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***Final Environmental
Assessment***

**PROPOSED (TWO-LOT
RESIDENTIAL SUBDIVISION) AT
TMK 3-8-13:12**

Prepared for:

July 2001

Kealia Beach Plaza/
Eagle Equity Hawaii, Inc.


MUNEKIYO & HIRAGA, INC.

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CONTENTS

Preface	i
I. PROJECT OVERVIEW	1
A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP	1
B. REGULATORY PROCESSING	1
C. REASONS JUSTIFYING THE REQUEST	4
D. PROPOSED ACTION	6
II. DESCRIPTION OF THE EXISTING ENVIRONMENT	9
A. PHYSICAL ENVIRONMENT	9
1. Surrounding Land Use	9
2. Climate	9
3. Topography and Soil Characteristics	10
4. Flood and Tsunami Hazard	10
5. Flora and Fauna	14
6. Air Quality and Noise Characteristics	14
7. Scenic and Open Space Resources	15
8. Archaeological Resources	16
B. SOCIO-ECONOMIC ENVIRONMENT	16
1. Community Character	16
2. Population	16

3.	Economy	17
C.	PUBLIC SERVICES	18
1.	Police and Fire Protection	18
2.	Medical Facilities	18
3.	Recreational Facilities	19
4.	Schools	19
5.	Solid Waste	20
D.	INFRASTRUCTURE	20
1.	Roadway System	20
2.	Water System	21
3.	Wastewater System	22
4.	Drainage	22
5.	Electrical, Telephone and CATV Systems	23
III.	POTENTIAL IMPACTS AND MITIGATION MEASURES	24
A.	IMPACTS TO THE PHYSICAL ENVIRONMENT	24
1.	Surrounding Land Uses	24
2.	Flood and Tsunami Hazard	24
3.	Flora and Fauna	24
4.	Air Quality and Noise Characteristics	25
5.	Scenic and Open Space Resources	25
6.	Archaeological Resources and Cultural Impact Considerations	26

B.	IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT AND PUBLIC SERVICES	28
1.	Economy	28
2.	Police, Fire, and Medical Services	28
3.	Recreational and Educational Facilities	28
4.	Solid Waste	28
5.	Use of Chemicals and Fertilizers	29
C.	IMPACTS TO INFRASTRUCTURE	29
1.	Roadway System	29
2.	Water System	30
3.	Wastewater System	32
4.	Drainage and Erosion Control	32
5.	Electrical, Telephone, and CATV Systems	34
D.	CUMULATIVE AND SECONDARY IMPACTS	34
IV.	RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS	36
A.	STATE LAND USE DISTRICTS	36
B.	MAUI COUNTY GENERAL PLAN	36
C.	KIHEI-MAKENA COMMUNITY PLAN	38
D.	ZONING	38
E.	SHORELINE SETBACK VARIANCE	40
F.	COUNTY OF MAUI SPECIAL MANAGEMENT AREA	40
1.	Recreational Resources	41

2.	Historical Resources	42
3.	Scenic and Open Space Resources	43
4.	Coastal Ecosystems	44
5.	Economic Uses	44
6.	Coastal Hazards	45
7.	Managing Development	46
8.	Public Participation	47
9.	Beach Protection	47
10.	Marine Resources	48
G.	OTHER REGULATORY REQUIREMENTS	49
V.	SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED	50
VI.	ALTERNATIVES TO THE PROPOSED ACTION	51
VII.	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES	52
VIII.	FINDINGS AND CONCLUSIONS	53
IX.	LIST OF PERMITS AND APPROVALS	58
X.	AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS	59
XI.	LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS	73

REFERENCES

i

APPENDIX A - Preliminary Engineering Report

LIST OF FIGURES

1	Regional Location Map	2
2	Property Location Map	3
3	Illustrative Conceptual Site Plan	8
4	Soil Association Map	11
5	Soil Classification Map	12
6	Flood Insurance Rate Map	13
7	State Land Use District Designations	37
8	Kihei-Makena Community Plan Land Use Designations	39

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Preface

The applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., is seeking a Community Plan Amendment and Change in Zoning for property identified by TMK 3-8-13:12 in Kihei, Maui, Hawaii. The proposed action involves the subdivision of the property to create two (2) lots for single-family residential use. Since the proposed action involves an amendment to a community plan that is independent of Maui County's Ten Year Update process, this Environmental Assessment has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, to document the project's technical characteristics, environmental impacts and alternatives, and advances findings and conclusions relative to the significance of the project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP

The applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., is requesting a Community Plan Amendment and Change in Zoning to create a two-lot single-family residential subdivision in Kihei, Maui, Hawaii.

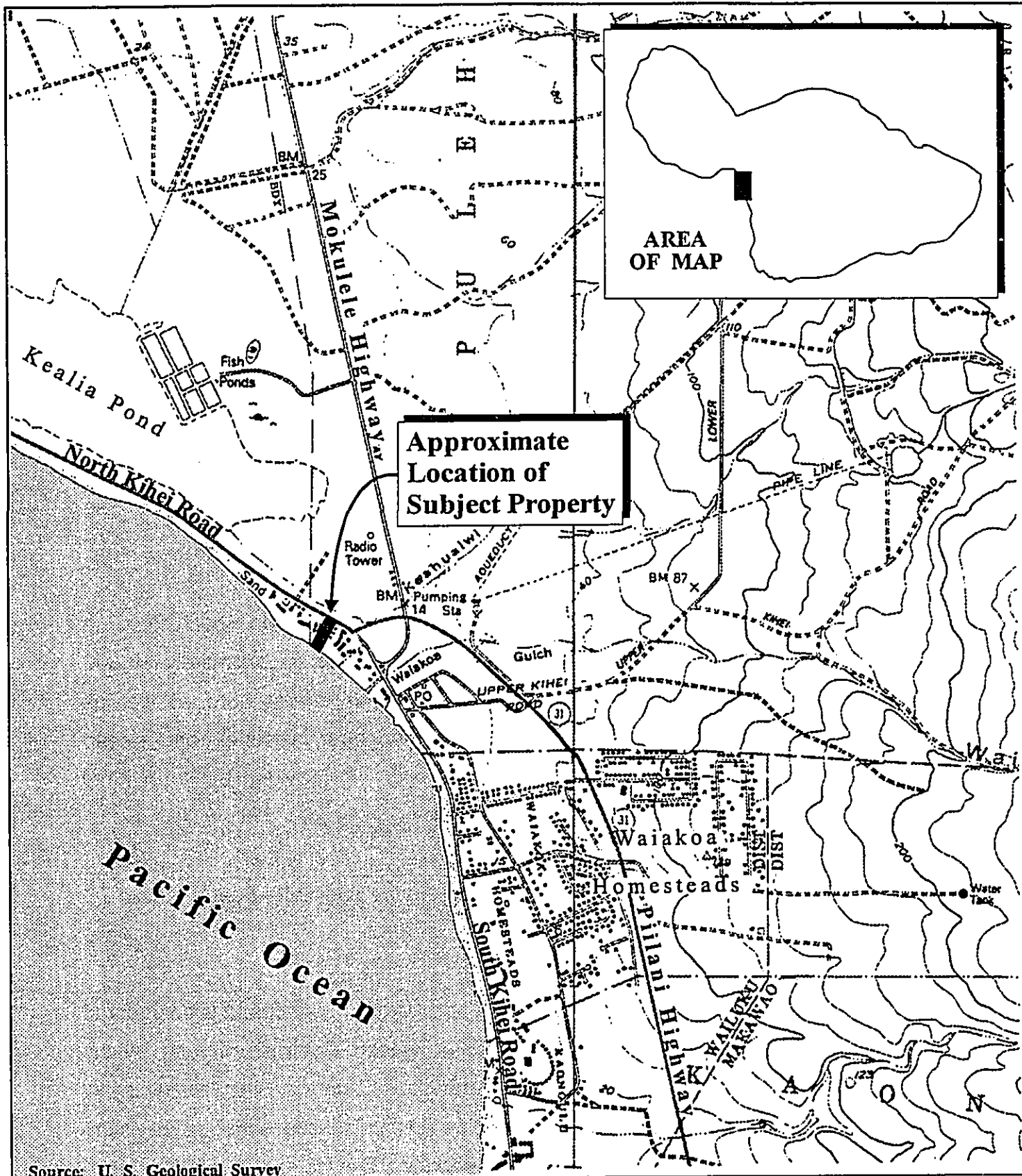
Identified by TMK 3-8-13:12, the subject property encompasses an area of 1.075 acres, or 46,859 square feet. The property is bordered by the Kihei Sands Condominium on the west, and a parcel with two (2) single-family dwellings on the east, as well as North Kihei Road on the north, and a white sand beach and the Pacific Ocean on the south. See Figure 1 and Figure 2.

The subject property is currently occupied by the Kealia Beach Plaza, a two-story commercial complex built in 1983. This approximately 18,600 square foot facility contains a restaurant and general store, as well as businesses engaged in real estate, mortgage, wedding, and ocean recreation activities. Access to the property is provided by North Kihei Road, a two-lane State arterial roadway.

The subject property is owned in fee simple by Kealia Beach Plaza.

B. REGULATORY PROCESSING

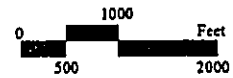
The subject property is within the State "Urban" District and is designated for "Business/Commercial" and "B-R, Resort Commercial" use by the Kihei-Makena Community Plan and Maui County zoning, respectively. While the property's zoning provides for businesses engaged in visitor-oriented commercial activities and services, they do not provide for single-family residential use.



Source: U. S. Geological Survey

Figure 1

Proposed Two-Lot Residential
Subdivision at TMK 3-8-13:12
Regional Location Map



Prepared for: Kealia Beach Plaza/Eagle Equity Hawaii, Inc.

MUNEKIYO & HIRAGA, INC.

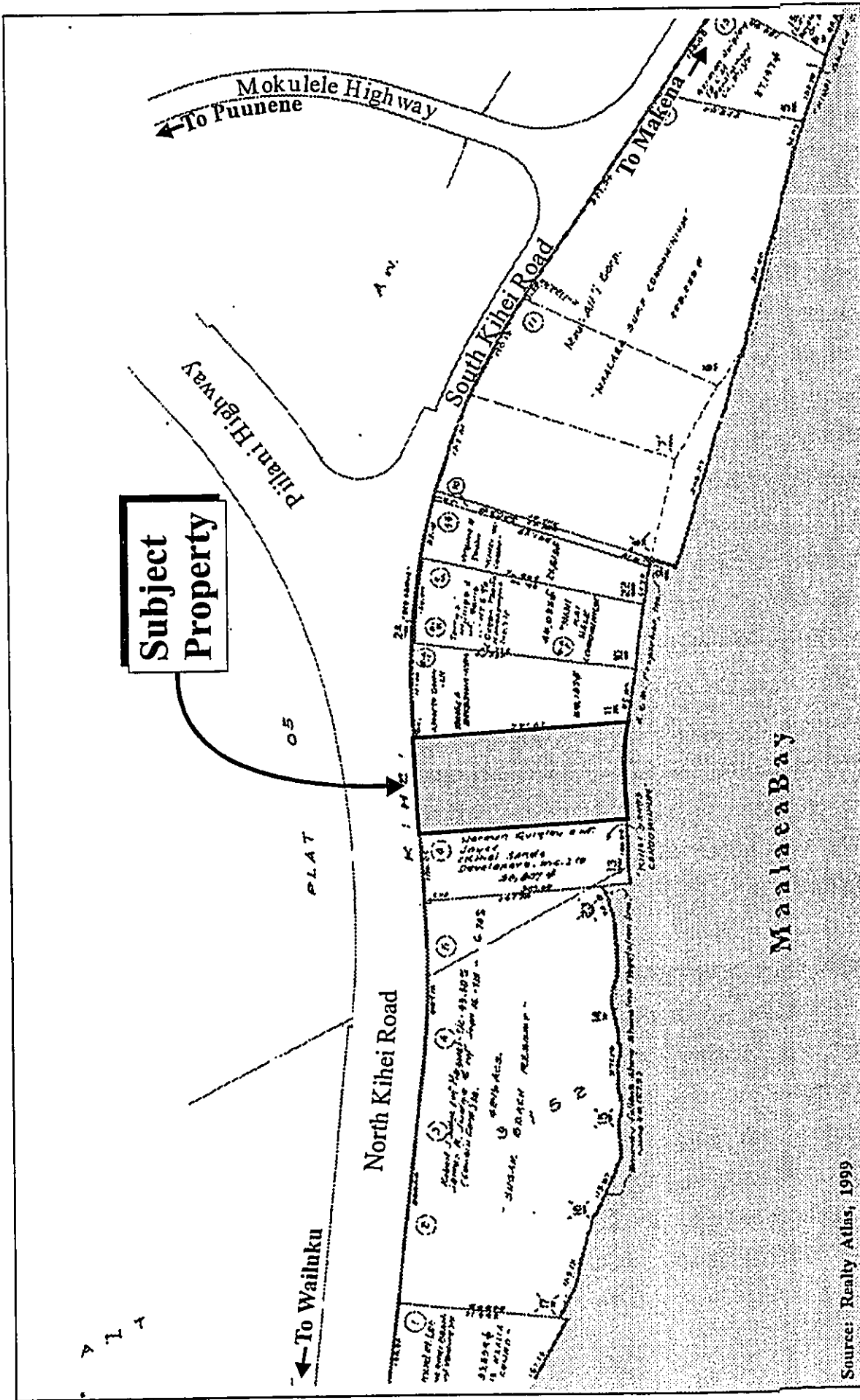


Figure 2

Proposed Two-Lot Residential
Subdivision at TMK 3-8-13:12
Property Location Map

NOT TO SCALE



MUNEKIYO & HIRAGA, INC.

Prepared for: Kealia Beach Plaza/Eagle Equity Hawaii, Inc.

On the basis of its existing community plan and County zoning designations, the proposed residential use of the subject parcel will require a Community Plan Amendment and a Change in Zoning.

Accordingly, a request to amend its current community plan designation from "Business/Commercial" to "Hotel" is being sought in order to establish the appropriate land use designation for the subject property. In addition, a request for a Change in Zoning from "B-R, Resort Commercial" to "H-M, Hotel" is being sought to establish the appropriate County zoning for the property once the Community Plan Amendment has been approved. The property is also within the limits of the Special Management Area (SMA) for the island of Maui. Accordingly, an application for a Special Management Area (SMA) Assessment and/or SMA Minor Permit will be prepared in connection with the processing of the project's subdivision application. In addition, since the proposed action involves an amendment to the Kihei-Makena Community Plan, which is independent of the County's Ten Year Update process, this Environmental Assessment (EA) has been prepared in accordance with the requirements of Chapter 343, Hawaii Revised Statutes (HRS), and Title 11, Chapter 200, Administrative Rules of the State Department of Health.

C. REASONS JUSTIFYING THE REQUEST

The subject property is situated in a neighborhood consisting of parcels that are primarily zoned for "H-M, Hotel" use. Some of the uses permitted by hotel zoning include hotels, apartment-hotels, and hotel-related businesses, as well as any use permitted under residential and apartment zoning, such as single-family and accessory dwellings. Hotel-zoned properties in the immediate vicinity of the subject property include the Sugar Beach Resort and the Kealia Condominiums to the west of the

property, and the Nani Kai Hale, Kihei Kai, Maalaea Surf, and the Kihei Beach Condominiums to the east.

Two (2) adjoining parcels, the Kihei Sands Condominium to the west, and a lot with two (2) single-family dwellings on the east, comprise other lots in the neighborhood zoned for "B-R, Resort Commercial" use. It should be noted, however, that the Maui County Council approved a Conditional Permit for the construction of the Kihei Sands Condominium on October 2, 1970, and that the residential use on the other adjoining parcel is considered a permitted non-conforming use as the dwellings were constructed in 1942 and 1952, prior to the adoption of resort commercial zoning. Originally, the intent of the "B-R, Resort Commercial" zoning for the subject property and the two (2) adjoining lots was to provide a suitable location for commercial activities and services to serve the needs of visitors in the neighborhood. Currently, however, when considering the geographic mobility of today's visitors, the need for visitor-oriented businesses in the neighborhood appears to be more than adequately addressed by an existing commercial complex at the nearby Sugar Beach Resort, as well as by the many shopping complexes in Kihei situated along South Kihei Road and Piilani Highway, including the Kihei Gateway Plaza, the Kihei Commercial Center, the Piilani Village Shopping Center, Azeka Place, Azeka Place II, the Lipoa Center, the Kukui Mall, Kihei Kalama Village, the Kihei Town Center, the Dolphin Plaza, the Kamaole Beach Center, the Rainbow Mall, and the Kamaole Shopping Center.

During the project's conceptual development phase, the applicant consulted with the Maui County Department of Planning to discuss the proposed single-family residential use of the subject property. As a result of these discussions, the department indicated that a Change in Zoning from "B-R, Resort Commercial" to "H-M, Hotel" would be appropriate

based on the parcel's location in a neighborhood that is predominantly zoned for hotel use, as well as on the basis that hotel zoning allows for any use permitted in residential or apartment-zoned districts, including single-family and accessory dwellings. To accommodate existing Kealia Beach Plaza tenants, the department (with the applicant's concurrence) indicated that it would support a conditional zoning initiative to allow the existing resort commercial use to continue until the existing commercial complex is demolished.

In light of the foregoing, the proposed land use changes will allow for the single-family residential use of the property while providing for the continuation of existing resort commercial uses during the interim.

D. PROPOSED ACTION

As previously indicated, the applicant proposes to subdivide the subject property to create two (2) single-family residential lots of approximately 23,000 square feet per lot.

Preliminarily, actions associated with the development of the proposed subdivision include the following:

1. The demolition of the existing Kealia Beach Plaza complex;
2. The clearing of the property and site work for building foundations in accordance with setback and drainage criteria;
3. The installation of utility lines (water, sewer, electrical, telephone, CATV) and connections to serve each of the lots; and
4. The construction of driveway aprons to provide the lots with access to North Kihei Road.

The subdivision plans have been developed to ensure that the proposed lots meet spatial and functional criteria for residential use. At least one

(1) but no more than two (2) single-family dwellings are anticipated to be built on each subdivided parcel by lot purchasers in the future. An illustrative conceptual site plan is reflected in Figure 3.

The estimated cost of the proposed action is approximately \$100,000.00. Implementation of the project is expected to commence upon the receipt of all applicable regulatory permits and approvals and will be subject to the demolition of the existing commercial complex.

