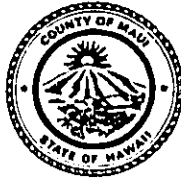


ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING RECEIVED

June 24, 2003

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Ms. Salmonson:

RE: Finding of No Significant Impact (FONSI) for Kaiser Lahaina Clinic:
Expansion and Renovations, TMK: 4-5-007:001, Lahaina, Island of
Maui, Hawaii

The Maui Planning Department (Department) has reviewed the comments received during the 30-day public comment period which began on October 23, 2002. At its June 24, 2003 meeting, The Maui Planning Commission has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact (FONSI) determination. Please publish the FONSI notification in the July 8, 2003, Office of Environmental Quality Control (OEQC) Environmental Notice.

We previously transmitted a completed OEQC Publication Form and four (4) copies of the Final Environmental Assessment. Additionally, the project summary has been previously e-mailed to OEQC by the applicant's consultant. If you have any questions, please call Ms. Robyn L. Loudermilk, Staff Planner, of this office at 270-7735.

Sincerely,

Handwritten signature of Michael W. Foley in black ink.

MICHAEL W. FOLEY
Planning Director

MWF:RLL:lar

c: Wayne A. Boteilho, Deputy Planning Director

Robyn L. Loudermilk, Staff Planner

Robb Cole, Chris Hart & Partners

Project File

General File

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FINAL ENVIRONMENTAL ASSESSMENT
IN SUPPORT OF

SPECIAL MANAGEMENT AREA PERMIT

KAISER CLINIC IMPROVEMENTS

LAHAINA • MAUI • HAWAII



APRIL 2003

FINAL ENVIRONMENTAL ASSESSMENT
IN SUPPORT OF

SPECIAL MANAGEMENT AREA PERMIT

KAISER LAHAINA CLINIC IMPROVEMENTS

LAHAINA • MAUI • HAWAII

Prepared for:
Maui County Planning Department

And:
R Hartman Architect LLC
200 Kalepa Place, Suite 201
Kahului Hawaii 96732

Submitted by:
Chris Hart and Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793
Phone: 242-1955
Fax: 242-1956



**CHRIS
HART**
& PARTNERS, INC.

APRIL 2003



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APPENDICES

Appendix A	Traffic Assessment Letter
Appendix B	Preliminary Drainage & Engineering Reports
Appendix C	Pre-Consultation Documentation
Appendix D	Draft EA / Project Review Documentation



I. INTRODUCTION

A. PURPOSE OF THE REQUEST

The applicant is proposing expansions and renovations to the existing Kaiser Lahaina Clinic located at 910 Wainee Street in Lahaina, Maui. The project will entail a 2,940 square foot expansion to the existing Kaiser facility. Two areas of the existing facility will be expanded. Approximately 760 square feet will be added to the front side of the clinic for a pharmacy and physical therapy component, and approximately 2,180 square feet will be added to the rear of the clinic for storage and a clinic module. Associated with the building improvements, the surrounding landscaping and parking lot will be modified to create additional automobile parking, and existing utilities will be upgraded. The subject property is identified as TMK parcel (2) 4-5-007: 001. The project may also include related improvements within the County right-of-way along Wainee Street.

This environmental assessment has been prepared to describe and analyze the impacts associated with this project and is submitted in support of an application for a Special Management Area Use Permit (SMA) This Environmental Assessment (EA) has been prepared in compliance with Chapter 343, Hawaii Revised Statutes (HRS); Chapter 200, Hawaii Administrative Rules, Environmental Impact Statement Rules.

B. IDENTIFICATION OF THE APPLICANT

Owner: Bishop Trust Estate / Kamehameha Schools
567 South King Street, Suite 200
Honolulu HI 96813
Phone: (808) 523-6244
Contact: Mr. Kalani Fronda, Asset Manager

Lessee/Operator: Kaiser Foundation Health Plan, Inc.
531 Ohohia Street
Honolulu HI 96813
Phone: (808) 243-6618 / Fax: 243-6609
Contact: Mary M. Hew, MPH, MBA



Applicant: R Hartman Architect LLC
200 Kalepa Place, Suite 201
Kahului Hawaii 96732
Phone: (808) 873-8575/Fax: (808) 873-8576
Contact: Robert Hartman, AIA

C. CONSULTANTS

Civil Engineering: Otomo Engineering, Inc.
Consulting Civil Engineers
305 South High Street, Suite 102
Wailuku, HI 96793
Phone (808) 242-0032/ Fax (808) 242-5779
Contact: Stacy A. Otomo, P.E.

Traffic Analysis: Philip Rowell and Associates
47-273D Hui Iwa Street
Kaneohe, HI 96744
Phone (808) 239-8206/ Fax (808) 239-4175
Contact: Phillip J. Rowell, P.E.

Land Use: Chris Hart & Partners
Landscape Architecture and Planning
1955 Main Street
Wailuku, Maui, Hawaii 96793
Phone: (808) 242-1955/ Fax (808) 242-1956
Contact: Christopher L. Hart, ASLA

D. ACCEPTING AGENCY

Accepting Agency: Maui Planning Department
County of Maui
250 South High Street
Wailuku HI, 96793
Contact: John Min, Director



E. PRE-CONSULTATION

The applicant consulted with the following agencies prior to issuing the Draft EA:

- (State) Department of Land and Natural Resources, Historic Preservation
- (State) Department of Health
- (County) Department of Water
- (County) Department of Fire Prevention
- (County) Department of Public Works and Waste Management (Engineering)
- (County) Department of Public Works and Waste Management (Traffic)
- (County) Department of Public Works and Waste Management (Building)
- (County) Department of Public Works and Waste Management (Wastewater)
- (County) Department of Planning
- (Utility) Maui Electric Company

F. DRAFT EA REVIEW AND CONSULTATION

The accepting agency (Maui Planning Department) distributed Draft EAs to the following agencies and utilities; comments and responses are included in Appendix D:

- (State) Department of Transportation
- (State) Department of Accounting and General Services
- (State) Office of Environment Quality Control
- (County) Department of Water Supply
- (County) Department of Fire Prevention
- (County) Department of Public Works and Environmental Management
- (County) Police Department
- (Utility) Maui Electric Company

The Applicant distributed Draft EAs to the following neighboring businesses. No comment letters were received from these parties:

- First Hawaiian Bank
- Longhi Commercial Building
- Lahaina Shopping Center

Availability of the Draft EA for public review was advertised in the OEQC Environmental Notice dated 10/23/02. The public review period ended on 11/23/02. There were no public comment letters.

The applicant presented the project at the following meetings:

- Lahaina Restoration Foundation. The applicant presented the project before the Executive Committee of the Lahaina Restoration Foundation at its regular meeting on May 29, 2002. The Committee had no objections to the project, which is documented in a letter included in Appendix D.



- Public Informational Meeting. The applicant scheduled a question and answer meeting for surrounding landowners that was held on January 21, 2003. Surrounding Landowners and Lessees of Record within 500 feet of the project were notified via mail of the meeting. A copy of the invitation is included in Appendix D. No surrounding landowners attended the meeting or called for additional information.
- Urban Design Review Board. The applicant presented the project to the UDRB during its regular meeting on March 4, 2003. The UDRB unanimously approved of the project. The approval letter is included in Appendix D.



II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION

A. PROPERTY LOCATION AND LAND USE

The project site is located approximately in the center of Lahaina Town, on the mauka side of Wainee Street, and just west of Honoapiilani Highway. This portion of Wainee Street is exclusively comprised of a range of businesses and commercial uses. The property contains a single structure surrounded by parking, and landscaped grounds. (See Figure No. 1, "Regional Map", Figure No. 3 "Photographic Area Map", and Figure No. 6 "Existing Site Plan")

C. LAND USE DESIGNATIONS

The project area has the following land use designations:

State Land Use Classifications:	Urban
West Maui Community Plan:	(B) Business / Commercial
County Zoning:	B-2 Community Business
Flood Zone Designations:	C (Little or No Flooding)
Special Designations:	Special Management Area Lahaina Historic District (National Register)

D. PROJECT BACKGROUND AND NEED

The Kaiser Lahaina Clinic was first built in 1974 as a 7,967 (sf) wood building located on a 68,707 sf parcel accessed of Wainee Street. The building is located at the center of the parcel and is encircled by an asphalt pavement access road with 45 parking stalls.



The Clinic offers conveniently located service for visitors to West Maui the nearly 7500 Kaiser health plan members of the West Maui Clinic. Facilities include medical offices, an x-ray, a laboratory, a pharmacy, a dispensary, and optical facilities.

Since its opening, demand at the facility has exceeded capacity, especially in regards to available office and examination rooms. In the short-term, Kaiser has addressed the problem by requiring physicians at the clinic to work longer days. In addition, a general lack of space and facilities has hindered the implementation of other necessary services. Expansion of the Clinic will allow:

- More office and examination rooms, which will allow:
 - Visiting specialists
 - Behavioral medicine services
 - Diabetic education services
 - Greater capacity for existing services
- New facilities to provide:
 - Physical therapy services
 - Expanded pharmacy services
- Additional storage

E. DESCRIPTION OF PROPOSED ACTION

The proposed project involves expansion of the facility in two areas and related remodeling of the interior. Current parking is adequate to meet county requirements, however additional parking will be provided by modifying the current parking layout.

Facility Expansion and Renovation. The proposed improvements to the facility structure include an expansion of 2180 square feet on the southeast section of the building and an expansion of 760 square feet on the northwest section. (See Figures No. 9, 10 and 11, "Floor Plans", "Elevations", and "Rendering")

Site Improvements. The parking area on the northeast section of the facility will be modified to allow for increased parking on the property (from 45 to 57 stalls). A new loading stall will be located immediately south of the facility structure (See Figure No. 8, "Site/Landscape Plan"). The existing water meter will be replaced and the existing fire sprinkler "riser" will be upgraded.

Construction Details. The cost to construct the project is estimated to be \$1.2 million. This cost includes sitework and building construction; it does not include engineering



design and surveys, permitting, construction management/review, and project monitoring. The anticipated duration of construction activities is 8 months, with desired initiation in Q4 2002.

F. ALTERNATIVES

1. No Action

Description. The *no action* alternative would forgo improvements to the project site. By leaving the facility in its present condition, the applicant and the public forgo both the costs and benefits associated with the project.

Analysis. Positive impacts of the *no action* alternative may include:

- Construction -related impacts would be avoided

Negative impacts of the *no action* alternative attest that the facility is currently not configured for its best use. The identified shortcomings with the facility will continue to impact operations, including:

- Lack of capacity for current services
- Lack of space and facilities to implement additional services

The potential benefits of this alternative are considered marginal because they are temporary and can be mitigated. The negative impacts of the no-action alternative are considered a significant obstacle to successfully utilizing the property and providing adequate medical service at the Lahaina Clinic for the West Maui community.

2. Phasing of Improvements

Description. During initial needs analysis of the project, the applicant considered a two phase expansion of the project, each that would entail expanding the clinic by approximately 2000. As the needs analysis was refined, it was determined that a single expansion of around 3000 square-feet would meet the clinic's needs for the 10-year planning cycle.

While the *phasing* alternative was dismissed during early analysis of the project, it is noted that this type of alternative would forgo immediate construction of some of the improvements to the project site, which could be completed at a future date. By limiting



improvements at the facility, the applicant and the public forgo some of the costs and benefits associated with the project.

Analysis. Positive impacts of the *phasing* alternative may include:

- Construction -related impacts would be diminished due to a shortened construction period.

Negative impacts of the *phasing* alternative attest that the facility is currently not configured for its best use. The identified shortcomings with the facility will continue to impact operations, including:

- Lack of capacity for current services
- Lack of space and facilities to implement additional services

The potential benefits of this alternative are considered marginal because they are temporary and can be mitigated. The negative impacts of the *phasing* alternative are considered a significant obstacle to successfully utilizing the property and providing adequate medical service at the Lahaina Clinic for the West Maui community. Secondly, by completing all improvements in one construction period, the total construction period will likely be reduced compared to segmenting the project into phases.

G. REQUIRED PERMITS

The following permits and approvals may be required for the proposed action:

County of Maui

The following permits are administered by the Department of Planning and acted upon by the Maui Planning Commission:

- Special Management Area Permit

The following permits are administered by the Department of Public Works and Waste Management, Land Use and Codes Administration:

- Building permits
- Grading permit



III. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATIONS MEASURES

A. PHYSICAL ENVIRONMENT

1. Land Use

Existing Conditions. The project site is located on the mauka side of Waivee Street near its intersection with Papalaua Street. This area is slightly north of the center of Lahaina Town, and just seaward of Honoapiilani Highway. This portion of Waivee Street is exclusively comprised of a range of businesses and commercial uses. The project is located between a multi-unit commercial center (north), and a bank (south). Across Waivee Street (west) is the Lahaina Shopping Center.

The property contains a single structure surrounded by parking, and landscaped grounds. (See Figure No. 1, "Regional Map", Figure No. 3 "Photographic Area Map", and Figure No. 6 "Site Survey")

Potential Impacts and Mitigation Measures. The improvements include an expansion of the existing facility by 2940 sf, or approximately 37%. While a slight increase in intensity of use is anticipated, there are no anticipated changes in use or changes in surrounding land use patterns.

2. Air Quality

Existing Conditions. The project site is located along the coast, and is often subject to light breezes. Non-point air pollution can be attributed to automobile traffic in the Lahaina urban center and along Honoapiilani Highway.

Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by the short-term construction related activities. Site work and building demolition / renovation activities, for example, could generate airborne particulate. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens where appropriate will be implemented



to minimize the potential impact from wind-blown emissions. Additionally fugitive dust related to site work may be mitigated by establishing landscaping as early as possible in uncovered areas, and covering open-bodied trucks when they are transporting light materials that could be carried by wind.

3. Noise Characteristics

Existing Conditions. The noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area's aesthetic appeal. Noise levels in the vicinity of the project area are generally low. Traffic noises from Honoapiilani Highway and nearby visitor/commercial facilities are the predominant sources of background noise in the vicinity of the subject property. Wind and surf are the primary natural background sources of noise for the region.

Potential Impacts and Mitigation Measures. In the short-term, the proposed project could generate some adverse impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, and material-carrying trucks and trailers, would be the dominant source of noise during the construction period. To minimize construction related impacts to the surrounding neighbors, the contractor will limit outdoor construction activities to normal daylight hours, and adhere to the State Department of Health's noise regulations for construction equipment. These measures would require:

- Mufflers on on-site vehicles or devices whose operations involve the exhausting of gas or air, excluding pile hammers and pneumatic hand tools weighing less than 15 pounds.
- Construction vehicles using trafficways must satisfy the DOH's vehicular noise level requirements
- Permits from the DOH where construction noise exceeds the DOH's "maximum permissible" property line noises. These permits will also limit the hours and days in which construction noises may occur.

The proposed use is compatible with the surrounding urban development and existing use on the property. Since the project area is surrounded by a compatible urban noise regime, no long-term impacts due to noise are anticipated.



4. Marine Resources

Existing Conditions. Nearshore waters are classified as open coastal "A", according to the Water Quality Standards Map prepared by the State Office of Environmental Planning and Hawaii Department of Health.

Potential Impacts and Mitigation Measures. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same, and thus no change in drainage-related indirect impacts is anticipated.

5. Topography and Soils

Existing Conditions. According to the "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" prepared by the U.S. Department of Agriculture, Soil Conservation Service, 1972, the project site consists of Ewa silty clay loam (EaA) of the Ewa Series. This soil is a dark reddish-brown silty clay that has weathered from basic igneous rock. The runoff is very slow and the erosion hazard is no more than slight. The available water capacity is about 0.10 to 0.12 inches per inch. Permeability is 0.63 to 2.0 inches per hour.

The property is practically flat (average 1.6%), sloping up from Wainee Street up to its boundary with Honoapiilani Highway between elevations of 20 and 26 feet above mean sea level.

Potential Impacts and Mitigation Measures. No significant changes to the topography are proposed and therefore no impacts are anticipated.

6. Flood and Tsunami Hazard

Existing Conditions. According to the Flood Insurance Rate Map prepared by the United States Federal Emergency Management Agency, Federal Insurance, Administration, Community Panel Number 15003 0163C, Dated August 3, 1998, the project is located in Zone C, areas of minimal flooding.

Potential Impacts and Mitigation Measures. No significant changes to topography or drainage characteristics are proposed, and no Flood-Hazard related impacts are anticipated.



7. Terrestrial Biota (Flora and Fauna)

Existing Conditions. The subject property is completely developed with surrounding pockets of landscape planting. There are no known significant habitats of rare, endangered or threatened species of flora and fauna located on the subject property. Animal life in this urban coastal setting includes avifauna including the common myna, several species of dove, cardinal, house finch, and house sparrow. Mammals common to this area include cats, dogs, rodents, and mongoose.

Potential Impacts and Mitigation Measures. The project improvements will adjust landscape planting, parking areas, and sidewalks along southwest section of the property, and along the northwest expansion. (See Figure No. 8, "Site/Landscape Plan")

8. Visual /Historic Resources/ Urban Design

Existing Conditions. Lahaina's natural scenic resources include intermittent views of the Pacific Ocean, the West Maui Mountains, Lana'i and Moloka'i. The subject area is not identified as a scenic resource or identified within a view-plane in the Maui Coastal Scenic Resources Study.

Potential Impacts and Mitigation Measures. The project entails an expansion of the existing one-story building by 2940sf. This action will not substantially affect the views towards natural scenic resources.

The Maui County Urban Design Review Board and/or the Cultural Resources Commission (CRC) will review and approve the proposed architectural and urban design enhancements in accordance with Chapter 2.26 of the Maui County Code (MCC) (Cultural Resources Commission) and Chapter 2.88 MCC (Cultural Resources Commission).

The State of Hawaii, Department of Land and Natural Resource's Historic Preservation Division will also be required to provide comments upon the design's impact on Historic resources since the project is within the National Lahaina Historic Landmark District.



8. Archaeological Resources

Existing Conditions. No archaeological resources are known at the subject property, and no inventory survey has been done on the property. In general, Lahaina has been considered a sensitive area for cultural deposits and burial sites.

Potential Impacts and Mitigation Measures. Since the site is developed and the project will essentially maintain existing grades and no activities requiring significant trenching are anticipated, it is unlikely that sub-surface archaeological or cultural resources will be discovered or disturbed during construction. However, as a precaution, an Archaeological Monitoring Plan will be submitted to and approved by the Historic Preservation Division of the State Department of Land and Natural Resources. A construction monitor will observe all sub-surface work. Should cultural deposits or burial remains be found during construction, all work will be stopped in that area and the State Department of Land and Natural Resources, Historic Preservation Division will be consulted for proper analysis and treatment.

9. Climate

Existing Conditions. The climate in the West Maui region is influenced by persistent north-northeasterly trade winds. Lahaina is located in the dry leeward portion of West Maui. Average annual temperature is 75 F. Average monthly temperatures vary by about 9 degrees between the coolest and warmest months. Rainfall at the project site averages approximately 15 inches per year.

Potential Impacts and Mitigation Measures. The proposed project will not be impacted by climatic conditions in the area, nor induce changes to the local climate.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

Existing Conditions. According to the 2001 Maui Data Book, which makes use of the 2000 Census, the Lahaina CDP (approximately 5.8 square miles) supports a resident population of 9,118.

Potential Impacts and Mitigation Measures. The project is not anticipated to affect population in the Lahaina area.



2. Economy

Existing Conditions. The Lahaina economy is based primarily on the visitor industry. Visitor accommodations are located near the shoreline along with necessary support facilities and residential communities. Kapalua and Kaanapali have developed into important visitor destination anchors while old Lahaina Town, with its historic character and charm, has developed into the region's visitor, service, commercial and residential center. Agriculture is a second important part of Lahaina's economy.

Potential Impacts and Mitigation Measures. The project will generate positive construction-phase economic impacts that are generally short-term effects. They include employment, income, and expenditure impacts that are created by on-site and off-site construction employment, on-site and off-site trade/ transportation/ service employment, and manufacturing employment in support of construction. The positive post-construction, operational economic impacts are long-term consequences generated by the project. They encompass employment, income, and expenditure impacts created by the project's employees including management, maintenance, and workers. The proposed project will produce a limited number of full and part-time jobs in support of the development.

3. Cultural Resources

Existing Conditions. Due to the level of existing urban development in the project area, there are no known natural or cultural resources. The property includes a lateral access corridor (sidewalk) along Wainee Street. The property is not utilized for mauka/makai access.

Potential Impacts and Mitigation Measures. Since no natural or cultural resources are available on the project site and mauka/makai access will be maintained, no impacts to cultural resources are anticipated.

C. PUBLIC SERVICES

1. Recreational Resources & Facilities

Existing Conditions. West Maui offers many outdoor recreational opportunities, some in conjunction with resort activities. These include snorkeling, swimming, surfing, boating, golfing, and hiking. The Ka'anapali area is noteworthy for its continuous sandy shoreline that extends some 8,000 feet. State and County beach parks in the Lahaina



District include the Honolua-Mokuleia Marine Life Conservation District, the D. T. Fleming Park, Honokowai Beach Park, Wahikului State Wayside, Kamehameha Iki Park, Puamana Beach Park, Lanuniupoko State Wayside, Ukumehama Beach Park, and Papalaua State Wayside.

Potential Impacts and Mitigation Measures. The proposed improvements have no anticipated direct or indirect effects on the aforementioned public resources.

2. Police and Fire Protection

Existing Conditions. The County of Maui Fire and Police Departments provide service in the Lahaina area, the Lahaina Station is located approximately a 2.5 miles north at the Lahaina Civic Center.

Potential Impacts and Mitigation Measures. The proposed project has no anticipated effects on Police or Fire Protection services.

3. Schools

Existing Conditions. The Lahaina District is serviced by both private and public schools, which provide education from preschool through high school. Public schools in the Lahaina District include the King Kamehameha III Elementary School from kindergarten through fifth grade, the Lahaina Intermediate School for grades six through eight, and Lahainaluna High School for grades nine through twelve. Private schools in the Lahaina District include Sacred Hearts School for grades kindergarten through twelve and several preschools.

Potential Impacts and Mitigation Measures. The proposed project has no anticipated effects on educational facilities.

D. INFRASTRUCTURE

1. Domestic Water

Existing Conditions. Domestic water and fire flow for the proposed project are provided by the County's water system via a 12-inch waterline along Wainee Street.



Potential Impacts and Mitigation Measures. The project does not entail a significant increase in water demand. As part of the building permit process, domestic water and fire flow calculations will be provided to determine the adequacy of the existing water system, in accordance with the rules of the Department of Water Supply.

2. Wastewater

Existing Conditions. The existing facility is serviced by an 8-inch sewerline on Waiee Street. Wastewater from the Lahaina area is transported to the Lahaina Waste Water Treatment Plant, which is located in Honokowai. According to the Wastewater Reclamation Division, County of Maui, as of December 31, 2001, said treatment plant has ample capacity. The treatment plant was designed to handle 6.7 million gallons a day and 6.14 million gallons have been allocated. There is approximately 5 million gallons of wastewater being processed at the plant daily.

Potential Impacts and Mitigation Measures. No significant increase in wastewater generation is anticipated.

3. Roadways and Traffic

Existing Conditions. Honoapiilani Highway and Front Street provide the primary lateral access along Lahaina Town. The project is located on Waiee Street, located in-between and parallel to these major roads. Pedestrian sidewalks are located on either side of Waiee Street. Near the property, Papalaua Street runs perpendicular to the aforementioned roadways and provided mauka/makai access.

Potential Impacts and Mitigation Measures. As discussed in the traffic analysis letter included in Appendix A, the project is not anticipated to have significant impacts on traffic in the area. The facility is not open during the AM peak traffic hour, and therefore will not add to AM peak traffic. The anticipated increase during PM peak traffic hour is 15 trips.

4. Drainage

Existing Conditions. There is an existing 18-inch culvert that crosses under Honoapiilani Highway and discharges near the northwest corner of the property. Runoff from said culvert discharges into a grass swale that traverses along the northwestern boundary of the property. At approximately two-thirds of the distance to Waiee Street, the swale terminates at an existing grated catch basin.



There are two additional catch basins, which are located at both driveway entrances to the project site. All three grated catch basins are connected and divert runoff in a southerly direction on Wainee street, then west along Papalaua street an outlet which discharges into the ocean makai of Front Street.

It is estimated the existing storm runoff from the project site is 4.5 cfs. Runoff calculations are included in the Drainage and Soil Erosion Control Report included as Appendix B.

Potential Impacts and Mitigation Measures. The development of the proposed project will increase the estimated 10-year storm runoff 0.2 cfs (from 4.5 to 4.7 cfs). This minimal increase in runoff will sheet flow into the two existing catch basins at the project's driveways and continue in the manner of existing runoff.

X



IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE LAWS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four major land use districts into which all lands in the State are placed. These districts are designated Urban, Rural, Agricultural, and Conservation. The project area includes lands within the Urban District. Development entitlements within the Urban District are delegated to the respective County Governments.

B. MAUI COUNTY ZONING

The property is located in the Business District "B-2". The purpose of this district states: "A community business district is intended to provide all types of goods and services for the community, with the exception of those uses more generally associated with industrial district, but at a lower intensity of use than in the central business district".

The proposed development is consistent with the intent of the district and the permitted use (#22) "Clinics, medical or dental".

C. MAUI COUNTY GENERAL PLAN

The General Plan of the County of Maui (1990 update) provides long-term goals, objectives, and policies directed toward improving living conditions in the County. The proposed project is applicable to the following General Plan Objectives and Policies:

Category: Land Use.

Policy: Formulate a directed land use growth strategy which will encourage the redevelopment and infill of existing communities allowing for mixed land uses, where appropriate.

Category: Health and Family.

Objective: To meet the health needs of all residents and visitors.

Policy: Encourage the expansion and improvement of our hospitals and our public and private medical facilities.



D. WEST MAUI COMMUNITY PLAN

Nine community plan regions have been established in Maui County. Each region's growth and development is guided by a community plan which contains objectives and policies in accordance with the Maui County General Plan. The purpose of the community plan is to outline a relatively detailed agenda for carrying out these objectives.

The subject property is located within the West Maui Community Plan region. The Community Plan was recently amended by ordinance No. 2646 on March 25, 1998. The Community Plan designation for the subject property is Business/ Commercial.

The proposed action is applicable to the following goals, objectives, and policies set forth by the West Maui Community Plan:

Category: Social Infrastructure.

Goal: Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy, and enjoyable lifestyle, and offers opportunities for self improvement and community well being.

Category: Environment.

Objective: Promote the planting of trees and other landscape planting to enhance streetscapes and the built environment.

E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

Chapter 205A, HRS, requires that any "development" within the Special Management Area obtain a SMA permit. Since a portion of the project will be constructed within the SMA, a SMA permit is required for the proposed project. Special Management Area permits are administered by the Maui Planning Department and acted upon by the Maui Planning Commission.

The following is a review of the proposed project within the context of the Special Management Area objectives, policies, and guidelines, pursuant to HRS Chapter 205A and Chapter 202, Special Management Area Rules for 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 recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or require 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 uses of county, state, and federally owned or controlled shoreline lands and waters having standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing;
 - (viii) Encourage 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, and county authorities; and crediting such dedication against the requirements of Section 46-6, HRS.

Analysis. Given the distance between the subject location and the coast, the project is not anticipated to have any considerable effects upon coastal resources, or access to coastal resources.



