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***Supplemental Final
Environmental Assessment***

***MOLOKAI DAY CARE/
SENIOR CENTER***

Prepared for:

November 2000

Hale Mahaolu

MUNEKIYO, ARAKAWA & HIRADA, INC.

***Supplemental Final
Environmental Assessment***

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halemshevmkdc/auplea.rpl

Preface

The applicant, Hale Mahaolu, is proposing to develop the Molokai Day Care/Senior Center on the grounds of its Home Pumehana Elderly Housing Project in Kaunakakai, Molokai. Parking for the proposed facility will be provided by subdividing and purchasing an approximately 1.0 acre portion of an adjoining parcel (TMK 5-3-3:por.1) currently owned by Molokai Ranch, Ltd.

A Final Environmental Assessment (EA) for the project was filed on March 23, 1999 for the subject project; however, there have been revisions to the project due to budgetary limitations. Accordingly, a Supplemental EA is being prepared. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Hawaii Administrative Rules, Environmental Impact Statement Rules, the Supplemental EA documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

Other than the following Project Overview section which describes the proposed project, this Supplemental EA incorporates the Final EA for the Molokai Day Care/Senior Center by reference and does not address elements or analysis of the project which remain unchanged.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. BACKGROUND

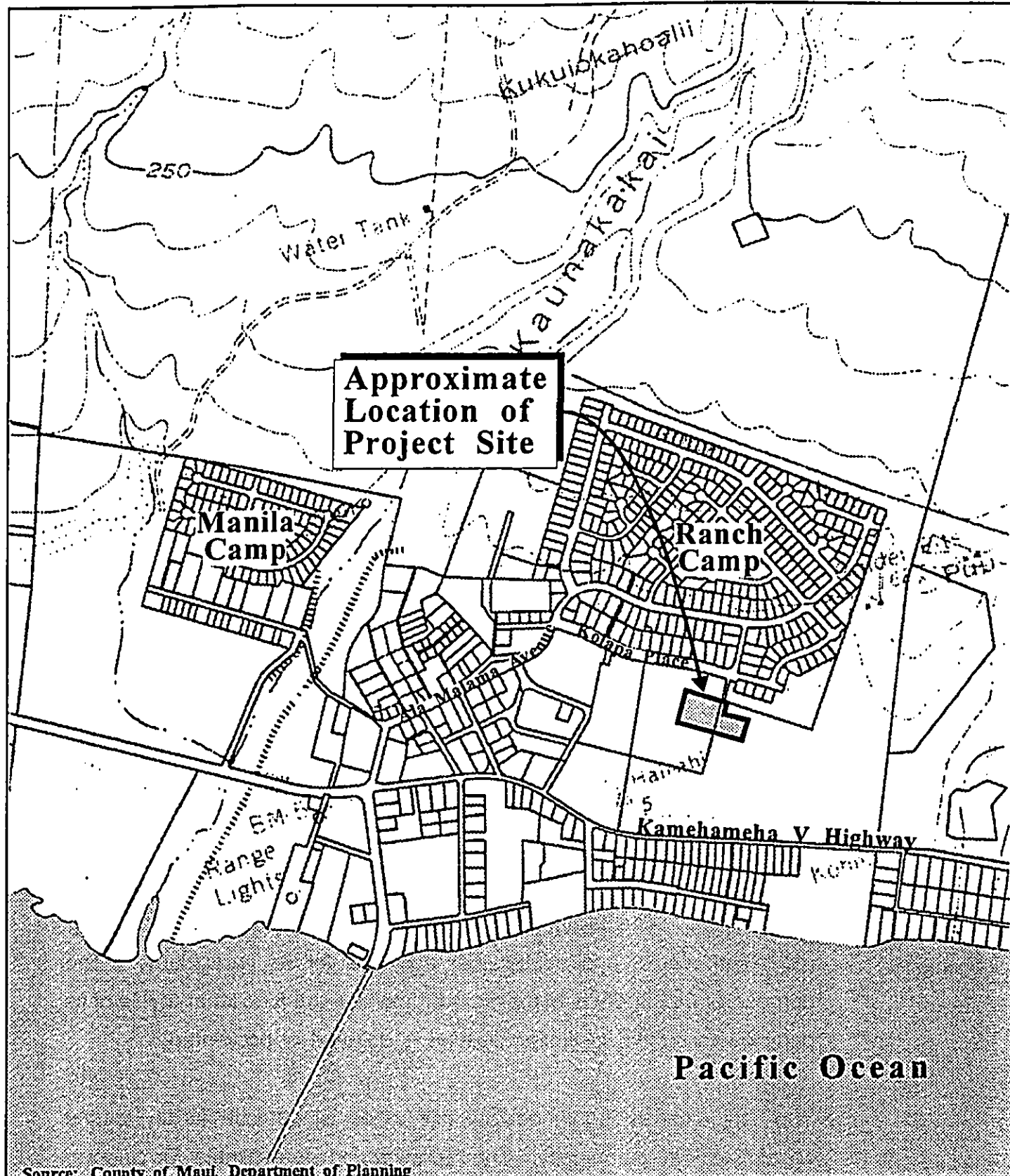
The applicant for the project, Hale Mahaolu, is proposing to develop the Molokai Day Care/Senior Center in Kaunakakai, Molokai, Hawaii (TMK 5-3-2:por. 168 and 5-3-3:por. 1). See Figure 1 and Figure 2.

The project site for the day care/senior center facility is located on the grounds of the Home Pumehana Elderly Housing Project (TMK 5-3-2:168). Parking for the facility is located near the eastern edge of the property.

The Home Pumehana Elderly Housing Project opened in 1980 with 80 one-bedroom units and is designed to be expanded, as needed. The existing project consists of 16 one-story buildings, a laundry/meeting facility, and paved parking stalls on approximately 55 percent of the 9.899 acre parcel. A five (5) unit addition with five (5) paved parking stalls was recently completed in 1999. The remainder of the parcel is undeveloped and maintained as lawn or garden area.

A Final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Molokai Day Care/Senior Center was published in the March 23, 1999 edition of the Environmental Notice. The original plans called for a day care/senior center structure of approximately 6,336 square feet of floor area. The structure was proposed to be located on the eastern portion of the Home Pumehana parcel. Parking for the facility was proposed to be provided by subdividing an approximately 1.0 acre portion of an adjoining parcel (TMK 5-3-3:1) and consolidating it with the Home Pumehana parcel.

The subject project has been revised due to budgetary limitations. The



Source: County of Maui, Department of Planning

Figure 2 Molokai Day Care/Senior Center Site Location Map



Prepared for: Hale Mahaolu

MUNEKIYO, ARAKAWA & HIRADA, INC.

revised 4,500 square foot structure would instead be added onto the existing Home Pumehana laundry/meeting facility. The configuration of the 1.0 acre parking area also differs from the original proposed layout. Accordingly, a Supplemental EA has been prepared to address these modifications.

The Home Pumehana parcel is owned by the County of Maui and leased to Hale Mahaolu to the year 2079. The parcel intended for parking has a perpetual exclusive easement which has been purchased by Hale Mahaolu from Molokai Ranch, Ltd.

B. PROJECT NEED

The proposed project intends to address community desires for an adult day care facility and a senior center. It is proposed by the applicant on behalf of Molokai residents. A petition in support of the construction and establishment of an adult day care/senior center was signed by 538 Molokai residents in November 1997.

There is no existing adult day care facility on the island of Molokai. The proposed adult day care center would provide a supervised daytime program for disabled adults and the elderly in a supportive and protective environment. The facility would include a range of pursuits including recreation, social and educational activities for its participants. The purpose of the facility is to maintain or improve the functional levels of its participants so that institutionalization is delayed or prevented.

The senior center is intended for use as an island-wide facility for the Molokai elderly community. The facility would be available for classes, meetings and social gatherings.

C. PROPOSED IMPROVEMENTS

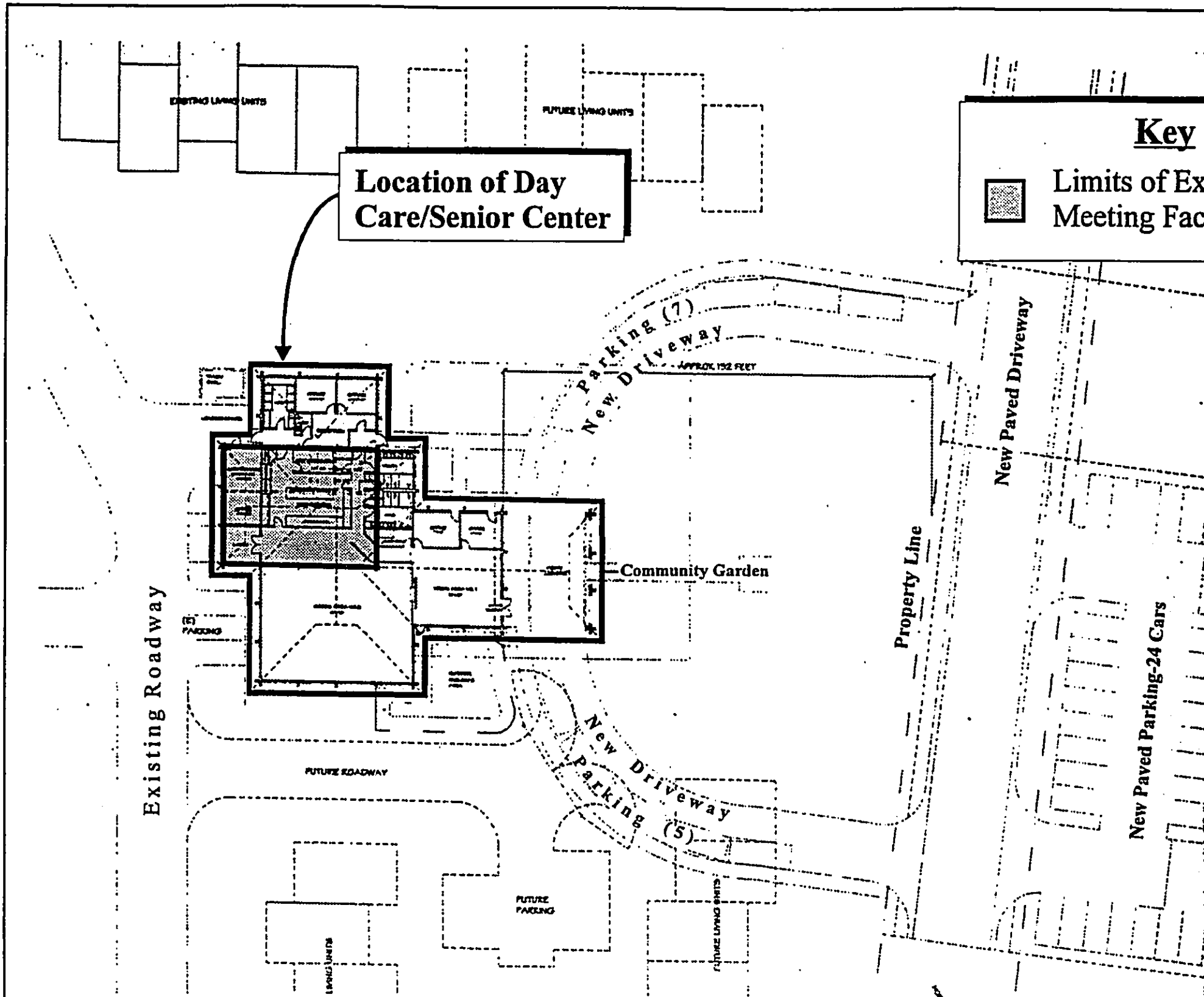
As previously indicated, the proposed day care/senior center facility will be added on to the existing Home Pumehana laundry/meeting facility. The interior of the existing laundry/meeting facility, which has a building footprint of approximately 2,160 square feet, will be modified to accommodate the addition of the proposed day care/senior center facility.

