project will not impact waters of the U.S., including wetlands, and will not require a Department of the Army permit.

If you have any questions regarding this determination, please contact Mr. Peter Galloway of my staff at 438-9258, extension 15. Please refer to file no. 990000092.

Sincerely,

George P. Young, P.E.
Chief, Operations Branch

JAMES "KIMO" APANA
MAYOR

CLAYTON T. ISHIKAWA
CHIEF
FRANK E. FERNANDEZ, JR.
DEPUTY CHIEF

JAN 19 1999

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

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

January 14, 1999

Mr. Glenn Tadaki, Planner
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

RE: Maui Community College Building "P"; TMK: 3-8-07:por. 40

Dear Mr. Tadaki,

Thank you for the opportunity to comment on the culinary arts building (Building "P") of the Maui Community College.

The Department of Fire Control has no comment to present at this time, however, the Department does wish to reserve the right to comment when the plans and specifications are submitted for review.

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

Sincerely,

LEONARD F NIEMCZYK
Captain, Fire Prevention Bureau

cc: Inspector L. Montalvo

MFD-MCC"P" (01.99)

BENJAMIN J. CAYETANO
GOVERNOR

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAAI
GLENN M. OKIMOTO

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
HWY-PS
2.2336

JAN 21 1999

Mr. Glenn Tadaki
Munekiyo Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

Subject: Environmental Assessment Preparation, Maui Community College
Building "P", Kahului, TMK: 3-8-7: por. 40

Thank you for requesting our comments concerning the development of an environmental assessment for the proposed building.

We request that a traffic assessment be prepared and submitted to this department for our review and approval. The assessment should quantify anticipated traffic volumes generated by this project and evaluate its impact on our State highway system.

If you have any questions regarding this comment, please contact Ronald Tsuzuki, Head Planning Engineer, Highways Division, at (808) 587-1830.

Very truly yours,

Kazu Hayashida

KAZU HAYASHIDA
Director of Transportation

FEB 1 8 1999

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

February 12, 1999

Mr. Glenn Tadaki
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

SUBJECT: Maui Community College Building "P", TMK: 3-8-07:040

Dear Mr. Tadaki,

Thank you for the opportunity to provide comments in preparation of the environmental assessment (EA). With respect to water supply issues in preparation of an EA, we ask that the applicant focus on water source, system, conservation, and protection in as much detail as possible:

Water Source

The EA should include the sources and expected potable and non-potable water usage. As of December 1998, water usage from DWS sources for Maui Community College as a whole has averaged approximately 35,500 gallons per day over the last 24 months.

The applicants should understand the potential water supply limitations of the project area. This project is served by the Central Maui System. The major source of water for this system is the Iao Aquifer. Rolling annual average groundwater withdrawals from the Iao Aquifer as of February 1, 1999 were 17.69 MGD. The regulatory sustainable yield of this aquifer is 20 MGD. On August 13, 1997, the State Commission on Water Resource Management (CWRM) elected not to designate Iao Aquifer as a State Groundwater Management Area. However, if rolling annual average withdrawals exceed 20 mgd, CWRM will designate Iao Aquifer. The Department is implementing a plan to bring new sources on-line and to mitigate withdrawals. Two wells in North Waihee were brought on-line in July 1997. No moratorium is currently in effect. However, more source water is still needed. The applicants should be made aware that the timing of this project may be affected with possible delays until new sources can be brought on line. No guarantee of water is granted or implied as a result of these comments or the approval of the requested permits. Water availability will be reviewed at the time of application for meter or meter reservation.

Water System

Enclosed is a portion of our water system map pertaining to the project area. Domestic, fire, and irrigation calculations will be reviewed in detail during the development process. Actual fire demand for

structures is determined by fire flow calculations performed by a certified engineer. DWS-approved fire flow calculation methods are contained in "Fire Flow" - Hawaii Insurance Bureau, 1991. If a private fire protection system will be used, the applicants should contact our engineering division early in the design process at 243-7835.

Water Conservation

It is required by County Code that water conservation practices be incorporated into project design. As much of the water demand as possible should be delivered from non-potable sources (reclaimed or brackish). Where appropriate, the applicants should consider these measures:

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

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

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

Use Climate-adapted Plants: Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species. The project site is located in "Maui County Planting Plan" - Plant Zones 3, 4, and 5. Please refer to the attached documents, "XERISCAPE: Water Conservation Through Creative Landscaping", "Maui County Planting Plan", and "Hawaiian Alien Plant Studies."

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

Water Protection

The project overlies the Kahului aquifer. The Department of Water Supply strives to protect the integrity of surface water and groundwater resources by encouraging applicants to adopt best management practices (BMPs) relevant to potentially polluting activities. We list a few BMP references here. Additional information can be obtained from the State Department of Health.

"Water Quality Best Management Practices Manual For Commercial and Industrial Business", Prepared for the City of Seattle by Resource Planning Associates, June 30, 1989.
"The Megamanual - Nonpoint Source Management Manual - A Guidance Document for Municipal Officials." Massachusetts Department of Environmental Protection.
"Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." United States Environmental Protection Agency, Office of Water.

If you have any other questions or need additional information, please call our Water Resources and Planning Division anytime at (808) 243-7199.

Sincerely,

David Craddick
Director
emb

cc: engineering division

attachments:

"The Costly Drip"
"Maui County Planting Plan"
"Hawaiian Alien Plant Studies - Pest Plants of Native Hawaiian Ecosystems"
Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
"XERISCAPE - Water Conservation through Creative Landscaping"
"A Checklist for Water Conservation Ideas for Cooling"
"A Checklist for Water Conservation Ideas for Schools and Public Buildings"

C:\WPdocs\Permcomm\MocbuildP.wpd

MAR 0 1 1999

PHONE (808) 594-1888

FAX (808) 594-1865

STATE OF HAWAI'I
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAI'I 96813

February 24, 1999

PCR #39

Glenn Tadaki, Planner
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Re: Maui Community College Building "P", Kahului, Maui, TMK: 3-8-07:por. 40

Dear Mr. Tadaki:

Thank you for the opportunity to comment on the State of Hawaii, Department of Accounting and General Services proposal to construct a new Building "P" at the Maui Community college campus located in Kahului, Maui, Hawaii.

The proposed two-story structure will contain approximately 45,000 square feet of gross building area and will be used for food service instruction and training. The site is located in the State "Urban" district and is within the Special management Area for the island of Maui.

The Office of Hawaiian Affairs is not opposed to the project, however, we have following concerns.

We recommend that two studies in particular be prepared for the Draft Environmental Assessment. The first is an archaeological study which is especially focused on whether the project area contains burial sites. As you know, Maui's extensive sand dune area makes the possibility of finding burial remains very likely.

The second study we suggest is a cultural impact statement. Since the Kahului-Wailuku area was known to have pre-contact Hawaiian communities. It is reasonable to assume that these communities established gathering and religious practices which may exist in some form today. In the process of evaluating the effects of this project, those practices and traditions must be confirmed.

We suggest that the Hawaiian cultural expert chosen to work on the statement be a person who is recognized within the Hawaiian community for his/her cultural expertise. The concerns of the community will not be addressed if the cultural impact statement contains information and analysis provided solely by a person whose knowledge of Hawaiian culture is limited to a study of archaeology or anthropology.

If you have any questions, please contact Lynn Lee, EIS Planner at 594-1936.

Sincerely

Colin Kippen
Deputy Administrator

C. Sebastian Aloot
Land and Natural Resources Division Officer

cc: Board of Trustees
Maui Community Affairs Office

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWELO

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

March 5, 1999

Mr. Glen Tadaki
Planner
Munekiyo, Arakawa, & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

LOG NO: 22925 ✓
DOC NO: 9903CD03

Dear Mr. Tadaki:

SUBJECT: **Chapter 6E-42 Historic Preservation Review the for the Proposed Construction of Building "P" at the Maui Community College Campus, Located in Kahului Wailuku Ahupua'a, Wailuku District, Island of Maui**
TMK: 3-8-07:040

Thank you for the opportunity to comment on this project.

We understand that the proposed project consists of the construction of Building "P", the removal of an existing parking lot, and the installation of a new driveway.

An accepted archaeological inventory survey has been conducted on the subject property during which no historic sites were identified (9210AG17). The portion of the property on which Building "P" will be constructed will be filled prior to digging footings for the building.

Given the negative results of the archaeological inventory survey and the fact that the proposed building will be constructed in fill, we believe that this project will have "no effect" on significant historic sites.

In the event that historic remains (i.e. human skeletal remains) are inadvertently encountered during construction, all work needs to cease in the immediate vicinity of the find and the find must be protected from further damage. The Contractor then needs to immediately contact the State Historic Preservation Office at 243-5169 on Maui or 692-8023 on O'ahu.

Please call Cathleen Dagher at 692-8023 if you have any questions.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

Responses

MUNEKIYO, ARAKAWA & HIRAGA, INC.

January 13, 1999

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

SUBJECT: Maui Community College Building "P"
TMK 3-8-07: por. 40

Dear Mr. Matsubayashi:

Thank you for your January 6, 1999 letter commenting on the subject project. The proposed project will conform with applicable Department of Health regulations regarding rodent control, as well as the control of noise from stationary sources and during the construction of the project.

Thank you for providing us with your comments. A copy of the Draft Environmental Assessment will be provided to you.

Very truly yours,

Glenn Tadaki, Planner

GT:to
cc: Eric Nishimoto, Dept. of Accounting and General Services
Mike Goshi, Design Partners Inc.
Don Fujii, Austin, Tsutsumi & Associates, Inc.
dp\mcc-p\dohltr.001

MUNEKIYO, ARAKAWA & HIRAGA, INC.

January 20, 1999

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

SUBJECT: Maui Community College Building "P"
TMK 3-8-07: por. 40

Dear Mr. Jencks:

Thank you for your January 13, 1999 letter commenting on the subject project. In response to your comments, we would like to note that a route for the future Kahului Drainage Master Plan alignment has been coordinated with the County of Maui. The placement of Building "P" will not affect this alignment. In addition, the proposed project will conform with applicable regulatory requirements relating to wastewater and grading.