2. Historical/Cultural Resources

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

Policies:

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

Analysis. No archaeological resources are known in the project area, and little subsurface disturbance is required for the project. If cultural artifacts or burials are discovered during the construction process, all work will be stopped in that area and the State Department of Land and Natural Resources, Historic Preservation Division will be consulted for proper analysis and treatment.

3. Scenic and Open Space Resources

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

Policies:

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

Analysis. The project entails an expansion of the existing one-story building by 2940sf. This action will not substantially affect the views towards natural scenic resources. The project is not within scenic view corridors identified in State or County studies.



4. Coastal Ecosystems

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

Policies:

- (a) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (b) Improve the technical basis for natural resource management;
- (c) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (d) 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
- (e) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Analysis. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same, and thus no change in drainage-related indirect impacts is anticipated.

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;
- (c) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development 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 impacts are minimized; and
- (iii) The development is important to the State's economy.

Analysis. The proposed development is proposed within an area presently designated and used for such development.

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 non-point source pollution hazards;
- (b) Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and non-point pollution hazards;
- (c) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- (d) Prevent coastal flooding from inland projects.

Analysis. The project is located in Flood Hazard Zone C. The property is not within a tsunami zone.

7. Managing Development

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

Policies:

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

Analysis. Assessment and evaluation of the project will entail the following processes:

- Environmental Assessment Review (Chapter 343 HRS Review)
- Special Management Area Assessment and Permitting



- Urban Design and/or Historic District Review

Where applicable, the evaluation and permitting processes will be combined under joint applications for the action. Each process entails a form of public participation, which are detailed in the following section.

8. Public Participation

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

Policies:

- (a) Promote public involvement in coastal zone management processes;
- (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 issues, developments, and government activities; and
- (c) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Analysis. Prior to project approval, it is anticipated that the following public notification and hearing requirements are applicable:

SMA Permit

A public hearing is required before the Maui County Planning Commission.

1. Thirty days prior to the public hearing, the Department of Planning must publish a notice of public hearing in a newspaper published twice weekly in the County of Maui.
2. Applicant is required to send notification of hearing and location map by registered or certified mail to all recorded owners and lessees within 500 feet of the property not less than 30 days prior to the hearing. The Applicant must also send notice to all persons who have requested in writing to be notified of proceedings.
3. Within 10 days of the Department of Planning's acceptance of the application, the Applicant must publish the notice of application and legible map once in a newspaper published twice weekly in the County.

Environmental Assessment

Public involvement in the Environmental Assessment process involves the following steps:

1. Assessment made available in a nearby Public Library



2. OEQC publishes a notice of availability regarding public review of the Draft EA in the Environmental Notice bulletin.
3. 30 day public comment period
4. OEQC publishes notice of Final EA and FONSI

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, minimize interference with natural shoreline processes, and 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.

Analysis. Due to the inland location of the project, no impacts to beaches are anticipated.

10. Marine Resources

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

- (a) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (b) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
- (c) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (d) 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



- (e) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources. [L 1977, c 188, pt of §3; am L 1993, c 258, §1; am L 1994, c 3, §1; am L 1995, c 104, §5; am L 2001, c 169, §3]

Analysis. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same, and thus no change in drainage-related indirect impacts is anticipated.

G. ENVIRONMENTAL ASSESSMENT SIGNIFICANCE CRITERIA

In accordance with Title 11, Department of Health, Chapter 200 and Subchapter 6, Section 11-200-12, Environmental Impact Statement Rules, and based on the detailed analyses contained within this document, the following conclusions are supported:

1. The proposed action will *not* result in an irrevocable commitment to loss or destruction of natural or cultural resources.

Analysis. The project does not require the loss or destruction of natural or cultural resources. The project is not anticipated to adversely affect natural or cultural resources.

2. The proposed action will *not* curtail the range of beneficial uses of the environment.

Analysis. The project aims to enhance the immediate urban environment. No impacts to the natural environment are anticipated.

3. The proposed action will *not* conflict with State or County long-term environmental policies and goals as expressed in Chapter 344, HRS.

Analysis. The proposed project will conform to State and County long-term environmental policies and goals as expressed in Chapter 344, HRS.

4. The proposed action will *not* substantially affect the economic or social welfare and activities of the community, county or state.

Analysis. The proposed project is anticipated to improve the immediate environment, improve the utilization of the existing facilities. No significant impacts to the economic or social welfare are anticipated.



5. The proposed action will *not* substantially affect public health.

Analysis. No impacts to public health are anticipated. As described in previous sections, short-term air-quality and noise impacts are anticipated but can and will be mitigated.

6. The proposed action will *not* result in substantial secondary impacts.

Analysis. The proposed project will not introduce a new type of use or significantly intensify the use of the property. No direct or secondary impacts are anticipated. The action does not require the commitment of future resources.

7. The proposed action will *not* involve substantial degradation of environmental quality.

Analysis. As described in previous sections, short-term air-quality and noise impacts are anticipated but can and will be mitigated.

8. The proposed project will not produce cumulative impacts and does *not* have considerable effect upon the environment or involve a commitment for larger actions.

Analysis. The project area is finite and does not require additional development or require a commitment for larger actions.

9. The proposed project will *not* affect a rare, threatened, or endangered species, or its habitat.

Analysis. No rare, threatened, or endangered species or their habitat are known to exist in the immediate project area.

10. The proposed action will *not* substantially or adversely affect air and water quality or ambient noise levels.

Analysis. As described in previous sections, short-term construction-related impacts are anticipated but can and will be mitigated. The proposed project will meet all required State and county air, water, and ambient noise quality standards prior to and during construction. No significant long-term impacts are anticipated.

11. The proposed action will *not* substantially affect or be subject to damage by being located in an environmentally sensitive area, such as flood plain, shoreline, tsunami



zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.

Analysis. The project is not located within an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.

12. The proposed action will *not* substantially affect scenic vistas or view planes identified in county or state plans or studies.

Analysis. The project does not include changes in building height, and no scenic impacts are anticipated due to the expansion of the existing facility. The subject property is not specifically identified in any county or State plans or studies as containing scenic vistas or view planes.

13. The proposed action will *not* require substantial energy consumption.

Analysis. Since the proposed project does not engender any increase in energy consumption over the existing use of the property, energy consumption will not be affected.



V. FINDINGS AND CONCLUSIONS

Processing of this Final Environmental Assessment is pursuant to Chapter 343 of the Hawaii Revised Statutes. A Finding of No Significant Impact (FONSI) has been made in accordance with the criteria outlined in section §11-200-12 of the Department of Health's rules and regulations relating to environmental impact statements. This determination has been made with consideration of all agency and public comments on the Draft Environmental Assessment.



LIST OF PREPARERS

Kaiser Foundation Health Plan Inc
Applicant

Mary M. Hew, M.P.H., M.B.A

R Hartman Architect LLC
Architect

Robert Hartman, AIA
Jocelyn Asato

Stacey Otomo Engineering
Civil Engineer

Stacy Otomo, P.E.

Phillip Rowell and Associates
Traffic Engineer

Phillip Rowell, P.E.

Chris Hart & Partners
Planning Consultant

Christopher L. Hart, A.S.L.A.
Robb Cole



VI. REFERENCES

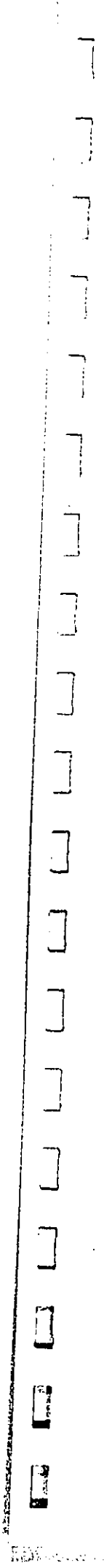
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County of Maui, Department of Planning. 1991. *The General Plan of the County of Maui, 1990 Update*. Wailuku, Maui.

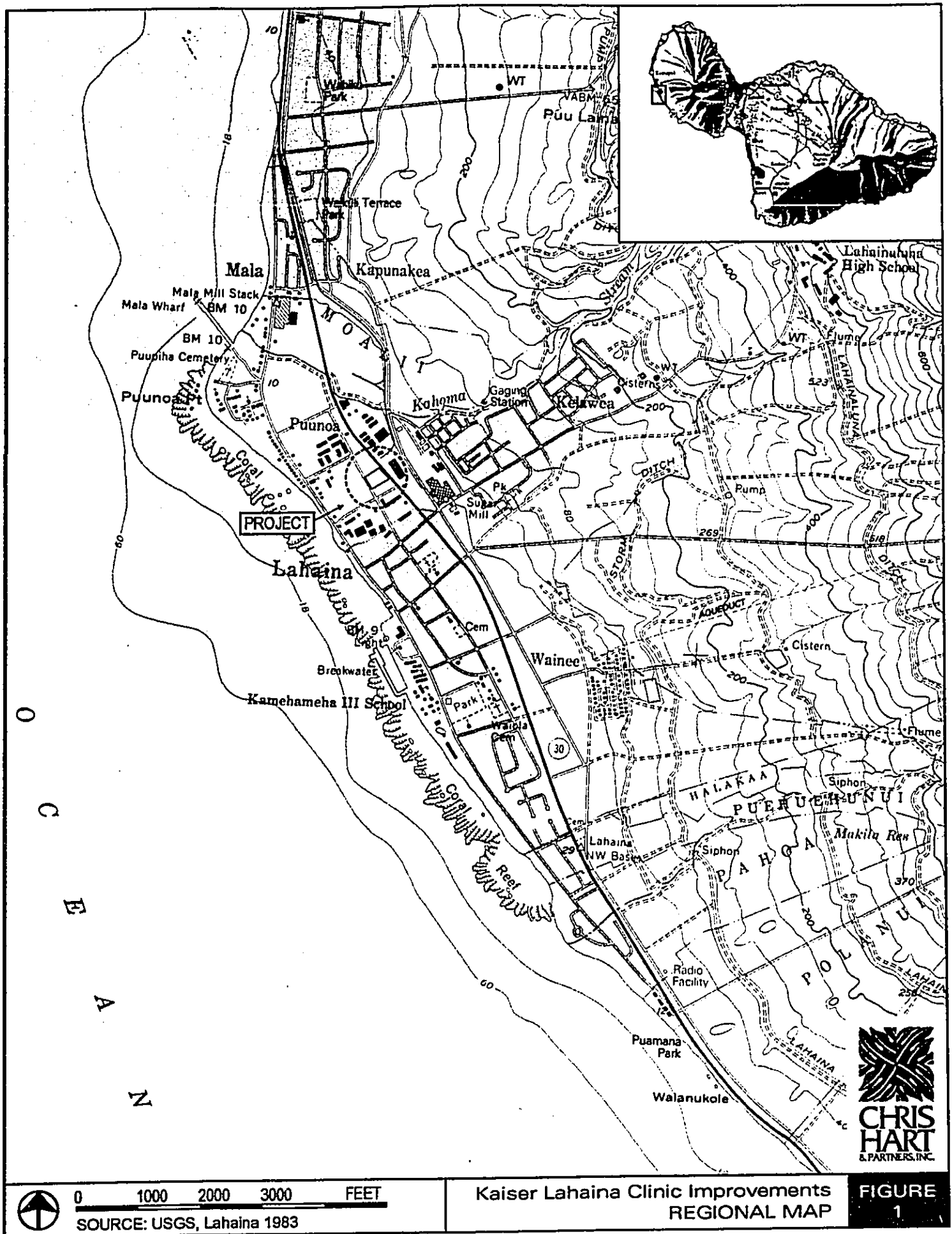
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Environmental Planning Associates Inc. August 1990. *Maui Coastal Scenic Resources Study*. Prepared for the County of Maui, Department of Planning. Wailuku, Maui.

Office of Environmental Planning / Hawaii Department of Health. October 1987. *Water Quality Standards Map of the Island of Maui*



FIGURES

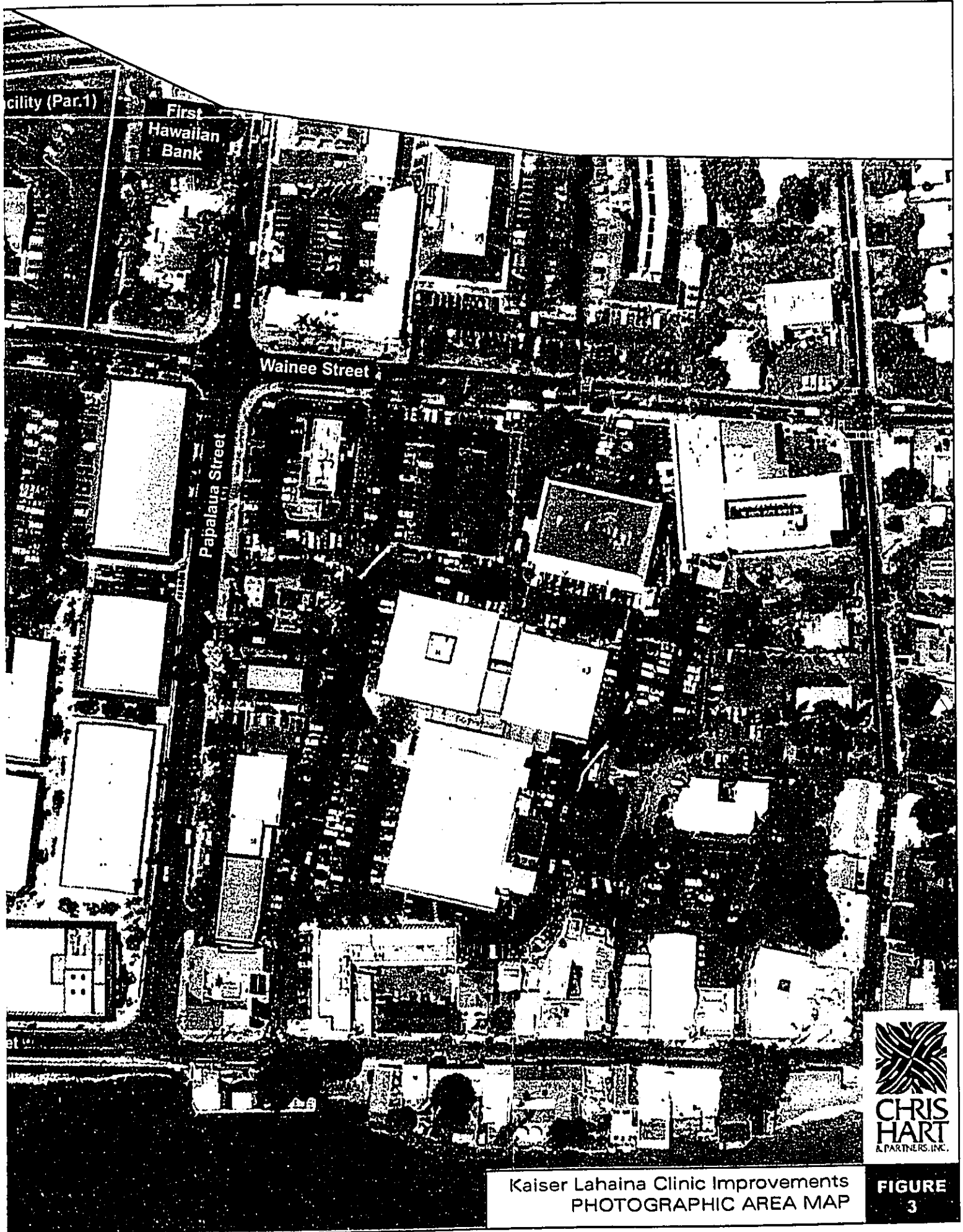


0 1000 2000 3000 FEET
SOURCE: USGS, Lahaina 1983

Kaiser Lahaina Clinic Improvements
REGIONAL MAP

FIGURE
1

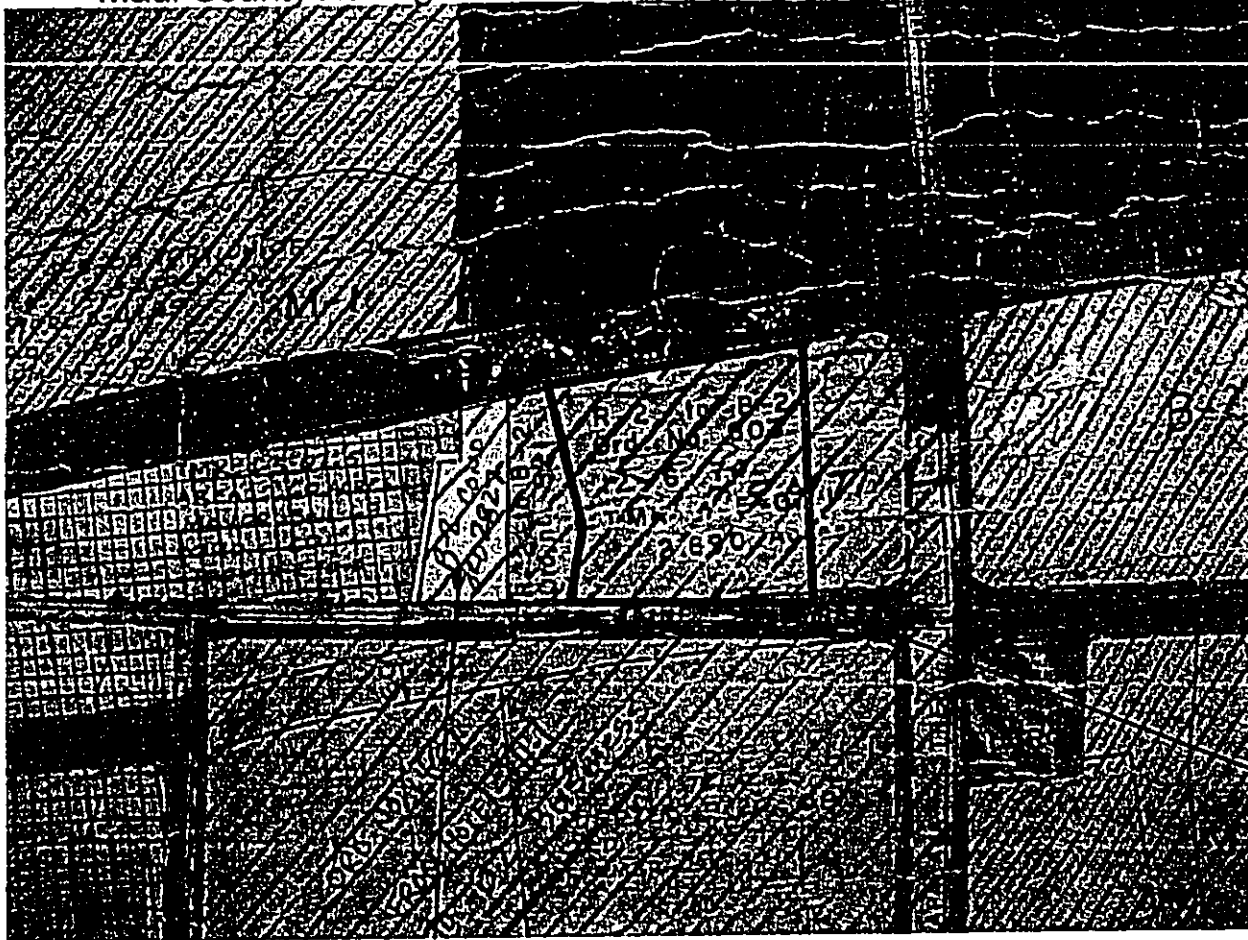




Kaiser Lahaina Clinic Improvements
PHOTOGRAPHIC AREA MAP

FIGURE
3

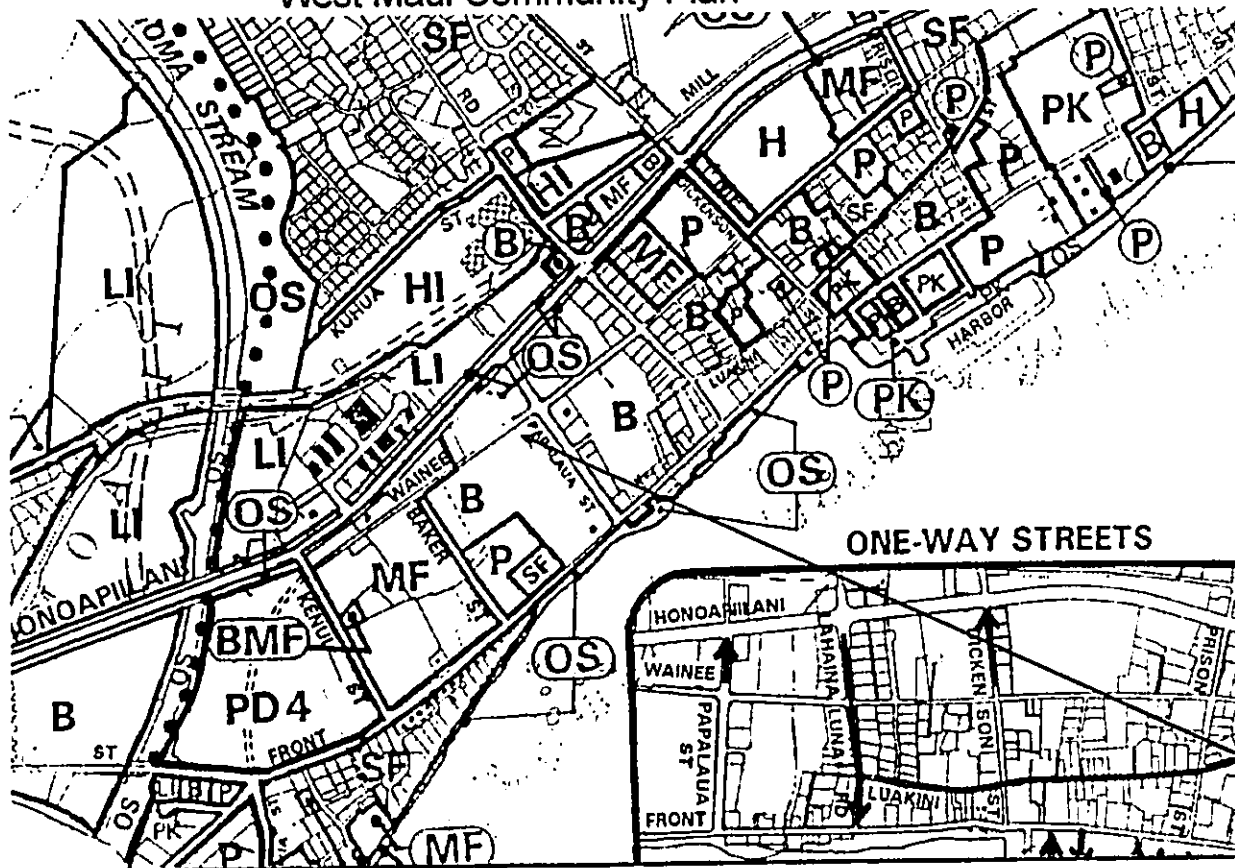
Maui County Zoning



State

PROJECT

West Maui Community Plan



State Land Use Districts



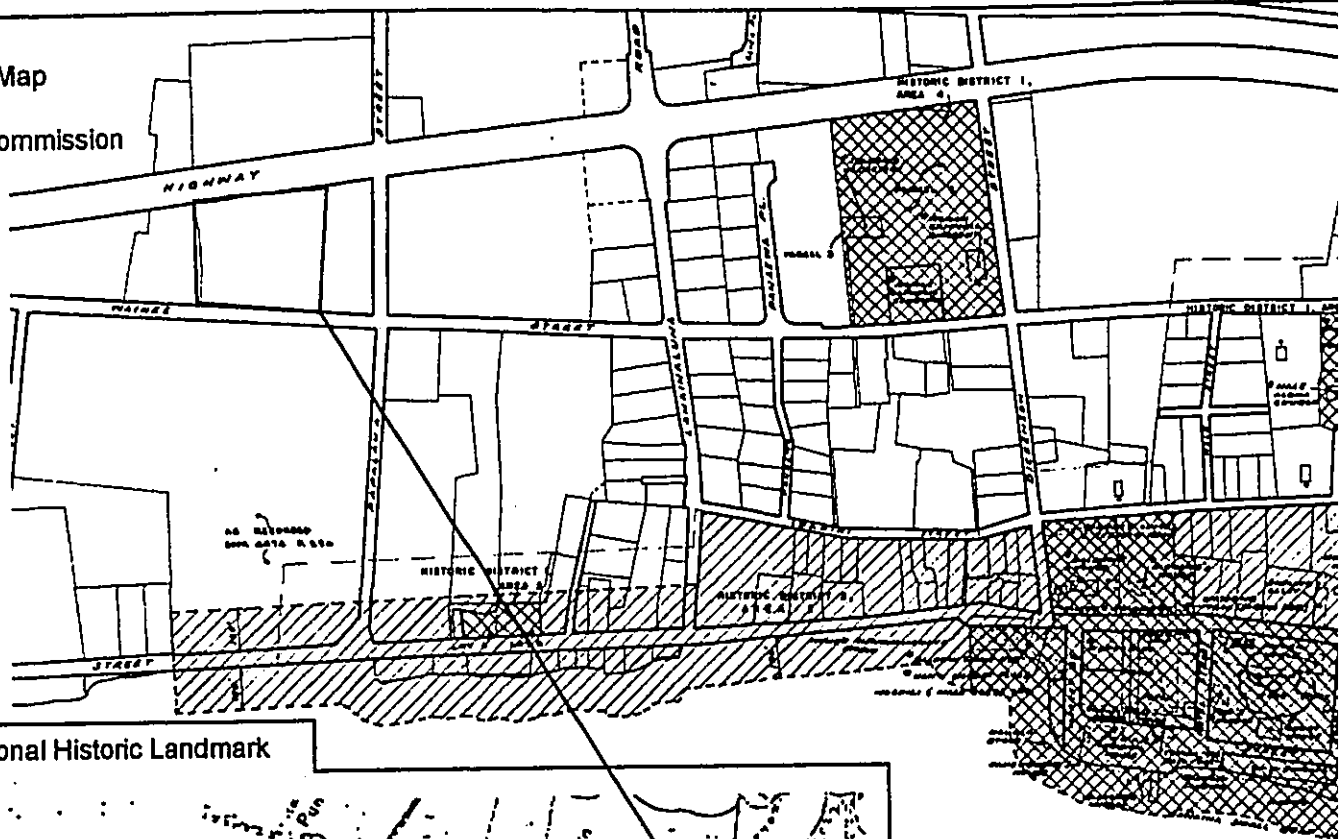
PROJECT

LAND USE CONTROL SUMMARY

STATE LAND USE DISTRICT: URBAN
MAUI COUNTY ZONING: B-2 COMMUNITY BUSINESS
COMMUNITY PLAN DISTRICT: BUSINESS/COMMERCIAL

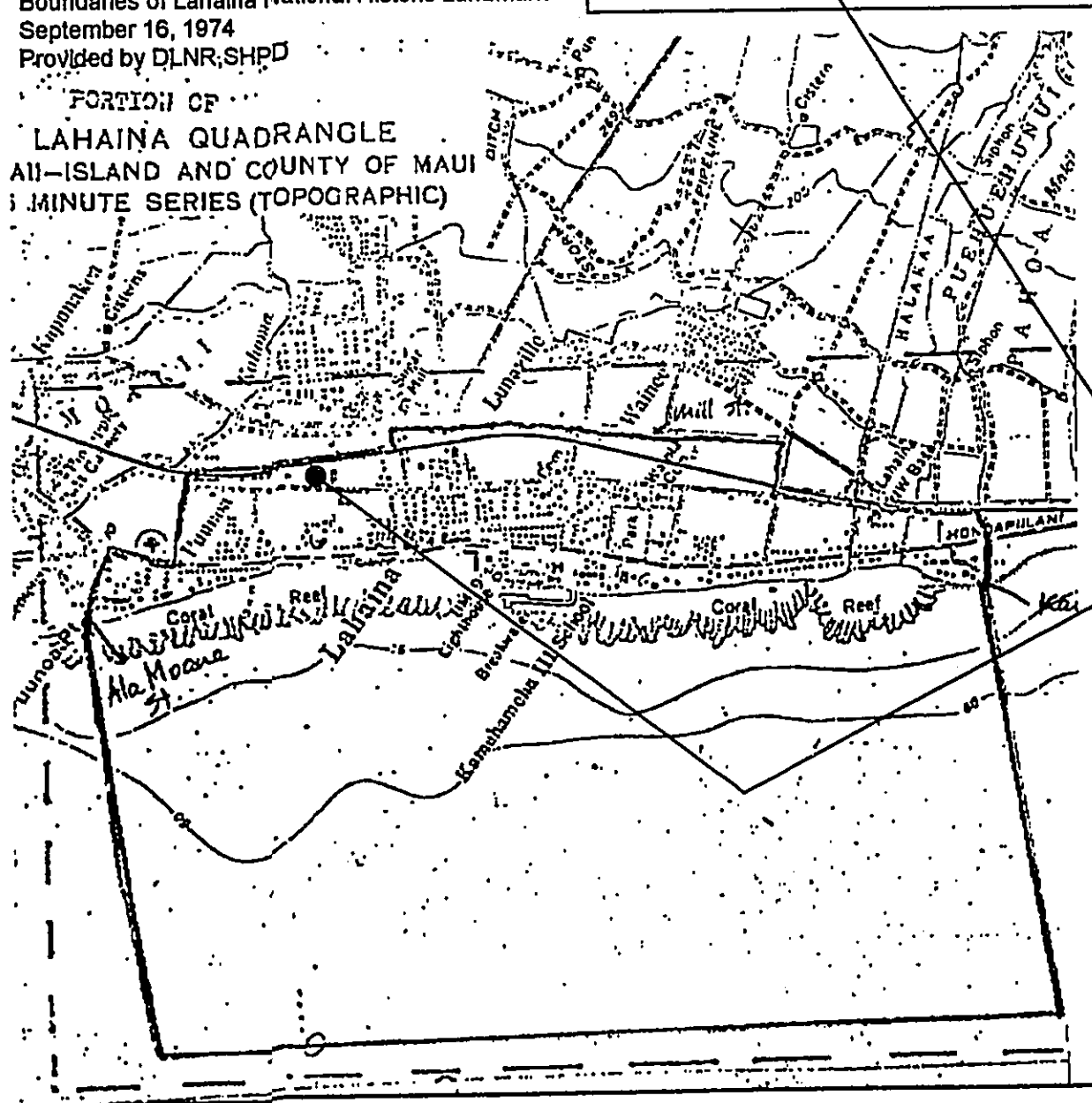


Lahaina Historic Districts Map
 March 22, 1967
 County of Maui Historic Commission