The adult day care/senior center will encompass approximately 4,500 square feet of floor area. The structure will include social areas, kitchen, offices, storage, and restroom facilities. See Figure 3, Figure 4 and Figure 5.

It is intended to contain an accordion door which separates the day care and senior center functions. During periods when the senior center is not in use, this space may be utilized by the adult day care center. Conversely, when the adult day care center is not in use, this space could be used by residents utilizing the senior center. A porte cochere is proposed to allow for easy pickup and dropoff. A semi-circular driveway with 12 parallel parking stalls flanks the porte cochere.

Community Development Block Grant (CDBG) funds have been utilized to acquire the approximately 1.0 acre of property (43,561 square feet) needed for additional parking. Rather than consolidating the 1.0 acre property with the Home Pumehana parcel, it will be retained as a separate parcel. Approximately 24 paved parking stalls and overflow grass parking are proposed on the 1.0 acre parcel. An easement for the driveway to Kolapa Place has also been secured.

The Home Pumehana parcel is situated in the State Land Use Commission "Urban" District and is also within the Molokai Community



Source: Hiyakumoto & Higuchi Architects, Inc.

Figure 3

Molokai Day Care/Senior Center Conceptual Site Plan



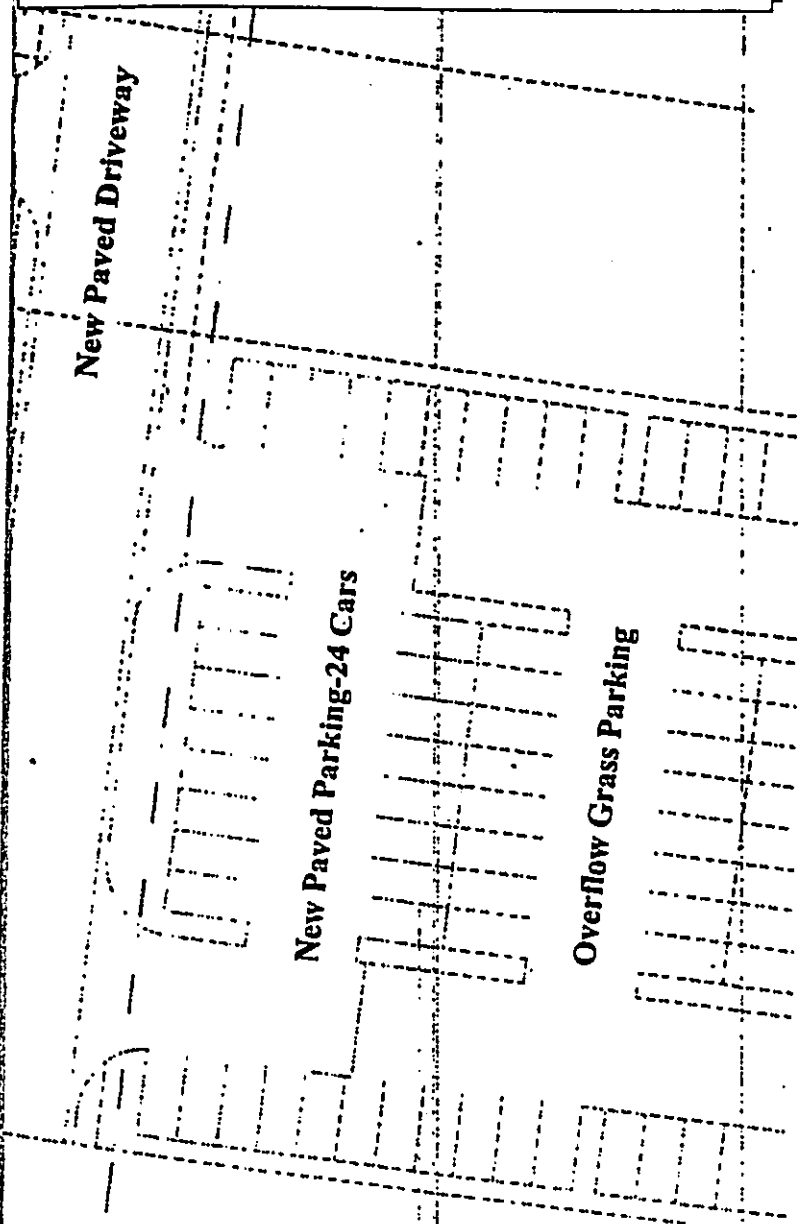
Prepared for: Hale Mahaolu

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Key



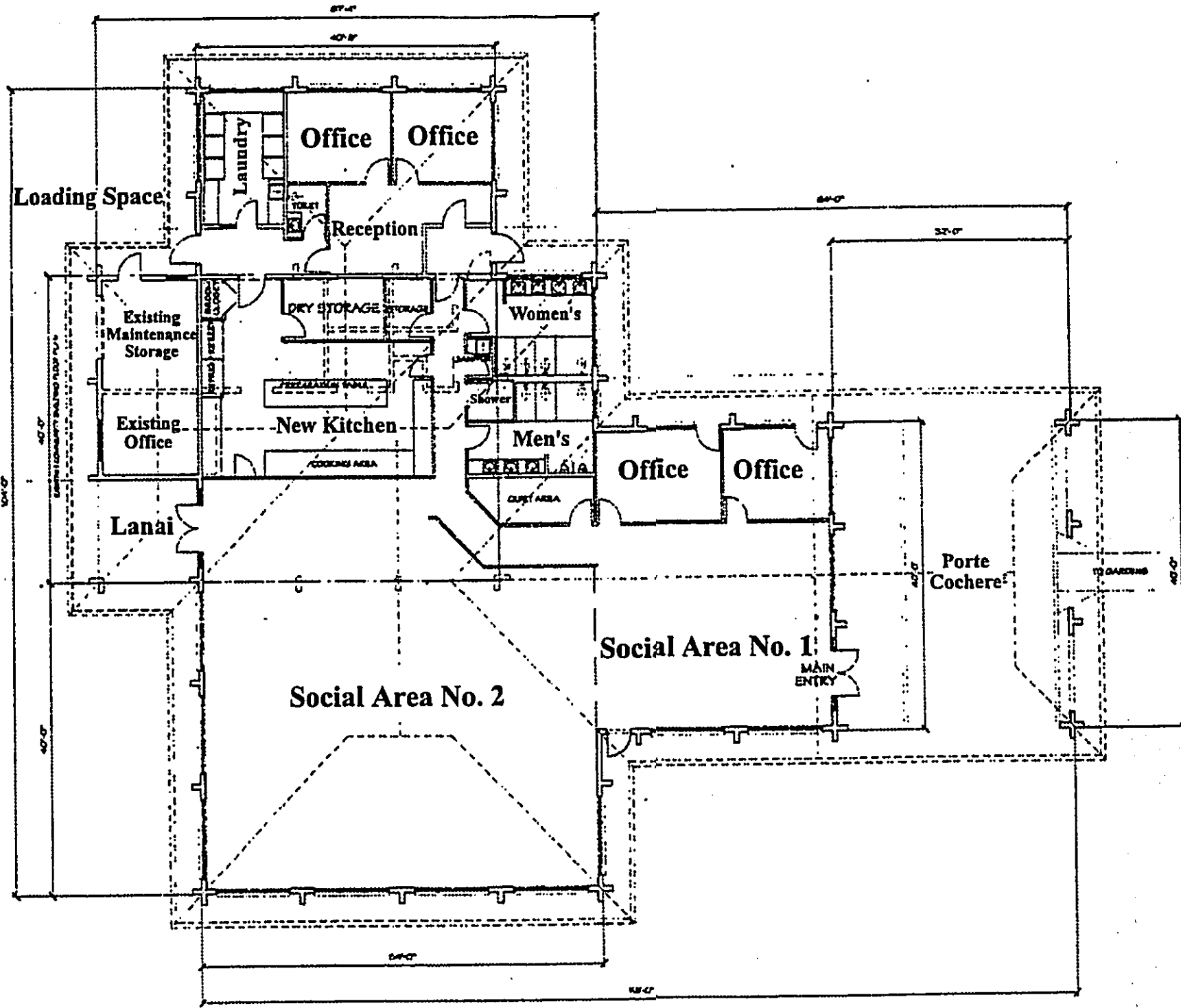
Limits of Existing Laundry/
Meeting Facility



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NOT TO SCALE

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Source: Hiyakumoto & Higuchi Architects, Inc.