Thank you for providing us with your comments. A copy of the Draft Environmental Assessment will be provided to you.

Very truly yours,

Glenn Tadaki, Planner

GT:to
Attachment
cc: Eric Nishimoto, Dept. of Accounting and General Services
Mike Goshi, Design Partners Incorporated
Don Fujii, Austin, Tsutsumi & Associates
Marvin Tengan, Maui Community College
Maynard Young, UHCC-Planning
dp\mcc-p\dpwwmltr.001

Planning • Environmental Studies • Project Management
305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Phone: (808) 244-2015 • Fax: (808) 244-8729

MUNEKIYO, ARAKAWA & HIRAGA, INC.

January 29, 1999

Kazu Hayashida, Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: Maui Community College Building "P"
TMK 3-8-07: por. 40

Dear Mr. Hayashida:

Thank you for your January 21, 1999 letter commenting on the subject project. In response to your comments, we would like to note the following. As you may recall, a Traffic Impact Analysis Report (TIAR) was prepared in 1992 for the master planned development of Maui Community College (MCC), including Building "P", a food service instruction and training facility. The traffic study was based on the MCC master plan and addressed the full build-out of MCC to accommodate 5,000 FTE (full-time equivalent) students.

In 1998, the Department of Transportation (DOT) Maui District Office indicated that supplemental traffic data provided in connection with the Special Management Area (SMA) Use Permit application for MCC Building "N", satisfactorily addressed DOT's concerns regarding the need to update the 1992 TIAR. Instead, the DOT requested that traffic counts be taken when the Papa Avenue Extension is completed.

Traffic counts will be taken during the week of February 1, 1999 and a level of service (LOS) assessment for the Papa Avenue/Kaahumanu Avenue, Wakea Avenue/Kaahumanu Avenue, and Papa Avenue Extension/Kahului Beach Road intersections will be included in the Draft Environmental Assessment (EA) for the project.

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Thank you for providing us with your comments. A copy of the Draft EA will be provided to you.

Sincerely,

Glenn Tadaki, Planner

GT:to
cc: Eric Nishimoto, Dept. of Accounting and General Services
Mike Goshi, Design Partners Incorporated
Don Fujii, Austin, Tsutsumi & Associates, Inc.
Marvin Tengan, Maui Community College
Maynard Young, UHCC Planning
dpl/mco-p/dotltr.002

MUNEKIYO, ARAKAWA & HIRAGA, INC.

April 9, 1999

Colin Kippen, Deputy Administrator
Office of Hawaiian Affairs
State of Hawaii
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawai'i 96813

SUBJECT: Maui Community College Building "P"
TMK 3-8-07: por. 40

Dear Mr. Kippen:

Thank you for your February 24, 1999 letter commenting on the subject project. In response to your comments, we would like to note the following.

An archaeological inventory survey was prepared for the construction of Maui Community College (MCC) Buildings "J" and "S" (which have since been completed). The survey area also included the sites for Building "P" as well as Building "N", which is scheduled to start construction during the summer of 1999. No recognizable features or identifiable pre-contact Hawaiian artifacts were recovered from the 22 sub-surface trenches that were excavated during the survey.

The sites for Buildings "P" and "N" presently occupy a portion of MCC's main parking lot, while the lands underlying these sites were extensively modified to accommodate the existing asphalt paved parking lot. The State Historic Preservation Division (SHPD) has previously noted that the development of Building "N" and the site pad for Building "P" will have "no effect" on known historic sites (see Exhibit A). The SHPD has recently indicated that the development of Building "P" will have "no effect" on historic sites as well (see Exhibit B). A Special Management Area (SMA) Use Permit for Building "N", as well as the site pad for Building "P", was granted in June 1998.

Since the development of Building "P" will involve the construction of the building's superstructure and interior improvements on top of the building's site pad, no archaeological features or impacts to possibly intact sand dunes are expected since the site for Building "P" will be filled to create the site pad for the building prior to the excavation of footings.

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However, should any human or cultural remains be uncovered during construction activities, the SHPD or the Maui/Lanai Island Burial Council will be appropriately and immediately notified to ensure that proper mitigative measures will be implemented in compliance with Chapter 6E, HRS.

Insofar as cultural impacts are concerned, we would like to note that the proposed project site is part of the existing developed MCC campus. The proposed project is not anticipated to have an adverse effect on native Hawaiian gathering rights and religious practices.

Thank you for providing us with your comments. A copy of the Draft EA will be provided to you.

Sincerely,

Glenn Tadaki, Planner

GT:to
Attachments
cc: Eric Nishimoto, Dept. of Accounting and General Services
Mike Goshi, Design Partners Incorporated
Marvin Tengan, Maui Community College
Maynard Young, UHCC Planning Office
dpl/mcc-p/ohaltr.001

Chapter XI

Comments Received During the Draft Environmental Assessment Public Comment Period

XI. COMMENTS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD

Pursuant to the requirements of the environmental review process, comments received during the Draft Environmental Assessment public comment period as well as responses to substantive comments are included in this section.

Comments

BENJAMIN J. CAYETANO
GOVERNOR

GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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

October 14, 1999

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

Attention: Eric Nishimoto

Dear Mr. Matsuoka:

Subject: Draft Environmental Assessment (EA) for Maui Community College Building P, Kahului

We have the following comments to offer:

1. Landscaping: Indicate the landscaping that is proposed for this project. We recommend the use of native Hawaiian trees and plants.

2. Drainage: Section II-4, page 23, *Drainage*, refers the reader to Appendix A for a full drainage report, rather than Appendix B, which is the *Drainage & Soil Erosion Control Report*. Please correct this in the final EA.

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

Sincerely,

GENEVIEVE SALMONSON
Director

c: Glenn Tadaki

POLICE DEPARTMENT

COUNTY OF MAUI

JAMES "KIMO" APANA
MAYOR

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

THOMAS M. PHILLIPS
CHIEF OF POLICE

CHARLES H.P. HALL
DEPUTY CHIEF OF POLICE

'99 NOV 10 A9:49

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

OUR REFERENCE
YOUR REFERENCE

November 9, 1999

MEMORANDUM

TO : DIRECTOR, PLANNING DEPARTMENT

FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE

SUBJECT : I.D.: SM1-990019
TMK: 3-7-002:040
Project Name: Maui Community College Building "P"
Applicant: Department of Accounting and General Services
State of Hawaii
Consultant: Glenn Tadaki, Munekiyo, Arakawa & Hiraga, Inc.

✔ No recommendation or special condition is necessary or desired.

____ Refer to attachment.

AC EHT

Assistant Chief Robert Tam Ho
For: THOMAS M. PHILLIPS
Chief of Police

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

'99 NOV 22 P12:45

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

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

In reply, please refer to:
File:

November 18, 1999 99-230/epo

Mr. John E. Min, Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

Subject: Special Management Area Use Permit Application
(SM1 990019)
Maui Community College Building "P"
Kahului, Maui
TMK: 3-7-02: 40

Thank you for allowing us to review and comment on the subject permit application. We do not have any new comments to offer at this time.

However, we refer you to the letter dated January 6, 1999 from our Maui District Environmental Health Program Chief, Mr. Herbert Matsubayashi, which is the first letter in Chapter X, Comments section of the permit application.

Sincerely,

GARY GILL
Deputy Director for
Environmental Health

c: MDHO

BENJAMIN J. CAYETANO
GOVERNOR

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

ALFRED M. ARENSDORF, M.D.
DISTRICT HEALTH OFFICER

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

November 29, 1999

Mr. John E. Min
Director of Planning
Planning Department
County of Maui
250 South High Street
Wailuku, Hawai'i 96793

Dear Mr. Min:

Subject: Maui Community College Building "P"
TMK: (2) 3-7-002: 040
SM1-990019

Thank you for the opportunity to comment on the Special Management Area Permit.

The comments made on the project dated January 6, 1999 are still valid. We have no comments to add.

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

Sincerely,

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

8'74

BENJAMIN J. CAYETANO
GOVERNOR

RAYMOND H. SATO
COMPTROLLER

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

RESPONSE REFER TO:

FILE NO. _____

November 29, 1999

MEMORANDUM

TO: Mr. John E. Min, Planning Director
Maui County Planning Department

ATTN.: Ms. Julie Higa, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor

SUBJECT: I.D. No. SM1-990019
TMK: 3-7-002:040
Applicant: Department of Accounting and
General Services, State of Hawaii
Consultant: Glenn Tadaki, Arakawa & Hiraga, Inc.

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.

Should you have any questions, please call me at 586-0390.

Randall M. Hashimoto
RANDALL M. HASHIMOTO
State Land Surveyor

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955

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

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

RON R. RISKA, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

November 30, 1999

MEMO TO: JOHN E. MIN, DIRECTOR OF PLANNING

FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE MANAGEMENT

SUBJECT: SPECIAL MANAGEMENT AREA PERMIT APPLICATION
MAUI COMMUNITY COLLEGE BUILDING 'P'
TMK: (2) 3-8-007:040
SM1 99/0019

We reviewed the subject application and have the following comments.

Advisory Comments

1. The developer should be informed that wastewater system capacity may not be available for the project. Provide a Sewer Impact Study to substantiate that the existing wastewater system is adequate to serve this project.

2. The project shall comply with Ordinance 2760, including the installation of a properly sized grease interceptor. Sizing calculations, interceptor type, and fixture unit tie-ins shall be reviewed and approved by the Wastewater Reclamation Division.

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

4. A detailed final drainage report and a site specific erosion control plan shall be submitted with the construction plans for review and approval prior to the issuance of grading or building permits. The drainage report shall include hydrologic and hydraulic calculations and the schemes for disposal of runoff waters. It must comply with the

provisions of the "Rules for Design of Storm Drainage Facilities in the County of Maui' and must provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The site specific erosion control plan shall show the location and details of structural and non-structural Best Management Practices.