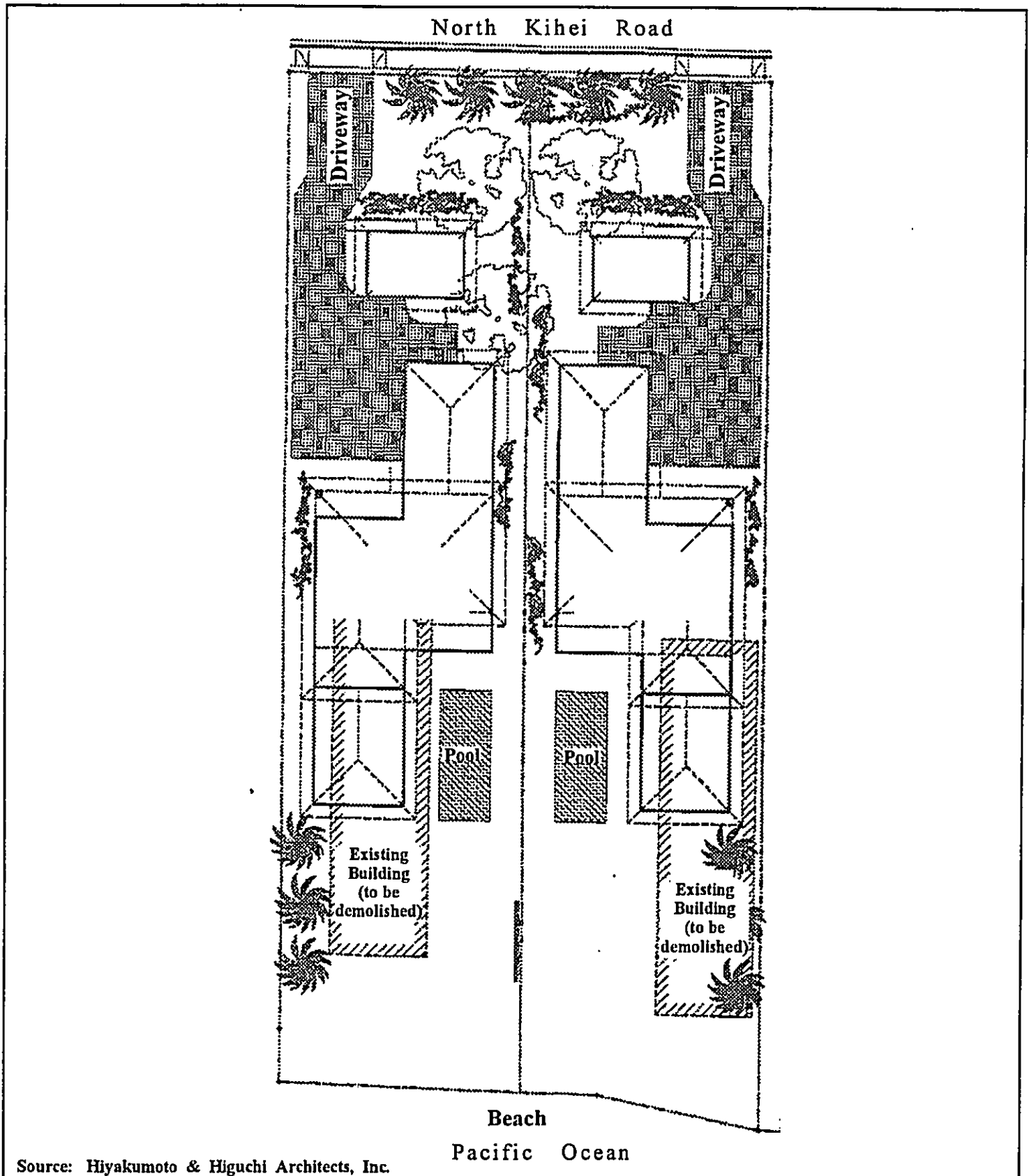


Figure 3

Proposed Two-Lot Residential
 Subdivision at TMK 3-8-13:12
 Illustrative Conceptual Site Plan

NOT TO SCALE



Chapter II

**Description of the
Existing Environment**

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Use

In the vicinity of the Kealia Beach Plaza, the lands mauka (north) of North Kihei Road are vacant and undeveloped. The subject property is located in a neighborhood that primarily consists of condominium properties. The Sugar Beach Resort and the Kealia Condominiums are situated to the west of the property, while the Nani Kai Hale, Kihei Kai, Maalaea Surf, and the Kihei Condominiums are located to the east. In addition to the Kealia Beach Plaza parcel, the adjoining lot to the east, which contains two (2) single-family dwellings, and the abutting parcel to the west, which is occupied by the Kihei Sands Condominium, comprise resort commercial-zoned properties in the neighborhood. It is noted that the adjoining single-family dwellings were built prior to the adoption of "B-R, Resort Commercial" zoning and are considered permitted non-conforming uses, and that the Maui County Council granted a Conditional Permit for the construction of the Kihei Sands Condominium.

2. Climate

The Kihei coast is generally sunny, warm and dry the entire year. The average annual temperatures in Kihei range between the low 60's to the low 90's. June through August are historically the warmer months of the year, while the cooler months are January to March.

Average rainfall distribution in the Kihei-Makena region varies from under ten (10) inches per year to twenty (20) inches per year in the higher elevations. Rainfall in the Kihei-Makena region is highly

seasonal, with most of the precipitation occurring in the winter months.

Northeast tradewinds prevail approximately 80 to 85 percent of the time. Winds average ten (10) to fifteen (15) miles per hour during afternoons, with slightly lighter winds during mornings and nights.

3. Topography and Soil Characteristics

The subject parcel is characterized by generally level topography. The finish floor elevation of the existing Kealia Beach Plaza is 9.5 feet above mean sea level (amsl). See Appendix A.

Underlying the subject property are soils belonging to the Pulehu-Ewa-Jaucas association. See Figure 4. The Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, characterizes the soils of this association as deep and well drained and located on alluvial fans and in basins.

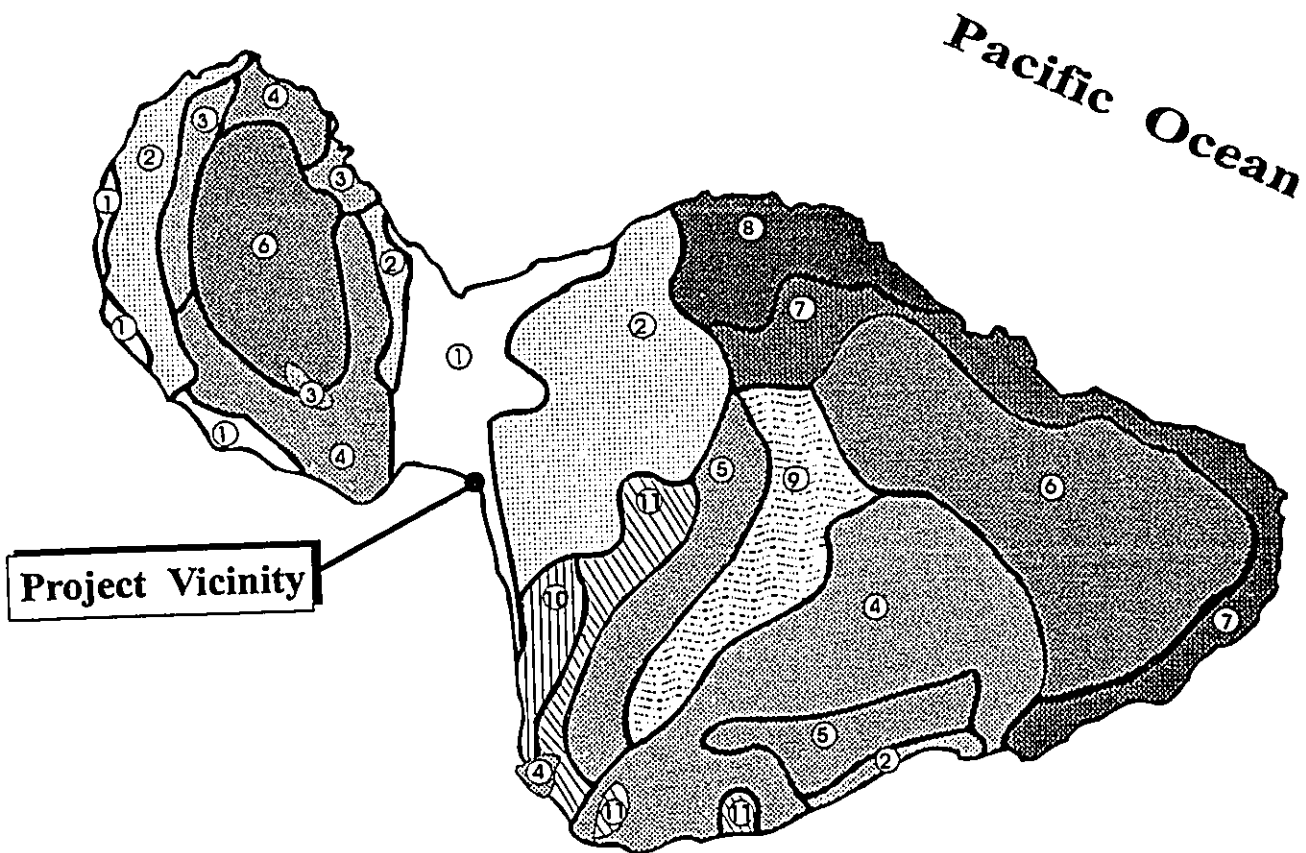
The soil series specific to the parcel is Pulehu silt loam, 0 to 3 percent slopes (PpA). See Figure 5. Pulehu silt loam, 0 to 3 percent slopes, is similar to Pulehu clay loam, 0 to 3 percent slopes in that permeability is moderate, runoff is slow, and the erosion hazard is no more than slight.

4. Flood and Tsunami Hazard

The Flood Insurance Rate Map (FIRM) for this area of the island indicates the subject property is within Zone "V-18", an area of 100-year coastal flooding. The base flood elevation in the vicinity of the property is 12 feet amsl. See Figure 6.

LEGEND

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



Source: USDA, Soil Conservation Service

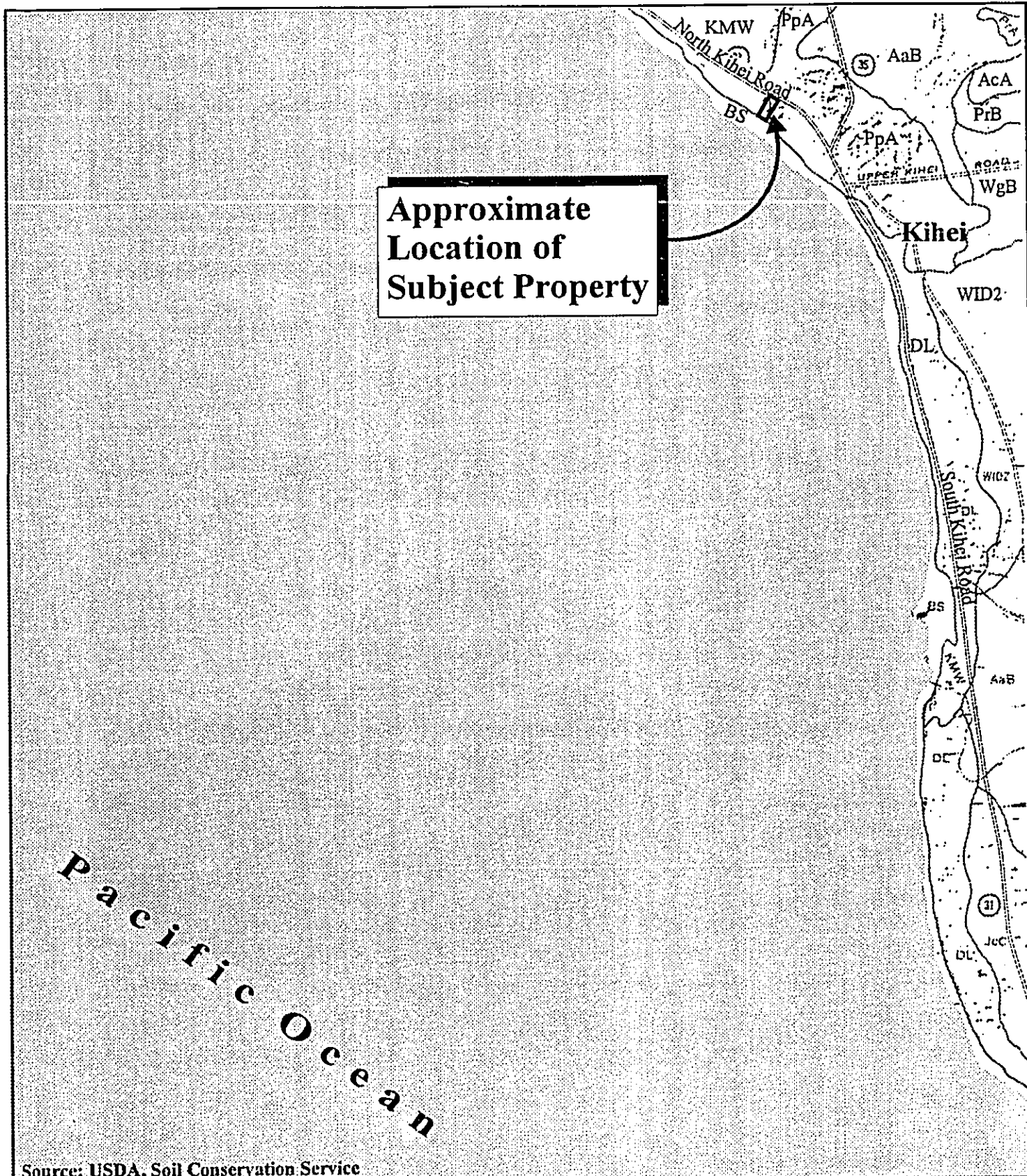
Figure 4 Proposed Two-Lot Residential Subdivision at TMK 3-8-13:12
Soil Association Map

NOT TO SCALE



Prepared for: Kealia Beach Plaza/Eagle Equity Hawaii, Inc.

MUNEKIYO & HIRAGA, INC.



Source: USDA, Soil Conservation Service

Figure 5

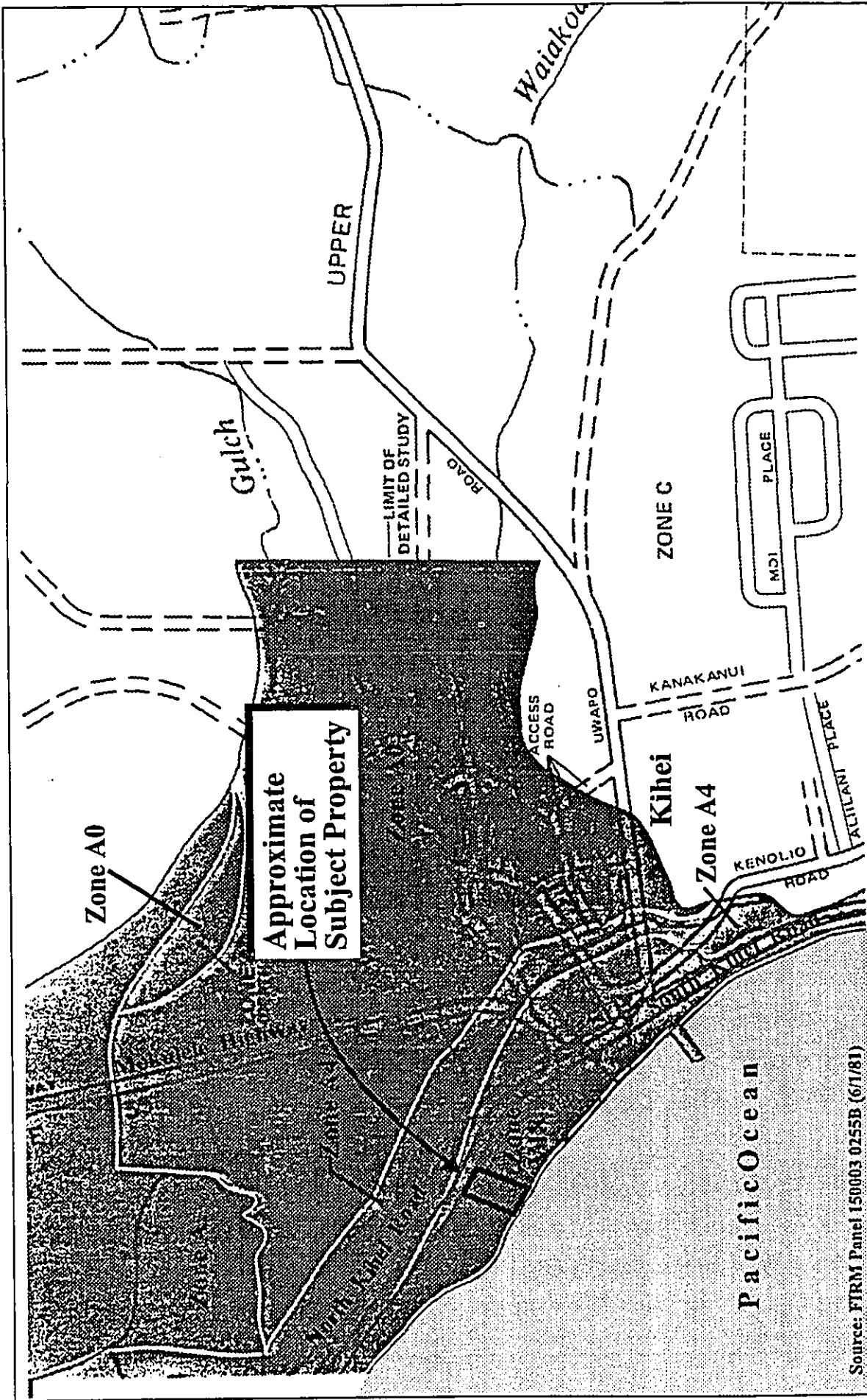
Proposed Two-Lot Residential
Subdivision at TMK 3-8-13:12
Soil Classification Map

NOT TO SCALE



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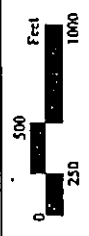


Source: FIRM Panel 150003 0255B (6/1/81)

Figure 6



Proposed Two-Lot Residential
Subdivision at TMK 3-8-13:12
Flood Insurance Rate Map



Prepared for: Kealia Beach Plaza/Eagle Equity Hawaii, Inc.

5. **Flora and Fauna**

The subject property includes introduced species of ornamental plants and trees. Plant life in the vicinity of the property is reflective of developed and undeveloped properties in the Kihei area. Developed properties are characterized by landscaping typical of single-family residential properties and decorative landscaping generally associated with condominium and business/commercial uses. Undeveloped parcels are typically occupied by kiawe, haole koa, and scrub vegetation. There are no known rare, threatened, or endangered species of plant life in the immediate vicinity of the subject property, nor are there any known wetlands.

Avifauna and mammals in the vicinity of the subject property and surrounding areas are typical of species found in the urbanized Kihei area. Species of birds commonly found in the area include the Northern Cardinal, Common Mynah, Golden Plover, Spotted Dove, House Finch, and Gray and Black Francolin. In addition, the Kealia Pond National Wildlife Refuge is located mauka of North Kihei Road, approximately 800 feet to the northwest of the subject property. The wildlife refuge is a habitat to migratory seabirds as well as some native Hawaiian birds such as the Hawaiian Coot, the Koloa, and the Hawaiian Stilt. Feral mammals typically found in the area include cats, rats, mice, and mongoose. There are no known rare, threatened, or endangered wildlife species in the vicinity of the site.

6. **Air Quality and Noise Characteristics**

There are no point sources of airborne emissions in the immediate vicinity of the project site. The air quality of the Kihei area is

considered good with existing airborne pollutants attributed primarily to automobile exhaust from the region's roadways. Another source of airborne emissions may include smoke from sugar cane burning which occurs in the Central Maui isthmus. This source is intermittent, however, and prevailing tradewinds quickly disperse particulates which are generated.

There are no adverse noise sources in the project area. Noise generated in the vicinity of the subject property can be attributed to traffic travelling along adjoining roadways.

7. **Scenic and Open Space Resources**

In proximity of the Kealia Beach Plaza, the lands makai (south) of North Kihei Road are developed, while the lands mauka (north) of the road are vacant and undeveloped. The Pacific Ocean and the white sand beach (Sugar Beach) and coastal sand dunes of Maalaea Bay, as well as the Kealia Pond National Wildlife Refuge and the offshore islands of Molokini and Kahoolawe, define the scenic and open space resources in the vicinity of the subject property. In addition, Haleakala and the West Maui Mountains comprise other scenic vistas which can be seen from the vicinity of the property. Extending from the Kealia Condominium on the west to the Kihei Beach Condominium on the east, the white sand beach that fronts these oceanfront parcels is designated for "Open Space" use by the Kihei-Makena Community Plan. The width of the "Open Space" area that borders the subject property is approximately 100 feet. The subject property is not part of, nor does it impinge upon significant scenic view corridors or open space resources.

8. Archaeological Resources

The land underlying the subject property was previously disturbed during the construction of the Kealia Beach Plaza. No visible archaeological features or cultural artifacts were observed during a recent site inspection of the subject property. It should be noted that the surface features of the lands comprising the existing residential and condominium properties in the area were also previously altered during their construction.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Community Character

From a regional standpoint, the subject parcel is part of the Kihei-Makena Community Plan region which stretches from Maalaea to La Perouse Bay. The region includes a diverse range of physical and socio-economic environments. With its dry and mild climate and proximity to recreation-oriented shoreline resources, the visitor-based economy has grown steadily over the past few years. The town of Kihei serves as the commercial and residential center of the region with the master-planned communities of Wailea and Makena serving as the focal point for visitor activities.

2. Population

The population of the County of Maui has exhibited a relatively strong growth over the past decade, with the 1990 population of 100,504 increasing by 27.6 percent to 128,241 in the year 2000 (U.S. Census Bureau, Census 2000). Growth in the County is expected to continue, with resident population projections to the year 2010 estimated to be 140,060 (Community Resources, Inc., January, 1994).