Boundaries of Lahaina National Historic Landmark
 September 16, 1974
 Provided by DLNR, SHPD

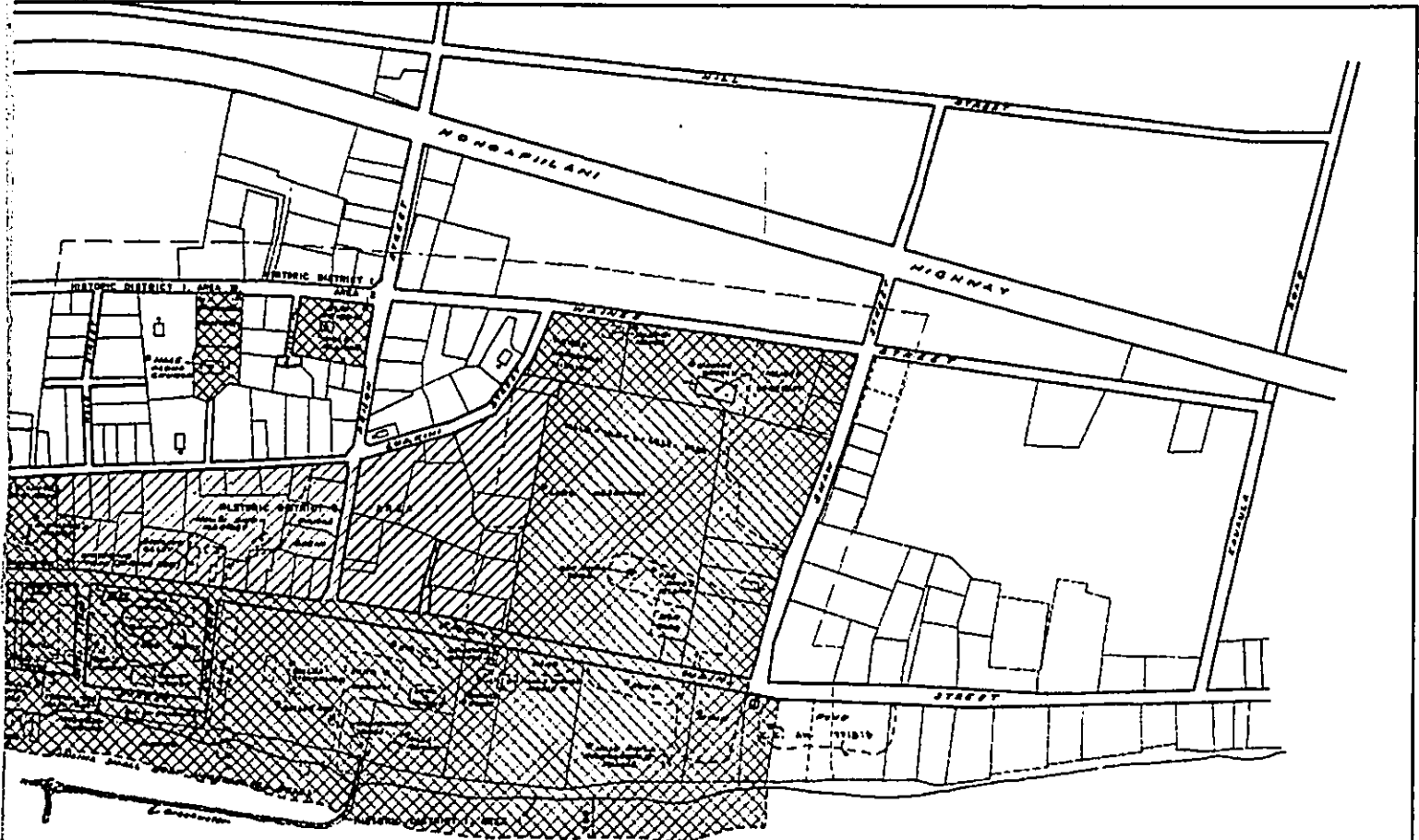
FORTION OF
 LAHAINA QUADRANGLE
 ALL-ISLAND AND COUNTY OF MAUI
 15-MINUTE SERIES (TOPOGRAPHIC)



- LEGEND
- HISTORIC DISTRICT 1
 - HISTORIC DISTRICT 2
 - Delineates existing historic lines
 - Delineates location of former historic lines
 - Location obtained from Run of Lahaina dated 1884 & may be found with Survey of Lahaina, State of Hawaii
 - Former boundary

PROJECT

HIST
 NATION
 M



LEGEND
 HISTORIC DISTRICT 1
 HISTORIC DISTRICT 2
 shows existing historic sites
 shows location of former historic sites
 notes obtained from Bureau of Land Management dated 1984 if they do correspond with the Survey Division, State of Hawaii
 some examples

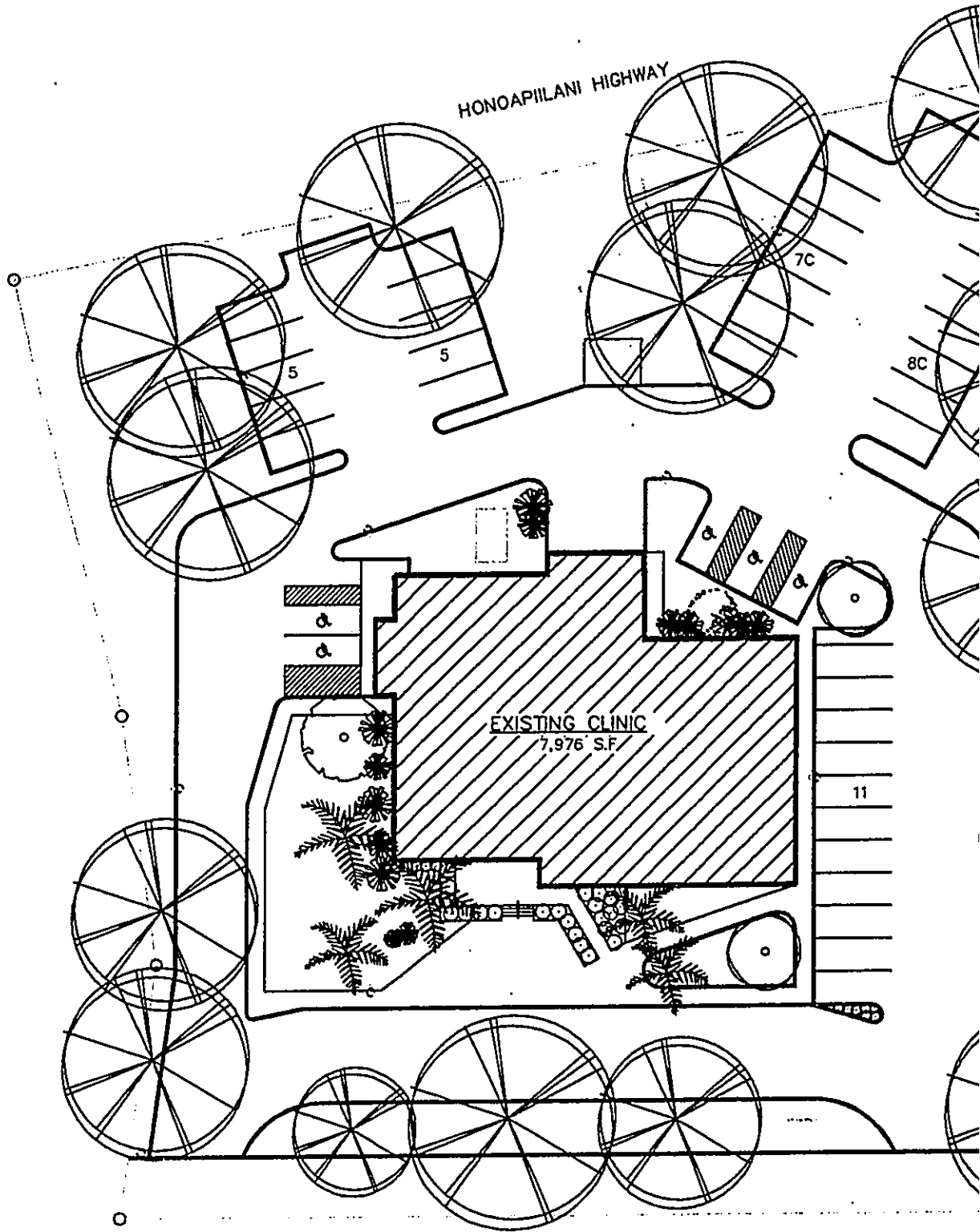
REVISED: March 22, 1987 (After Public Hearing)

MAUI PLANNING COMMISSION COUNTY OF MAUI	
LAHAINA HISTORIC DISTRICTS MAP SHOWING HISTORIC DISTRICTS 1 and 2	
APPROVED:	PUBLIC HEARING: 3-21-87
CHAIRMAN - COUNTY OF MAUI	ADOPTED: 4-21-87
APPROVED: <i>Luana Rose</i>	ORDINANCE: NR 214
CHAIRMAN - PLANNING COMMISSION	DATE: 12-14-86
PREPARED BY: MAUI PLANNING COMMISSION P. O. BOX 1487 KAHULUI, HAWAII	<i>Robert A. Oshiro</i> PLANNING DIRECTOR

JECT

HISTORIC CLASSIFICATION SUMMARY
 NATIONAL REGISTER: LAHAINA HISTORIC LANDMARK DISTRICT
 MAUI COUNTY: Not in Historic District No. 1 or 2



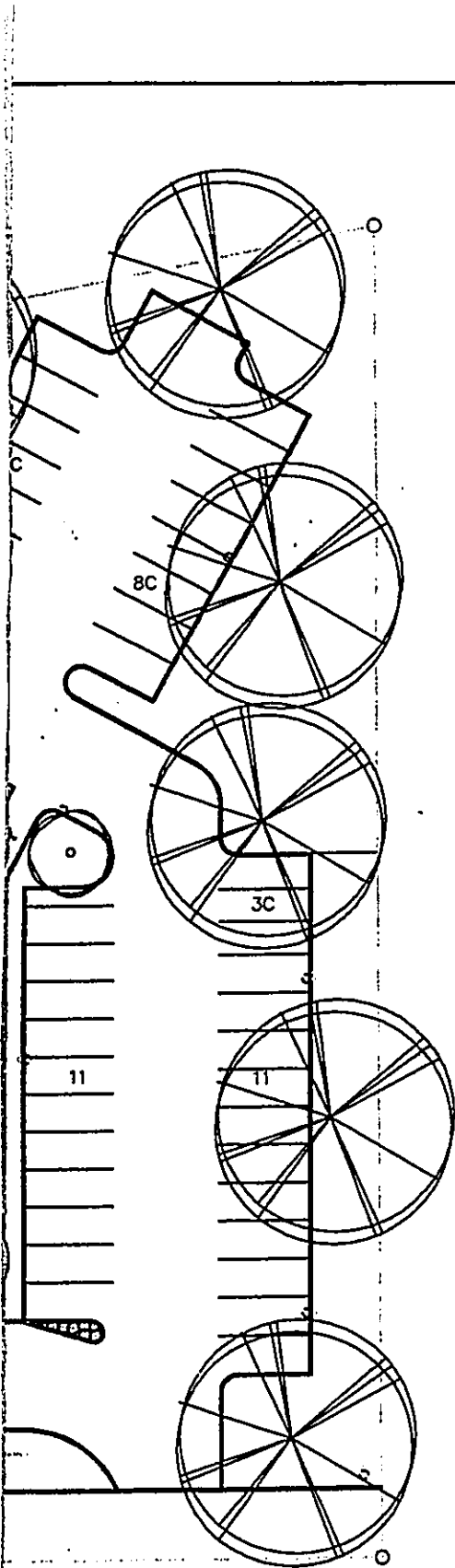


EXISTING SITE PLAN



WAINEE STREET

0 10 20 30 40
Feet



EXISTING SITE SUMMARY

AREA:	
GROSS SITE AREA	= 70,625 SF
EXISTING BUILDING AREA	= 7,976 S.F.
SITE COVERAGE	= 11.3%

PARKING:

REQUIRED:

CLINIC	
7,976 ÷ 300	= 27
TOTAL REQUIRED PARKING	= 27

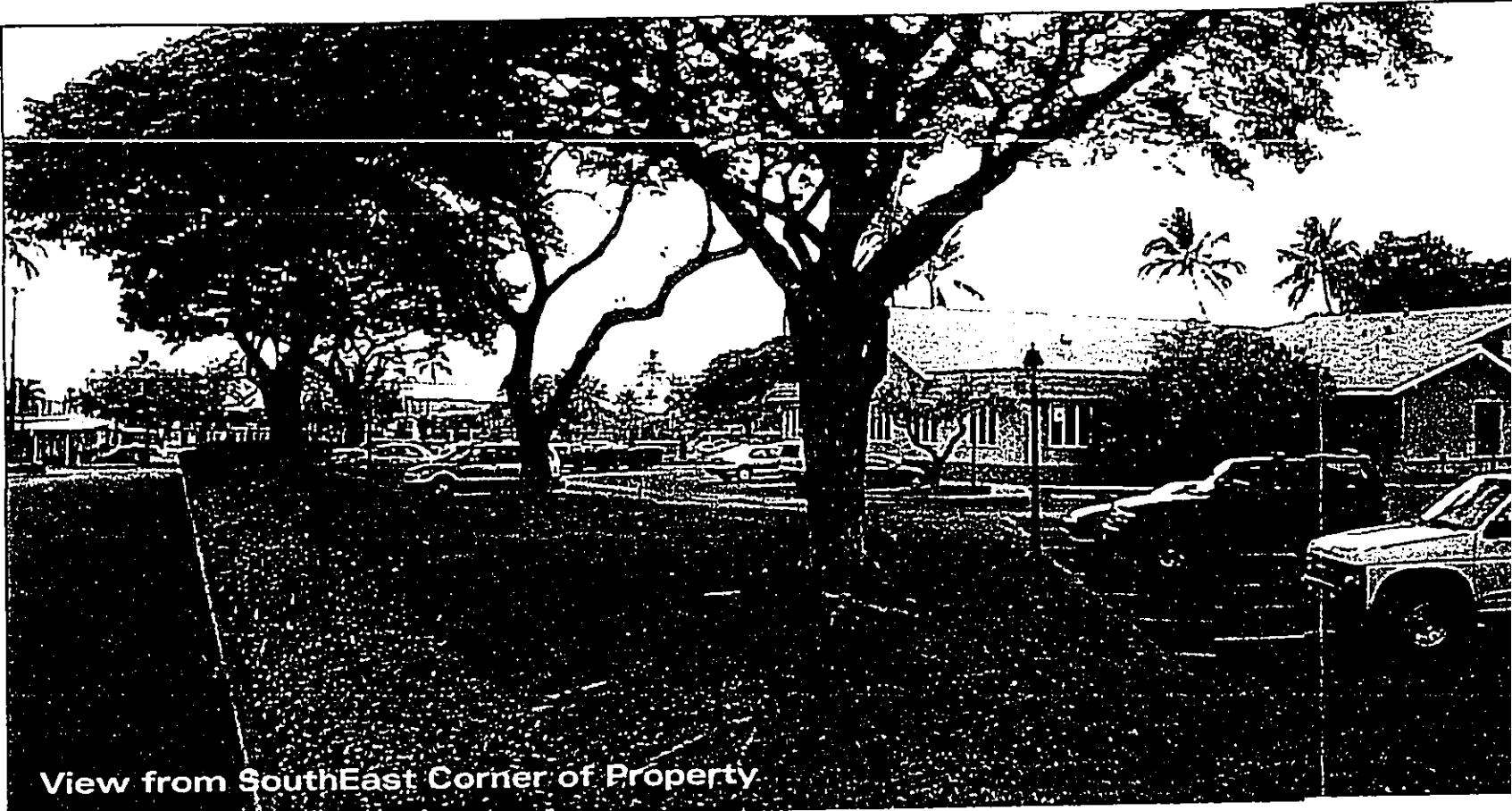
PROVIDED:

STANDARD PARKING STALLS	= 22
REGULAR ACCESSIBLE STALLS	= 4
VAN ACCESSIBLE STALLS	= 1
COMPACT STALLS	= 18
TOTAL PROVIDED	= 45

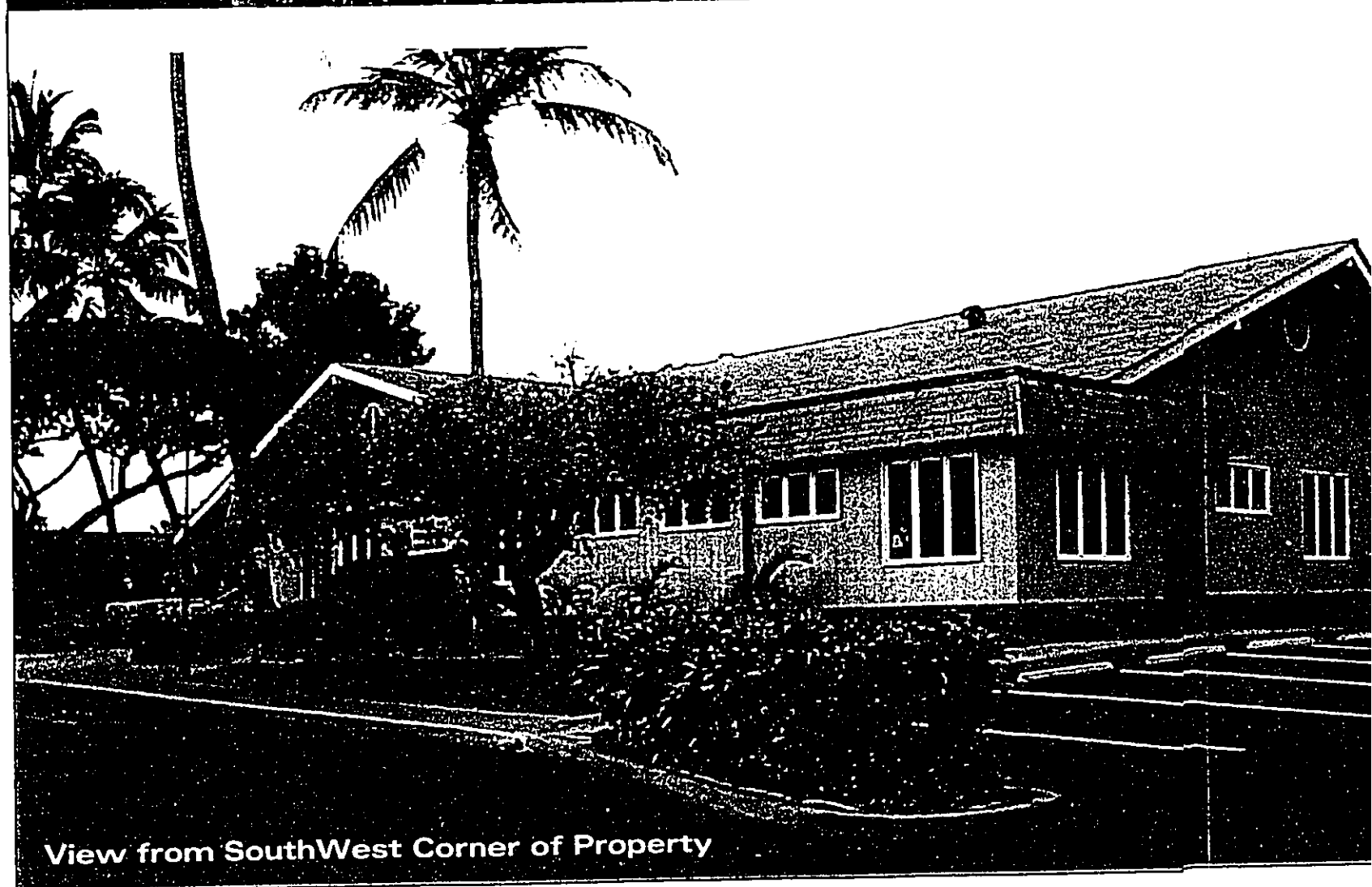
LOADING ZONE:

REQUIRED	= 1
PROVIDED	= 1

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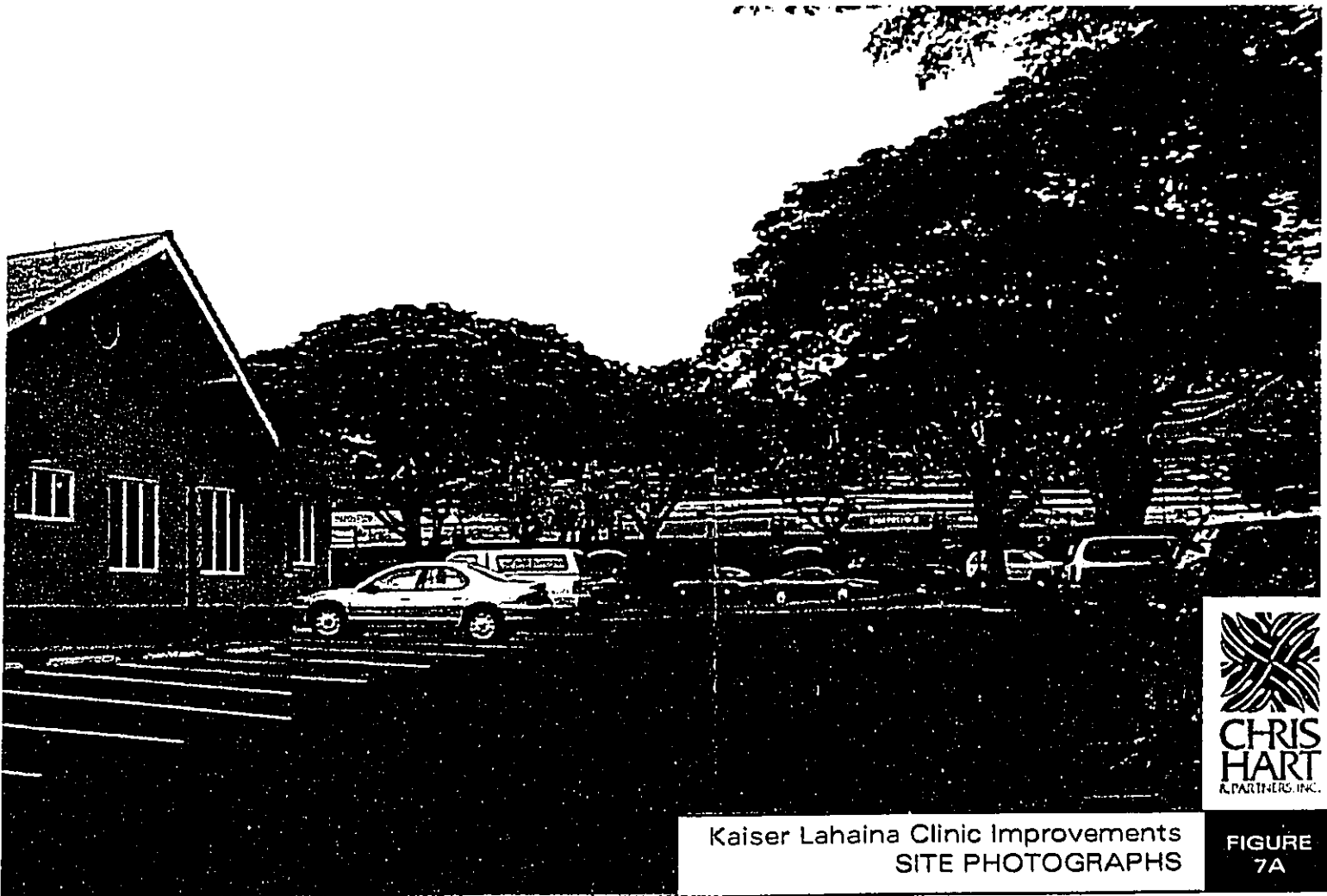
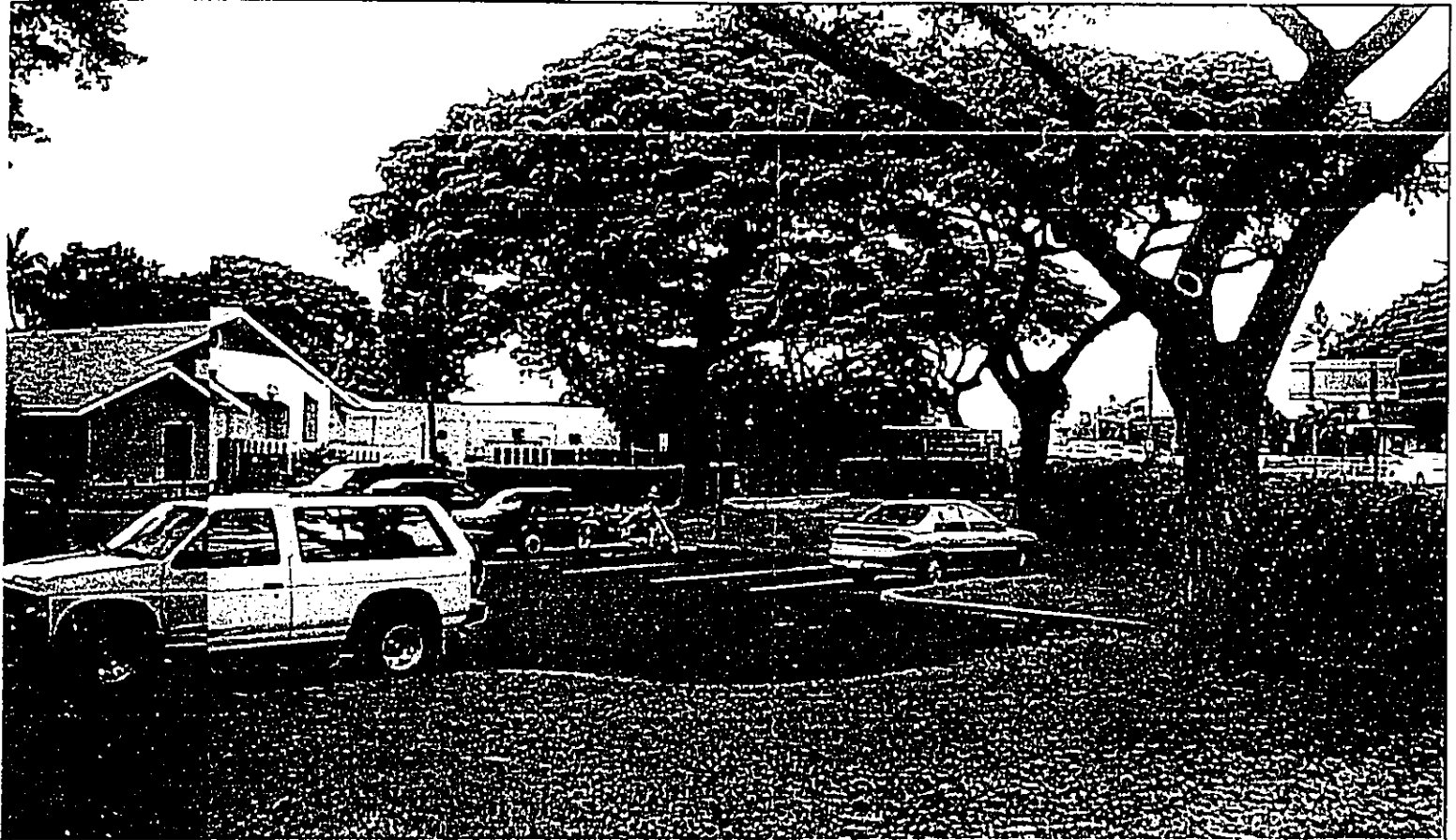