The final drainage report shall show how existing and proposed drainage systems match the capacities required by the Kahului drainage master plan.

If you have any questions, please call David Goode at 270-7845.

DG:msc/mt

S:\LUCA\CZM\mccp.wpd

JAMES "KIMO" APANA
MAYOR

CLAYTON T ISHIKAWA
CHIEF

FRANK E. FERNANDEZ, JR
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561
FAX (808) 243-7919

November 30, 1999

Ms Julie Higa, Staff Planner
County of Maui, Department of Planning
250 South High Street
Wailuku, HI 96793

RE: Maui Community College Building "P"; TMK:(2)3-07-002:040; SM1 990019

Dear Ms Higa,

Thank you for the opportunity to comment on the Maui Community College special management area permit application.

The Department of Fire Control has no objection to granting the application, but wishes to reserve the right to comment when plans and specifications are submitted for review.

If you have any questions, you may contact me at 243-7566.

Sincerely,

LEONARD F NIEMCZYK
Captain, Fire Prevention Bureau

DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

JAMES "KIMO" APANA
Mayor

FLOYD S. MIYAZONO
Director

ELIZABETH D. MENOR
Deputy Director

(808) 270-7230
FAX (808) 270-7934

MEMORANDUM

December 2, 1999

TO: John E. Min, Planning Director

FROM: FLOYD S. MIYAZONO, Director

SUBJECT: **Maui Community College Building "P"**
TMK: 3-7-002:040
SM1 990019

We have reviewed the above referenced SMA report and have the following comments:

1. Planting along Papa Avenue right of way shall comply with the Maui County landscape planting plan. (Refer to Maui County Code, Chapter 12.24A)

2. Submit planting and irrigation plans along the Papa Avenue right of way to the Arborist Committee for review, comment, or approval.

Thank you for the opportunity to comment. Should you have any questions please contact me at extension 7626 or Patrick Matsui at extension 7931.

FSM:PM:gu

c: Patrick T. Matsui, Chief-Planning and Development
SMA Files

cwr\min.mmo

Responses

MUNEKIYO, ARAKAWA & HIRAGA, INC.

December 1, 1999

Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment for Maui Community College Building "P"

Dear Ms. Salmonson:

We have received a copy of your October 14, 1999 letter to Gordon Matsuoka relating to the subject project. We would like to respond as follows:

1. The landscaping for the proposed project will utilize Native Hawaiian trees and plants such as loulu, kou, naupaka, akia, and kolokolo kahakai.

2. In the Final EA, we have corrected the reference to Appendix B in Section II-4, relating to Drainage. This refers to the Drainage and Erosion Control Report.

If you have any questions, please feel free to call me.

Sincerely,

Glenn Tadaki, Planner

GT:to
cc: Eric Nishimoto, Dept. of Accounting and General Services
Mike Muromoto, Design Partners, Inc.
Marvin Tengan, Maui Community College
Maynard Young, UHCC, Planning Office
dpl/mcc-p/oeqctr.003

305 High Street, Suite 104 • Wailuku, Hawaii 96793 • ph: (808)244-2015 • fax: (808)244-8729 • email: mahinc@aloha.net

MUNEKIYO, ARAKAWA & HIRAGA, INC.

December 3, 1999

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

SUBJECT: Draft Environmental Assessment for Maui Community College Building "P"

Dear Mr. Jencks:

Thank you for your November 30, 1999 letter providing comments on the subject Draft Environmental Assessment (EA). On behalf of the applicant, the State Department of Accounting and General Services, we would like to note the following.

1. The applicant acknowledges that wastewater system capacity cannot be ensured for the project. Average daily wastewater flow calculations for existing and developed conditions will be submitted to the County (in connection with the project's building permit application) to allow the County to evaluate the project's impact on the existing County wastewater system. The calculations will include an analysis of wastewater flows for present conditions, as well as for the proposed project.

2. The proposed project will comply with the provisions of Ordinance No. 2760. The construction plans for the project, including sizing calculations and other required information, shall be submitted to the Wastewater Reclamation Division for review and approval in conjunction with the processing of the project's building permit application.

3. The proposed project will comply with the provisions of Chapter 19.36 of the Maui County Code pertaining to Off-street Parking and Loading.

4. A detailed final drainage report and Best Management Practices (BMP) plan to control erosion shall be submitted in connection with the processing of the permit application for the project.

305 High Street, Suite 104 • Wailuku, Hawaii 96793 • ph: (808)244-2015 • fax: (808)244-8729 • email: mahinc@aloha.net

Thank you for taking the time to review the Draft EA and for providing us with your comments.

Sincerely,

Glenn Tadaki, Planner

GT:to
cc: Eric Nishimoto, Dept. of Accounting and General Services
Mike Muromoto, Design Partners, Inc.
Marvin Tengan, Maui Community College
Maynard Young, UHCC Planning Office
Julie Higa, Department of Planning (via delivery)

dpl/mcc-p/dpwwmltr.002

MUNEKIYO, ARAKAWA & HIRAGA, INC.

December 7, 1999

Floyd Miyazono, Director
Department of Parks and Recreation
County of Maui
1580-C Kaahumanu Avenue
Wailuku, Hawaii 96793

SUBJECT: Maui Community College - Building "P"
TMK 3-7-02: por. 40

Dear Mr. Miyazono:

Thank you for your December 2, 1999 letter commenting on the subject project. On behalf of the applicant, the State Department of Accounting and General Services, we would like to note the following.

Due to funding, the proposed project does not currently include plans for landscaping along the Papa Avenue Extension right-of-way. The proposed building is located a significant distance from the roadway (approximately 200 to 300 yards to the southeast of the Papa Avenue Extension right-of-way). In addition, Chapter 19.24A of the Maui County Code notes in substantial part that landowners abutting a street under the jurisdiction of the County, may plant street trees within the County right-of-way abutting the landowner's property with the recommendation of the Arborist Committee and the Directors of Public Works and Waste Management and Parks and Recreation.

In light of the foregoing, we are requesting your department's written clarification regarding the applicability of the street tree planting requirements set forth in your December 2nd letter.

305 High Street, Suite 104 • Wailuku, Hawaii 96793 • ph: (808)244-2015 • fax: (808)244-8729 • email: mahinc@aloha.net

Thank you for providing us with your comments. Please feel free to call me should you have any questions or require additional information.

Sincerely,

Glenn Tadaki, Planner

GT:to
cc: Eric Nishimoto, Dept. of Accounting and General Services
Mike Muromoto, Design Partners, Inc.
Marvin Tengan, Maui Community College
Maynard Young, UHCC, Planning Office
Julie Higa, Dept. of Planning (via delivery)
Patrick Matsui, Dept. of Parks and Recreation (via mail)

dpl/mcc-p/dpltr.001

References

References

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

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

County of Maui, Wailuku-Kahului Community Plan, December 1987.

County of Maui, Office of Economic Development, Maui County Data Book 1996-97. July 1997.

Maui Community College, 1998-99 General Catalog.

Telephone conversation with Maui Community College Registrar Stephen Kameda, January 5, 1999.

Michael T. Munekiyo Consulting, Inc., Application for Special Management Area Permit-Maui Community College Buildings "J" and "S", January 1993.

Michael T. Munekiyo Consulting, Inc., Application for Special Management Area Permit-Maui Community College Building "J" Phase II, January 1994.

Munekiyo & Arakawa, Inc., Application for Special Management Area Use Permit - Aircraft Rescue and Fire Fighting Training Facility at Kahului Airport, April 1995.

Munekiyo & Arakawa, Inc., Final Environmental Assessment - Maui Central Park, October 1996.

Munekiyo, Arakawa & Hiraga, Inc. Final Environmental Assessment - Maui Community College - Building "N" and Related Improvements, April 1998.

Ronald M. Fukumoto Engineering, Inc., Kahului Drainage Master Plan, May 1992.

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

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

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

Appendices

Appendix A

State Historic Preservation Division Letter, January 20, 1998

GOVERNOR OF HAWAII

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

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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,

DON HIBBARD, Administrator
State Historic Preservation Division

BD:jen

cc. David Blane, 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)

Appendix A-1

State Historic Preservation Division Letter, March 12, 1998

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

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

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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)

Appendix B

Drainage and Soil Erosion Control Report

PRELIMINARY
GRADING AND DRAINAGE REPORT - MAUI COMMUNITY COLLEGE BUILDING "P"

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

January 1999

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

Austin, Tsutsumi & Associates, Inc.
Civil Engineers • Surveyors
501 Sumner Street, Suite 521
Honolulu, Hawaii 96817-5031
Telephone: (808) 533-3646
Facsimile: (808) 526-1267
Honolulu • Wailuku, Hawaii

PRELIMINARY
GRADING AND DRAINAGE REPORT
FOR
MAUI COMMUNITY COLLEGE
BUILDING "P"
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 1999

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS

TABLE OF CONTENTS

EXHIBITS

AUSTIN, TSUTSUMI & ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS
CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

TED S. KAWAHIGASHI, P.E.
KENNETH K. KUROKAWA, P.E.
DONOHUE M. FUJII, P.E.
STANLEY T. WATANABE
MERNA S. KIBE

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

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 MCC campus encompasses 61.2 acres and is identified by TMK 3-7-02:11 (12.3 acres) and TMK 3-8-07:40 (48.9 acres). The project site is situated on a portion of the parcel identified by TMK 3-8-07:40. (See Exhibit 1 for the Location and Vicinity Map).

The new building will be situated east of Building "N" currently under final design (classrooms), west of Building "S" currently under construction (office, classroom, and computer lab) and north of the Student Center. (See Exhibit 2 for Site Plan.) Construction of the roadway access and adjacent parking lot improvement is currently under construction and expected to be completed by Fall of 1999. The construction of Building "N" is expected to begin during the Summer of 1999 and be completed prior to construction of Building "P".