Just as the County's population has grown, the resident population of the region surrounding the project site has increased dramatically in the last two (2) decades. Population gains were especially pronounced in the 1970's as the rapidly developing visitor industry attracted many new residents. The 1990 resident population of the Kihei-Makena region was approximately 15,365. A projection of the resident population for the year 2010 is 23,542. Compared to 1990, this estimate reflects an increase of 53 percent for the year 2010 (Community Resources, Inc., January, 1994).

3. **Economy**

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in Kihei-Makena, which is one of the State's major resort destination areas. The foundation for the region's visitor strength lies in world-class resorts and recreational facilities located in Wailea and Makena. Support for the visitor industry is found in Kihei, where numerous retail commercial centers are found.

During recent years, much of the island's economic growth has been from businesses not directly affiliated with tourism. From May 1997 to May 2000, hotel jobs grew 8.9 percent. Meanwhile, construction jobs grew 41 percent; transportation, telecommunication and utility jobs grew 22.4 percent; agricultural jobs grew 17.5 percent; and federal government jobs grew 80 percent (Pacific Business News, July 28, 2000).

According to data from the State Department of Labor and Industrial Relations, about 65,900 individuals were employed on the island of Maui in June 2000. The island's growth rate remains high

and unemployment continues to be low. In June 2000, Maui's job count was up 5.2 percent from the previous year, while unemployment was down to 4.3 percent (Pacific Business News, July 28, 2000).

C. PUBLIC SERVICES

1. Police and Fire Protection

The County of Maui's Police Department is headquartered in Wailuku, about 7.0 miles to the north of the subject property. The Maui Police Department (MPD) consists of several patrol, investigative and administrative divisions. The MPD's Kihei Patrol covers the Kihei-Makena region. The department's Kihei Substation is located at the Kihei Town Center, about 4.0 miles to the south of the subject property.

Fire prevention, suppression and protection services are offered by the County's Department of Fire Control. The department's Kihei Station, which services the Kihei-Makena region is located on South Kihei Road near Kalama Park, approximately 4.0 miles to the south of the subject property.

2. Medical Facilities

Maui Memorial Medical Center, the only major medical facility on the island, services the Kihei-Makena region. Acute, general and emergency care services are provided by this facility, which is licensed for 194 beds and is situated in Wailuku, about 7.0 miles to the north of the subject property. Privately operated medical/dental offices are located in the Kihei area to serve the region's residents and visitors.

3. Recreational Facilities

Diverse recreational opportunities are available in the Kihei-Makena region. Recreational facilities in proximity to the subject property include Sugar Beach (the white sand beach along Maalaea Bay), Kalepolepo Park, the Elleair Golf Course, Kalama Park, and Kamaole Beach Parks I, II and III. Shoreline recreation includes swimming, fishing, picnicking, snorkeling, and windsurfing. Situated along the western boundary of the subject property, Shoreline Access No. 123 provides public access to Sugar Beach, which borders the property on the oceanside.

The 36.5-acre Kalama Park is located about 4.0 miles to the south of the subject property. In addition to shoreline activities, this park also has baseball and soccer fields, as well as tennis and basketball courts.

The Wailea and Makena resort areas to the south offer additional opportunities for golf, tennis and ocean-related activities.

In addition, the County's new Kihei Community Center complex, located about 3.0 miles to the south of the subject property, was recently completed and provides for a community center, swimming pool, and athletic playfields.

4. Schools

The State Department of Education (DOE) operates three (3) schools in the Kihei area. Kihei Elementary School and Kamali'i Elementary School cover grades K to 5, with 1999-2000 enrollments of approximately 735 and 835 students, respectively. Lokelani Intermediate School includes grades 6 to 8, with a 1999-

2000 enrollment of about 665 students. Public school students in grades 9 through 12 attend Maui High School in Kahului.

5. 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. Privately owned facilities, such as the Maui Demolition and Construction Landfill and the Pohakulepo Concrete Recycling Facility accept solid waste and concrete from demolition and construction activities. These facilities are located about 3.0 miles to the northwest of the subject property, near Honoapiilani Highway's junctions with North Kihei Road and Kuihelani Highway. A privately operated green waste recycling facility, Campaign Recycle Maui, is situated near Waikapu, approximately 6.0 miles to the northwest of the subject property, while a County operated facility is located at the Central Maui Landfill.

D. INFRASTRUCTURE

1. Roadway System

Access to the Kihei region from West Maui and the Wailuku area is provided by North Kihei Road, while access from the Kahului and "Upcountry" areas is provided by Mokulele Highway. These roadways are two-lane roadways which are under the control of the State Department of Transportation. North Kihei Road becomes South Kihei Road, near its junction with Mokulele Highway and continues southward through Kihei Town. South Kihei Road

terminates at Okolani Drive in Wailea.

Piilani Highway, the primary arterial highway for South Maui, begins at the North Kihei Road-Mokulele Highway intersection and terminates at Wailea Ike Drive in the Wailea Resort. This two-lane State highway runs parallel to and east of South Kihei Road, a two-lane County roadway. Piilani Highway has paved shoulders with left- and right-turn deceleration lanes at major intersections.

Access to the subject property is currently provided by North Kihei Road. The posted speed limit along most of North Kihei Road is 45 miles per hour (mph), while the speed limit in the vicinity of the subject property is 30 mph.

2. Water System

The Kihei-Makena region is served by the Central Maui Water System. The Central Maui Water System is serviced by the Mokuahu Wells and the Upper Waiehu Wells.

The water system in the area consists of a 2.0 million gallon (MG) reservoir located east of Ohukai Road, approximately 1.0 mile mauka of Piilani Highway. A 16-inch outflow line connects to an 18-inch transmission line from the Central Maui source. This transmission line feeds the distribution system in the vicinity of the subject property.

In the vicinity of the subject parcel, the existing water system consists of a 12-inch waterline in the North Kihei Road right-of-way. Fire protection for the subject property is provided by an existing fire hydrant (No. 272) at the northwestern corner of the parcel, and

by another existing hydrant (No. 475) located at the southeastern corner of the lot. Refer to Appendix A.

3. **Wastewater System**

The service area for the County's Kihei Wastewater Reclamation System extends from North Kihei to Wailea. The system consists of a number of pump stations and force mains which convey wastewater through the County's transmission lines. The combined flows are transported to the Kihei Wastewater Reclamation Facility, which is located adjacent to the Elleair Golf Course. The existing design capacity of the Kihei Wastewater Reclamation Facility is 8.0 million gallons per day (MGD). Wastewater from the existing Kealia Beach Plaza flows by gravity via two (2) sewer laterals to an existing 15-inch sewer main in North Kihei Road, which then conveys the flow to the Kihei Wastewater Reclamation Facility. Refer to Appendix A.

4. **Drainage**

There are no existing drainage system improvements in the subject property or in the surrounding area. Property retaining walls separate the Kealia Beach Plaza site from neighboring properties while curbed planting islands isolate the property from roadway runoff. The site generally slopes gently toward a central garden area between the ground floor tenant spaces and to the beach area. A pedestrian footbridge spans the central garden area near the beach end, connecting the sidewalk fronting the tenant spaces. Onsite runoff follows the existing drainage pattern and is dissipated through percolation and evaporation. Refer to Appendix A.

5. **Electrical, Telephone and CATV Systems**

Electrical, telephone, and cable television (CATV) services to the site are provided by Maui Electric Company, Verizon Hawaii, and Hawaiian Cablevision, respectively.

Overhead utility poles are located along the makai side of North Kihei Road.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The proposed action is not expected to cause adverse impacts to surrounding land uses. The proposed single-family residential use of the subject property is permitted under hotel zoning and represents a lower density use of the property that will complement and be compatible with existing developed uses within the surrounding area.

The dwellings, which will be constructed by lot purchasers in the future, will be sited and designed to ensure that these improvements will not have an adverse effect on neighboring properties.

2. Flood and Tsunami Hazard

The subject property is situated within Zone "V18", an area of 100-year coastal flooding. As such, the design and construction of the single-family residential dwellings which will be built later by lot purchasers will be in accordance with County standards for developments in flood hazard areas.

3. Flora and Fauna

There are no known significant habitats of rare, threatened, or endangered species of flora and fauna located on the subject property. Future residential lighting will utilize appropriate design features to minimize impacts to migratory seabirds traversing the area. Accordingly, the development of the proposed two-lot subdivision project is not anticipated to adversely impact plant and

animal life in the vicinity.

4. **Air Quality and Noise Characteristics**

No major site work (i.e., grubbing, grading) is anticipated as the subject property has been previously cleared and graded in connection with the establishment of the existing Kealia Beach Plaza. Sprinklers and/or water wagons will be utilized during the demolition and construction period to minimize the effects of fugitive dust. Exterior construction activities will be limited to normal daylight working hours.

Ambient noise conditions will be temporarily affected by construction activities. Construction equipment such as material-transport vehicles and power tools are anticipated to be the dominant noise-generating source during the construction period. Construction equipment may also be a source of airborne emissions which would otherwise not be present at this site.

On a long-term basis, the proposed action will not result in air quality or noise impacts that significantly differ from current conditions.

5. **Scenic and Open Space Resources**

The proposed action involves the subdivision of the subject property to create two (2) single-family residential lots. The dwellings which will be constructed by lot purchasers in the future, will be limited in height to two (2) stories and will be sited to provide a greater building setback from the beach than that which currently exists. The completed dwellings will establish an architectural design that is compatible with surrounding properties.

The proposed action will not affect scenic and open space resources or create a visual character inconsistent with surrounding uses. The subject property is not considered to be a part of, or in proximity to a scenic view corridor.

6. **Archaeological Resources and Cultural Impact Considerations**

Due to the history of land surface disturbances on the subject parcel, the proposed action is not anticipated to have any adverse impact on archaeological resources.

In correspondence dated May 23, 2001, the State Historic Preservation Division (SHPD) indicated that the general area seems to have once been the location of pre-contact farming, perhaps with scattered dwellings. In addition, the SHPD notes that considerable alteration during the construction of the existing facility makes it unlikely that historic sites remain today. Accordingly, the SHPD indicated that the proposed action will have "no effect" on historic sites. See SHPD letter in Chapter XI.

Should any human remains or cultural artifacts be identified during the construction period, work will be stopped in the immediate vicinity and the SHPD will be contacted to establish an appropriate mitigation strategy.

The archaeological inventory survey contained in the SMA Use Permit and Project District Step II Applications for the Rainforest Village site (TMK 3-8-05:34 and 3-8-77:09), which is located about 250 feet east of the subject parcel, notes that the documentary data obtained during the literature search phase for the inventory survey indicates that sugar cultivation was dominant in the project

area between the 1940's and 1960's. The inventory survey also notes that an HC&S sugar cane field (No. 19) encompasses the Rainforest Village survey area, and that a narrow gauge railroad and a former plantation village (Kihei Camp 1), which was built prior to 1939 and abandoned/demolished prior to 1954, were located in the survey area. In addition, remnants of concrete bridge footings (Site 3131), which was most likely related to the rail system for transporting cane, was located in the survey area in Waiakoa Stream.

As indicated in the inventory survey, recent syntheses (Kirch, 1979; Cordy and Athens, 1988) suggests that early settlement on the island of Maui occurred between 300 to 600 A.D. in the windward areas, and that by 1000 A.D., populations expanded into the dry leeward areas. Kirch (1970) hypothesized that later prehistoric expansion was in harsher or more ecologically marginal reasons. Early inhabitants residing in the upland agricultural areas may have utilized coastal regions as temporary or seasonal bases for expanding the range of resource exploitation. This expansion into marginal areas occurred when the population in the more abundant resource zone reached capacity, thus, becoming necessary to expand into less abundant areas (Landrum, 1989).

In light of the land use history in the project area, the proposed action is not expected to impact native Hawaiian cultural practices, resources, and beliefs. Existing public access to and along the shoreline is provided by Shoreline Access No. 123 which is located along the subject parcel's western boundary.

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

1. Economy

On a short-term basis, the proposed action will support construction and construction-related employment. Over the long term, the residents of the future single-family dwellings will contribute to the general economic well-being of the community through their tax contributions and the purchases of goods and services.

2. Police, Fire, and Medical Services

The proposed action is not anticipated to affect the service capabilities of police, fire, and emergency medical operations, nor will it extend the existing service area limits for emergency services.

3. Recreational and Educational Facilities

The proposed action is not considered a population generator. As such, the proposed improvements will not place any new demand on recreational facilities. Similarly, school enrollments or locations will not be affected by the proposed action. Impacts to educational facilities are not anticipated.

4. Solid Waste

Construction waste from the demolition of the existing Kealia Beach Plaza will be transported to the Maui Demolition and Construction Landfill and Pohakulepo Concrete Recycling Facility for disposal. Upon completion in the future, the single-family residential properties will be served by the County's solid waste collection service. The proposed action is not anticipated to adversely impact the County's solid waste disposal facilities.

5. Use of Chemicals and Fertilizers

The use of herbicides will be generally limited to the initial plant establishment periods for the landscaping of the subdivided lots. Pesticides are expected to be used only as a treatment and not as a preventative measure. As a treatment, application will be minimal and will be conducted by a licensed commercial service provider.

Nitrogen/Phosphorus/Potash mixed-fertilizers are anticipated to be applied to landscaped areas. Utilizing proper irrigation management practices, leaching and runoff of fertilizers are expected to be minimized.

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

C. IMPACTS TO INFRASTRUCTURE

1. Roadway System

Access to the subject property will continue to be provided by North Kihei Road, a two-lane highway under the control of the State Department of Transportation (DOT).

Just past the Nani Kai Hale Condominium, about 250 feet to the southeast, North Kihei Road forms a "T" intersection with South Kihei Road. Approximately 1,200 feet to the northeast, North Kihei Road forms a four-legged, signal-controlled, channelized intersection with Mokulele Highway, with Piilani Highway comprising the eastern leg of this junction.

As previously indicated, no more than two (2) dwellings will be

constructed on each of the subdivided parcels. Assuming a maximum of two (2) dwellings per parcel and two (2) vehicles per dwelling, a total of eight (8) vehicles would be attributable to these dwellings upon build-out.

Kealia Beach Plaza has approximately 18,000 square feet of leasable space. It currently has parking for 57 vehicles plus two (2) loading zones. The Institute of Traffic Engineers "Trip Generation" report states that for a shopping center of 0 to 49,999 square feet, the average vehicle trip rate is 115.8. The average trip rate for single-family residential use is 10, with multiple units having a lower trip rate per unit. Estimating four (4) single dwellings for the proposed redevelopment would mean a reduction of weekday trips of 75.8 trips per day. Refer to Appendix A.

In this light, traffic from the future single-family dwellings will not adversely impact highway operating conditions or intersection levels of service in the area as traffic from the proposed residential use of the property is expected to be significantly lower than traffic presently generated by the existing Kealia Beach Plaza. A sight distance analysis and an application for work to perform in the State highway right-of-way will be submitted to the DOT for review and approval in connection with the development of the two-lot subdivision.

2. **Water System**

The existing County water system will be utilized to accommodate the proposed single-family residential use of the property.

Future domestic water requirements will be coordinated with the

Engineering Division of the Department of Water Supply during the subject's subdivision review and approval process. Low flow fixtures will be employed. While the number and type of such fixtures for the proposed single-family residential development is yet to be established, an approximation of the total value can be determined based on a system per acre standard of 3,000 gallons per day (gpd) for residential use. For this consideration, 1.076 acres x 3,000 gpd/acre yields a design limit of 3,225 gpd. This would represent a decrease of about 1,800 gpd from the current resort commercial use estimate of approximately 5,000 gpd. Refer to Appendix A.

The parking and driveway areas for the proposed dwellings would occupy considerably less space than the existing parking lot. The total landscaped area would increase as a result and irrigation requirements can be expected to increase from present levels. To mitigate this, native salt-tolerant vegetation recommended for Plant Zones 3 and 5 of the Maui County Planting Plan would be employed where possible to conserve water (and further protect the watershed from degradation due to invasive alien species). In addition, automated irrigation controllers would be equipped with rain sensors or soil-moisture sensors where appropriate to prevent over-watering.

Fire protection for the property is provided by existing fire hydrants located at the mauka corners of the property, which are connected to the 12-inch water main on the North Kihei Road right-of-way. The existing Kealia Beach Plaza is also protected by a fire sprinkler system. The sprinkler system and 6-inch detector check will be dismantled for salvage as part of the demolition preceding the new

construction. The proposed dwellings will be within the service radii of these hydrants, which will meet or exceed the fire flow requirements for the proposed improvements.

3. **Wastewater System**

Connection to the County sewer system and the installation of onsite sewer system improvements will be coordinated with the Department of Public Works and Waste Management's (DPWWM) Wastewater Reclamation Division. The wastewater requirements for the new single-family development are expected to be below the level of those for the existing commercial complex and can adequately be met by the existing sewer laterals. Wastewater contribution calculations will be provided to the Wastewater Reclamation Division in connection with the processing of building applications for the future single-family dwellings. The proposed action will not place significant new demands on wastewater facilities. The availability of Kihei's wastewater treatment capacity will be coordinated with the Wastewater Reclamation Division during the subdivision review and approval process.

4. **Drainage and Erosion Control**

The proposed action involves the demolition of the existing Kealia Beach Plaza and parking lot and the subdivision of the property for single-family residential use. Approximately 5/8 of the surface area of the existing Kealia Beach Plaza parcel consists of impervious areas, while the remaining 3/8 contains pervious areas. Upon completion of the redevelopment process, 3/8 of the property will contain impervious areas, while 5/8 will comprise pervious areas. Based on a 10-year, 1-hour storm, pre-development onsite runoff is estimated to be 2.6 cubic feet per second (cfs), while post-

development runoff is estimated at 1.7 cfs. Refer to Appendix A.

No major site work is expected as the subject property has been previously cleared and graded in connection with the establishment of the existing Kealia Beach Plaza. Site work is expected to involve work for the installation of driveway aprons, building foundations, as well as utility lines and connections. The area to be disturbed during construction is 0.90 acre. The area within the shoreline setback is to remain undisturbed.

Erosion control measures will be guided by Chapter 20.08, "Soil Erosion and Sedimentation Control", of the *Maui County Code* and the applicable requirements of the State Department of Health's Clean Water Branch. The specific measures for erosion control which may be implemented during the project's development phase include:

1. Stabilize construction entrance with gravel apron.
2. Install sediment barrier fence around construction area.
3. Use sprinklers and/or water wagon during demolition/construction period to control wind borne dust.
4. Carry out demolition and grubbing operations over open areas to be redeveloped. Remove demolition and grubbed material to either the Pohakulepo Concrete Recycling Facility or the Maui Demolition and Construction Landfill or other approved site.
5. Grade area for new building, spreading and compacting in 6-inch lifts to height of existing grade.
6. Grass, plant or pave all exposed areas immediately upon completion of demolition/grading/construction work.

-
7. Excavate (trench) for underground utilities (electric, telephone, sewer, and water). Backfill immediately or cover with plastic sheeting.
 8. Excavate for foundations and columns, backfilling and compacting as soon as possible.
 9. Pour retaining wall footings, as required.
 10. Pour slabs and construct new concrete pathways and pave parking and driveway.
 11. Complete new building, including plumbing, electrical, fixtures, etc.
 12. Finish grading and establish permanent vegetation.
 13. Clean up site and remove construction entrance.

The changes in land use resulting from the proposed action are not anticipated to adversely affect drainage conditions. The existing drainage pattern will be maintained and post-development runoff will continue to be dissipated through percolation and evaporation. The proposed action is not expected to cause any adverse drainage impacts on adjacent and downstream properties. All drainage improvements will conform to County standards and will be coordinated with the DPWWM.

5. **Electrical, Telephone, and CATV Systems**

Electrical, telephone, and CATV services for the proposed subdivision will be coordinated with Maui Electric Company, Verizon Hawaii, and Hawaiian Cablevision, respectively.

D. **CUMULATIVE AND SECONDARY IMPACTS**

A cumulative impact is defined as an impact to the environment which results from the incremental impact of an action when added to other

past, present, and reasonable foreseeable future actions regardless of what agency or person undertakes such other actions. Actions, such as those that involve the construction of public facilities or infrastructure, may stimulate secondary impacts such as population growth and increased demands for public services and infrastructure.

On a long-term basis, the proposed action will benefit the socio-economic fabric of the community by supporting the local economy through tax contributions and the purchases of goods and services. On a cumulative basis, the proposed action is not anticipated to adversely affect surrounding land uses, existing infrastructure, and public services, nor is it expected to impact the physical environment.