View from SouthEast Corner of Property



View from SouthWest Corner of Property

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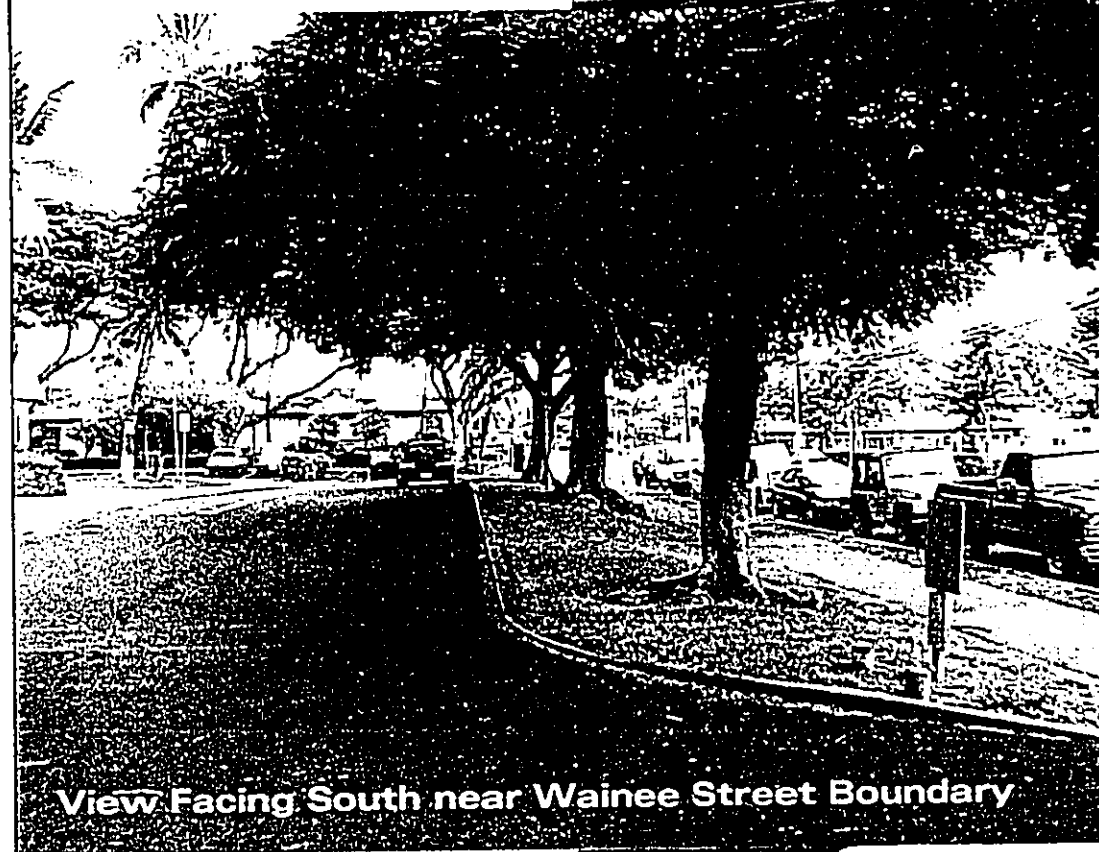
Kaiser Lahaina Clinic Improvements
SITE PHOTOGRAPHS

FIGURE
7A

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View from S

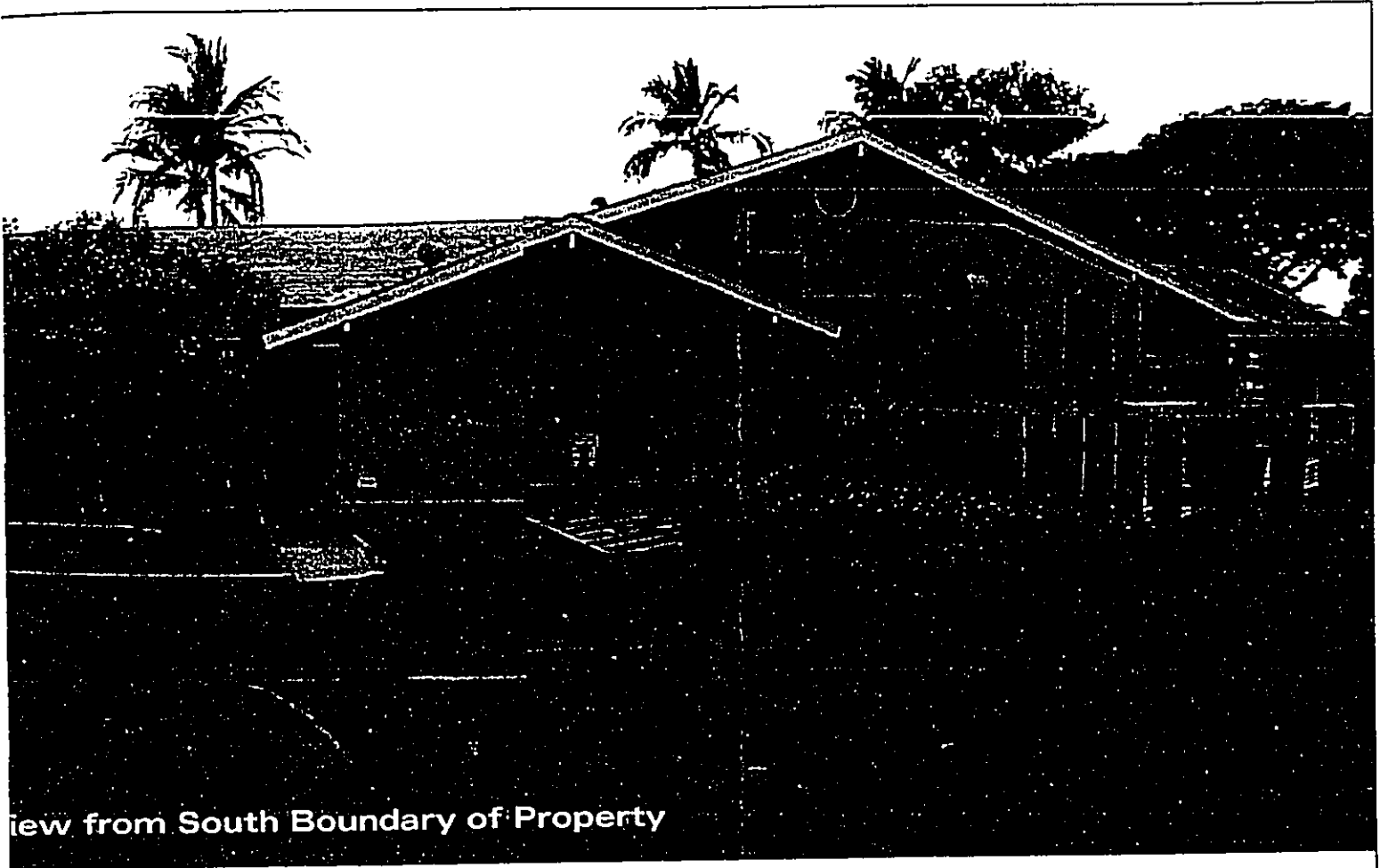


View Facing South near Wainee Street Boundary

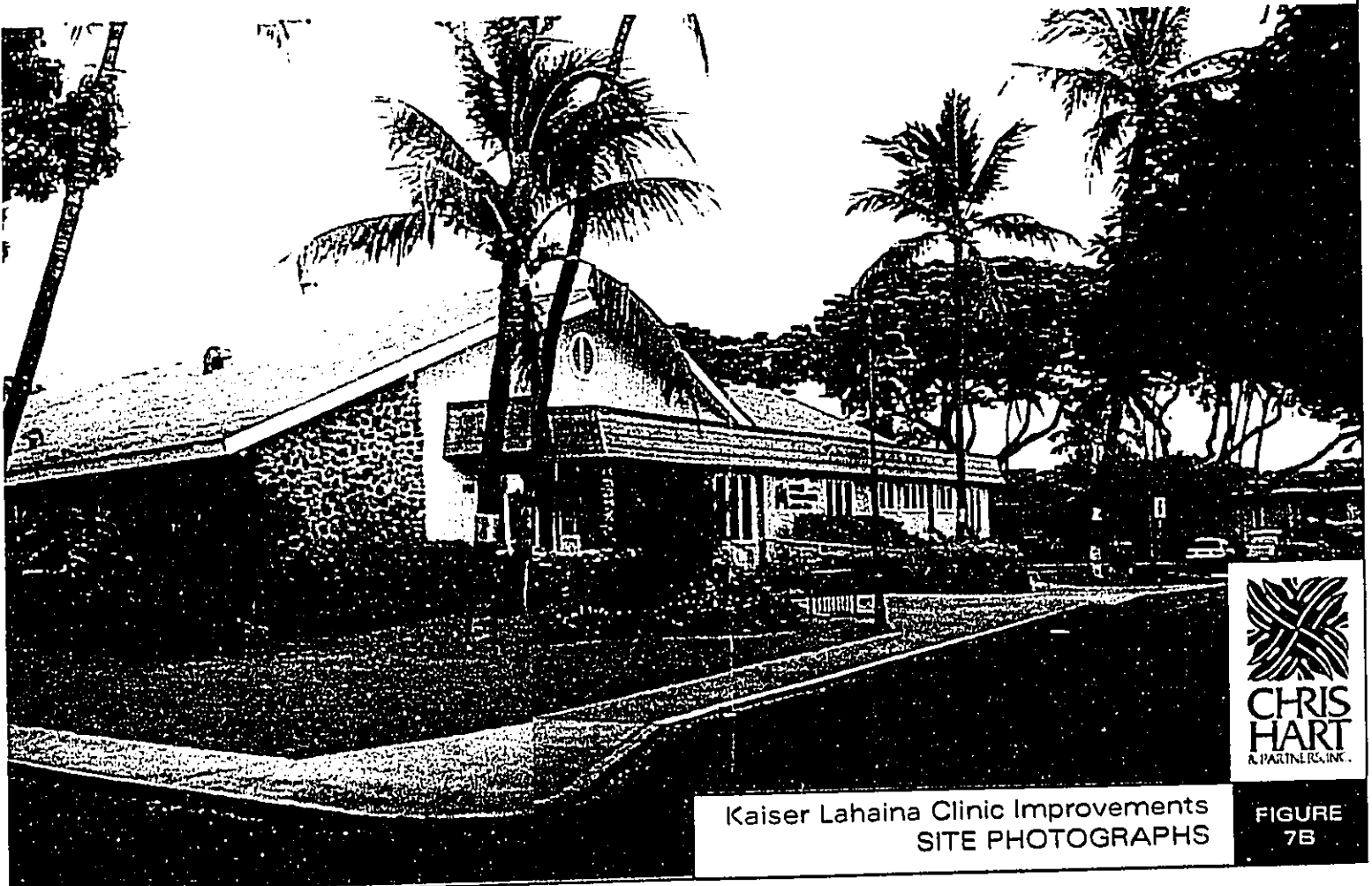


View from NorthWest Corner of Property

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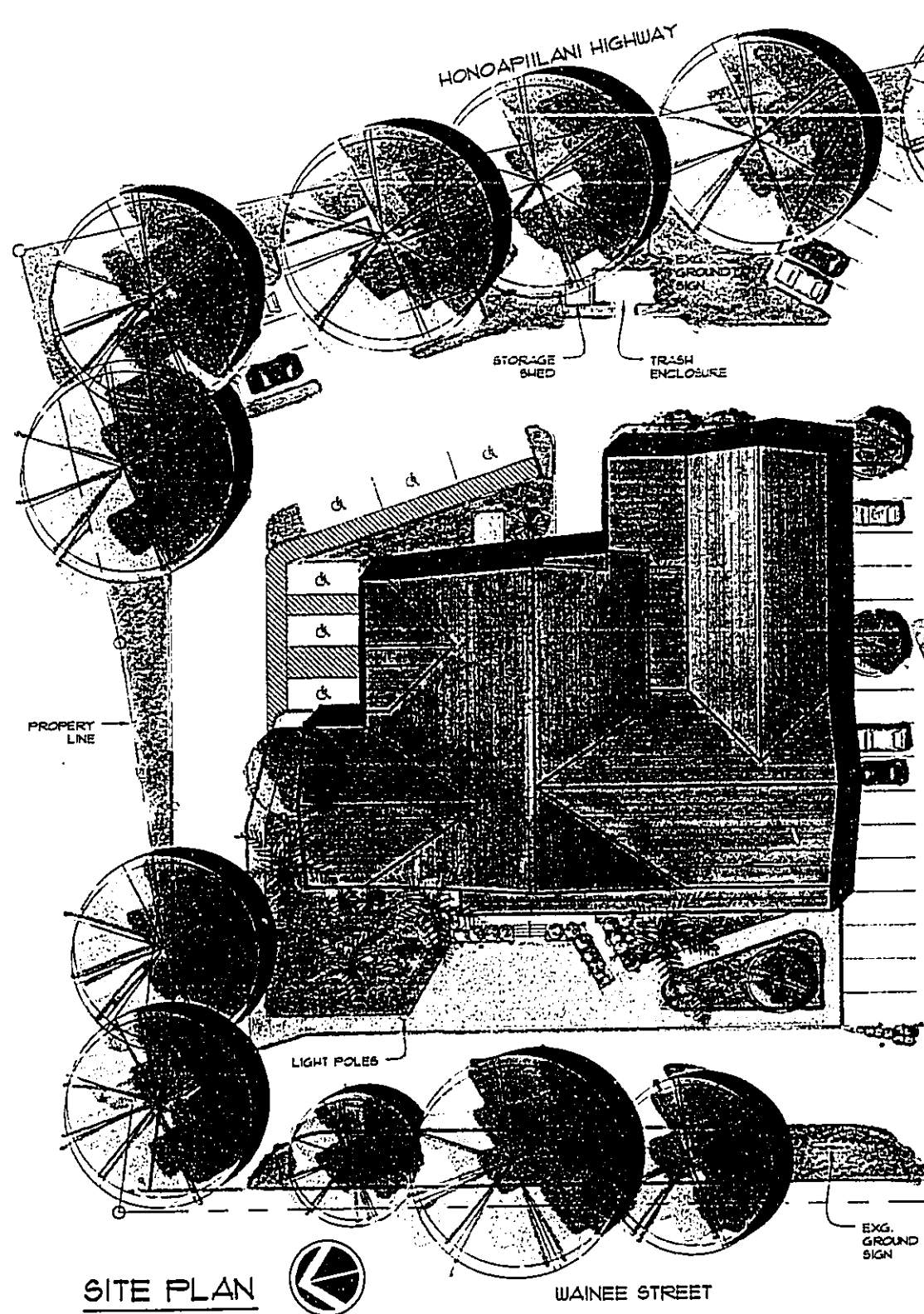


View from South Boundary of Property



Kaiser Lahaina Clinic Improvements
SITE PHOTOGRAPHS

FIGURE
7B



SITE PLAN

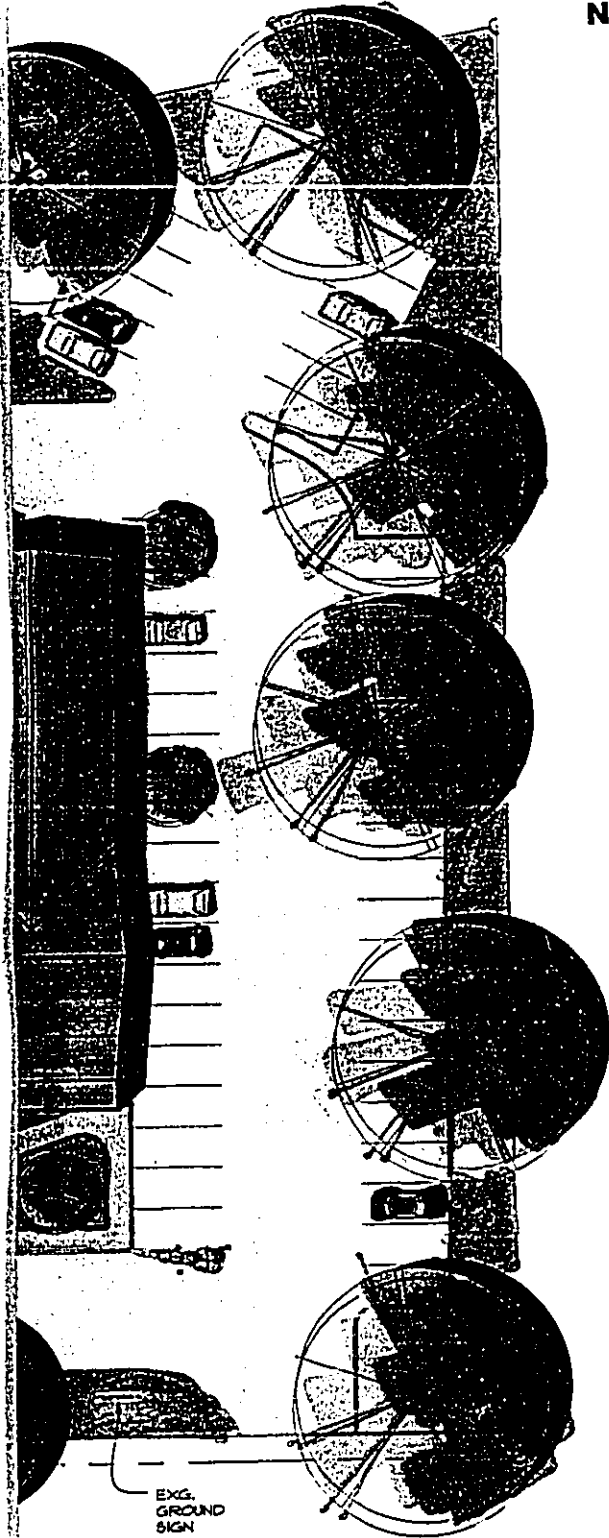


WAINEE STREET

R. HARTMAN
ARCHITECT^{INC}
A Universal Exhibits Company

200 Kakaia Place, 211
 Kaneohe, Hawaii 96742
 808-573-3373

Note: This Site Plan (Figure 8) was included in the Draft EA, however it is succeeded by the following Site/Landscape plan (Figure 9)



PROJECT SUMMARY.

<u>AREA:</u>	
GROSS SITE AREA	▪ 10 625 SF
BUILDING AREA	
EXISTING CLINIC	▪ 7,916 SF.
EXPANSION	▪ 2,940 SF.
TOTAL	▪ 10,916 SF.
SITE COVERAGE	▪ 15.5%

PARKING:

REQUIRED:

CLINIC		▪ 36
10,916 ÷ 300		
<u>TOTAL REQUIRED PARKING</u>		▪ 36

PROVIDED:

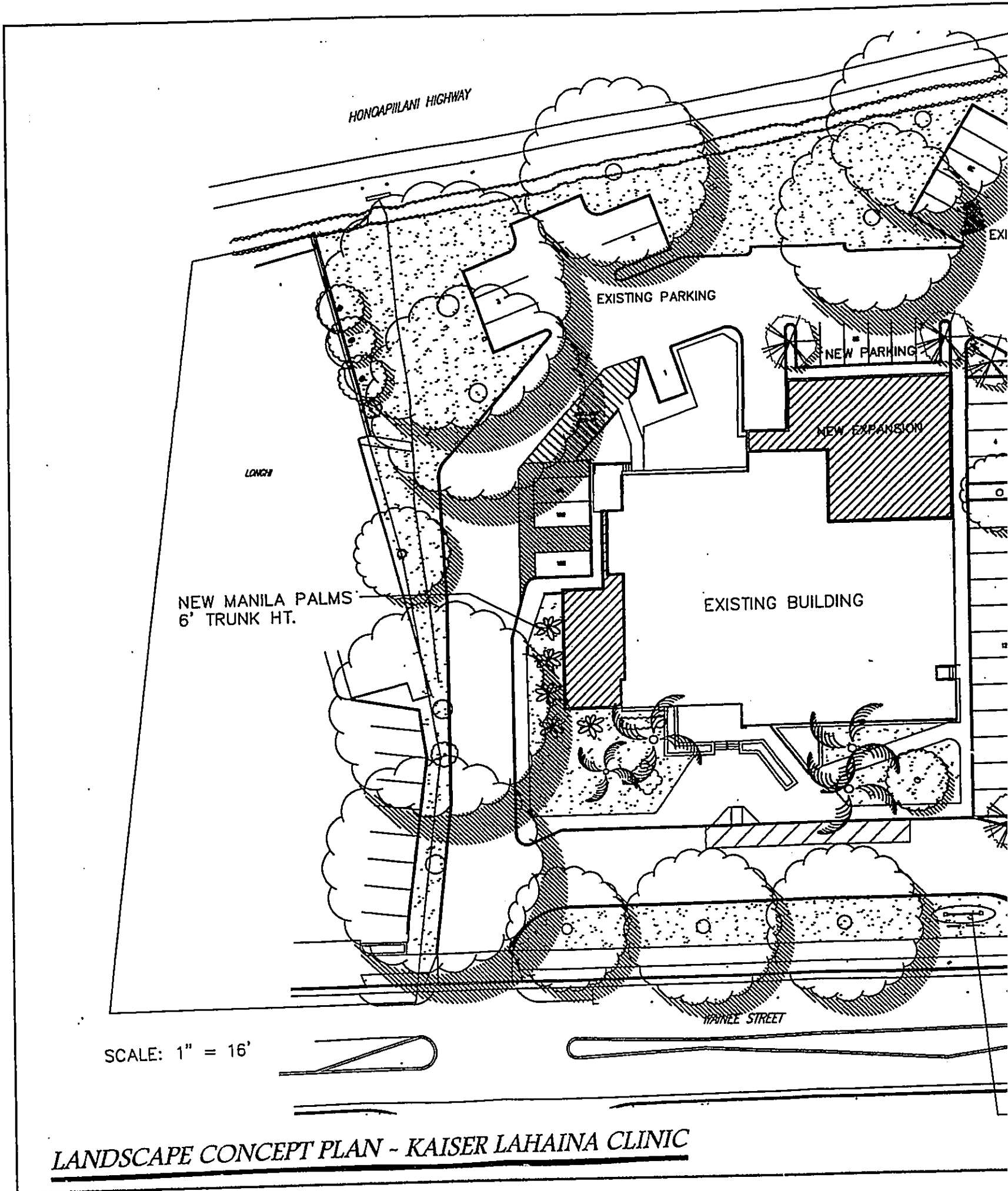
STANDARD PARKING STALLS	▪ 37
REGULAR ACCESSIBLE STALLS	▪ 4
VAN ACCESSIBLE STALLS	▪ 2
COMPACT STALLS	▪ 14
<u>TOTAL PROVIDED</u>	▪ 57

LOADING ZONE:

REQUIRED	▪ 2
PROVIDED	▪ 2

Kaiser Lahaina Clinic Improvements
PROPOSED SITE PLAN

FIGURE
8



HONOPILANI HIGHWAY

EXISTING PARKING

NEW PARKING

NEW EXPANSION

LONG

NEW MANILA PALMS
6' TRUNK HT.

EXISTING BUILDING

PINEE STREET

SCALE: 1" = 16'

LANDSCAPE CONCEPT PLAN - KAISER LAHAINA CLINIC

Effective Date: April 2003

NOTE:
ROOT PRUNE AND INSTALL
ROOTBARRIER AT ALL
PAVEMENT EDGES
INSTALL AS PER
MANUFACTURERS SPECS.