Figure 4

Molokai Day Care/Senior Center Conceptual Building Floor Plan

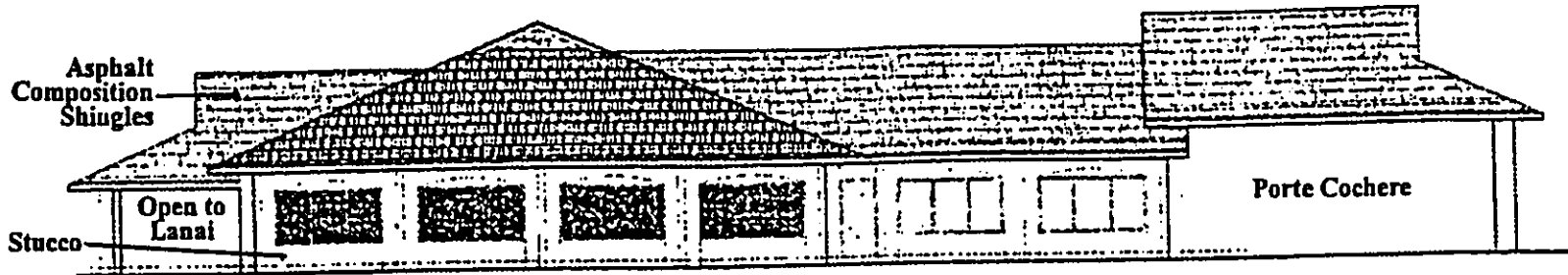
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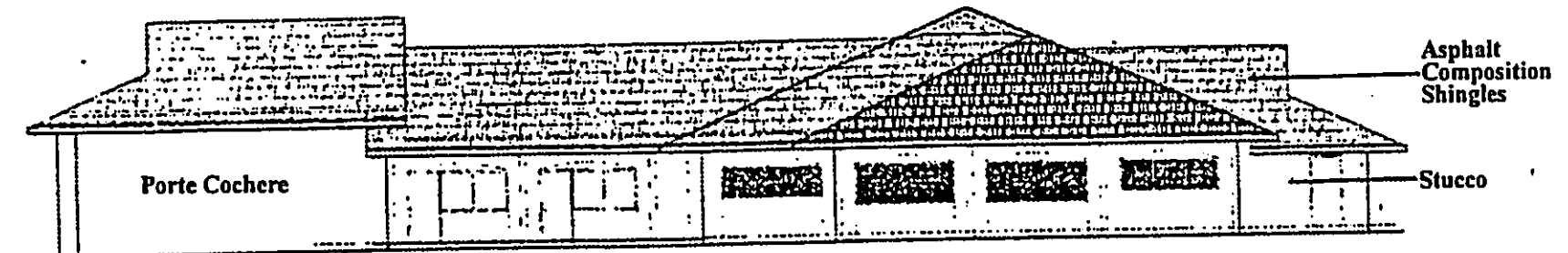
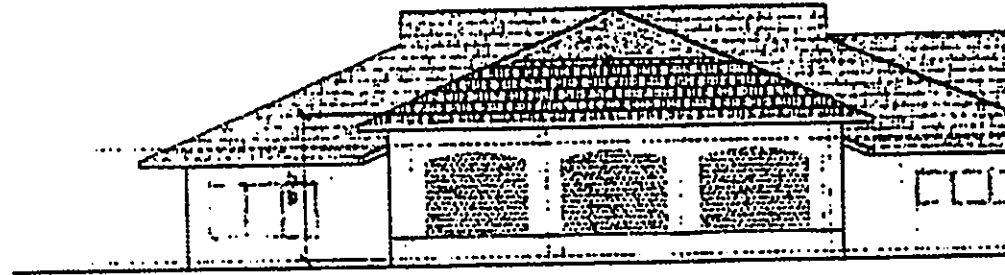
Prepared for: Hale Mahaolu

MUNEKIYO ARAKAWA

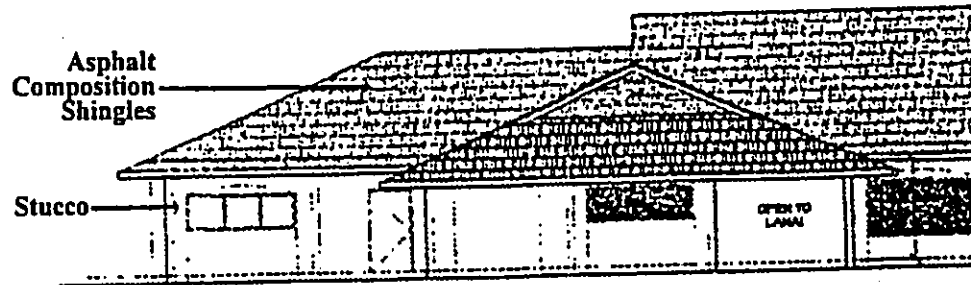
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South Elevation



North Elevation



Source: Hiyakumoto & Higuchi Architects, Inc.

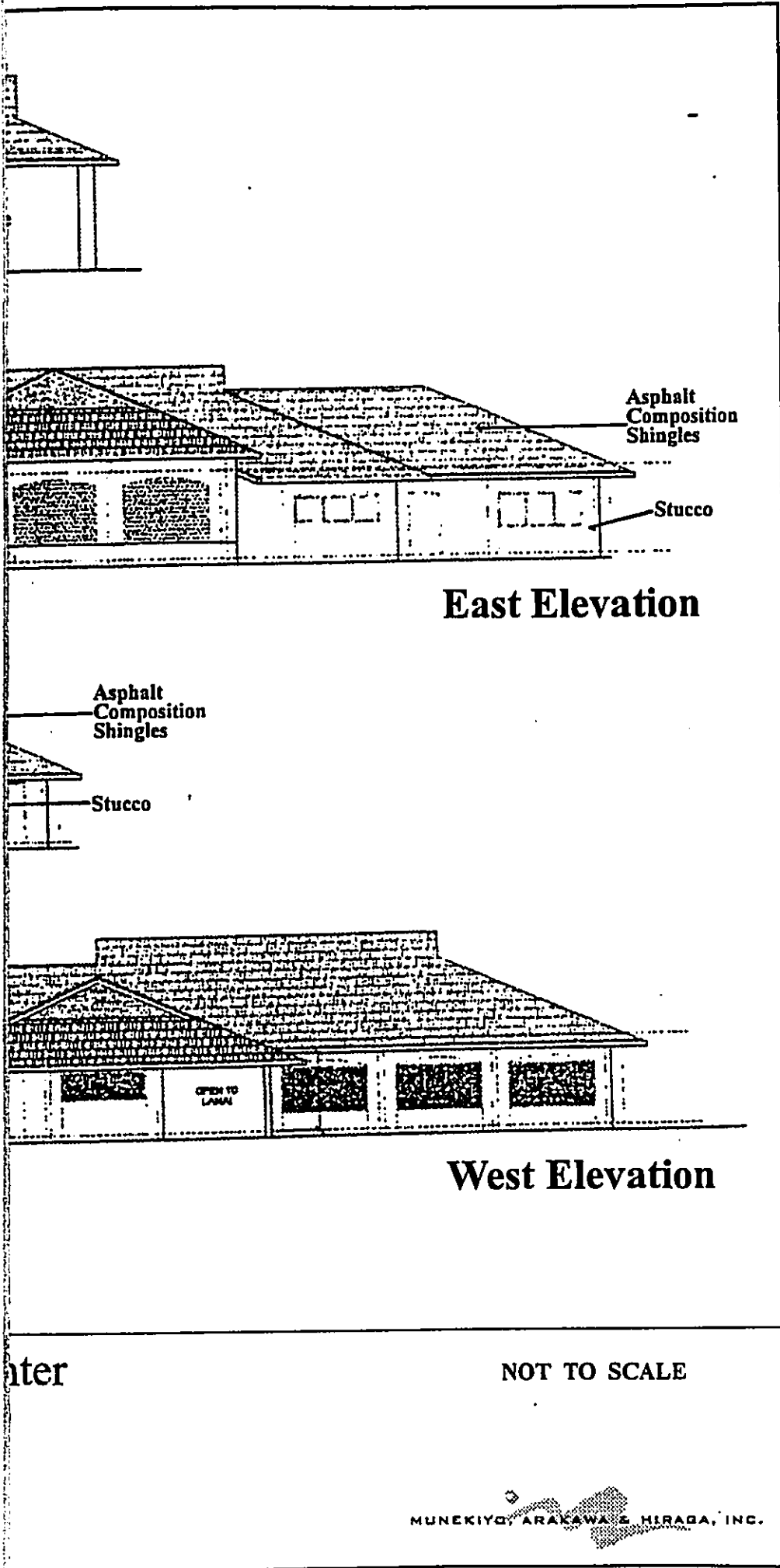
Figure 5

Molokai Day Care/Senior Center
Conceptual Building Elevations



Prepared for: Hale Mahaolu

DOCUMENT CAPTURED AS RECEIVED



Plan "Multi-Family" land use district and the County of Maui "A-1 Apartment" District. The 1.0 acre parking area is classified "Agricultural" by the State Land Use Commission. The Molokai Community Plan designates the proposed parking area as Single Family Residential. The zoning for the property is Interim District. Both properties are located in the Special Management Area for the island of Molokai.