Chapter IV

***Relationship to Land
Use Plans, Policies
and Controls***

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four (4) major land use districts in which all lands in the State are placed. These districts are classified "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" District and is compatible with the "Urban" classification. See Figure 7.

B. MAUI COUNTY GENERAL PLAN

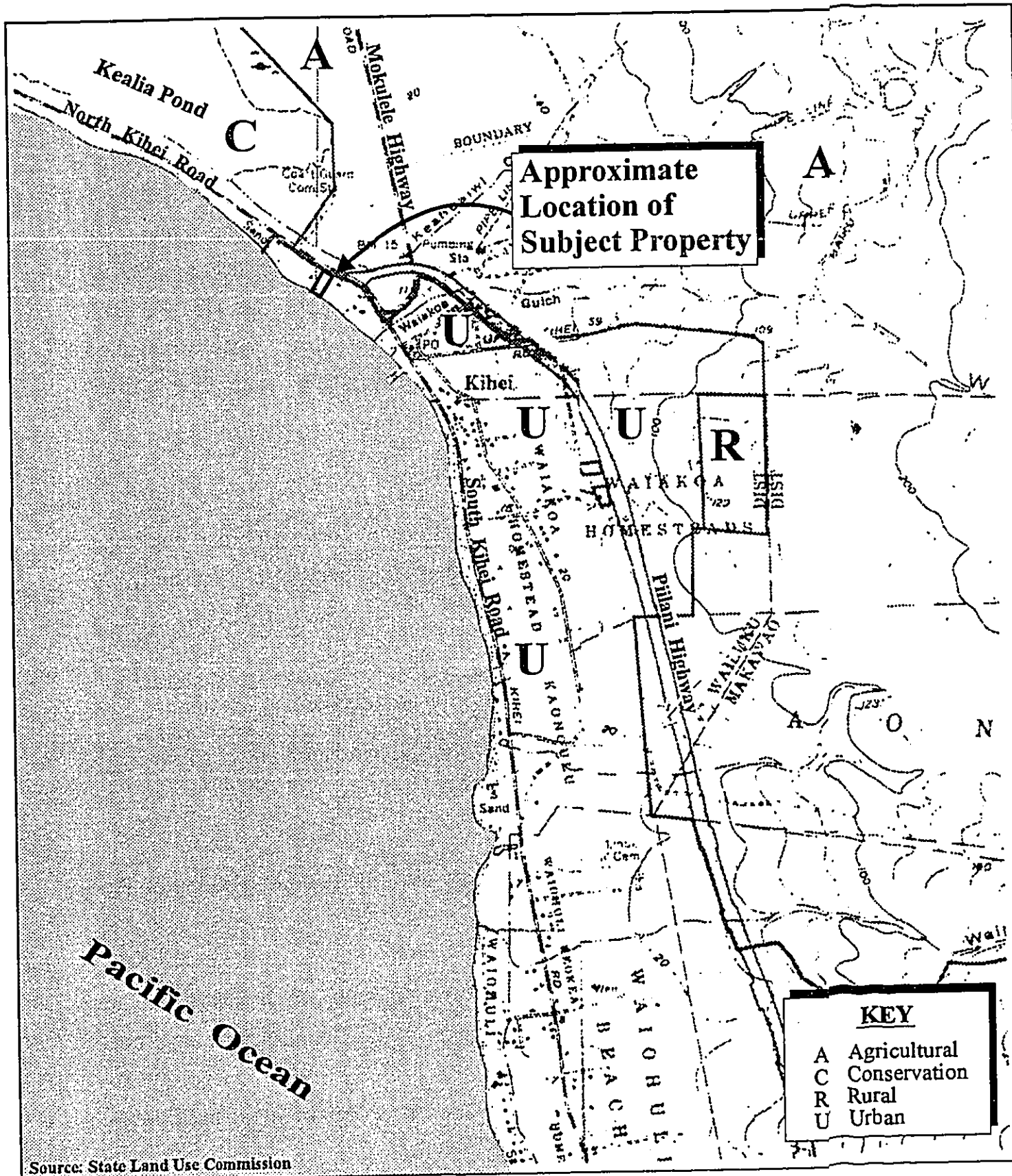
The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter:

"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 shall set forth the desired sequence, patterns and characteristics of future development."

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

Objective: To provide an economic climate which will encourage controlled expansion and diversification of the County's economic base.

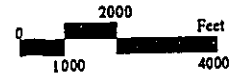
Policy: Maintain a diversified economic environment compatible with acceptable and consistent employments.



Source: State Land Use Commission

Figure 7

Proposed Two-Lot Residential
Subdivision at TMK 3-8-13:12
State Land Use District Designations



Prepared for: Kealla Beach Plaza/Eagle Equity Hawaii, Inc.

MUNEKIYO & HIRAGA, INC.

C. KIHEI-MAKENA COMMUNITY PLAN

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

The Kihei-Makena Community Plan sets forth detailed land uses for the region. The subject property is currently designated for "Business/Commercial" use in the (1998) Community Plan. See Figure 8.

Although the proposed action involves the subdivision of the subject property to provide two (2) beachfront single-family residential lots, a community plan amendment to the "H-M, Hotel" district is being proposed. During the applicant's discussions with the Maui County Planning Department, the department indicated that a hotel land use designation for the property would be appropriate when considering the parcel's location in an area that is adjacent to hotel zoned properties. The hotel land use designation would also allow for single-family residential use, which is proposed by the applicant.

D. ZONING

As previously indicated, the subject property is located in the "B-R, Resort Commercial" District as designated by Maui County zoning. The "B-R, Resort Commercial" district is intended to provide for commercial activities and services oriented towards the needs of the transient visitor. According to the Maui County Code, this district is distinguished from hotel districts in that independent commercial uses are permitted, whereas

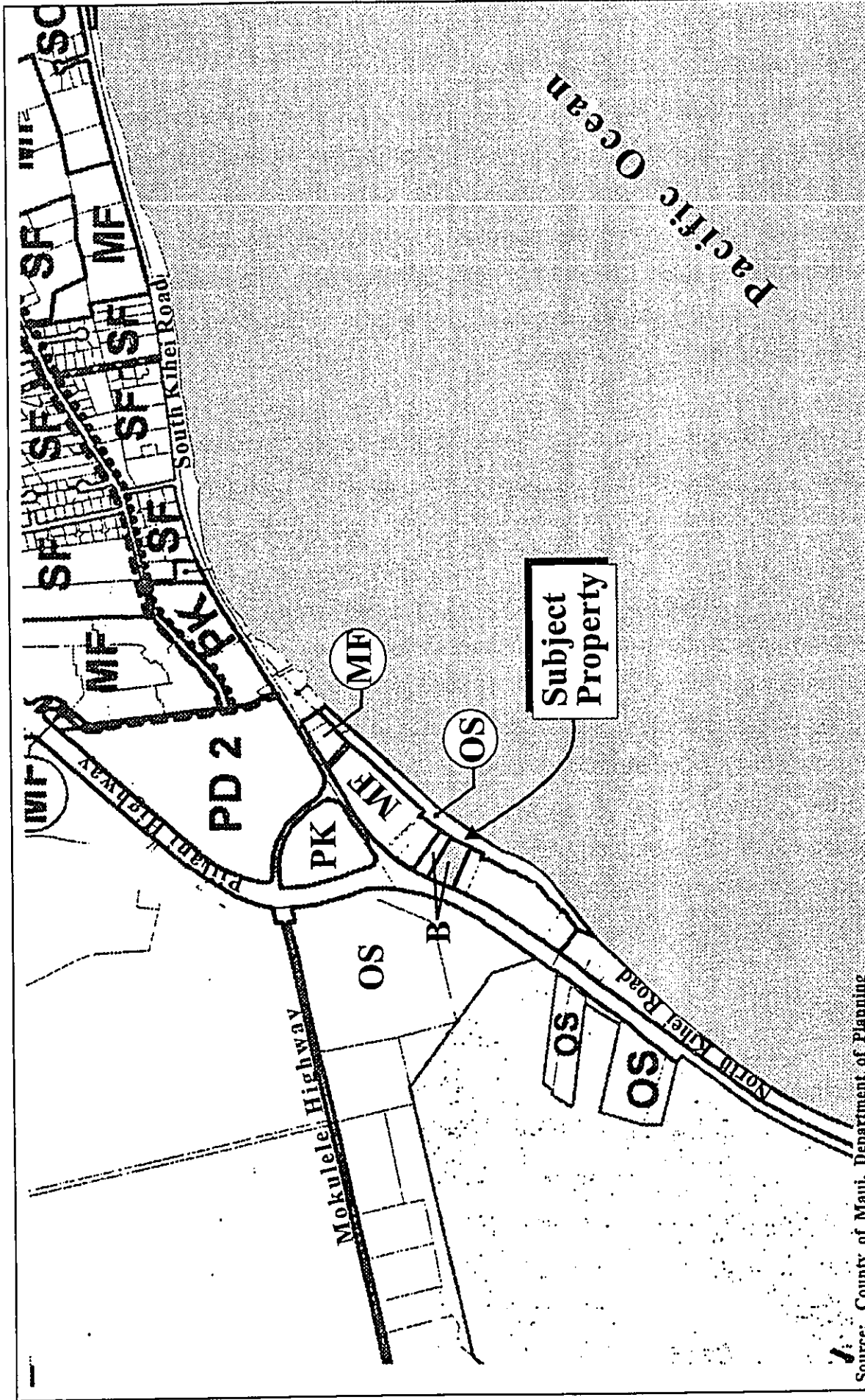


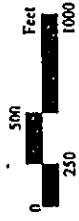
Figure 8

Proposed Two-Lot Residential
 Subdivision at TMK 3-8-13:12
 Kihei-Makena Community Plan Land Use Designations



Prepared for: Kealia Beach Plaza/Eagle Equity Hawaii, Inc.

MUNEKIYO HIRAGA, INC.



commercial activities in hotel districts must be accessory to the hotel use. During consultation between the applicant and the Department of Planning in connection with the project's scoping phase, the department indicated that a Change in Zoning to the "H-M, Hotel" district would be appropriate when considering the subject property's location in an area that is predominantly zoned for hotel use, as well as on the basis that hotel zoning provides for single-family residential use of the property. The department also noted that it would support a conditional zoning initiative that would allow the existing resort commercial use to continue until the existing commercial complex is demolished. In this light, the change in zoning request to "H-M, Hotel" district would permit single-family residential use of the property, as well as provide for the continuation of existing resort commercial uses during the interim.

E. SHORELINE SETBACK VARIANCE

The proposed single-family residential development of the subject property will comply with the Rules of the Maui Planning Commission Relating to the Shoreline Area of the Islands of Kahoolawe, Lanai, and Maui. A shoreline certification survey will be undertaken in connection with the future subdivision and/or building permit application processing for the subject property. The shoreline setback will be established in accordance with current shoreline setback rules and regulations and all future structures, including the single-family dwellings, will be located mauka of the shoreline setback line.

F. COUNTY OF MAUI SPECIAL MANAGEMENT AREA

The subject property is located within the County of Maui's Special Management Area (SMA). Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Maui Planning Commission of the County of Maui, projects located within the SMA are

evaluated with respect to SMA objectives, policies and guidelines. Although a SMA application has not been filed at this point in time, project consistency with coastal zone management objectives and policies is required. Accordingly, this section addresses the proposed action's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Maui Planning Commission.

1. **Recreational Resources**

Objective: Provide coastal recreational resources 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 recreation 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 nonpoint 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.

Response: The proposed action involves a change in the use of the property from a resort commercial use to a single-family use. This action is not anticipated to affect existing coastal recreational resources.

2. **Historical Resources**

Objective: Protect, preserve and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management areas that are significant in Hawaiian and American history and culture.

Policies:

- (A) Identify and analyze significant archaeological 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: Given the subject property's existing developed condition, the State Historic Preservation Division (SHPD) has indicated that the proposed action will have "no effect" on historic sites. Should archaeological remains be encountered during construction, however, work will stop in the area of the find and the SHPD will be contacted to establish an appropriate mitigation strategy.

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 land forms 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 improvements will be developed to ensure visual compatibility with the surrounding environs. The subdivision of the property to allow no more than two (2) single-family residences per lot is expected to provide additional visual relief along this section of North Kihei Road. The Community Plan's "Open Space" designated area along the shoreline abutting the subject property will not be affected by the proposed action.

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: Improvements to the subject property are not expected to adversely impact coastal ecosystems. Drainage patterns and characteristics will not be adversely affected with the proposed improvements. Mitigation measures for soil erosion control will be implemented during and after construction.

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 action will support short-term construction and construction-related jobs. From a long-term land use perspective, the subdivision of the property for single-family use is appropriate in the context of the surrounding multi-family, hotel and business resort uses.

6. **Coastal Hazards**

Objective: 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, subsidence, and point and nonpoint source 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 current flood insurance rate map for the area indicates that the subject property is within Zone V-18, an area of 100-year coastal flooding. Accordingly, the proposed residential use of the property shall comply with Chapter 19.62, Maui County Code, relating to Flood Hazard Areas. It is noted that changes in drainage patterns are not anticipated with the construction of the proposed improvements and no adverse drainage impacts to surrounding properties are anticipated.

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 application 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: In compliance with the Rules of Practice and Procedures for Maui Planning Commission, Chapter 19.510 of the Maui County Code, relating to change-in-zoning application and procedures, and Chapter 2.80A, Maui County Code, relating to General Plan and Community Plans, required documentation for the proposed land use actions will be filed with the County

Planning Department and, as applicable, will undergo public hearing and decision by the Maui Planning Commission. Opportunity for public review of the proposed action will also be provided through the environmental assessment review process, pursuant to Chapter 343, Hawaii Revised Statutes.

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

8. Public Participation

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

Policies:

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

Response: As previously noted, opportunity for public awareness, education and participation pertaining to significant resource attributes of the coastal zone is being provided through the Chapter 343, HRS, Community Plan Amendment and Change in Zoning procedures. Public hearings are required as part of the 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 subject property is a shore-fronting parcel which will be subdivided into two (2) residential lots. The original existing building setback of approximately 40 feet from the certified shoreline will be relocated with the proposed single-family use. The shoreline setback for the subject property will be delineated in accordance with the Rules of the Maui Planning Commission Relating to the Shoreline Area of the Islands of Kahoolawe, Lanai, and Maui. The development of the property for single-family use is not anticipated to adversely impact beach processes.

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 of 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 redevelopment of the subject property will not adversely impact marine and coastal resources.

G. OTHER REGULATORY REQUIREMENTS

The proposed action will comply with other applicable regulatory requirements for land use and development, including but not limited to, obtaining any necessary grading, building, plumbing, and electrical permit approvals.

Chapter V

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

V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed action 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 demolition and construction activities. In addition, there may be temporary air quality impacts associated with dust generated from construction activities, and exhaust emissions discharged by construction equipment.

The proposed action is not anticipated to create any long term adverse environmental effects.

Chapter VI

***Alternatives to the
Proposed Action***

VI. ALTERNATIVES TO THE PROPOSED ACTION

In considering options for the use of this property, the applicant examined market, cost and land use compatibility factors to arrive at a preferred alternative. One option involved upgrading of the existing Kealia Beach Plaza to continue its resort commercial use. Another involved the redevelopment of the property to provide for continued resort commercial operations. In both instances, it was determined that the use of a relatively small beachfront parcel for a retail shopping use does not meet current market demands which have and continue to trend towards larger scale business commercial ventures such as the Piilani Village Shopping Center, and Azeka Place shopping complexes. In addition, the limited uses allowed under existing resort commercial zoning (i.e., uses oriented toward the needs of transient visitors) curtail the use of the property from being utilized for more general business/commercial type uses.

The single-family residential use option was deemed to be appropriate as it provides for a use compatible with the nearby hotel and multi-family uses. Moreover, single-family beachfront lots establish a relatively low intensity use, while meeting a growing and continuing demand for beachfront residential properties.

Chapter VII

***Irreversible and Irretrievable
Commitments of Resources***

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

There are no significant commitments of resources which are associated with the proposed action. The property is already dedicated to a resort commercial use and will be developed for single-family use. There are no adverse impacts anticipated to neighborhood character parameters as a result of the proposed action.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

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

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

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

Should any cultural artifacts or human remains be encountered during construction, work will stop in the immediate vicinity of the find and the State Historic Preservation Division will be immediately notified to establish an appropriate mitigation strategy.

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

The proposed action and the commitment of land resources will not curtail the range of beneficial uses of the environment.

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

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

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

The proposed action would have a direct beneficial effect on the local economy during construction. In the long term, the proposed single-family use for the property will not adversely affect the economic or social welfare of the community.

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

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

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 action.

From a land use standpoint, the proposed action is compatible with surrounding multi-family and hotel uses in the vicinity.

The proposed improvements will hookup to existing water and wastewater systems. No adverse impacts to water and wastewater capacities and facilities are anticipated. No major site work is expected; Best Management Practices (BMPs) and appropriate erosion control measures will be utilized during the construction period, as necessary. Drainage system improvements will be constructed in accordance with applicable regulatory design standards to ensure that surface runoff will not have an adverse effect on adjacent or downstream properties. The project is not expected to significantly impact public services such as police, fire, and medical services. Impacts upon educational, recreational, and solid waste collection and disposal facilities and resources are not considered

significant.

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

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

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

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

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

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

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

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

Construction activities may result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions during demolition and site work. Noise impacts will occur primarily from construction-related activities. It is anticipated that construction will be limited to daylight working hours. Water quality is not expected to be affected.

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

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 located within Zone V-18, an area of 100 year coastal flooding. The proposed use of the property shall conform to Chapter 19.62, Maui County Code, relating to Flood Hazard Areas. Flood mitigation measures will be implemented, as appropriate.

Inasmuch as the property is shore-fronting, Best Management Practices will be implemented to ensure that storm runoff during and after construction is appropriately contained.

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

The proposed two-lot subdivision will not adversely affect views to and along the shoreline. The potential massing of the single-family units should not exceed that of the existing Kealia Beach Plaza complex. The proposed action will not affect the Community Plan's "Open Space" designated area along the abutting shoreline.

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 a substantial consumption of energy resources. In the long term, the project will create a demand for electricity replacing the existing demand created by the Kealia Beach

Plaza's business uses. However, project energy demand is not deemed substantial or excessive within the context of the region's overall energy consumption.

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

County of Maui

1. Community Plan Amendment;
2. Change in Zoning;
3. Special Management Area Assessment and/or Minor Permit; and
4. Construction Permits (e.g., demolition, Work to Perform in State Right-of-Way)

Chapter X

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

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

The following agencies were consulted during the preparation of the Draft Environmental Assessment. Comments and responses to substantive comments provided during this early consultation process 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 | 7. Don Hibbard
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707 |
| 2. George Young, Chief Regulatory Branch
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440 | 8. Robert Siarot, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732 |
| 3. Robert P. Smith
Pacific Islands Manager
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850 | 9. Collin Kippen, Deputy Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813 |
| 4. Gary Gill, Deputy Director
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801 | 10. Clayton Ishikawa, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732 |
| 5. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793 | 11. John Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793 |
| 6. Gilbert Coloma-Agaran, Director
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809 | 12. David Goode, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793 |

-
13. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
 14. David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
 15. Kihei Community Association
Planning and Development Committee
P.O. Box 662
Kihei, Hawaii 96753

In addition to the foregoing, the applicant met with the Kihei Community Association's Planning and Development Committee on April 16, 2001 to discuss the proposed project. In addition to supporting the project, discussion topics included limiting the use of the property to R-3, Residential District use, the provision of landscape and open space setbacks along the property's frontage, the effect the realignment of Piilani Highway and Mokulele Highway may have on the property, and the effect the sale of the property may have on the development of the project.

Comments

NOV 10 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. Glenn Tadaki
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

**SUBJECT: Redevelopment of Kealia Beach Plaza
 TMK: 3-8-13:012**

Dear Mr. Tadaki,

Thank you for the opportunity to provide comments in preparation of the draft Environmental Assessment (EA).

We understand the applicant proposes to demolish the existing commercial building at the project site to create two subdivided lots for single-family residential use, although zoned H-M, Hotel. Water consumption for residential development would be about 3225 gallons per day (gpd), based on system per acre standards. That would mean a decrease in consumption of about 1800 gpd compared to current use of the project site. However, the proposed change in zoning to Hotel could potentially allow for development with substantially higher water use. Actual consumption will depend on fixture unit count and intensity of use.