EXISTING PARKING

NEW CORAL TREES
TO MATCH EXISTING
25 gal. 2" caliper

EXISTING MONKEY POD
TREES TO REMAIN

NOTE:
ALL NEW LANDSCAPED AREAS
TO BE WATERED BY AN
AUTOMATIC IRRIGATION SYSTEM

EXISTING SIGNAGE
TO REMAIN

R. HARTMAN
ARCHITECT LLC
A Limited Liability Company

200 Kalepa Place, 201
Kahului, Maui, Hawaii 96732
808-873-8575

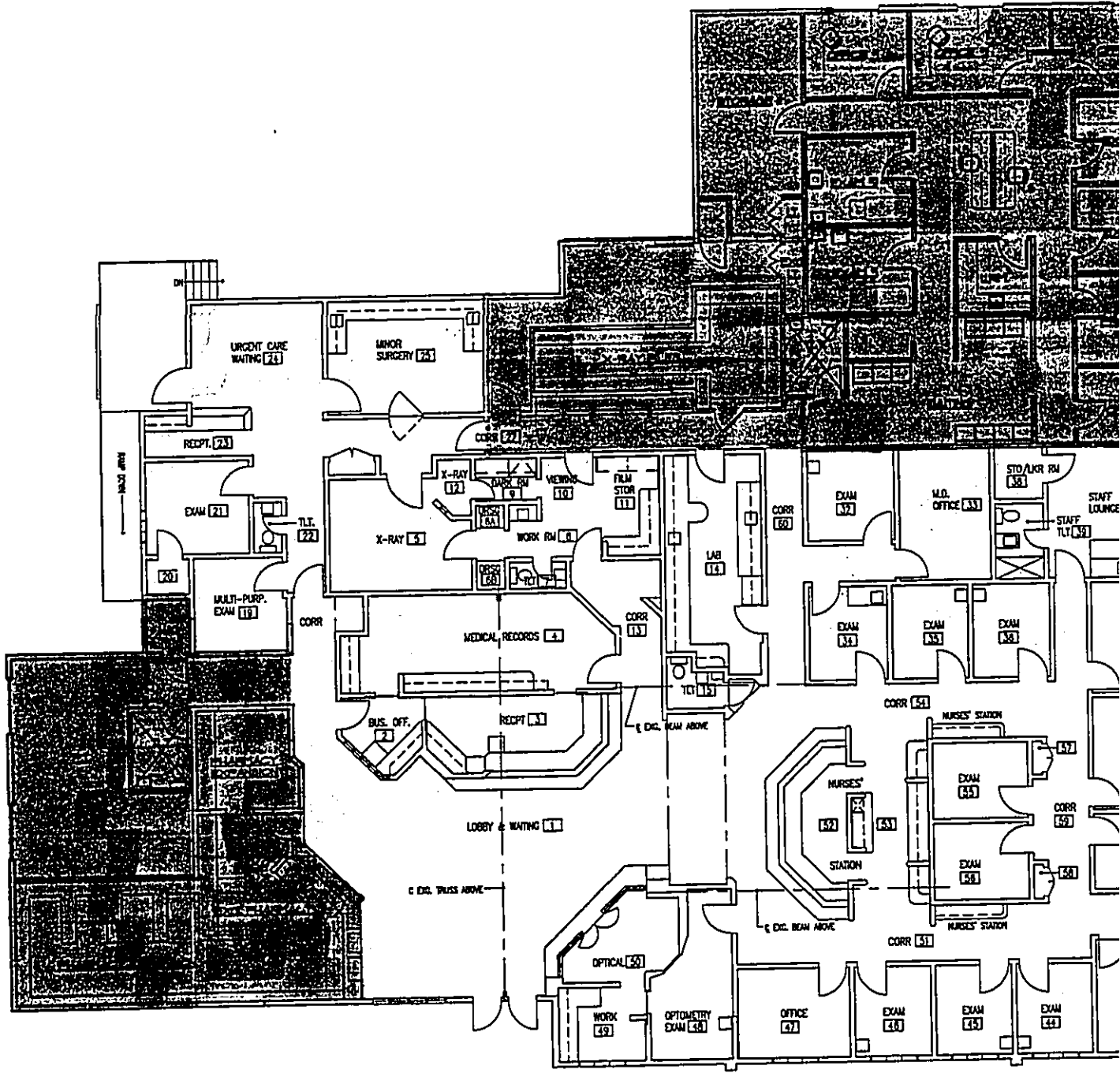


Kaiser Lahaina Clinic Improvements
PROPOSED LANDSCAPE PLAN

FIGURE
9

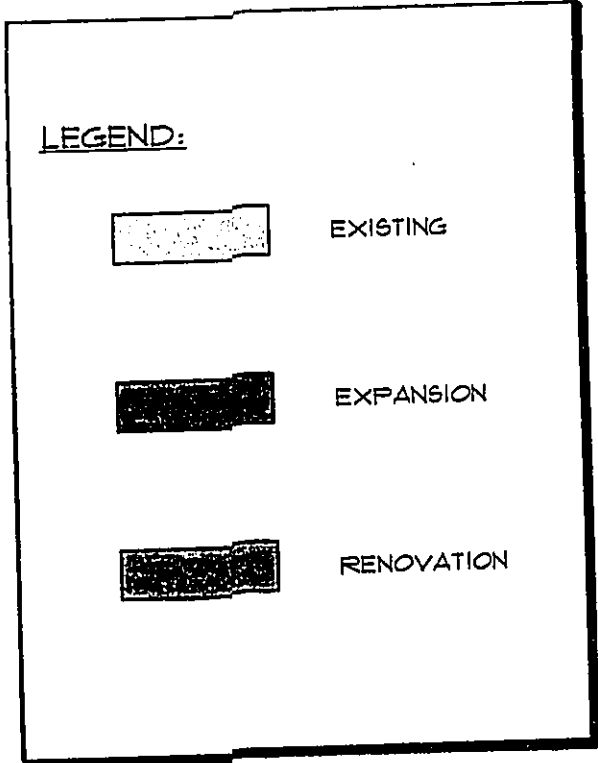
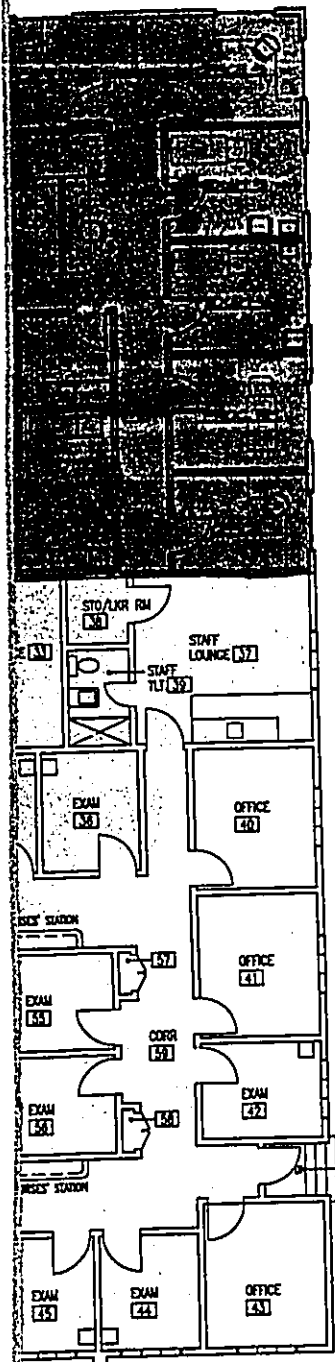
**R. HARTMAN
ARCHITECT^{INC}**
A Limited Liability Company

270 Kelsey Plaza, 204
Kalamazoo, Michigan 49001
616-873-8375



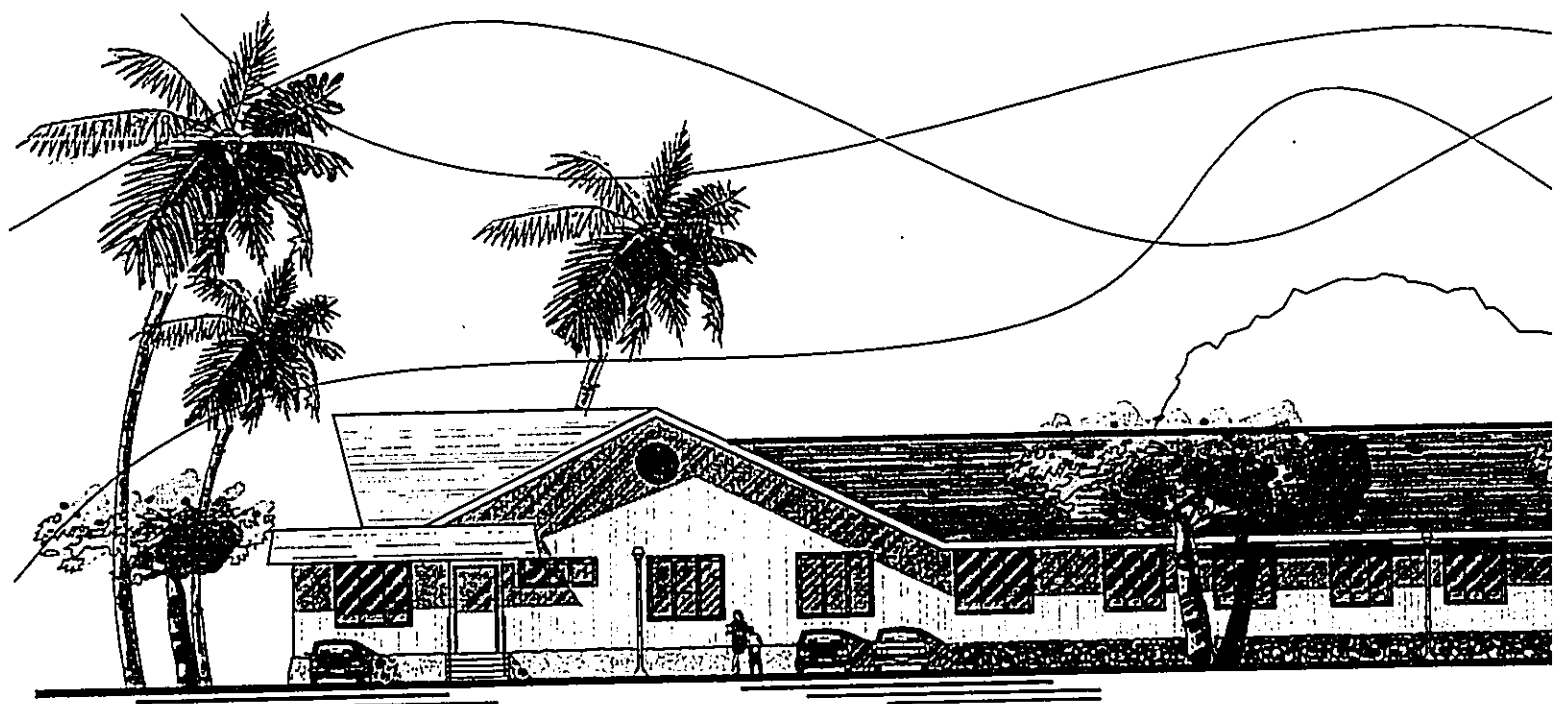
FLOOR PLAN



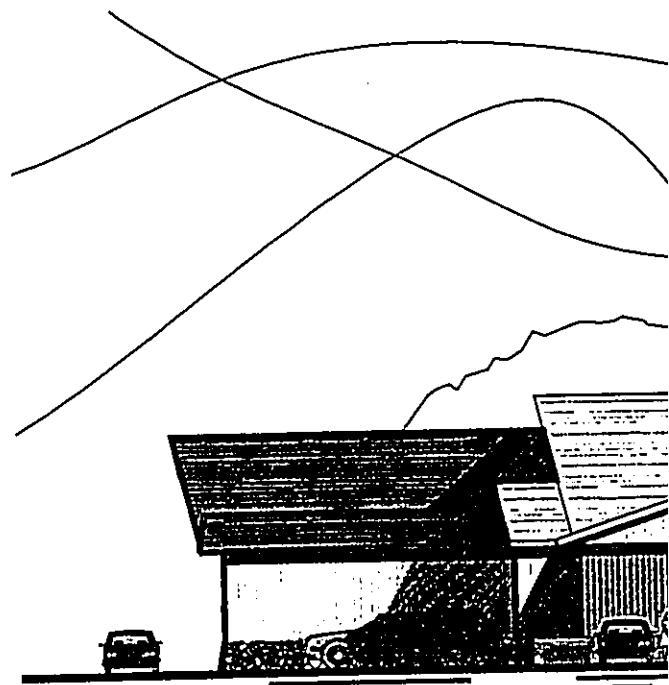


Kaiser Lahaina Clinic Improvements
PROPOSED FLOOR PLAN

FIGURE
10



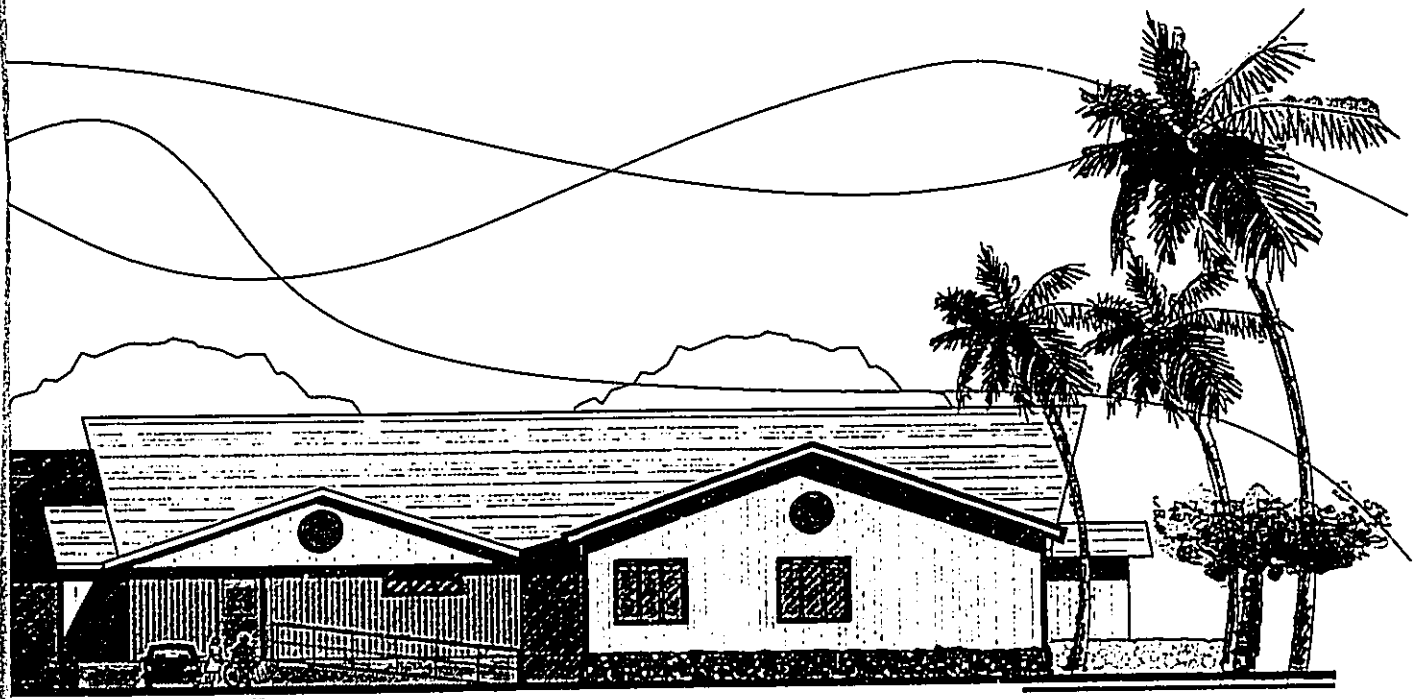
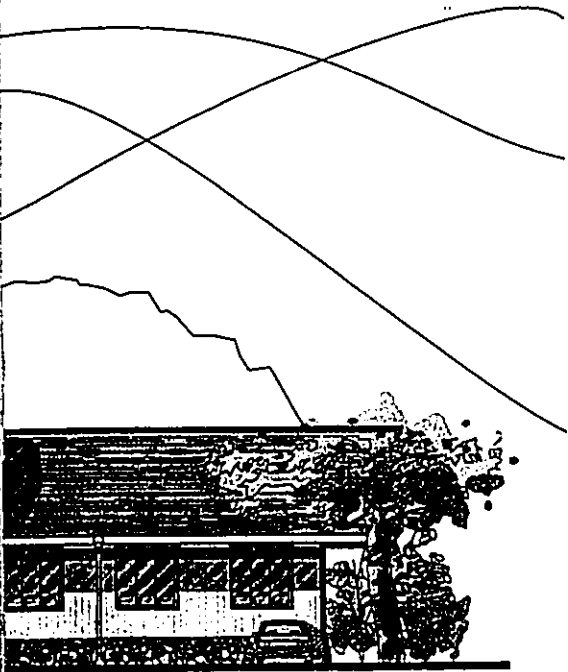
ELEVATION FROM FIRST HAWAIIAN BANK



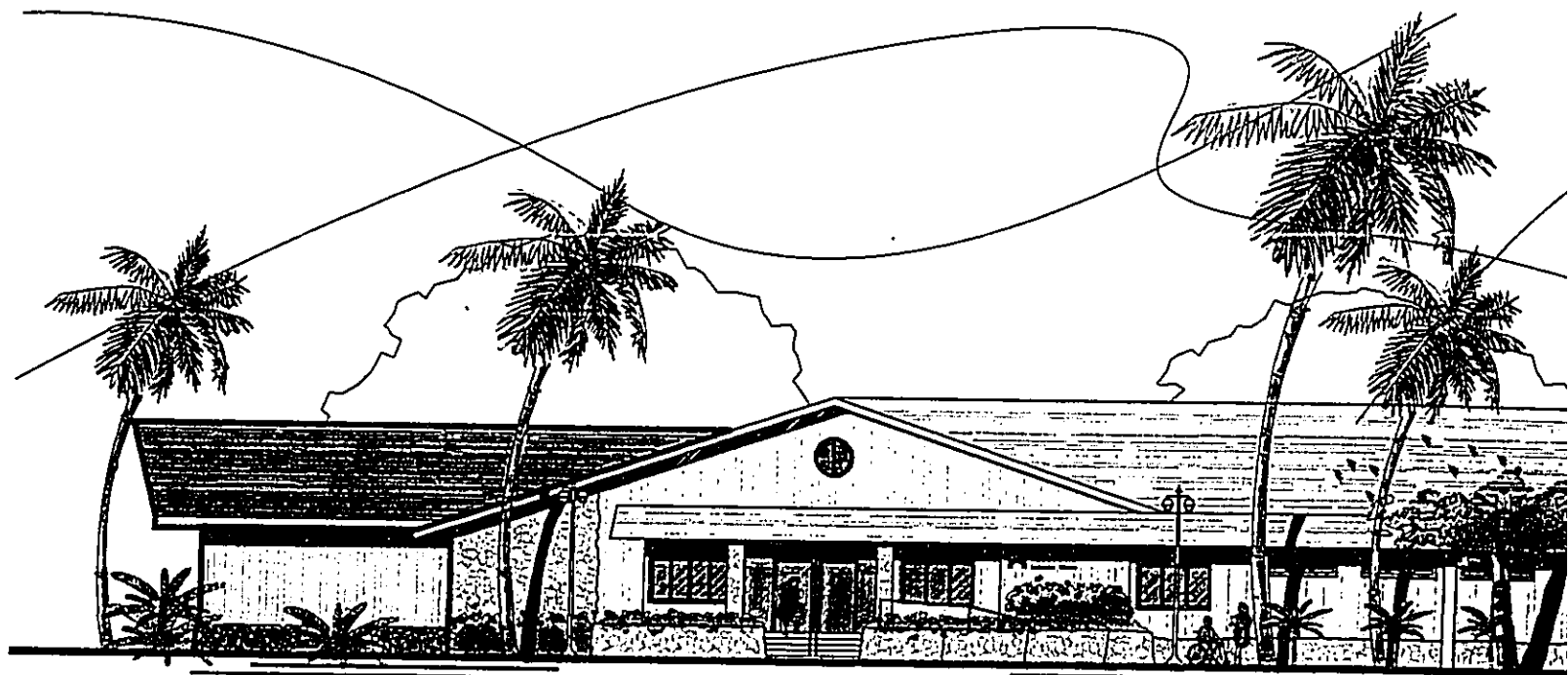
ELEVATION FROM LONGHI'S BUILDING



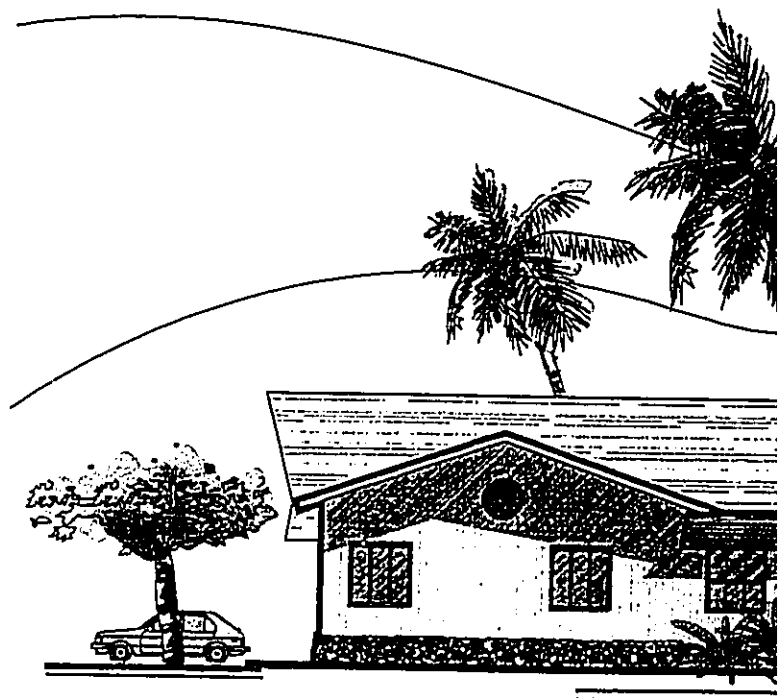
**R. HARTMAN
ARCHITECT**
A Limited Liability Company, LLC
200 Kakaia Place, 201
Kahului, Maui, Hawaii 96732
808-873-4378



GHI'S BUILDING



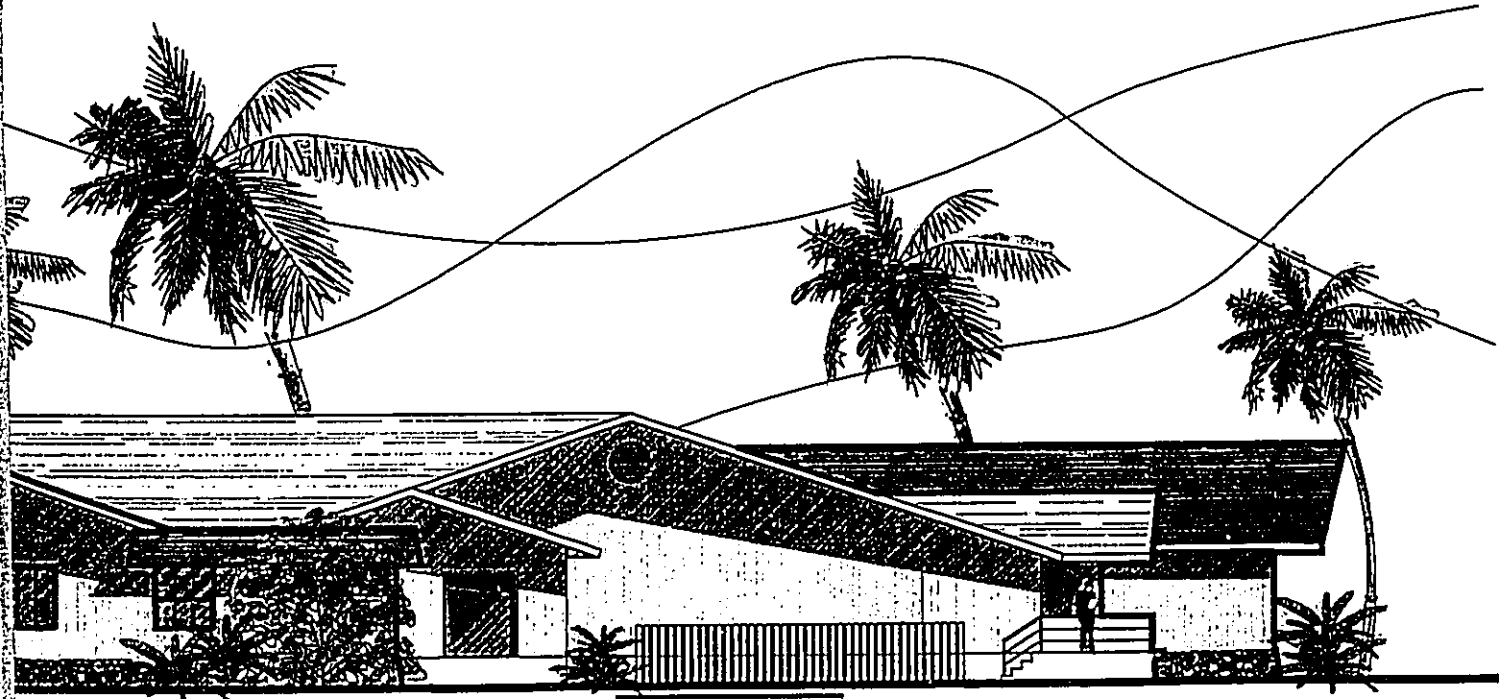
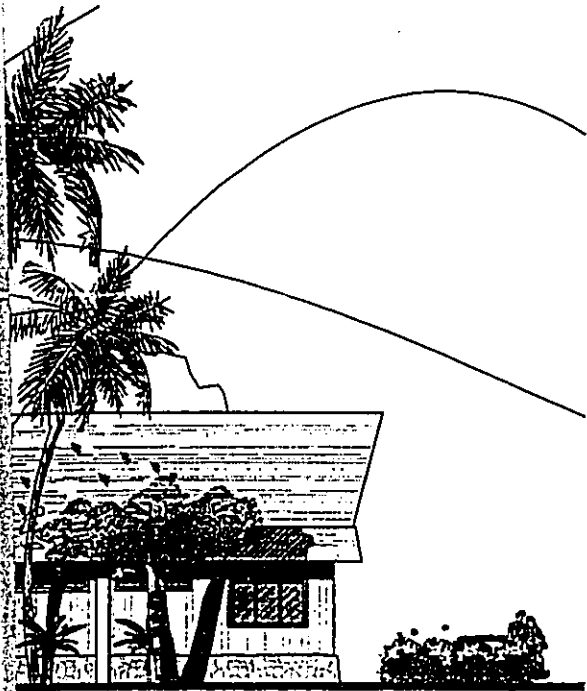
ELEVATION FROM WAINEE STREET



ELEVATION FROM HONOAPIILANI HIGHWAY



R. HARTMAN
ARCHITECT *llc*
A Limited Liability Company
200 Kalapa Place, 201
Honolulu, Hawaii, 96721
808-873-8575



PILANI HIGHWAY

Kaiser Lahaina Clinic Improvements
PROPOSED ELEVATIONS

FIGURE
11B



APPENDIX A
Traffic Assessment Letter

Phillip Rowell and Associates

47-273 'D' Hui Iwa Street

Kaneohe, Hawaii 96744

Phone: (808) 239-8206

FAX: (808) 239-4175

Email: prowell@gta.net

April 29, 2003

R. Hartman Architect, LLC
200 Kalepa Place, Suite 201
Kahului, Maui, Hawaii 96732

Re: Traffic Analysis for Proposed Expansion of Kaiser Clinic
Lahaina, Maui, Hawaii

Dear Robert:

The following is a summary of our traffic analysis for the proposed expansion the Kaiser Clinic in Lahaina, Maui.