REPLY TO:
501 SUMNER STREET, SUITE 521 • HONOLULU, HAWAII 96817-5031
PHONE (808) 533-3646 • FAX (808) 526-1267 • EMAIL: ata@lava.net

OFFICES IN:
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII

B. Project

The proposed project involves the construction of a 45,000 square foot, two-story structure, designated as Building "P", to be used as a food service cafeteria for the students and faculty, and as a training facility for the instruction of culinary art skills. The ground floor facilities will include a classroom, bakery, prep kitchens, and a cafeteria/dining area. The second floor will include classrooms, a fine dining area, a bar/beverage lab and an exhibition kitchen.

The project will also include the construction of accessible concrete walkways, curb ramps, drain inlets and the landscaping. (See Exhibit 2 for Site Plan.)

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

1. Off-Site Drainage

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 discharges into a drainage pipe to be constructed with the Building "N" project and then into the existing underground drainage system which outlets into a retention basin.

The existing retention basin system is designed to 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 channeled through the retention basin before ultimate disposal into Kahului Harbor. The retention basin spillway is designed to control the outflow rate from the basin into Kahului Harbor to be less than or equal to existing peak flows.

2. On-Site 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 remaining on-site runoff drains towards the east and percolates into the existing ground.

Drainage for Building "N" will be handled by two underground drainage systems. The storm water runoff (5.9 cfs) created by Building "N" will be collected by a roof catchment

system and drain inlets. No bypass flow from Building "N" is expected to travel toward the building pad for Building "P". The Building "P" pad is expected to be constructed with the Building "N" project.

The runoff generated from the pad for Building "P" (1.4 cfs) will sheet flow across the pad area and discharge into a drain inlet and a grassed drainage ditch which then leads to an existing headwall structure.

The existing drainage ditch between the Student Center and the Building "P" pad is an important drainageway for the area since it services off-site runoff generated by off-site areas south of Kaahumanu Avenue and transports a portion of the campus flow downstream to the retention basin through the existing headwalls. The ditch is designed to convey 30.8 cfs of existing runoff. The drainage ditch will be maintained during the construction of Building "N" while a new underground drain pipe section is constructed along the east side of Building "N".

D. Grading

Grading for the building pad for Building "P" will be completed in conjunction with the site preparation work of the Building "N" project. Construction of Building "N" is expected to begin during the Summer of 1999. Thus, the building pad for Building "P" is expected to be in place prior to any construction work for Building "P".

Built on an embankment, the Building "P" pad will have finished elevations ranging from 16.8 feet to 17.5 feet MSL. The finish floor elevation for Building "P" is expected to be 18.0 feet MSL. The pad area will be graded to drain on-site runoff to existing drainage structures. The entire pad area is expected to be grassed.

E. 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

C. Grading Plan

The proposed grading plan for Building "P" will require minimal embankment work since the building pad for Building "P" is expected to be completed in conjunction with the site preparation work for Building "N".

The perimeter of Building "P" will be graded to sheet flow runoff to drain inlets that surround the building. The existing headwall structures and ditch between the Student Center and Building "P" will be removed and the area filled and sloped to drain to drain inlets. Erosion control measures will be incorporated during the construction period to minimize soil loss. One erosion control feature will be temporary silt fences located around existing drainage inlets to detain sediments generated from the building area. (See Exhibit 4 for Grading and Drainage Plan.)

D. Drainage Plan

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

The storm water runoff (6.3 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, drain manhole and drain pipe. The existing drain inlet is located directly northeast of the proposed building.

Pavement and roof runoff along the west side of Building "P" will discharge into drain inlets and be piped to an existing 42-inch drainline. The 42-inch drainline, constructed with Building "N", is connected to an existing 48-inch drainline.

Areas not impacted by construction activity will maintain existing drainage patterns and discharge into grassed areas for disposal by percolation.

E. 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 "P" Improvements			
C	0.35 Grass Area	0.50 Walkway Area More Than 50% Landscape	0.90 Parking Area	0.95 Roof	0.50 Walkway (Area More Than 50% Landscape)	0.70 Walkway (Area Less Than 50% Landscape)	0.90 Paved Parking Area	0.95 Roof
i (in.) Tm = 10 yrs.	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9
Tc (min.)	15	5	5	4	5	5	5	4
I (in./hr.)	3.5	5.0	5.0	5.3	5.0	5.0	5.0	5.3
CI_{10} =	1.3	2.5	4.5	5.0	2.5	3.5	4.5	5.0
i (in.) Tm = 50 yrs.	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Tc (min.)	15	5	5	4	5	5	5	4
I (in./hr.)	4.5	6.2	6.2	6.5	6.2	6.2	6.2	6.5
CI_{50} =	1.6	3.1	5.6	6.2	3.1	4.3	5.6	6.2

Where: i = intensity of 1-hour rainfall (inches);
Tc = time of concentration (minutes);
Tm = recurrence interval (years)
I = rainfall (in./hr.)
C = runoff coefficient

The existing on-site storm runoff for the proposed Buildings "N" and "P" is approximately 7.9 cfs (Areas D1, D2, E1A and E1B). For the improved site conditions, the anticipated peak runoff from proposed Building "N" (Areas E1A and E1B) and Building "P" (Areas D1 and D2) is 12.3 cfs. Proposed conditions reflect an increase in the storm runoff of 4.4 cfs. The additional runoff will be intercepted by the new drainage structures and discharged into the existing retention basin via new underground drainage system connections around Building "P". (See Exhibit 5 for the Drainage Sub Basins Plan and Exhibit 5A for Hydrologic Data).

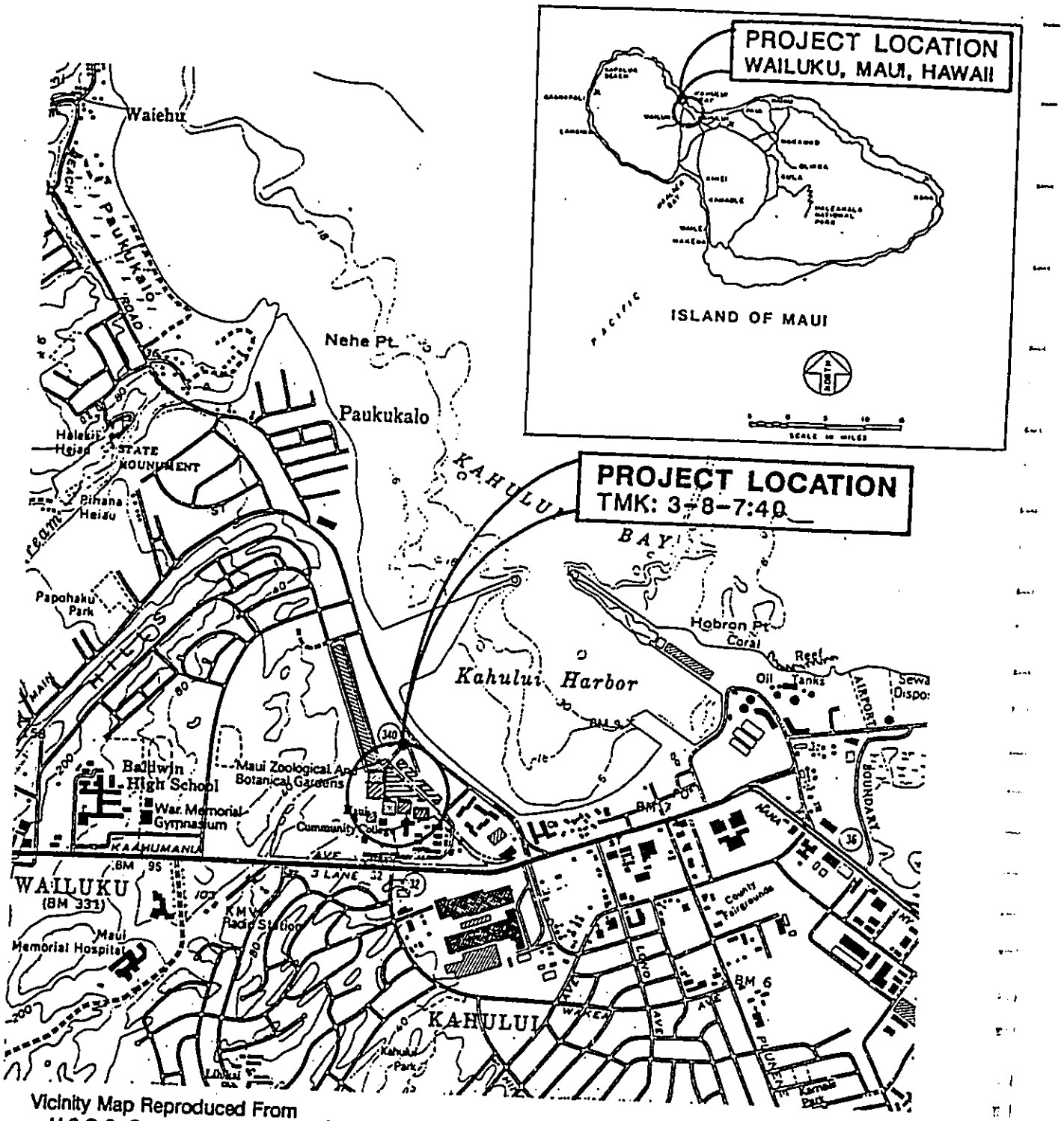
The existing drainage area for Building "P" is currently a paved parking lot that will be improved to a grassed sump during the construction

of Building "N". Based on County of Maui Drainage Standards, a 50-year storm was used to analyze the sump condition. In an effort to maintain consistency in the hydrologic calculations and as a conservative measure, a 50-year storm was also used to analyze the proposed conditions of Building "P". (See 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 is to be constructed within the campus area designated by the FIRM as Zone C (See Exhibit 3). 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.