The EA should include the sources and expected potable and non-potable water usage. 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 October 1, 2000 were 17.355 MGD. The regulatory sustainable yield of this aquifer is 20 MGD. If rolling annual average withdrawals exceed 20 MGD, the State Commission on Water Resource Management 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. Another well producing about 1 MGD was brought on-line during the first quarter of 2000. The Department is continuing to implement a plan to bring new sources on-line and to mitigate withdrawals. Nevertheless, the applicants should be made aware that the timing of this project may be affected with possible delays until new sources can be brought on-line. No guarantee of water is granted or implied as a result of these comments. Water availability will be reviewed at the time of application for meter or meter reservation.

We have included a portion of our water system map pertaining to the project area. Domestic, fire, and irrigation calculations will be required when building permits are sought.

Where possible, non-potable sources should be used for irrigation and dust control during construction. Where appropriate, the applicants should consider these measures:

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 encourage future residents to establish a regular maintenance program.

Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zone 3 and 5. Please refer to the "Maui County Planting Plan", and to the attached document. We encourage the applicants to consider using climate-adapted and salt-tolerant native plants in landscaping of common areas and provide the plant brochure to future residents. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

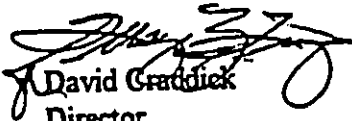
Prevent Over-Watering By Automated Systems: For any common areas, provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture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

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.

"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 need additional information, please call our Water Resources and Planning Division at 270-7199.

Sincerely,


David Craddock
Director
emb

cc: engineering division

attachments:

- 1) "The Costly Drip"
- 2) "Saving Water in the Yard: What & How to Plant in Your Area"
- 3) Ordinance 2108 - "An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- 4) Portion of fire water system map

C:\WPdocs\EAs EIS\Kealia Beach Plaza.wpd

By Water All Things Find Life

BENJAMIN J. CAYETANO
GOVERNOR



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

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

October 23, 2000

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAAI
GLENN M. OKIMOTO

IN REPLY REFER TO:
HWY-M2.349-00

MEMORANDUM

TO: Glenn Tadaki
Munekiyo, Arakawa & Hiraga, Inc.

FROM: Paul M. Chung *pmc*
State Highways

SUBJECT: Redevelopment of Kealia Beach Plaza
Kihei, Maui, Hawaii

Thank you for giving us the opportunity to review and comment to the subject project. Based on our review of the project summary, we have no comments to offer at this time. However, please submit the Environmental Assessment to our office for further review and comments.

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

/pmc



REPLY TO
ATTENTION OF

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

OCT 30 2000

October 26, 2000

Regulatory Branch

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

Dear Mr. Tadaki:

This letter responds to your request for comments on the Project Summary for the Redevelopment of Kealia Beach Plaza, dated October 19, 2000. Based on the information provided in the summary and a site visit by a member of my staff I have determined that a Department of the Army permit will not be required for this project provided no construction activities occur on the beach fronting the property.

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. 200100020.

Sincerely,

A handwritten signature in cursive script, appearing to read "George P. Young".

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

PHONE (808) 594-1888

FAX (808) 594-1865



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

October 30, 2000

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

(PCR #152)

Subject: Redevelopment of Kealia Plaza
Kihei, Maui, Hawaii
TMK 3-8-13:12

Dear Mr. Tadaki:

Thank you for the opportunity to comment on the above referenced project. According to your letter, the applicant proposes to redevelop the subject property to create (2) subdivided lots for single-family residential use, as well as retain the property's existing commercial use during the interim.

At this time, the Office of Hawaiian Affairs has no comment to the proposed project. If you have any questions, please contact Mark A. Mararagan, Policy Analyst at 594-1945.

Sincerely,

A handwritten signature in black ink, appearing to read "Colin C. Kippen, Jr." with a stylized flourish at the end.

Colin C. Kippen, Jr.
Deputy Administrator

cc: OHA Board of Trustees
Maui Community Affairs Coordinator

NOV 03 2000

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

November 1, 2000

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

Dear Mr. Tadaki:

Re: Redevelopment of Kealia Beach Plaza, TMK: 3-8-13:12

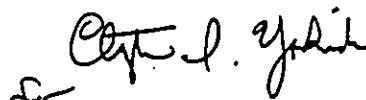
This letter is in response to your letter dated October 19, 2000, requesting early consultation for the above-mentioned project.

The Draft Environmental Assessment should include discussion on the following:

1. The goals, policies, and objectives of the Kihei Makena Community Plan.
2. Market trends which would justify the Community Plan Amendment.
3. The extent of the Open Space designation fronting the property.

Thank you for the opportunity to comment. Should you have any questions, please contact Daren Suzuki, Staff Planner, of this office at 270-7735.

Very truly yours,


JOHN E. MIN
Planning Director

JEM:DMS:cmb

c: Clayton I. Yoshida, AICP, Deputy Planning Director
General File
S:\ALL\DAREN\kealia.pre



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
tv
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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

November 6, 2000



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUAPIO H. AKANA
DEPUTY CHIEF OF POLICE

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


Dear Mr. Tadaki:

SUBJECT: Redevelopment of Kealia Beach Plaza
TMK: 3-8-13:12

Thank you for your letter of October 19, 2000 requesting comments on the above subject.

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

Very truly yours,


Assistant Chief Robert Tam Ho
for: Thomas M. Phillips
Chief of Police

Enclosure

c: Mr. John E. Min, Planning Department

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

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

RON R. RISK, 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 13, 2000

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

Dear Mr. Tadaki:

SUBJECT: EARLY CONSULTATION
REDEVELOPMENT OF KEALIA BEACH PLAZA
TMK: (2) 3-8-013:012

We reviewed the subject project consultation and have the following comments.

1. The applicant should discuss how the demolished building waste will be disposed and recycled.
2. The developer is required to fund any necessary off-site improvements to the collection system and wastewater pump stations.
3. Wastewater contribution calculations are required before a building permit is issued.
4. Upon construction of the new dwellings, the applicant shall comply with the provisions within the grading ordinance regarding protection of coastal dunes, the required placement of using only clean sand as fill within the shoreline setback area, and to apply the use of Best Management Practices to control dust, erosion and sedimentation.

If you have any questions, please call me at 270-7845

Sincerely,

A handwritten signature in black ink, appearing to read "David Goode".

DAVID GOODE
Director of Public Works
and Waste Management

Responses

November 9, 2000

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

SUBJECT: Redevelopment of Kealia Beach Plaza
TMK 3-8-13:12

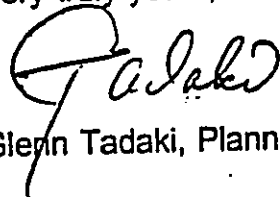
Dear Mr. Min:

Thank you for your November 1, 2000 letter providing early consultation comments on the above-referenced project. On behalf of the applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., we would like to note the following.

The subject's Draft Environmental Assessment (EA) will include a discussion of the proposed action's consistency with the goals, policies, and objectives of the Kihei-Makena Community Plan, as well as a discussion of market trends that support the proposed land use requests. In addition, the extent of the Open Space area fronting the subject property will be noted in the Draft EA.

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

Very truly yours,



Glenn Tadaki, Planner

GT:cc

cc: Ed Bello, Bello Realty, Inc.
Howard Kollinger, Kealia Beach Plaza/Eagle Equity Hawaii, Inc.

eagle/kealiabp/vminltr.001

November 20, 2000

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

SUBJECT: Redevelopment of Kealia Beach Plaza
TMK 3-8-13:12

Dear Mr. Craddick:

Thank you for your October 20, 2000 letter providing early consultation comments on the above-referenced project. On behalf of the applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., we would like to note that the proposed action involves the redevelopment of the subject property for single-family residential use; hotel use is not contemplated. Domestic water consumption for the proposed residential use of the property is expected to be much less than current resort-commercial water use levels and significantly less than the demand generated by hotel use.

A Preliminary Engineering Report, which includes existing and proposed water system improvements, will be included in the subject's Draft Environmental Assessment (EA). Domestic water requirements will be coordinated with the department's Engineering Division during the subject's subdivision review and approval process.

Also, please be advised that the advisory comments set forth in the department's letter have been duly noted and will be considered in connection with the proposed redevelopment of the subject parcel.

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

Very truly yours,



Glenn Tadaki, Planner

GT:cc

cc: Ed Bello, Bello Realty, Inc.

Howard Kollinger, Kealia Beach Plaza/Eagle Equity Hawaii, Inc.

eagle/kealiabpldwaltr.001

November 29, 2000

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

SUBJECT: Redevelopment of Kealia Beach Plaza
TMK 3-8-13:12

Dear Mr. Goode:

Thank you for your November 13, 2000 letter providing early consultation comments on the above-referenced project. On behalf of the applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., we would like to note the following.

1. The Pohakulepe Concrete Recycling Facility and the Maui Demolition and Construction Landfill will be utilized for the disposal of construction waste resulting from the demolition of the existing Kealia Beach Plaza. It should also be noted, that all usable fixtures and building materials that are removed from the existing Kealia Beach Plaza in connection with the demolition process will be made available by the applicant for use in other commercial projects.
2. The proposed action involves the redevelopment of the subject property for single-family residential use. The wastewater flow generated by the proposed residential use of the property is expected to be much less than the flow generated by the current resort commercial use of the property. As such, it is anticipated that the existing off-site wastewater system can sufficiently accommodate the proposed residential use of the property.
3. Wastewater contribution calculations will be provided to the department in connection with the processing of building permit applications for the future single-family dwellings.
4. The applicant will comply, as applicable, with the provisions of the grading ordinance regarding the protection of coastal dunes, the use of clean sand for fill, and the use of Best Management Practices (BMPs) to control dust, erosion, and


environment

David Goode, Director
November 29, 2000
Page 2

sedimentation. It should be noted, however, that no improvements are proposed within the shoreline setback area.

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

Very truly yours,



Glenn Tadaki, Planner

GT:cc

cc: Ed Bello, Bello Realty, Inc.
Howard Kollinger, Kealia Beach Plaza/Eagle Equity Hawaii, Inc.
Michael Conway, Silversword Engineering

eagle/kealibp/dpwwmtr.001

Chapter XI

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

XI. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

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

Comments

Apr-27-01 08:16am

From-DEPT OF PLANNING COUNTY OF MAUI

808-242819

T-614 P.02/02 F-312

11 (MAUI), 11 001 000000 * (000) 01 1-0401



April 24, 2001

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

Dear Mr./Min:

Subject: Kealia Beach Plaza, 2-lot Residential Subdivision
TMK: 3-8-013:012
I.D.: CPA 2001/0003, CIZ 2001/0003, EA 2001/0005

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, appearing to read "Edward L. Reinhardt". The signature is written in dark ink and is positioned above the printed name and title.

Edward L. Reinhardt
Manager, Energy Delivery

ELR/dt:ikh

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) 586-4188
FACSIMILE (808) 586-4188

April 23, 2001

John Min
Maui Planning Department
250 South High Street
Wailuku, HI 96793

Attn: Colleen Suyama

Dear Mr. Min:

Subject: Draft environmental assessment (EA) for Kealia Beach Plaza

We have the following comments to offer:

Zoning: Why isn't residential zoning being sought for the parcel?

Historic resources: Is the current complex more than 50 years old? If so, consult with the Historic Preservation Office of DLNR to see if it is eligible for inclusion on State or Federal historic registers.

Cultural impacts assessment:


Act 50 was passed by the Legislature in April of 2000. This mandates an assessment of impacts to local cultural practices by the proposed project. In the final EA include such an assessment.

If the subject area is in a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kauna'oa, 'ilima, 'uhaloa, noni or ki on the grassy slopes and ramps of the H-1 freeway and some state highways on the neighbor islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fisherman to determine certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact.

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*. Contact us for a paper copy or go to our homepage at <http://www.state.hi.us/health/ieqc/index.html>. You will also find the text of Act 50 linked to this section of our homepage.

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

Sincerely,


GENEVIEVE SALMONSON
Director

c: Gwen Hiraga



University of Hawai'i at Mānoa

Environmental Center
A Unit of Water Resources Research Center
Krauss Annex 19 • 2500 Dole Street • Honolulu, Hawai'i 96822
Telephone: (808) 956-7381 • Facsimile: (808) 956-3980

April 23, 2001
EA:0256

Mr. Howard Kollinger
Kealia Beach Plaza/Eagle Equity Hawaii Inc
Three Lincoln Centre
5430 LBJ Freeway, #1575, LB 29
Dallas, Texas 75240

Dear Mr. Kollinger:

Draft Environmental Assessment
Kealia Beach Plaza Two-Lot Subdivision
Kihei, Maui

The applicant, Kealia Beach Plaza/Eagle Equity Hawaii, proposes to subdivide a 1.075-acre parcel in Kihei, Maui for single-family residential use. The subject property is currently occupied by Kealia Beach Plaza, a two-story, approximately 18,600 square foot commercial complex containing various businesses. The property is bordered by North Kihei Road on the north, Kihei Sands Condominium on the west, a residential dwelling on the east, and Ma'aleae beach and the Pacific Ocean on the south. The proposed action involves the demolition of the existing Kealia Beach Plaza and the subdivision of the parcel to create two (2) single-family residential lots. The estimated cost of the project is approximately \$100,000.00.

This review was prepared with the assistance of John Rooney, Department of Geology and Geophysics and Niyati Ni, Environmental Center.

General Comments

The proposed project's main topic of concern seems to be the potential for erosion for this North Kihei segment of the Maui coast, Ma'aleae Beach which borders the property on the south. The proposed site is also located within Zone V-18 according to the Flood Insurance Rate Map, an area with a history of 100-year coastal flooding. The proposed project is frequently referred to as "single-family" residential lots. We find this misleading, as each residential lot will potentially have two residences, instead of only one, which single-family implies.

Mr. Kollinger
April 23, 2001
Page 2

Environmental Impacts

The main topic of concern is the potential erosion of the shoreline bordering the south of the proposed project. By examining the history of shoreline change in the immediate vicinity of the property in question, and using data of shoreline change for Ma'alae Beach, one can determine the pattern of shoreline change, as well as a projection of what will happen in the future. An analysis of historical shoreline positions based on available aerial photographs and measurements of the distance from an offshore baseline, parallel to the coast, to each of the historical shorelines, clearly characterizes the changes of this sand beach over time. Measurements made every 20 meters along the coast in the vicinity of this project have determined that the pattern of shoreline change is one of slight accretion between the years 1912-1949, followed by one of fairly consistent erosion up to the present. The mean annual erosion hazard rate (AEHR) is 1.2 feet per year. Using this information to project future rates of erosion, (assuming that they are similar to the rates of erosion of the last five decades) the shoreline is predicted to migrate 36 ft inland over the next 30 years, and 73 feet in 60 years. The implication for this information is damage to the shoreline, as well as the proposed development.

The AEHR is based on the assumption of future shoreline behavior being similar to its behavior between 1949 and 1997. It makes no allowance for changes in the rate of shoreline movement due to local variations in sediment supply or global environmental changes. It is worth noting, that most mainstream scientists accept that we are experiencing accelerating global warming, and that it is likely to result in increases in storminess and acceleration of sea-level rise. Thus, prudent management of beach and coastal resources suggests that the above projected erosion hazard rates be considered minimum distances that the shoreline may migrate.

Socio-Economic Impacts

Due to the amount of coastal erosion discussed above, and coastal hazards such as tsunamis, floods, and stream flooding, the county may consider requiring the developers/owners to sign a statement indicating that they are aware of the area's history of shoreline movement, and potential for the erosion rate to increase. When and if the erosion moves the shoreline of the beach up to a structure, as erosion continues, the beach will be narrowed and eventually lost. Such a statement might also include their agreement to waive any right to construct seawalls, revetments or other shoreline protection structures, if continued chronic erosion indicates that such structures may pose a risk to the publicly owned beach resource fronting their property. Granting of construction permits might be made contingent upon acceptance of these agreements and acknowledgements

Mr. Kollinger
April 23, 2001
Page 3

Property Boundaries

Figure 3 (page 8) shows the existing and new blueprints for the structures on the lot. However, because there is no scale, it is unclear exactly what the line separating the property from the beach represents. What setback distance will be required? Demolition and construction should not have any impact as long as the setback is sufficient to accommodate projected erosion. Also, how much of the vegetation will be cleared during the development phase? An effort should be made to minimize clearance of vegetation and to re-seed the land as soon as possible to avoid runoff to the shore. In accordance with the Beach Management Plan for Maui, we further recommend that at a minimum, the new structures be located no further makai of the certified shoreline than the distance equal to the expected lifetime of the structures (in years) multiplied by the AEHR (1.2 ft per year). What is the proposed life span for the new development? Also, what is the time frame for the proposed project?

Erosion Control

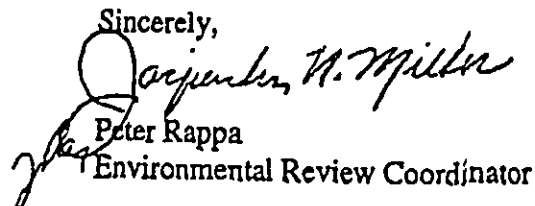
The mitigation measures for erosion control referred to on page 32 concerning the project's development phase are for the most part satisfactory. The sediment barrier fence listed as a mitigative measure should sufficiently prevent soil loss from the construction site from reaching the ocean. If necessary, a ditch or berm around the construction site may be needed to minimize runoff to the beach.

Conclusion

These recommendations are designed to protect the beach resource from long-term narrowing and loss, protect the new development from damage due to coastal erosion, and protect permitting agencies from liability associated with granting construction permits in areas where known hazards exist.

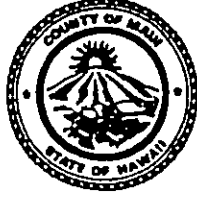
We thank you for the opportunity to review this Draft Environmental Assessment.

Sincerely,


Peter Rappa
Environmental Review Coordinator

cc: OEQC
Gwen Hiraga
Clayton Yoshida
John Rooney
James Moncur, WRRRC
Niyati Ni

MAY 02 2001



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-6109
Telephone (808) 270-7816 • Fax (808) 270-7833**

April 23, 2001

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

I.D.: CPA 2001/0003, CIZ 2001/0003, EA 2001/0005
TMK: 3-8-13:012
Project Name: Kealia Beach Plaza, 2-lot Residential Subdivision

Dear Mr. Min,

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

Water consumption for residential development would be about 3225 gallons per day (gpd) for the two proposed lots, based on system per acre standards. That would mean a decrease in consumption of about 2,600 gpd compared to current use of the project site. However, these water savings could be offset to some extent from increased irrigation and high evaporation from the proposed swimming pools, as shown in the conceptual plan. Actual consumption will depend on fixture unit count and intensity of use.

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 October 1, 2000 were 17.355 MGD. The regulatory sustainable yield of this aquifer is 20 MGD. If rolling annual average withdrawals exceed 20 MGD, the State Commission on Water Resource Management 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. Another well producing about 1 MGD was brought on-line during the first quarter of 2000. The Department is continuing to implement a plan to bring new sources on-line and to mitigate withdrawals. Nevertheless, the applicants should be made aware that the timing of this project may be affected with possible delays until new sources can be brought on-line. No guarantee of water is granted or implied as a result of these comments. Water availability will be reviewed at the time of application for meter or meter reservation.

The subject property is currently serviced by a 2-inch meter. Two separate meters will be required for the

subdivided lots. The applicant is required to provide fire protection and domestic water service to Department subdivision standards.

Where possible, non-potable sources should be used for irrigation and dust control during construction. Where appropriate, the applicants should consider these measures:

Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zone 3 and 5. We strongly recommend using climate-adapted and salt-tolerant native plants for all landscaping purposes. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species. Please refer to the "Maui County Planting Plan", and to the attached document.


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.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on any 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.

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.

Should you have any questions, please call our Water Resources and Planning Division at 270-7199.

Sincerely,



David Craddick
Director
emb

cc: engineering division
applicant w/attachments:

- 1) "The Costly Drip"
- 2) Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- 3) "Saving Water In the Yard - What and How to Plant In Your Area"
- 4) "A Checklist for Water Conservation Ideas for the Home"

May-04-01 08:28am From-DEPT OF PLANNING COUNTY OF MAUI

808-242819

T-658 P.04/06 F-404

RECEIVED
COUNTY OF MAUI
DEPT. OF PLANNING

2001 MAY 3 PM 3:02

United States
Department of
Agriculture



Natural
Resources
Conservation
Service

210 Iml Kala St.
Suite 209
Wailuku, HI 96793

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

DATE: May 2, 2001

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

Dear Mr. Min,

SUBJECT: Kealia Beach Plaza, 2-lot Residential Subdivision
TMK: 3-8-013: 012
I.D. CPA 2001/0003, CIZ 2001/0003, EA 2001/0005

We have no comment on the subject application.