A. Introduction and Background

Phillip Rowell and Associates was retained by R. Hartman Architect, LLC, to prepare a Traffic Impact Analysis the proposed expansion of the Kaiser Clinic in Lahaina, Maui. The first task was to perform a traffic generation analysis as input into defining the scope of the study. The trip generation analysis concluded that the proposed project would generate a relatively small amount of additional traffic. This conclusion was presented to and discussed with the Department of Public Works and Environmental Management. It was agreed that a Traffic Impact Analysis was not warranted and that a traffic assessment discussing the traffic characteristics of the proposed project would be sufficient.

The following is a summary of the proposed project, the traffic generation analysis and the conclusion of this analysis.

B. Project Location and Description

The proposed project is located along the east side of Wainee Street, north fo the intersection of Wainee Street at Papalaua Street in Lahaina, Maui. First Hawaiian Bank is located between this intersection and the Kaiser Clinic. The general location in Lahaina is shown in Attachment A.

The project is expansion of the clinic and is summarized in Table 1.

7,880	Existing Square Footage
2,940	Proposed Addition
<u>10,820</u>	Total Square Footage Proposed

C. Study Methodology

The following tasks were performed:

1. A reconnaissance of the project site was performed. The existing roadways serving the site and the configurations of adjacent intersections were noted. Adjacent land uses were also determined.
2. A traffic generation analysis of the proposed project was performed.

3. The results of the trip generation analysis was compared with established standards for traffic impact studies.
4. The analyses performed and conclusions were summarized in this letter report.

D. Existing Roadway and Traffic Conditions

Roadway and Traffic Conditions

Access to and egress from the site is via Wainee Street. Wainee Street is a two-lane, two-way north-south local street that is parallel to Honoapiilani Highway. Wainee Street terminates approximately two blocks north of the project site at Kenul Street.

The intersection of Wainee Street at Papalaua Street is signalized. There are separate left turn lanes on all approaches. A schematic of this intersection is shown in Attachment A.

Adjacent Land Uses

First Hawaiian Bank (FHB) is located south of and adjacent to the project site. The bank's hours are 8:30 am to 4:00 pm, Monday through Thursday, and 8:30 am to 6:00 pm on Fridays.

An office building and restaurant are located north of the site. No office hours were posted for the office. The restaurant is open for lunch and dinner.

Lahaina Center is located across Wainee Street from the project. The business hours of the businesses vary. The ABC store is open from 8:30 am to 10:30 pm, daily. Business hours of the other businesses fall within this range.

E. Project Trip Generation

Future traffic volumes generated by the project were estimated using the procedures described in the *Trip Generation Handbook*,¹ published by the Institute of Transportation Engineers. This method uses trip generation rates to estimate the number of trips that the proposed project will generate during the morning and afternoon peak hours.

The trip generation analysis was based on the 2,940 additional square feet to be constructed. The ITE reference provided afternoon trip rates for this variable. The trip generation rate is 5.18 trips per 1,000 gross square feet (tgsf) for the afternoon peak hour.

Since the ITE did not provide trip rates for the morning peak hour, the morning trip rate was estimated using the ratio of morning traffic to afternoon trip rate for another variable. The other variable for which both morning and afternoon trip rates are available is the number of full-time doctors. The ratio of morning to afternoon trips is 0.69. Therefore, the morning trip rate was estimated to be 0.69×5.18 , or 3.57 trips per tgsf.

The number of full-time doctors was not used as the trip generation variable because this data was not available for the study.

¹ Institute of Transportation Engineers, *Trip Generation Handbook*, Washington, D.C., October 1998, p. 7-12

The trip rates and the estimated number of peak hour trips that the proposed project will generate are shown in Table 2. The trips shown are the peak hourly trips generated by the project, which typically coincide with the peak hour of the adjacent street. As shown the proposed project will generate ten trips during the morning peak hours and 15 trips during the afternoon peak hour.

Table 2 Trip Generation Analysis

Time Period	Direction	New Trips Generated		
		Rate or %	TGSF	Trips
Weekday	Inbound & Outbound	31.45	2.940	92
AM Peak Hour	Total Trips per Unit	3.57	2.940	10
	% Inbound	50%		5
	% Outbound	50%		5
PM Peak Hour	Total Trips per Unit	5.18	2.940	15
	% Inbound	41%		6
	% Outbound	59%		9

The Institute of Transportation Engineers recommends that a traffic impact study should be performed if, in lieu of another locally preferred criterion, development generates an additional 100 vehicle trips in the peak direction (inbound or outbound) during the site's peak hour.² Based on the criterion, a traffic impact study is not warranted. To date, the County of Maui has not established criteria for projects within its jurisdiction.

The project generated traffic was distributed and assigned to traffic movements at the adjacent intersections. For purposes of the trip assignments, it was assumed that there is only one driveway serving the clinic. The traffic assignments are shown in Attachment B. This figure illustrates that the additional traffic to any traffic movement at the adjacent intersections is minimal.

² Institute of Transportation, *Traffic Access and Impact Studies for Site Development, A Recommended Practice*, 1991, page 5.

R. Hartman Architect, LLC
April 29, 2003
Page 4

F. Summary and Conclusions

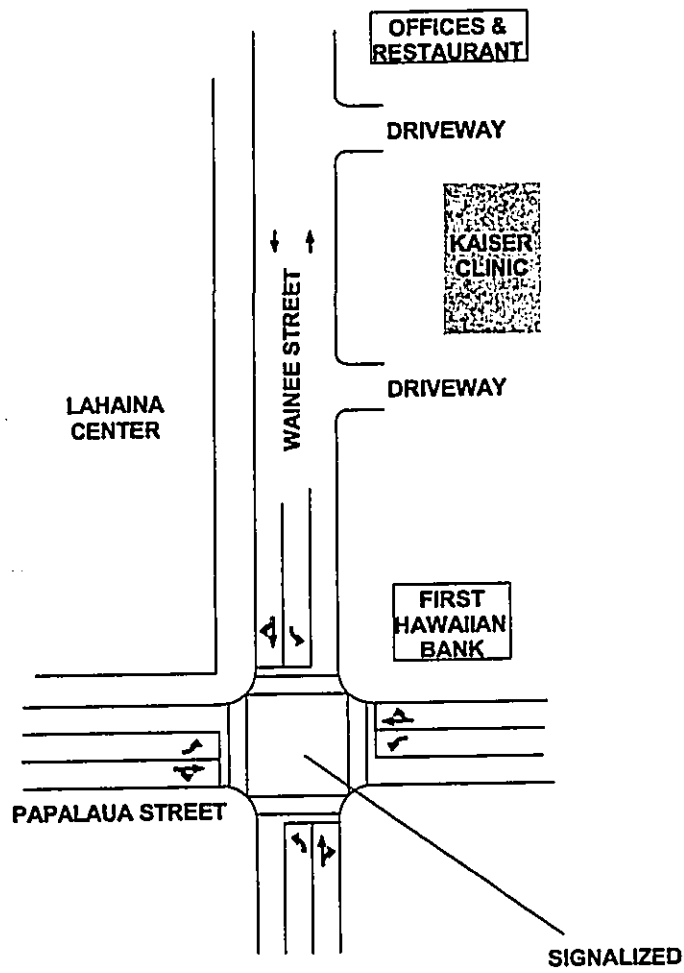
1. The project is the expansion of the existing Kaiser Clinic in Lahaina. The existing clinic is 7,880 square feet. The expansion is an additional 2,940 square feet. The total square footage upon completion of the expansion will be 10,820.
2. The proposed project will generate a total of 10 trips during the morning peak hour and 15 trips during the afternoon peak hour.
3. The Institute of Transportation Engineers recommends that a traffic impact study should be performed if, in lieu of another locally preferred criterion, development generates an additional 100 vehicle trips in the peak direction (inbound or outbound) during the site's peak hour. Based on the criterion, a traffic impact analysis is not warranted since the trip generation analysis estimated that the project will generate only 15 additional trips per hour.
4. Since the project generates less than 10 additional vehicles per hour to any traffic movement at the adjacent intersection, a traffic impact analysis would not result in a noticeable change in volume-to-capacity ratios of intersections. Therefore, the traffic impact of the project would be insignificant.

Very truly yours,
PHILLIP ROWELL AND ASSOCIATES

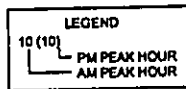
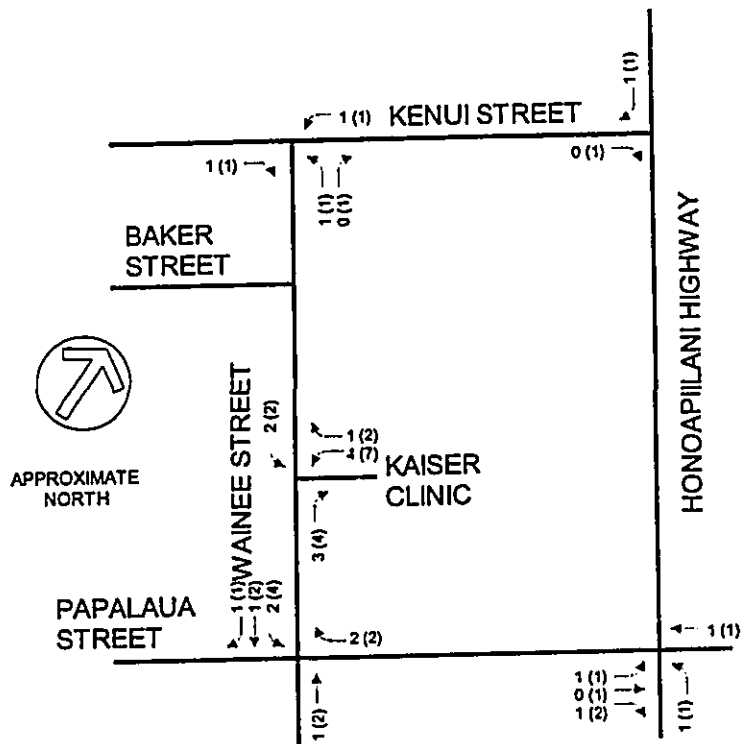


Phillip J. Rowell, P.E.
Principal

cc: Chris Hart & Partners



**Attachment A
SCHEMATIC OF ADJACENT
ROADWAY NETWORK**



**Attachment B
 PROJECT TRIP ASSIGNMENTS**



APPENDIX B
Preliminary Drainage & Engineering Reports

PRELIMINARY ENGINEERING REPORT

FOR

KAISER CLINIC - LAHAINA

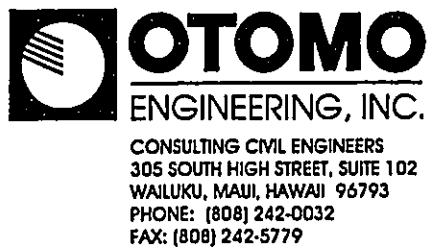
T.M.K.: (2) 4-5-007: 001

Prepared For:

**R. Hartman Architect, LLC
200 Kalepa Place, Suite 201
Kahului, Hawaii 96732**



Prepared By:



March, 2002

TABLE OF CONTENTS

- I. INTRODUCTION
- II. SITE LOCATION AND PROJECT DESCRIPTION
- III. ROADWAYS
- IV. DRAINAGE
- V. SEWER
- VI. WATER
- VII. ELECTRIC, TELEPHONE, AND CABLE TV

**PRELIMINARY ENGINEERING REPORT
FOR
KAISER CLINIC - LAHAINA**

I. INTRODUCTION

The purpose of this report is to provide information on the existing infrastructure which will be servicing the proposed project. It will also evaluate the adequacy of the existing infrastructure and any improvements which may be required for the proposed project.

II. SITE LOCATION AND PROJECT DESCRIPTION

The subject parcel is identified as T.M.K.: (2) 4-5-007: 001 which encompasses an area of approximately 68,707 square feet. The project site is bordered by a commercial building to the north, Honoapiilani Highway to the east, First Hawaiian Bank to the south, and Wainee Street to the west.

The proposed project consists of a 2,940 square feet expansion to the existing Kaiser facility. Two areas of the existing facility will be expanded. Approximately 760 square feet will be added to the front side of the clinic for a pharmacy and physical therapy and approximately 2,180 square feet will be added to the rear of the clinic for storage and a clinic module. Associated improvements includes modification of the existing parking, utility upgrades, and landscaping.

III. ROADWAYS

The major roadway servicing the Lahaina area is Honoapiilani Highway. Papalaua Street links Honoapiilani Highway with Front Street. Wainee Street parallels Honoapiilani Highway, which provides access to the subject project.

The right-of-way width of Wainee Street fronting the subject property is 56 feet. The existing pavement width is approximately 36 feet with existing curbs, gutters and sidewalks on both sides of the street.

Access to the property will be provided by two existing driveways from Wainee Street.

IV. DRAINAGE

There is an existing 18-inch culvert which crosses under Honoapiilani Highway and discharges near the northwest corner of the property. Runoff from said culvert discharges into a grass swale which traverses along the northwestern boundary of the property. At approximately two-thirds of the distance to Wainee Street, the swale terminates at an existing grated catch basin.

There are two additional catch basins, which are located at both driveway entrances to the project site. All three grated catch basins are connected and divert runoff in a southerly direction on Wainee Street, then west along Papalaua Street to an outlet which discharges into the ocean makai of Front Street.

It is estimated that the existing 10-year storm runoff from the project site is 4.5 cfs. After the development of the proposed project, it is estimated that the 10-year storm runoff will be 4.7 cfs, a net increase of only 0.2 cfs.

Due to the minimal increase in runoff from the development of the project, the runoff will continue to sheet flow into the two existing grated catch basins at the project's driveways. The flows will continue to drain into the existing drainage system which outlets makai of Front Street.

Offsite flows from the 18-inch culvert will continue to sheet flow in the existing swale along the northwest boundary into the existing catch basin.

V. SEWER

The existing facility is serviced by an 8-inch sewerline on Wainee Street. Wastewater collected from the Lahaina area is transported to the Lahaina Waste Water Treatment Plant, which is located in Honokowai.

According to the Wastewater Reclamation Division, County of Maui, as of December 31, 2001, said treatment plant has ample capacity. The treatment plant was designed to handle 6.7 million gallons a day and 6.14 million gallons have been allocated. There is approximately 5 million gallons of wastewater being processed at the plant daily.

VI. WATER

Domestic water and fire flow for the for the proposed project will be provided by the County's water system. Presently, there is an existing 12-inch waterline along Wainee Street which will service the project.

As part of the building permit process, domestic water and fire flow calculations will be provided to determine the adequacy of the existing water system, in accordance with the rules of the Department of Water Supply.

VII. ELECTRIC, TELEPHONE AND CABLE TV

Existing overhead utility lines are located along Wainee Street, on the opposite side of the project's street frontage. The installation of electrical, telephone and cable TV systems for the project will be coordinated with Maui Electric Company, Verizon Hawaii, and Hawaiian Cablevision.

**PRELIMINARY
DRAINAGE AND SOIL EROSION CONTROL REPORT
FOR**

**KAISER CLINIC-LAHAINA
Lahaina, Maui, Hawaii**

T.M.K.: (2) 4-5-007: 001

Prepared For:

**R. Hartman Architect, LLC
200 Kalepa Place, Suite 201
Kahului, Hawaii 96732**



Prepared By:



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

March, 2002

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- II. SITE LOCATION AND PROJECT DESCRIPTION
- III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS
- IV. EXISTING DRAINAGE CONDITIONS
- V. FLOOD AND TSUNAMI ZONE
- VI. PROPOSED DRAINAGE PLAN
- VII. HYDROLOGIC CALCULATIONS
- VIII. SOIL EROSION CONTROL PLAN
- IX. CONCLUSION
- X. REFERENCES

EXHIBITS

- 1 Location Map
- 2 Vicinity Map
- 3 Soil Survey Map
- 4 Flood Insurance Rate Map

APPENDICES

- A Hydrologic Calculations
- B Universal Soil Loss Calculations

**PRELIMINARY
DRAINAGE AND SOIL EROSION CONTROL REPORT
FOR
KAISER CLINIC-LAHAINA
Lahaina, Maui, Hawaii**

I. INTRODUCTION

The purpose of this report is to examine both the existing drainage conditions and proposed drainage improvements for the proposed project.

In addition, this examination and plan has been prepared to determine the potential movement of soil due to rainfall and surface runoff from the project site, and to prepare for measures which will control erosion therefrom. This is in accordance with Chapter 20.08 "Soil Erosion and Sediment Control" of the Maui County Code as part of the application for the grading and building permits.

II. SITE LOCATION AND PROJECT DESCRIPTION

The subject parcel is identified as T.M.K.: (2) 4-5-007: 001 which encompasses an area of 68,707 square feet. The project site is bordered by a commercial building to the north, Honoapiilani Highway to the east, First Hawaiian Bank to the south, and Wainee Street to the west.

The proposed project consists of a 2,940 square feet expansion to the existing 7,880 square feet Kaiser facility. Two areas of the existing facility will be expanded. Approximately 760 square feet will be added to the front side of the clinic for a pharmacy and physical therapy and approximately 2,180 square feet will be added to the rear of the clinic for storage and a clinic module.

Associated improvements includes modification of the existing parking, utility upgrades, and landscaping.

III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS

The project site is developed with the existing Kaiser Clinic, which contains approximately 7,880 square feet. Other existing improvements include paved parking areas, concrete walkways, and landscaping.

The elevations on the site ranges from 26 feet at the northeast corner to 20 feet at the southwest corner, averaging about 1.6%.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soil within the project site is classified as Ewa silty clay loam (EaA). On this soil, runoff is very slow and the erosion hazard is no more than slight.

IV. EXISTING DRAINAGE CONDITIONS

There is an existing 18-inch culvert which crosses under Honoapiilani Highway and discharges near the northwest corner of the property. Runoff from said culvert discharges into a grass swale which traverses along the northwestern boundary of the property. At approximately two-thirds of the distance to Wainee Street, the swale terminates at an existing grated catch basin.

There are two additional catch basins, which are located at both driveway entrances to the project site. All three grated catch basins are connected and divert runoff in a southerly direction on Wainee Street, then west along Papalaua Street to an outlet which discharges into the ocean makai of Front Street.

It is estimated that the existing 10-year storm runoff from the project site is 4.5 cfs.

V. FLOOD AND TSUNAMI ZONE

According to Panel Number 150003 0163 B of the Flood Insurance Rate Map, June 1, 1981, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding.

VI. PROPOSED DRAINAGE PLAN

After the development of the proposed project, it is estimated that the 10-year storm runoff will be 4.7 cfs, a net increase of only 0.2 cfs.

Due to the minimal increase in runoff from the development of the project, the runoff will continue to sheet flow into the two existing grated catch basins at the project's driveways. The flows will continue to drain into the existing drainage system which outlets makai of Front Street.

Offsite flows from the 18-inch culvert will continue to sheet flow in the existing swale along the northwest boundary into the existing catch basin.

VII. HYDROLOGIC CALCULATIONS

The hydrologic calculations are based on the "Drainage Master Plan for the County of Maui," and the "Rainfall Frequency Atlas of the Hawaiian Islands," Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau.

Rational Formula Used: $Q = CIA$

Where Q = rate of flow (cfs)

C = rainfall coefficient

I = rainfall intensity for a duration equal to the time of concentration (in/hr)

A = drainage area (Acres)

See Appendix A for Hydrologic Calculations

VIII. SOIL EROSION CONTROL PLAN

A. General:

Based on the Hawaii Environmental Simulation Laboratory (HESL) equations to estimate soil loss during the construction period, and complemented by the following erosion control plan, the soil loss during the construction period is well within the tolerable limits (See Appendix B).

Based on the County Erosion Control Standards and Guidelines, the allowable erosion rate is 6,250 tons/acre/year for a 6-month grading period and the maximum tolerable severity rating number (H) is 50,000.

B. Erosion Control Plan:

The following measures will be taken to control erosion during the site development period (estimated 6 months).

1. Minimize time of construction.
2. Retain existing ground cover until latest date to complete construction.
3. Early construction of drainage control features.
4. Use temporary area sprinklers in non-active construction areas when ground cover is removed.
5. Station water truck on site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included).
6. Use temporary berms and cut-off ditches, where needed, for control of erosion.
7. Graded areas shall be thoroughly watered after construction activity has ceased for the day and on weekends.
8. All cut and fill slopes shall be sodded or planted immediately after grading work has been completed.

The development project is provided with adequate facilities for drainage control and storm water disposal. This, together with ultimate ground cover, shall preclude any appreciable onsite erosion.

IX. CONCLUSION

The proposed development is expected to generate a 10-year storm runoff volume of 4.7 cfs, with an increase of 0.2 cfs. Offsite flows will continue to sheet flow in the existing swale along the northwest boundary into the existing catch basin. Onsite runoff will continue to sheet flow through the project site into the two existing grated catch basins near the driveways. All runoff will be diverted into the existing drainage system on Wainee Street, Papalaua Street, and to the existing outlet.

Based on our calculations, the sedimentation hazard to coastal waters and downstream properties is minimal (see Exhibit B). The soil loss per unit area

and severity rating computed for the proposed development are well within the tolerable limits.

Therefore, it is our professional opinion that the proposed development will not have an adverse effect on the adjoining or downstream properties.

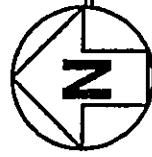
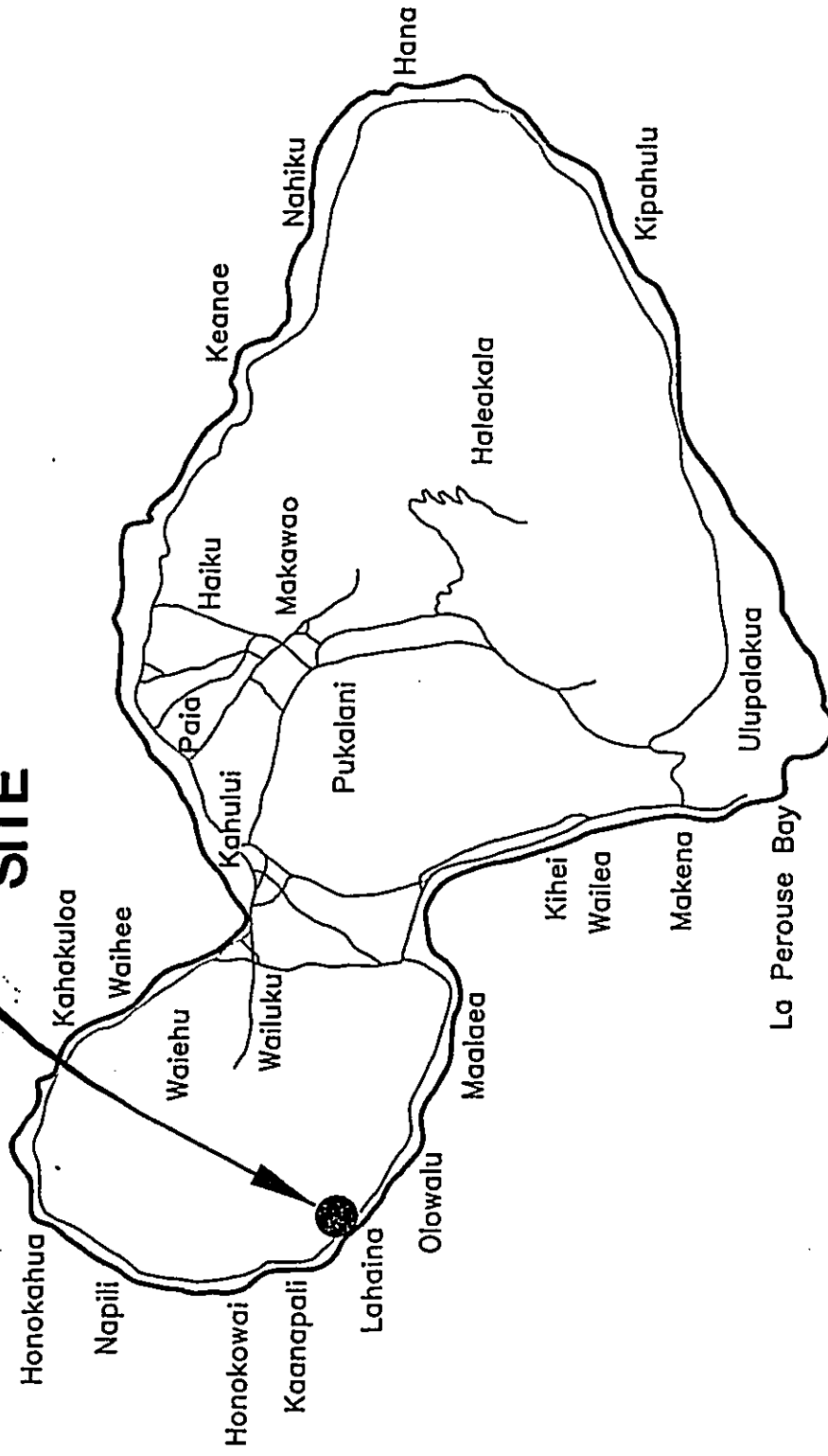
X. REFERENCES

- A. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, August, 1972.
- B. Erosion and Sediment Control Guide for Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, March, 1981.
- C. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau, 1962.
- D. Flood Insurance Rate Maps of the County of Maui, June, 1981.
- E. Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, prepared by the Department of Public Works and Waste Management, County of Maui, 1995.