-oOo-



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

VICINITY MAP

Scale: 1"=2000'

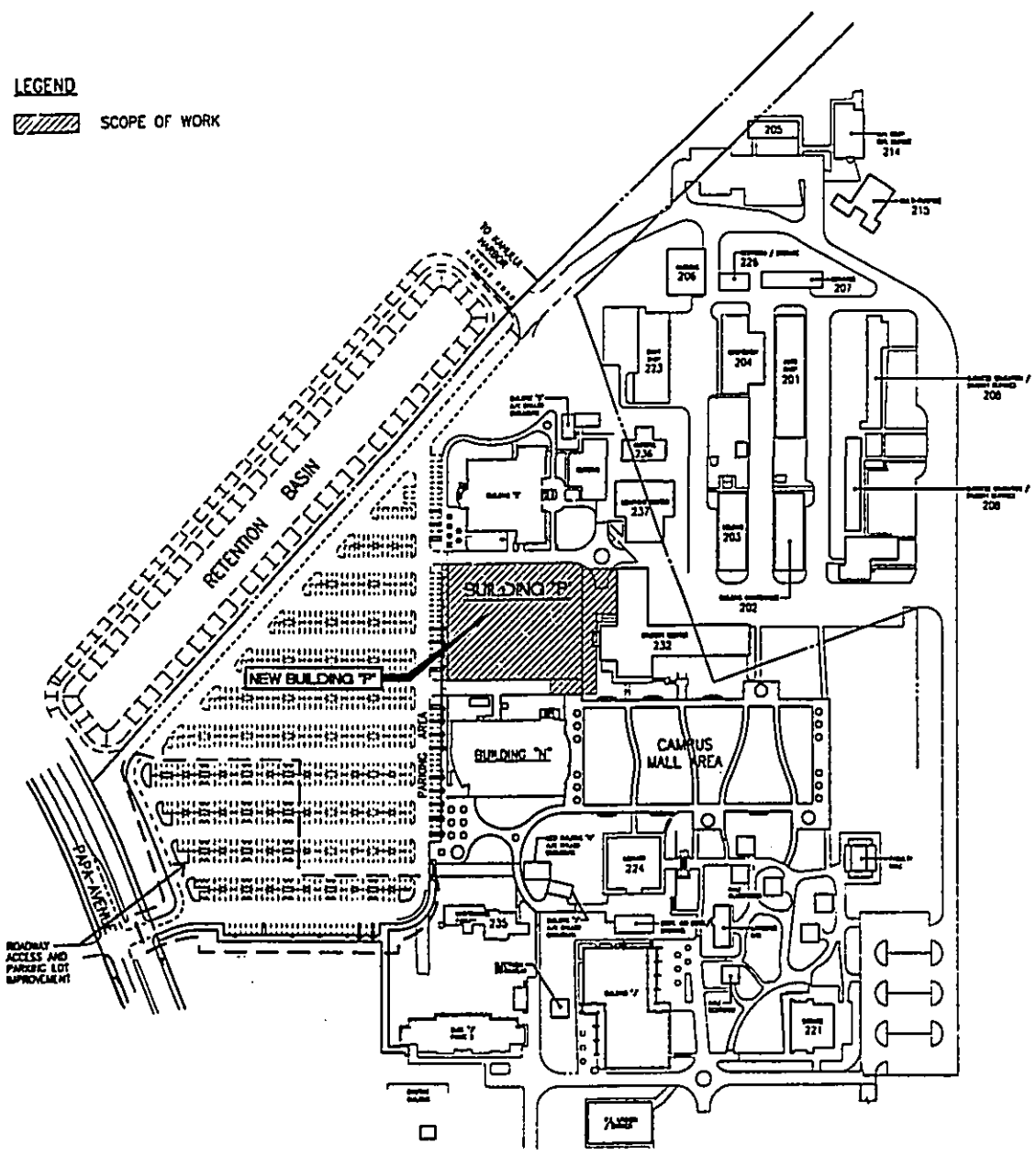
GRADING AND DRAINAGE REPORT
MAUI COMMUNITY COLLEGE BUILDING "P"
KAHULUI, MAUI, HAWAII

VICINITY MAP

EXHIBIT 1

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

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



GENERAL PLAN

SCALE: 50' 0 50' 100'

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

SITE PLAN

EXHIBIT 2

Austin, Tsutsumi & Associates, Inc.
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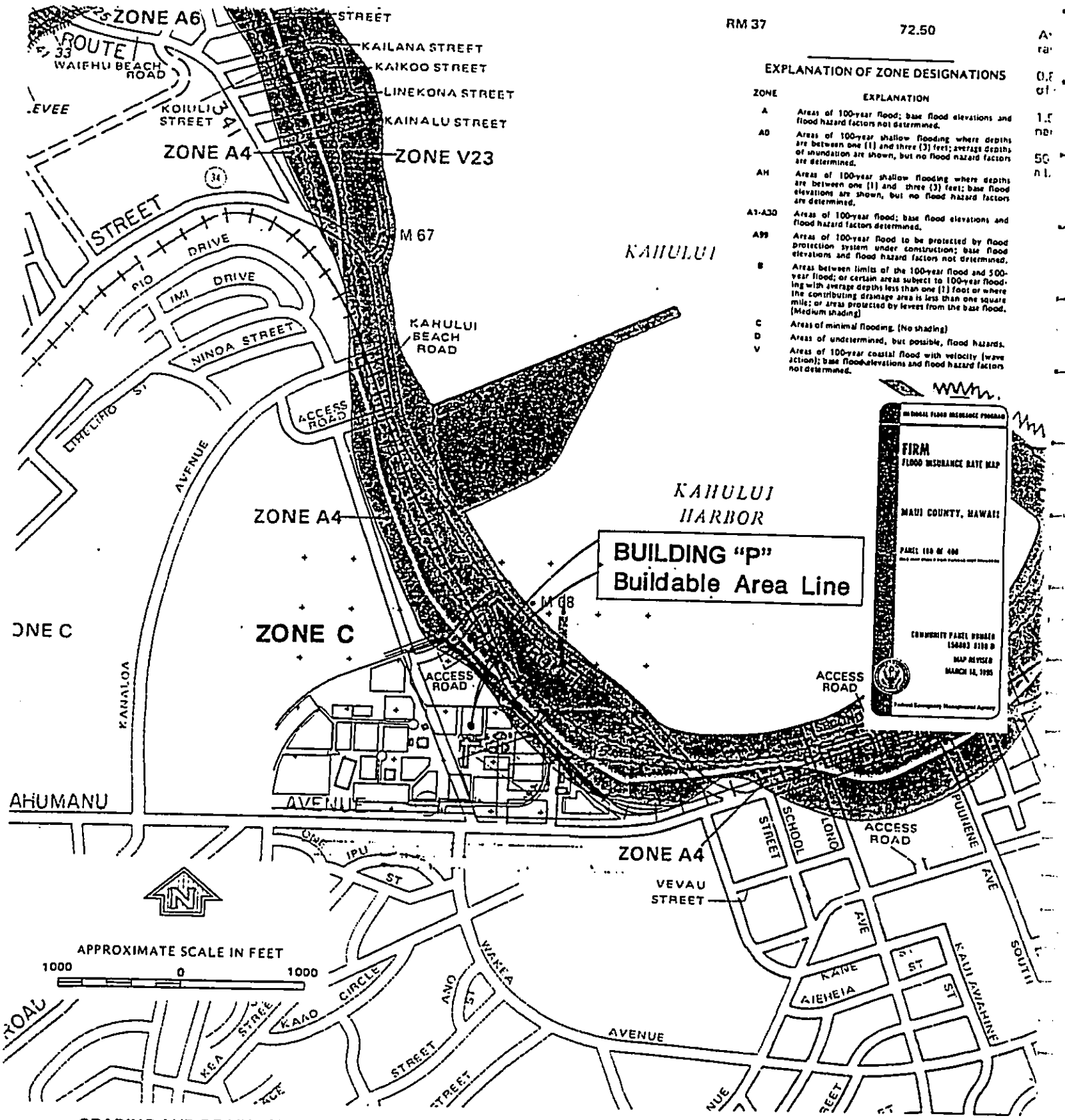
Department of Accounting and General Services
Division of Public Works
State of Hawaii