Thank you for the opportunity to comment.

Sincerely,

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

Neal S. Fujiwara
District Conservationist

May-04-01 08:29am

From-DEPT OF PLANNING COUNTY OF MAUI

808-242819

T-658 P.06/06 F-404

MAUI COUNTY OF MAUI
DEPT. OF PLANNING 01

2001 APR 25 PM 3:48

Ralph A. Kemp, M. D.
12 South Kihei Road
Kihei, Hawaii 96753

Attention: Maui County Planning Commission
250 S. High Street
Wailuku, Hawaii 96793

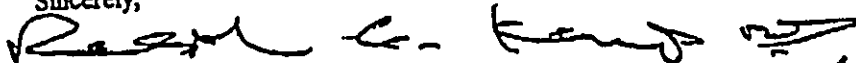
Dear Sirs,

Our concern is the current request of a zoning change: Tax Map Key # 3-8-13:12
Address: 101 N. Kihei Road, Kihei, HI. 96753.

Please restrict the change requested to a two lot single family residence. It is in our opinion as neighbors that a development of greater magnitude would overload the already congested traffic and noise to that of zoo conditions.

Thank you for this opportunity for input.

Sincerely,



Ralph A. Kemp, M.D.
Maalaea Surf Board Member and Resident

May-18-01 01:29pm

From-DEPT OF PLANNING COUNTY OF MAUI

808-242819

T-753 P.02

F-571

BENJAMIN J. CAYETANO
GOVERNOR



PAUL G. LEMAHIEU, Ph.D.
SUPERINTENDENT

COUNTY OF MAUI
DEPT. OF PLANNING
2001 MAY 15 PM 3:21

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

May 7, 2001

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

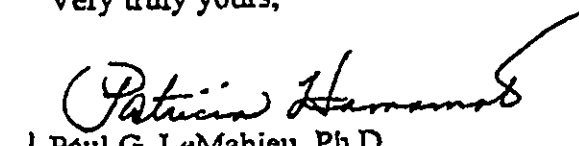
Dear Mr. Min:

Subject: Kealia Beach Plaza – CPA 2001/0003,
CIZ 2001/0003, EA 2001/0005

The Department of Education has no comment on the subject applications.

Thank you for the opportunity to respond.

Very truly yours,


Paul G. LeMahieu, Ph.D.
Superintendent of Education

PLeM:hy

cc: P. Yoshioka, DAS



REPLY TO
ATTENTION OF

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

May 8, 2001

Civil Works Technical Branch

Ms. Colleen Suyama, Staff Planner
Department of Planning
County of Maui
250 South High Street
Wailuku, Maui 96793

Dear Ms. Suyama:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) and Zone Change Application for the Kealia Beach Plaza Project, Kihei, Maui (TMK 3-8-13: 12). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. Based on the information provided, a DA permit will not be required for the project.

b. The flood hazard information provided on page 10 of the DEA is correct.

Should you require additional information, please contact Ms. Jessie Dobinchick of my staff at (808) 438-8876.

Sincerely,

James Pennaz
James Pennaz, P.E.
Chief, Civil Works
Technical Branch

1431.



CLERK OF COURT
DEPT. OF PLANNING

2001 MAY 17 PM 3:12

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96808
May 15, 2001

LD-NAV

Ref: CPA2001/0003.RCM

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

Dear Mr. Min:

SUBJECT: I. D.: CPA 2001/0003, CIZ 2001/0003 & EA 2001/0005
TMK: 2nd/ 3-8-13: 012
Project: Kealia Beach Plaza, 2-lot Subdivision
Applicant: Kealia Beach Plaza/Eagle Equity Hawaii, Inc.

Thank you for the opportunity to review and comment on the subject matter.

The subject informational material was transmitted to our appropriate divisions for their review and comment.

A review of records shows that the subject property's shoreline was certified in 1979. A shoreline certification is valid for a period of 12 months.

Attached herewith is a copy of our Land Division Planning and Technical Services' comment.

The Department has no other comment to offer. Should you have any questions, please contact Nick Vaccaro at 808-587-0438.

Very truly yours,

DEAN Y. UCHIDA
Administrator

C: Maui District Land Office



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

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

MAY 7 2001

Memorandum

To: Nicholas A. Vaccaro, Land Agent
 Land Division

Thru: Dean Y. Uchida, Administrator
 Land Division

From: Masa Alkire, Planner
 Planning Section, Land Division

Subject: Application for Community Plan Amendment and Change in Zoning for
 Proposed Two Lot Residential Subdivision at Kihei, Maui (TMK 3-8-
 13:12)

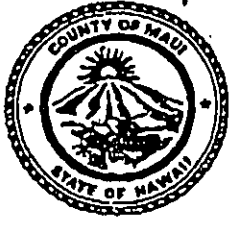
Comments:

The Planning Section Coastal Lands Program staff has reviewed the submitted application for community plan amendment and change in zoning and has the following comments.

- 1) Staff notes that the submitted proposed development and site plan is for two (2) single family homes. However the zoning change requested is from "Business/Commercial" to "Hotel". If this zoning is granted is there a chance in the future for more intensive development on this shoreline lot than is being requested at present from the applicant?
- 2) It is not identified in the document if the shoreline area is subject to net chronic erosion. Staff at the Coastal Lands Program asks for some clarification about the stability of this shoreline in order to allay concerns about long-term beach erosion and potential coastal hazards.
- 3) The document received gives a general comment that new construction will occur further back from the shoreline than the existing building. However no specific shoreline setback is mentioned. Is there an estimate available to what the setback will be for the proposed project?

Thank you for this opportunity to comment.

1440



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

COUNTY OF MAUI
DEPT. OF PLANNING

2001 MAY 13 AM 10:21

JAMES "KIMO" APANA
Mayor

FLOYD S. MIYAZONO
Director

ELIZABETH D. MENOR
Deputy Director

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

May 16, 2001

MEMO TO: John E. Min, Planning Director

FROM: *Floyd S. Miyazono*
FLOYD S. MIYAZONO, Director

SUBJECT: KEALIA BEACH PLAZA, 2-LOT RESIDENTIAL SUBDIVISION
CPA 2001/0003, CIA 2001/0003, EA 2001/0005

The subject property is currently a commercial development with a restaurant, retail establishments and a parking lot. As such, the public has access to parking and the beach. With the redevelopment of the property as residential, access to the beach will not be available. The only other available accesses to the beach will be 1200 feet to the east at the old Kihei pier and 500 feet to the west at the Kealia pond open space area.

We would, therefore, request that the applicant provide an access to the beach along with some off-street parking.

Thank you for the opportunity to review and comment. Should there be any questions, please contact Mr. Patrick Matsui, Chief of Parks Planning and Development, at extension 7387.

c: Patrick Matsui, Chief-Planning and Development

JAMES "KIMO" APANA
Mayor

DAVID C. GOODE
Director

MILTON M. ARAKAWA, A.I.C.P.
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. RISKI, 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

May 21, 2001

Ms. Gwen Ohashi Hiraga
MUNEKIYO & HIRAGA, INC.
305 High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: KEALIA BEACH PLAZA, 2-LOT RESIDENTIAL SUBDIVISION
COMMUNITY PLAN AMENDMENT, CHANGE IN ZONING, AND
ENVIRONMENTAL ASSESSMENT
TMK: (2) 3-8-013:012
CPA 2001/003, CIZ 2001/003, AND EA 2001/0005

Dear Ms. Hiraga:

We have reviewed the subject application and have the following comments:


1. Construction waste to go to C & D landfill or to be recycled.
2. Although wastewater system capacity is currently available as of April 25, 2001, the developer should be informed that wastewater system capacity cannot be ensured at the time of building permit final approval or if the project completion is delayed.
3. Wastewater contribution calculations are required before building permit is issued.
4. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees if new flows exceed current flows. (Kihei Area #3).

Ms. Gwen Ohashi Hiraga
SUBJECT: KEALIA BEACH PLAZA, 2-LOT RESIDENTIAL SUBDIVISION
May 21, 2001
Page 2

5. A Hold Harmless agreement should be executed. The signed agreement shall be required before WWRD will give recommendations for final subdivision approval.
6. The subdivision shall comply with the provisions of Title 18, Subdivisions.
7. The applicant should be aware that the construction of the proposed new dwellings shall comply with the provisions within the grading ordinance regarding protection of coastal dunes, the required placement of using only clean sand as fill within the shoreline setback area, and to apply the use of best management practices to control dust, erosion, and sedimentation. A grading permit may be required depending upon the extent of earth work required.

If you have any questions, please call Milton Arakawa at 270-7845.

Sincerely,


for DAVID GOODE
Director of Public Works and
Waste Management

DG:rs
S:\LUCA\CZM\KealiaBeachPlaza.wpd

BENJAMIN J. CAVETANO
GOVERNOR OF HAWAII



GILBERT S. COLOMA-AGARAN, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWALO
LUNNEL NISHIOKA

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhewa Building, Room 566
601 Kamohala Boulevard
Kapolei, Hawaii 96707

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

May 23, 2001

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

LOG NO: 27543
DOC NO: 0105CD19

Dear Mr. Min,

SUBJECT: Chapter 6E-42 Historic Preservation Review Pertaining to the Draft Environmental Assessment, Applications for Community Plan Amendment and Change in Zoning for the Proposed Kealia Beach Plaza Two-Lot Residential Subdivision at TMK: 3-8-13:012 (Subject I.D.: CPA 2001/0003, CIZ 2001/0003, EA 2001/0005) Waikapu Ahupua'a, Wailuku District, Island of Maui
TMK: 3-8-13:012

Thank you for the opportunity to comment on the applications for the Draft Environmental Assessment (DEA), Community Plan Amendment (CPA) and Change in Zoning (CIZ) for the proposed Two-Lot Subdivision. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was conducted of the subject parcel.

Based on the submitted DEA, CPA, and CIZ, we understand the proposed undertaking consists of a change in zoning from B-R, Resort Commercial to H-M, Hotel for the purpose of constructing a two-lot, single family residential subdivision. Currently a two-story retail/commercial complex exists on the subject property.

A search of our records indicates an archaeological inventory survey has not been conducted of the subject property. The general area seems likely to have once been the location of pre-Contact farming, perhaps with scattered houses. However, as the subject property has undergone considerable alteration during the construction of the existing structures, which are present on the subject property, it is unlikely that historic sites remain today.

Given the above information, we believe that the proposed undertaking will have "no effect" on historic sites.

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

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

BENJAMIN J. CAYETANO
GOVERNOR



DEPT. OF PLANNING

BRIAN K. MINAAI
DIRECTOR

DEPUTY DIRECTORS
GLENN M. OKIMOTO
JADINE Y. URASAKI

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

2001 MAY 30 PM 3:13

IN REPLY REFER TO:

HWY-PS
2.2990

MAY 29 2001

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

Dear Mr. Min:

Subject: Kealia Beach Plaza, 2-lot Residential Subdivision
Kealia Beach Plaza/Eagle Equity, Hawaii Inc.
Kihei, Maui, TMK: 3-8-013: 012

Thank you for your transmittal requesting our comments regarding the proposed 2-lot residential subdivision.

The proposed project will not adversely impact North Kihei Road, our State highway. Please note that we require the submittal of construction plans to our Maui District Office for all work done within North Kihei Road right-of-way.

Very truly yours,

Brian K. Minnai
BRIAN K. MINAAI
Director of Transportation



June 8, 2001

Ralph Kemp, M.D.
Maalaea Surf Board Member
12 South Kihei Road
Kihei, Hawaii 96753

SUBJECT: Kealia Beach Plaza, 2-Lot Residential Subdivision
TMK 3-8-13:12

Dear Dr. Kemp:

Thank you for providing your comments on the above-referenced project to the Maui Planning Commission via your letter received on April 25, 2001 by the Department of Planning. On behalf of the applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., we would like to note that the use of the subdivided lots will be limited to single-family dwellings; no apartment or hotel development is planned.

Thank you again for providing your comments on the proposed action.

Very truly yours,

Glenn Tadaki, Planner

GT:cc

cc: Ed Bello, Bello Realty, Inc.
Howard Kollinger, Kealia Beach Plaza/Eagle Equity Hawaii, Inc.
Colleen Suyama, Department of Planning

eagle\kealabp\kempltr.001



June 8, 2001

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

SUBJECT: Kealia Beach Plaza, 2-Lot Residential Subdivision
TMK 3-8-13:12

Dear Mr. Miyazono:

Thank you for your May 16, 2001 letter providing comments on the above-referenced project. On behalf of the applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., we would like to note the following.

1. Existing public access to the beach fronting the subject property is provided by Shoreline Access No. 123 which is located along the property's western boundary.
2. Off-street parking for the future single-family dwellings will be provided in accordance with Chapter 19.36 of the Maui County Code pertaining to off-street parking.

Thank you again for providing us with your comments.

Very truly yours,

Glenn Tadaki, Planner

GT:cc

cc: Ed Bello, Bello Realty, Inc.
Howard Kollinger, Kealia Beach Plaza/Eagle Equity Hawaii, Inc.
Colleen Suyama, Department of Planning

eagle/kealiabp/prtr.001



June 8, 2001

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

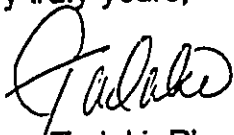
SUBJECT: Kealia Beach Plaza, 2-Lot Residential Subdivision
TMK 3-8-13:12

Dear Mr. Goode:

Thank you for your May 21, 2001 letter providing comments on the above-referenced project. On behalf of the applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., we would like to note that the applicant acknowledges the standard comments (Item Nos. 1 to 7) set forth in your letter.

Thank you again for providing us with your comments.

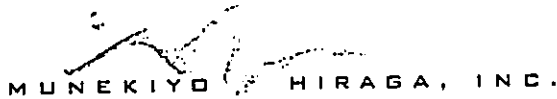
Very truly yours,


Glenn Tadaki, Planner

GT:cc

cc: Ed Bello, Bello Realty, Inc.
Howard Kollinger, Kealia Beach Plaza/Eagle Equity Hawaii, Inc.
Colleen Suyama, Department of Planning

eagle/kealiabpldppwwmltr.001



July 12, 2001

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

SUBJECT: Kealia Beach Plaza, 2-Lot Residential Subdivision
TMK 3-8-13:12

Dear Ms. Salmonson:


Thank you for your April 23, 2001 letter providing comments on the above-referenced project. On behalf of the applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., we would like to note the following:

1. During the subject's preliminary development stage, consultation with the Department of Planning revealed that a change in zoning (from Resort Commercial to Hotel) would be appropriate based on the property's location in a neighborhood that is predominantly zoned for hotel use, as well as on the basis that hotel zoning also provides for uses permitted in the residential and apartment-zoned districts. It should be noted, however, that the use of the subdivided lots will be limited to single-family dwellings; no apartment or hotel development is planned.
2. The existing Kealia Beach Plaza was constructed in 1983 and is approximately 18 years old.
3. A cultural impact assessment will be included in the subject's Final Environmental Assessment.

Genevieve Salmonson, Director
July 12, 2001
Page 2

Thank you again for providing us with your comments.

Very truly yours,



Glenn Taoaki, Planner

GT:cc

cc: Ed Bello, Bello Realty, Inc.
Howard Kollinger, Kealia Beach Plaza/Eagle Equity Hawaii, inc.
Colleen Suyama, Department of Planning

eagle\kealia\bp\oeqcresp.tr



July 12, 2001

Mr. Peter Rappa
Environmental Review Coordinator
University of Hawaii
Environmental Center
Krauss Annex 19, 2500 Dole Street
Honolulu, Hawaii 96822

SUBJECT: Kealia Beach Plaza, Two-Lot Residential Subdivision
TMK 3-8-13:12

Dear Mr. Rappa:

The Department of Planning has provided us with a copy of your letter dated April 23, 2001, commenting on the above-referenced project. On behalf of the applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., we would like to note the following:

1. **General Comments**

As noted on page 6 and 7 of the Draft Environmental Assessment, the project's subdivision plans have been developed to ensure that the proposed lots meet spatial and functional criteria for residential use. At least one (1), but no more than two (2), single-family dwellings are anticipated to be built on each subdivided parcel by lot purchasers in the future.

The applicant does not intend to develop the subject property for uses more than the two-lot residential subdivision that is proposed. The applicant has offered to condition the zoning request for single-family use only.

2. **Environmental Impacts**

We have consulted with Sea Engineering and the Department of Planning regarding your comments on potential erosion along the coastline which borders the subject property to the south and the history of shoreline change in the immediate vicinity of the property. The applicant acknowledges these comments and future lot purchasers will be made aware of the projected erosion hazard rate (minimum distances that the shoreline may migrate) in the final siting of their residential units.

Mr. Peter Rappa
July 12, 2001
Page 2

3. Socio-Economic Impacts

The applicant acknowledges the area's history of shoreline movement and the potential for the erosion rate to increase. In connection with the Special Management Area Assessment review process for the subdivision of the subject parcel, the applicant is willing to discuss the possibility of an agreement with the County pertaining to shoreline protection measures.

4. Property Boundaries

There will be minimal clearing of existing vegetation during development of the project.

The average lot depth of the subject parcel is approximately 326 feet and the shoreline setback is about 80 feet. The estimated building setback for the parcel is approximately 85 feet from the shoreline and construction of the proposed residential units will be outside of the shoreline setback area. The expected life span for the new development is 40 to 50 years.

The timetable for proposed development is to commence with the subdivision of the subject parcel (following all necessary governmental approvals) within the next 1 to 2 years.

5. Erosion Control

The applicant acknowledges the comments regarding erosion control and will comply with applicable County and the State requirements pertaining to soil erosion and sedimentation control.

Mr. Peter Rappa
July 12, 2001
Page 3

Thank you again for providing us with your comments.

Very truly yours,



Gwen Ohashi Hiraga
Project Manager

GOH:to

cc: Ed Bello, Bello Realty, Inc.
Howard Kollinger, Eagle Equity Inc.
Colleen Suyama, Department of Planning .

eagle/keallab/uhfr.001



July 12, 2001

Harry Yada, Acting Administrator
Department of Land and Natural
Resources - Land Division
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Kealia Beach Plaza, Two-Lot Residential Subdivision
TMK: 3-8-13:12

Dear Mr. Yada:

The Department of Planning has provided us with a copy of your letter dated May 15, 2001, commenting on the above-referenced project. On behalf of the applicant, Kealia Beach Plaza/Eagle Equity Hawaii, Inc., we would like to note the following:

1. The subject property is currently occupied by the Kealia Beach Plaza, a two-story commercial complex built in 1983. This approximately 18,600 square foot facility contains a restaurant and general store, as well as businesses engaged in real estate, mortgage, wedding and ocean recreation activities.

During the project's conceptual development stage, the applicant consulted with the Maui County Department of Planning to discuss the proposed single-family residential use of the subject property. As a result of these discussions, the department indicated that a Change in Zoning from "B-R, Resort Commercial" to "H-M, Hotel" would be appropriate based on the parcel's location in a neighborhood that is predominantly zoned for hotel use, as well as on the basis that hotel zoning allows for any use permitted in the residential district, including single-family. To accommodate existing Kealia Beach Plaza tenants, the Department of Planning, with the applicant's concurrence, indicated that it would support a conditional zoning initiative to allow the existing resort commercial use to continue until the existing commercial complex is demolished.

The subdivision plans will be developed to ensure that the proposed lots meet spatial and functional criteria for residential use. At least one (1) but no more than two (2) single-family dwellings are anticipated to be built on each subdivided parcel by lot purchasers in the future.


Harry Yada, Acting Administrator
July 12, 2001
Page 2

The applicant does not intend to develop the subject property for uses more than the two-lot residential subdivision that is proposed. The applicant has offered to condition the zoning request for single-family use only.

2. In response to your comments on shoreline erosion, we are enclosing a copy of the comments from the University of Hawaii's Environmental Center. The applicant acknowledges these comments and will consider the projected erosion hazard rate for the project area in the final siting of the residential units.
3. The average lot depth of the subject parcel is approximately 326 feet and the shoreline setback is about 80 feet. The estimated building setback for the parcel is approximately 85 feet, and construction of the proposed residential units will be outside of the shoreline setback area.