Land use permits and approvals are needed in order to develop the subject project. Entitlements needed for the proposed parking area (TMK 5-3-3:por. 1) include a State Urban District Boundary Amendment, Multi-Family Residential Community Plan designation, and A-1 Apartment District zoning to conform with the existing Home Pumehana parcel. The adult day care center is also considered a special use in the A-1 Apartment District. Since parking would be located on a separate parcel from the adult day care/senior center facility, an off-site parking approval is needed. Accordingly, a County Special Use Permit would be required. Both parcels would require a SMA Use Permit.

Since the Home Pumehana parcel is owned by the County of Maui and because CDBG funds have been utilized to acquire the land for the parking area, an Environmental Assessment is required in accordance with the provisions of Chapter 343, Hawaii Revised Statutes, and the U.S. Department of Housing and Urban Development.

Assuming all governmental approvals are obtained, construction is anticipated to start in February 2001, with completion targeted for October 2001. The cost of the project is estimated at \$900,000.

Chapter II

***Affected Environment
and Impacts***

II. AFFECTED ENVIRONMENT AND IMPACTS

Potential impacts to the physical and socio-economic environment, public services, and infrastructure, as well as appropriate mitigation measures were described in the Final EA for the Molokai Day Care/Senior Center project. This section, therefore, examines the affected components of the environment relative to the proposed project modifications.

A. TOPOGRAPHY AND SOILS

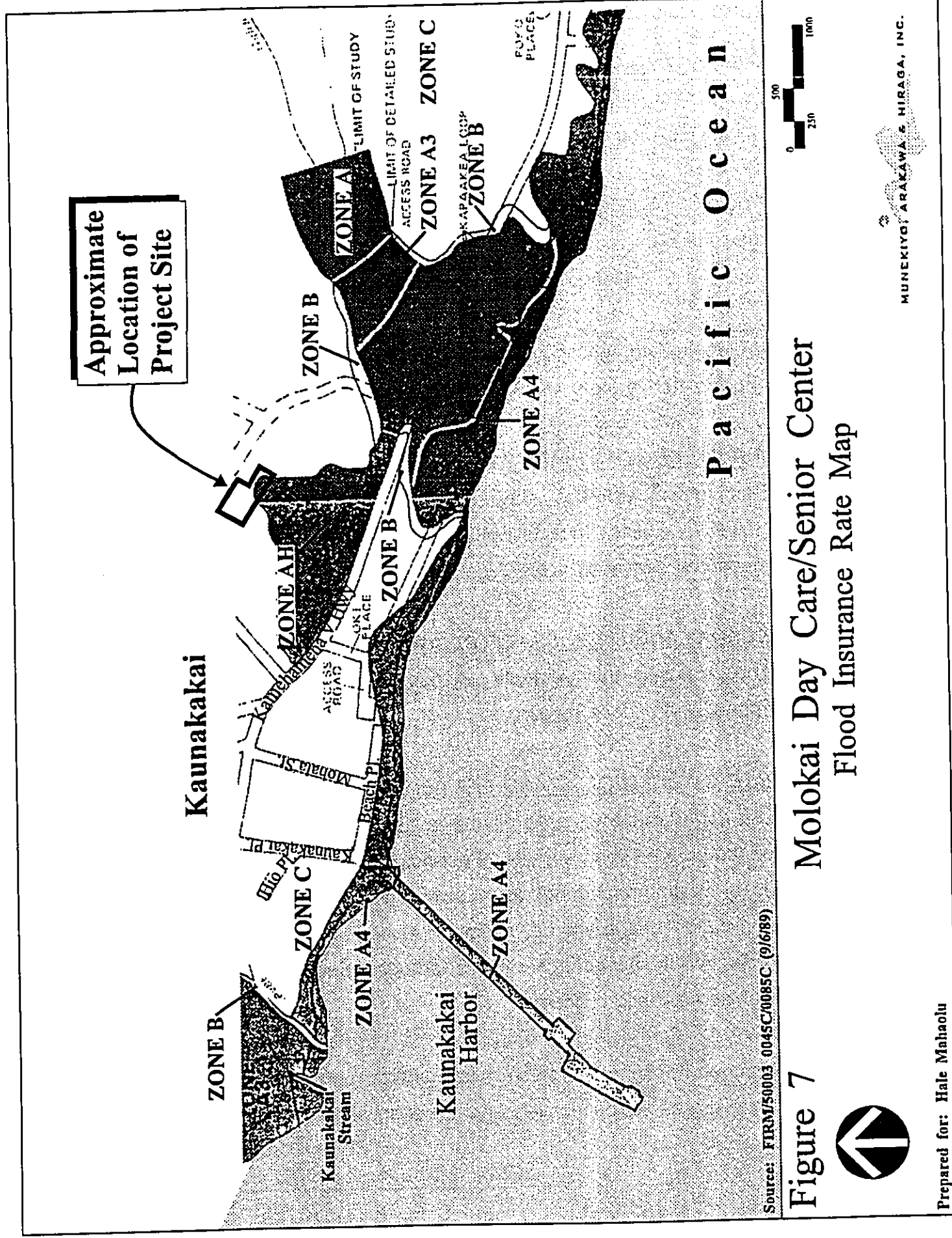
As noted in the Final EA, the soil type underlying the project site is Mala silty clay, 0 to 3 percent slopes (MmA). This soil type, which is characterized by moderate permeability, slow runoff, and no more than slight erosion hazard, also underlies the area of the reconfigured 1.0 acre parking lot. See Figure 6.

B. FLOOD AND COASTAL HAZARDS

While the limits of the project site have been modified due to the reconfiguration of the proposed 1.0 acre parking lot, the underlying flood zone designations remain unchanged. The proposed day care/senior center is located in Zone C, an area of minimal flooding, while the proposed parking lot is situated in Zone AH, an area of 100-year shallow flooding. See Figure 7. As noted in the Final EA, no habitable structures will be constructed within the portion of the proposed parking lot that is located in Zone AH.

C. ARCHAEOLOGICAL RESOURCES

In correspondence dated July 26, 2000, the State Historic Preservation Division (SHPD) indicated that the area encompassed by the proposed action was previously disturbed in connection with former pineapple cultivation activities. Accordingly, no adverse impacts to archaeological resources are anticipated. See SHPD comment letter in Chapter VII.



Source: FIRM/50003 0045C/0085C (9/6/89)

Figure 7
Molokai Day Care/Senior Center
Flood Insurance Rate Map



Prepared for: Hale Mahaolu

MUNEKIYOI ARAKAWA & HIRAGA, INC.

Should any cultural artifacts or human remains be located during construction activities, the mitigation measures described in the Final EA will be implemented.

D. FLORA, FAUNA, AND WETLANDS

There are no rare, endangered, or threatened species of flora, fauna, avifauna or wetlands located within the limits of the proposed action.

Project-related lighting will utilize appropriate design features to minimize impacts to migratory seabirds which traverse the area.

E. AIR AND NOISE QUALITY

Construction activities may temporarily affect air and noise quality. However, these impacts will be addressed through the mitigation measures described in the Final EA.

F. SCENIC AND OPEN SPACE RESOURCES

The proposed improvements will not encroach into scenic corridors or impact open space resources.

G. USE OF CHEMICALS AND FERTILIZERS

Use of herbicides will generally be limited to the initial plant establishment period on the expansion site. Pesticides are anticipated to be used only as a treatment and not as a preventive measure. As a treatment, application usage will be minimal. In addition, plant selection for the project will be based on hardiness, drought tolerance, pest resistance, as well as aesthetic concerns.

Nitrogen/Phosphorus/Potash mixed fertilizers are anticipated to be applied to lawn areas, groundcover, and flowering shrubs. With proper irrigation

management practices, leaching and runoff of fertilizers should be negligible.

No adverse effects on surface, underground and marine resources are anticipated.

H. PUBLIC SERVICES

As described in the Final EA for the Molokai Day Care/Senior Center, the proposed action is not anticipated to impact the service capabilities of police, fire, and emergency medical operations nor is it expected to affect educational or recreational resources.

I. INFRASTRUCTURE

Roadway, water, drainage, wastewater, electrical and telephone systems are not expected to be adversely affected by the proposed project modifications. Project-related infrastructure requirements and improvements will be coordinated with the applicable governmental agencies in connection with the project's detailed engineering phase. Construction plans and a drainage and erosion control report, as well as domestic water, fireflow, and wastewater contribution calculations, will be prepared for the County's review and approval in conjunction with the project's building permit application process.

The proposed improvements will be constructed in accordance with applicable regulatory design standards.

Chapter III

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

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

The Final EA contained reasons supporting the requests for a District Boundary Amendment (from Agricultural to Urban), Community Plan Amendment (from Agricultural to Multi-Family) and Change in Zoning (from Agricultural to A-1, Apartment) for the 1.0 acre parking lot, as well as justification for a County Special Use Permit for the day care center (a day care center is a special use in the A-1, Apartment District). The limits of the modified project site relative to the surrounding land uses shown on the Molokai Community Plan are depicted in Figure 8. However, the Department of Planning has subsequently determined that the existing Community Plan designation for the 1.0 acre parking lot site is Single Family Residential. It is noted that Ordinance No. 2749 zoned lands Agricultural District if it is designated Agriculture by the Community Plan. Since the Community Plan designation is Single Family Residential, the existing zoning is considered Interim District. Thus, the Community Plan Amendment request is from Single Family Residential to Multi-Family Residential while the change in zoning request is from Interim to A-1 Apartment.

Since parking for the adult day care/senior center facility is on a separate parcel from the facility itself, an off-site parking approval is required. Since the parking abuts the Home Pumehana parcel, it is well within the maximum distance of 400 feet as required by Section 19.36.030 of the Maui County Code.

The justification for the request that was set forth in the Final EA is also applicable to the modified project as well. As described in the Final EA, the proposed action is in keeping with the objectives and policies of the Maui County Special Management Area (SMA).