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

FLOOD ZONING MAP

EXHIBIT 3

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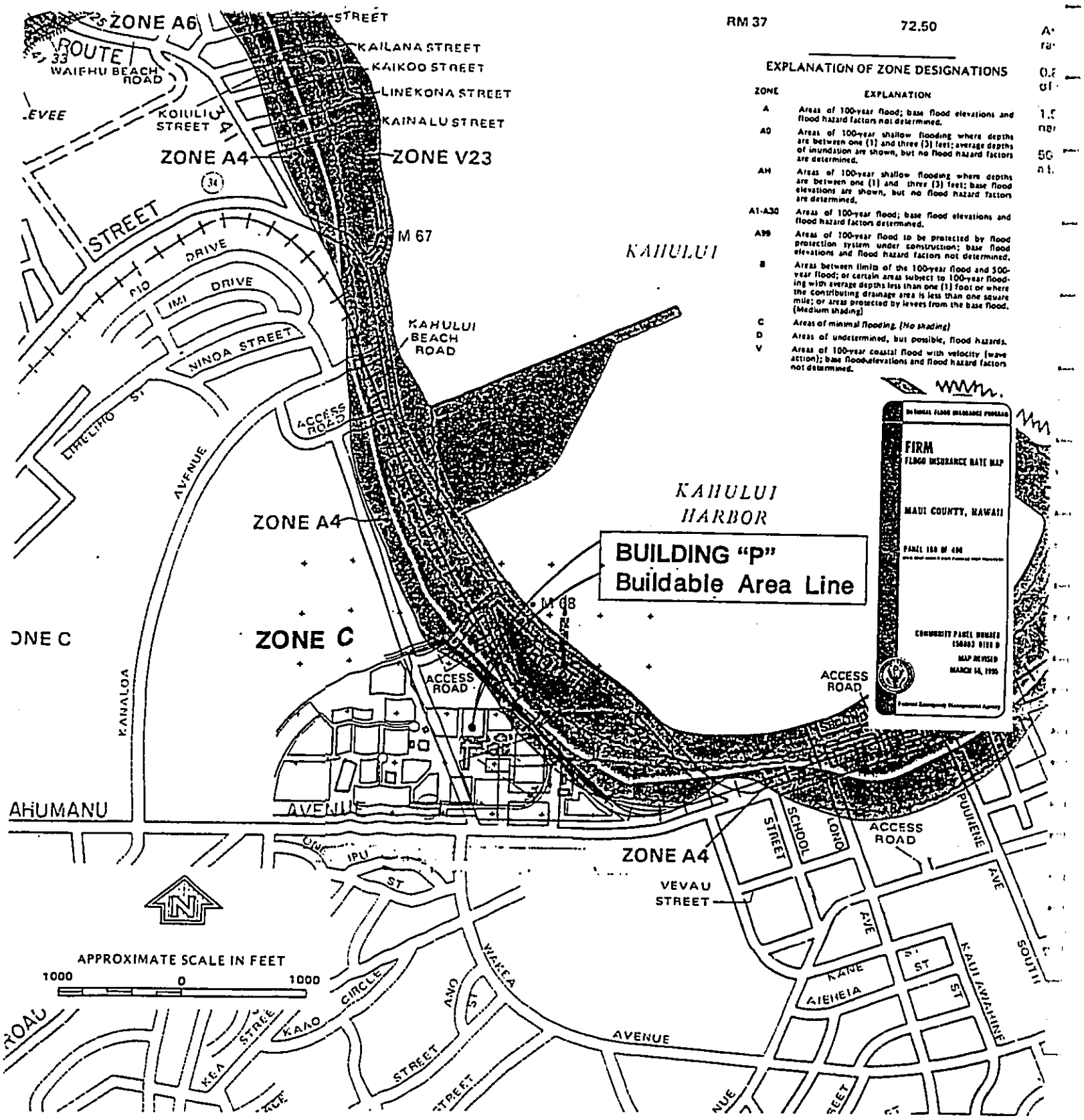
Civil Engineers • Surveyors
Honolulu • Wailuku, Hawaii

PREPARED FOR:
Department of Accounting and General Services
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.
AH	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.
A99	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.

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

FLOOD ZONING MAP

EXHIBIT 3

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

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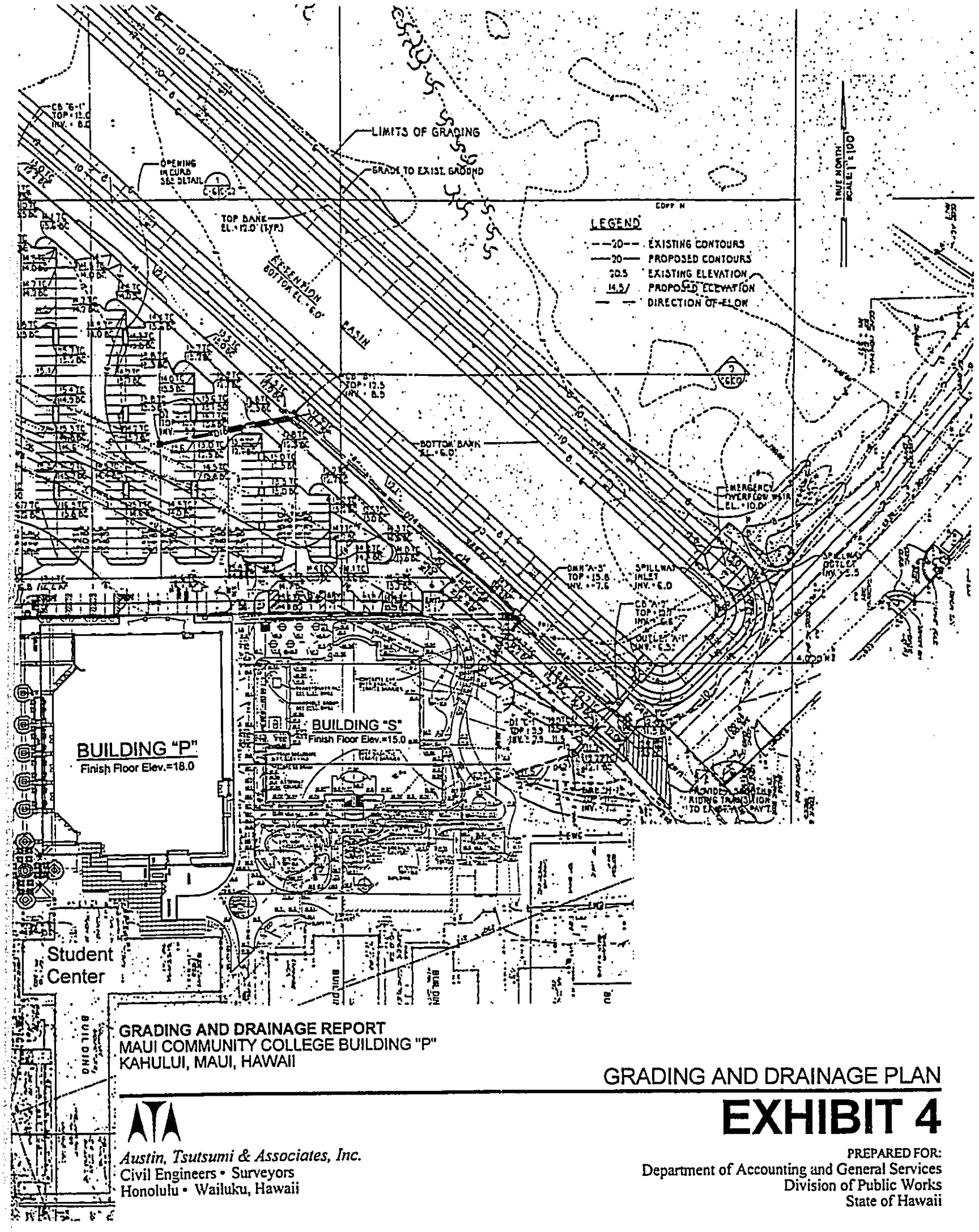
Department of Accounting and General Services
Division of Public Works
State of Hawaii



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

GRADING AND DRAINAGE PLAN

EXHIBIT 4

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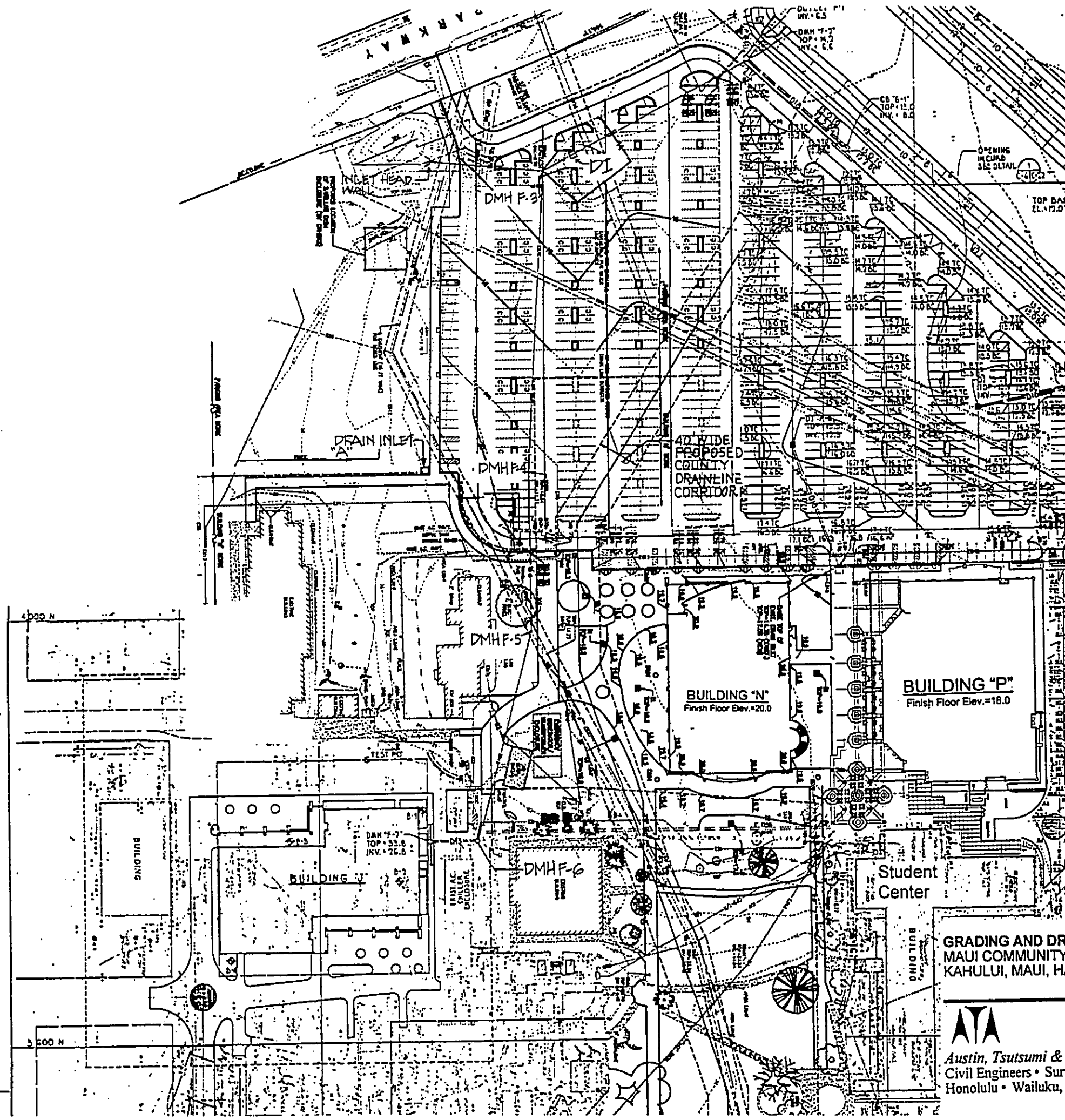
Department of Accounting and General Services
Division of Public Works
State of Hawaii