Thank you again for providing us with your comments.

Very truly yours,


Gwen Ohashi Hiraga
Project Manager

GOH:to
Enclosure

cc: Ed Bello, Bello Realty, Inc.
Howard Kollinger, Eagle Equity Inc.
Colleen Suyama, Department of Planning

esgie/kealiiabp/dlnrtr.001

References

References

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

County of Maui, Maui County Data Book 1999.

Munekiyo, Arakawa & Hiraga, Inc., Special Management Area and Project District Step II Applications-Rainforest Village, December 1996.

Munekiyo, Arakawa & Hiraga, Inc., Application for Change in Zoning and Special Management Area Permit-Kihei Kalama Village Phase II-B Improvements, April 1998.

Munekiyo, Arakawa & Hiraga, Inc., Application for Special Management Area Permit - Worldmark, The Club, August 1998.

Munekiyo, Arakawa & Hiraga, Inc., Applications for Change in Zoning, Special Management Area Use Permit, Conditional Permit, Off-Site Parking Approval and Planned Development Approval - Wailea Business Center and Wailea Tennis Center Parking Improvements, March 1999.

Munekiyo, Arakawa & Hiraga, Inc., Applications for Change in Zoning, Special Management Area Use Permit and Off-Site Parking Approval - Kihei Town Center Renovations and Related Improvements, September 1999.

Munekiyo, Arakawa & Hiraga, Inc., Draft Environmental Assessment - Proposed Retail Plant Nursery at 2021 South Kihei Road, August 2000.

Pacific Business News, July 28, 2000.

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

University of Hawaii, Department of Geography, Atlas of Hawaii, Third Edition, 1999.

Appendix A

***Preliminary
Engineering Report***



*P*RELIMINARY *E*NGINEERING *R*EPORT

For The

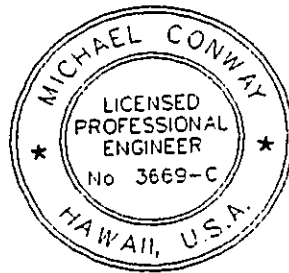
**REDEVELOPMENT OF
KEALIA BEACH PLAZA**

At

KIHEI, MAUI, HAWAII

TMK (2) 3-8-13:12

LUCA FILE NO. 3.



January 2001

A handwritten signature in cursive script, appearing to read "Michael Conway".

Michael Conway

This report was prepared by
me or under my supervision.

1371 lower main street, suite 2
wailuku, maui, hawaii 96793
phone 808 244-8239 fax 242-7746

*I*NDEX

1. Proposed Action
2. Mitigative Measures
3. Hydrology
4. Erosion Control
5. Domestic and Fire Flow
6. Wastewater Requirements
7. Traffic Impacts

PROPOSED ACTION

Kealia Beach Plaza is an existing commercial development located on the southwest shore of Maui at the entrance to Kihei. It is proposed to redevelop the property for single family residential use.

INTRODUCTION

This report addresses engineering considerations with respect to the proposed redevelopment of the Kealia Beach Plaza on Lot 7 of the Kihei Beach Lots, located on the southwest side of North Kihei Road west of the intersection with Mokulele Highway at Kihei, Maui, Hawaii (TMK (2) 3-8-13:12.) The proposed actions include the demolition of the existing commercial structure and parking lot and its redevelopment for single-family residential use.

The site contains approximately 1.076 acres, and is bordered by the Kihei Sands Condominium on the west, residential lot on the east, North Kihei Road to the north, and a white sand beach and the Pacific Ocean to the south. Across North Kihei Road lies vacant undeveloped land.

MITIGATIVE MEASURES

To the highest extent possible the proposed demolition and removal of the existing development will be conducted in an environmentally sound manner.

DISPOSAL OF DEBRIS

The Pohakulepo Concrete Recycling Facility and the Maui Demolition and Construction Landfill will be utilized for the disposal of construction waste resulting from the demolition of the existing Kealia Beach Plaza.

RECYCLING OF MATERIALS

All usable fixtures and building materials that are removed from the existing Kealia Beach Plaza during the demolition process will be made available for use in other projects.

COASTAL PROTECTION

The applicant will comply, as applicable, with the provisions of the County Grading Ordinance regarding the protection of coastal dunes, the use of clean sand for fill, and the use of Best Management Practices (BMPs) to control dust, erosion, and sedimentation. No improvements are proposed within the shoreline setback area.

AQUIFER PROTECTION

Recommendations of the Environmental Protection Agency and the State Department of Health will be adopted with respect to management of potential non-point pollution sources and activities, so as to protect the integrity of both the Kahului Aquifer and the coastal ecosystem.

IMPACT ON UTILITIES

The proposed action involves the redevelopment of the subject property for single-family residential use. The fire, domestic and wastewater flow requirements for the proposed residential use of the property are expected to be less than the requirements for the current resort commercial use of the property. As such, it is anticipated that existing off-site utilities infrastructures can sufficiently accommodate the proposed residential use of the property. Specific requirements are addressed later in this report.

HYDROLOGY

METHOD OF ANALYSIS

The hydrology for the drainage area was computed by the Rational Method, which is assumed accurate for areas of 100 acres or less. This method is fully described in the "Drainage Master Plan for the County of Maui, State of Hawaii (October, 1971)" and is the method required by the "Rules for the Design of Storm Drainage Facilities in the County of Maui - July 14, 1995."

The Rational Method gives the results of the storm water runoff as a peak discharge amount at a point. For sheet flow runoff, this peak discharge amount is the total over the entire surface area. The Rational Method utilizes four hydrologic and watershed characteristics for its analysis which are:

- 1) Time of concentration (Tc)
- 2) Rainfall intensity (I)
- 3) Runoff coefficient (C)
- 4) Tributary area (A)

The Rational Method calculates the peak discharges with the following equation:

$Q = CIA$; where:

Q = Peak discharge, cubic feet per second (cfs)

C = Runoff coefficient

I = Rainfall intensity, inches per hour (in./hr.)

A = Total contributing area, acres (ac.)

The time of concentration (Tc) for the design storm is developed by estimating the travel time for the various overland flow watercourses.

The watercourses for future developed conditions consist of overland surface-flow. The time of concentration for the flow through each watercourse is determined upon the following factors:

- 1) Watercourse as a percent of total tributary area
- 2) Length of run of watercourse in feet
- 3) Type of watercourse

The design storm of the 10-year 1-hour storm event was used in the analysis of the future developed project site surface water runoff conditions. The design storm event is determined by the "Rainfall-Frequency Atlas of the Hawaiian Islands, US Weather Bureau (1962)" and the "Rules for the Design of Storm Drainage Facilities in the County of Maui - July 14, 1995."

The time of concentration (Tc) and the design storm are used to develop the rainfall intensity (I) needed for the rational equation.

The runoff coefficient (C) is basically a percent of the land covered by an impervious surface. Using C values for different land uses and types given in the Storm Drainage Standards develops weighted runoff coefficients. The following equation is used to determine the weighted average runoff coefficient:

$$C \text{ weighted} = \frac{A_1C_1 + A_2C_2 + A_3C_3 \dots}{A_1 + A_2 + A_3 \dots} \text{ where } A_{(n)} \text{ is the area of contribution.}$$

The drainage area (A) is determined by calculating the area, in acres, upstream of the point where the peak discharge is to be determined.

After all the hydrologic factors are determined, a hydrograph can be generated to determine the volume of storm water runoff. The volume of storm water runoff is used to calculate the storage volumes needed in the design of detention or sedimentation basins. The modified Rational Method gives an approximation of the storm water runoff volume.

FLOODWAY ZONE

The site is within an area designated V18 (area of 100-year coastal flood with velocity (wave action); base flood elevation and flood hazard factors determined) by the US Federal Emergency Management Agency, Federal Insurance Administration. The base flood elevation is 12' and the finish first floor of the existing buildings is 9.5'.

Reference: Flood Insurance Rate Map, Panel 150003 0255 B.

DRAINAGE CONDITIONS

Property retaining walls separate the site from neighboring properties while curbed planting islands isolate the property from roadway runoff. The site generally slopes gently toward a central garden area between the ground floor tenant spaces and to the beach area. A pedestrian footbridge spans the central garden area near the beach end, connecting the

sidewalk fronting the tenant spaces. In addition, a concrete paver pathway leads from the parking lot down the 15-foot public access corridor along the west property line to the beach, and provides additional drainage to the beach. A 40-foot shoreline setback applied to the existing buildings.

For the 10-year 1-hour design storm, existing on-site drainage patterns would discharge 2.6 cfs by sheet flow. After redevelopment, 1.7 cfs would be discharged.

See Appendix for hydrologic calculations. Figure 1 shows the existing site plan.

CONCLUSION

A net decrease in runoff would result from redevelopment of approximately 0.9 cfs. It is our professional opinion that the proposed improvements on this site would not adversely affect the adjoining properties.

APPENDIX

HYDROLOGY CALCULATIONS

From Rainfall-Frequency Atlas of Hawaiian Islands:

10-year 1-hour rainfall for subject property = 1.7 inches

1. Total developed area

Total project area = 1.076 acres

2. Runoff coefficient (C):

Table 1, Guide for the Determination of Runoff Coefficients for Built-up Areas

$$\text{Weighted C} = \frac{\text{Impervious area} \times (C_i) + \text{Pervious area} \times (C_p)}{\text{Total area}}$$

3. Time of concentration (Tc):

Plate 3, Overland Flow Chart

4. Rainfall intensity (I) for given Tc:

Plate 4, Intensity Duration 1 Hr. Rainfall Curves

5. Peak runoff (Q):

$$Q = CIA \text{ (cfs)}$$

EXISTING CONDITIONS

Existing commercial development comprises roughly 5/8 impervious areas and 3/8 pervious areas.

Runoff coefficient (C):

Impervious areas (roofs, walks, driveways, etc.)

Infiltration: 0.20
 Relief: 0.00
 Vegetal cover: 0.07
 Development type: 0.55
 C, impervious (Ci): 0.82

Pervious areas (open areas, grass, etc.)

Infiltration: 0.07
 Relief: 0.00
 Vegetal cover: 0.03
 Development type: 0.55
 C, pervious (Cp): 0.65

Trib-utary	Area acres	Perv acres	Imperv acres	C	L ft	Average Cover	Slope %	Tc in	I ₁₀ in/hr	Q ₁₀ cfs
E1	1.076	0.403	0.673	0.80*	330	Poor Grass	2.0	18.0	3.0	2.6
										2.6
Total Existing Project Runoff										2.6

*(minimum C for business areas per Table 3)

See Figure 2 for Tc and I for the existing conditions.

FUTURE CONDITIONS

Future development would be single-family residential comprising roughly 3/8 impervious areas and 5/8 pervious areas.

Runoff coefficient (C):

Impervious areas (roofs, walks, driveways, etc.)

Infiltration: 0.20
 Relief: 0.00
 Vegetal cover: 0.07
 Development type: 0.40
 C, impervious (Ci): 0.67

Pervious areas (open areas, grass, etc.)

Infiltration: 0.07
 Relief: 0.00
 Vegetal cover: 0.03
 Development type: 0.40
 C, pervious (Cp): 0.50

Trib-utary	Area acres	Perv acres	Imperv acres	C	L ft	Average Cover	Slope %	Tc min	I ₁₀ in/hr	Q ₁₀ cfs
F1	1.076	0.673	0.403	0.56	330	Aver Grass	2.0	20.0	2.8	1.7
Total Developed Project Runoff										1.7

See Figure 3 for Tc and I for the developed conditions.

*S*UMMARY

Runoff Quantities:

1.7 cfs future runoff for 10-year 1-hour storm
 - 2.6 cfs existing runoff for 10-year 1-hour storm
 0.9 cfs decreased runoff following improvements

Figure 1

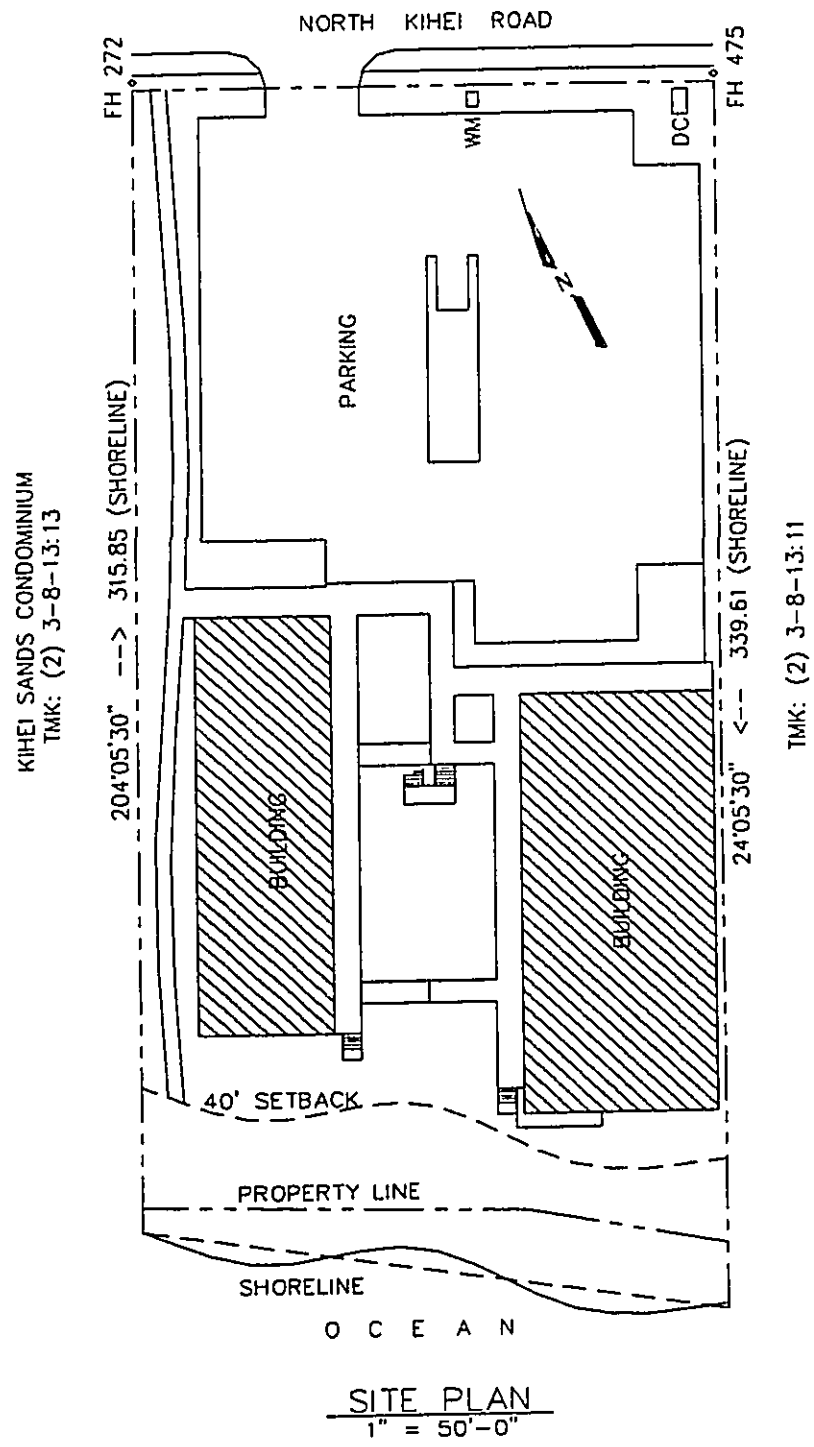


Figure 2

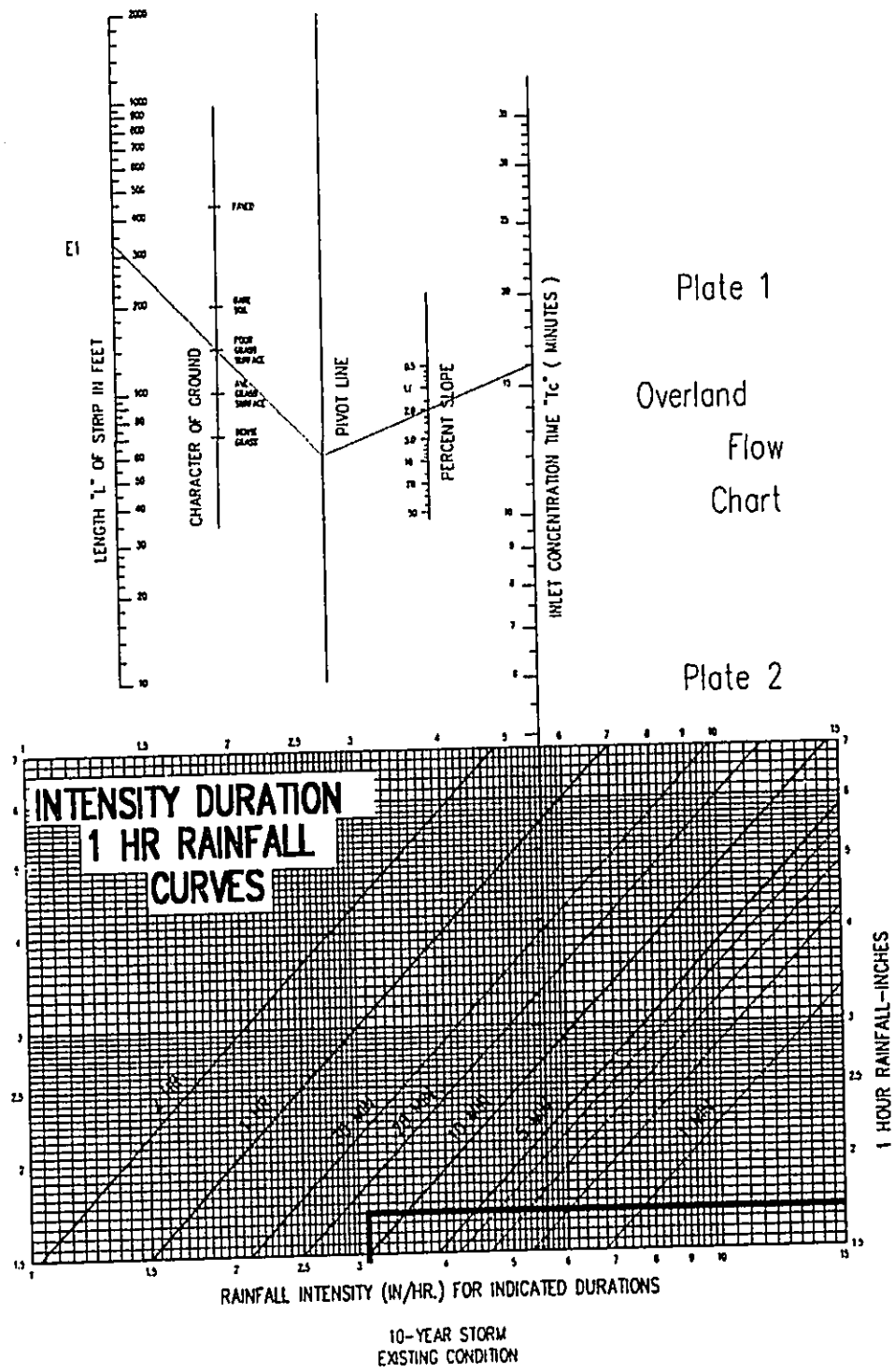
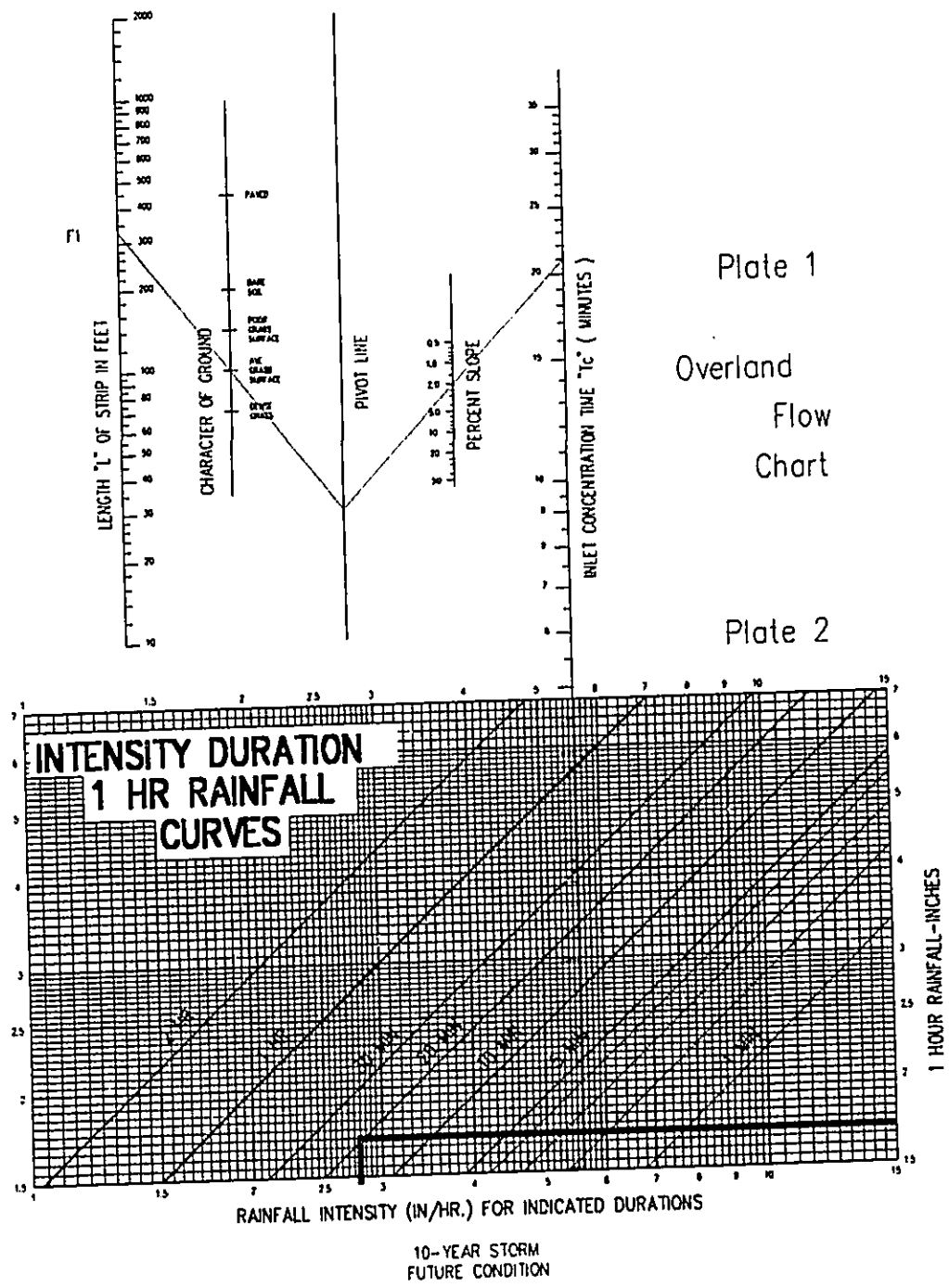