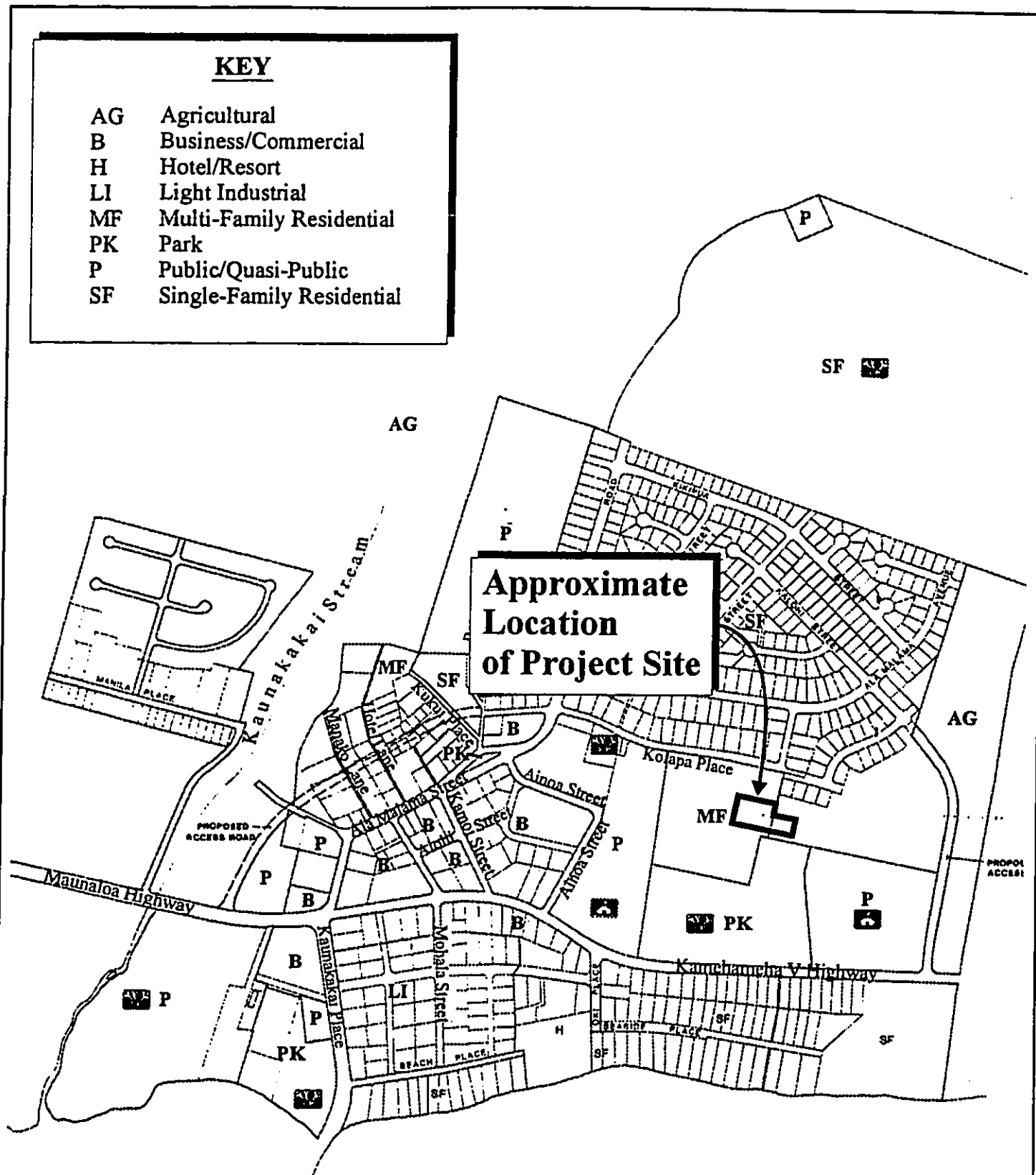


Figure 8 Molokai Day Care/Senior Center NOT TO SCALE
 Community Plan Land Use Designations

Prepared for: Hale Mahaolu

MUNEKIYO, ARAKAWA & HIRADA, INC.

Chapter IV

***Alternatives to
the Proposed Action***

IV. ALTERNATIVES TO THE PROPOSED ACTION

The proposed action represents the "preferred" alternative. Due to budgetary constraints, the size, design, and layout of the free-standing day care/senior center that were described in the Final EA was re-examined in order to maximize the use of the available funds for the development of the project. During this review process, it was determined that an effective and efficient use of project funds would be to construct the much needed day care/senior center as an addition to the existing laundry/meeting facility. In connection with this change, the 1.0 acre parking lot has been reconfigured to accommodate the needs of the modified day care/senior center.

CORRECTION

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

IV. ALTERNATIVES TO THE PROPOSED ACTION

The proposed action represents the "preferred" alternative. Due to budgetary constraints, the size, design, and layout of the free-standing day care/senior center that were described in the Final EA was re-examined in order to maximize the use of the available funds for the development of the project. During this review process, it was determined that an effective and efficient use of project funds would be to construct the much needed day care/senior center as an addition to the existing laundry/meeting facility. In connection with this change, the 1.0 acre parking lot has been reconfigured to accommodate the needs of the modified day care/senior center.

Chapter V

Irreversible and Irretrievable Commitment of Resources

V. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed action will involve the use of County funds and lands as well as the commitment of fuel, labor, and material resources. There are no other irreversible and irretreivable commitment of resources anticipated.

Chapter VI

Findings and Conclusions

VI. FINDINGS AND CONCLUSIONS

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

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

The modified project site has already been altered through development of Home Pumehana, the adjacent dirt road and cultivation of seed corn. There are no known rare, endangered or threatened species of flora, fauna, or avifauna within the project site.

From an archaeological standpoint, the ground surface has already been altered by previous activities. However, if archaeological or cultural materials are found during construction, work in the vicinity will cease and the SHPD will be notified to ensure compliance with Chapter 6E, HRS.

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

The modified project site encompasses a portion of a developed elderly housing site, a dirt roadway, and an area utilized for agricultural purposes. The commitment of land resources would not curtail the range of beneficial uses of the environment.

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

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

Environmental Policy:

Enhance the quality of life by:

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.

Guideline:

Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community.

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

The proposed action provides a direct economic benefit during the construction phase of the project. In the long term, there would be limited support to the service sector. The proposed action will have a beneficial effect upon the social welfare of the community.

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

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

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

The modified project is not anticipated to have an effect upon the island's population base and should not place significant new demands on the island's public services.

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

As the modified project is implemented, appropriate environmental mitigation measures will be used to ensure that adverse environmental effects are mitigated. No substantial degradation of environmental quality resulting from the proposed action is anticipated.

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

There are no larger actions which are linked to the proposed action. The proposed action is not anticipated to create any significant long-term

environmental effects.

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

There are no known significant habitats or rare, endangered or threatened species of flora and fauna at the modified project site. The removal of existing flora and displacement of fauna or avifauna from the area due to construction activities is not considered a negative impact upon these environmental features.

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

Appropriate environmental mitigation measures will be used during construction to ensure that adverse environmental effects on air quality and noise are minimized. The proposed action should have no effect upon water quality.

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

11. **The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Erosion-prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters, or Coastal Waters**

The subject property is not located within or would not affect environmentally sensitive areas. Most of the subject property is located in an area of minimal flooding. A portion of the proposed parking lot is located in an area of 100-year shallow flooding. However, no habitable structures are proposed within this area. The subject property is not subject to tsunami inundation and the underlying soils are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the subject property.

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

The modified project will be fully landscaped and will complement the scenic character of the Kaunakakai area.

13. The Proposed Action Would Not Require Substantial Energy Consumption

The proposed action will involve the short-term commitment of fuel for equipment, vehicles and machinery during construction activities. However, this use is not anticipated to result in substantial consumption of energy resources. In the long term, the proposed action will create an additional demand of electricity. However, this demand is not substantive or excessive within the context of the region's overall energy consumption.

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

Chapter VII

**Agencies Contacted Prior
to the Preparation of the
Supplemental Draft
Environmental Assessment
and Comments Received**

VII. AGENCIES CONTACTED PRIOR TO THE PREPARATION OF THE SUPPLEMENTAL DRAFT ENVIRONMENTAL ASSESSMENT AND COMMENTS RECEIVED

The following agencies were contacted prior to the preparation of the Supplemental Draft Environmental Assessment. Letters received and responses to substantive comments are included in this section.

1. Neal Fujiwara, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100
2. William Lennan
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440
3. Robert P. Smith
Pacific Islands Manager
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850
4. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
5. Timothy Johns, Director
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809
6. Don Hibbard
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707
7. Robert Slarot, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732
8. Clayton Ishikawa, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
9. John Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
10. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793

-
11. Charles Jencks, Director
County of Maui
**Department of Public Works
and Waste Management**
200 South High Street
Wailuku, Hawaii 96793
 12. David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
 13. Greg Kauhi
Maui Electric Company, Ltd.
P. O. Box 398
Kahului, Hawaii 96732
 14. Luigi Manera
Molokai Business Association
P.O. Box 950
Molokai, Hawaii 96748

Comments



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

JUL 24 2000

REPLY TO
ATTENTION OF

July 20, 2000

Regulatory Branch

Mr. Milton Arakawa, A.I.C.P.
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

This letter responds to your request for comments on the proposed Hale Mahaolu-Molokai Day Care/Senior Center, dated July 13, 2000. The information summary is not sufficiently detailed to determine if a Department of the Army (DA) permit will be required for this project. Please include us on the mailing list for the Supplemental Draft Environmental Assessment and include information concerning the presence or absence of streams or wetlands on the project site in the document.

If you have any questions concerning this determination, please contact William Lennan of my staff at 438-6986 or FAX 438-4060, and reference File No. 990000064.

Sincerely,

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

JUL 24 2000



July 19, 2000

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

Dear Mr. Arakawa:

Subject: Hale Mahaolu – Molokai Day Care/Senior Center
TMKs 5-3-2: por. 168 and 5-3-3:por. 1

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

In reviewing the information transmitted and our records, we have no objection to the subject project. We encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

A handwritten signature in cursive script that reads "Edward J. Reinhardt".