GRADING AND DR
MAUI COMMUNITY
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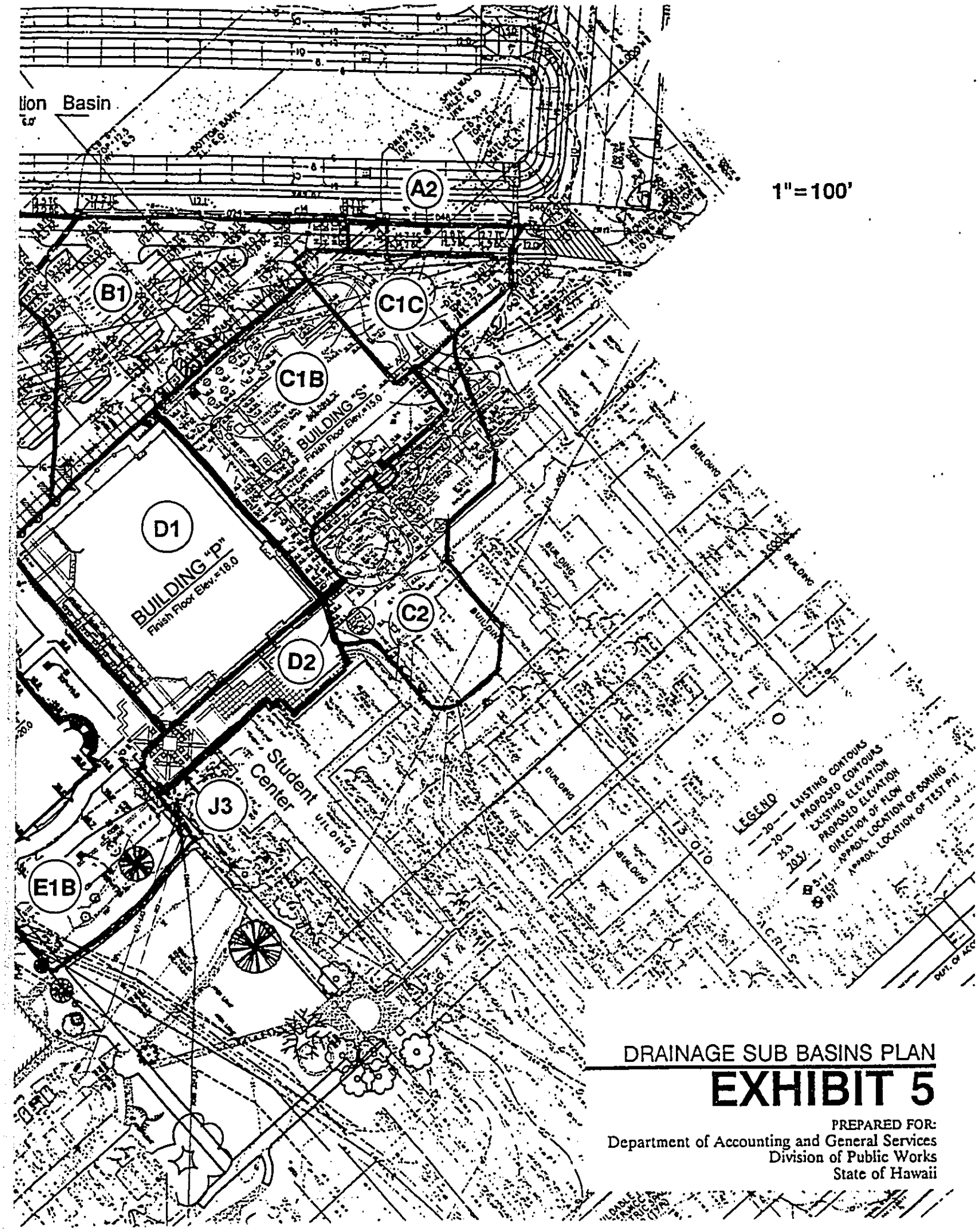
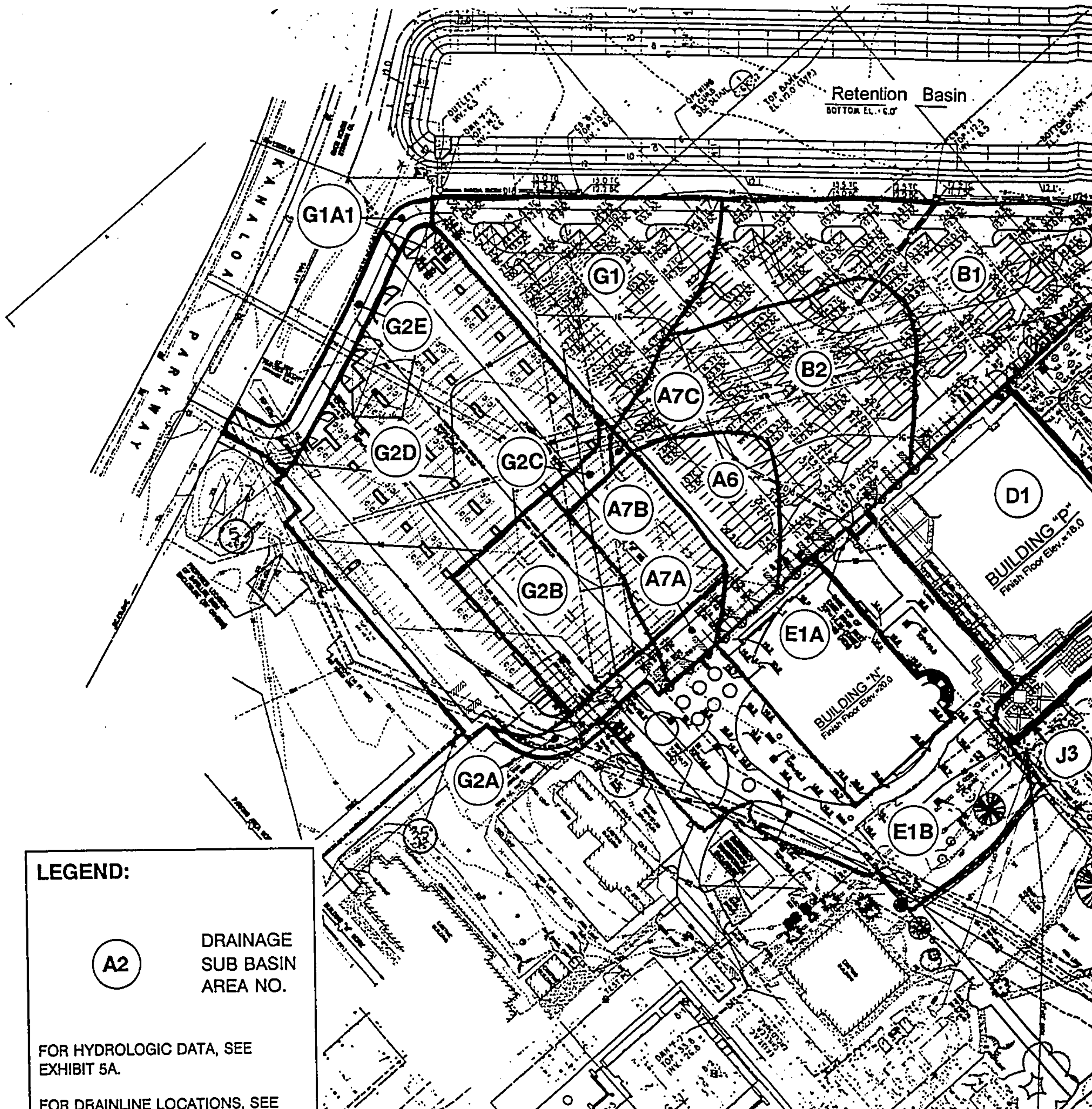
Civil Engineers • Sur
Honolulu • Wailuku,



DRAINAGE SUB BASINS PLAN

EXHIBIT 5

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


Retention Basin
KANALOA PARKWAY
G1A1
G1
B1
B2
G2E
A7C
G2D
G2C
A6
A7B
D1
A7A
G2B
E1A
BUILDING "P"
Finish Floor Elev.=18.0
BUILDING "N"
J3
G2A
E1B
LEGEND:
A2
DRAINAGE
SUB BASIN
AREA NO.
FOR HYDROLOGIC DATA, SEE EXHIBIT 5A.
FOR DRAINLINE LOCATIONS, SEE EXHIBIT 6.

HYDROLOGIC DATA

Drainage Sub Basin Area Number	Area (acres)	Existing Conditions				Proposed Conditions			
		CI_{10}	CI_{50}	Q_{10} (cfs)	Q_{50} (cfs)	CI_{10}	CI_{50}	Q_{10} (cfs)	Q_{50} (cfs)
A2	0.09 acres	4.5	5.5	0.41	0.50	4.5	5.5	0.41	0.50
A6	0.34 acres	4.5	5.6	1.53	1.90	4.5	5.6	1.53	1.90
A7A	0.07 acres	4.5	-	0.32	-	4.5	-	0.32	-
A7B	0.28 acres	4.5	-	1.26	-	4.5	-	1.26	-
A7C	0.01 acres	4.5	-	0.05	-	4.5	-	0.05	-
B1	1.16 acres	4.5	5.6	5.22	6.50	4.5	5.6	5.22	6.50
B2	0.92 acres	4.5	5.6	4.14	5.15	4.5	5.6	4.14	5.15
C1B	0.73 acres	5	6.2	3.65	4.53	5	6.2	3.65	4.53
C1C	0.30 acres	2.5	3.1	0.75	0.93	2.5	3.1	0.75	0.93
C2	0.62 acres	4.5	5.6	2.79	3.47	4.5	5.6	2.79	3.47
D1	0.86 acres	-	1.6	-	1.38	-	6.2	-	5.33
D2	0.18 acres	-	3.1	-	0.56	-	5.6	-	1.01
E1A	0.57 acres	5	-	2.85	-	5	-	2.85	-
E1B	1.23 acres	2.5	-	3.08	-	2.5	-	3.08	-
G1	0.78 acres	4.5	-	3.51	-	4.5	-	3.51	-
G2A	0.12 acres	4.5	-	0.54	-	4.5	-	0.54	-
G2B	0.43 acres	4.5	-	1.94	-	4.5	-	1.94	-
G2C	0.04 acres	4.5	-	0.18	-	4.5	-	0.18	-
G2D	1.67 acres	4.5	-	7.52	-	4.5	-	7.52	-
G2E	0.18 acres	4.5	-	0.81	-	4.5	-	0.81	-
G1A1	0.04 acres	4.5	-	0.18	-	4.5	-	0.18	-
J3	1.06 acres & offsite	-	-	30.80	-	-	-	30.80	-