EXHIBITS

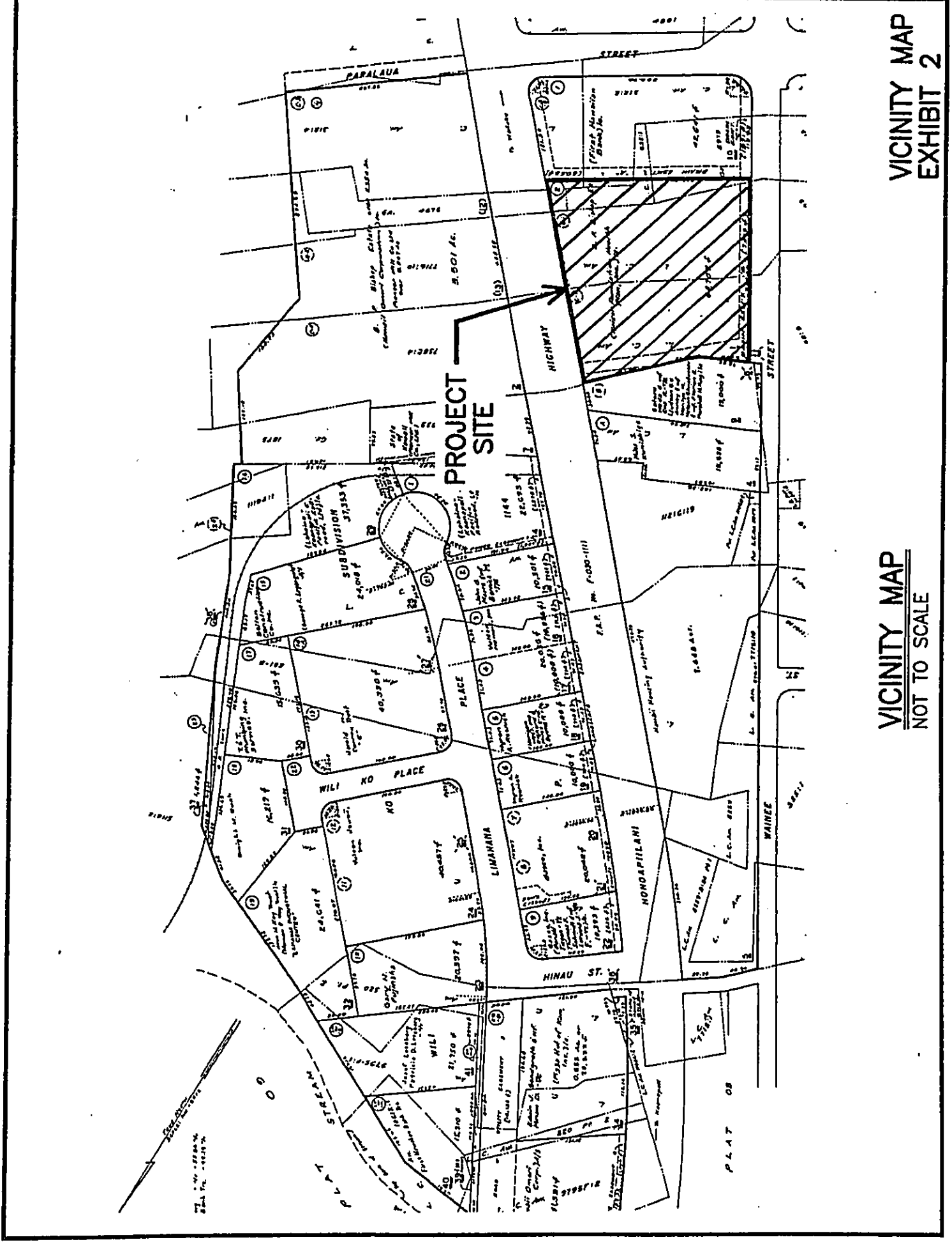
- 1 Location Map**
- 2 Vicinity Map**
- 3 Soil Survey Map**
- 4 Flood Insurance Rate Map**

**PROJECT
SITE**



ISLAND OF MAUI
NOT TO SCALE

LOCATION MAP
EXHIBIT 1



VICINITY MAP
NOT TO SCALE

VICINITY MAP
EXHIBIT 2

Hydrologic Calculations

Purpose: Determine the increase in surface runoff from the development of the proposed project based on a 10-year storm.

A. Determine the Runoff Coefficient (C):

PAVEMENT AREAS:

Infiltration (Negligible)	= 0.20
Relief (Flat)	= 0.00
Vegetal Cover (None)	= 0.07
Development Type (Medical)	= <u>0.55</u>
C	= 0.82

ROOF AREAS:

Infiltration (Negligible)	= 0.20
Relief (Steep)	= 0.08
Vegetal Cover (None)	= 0.07
Development Type (Medical)	= <u>0.55</u>
C	= 0.90

LANDSCAPED AREAS:

Infiltration (Medium)	= 0.07
Relief (Flat)	= 0.00
Vegetal Cover (High)	= 0.00
Development Type (Open)	= <u>0.15</u>
C	= 0.22

EXISTING CONDITION:

Pavement Areas = 0.74 Acres

Roof Areas = 0.18 Acres

Landscaped Areas = 0.66 Acres

WEIGHTED C = 0.58

DEVELOPED CONDITIONS:

Pavement Areas = 0.75 Acres

Roof Areas = 0.25 Acres

Landscaped Areas = 0.58 Acres

WEIGHTED C = 0.61

- B. Determine the 10-year 1-hour rainfall:

$$i_{10} = 2.0 \text{ inches}$$

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition:

$$T_c = 6 \text{ minutes}$$

$$I = 4.9 \text{ inches/hour}$$

Developed Condition:

$$T_c = 6 \text{ minutes}$$

$$I = 4.9 \text{ inches/hour}$$

- C. Drainage Area (A) = 1.58 Acres

- D. Compute the 10-year storm runoff volume (Q):

$$Q = CIA$$

Existing Conditions:

$$\begin{aligned} Q &= (0.58)(4.9)(1.58) \\ &= 4.5 \text{ cfs} \end{aligned}$$

Developed Conditions:

$$\begin{aligned} Q &= (0.61)(4.9)(1.58) \\ &= 4.7 \text{ cfs} \end{aligned}$$

The increase in runoff due to the proposed development is $4.7 - 4.5 = 0.2$ cfs.

APPENDIX B
UNIVERSAL SOIL LOSS CALCULATIONS

Universal Soil Loss Calculations

A. HESL Soil Loss Calculations:

1. Erosion rate, as set forth by the County of Maui Ordinance:

$$E = R \times K \times LS \times C \times P$$

Where:

$$E = \text{Soil Loss in tons/acre/year}$$

$$R = \text{Rainfall Factor} = 175 \text{ tons/acre/year}$$

$$K = \text{Soil Erodibility Factor} = 0.17 \text{ (Ewa silty clay loam)}$$

$$L = \text{Slope Length} = 300 \text{ ft.}$$

$$S = \text{Slope Gradient} = 0.016$$

$$LS = \text{Slope Length Factor} = 0.23$$

$$C = \text{Cover Factor, Use Bare Soil} = 1.0$$

$$P = \text{Control Factor, Construction Site} = 1.0$$

$$E = 175 \times 0.17 \times 0.23 \times 1.0 \times 1.0$$

$$= 7 \text{ tons/acre/year}$$

2. Maximum Allowable Soil Loss:

$$E_{\text{max}} = H_{\text{max}} / (2 F T + 3 D) A$$

$$\text{Coastal Water Hazard (D)} = \text{Class A} = 2$$

$$\text{Downstream Hazard (F)} = 2$$

$$\text{Duration of Site Work} = 12 \text{ months}$$

$$\text{Maximum Allowable Construction Area} \times \text{Erosion Rate} \\ = 6,250 \text{ tons/acre/year}$$

B. Severity Rating Number:

1. The degree of hazard from potential damage by erosion and sediment, known as "Severity Rating Number" will be determined for each grading site as follows:

$$H = (2 F T + 3 D) A E$$

Where:

H = Severity Rating Number

F = Unit Downslope/Downstream factor = 2

D = Unit Coastal Water Hazard = 2

T = Time of Distribution (years) = 0.5

A = Area of Disturbance (acres) = 0.2

E = Erosion Rate in tons/acre/year

$$H = ((2 \times 2 \times 0.5) + (3 \times 2)) \times 0.2 \times 7 = 11$$

The maximum allowable severity rating number established is 50,000, and is greater than 11 which is computed for the project.



APPENDIX C
Pre-Consultation Documentation

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Pre-Development Research
KAISER CLINIC - LAHAINA
PROGRAMMING & PRE-DESIGN PHASE

T.M.K. 4-5-7:1

Updated: September 4, 2001

Updated: March 8, 2002

PROJECT INFORMATION:

An existing Kaiser Clinic Facility of approximately 7880 SF is in operation at this site. The plan is as follows :

- Addition of approximately 2,180 SF is planned with associated interior alterations and site work for a clinic module and storage area.
- Addition of approximately 760 SF is planned with associated interior alterations and site work for Pharmacy and Physical Therapy.
- Total expansion is 2,940 SF

SUMMARY OF DISCUSSIONS ARE AS FOLLOWS:

1. DEPT. OF WATER (270-7835):

REMARKS:

5-21-01 w/ Arnold Abe: 1. Existing is a 1-1/2" water meter. 2. Need preliminary fire flow calcs & domestic calcs to determine if upgrades are necessary. 3. Fire line detector check will need to be changed to a double detector check. At 2000 price levels, approximate cost = \$ 60,000.00.

ACTIONS:

Refer to 3-7-02 Prepose Eng'rg report.

2. DEPT. OF HEALTH (984-8230):

REMARKS:

5-23-01 w/ Fred Kaya & Ed Miyabara: 1. During building permit process, will require review & approval of lighting, sanitation & ventilation (form 1). 2. X-ray equipment will require review & approval by State Noise & Radiation Branch, if any. 3. State Medical Facilities Branch - No requirements since the project is not a Hospital.

ACTIONS:

NONE !

3. FIRE PREVENTION (270-7122):

REMARKS:

5-23-01 w/ Scott English: 1. Truck site turn around if depth of lot is greater than 150 ft. & with dead end. 2. Maintain 20-foot wide fire lane and 41-foot outside radius. 3. May need to increase fire sprinkler riser. 4. May need another hydrant. Generally 200 to 250 feet apart.

ACTIONS:

Prepose Eng'rg report of 3-7-02 indicates that the 2-1/2 inch fire sprinkler riser will require upgrade. Prepose to prepare fire flow calcs.

4. ENGINEERING – LUCA (270-7242):

REMARKS:

5-24-01 w/ Howard Hanzawa (Bert Ratte was not available): 1. Should talk to Engineering Div. regarding road-widening requirements. 2. Require on-site drainage report to evaluate impact of addition. Additional run-off will need to be retained on site via subsurface catchment system. The existing surface drainage can remain of areas not disturbed by the new work.

5-24-01 w/ Lloyd Lee (Director): 1. Drawings shall indicate existing driveways on each side of street. Driveways across from each other are not acceptable. 2. Show all right-of-way stripping, signs & drainage. 3. Provide drainage report. 4. Right-of-way width may need to be widened on Kaiser side. He suggested I see Alan Watanabe. 5. An access drive is not allowed from Honoapiilani Highway.

5-24-01 w/ Alan Watanabe (Right-of-way): 1. Suggested writing a letter to Public Works, attn.: David Goode to obtain exact requirements rather than verbal. 2. Gave RHA copy of Phase II Subdivision – Lahaina Shopping Center indicating 16-foot road widening dedicated to County. Road width is now at 56-feet. Is any additional width dedication required? Certainly the County has by this Subdivision Map obtained all of what they need. To put to bed, a letter from David Goode would be appropriate. 3. Gave RHA copy of Tax Map indicating recorded road widening for Phase II Subdivision.

5-24-01 w/ Charlene Shibuya (Traffic): 1. Traffic study will be required.

5-24-01 w/ Joe Krueger (Drainage): 1. Not available.

ACTIONS:

RHA to make contact with Joe Krueger

5. BUILDING – LUCA (270-7236):

REMARKS:

5-23-01 w/ Mitsy: 1. SMA approval required before issuance of building permit. 2. Mitsy will notify Clement Enomoto & Jarvis Chun of conversation & should they have additional concerns, they are to call.

5-29-01 w/ Jarvis Chun: 1. SMA approval is required before issuance of a building permit 2. Reviewed expansion plans of immediate 2000 SF & future 4000 SF with all indications based on UBC allowable area that actual areas would remain within UBC limitations.

ACTIONS:

NONE !

6. PLANNING DEPT.(270-7735):

REMARKS:

5-21-01 w/ Ann Cua : 1. SMA Major is required. 2. Best to include future expansion of 4000 SF with 2000 SF immediate addition and indicate to be done in phases. Construction to start within 2-years of SMA approval. After initiated, have 5-years to construct next phase (an extension is available). Need long term plan. 3. Since construction of the existing facility was in late 1960's to early 1970's, a new whole SMA submittal is best. 4. With SMA, an environmental assessment is required which will trigger Lahaina National Historical Landmark District review & Archaeological needs if any. She is to fax over information on National Historical Landmark District requirements. 5. Lahaina Historical District is not applicable to this project.

ACTIONS:

Need to prepare Major SMA submittal.

Review National Historical Landmark District requirements. PENDING information from Ann Cua.

7. WASTEWATER (270-7427):

REMARKS:

5-21-01 w/ Scott Rollins : 1. No problem w/ sewer plant. Plant capacity is 6.7 million gal/day. 6.1 mil. gal./day is allocated of which only 5.7 mil. gal./day is used. 2. No assessment fees in Lahaina at this time.

ACTIONS:

Wastewater calcs have been prepared per 3-7-02 Prepose Eng'rg report and will be submitted.

8. DLNR - STATE HISTORIC PRESERVATION-Archaeological Regulations (243-5169):

REMARKS:

5-23-01 w/ Melissa @ Maui Branch : 1. Records show no inventory survey was done on this property. Since an existing facility exists, an inventory survey is waived. However, Lahaina is considered within the coastal zone thus is a sensitive area for cultural deposits & burial sites. Thus, it will require the involvement of an Archaeologist. Selection of an Archaeologist should include knowledge & experience with local regulations and with the Burial Council. 2. Prior to issuance of a building permit an Archaeological-monitoring plan must be submitted and approved. 3. During construction, on-site monitoring of all sub-surface work will be required of an Archaeologist. Should cultural deposits or burial remains be found, the project will likely experience a delay. 4. Once the project has been completed, the Archaeologist shall submit a final monitoring report. 5. Once an SMA is submitted, DLNR will be notified of this project and will prepare a formal response covering the above requirements.

ACTIONS:

Kaiser should consider the selection of an Archaeologist. A list obtained from DLNR Maui branch is attached.

9. MECO & COUNTY ELECTRICAL DEPT:

REMARKS:

PENDING, see below.

ACTIONS:

Morikawa & Associates has completed site survey & report. Refer to 3-5-02 M&A report.

SUMMARY

•

BY: RH

General Remarks:

1. Standard Plans Review Fee = 25% of building permit fee = \$ 623.00 (½ to LUCA & ½ to Fire Prevention) plus \$50.00 (Planning Dept.) review fee.
2. Standard Building Permit Fee = \$ 2,490.00 based on an assumed \$ 1,000,000.00 estimated construction cost for the 2,940 SF addition only (includes site work).
3. Sewer Assessment Fee = NONE REQUIRED at this time! \$ 0.00 based on an additional 1000 gal/day usage for the new addition.
4. Above item #2 & #3 amounts shall be paid at time of permit issuance.
5. Major SMA Application Fee = \$ 150.00.
6. Other fees maybe required, but are unknown at this time.
7. All inquires are verbal in nature via meetings and tele-communication. The statements given are the best opinion we can obtain at the time. Changes in these opinions are likely. A response letter from each department is the best means to make certain of each department's requirement.

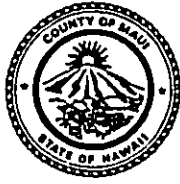


APPENDIX D
Draft EA / Project Review Documentation

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



RECEIVED
OCT 25 2002

CHRIS HART & PARTNERS
Landscape Architecture & Planning

COUNTY OF MAUI
DEPARTMENT OF PLANNING

TRANSMITTAL:

TO: State Agencies

- Dept of Health, Maui
- Dept of Health, Honolulu
- Dept of Transportation,
Statewide Plnng Off(3)copies
- DLNR (2 copies)
- DLNR-Historic Preservation Div.
- DLNR-Maui Office
- Dept of Agriculture, Honolulu
- Dept of Agriculture, Maui
- DAGS, Survey Division (SMA Only)
- DOE, Office of Business Services
- State Land Use Commission

DBEDT
 DEEC

Date: October 22, 2002

County Agencies

- DPW&WM, LUCA (5 copies)
- Public Wrks & Wste Mgmt.
- Water Department
- Parks and Recreation
- Fire Dept
- Police Department
- Housing & Human Concerns
- Corporation Counsel
- County Clerk
- Mayor's Office
- Finance Dept

Others:

- Maui Electric Company

SUBJECT:

I.D.: SM1 20020011
 TMK: (2) 4-5-007:001
 Project Name: Kaiser Lahaina Clinic Expansion and Renovation
 Applicant/Contact: Chris Hart

TRANSMITTED TO YOU ARE THE FOLLOWING:

- Application
- Draft EA Document

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Your Comment/Recommendation

Please submit your comments/recommendations by November 22, 2002.
If additional clarification is required, please contact me at 270-7735.

ROBYN LOUDERMILK, Staff Planner
for JOHN E. MIN, Planning Director

JEM:RLL:jay

c: Clayton Yoshida, AICP, Deputy Planning Director
 ROBYN LOUDERMILK, Staff Planner
 Project File
 General File
 K:\WP_DOCS\PLANNING\SM1\2002\02sm120020011KaiserClinicImprlagecncytrans.wpd

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253; FACSIMILE (808) 270-7634

Quality Seamless Service - Now and for the Future

Nov 7

BENJAMIN J. CAYETANO
GOVERNOR



BRIAN K. MINAAI
DIRECTOR

DEPUTY DIRECTORS
GLENN M. OKIMOTO
JADINE Y. URASAKI

04/6328

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

IN REPLY REFER TO:

STP 8.0550

November 22, 2002

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

DEPT OF PLANNING
COUNTY OF MAUI
HONOLULU, HI
02 NOV 27 P1:17

Dear Mr. Min:

Subject: Kaiser Lahaina Clinic Expansion & Renovation
Special Management Area Permit (SMA)
TMK: (2) 4-5-007: 001

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

Plans for construction work within the State highway right-of-way must be submitted for our review and approval.

We appreciate the opportunity to provide comments.

Very truly yours,

BRIAN K. MINAAI
Director of Transportation



April 15, 2003

Mr. Brian K. Minaai
Director of Transportation
State of Hawaii Department of Transportation
869 Punchbowl Street
Honolulu Hawaii 96813-5097

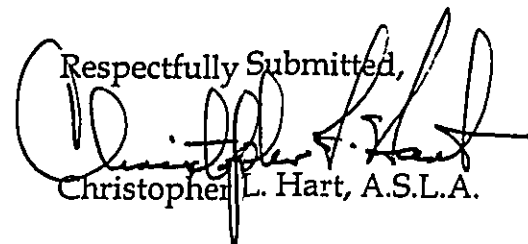
Dear Mr. Minaai,

RE: Comments on Draft EA & Related Permits
Kaiser Clinic Improvements Project
TMK (2) 4-5-007: 001, Lahaina, Maui, Hawaii
SM1 2002/0011, EA 2002/0007

Thank you for your comments dated November 22, 2002. We have the following responses.

State ROW. The applicant is aware that all work within the State ROW must be submitted to your office for review and approval. We note that no work within the State ROW is planned as part of this project.

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact me or my associate, Mr. Robb Cole.

Respectfully Submitted,

Christopher L. Hart, A.S.L.A.

CC: R. Hartman Architect

02/62/16

BENJAMIN J. CAYETANO
GOVERNOR



MARY ALICE EVANS
Comptroller

DEAN H. SEKI
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P.O. BOX 119
HONOLULU, HAWAII 96810-0119

'02 NOV 21 12:57


DEPT. OF ACCOUNTING
AND GENERAL SERVICES
RECEIVED

November 18, 2002

MEMORANDUM

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

ATTN: Robyn L. Loudermilk, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor 
DAGS, Survey Division

SUBJECT: I.D.: SM1 20020011
TMK: (2) 4-5-007:001
Project Name: Kaiser Lahaina Clinic Expansion and Renovation
Applicant: Chris Hart

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



April 15, 2003

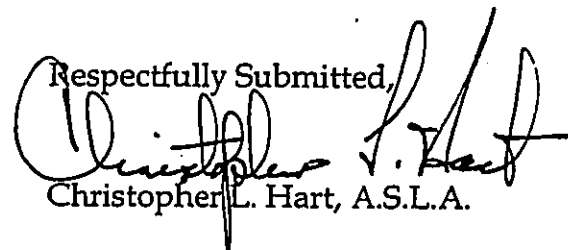
Mr. Randall M. Hashimoto, State Land Surveyor
State of Hawaii Department of Accounting and General Services
Survey Division
PO Box 119
Honolulu Hawaii 96810-0119

Dear Mr. Hashimoto,

RE: Comments on Draft EA & Related Permits
Kaiser Clinic Improvements Project
TMK (2) 4-5-007: 001. Lahainā, Maui, Hawaii
SM1 2002/0011, EA 2002/0007

Thank you for your comments dated November 18, 2002, which state that you have no objections to the proposed project, and that the project will not affect Government Survey Triangulation Stations or Benchmarks.

Respectfully Submitted,



Christopher L. Hart, A.S.L.A.

CC: R. Hartman Architect

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENT QUALITY CONTROL

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

'02 NOV -7 A8:54

DEPT. OF PLANNING
COMMUNITY DEVELOPMENT
RECEIVED

November 7, 2002

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

Attn: Robyn Loudermilk

Dear Mr. Min:

Subject: Draft environmental assessment (EA) for Kaiser Clinic Improvements, Lahaina

We have the following comments:

Contacts: Community consultation is an important element of the review process. Consult with any interested community groups and notify the nearest neighbors or neighboring landowners of the proposed project, allowing them sufficient time to review the draft EA and submit comments. Be sure to document all contacts in the final EA and include copies of any correspondence. If you held any community presentations, document them also in the final EA.

Water use: Will reclaimed water be used for clinic operations or for landscaping? Given Maui's water shortage, we recommend the use of unthirsty plants.

Construction impacts:

Safety: How will continued pedestrian access and pedestrian safety be assured? Will there be a staging area onsite for equipment, machinery and supplies? If so, how will the area be secured to prevent theft and vandalism?

Traffic: How will impacts to traffic be mitigated?

Historic District Maps: These maps (Figure 5) date back to 1967 and are now 35 years old. In the final EA please enclose updated maps.

John Min
November 7, 2002
Page 2

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

Sincerely,



GENEVIEVE SALMONSON
Director

c: Chris Hart
Robert Hartman



April 15, 2003

Ms. Genevieve Salmonson, Director
State of Hawaii Office of Environment Quality Control
235 South Beretania Street, Suite 702
Honolulu HI 96813

Dear Ms. Salmonson,

RE: Comments on Draft EA & Related Permits
Kaiser Clinic Improvements Project
TMK (2) 4-5-007: 001. Lahaina, Maui, Hawaii
SM1 2002/0011, EA 2002/0007

Thank you for your comments dated November 7, 2002. We offer the following responses below.

Contacts. The applicant has encouraged community participation and review of the project in multiple ways, including: a presentation to the Lahaina Restoration Foundation, providing Draft EAs to immediate neighbors, notifying neighbors within 500' by mail of the pending applications, and hosting a community informational meeting.

To date, no interest in the project has been shown by the community through the Environmental Assessment process (comment letters), phone calls, nor via attendance during the community informational meeting. Documentation of the community outreach has been included in the Final EA.

Construction Impacts. The immediate construction areas will be secured by the contractor with dust/construction fences in order to protect the public from construction activities and hazardous zones. Any staging areas or storage areas will be secured by construction fencing per the discretion of the contractor.

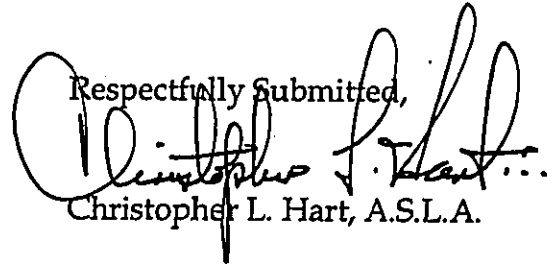
Pedestrian and vehicular traffic in the project site will be routed around the fenced off areas. Pedestrian and vehicular traffic outside the subject property

Letter to Ms. Genevieve Salmonson, Director
Comments on Kaiser Clinic Improvements, Lahaina Project
April 15, 2003
Page 2 of 2

will be generally unaffected. Any required work within the ROW will be fenced off per the discretion of the project contractor.

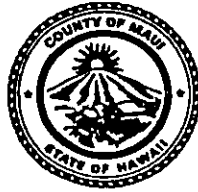
Historic District Maps. Although I agree with your assessment of the quality of the Lahaina National Historic Landmark Map, the version included in the EA is the most recent version available according to the Historic Preservation Division of the Department of Land and Natural Resources.

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact me or my associate, Mr. Robb Cole.

Respectfully Submitted,

Christopher L. Hart, A.S.L.A.

CC: R. Hartman Architect

01165416



'02 NOV -4 A10 :24

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-6109
Telephone (808) 270-7816 • Fax (808) 270-7199

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

October 30, 2002

Ms. Robyn Loudermilk, Staff Planner
County of Maui
Planning Department
250 South High Street
Wailuku HI 96793

Project Name: Kaiser Lahaina Clinic Expansion and Renovation
TMK : 4-5-07:001
ID: SM1 2002/0011

Dear Ms. Loudermilk,

Thank you for the opportunity to provide comments to this application.

The Lahaina Kaiser Clinic is currently served by a 1 ½ " water meter. The expansion would result in an increase of consumption of about 400 gallons per day. The property is served by a 12-inch water line and two fire hydrants along Wainee Street and a 8-inch line and two fire hydrants along Honoapiilani Highway. Fire flow, domestic and irrigation calculations will be required during the building permit process.

We recommend that the following water conservation measures be incorporated in project design where appropriate:
Eliminate Single-Pass Cooling: Single-pass, water-cooled system should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air-conditioners, freezers, and commercial refrigerators.

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

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

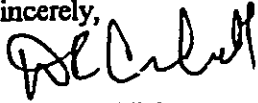
Use Climate-adapted Plants: The project is located in the "Maui County Planting Plan" - Plant Zone 3. We encourage the applicant to use native, climate-adapted plants in all landscaping additions. Native plants conserve water and protect the watershed from degradation due to invasive alien species. Please refer to the attached brochure: "Saving Water In The Yard - What and How to Plant In Your Area".

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

The project overlies the Launipoko aquifer, supplying ground water to the Lahaina community. In order to protect the integrity of this important groundwater resource, we recommend that the applicant adopt best management practices (BMPs) relevant to potentially polluting activities. We have attached sample BMPs for construction and operation of medical facilities. Additional information is available from the State Department of Health.

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

Sincerely,



David Craddick
Director
emb

C:\WPdocs\Permcmm\Kaiser Lahaina Clinic Expansion SMI.wpd

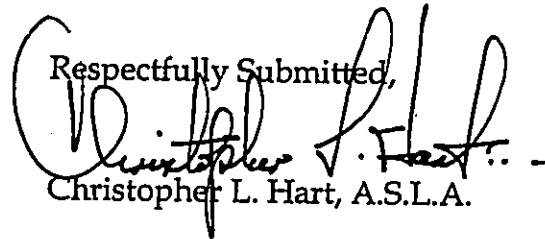
c: engineering division
applicant w/attachments:

"The Costly Drip"
"Saving Water in the Yard-What and How to Plant in your Area"
A Checklist of Water Conservation Ideas For Commercial Buildings
Ordinance 2108 - An Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code
"Guidance Specifying Management Measures For Sources Of Nonpoint Pollution In Coastal Waters"
BMP for Medical Facilities, from "Residential and Commercial Source Control Programs to Meet Water Quality Goals" WERF
1998

By Water All Things Find Life

Letter to Mr. George Tengan, Director
Comments on Kaiser Clinic Improvements, Lahaina Project
April 15, 2003
Page 2 of 2

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact me or my associate, Mr. Robb Cole.

Respectfully Submitted,

Christopher L. Hart, A.S.L.A.