Edward J. Reinhardt
Manager, Energy Delivery

JUL 28 2000



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

10 Ima Kala St.
Suite 209
Wailuku, HI 96793

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

DATE: July 27, 2000

Mr. Milton Arakawa, A.I.C.P.
Munekiyo, Arakawa, & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa,

SUBJECT: Hale Mahaolu - Molokai Day Care/Senior Center
TMK: 5-3-2: por. 168 and 5-3-3: por. 1

We have no comment on the subject project.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Neal S. Fujiwara".

Neal S. Fujiwara
District Conservationist

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhewa Building, Room 555
501 Kamohala Boulevard
Kaunakakai, Hawaii 96707

AUG 01 2000

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

DEPUTIES
JANET E. KAWILO

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

July 26, 2000

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

LOG NO: 25906 ✓
DOC NO: 0007SC16

Dear Mr. Arakawa:

**SUBJECT: Chapter 6E-42 Historic Preservation Review of the Proposed Development of the Hale Mahaolu - Molokai Day Care/Senior Center Kaunakakai, Moloka'i
TMK: 5-3-002: por. 168 and 5-3-003: por. 001**

Thank you for the opportunity to comment on the proposed development of Hale Mahaolu - Molokai Day Care/Senior Center in Kaunakakai, Moloka'i. Our review is based on historic maps, aerial photographs, records, and reports maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel. We provide the following comments.

We previously commented on a Special Management Area (SMA) permit application made for the subject parcel for an elderly housing project (Home Pumehana). At that time, we determined that the proposed development would have "no effect" on significant historic sites because the land had formerly been under pineapple cultivation, making it unlikely that significant historic sites were still present. No new information has been provided that would alter our prior opinion.

Should you have any questions, please feel free to contact Sara Collins at 6992-8026.

Aloha,

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

DON HIBBARD, Administrator
State Historic Preservation Division

SC:jk

c: John Min, Director, Dept. of Planning, County of Maui, 250 S. High Street, Wailuku, HI 96793

Cultural Resources Commission, Planning Dept., County of Maui, 250 S. High Street, Wailuku, HI 96793

Barbara Haliniak, Chair, Molokai Planning Commission, PO Box 976, Kaunakakai, HI 96748

BENJAMIN J. CAYETANO
GOVERNOR



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION**

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

July 24, 2000

... 2000

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAAI
GLENN M. OKIMOTO

IN REPLY REFER TO:
HWY-M2.232-00

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

FROM: Robert O. Siarot 
State Highways

SUBJECT: Hale Mahaolu - Molokai Day Care Center
TMK:5-3-2: Por. of 168 & 5-3-3: Por. of 1

Based on our review of the project summary, we do not anticipate any significant impacts to our facilities from the proposed project; therefore, we have no objection to the project and no comments to offer to the Supplemental Draft Environmental Assessment.

If there are any questions or concerns, please call me at 873-3535.

/pmc

AUG 09 2000

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 3, 2000

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

Dear Mr. Arakawa:

RE: EARLY CONSULTATION ON SUPPLEMENTAL DRAFT
ENVIRONMENTAL ASSESSMENT FOR HALE MAHAOLU MOLOKAI
DAY CARE/SENIOR CENTER, KAUNAKAKAI, MOLOKAI, HAWAII;
TMK: 5-3-002:PORTION OF 168 AND 5-3-003:PORTION OF 001

The Maui Planning Department received your letter of July 13, 2000, requesting comments on the subject Supplemental Draft Environmental Assessment (EA) in order to revise a Final EA filed on March 23, 1999. The original structure was proposed to be an approximately 6,300 square foot freestanding building. Due to budget constraints, the building has been reduced to 4,500 square feet and attached to the existing Home Pumehana central facility and the configuration of the parking layout has also changed.

The Department has no comments to offer at this time. Should you have any questions, please contact Ms. Julie Higa, Staff Planner, of this office at 270-7735.

Very truly yours,

A handwritten signature in black ink, appearing to read "John E. Min".

JOHN E. MIN
Planning Director

JEM:JMH:cmp

xc: Clayton Yoshida, AICP, Deputy Planning Director
Julie Higa, Staff Planner
Project File
General File S:\ALL\JULIE\MKKDAYCA\PRELIMEA.WPD

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, HAWAII 96793

AUG 14 2000

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

August 9, 2000

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

Dear Mr. Arakawa:

**SUBJECT: EARLY CONSULTATION
HALE MAHAOLU - MOLOKAI DAY CARE/SENIOR CENTER
TMK: (2) 5-3-002:168(PORTION)
5-3-0003:001(PORTION)**


We reviewed the proposed project and have the following comments.

1. The Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for this project.
2. The developer is required to fund any necessary off-site improvements to the collection system and wastewater pump stations.
3. Off-street parking, loading spaces, and landscaping shall be provided per Maui County Code (MCC) Chapter 19.36.
4. Public Law 101-336, Americans with Disabilities Act - Title III, requires all places of public accommodation and commercial facilities be accessible to people with disabilities.
5. The subdivision shall comply with the provisions of Title 18, MCC, "Subdivisions."
6. Construction of the parking lot and structure shall comply with all of the provisions of the grading ordinance, including placement of erosion control measures during construction.

Mr. Milton Arakawa
August 9, 2000
Page 2

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

Sincerely,


for CHARLES JENCKS
Director of Public Works
and Waste Management

DG:msc/mt

S:\LUCA\CZM\halemahamol.wpd

Responses

MUNEKIYO, ARAKAWA & HIRAGA, INC.

August 16, 2000

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

SUBJECT: Hale Mahaolu - Molokai Day Care/Senior Center
TMK 5-3-02: por. 168 and 5-3-03: por. 01

Dear Mr. Jencks:

Thank you for your letter of August 9, 2000 providing comments on the above-referenced project. On behalf of Hale Mahaolu, we would like to note that the applicant acknowledges your comments concerning the availability of wastewater system capacity and the funding of any necessary off-site system improvements.

In addition, the proposed project will comply with the applicable provisions of the off-street parking, subdivisions, and grading ordinances, as well as with the requirements of the Americans with Disabilities Act.

Thank you again for providing us with your comments.

Very truly yours,


Glenn Tadaki, Planner

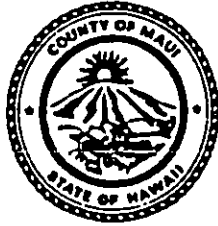
cc: Roy Katsuda, Hale Mahaolu
Gerald Hiyakumoto, Hiyakumoto Higuchi Architects, Inc.
halimahalmkdcidpwwm.001

Chapter VIII

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

Comments

001 1 9 2000



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833**

October 17, 2000

Mr. Milton Arakawa , A.I.C.P.
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku Maui, HI 96793

Re: ID: 2000/005
TMK: 5-3-02:120
Project Name: Hale Mahaolu - Molokai Day Care / Senior Center

Dear Mr. Arakawa,

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

An 8-inch waterline is located along Kolapa Place about 150 feet from the property. It is our understanding that the existing 2,160 sf facility will be expanded to 6,660 sf. and the proposed one-acre parking lot will be constructed nearby on the adjacent lot TMK: 5-3-03:Por 001. Based on (per-square-foot) standards, consumption for only the facility is estimated at about 932 gpd depending on irrigation demand. The report does not indicate the water source for each of these lots nor how water will be provided. Please be aware that water from one property is not allowed to service another property.

Fire protection and water service will be required in accordance to standards. Fireflow, irrigation and domestic calculations will be required during the building permit process. The applicant should be aware that no guarantee of additional water is granted or implied as a result of these comments. Water availability is determined at the time of meter application. Prior to development, we suggest you contact our engineering division at 270-7835 to discuss this matter.

"By Water All Things Find Life"

This project overlies the Kamiloloa Aquifer which has a sustainable yield of 3 mgd. Information drawn from the 1990 Molokai Working Group concluded a 3 mgd developable yield. However, within the same context, the Molokai Working Group also states that only one-third or 33% of the 3 mgd is available for planned development on the South East side of Molokai.

We ask the applicant to consider conservation measures in and around the property. Some of these measures are listed for your use.

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.

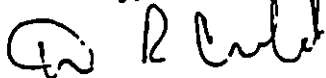
Use Climate-adapted Plants: The project site is located in the "Maui County Planting Plan" - Plant Zone 3. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

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

Look for Opportunities to Conserve Water: A few examples of these actions are as follows - When clearing driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Additionally, check for leaks in faucets and toilet tanks:...

If you need more information, please contact our Water Resources and Planning Division anytime at 270-7199.

Sincerely,



David R. Craddick

Director

rs

C: Engineering division

- 1) "The Costly Drip"
- 2) Maui County Department of Water Supply, "Plant Zones." for Molokai
- 3) Ordinance 2108 - "An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"

"By Water All Things Find Life"

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



OCT 24 2000

COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 25, 2000

MEMORANDUM:

TO: Milton Arakawa
Munekiyo, Arakawa, and Hiraga, Inc.
301 High Street, Suite 104
Wailuku, Hawaii 96793

FROM: Julie Higa, Planner, Maui Planning Department

A handwritten signature in cursive script that reads "Julie Higa".

SUBJECT: Proposed Molokai Day Care/Senior Center, Hale Mahaolu, Home
Pumehana Project, Tax Map Key (TMK): 5-3-002:168 and 5-3-
003:Portion of 1, Kaunakakai, Molokai, Hawaii

Transmitted herewith are the agency communications for the above referenced application(s):

- Agencies with no comments or concerns.
 1. Department of Hawaiian Homelands, October 18, 2000.
- Agencies have comments or concerns. Before we can continue to process your application(s), please address their concerns. Please communicate directly with the agencies and be sure that a copy of all communications are sent to this office. Application(s) will be held in abeyance pending resolution of the comments or concerns.

Thank you for your cooperation. If additional clarification is required, please contact me at 270-7814.