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

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

Appendix C

Traffic Counts and Level of Service Analysis

FEB 1 6 1999

Austin, Tsutsumi & Associates, Inc.
501 Sumner Street, Suite 521
Honolulu, Hawaii 96817-5031

Civil Engineers • Surveyors
Phone: (808) 533-3646 • Fax: (808) 526-1267
E-mail: ata@lava.net

FACSIMILE COVERSHEET

COMPANY SENT TO: Munekiyo Arakawa & Hiraga, Inc.
ATTENTION: Glenn Tadaki — Date: February 11, 1999
FAX NUMBER: SD 35 — Check if original to be mailed ☐
SENT BY: Howard Mau, P.E. — NUMBER OF PAGES: 4
ATA JOB NUMBER: 98-51 — (Including this cover sheet)
PROJECT TITLE: MCC Building "P"
SUBJECT:: Traffic Counts

Transmitted herewith are the traffic counts and LOS analyses for intersections surrounding Maui Community College. The traffic counts were taken on February 2 and 3, 1999. These counts were taken to comply with the State Highways Division's Maui District Office request to make the counts in conjunction with its review of the Building "N" SMA and their agreement that a full TIAR was not required at that time. Our position was that traffic had not increased in the area, therefore the 1992 TIAR was still valid since MCC had not changed its master plan and was constructing its facilities in phases. The State concurred but requested that traffic counts be taken when the Papa Avenue Extension was opened to traffic.

In recent discussions with the SHD for the SMA for Building "P", we referred to our prior discussions with the Maui District Office that a new TIAR was not necessary. In your SMA document, you should mention this agreement and that the traffic counts have been completed.

The traffic counts, summarized in the worksheet Approach Traffic Counts, show that there has been no significant change to traffic volumes on Kaahumanu Avenue. Of course, with the completion of the Papa Avenue Extension and the construction of MCC parking lots off the extension road, traffic on Papa Avenue itself has increased. This was to be expected since this is a new road and planned access to the MCC parking lots is from the extension. At the time of the counts, the Kaihee Place access to the MCC parking lot was still open; we understand that MCC will close this access when all work is completed on Building "N" and Building "P."

Traffic counts were taken in the AM and PM peak periods of traffic at the following locations:

- Kaahumanu Avenue and Wakea Avenue
- Kaahumanu Avenue and Papa Avenue
- Kahului Beach Road and Kaihee Place
- Kahului Beach Road and Papa Avenue Extension

The LOS calculations for the intersections indicate that there is satisfactory operation, except at the Kaahumanu Ave./Papa Ave. intersection. The existing AM peak hour is at LOS "F"; this can be improved to LOS "D" by adjusting the timing of the traffic signals. The retiming will also provide better coordination between the Wakea Avenue and the Papa Avenue intersection signals.

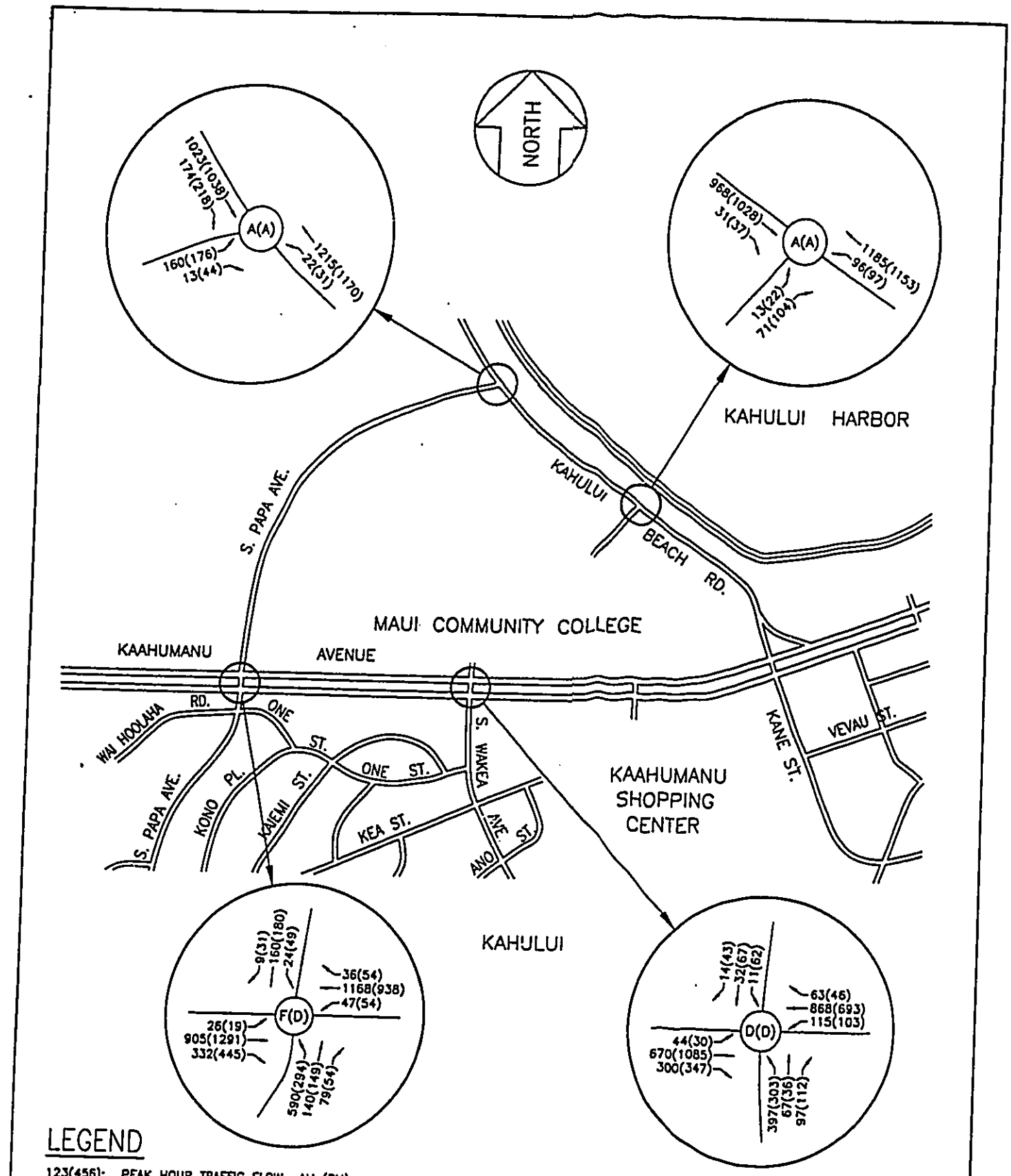
The State also has several projects which are planned to be put out for bids before June 1999 – upgrading traffic signals on Kaahumanu Avenue from Wharf Street to High Street; resurfacing Kaahumanu Avenue, Main Street to Hobron Avenue; roadway improvements on Kaahumanu Avenue,

Mahalani Street to Papa Avenue; and a drainage improvement project along Kaahumanu Avenue. These projects may be combined into a single construction contract. My point is that these projects will generally improve traffic conditions on Kaahumanu Avenue when they are completed.

I will send a copy of the traffic counts to HWY-M for their files. If you have any questions, please call me.

Howard Man

Cc: Eric Nishimoto, DAGS, 586 0530
Mike Goshi, Design Partners, 946 9663



LEGEND

123(456): PEAK HOUR TRAFFIC FLOW AM (PM)
A(B): LEVEL OF SERVICE OF INTERSECTION AM (PM)

MAUI COMMUNITY COLLEGE TRAFFIC IMPACT ANALYSIS INTERSECTION LEVEL OF SERVICE	ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC. ENGINEERS, SURVEYORS • HONOLULU, HAWAII EXISTING CONDITIONS	FIGURE 3

FN: 98-51\TRAFFIC\Maui-02.DWG

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

INTERSECTION	DIR	AM Pk Period, Traffic Counts				PM Pk Period, Traffic Counts			
		1992 Existing	1995 Existing	1997 ATA	1999 ATA	1992 Existing	1995 Existing	1997 ATA	1999 ATA
1. Kahului Bch. Rd.	NB				1281				1250
Kaihee	EB				84				126
Kahului Bch. Rd.	SB				999				1065
		0	0	0	2364	0	0	0	2441
1. Kahului Bch. Rd.	NB				1237				1201
Papa Ext.	EB				173				220
Kahului Bch. Rd.	SB				1197				1256
		0	0	0	2607	0	0	0	2677
2. Papa	NB	784		786	809	478		451	497
Kaahumanu	EB	1275	NA	1247	1263	2199	NA	1947	1755
Papa	SB	9		1	193	38		31	260
Kaaahumanu	WB	1559		1220	1251	1038		1088	1046
TOTAL		3627	0	3254	3516	3753	0	3517	3558
3. Wakea	NB	439	377	571	561	439	587	477	451
Kaahumanu	EB	1018	836	930	1014	1625	1299	1394	1462
MCC	SB	113	124	73	57	167	269	162	172
Kaahumanu	WB	1410	1118	1048	1050	929	1062	885	842
TOTAL		2980	2455	2622	2682	3160	3217	2918	2927

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.
1999 traffic counts by ATA, Feb. 2 to 3, 1999