Figure 3



EROSION CONTROL

This report presents an erosion analysis for the proposed redevelopment of the Kealia Beach Plaza on Lot 7 of the Kihei Beach Lots, located on the southwest side of North Kihei Road west of the intersection with Mokulele Highway at Kihei, Maui, Hawaii (TMK (2) 3-8-13:12.) The proposed actions include the demolition of the existing commercial structure and parking lot and its redevelopment for a single-family residential use.

The site contains approximately 1.076 acres, and is bordered by the Kihei Sands Condominium on the west, residential lot on the east, North Kihei Road to the north, and a white sand beach and the Pacific Ocean to the south. Across North Kihei Road lies vacant undeveloped land.

The proposed re-development action is consistent with adjoining land use, and is a change of existing land use from commercial to residential. The purpose of this analysis is to determine the impact of the proposed re-development on soil runoff and possible treatment required to reduce erosion and sedimentation to a level that will meet standards set by County, State and Federal statutes and regulations. The report details the method, site conditions, calculated runoffs, and control plan.

The analysis follows the procedures in the United States Department of Agriculture's handbook "Erosion and Sedimentation Control Guide for Hawaii".

SOIL TYPE

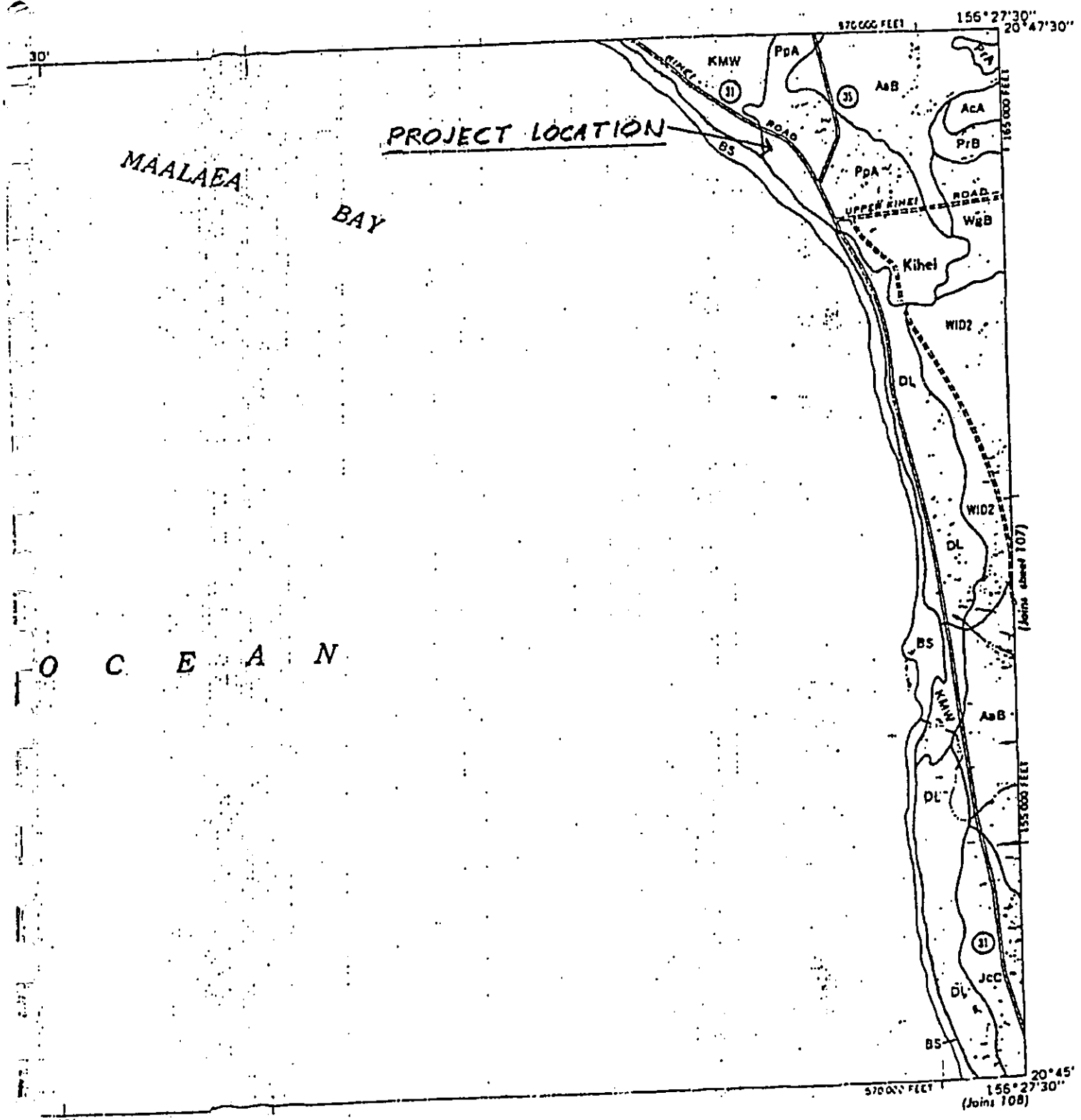
The "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)", page 116, classifies the soil at the project site and vicinity as Pulehu Series, Pulehu Silt Loam, (PpA, 0 to 3 percent slopes). Permeability for this soil is moderate. Runoff is slow, and the erosion hazard is no more than slight.

Figure 4 locates the site on a soil map (Sheet Number 102).

EROSION CONTROL STUDY

As indicated above, the soil at the project site and surrounding vicinity consists of the Pulehu Series, Pulehu Silt Loam, (PpA, 0 to 3 percent slopes), characterized as having no more than slight erosion hazard, with slow runoff, and moderate permeability. This type of soil has a soil erodibility factor (K) of 0.17 according to the "Erosion and Sediment Control Guide for Hawaii, SCS (March, 1981)", page 56.

Figure 4



The area to be disturbed during construction is 0.900 acre. The area within the shoreline setback is to remain undisturbed.

The Universal Soil Loss Equation (USLE) is used to estimate the maximum average annual soil loss during construction. This equation is stated as follows:

$$E = R K L S C P, \text{ where}$$

R = Rainfall Factor = 150 tons/acre/year

K = Soil Erodibility Factor = 0.17

(L = Grade Length = 300 feet)

(S = Grade Slope = 2%)

LS = Slope Length Factor = 0.280

C = Cover Factor = 1.00 (Bare Soil)

P = Control Practice Factor = 1.00 (Non-agricultural)

$$E = 150 \times 0.17 \times 0.280 \times 1 \times 1 = 7.14 \text{ tons/acre/year}$$

Allowable Erosion Rate:

$$\text{Maximum erosion rate} \times \text{construction area} = 5,000 \text{ tons/year}$$

$$\text{Graded site area} = 0.900 \text{ acre}$$

$$\text{Allowable Erosion Rate (E')} = 5,000/0.900 = 5,556 \text{ tons/acre/year}$$

Severity Rating Number:

$$H = (2 F T + 3 D) A E, \text{ where}$$

H = Severity Rating Number

F = Downstream Hazard = 2

D = Coastal Water Hazard = 4

T = Duration of Site Work in Years = 0.5

A = Construction Area in Acres = 0.900

E = Uncontrolled Erosion Rate in Tons/Acre/Year = 7.14

$$H = (2 \times 2 \times 0.5 + 3 \times 4) (0.900 \times 7.14) = 89.9, \text{ within the maximum allowable value of } 50,000.$$

EROSION CONTROL PLAN

Erosion control measures will be guided by Chapter 20.08, "Soil Erosion and Sedimentation Control", of the Maui County Code and the Hawaii State Department of Health Clean Water Branch. The site to be disturbed is less than five acres and therefore will not require a NPDES permit. The specific measures for erosion control include:

1. Stabilize construction entrance with gravel apron.
2. Install sediment barrier fence around construction area.
3. Use sprinklers and/or water wagon during demolition/construction period to control wind borne dust.
4. Carry out demolition and grubbing operations over open areas to be re-developed. Remove demolition and grubbed material to either the Pohakulepo Concrete Recycling Facility or the Maui Demolition and Construction Landfill or other approved site.
5. Grade area for new building, spreading and compacting in 6-inch lifts to height of existing grade.
6. Grass, plant or pave all exposed areas immediately upon completion of demolition/grading/construction work.
7. Excavate (trench) for underground utilities (electric, telephone, sewer, and water). Backfill immediately or cover with plastic sheeting.
8. Excavate for foundations and columns, backfilling and compacting as soon as possible.
9. Pour retaining wall footings, as required.
10. Pour slabs and construct new concrete pathways and pave parking and driveway.
11. Complete new building, including plumbing, electrical, fixtures, etc.
12. Finish grading and establish permanent vegetation.
13. Clean up site and remove construction entrance.

DOMESTIC FLOW

EXISTING DOMESTIC WATER SYSTEM (STANDARD FIXTURES)

A 4-inch water meter serves the existing domestic water requirements.

The occupancy categories are as follows:

EXISTING (standard fixtures) to be demolished

Fixture	Quantity	Fixture Units Per Fixture	Total Fixture Units
Ground Floor:			
Men's Restroom:			
Lavatory, public	1	2.0	2.0
Water Closet, tank, public	1	5.0	5.0
Urinal, public	1	5.0	5.0
Women's Restroom:			
Lavatory, public	1	2.0	2.0
Water Closet, tank, public	2	5.0	10.0
Upper Floor Tenant Spaces:			
1 1/4" gate valves	6	25.0	150.0
Grounds:			
Drinking Fountain	1	2.0	2.0
Foot Bath	2	4.0	8.0
Hose Bibb (3/4")	6	5.0	30.0
TOTAL EXISTING FIXTURE UNITS			214.0

Current domestic water usage is about 5,000 gallons per day (gpd) according to the Department of Water Supply.

PROPOSED DOMESTIC WATER SYSTEM (USING LOW FLOW FIXTURES)

Future domestic water requirements will be coordinated with the Engineering Division of the Department of Water Supply during the subject's subdivision review and approval process. Low flow fixtures will be employed. While the number and type of such fixtures for the proposed single family residential development is yet to be established, an approximation of the total value can be determined based on system per acre standard of 3,000 gallons per day (gpd) for residential use. For this consideration, 1.076 acres x 3,000 gpd/acre yields a design limit of 3,225 gpd. This would represent a decrease of about 1,800 gpd from current resort commercial usage.

IRRIGATION

The parking and driveway areas for the proposed dwellings would occupy considerably less space than the existing parking lot. The total landscaped area would increase as a result and irrigation requirements can be expected to increase from present levels. To mitigate this, native salt-tolerant vegetation recommended for Plant Zones 3 and 5 of the Maui County Planting Plan would be employed where possible to conserve water (and further protect the watershed from degradation due to invasive alien species).

In addition, automated irrigation controllers would be equipped with rain sensors or soil-moisture sensors where appropriate to prevent over-watering.

FIRE FLOW

Fire protection for the property is provided by fire hydrant (number 272) at the northwest corner of the property and by fire hydrant (number 475) at the southeast corner of the property, both on the 12" AC water main on North Kihei Road. The existing buildings are also protected by a fire sprinkler system. The sprinkler system and 6" detector check will be dismantled for salvage as part of the demolition preceding the new construction.

The proposed dwellings will be within the service radii of these hydrants, which will meet or exceed the fire flow requirements for the proposed improvements.

WASTEWATER REQUIREMENTS

EXISTING WASTEWATER REQUIREMENTS

Existing wastewater requirements in terms of fixture units are tabulated below:

Fixture	Quantity	Fixture Units Per Fixture	Total Fixture Units
Ground Floor:			
Men's Restroom:			
Lavatory, public	1	1.0	1.0
Water Closet, tank, public	1	6.0	6.0
Urinal, public	1	2.0	2.0
Floor Drain	1	2.0	2.0
Women's Restroom:			
Lavatory, public	1	1.0	1.0
Water Closet, tank, public	2	6.0	12.0
Floor Drain	1	2.0	2.0
Upper Floor Tenant Spaces:			
Floor Drains (2 per space)	12	2.0	24.0
Grounds:			
Foot Bath	2	2.0	4.0
TOTAL EXISTING FIXTURE UNITS			54.0

DISPOSAL

Wastewater from the existing buildings flows by gravity in two sewer laterals to the existing 15" sewer main on North Kihei Road, which leads to the Kihei Wastewater Treatment and Reclamation Facility.

FUTURE REQUIREMENTS

The wastewater requirements for the new single-family development are expected to be below the level of those for the existing commercial complex and can adequately be met by the existing sewer laterals.

Wastewater contribution calculations will be provided to the Division of Waste Water Reclamation of the Department of Public Works and Waste Management in connection with the processing of building applications for the future single family dwellings.

*T*RAFFIC *I*MPACTS

Kealia Beach Plaza is an existing commercial development located on the southwest shore of Maui at the entrance to Kihei has approximately 18,000± sq. ft. of leasable space. It currently has parking for 57 vehicles plus two loading zones. The Institute of Traffic Engineers "Trip Generation" report states for a shopping center of 0 to 49,999 sq. ft. that the average vehicle trip rate is 115.8. The average trip rate for single-family residential use is 10, with multiple units having a lower trip rate per unit.

Estimating four single dwellings for the proposed redevelopment would mean a reduction of weekday trips of 75.8 trips per day.

The trips generated by the proposed single-family residential use of the property are not anticipated to adversely affect traffic on the surrounding roadways.

END

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2004
DATE

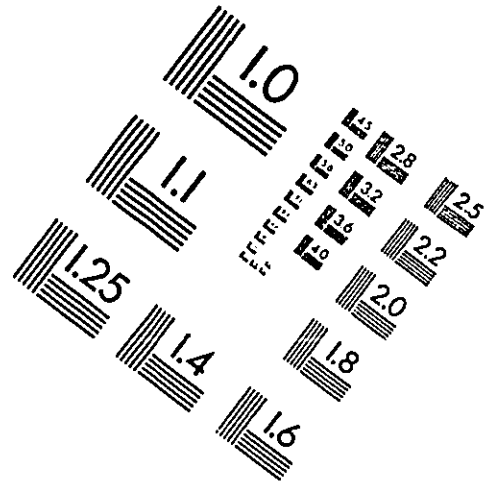
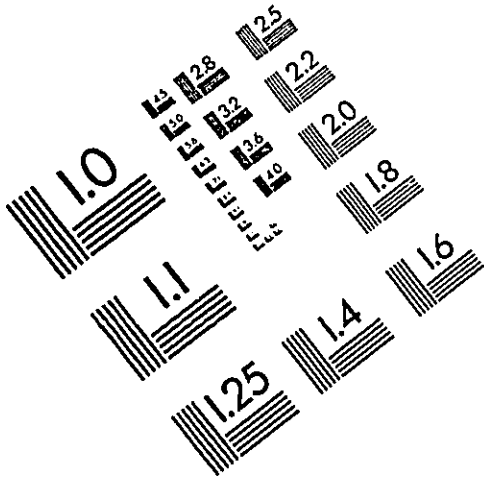
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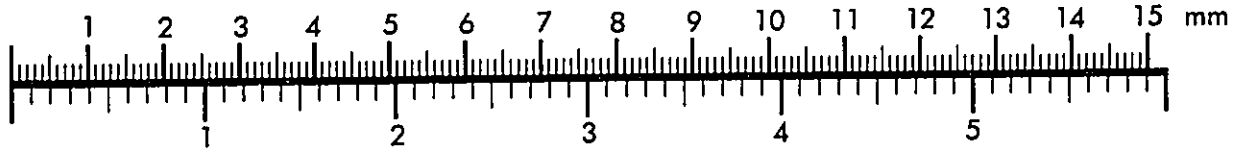
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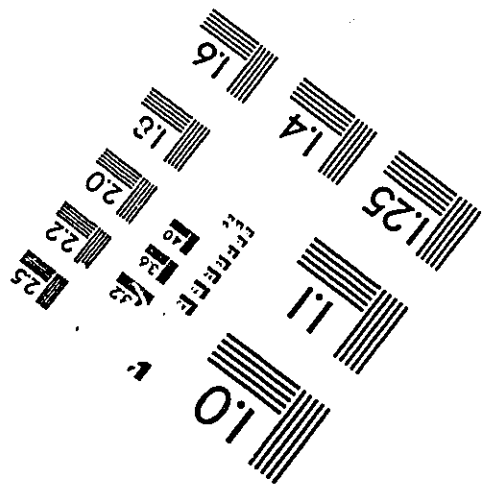
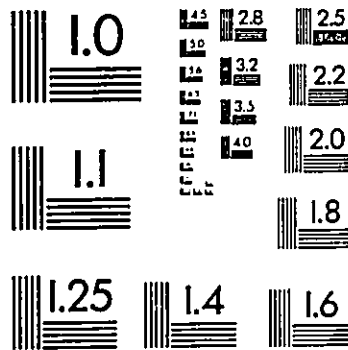
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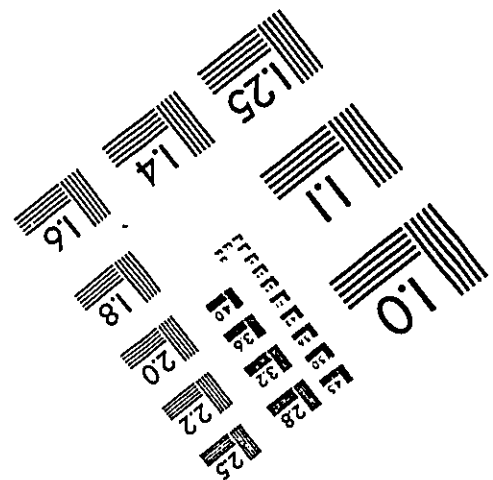
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