JH:

Enclosure(s)

cc: Clayton Yoshida, AICP, Deputy Planning Director

Julie Higa, Planner

Project File

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6/1 -

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96805

RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

JOEIE M. K. M. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

October 18, 2000

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

Attn: Julie Higa

Dear Mr. Min:

Subject: Molokai Adult Day Care/Senior Center Facility,
CPA00/0009, DBA 00/0007, CIZ00/0015, SM100/0028,
OSP00/0006, TMK 5-3-3:01, Kaunakakai, Molokai, Dated
September, 2000

Thank you for the opportunity to review the subject application.
The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please call Daniel Ornellas of our
Planning Office at 586-3836.

Aloha,

Daniel Goeydick
Raynard C. Soon, Chairman
Hawaiian Homes Commission

fn

00 OCT 19 10:12

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



001 2 4 2000

COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 24, 2000

MEMORANDUM:

TO: Milton Arakawa
Munekiyo, Arakawa, and Hiraga, Inc.
301 High Street, Suite 104
Wailuku, Hawaii 96793

FROM: Julie Higa, Planner, Maui Planning Department *Julie Higa*

SUBJECT: Proposed Molokai Day Care/Senior Center, Hale Mahaolu, Home
Pumehana Project, Tax Map Key (TMK): 5-3-002:168 and 5-3-
003:Portion of 1, Kaunakakai, Molokai, Hawaii

Transmitted herewith are the agency communications for the above referenced application(s):

- Agencies with no comments or concerns.
 1. Department of Water Supply, October 20, 2000.
- Agencies have comments or concerns. Before we can continue to process your application(s), please address their concerns. Please communicate directly with the agencies and be sure that a copy of all communications are sent to this office. Application(s) will be held in abeyance pending resolution of the comments or concerns.

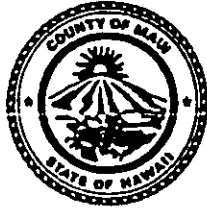
Thank you for your cooperation. If additional clarification is required, please contact me at 270-7814.

JH:

Enclosure(s)

cc: Clayton Yoshida, AICP, Deputy Planning Director
Julie Higa, Planner
Project File

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10 23 2000

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833

October 20, 2000

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

Re: ID: CPA00/0009, DBA00/0007, CIZ00/0015, SM100/0028, OSP00/0006
TMK: 5-3-03:001 and 5-3-02:120
Project Name: Molokai Adult Day Care / Senior Center Facility

Dear Mr. Min,

Attached is a copy of our comments letter to Munekiyo, Arakawa & Hiraga, Inc. dated October 17, 2000 regarding this matter. Please note that there are two affected parcels for this project. One parcel where the facility is located and the other where the parking lot is proposed.

Domestic water usage was addressed in the report at around 60 gpm and irrigation use at about 20 gpm. However, we are not clear how the existing water meters will be serving these lots. Please note, that water from one property's meter is not allowed to service another property. Approved backflow preventers should be required for each meter in accordance to standards.

Should you need more information, please contact our Water Resources and Planning Division at 270-7199.

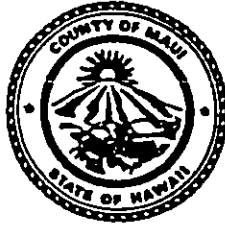
Sincerely,

David R. Craddick
Director

rs

attachment: 10/17/00 letter

"By Water All Things Find Life"



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI**

P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833

October 17, 2000

Mr. Milton Arakawa, A.I.C.P.
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku Maui, HI 96793

Re: ID: 2000/005
TMK: 5-3-02:120
Project Name: Hale Mahaolu - Molokai Day Care / Senior Center

Dear Mr. Arakawa,

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

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Fire protection and water service will be required in accordance to standards. Fireflow, irrigation and domestic calculations will be required during the building permit process. The applicant should be aware that no guarantee of additional water is granted or implied as a result of these comments. Water availability is determined at the time of meter application. Prior to development, we suggest you contact our engineering division at 270-7835 to discuss this matter.

"By Water All Things Find Life"

This project overlies the Kamiloloa Aquifer which has a sustainable yield of 3 mgd. Information drawn from the 1990 Molokai Working Group concluded a 3 mgd developable yield. However, within the same context, the Molokai Working Group also states that only one-third or 33% of the 3 mgd is available for planned development on the South East side of Molokai.

We ask the applicant to consider conservation measures in and around the property. Some of these measures are listed for your use.

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.

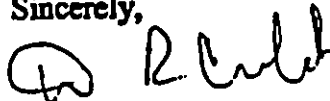
Use Climate-adapted Plants: The project site is located in the "Maui County Planting Plan" - Plant Zone 3. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

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Look for Opportunities to Conserve Water: A few examples of these actions are as follows - When clearing driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Additionally, check for leaks in faucets and toilet tanks.

If you need more information, please contact our Water Resources and Planning Division anytime at 270-7199.

Sincerely,



David R. Craddick

Director

rs

C: Engineering division

- 1) "The Costly Drip"
- 2) Maui County Department of Water Supply, "Plant Zones." for Molokai
- 3) Ordinance 2108 - "An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"

NOV 0 1 2000

JOHN E. MIN
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 30, 2000

MEMORANDUM:

TO: Milton Arakawa
Munekiyo, Arakawa, and Hiraga, Inc.
301 High Street, Suite 104
Wailuku, Hawaii 96793

FROM: Julie Higa, Planner, Maui Planning Department *Julie Higa*

SUBJECT: Proposed Molokai Day Care/Senior Center, Hale Mahaolu, Home
Pumehana Project, Tax Map Key (TMK): 5-3-002:168 and 5-3-
003:Portion of 1, Kaunakakai, Molokai, Hawaii

Transmitted herewith are the agency communications for the above referenced application(s):

- ☒ Agencies with no comments or concerns.
 1. Department of Parks and Recreation, October 23, 2000.
 2. Department of Transportation, October 24, 2000.
 3. Department of Housing and Human Concern, October 18, 2000.
- ☒ Agencies have comments or concerns. Before we can continue to process your application(s), please address their concerns. Please communicate directly with the agencies and be sure that a copy of all communications are sent to this office. Application(s) will be held in abeyance pending resolution of the comments or concerns.
 1. Molokai-Lanai Soil and Water Conservation District, October 23, 2000.

Thank you for your cooperation. If additional clarification is required, please contact me at 270-7814.

JH:
Enclosure(s)
cc: Clayton Yoshida, AICP, Deputy Planning Director
Julie Higa, Planner
Project File

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DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

OCT 25 10:18

JAMES "KIMO" APANA
Mayor

FLOYD S. MIYAZONO
Director

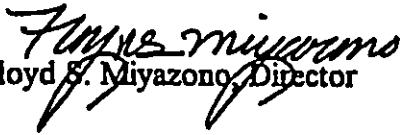
ELIZABETH D. MENOR
Deputy Director

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

MEMORANDUM

October 23, 2000

TO: John E. Min, Planning Director

FROM: 
Floyd S. Miyazono, Director

SUBJECT: Molokai Day Care/Senior Center
Applications for District Boundary Amendment, Community Plan Amendment,
Change in Zoning, County Special Use Permit, Offsite Parking, and Special
Management Area Permit at Tax Map Key 5-3-2: por. 168 and 5-3-3: por. 1

Upon review of the Applications for District Boundary Amendment, Community Plan Amendment, Change in Zoning, County Special Use Permit, Offsite Parking, and Special Management Area Permit for the Molokai Day Care/Senior Center we have no comment to offer.

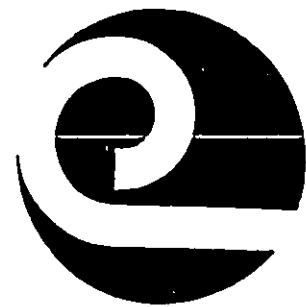
Thank you for the opportunity to consider this action. Should you have any questions concerning this matter, please call me or Patrick Matsui, Chief of Parks Planning & Development at extension 7931.

FSM:PTM:rh



MOLOKA'I - LANAI SOIL AND WATER CONSERVATION DISTRICT

P.O. Box 396
Hoolehua, HI 96729
Phone (808) 567-5889 P1:34
FAX (808) 567-9062



October 23, 2000

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

Subject: Moloka'i Adult Day Care/Senior Center Facility – Home Pumehana Elderly
Housing Project, TMK: 5-3-003: 001

Dear Mr. Min,

The Moloka'i-Lana'i Soil and Water Conservation District is in receipt of the above subject Application. The only comment would be to note that the drainage plan needs to be reviewed prior to construction to verify the onsite subsurface drainage system for runoff.

Should you have any questions pertaining to this comment, please contact our office.

Sincerely,

Paul K. Elia
MLSWCD Chairman

PE:dk

NO



STATE OF HAWAII⁷⁰⁰ OCT 27 12:41
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

October 24, 2000



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

IN REPLY REFER TO:

STP 8.9717

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

Dear Mr. Min:


Subject: Molokai Adult Day Care/Senior Center Facility -
Home Pumehana Elderly Housing Project
District Boundary Amendment DBA00/0007,
Community Plan Amendment CPA00/0009,
Change in Zoning CIZ00/0015, Off-Site Parking OSP00/0006 &
Special Management Area Use Permit SM100/0028
TMK: 5-3-003: 001

Thank you for your transmittal requesting our review of the subject applications.

The subject project is not anticipated to have a significant impact on our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,


KAZU HAYASHIDA
Director of Transportation



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

JAMES "KIMO" APANA
Mayor
ALICE L. LEE
Director
PRISCILLA P. MCKELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

OCT 24 4:24

RECEIVED

TO: JOHN MIN, Director
Department of Planning

FROM: ALICE L. LEE, Director
Department of Housing and Human Concerns

DATE: October 18, 2000

SUBJECT: I.D. NO. CPA00/0009, DBA00/0007, CIZ00/0015,
SM100/0028, OSP00/0006
TMK: 5-3-003:001
PROJECT NAME: MOLOKAI ADULT DAY CARE/SENIOR CENTER
FACILITY - HOME PUMEHANA ELDERLY HOUSING
PROJECT
APPLICANT: ROY KATSUDA, EXECUTIVE DIRECTOR, HALE
MAHAOLU

We have reviewed the subject applications and wish to inform you that we fully support the development of the project. Therefore, your favorable consideration of the applications will be greatly appreciated.

Thank you for the opportunity to comment. We are returning the application for your use.

ETO:hs

Enclosure

c: Housing Administrator

XEROX COPY WITH NON-REMOVABLE ATTACHMENT

Post-it® Fax Note	7671	Date	11/15/00	# of pages	1
To	Milton Frankana	From	S. Collins		
Co./Dept.	M, A & H	Co.	STPD		
Phone #		Phone #			
Fax #	244-8729	Fax #	692-8020		

HAWAII
NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakihewa Building, Room 666
601 Kamehale Boulevard
Kapehu, Hawaii 96707

CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

October 24, 2000

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

LOG NO: 26396 ✓
DOC NO: 0010SC14

Dear Mr. Min:

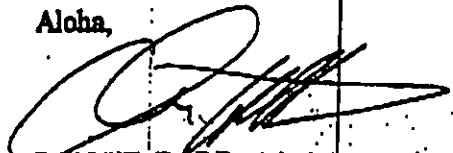
**SUBJECT: (I.D. CPA00/0009, CIZ00/0015, SM100/0028 & OSP00/0006) Chapter 6E-42
Historic Preservation Review of the Proposed Molokai Adult Day
Care/Senior Center Facility - Home Pumehana Elderly Housing Project
Kaunakakai, Molokai
TMK: 5-3-003: 001**

Thank you for the opportunity to review and comment on the applications made for a District Boundary Amendment (DBA), Community Plan Amendment (CPA), Change in Zoning (CIZ), County Special Use Permit (SUP), Off-Site Parking, and Special Management Area (SMA) Use Permit by the proposed Molokai Day Care/Senior Center. Our review is based on historic maps, aerial photographs, records, and reports maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

We have previously reviewed the proposed project and determined that it would have "no effect" on significant historic sites. The proposed adult day care/senior center will be built on lands that were formerly under pineapple cultivation; consequently, it is unlikely that significant historic sites are still present. The current applications do not contain any new information that would alter our opinion.

Should you have any questions, please feel free to contact Sara Collins at 692-8026.

Aloha,



DON HIBBARD, Administrator
State Historic Preservation Division

SC:an

c: John Min, Director, Dept. of Planning, County of Maui, 250 S. High Street, Wailuku, HI 96793
Cultural Resources Commission, Dept. of Planning, County of Maui, 250 S. High Street,
Wailuku, HI 96793
Ms. Barbara Haliniak, Chair, Molokai Planning Commission, P.O. Box 976, Kaunakakai,
HI 96748

BENJAMIN J. CAYETANO
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

'00 10: -2 P2:20

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
P.O. Box 2359
Honolulu, HI 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

October 31, 2000

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

Dear Mr. Min:

Subject: Notice of Application
Community Plan Amendment Application (CPA00/0009),
District Boundary Amendment Application (DBA00/0007),
Change in Zoning Application (CIZ00/0015),
SMA Permit Application (SM100/0028, and
Off-site Parking Permit Application (OSP00/0006)
Project Name: Molokai Adult Day Care/Senior Center Facility --
Home Pumehana Elderly Housing Project
Applicant: Roy Katsuda, Executive Director, Hale Mahaolu
TMK No.: 5-3-003: portion of 001
Kaunakakai, Molokai, Hawaii

We have reviewed the subject district boundary amendment application forwarded by your transmittal dated October 11, 2000, to develop the Molokai Day Care/Senior Center and accessory parking at Kaunakakai, Molokai, Hawaii.

Based upon review of the subject applications, we have the following comments:

1. We verify that the site for the proposed parking area as described in the Supplemental Draft Environmental Assessment, September 2000, for the subject project is located in the State Land Use Agricultural District.

Mr. John E. Min
October 31, 2000
Page 2

2. We recommend the Applicant verify that the proposed project does not impact cultural resources, and customary and traditional practices pursuant to Article XII, Section 7, Hawaii Constitution.

We have no further comments to offer at this time. We appreciate the opportunity to comment on the subject applications.

Should you have any questions, please feel free to call me or Russell Kumabe of our office at 587-3822.

Sincerely,



ESTHER UEDA
Executive Officer

EU:aa

BENJAMIN J. CAYETANO
GOVERNOR



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

'00 NOV -2 P2:47

DISTRICT HEALTH OFFICER

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

November 1, 2000

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

Dear Mr. Min:

Subject: **Molokai Adult Day Care/Senior Center Facility**
TMK: (2) 5-3-003: 001
CPA00/0009, DBA00/0007, CIZ00/0015, SM100/0028,
OSP00/0006

Thank you for the opportunity to comment on the proposed land use applications. Comments from this office were transmitted to our Honolulu Office. A coordinated response is forthcoming.

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

Sincerely,

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

Herbert S. Matsubayashi
District Environmental Health Program Chief

c: Art Bauckham

PHONE (808) 594-1888

FAX (808) 594-1865



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

'00 NOV 16 P1:59

November 8, 2000

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

Subject: Moloka'i Adult Day Care/Senior Center Facility –
Home Pumehana Elderly Housing Project
Kaunakakai, Moloka'i Hawaii
TMK's: 5-3-2 por. 168; 5-3-3: por. 1

Dear Mr. Min:

Thank you for the opportunity to comment on the above referenced project. At this time, the Office of Hawaiian Affairs has no comments to the proposed project. If you have any questions, please contact Mark A. Mararagan, policy analyst at 594-1945.

Sincerely,

A handwritten signature in cursive script, appearing to read "Colin C. Kippen, Jr.".

Colin C. Kippen, Jr.
Deputy Administrator

cc: OHA Board of Trustees
Moloka'i CAC

Responses

MUNEKIYO, ARAKAWA & HIRAGA, INC.

November 22, 2000

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

SUBJECT: Molokai Adult Day Care/Senior Center Facility

Dear Mr. Craddick:

Thank you for your October 17, 2000 letter relating to the subject project. We would like to clarify that the applicant will continue to utilize the County water system for the adult day care/senior center facility which is located on the same parcel as Home Pumehana. The parking lot would be located on an abutting parcel (TMK 5-3-3: por.1). We are aware that a water line will not be allowed to traverse the property line from the Home Pumehana parcel to the parking lot. Consequently, we intend to work with the Department in providing an appropriate water connection to be utilized for parking lot irrigation which may involve applying for a new water meter.

The applicant intends to comply with all other applicable regulations including provision of fire protection and water service in accordance with Department standards.

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

Very truly yours,



Michael T. Munekiyo, A.I.C.P.
Project Manager

MTM:cc
halemahe/mkdc/dwaltr.001

MUNEKIYO, ARAKAWA & HIRAGA, INC.

November 22, 2000

Paul K. Elia, Chairman
Molokai-Lanai Soil and Water
Conservation District
P.O. Box 396
Hoolehua, Hawaii 96729

SUBJECT: Molokai Adult Day Care/Senior Center

Dear Mr. Elia:

Thank you for your letter of October 23, 2000 relating to the subject project. We would like to note that construction plans for drainage will be sent to your office for review prior to initiation of any construction work on the parking lot.

If you have any questions, please feel free to call me. Thank you for your interest in the project.

Very truly yours,



Michael T. Munekiyo, A.I.C.P.
Project Manager

MTM:cc
halemahe/mfkd/cv/ia/tr.001

MUNEKIYO, ARAKAWA & HIRAGA, INC.

November 22, 2000

Esther Ueda, Executive Officer
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

SUBJECT: Molokai Adult Day Care/Senior Center Facility

Dear Ms. Ueda:

We have received a copy of your October 31, 2000 letter to John E. Min of the County of Maui, Department of Planning relating to the subject project. On behalf of the applicant, we would like to provide a response.

1. We acknowledge that the proposed one acre parking area for the project is located within the State Agricultural District. Thus, an application for district boundary amendment to the Urban District has been filed with the Department of Planning.
2. We would like to note that the site has been disturbed through previous development activities. The proposed day care facility is located on the existing Home Pumehana elderly housing development. The proposed parking area has formerly been under pineapple cultivation and more recently has been utilized for growing of seed corn. The State Historic Preservation Division has also determined that the proposed project would have "no effect" on significant historic sites. Thus, the proposed project should have no adverse effect upon cultural resources, and customary and traditional practices.

If you have any questions, please feel free to call me. Thank you for providing us with your comments.

Very truly yours,



Michael T. Munekiyo, A.I.C.P.
Project Manager

MTM:cc
halemahe'nmkdc'lucfr.001

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

planning environment

References

References

- Community Resources, Inc., Maui Community Plan Update Program Socio-Economic Forecast Report, January 1994.
- County of Maui, The General Plan of the County of Maui, September 1990 Update.
- County of Maui, Molokai Community Plan, January 1984.
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- First Hawaiian Bank, Research Department, Supplement to Economic Indicators - Maui County Profiles, July/August 1993.
- Hawaiian Electric Industries, Inc., Annual Report, 1992.
- State of Hawaii, Department of Business, Economic Development, & Tourism, Data Book 1992 - A Statistical Abstract, March 1993.
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- United States Department of Agriculture, Soil Conservation Service, Soil Survey of the Island of Kauai, Oahu, Maui, Molokai & Lanai, August 1972.
- University of Hawaii, Land Study Bureau, Detailed Land Classification, May 1967.
- University of Hawaii Press, Atlas of Hawaii - 2nd Edition, 1983.
- Wilson Okamoto & Associates, Inc., Final Environmental Assessment for the Proposed Kaunakakai Town Drainage Improvements, January 1995.