CC: R. Hartman Architect

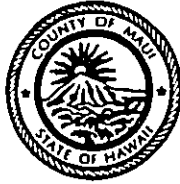
11/21/02

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

TRACY TAKAMINE, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

JOHN D. HARDER
Solid Waste Division

November 21, 2002

MEMO TO: JOHN E. MIN, PLANNING DIRECTOR

FROM: *fr* DAVID GOODE, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT *John E. Min*

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT, SPECIAL MANAGEMENT
PERMIT APPLICATION
KAISER LAHAINA CLINIC EXPANSION & RENOVATION
TMK: (2)4-5-007:001
SM1 2002/0011

DEPT. OF PUBLIC WORKS
NOV 25 10 54 AM '02

We reviewed the subject application and have the following comments:

1. Submit a solid waste management plan for construction waste recycling and disposal at C & D landfill.
2. Although wastewater system capacity is currently available as of November 12, 2002, the developer should be informed that wastewater capacity cannot be ensured until the issuance of the building permit.
3. The developer shall not pay assessment fees for this area at the current time.
4. Wastewater contribution calculations showing current usage versus an estimate of proposed usage are required before a building permit is issued.
5. Construction of this project shall comply with the provisions of Chapter 20.08, Maui County Code (MCC), the grading ordinance

Quality Seamless Service – Now and for the Future

Memo to John E. Min, Planning Director
November 21, 2002
Page 2

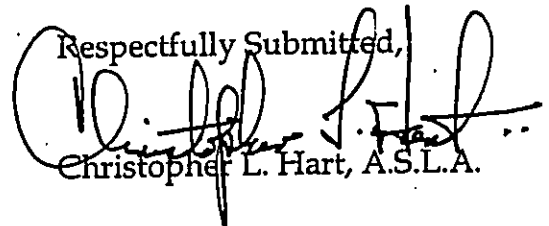
and the Maui County drainage rules; and shall provide erosion-, sediment- and dust-control measures during construction. Roadway improvements may be required dependent upon the adjacent roadway width and frontage improvements per the provisions of MCC, Section 16.26.3304, "Improvements to Public Streets".

If you have any questions regarding this memo, please call Milton Arakawa at Ext. 7845.

RMN:msc
S:\LUCA\Czm\kaisertahaina.wpd

Letter to Mr. Gilbert Coloma-Agaran, Director
Comments on Kaiser Clinic Improvements, Lahaina Project
April 15, 2003
Page 2 of 2

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact me or my associate, Mr. Robb Cole.

Respectfully Submitted,

Christopher L. Hart, A.S.L.A.

CC: R. Hartman Architect



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
ti
YOUR REFERENCE

POLICE DEPARTMENT COUNTY OF MAUI

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



THOMAS M. PHILLIPS
CHIEF OF POLICE

'02 NOV 15 10 45
KEKUAPIO R. AKANA
DEPUTY CHIEF OF POLICE

November 14, 2002

MEMORANDUM

TO : JOHN E. MIN, PLANNING DIRECTOR

FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE

SUBJECT : I.D.: SM1 20020011
TMK: (2) 4-5-007:001
Project
Name: Kaiser Lahaina Clinic Expansion and Renovation
Applicant: Chris Hart

- No further recommendation or comment is necessary or desired.
- Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.


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

Enclosure

COPY

TO : THOMAS PHILLIPS, CHIEF OF POLICE, COUNTY OF MAUI
VIA : CHANNELS
FROM : SCOTT Y. MIGITA, P.O. III, LAHAINA BIKE PATROL
SUBJECT : KAISER LAHAINA CLINIC EXPANSION AND RENOVATION

As of 11/14/02

This To-From is being submitted for comment and recommendation by the County Of Maui, Department Of Planning for a proposed 2,940 square foot expansion and renovation to the existing 7,880 square foot Kaiser Lahaina Clinic located at 910 Wainee Street.

The proposed project as mentioned on page 14 of the booklet is not anticipated to effect Police services. Also, on page 15, the impact on roadways and traffic as a result of the expansion, is expected to be minimal. The clinic will not be open during the morning commute period and will not generate traffic during the morning peak hour. However, during the afternoon peak hour, an anticipated total of fifteen additional trips will be generated, resulting from the project (six inbound and nine outbound trips).

Overall, the proposed project will have no significant impact on emergency and traffic issues based on the study. At this time, I have nothing further to add regarding this proposal.

Submitted for your information and perusal.

*Re ensure with
other Migita.
SSB. fw
10/30/02*

*Concern - I have
re DA - I have
10-30-2002*

RESPECTFULLY SUBMITTED,


SCOTT Y. MIGITA, E-1122
P.O. III, BIKE PATROL OFFICER
102902 AT 2120 HOURS



April 15, 2003

Mr. Thomas M. Phillips
Chief of Police
County of Maui
55 Mahalani Street
Wailuku Hawaii 96793

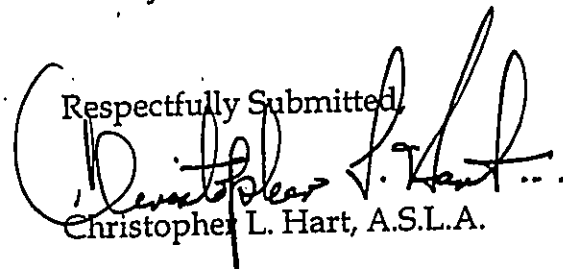
Dear Mr. Phillips,

RE: Comments on Draft EA & Related Permits
Kaiser Clinic Improvements Project
TMK (2) 4-5-007: 001. Lahaina, Maui, Hawaii
SM1 2002/0011, EA 2002/0007

Thank you for your comments dated November 14, 2002, which states that the project is not anticipated to affect police services.

We also wish to inform you that a revised traffic analysis was conducted for the Final EA; a copy is included for your information. The original analysis did not include AM peak hour information. The revised analysis shows an AM peak hour generation of approximately 10 trips, PM peak trips are (still) estimated at 15 trips. According to the traffic engineer, this amount is "insignificant".

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact me or my associate, Mr. Robb Cole.

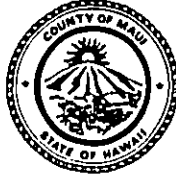
Respectfully Submitted,

Christopher L. Hart, A.S.L.A.

CC: R. Hartman Architect

ALAN M. ARAKAWA
Mayor

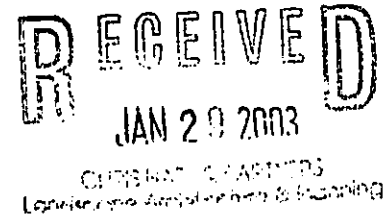
MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

January 23, 2002



Mr. Christopher L. Hart
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Hawaii 96793

Dear Mr. Hart:

RE: Kaiser Lahaina Clinic Expansion and Renovation Draft Environmental Assessment Comments at Maui Tax Map Key 4-5-007:001, Lahaina, Island of Maui (SM1 2002/0011) (EA 2002/0007)

The Maui Planning Department (Department) has reviewed the above referenced document and has the following comments to offer:

1. The Department confirms that the State Land Use designation, West Maui Community Plan designation, and zoning designation for the proposed action are correct.
2. The Department also confirms that the proposed action is located in the Special Management Area as delineated by the County of Maui and located in National Historic Land Mark District.
3. On page 6, under Alternatives, there is only one alternative action put forth. In the Pre-Development Research portion of the appendix, it appears that there was discussion with Planning Department staff regarding phasing of this project. This should be included as an alternative.
4. On page 10, under Topography and Soils, please clarify the slope of the property.
5. On page 11, under Terrestrial Biota (Flora and Fauna), indicates a mature monkey pod tree will be removed for site adjustments. Does the removal of this tree require Arborist Committee review?
6. As the project is located in the Special Management Area, the project will require review by the Maui County Urban Design Review Board.

Mr. Christopher L. Hart
January 23, 2003
Page 2

7. The traffic analysis should include the hours of operation of the facility and, the general hours of operations for surrounding properties. Though the report talks about am and pm peak hours, it is unclear how this relates to the clinic hours and the impact the hours had on traffic in general.

Thank you for the opportunity to comments. Should further clarification be required, please contact Ms. Robyn L. Loudermilk, Staff Planner, at 270 - 7735.

Sincerely,



MICHAEL W. FOLEY
Planning Director

MWF:RLL:lar

c: Wayne A. Boteilho, Deputy Planning Director
Robyn L. Loudermilk, Staff Planner
Project Folder
General Folder
K:\WP_DOCS\PLANNING\SM1\2002\02sm120020011KaiserClinicImp\deacomments.wpd



April 15, 2003

Mr. Michael Foley, Director
Maui Planning Dept
250 South High Street
Wailuku HI 96793

Dear Mr. Foley,

AT: Ms. Robyn Loudermilk
RE: Comments on Draft EA & Related Permits
Kaiser Clinic Improvements Project
TMK (2) 4-5-007: 001, Lahaina, Maui, Hawaii
SM1 2002/0011, EA 2002/0007

Thank you for your department's comments dated January 23, 2003. We have the following responses.

1. *Zoning Designations.* Thank you for confirming the applicable State, County and Community based land use designations.
2. *Other Designations.* Thank you for confirming the project's designation regarding the Special Management Area and the Lahaina National Historic Landmark District.
3. *Alternatives.* The alternatives section has been changed as recommended.
4. *Topography & Soils.* The slope of the property has been included as recommended.
5. *Monkey Pod Trees.* Revisions to the landscape plan have allowed the applicant to retain all mature monkey-pod trees. A smaller, non-mature monkey-pod tree will be removed, however no trees on at the project site are designated as exceptional trees (which would trigger review by the Arborist Committee).

Letter to Mr. Michael Foley, Director
Comments on Kaiser Clinic Improvements, Lahaina Project
April 15, 2003
Page 2 of 2

6. *Urban Design Review.* The project was presented to the Urban Design Review Board on March 4th, 2003. The project was unanimously approved.
7. *Traffic Analysis.* The traffic analysis report has been amended to address your requests.

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact Mr. Robb Cole at our office or myself.

Respectfully Submitted,


Christopher L. Hart, A.S.L.A.

CC: R. Hartman Architect



02 OCT 30 P1:46

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

October 28, 2002

Ms. Robyn Loudermilk
Staff Planner
Maui Planning Department
250 S. High Street
Wailuku, HI 96793

Dear Ms. Loudermilk:

Subject: Kaiser Lahaina Clinic Expansion and Renovation
TMK: (2) 4-5-007:001
I.D.: SM1 2002/0011

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Neal Shinyama".

Neal Shinyama
Manager, Energy Delivery

NS/dt:ikh

Lahaina Restoration Foundation

120 Dickenson Street - Lahaina, Maui, HI 96761

(808)661-3262 Fax (808) 661-9309 lrf@maui.net

Founded 1962

For the benefit of both our residents and visitors, and in cooperation with others we strive to faithfully restore, maintain and interpret the physical, historical, and cultural legacy of Lahaina, Maui, first capital of the Kingdom of Hawaii.

5 June 2002

Chris Hart & Partners
Mr. Chris Hart
1955 Main Street, Suite 200
Wailuku, HI 96793

RECEIVED
JUN 06 2002

CHRIS HART & PARTNERS
Landscape Architecture & Planning

Dear Chris

At the Executive Committee meeting of May 29, 2002, Rory Frampton and Robb Cole of your office along with Robin Tanaka of the Dept of Human Concerns gave presentations of three Lahaina projects.

The first presentation concerned the Lahaina Senior Citizen's Facility. The Executive Committee expressed the following concerns:

- a) That the roofing resemble the corrugated roofing of the plantation era.
- b) That interpretive panels be placed in the courtyard telling the story of the plantation era and the union.
- c) The mixed useage of the building was questioned because 400sf of space was allocated to the Liquor Commission. It was felt that the Liquor Commission should be located in the old "Administration Building" with other County offices.
- d) There were no concerns about demolition of the surrounding buildings.

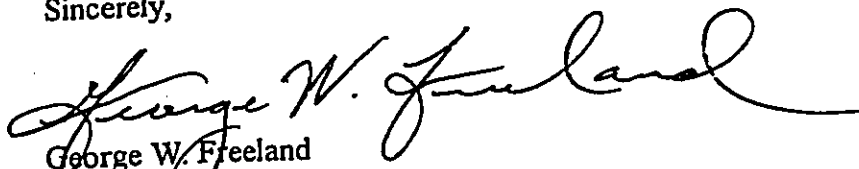
The next presentation concerned the Kaiser Clinic expansion. The Executive Committee were ok with the plans.

The third and final presentation concerned The Plantation Inn. The Executive Committee expressed the following concerns:

Letter To: Chris Hart & Partners
Page Two

- a) That planners meet with the affected surrounding neighborhood and explain what was being planned.
- b) That the traffic impact to the neighborhood be assessed. It was reported that the Traffic Engineer has completed a generation analysis and estimates that at peak hour the increase to traffic would be 12 trips per hour.
- c) The Executive Committee questioned whether or not Plantation Inn plans to allow their employees to park on property.
- d) No concerns about demolition of the Agena residence.

Sincerely,


George W. Freeland
Executive Director

/jk

P.S. Recommendation by Keoki Freeland:

The exterior of the new Senior Citizen's Facility should be painted in a "dark plantation green color" with white trim. The corrugated roof should be painted red. Most of the plantation buildings in Lahaina were painted this way.



April 15, 2003

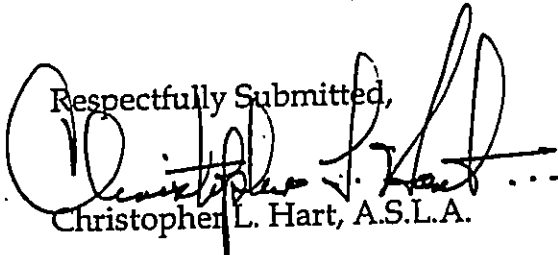
Mr. George W. Freeland, Executive Director
Lahaina Restoration Foundation
120 Dickenson Street
Lahaina, Maui, Hawaii 96761

Dear Mr. Freeland,

RE: Comments on the Kaiser Clinic Improvements Project
TMK (2) 4-5-007: 001. Lahaina, Maui, Hawaii

Thank you for allowing Chris Hart & Partners to discuss the project before the Lahaina Restoration Foundation board of directors at its meeting on May 29, 2002. We are in receipt of your letter dated June 5, 2002 that states that you have no comment on the subject project.

If you have any comments, please contact Mr. Robb Cole at our office or myself.

Respectfully Submitted,

Christopher L. Hart, A.S.L.A.

CC: R. Hartman Architect



January 20, 2003

Dear Neighboring Property Owner or Lessee,

On behalf of Kaiser Foundation Health Plan, Inc. and R. Hartman Architect, we wish to inform you that the Foundation is seeking permits to renovate the Lahaina Kaiser Clinic, and that a question and answer meeting has been scheduled to allow any neighbors to learn more about the project.

The renovation to the Lahaina Clinic (located at 910 Waivee Street) will entail a 2,940 square foot expansion to the existing Kaiser facility. The expansion will allow for expansion of the pharmacy, storage and clinic modules and allow for a new physical therapy component. The renovation will also include some changes to the parking layout. Our firm, Chris Hart and Partners, is assisting the Foundation in complying with the State's Environmental Review Process and in obtaining a Special Management Area Permit.

If you are interested in finding out more about the renovations, or have questions or concerns, we have scheduled an informal meeting to discuss the project. We will be available for "drop-in" question and answers between 5:30 and 6:30 pm on Wednesday, January 29th, at the Kaiser Conference Room located in the Longhi building located adjacent to the Kaiser Clinic at 930 Waivee Street. A location map is also enclosed with this letter.

If you can't make it on the 29th, you can always call me or my associate, Mr. Robb Cole, at 242-1955 if you have any questions or concerns.

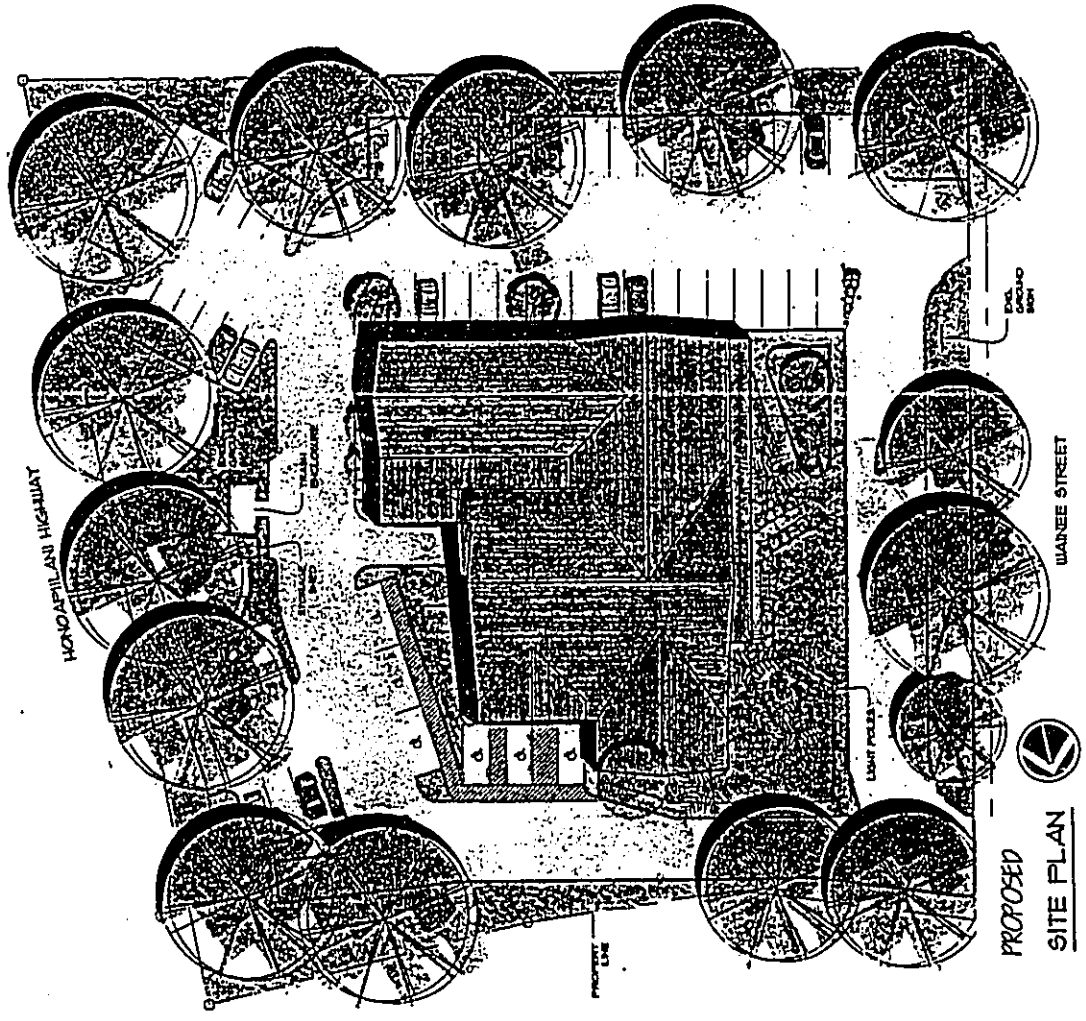
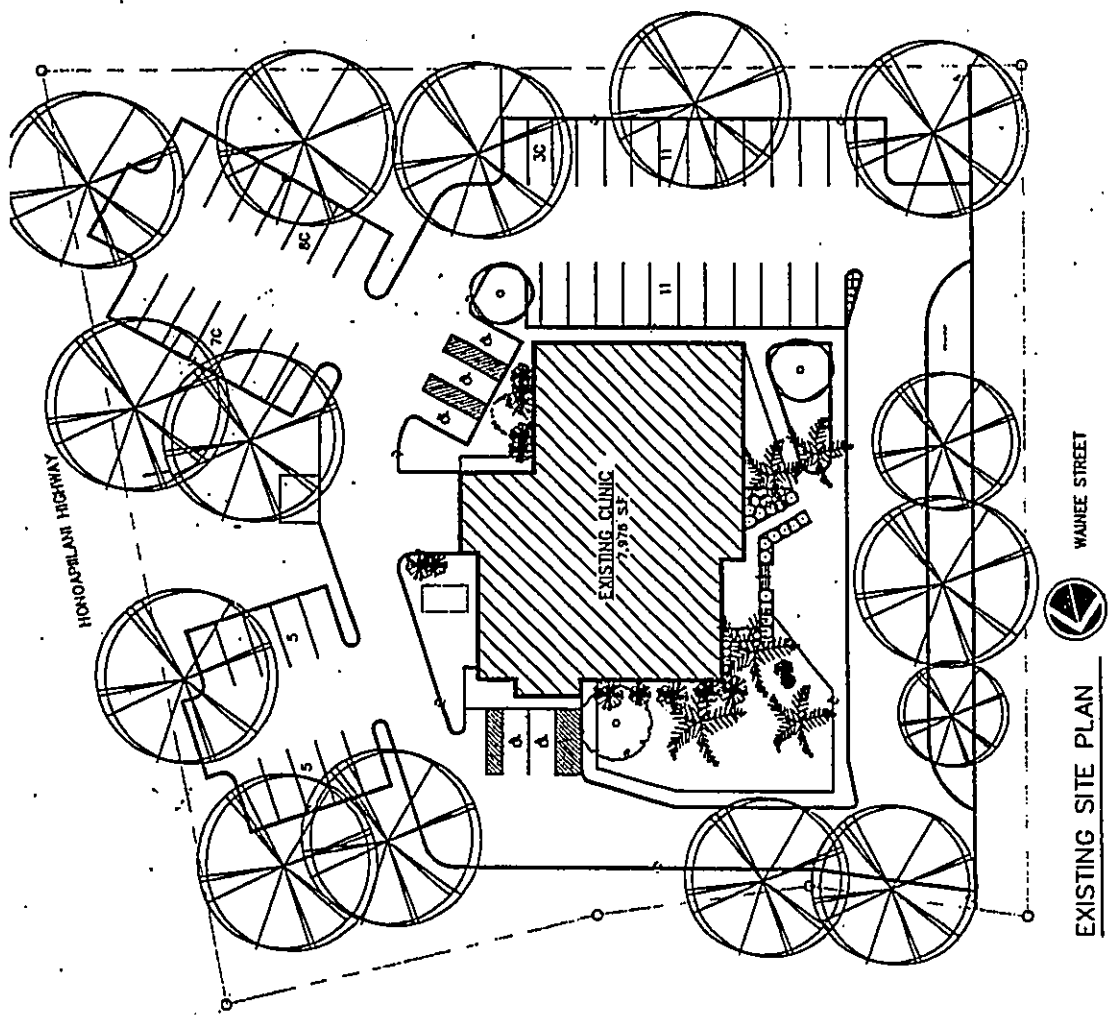
Respectfully Submitted,

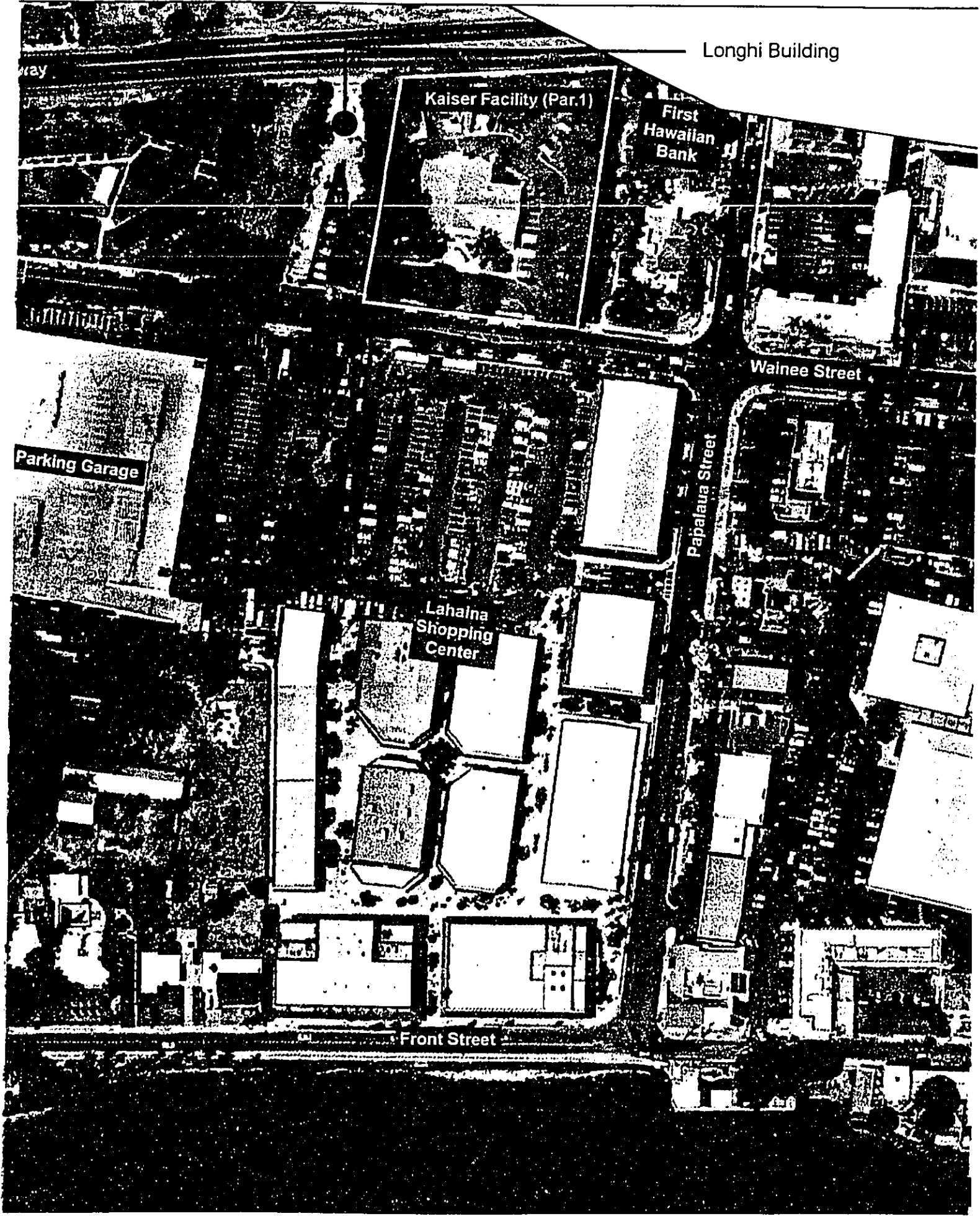
Christopher L. Hart, A.S.L.A.
Landscape Architect - Planner
President, Chris Hart & Partners, Inc.

CC: Maui Planning Department

LANDSCAPE ARCHITECTURE AND PLANNING
1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

PROPOSED IMPROVEMENTS AT THE KAISER LAHAINA CLINIC

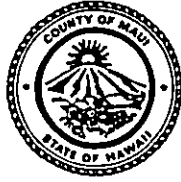




ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

March 4, 2003

Mr. Jeremy Kozuki, Chair
and Members of the Maui Planning Commission
County of Maui
250 South High Street
Wailuku, Hawaii 96793

RECEIVED
MAR 10 2003

CHRIS HART & PARTNERS
Landscape Architecture & Planning

Dear Chair Kozuki and Members:

RE: Special Management Area Use Permit for the Kaiser Lahaina Clinic
and Renovation Located at 910 Waivee Street at Maui Tax Map
Key 4-5-007:001, Lahaina, Island of Maui, Hawaii
(SM1 2002/0011)

At its regular meeting on March 4, 2003, the Maui Urban Design Review Board (UDRB) reviewed the design, landscaping, architectural plans, and related aspects of the proposed project referenced above. Based upon those considerations within the UDRB's purview, it voted to recommend approval, subject to the following conditions:

1. That said plans shall be in accordance with plans presented at the March 4, 2003 Maui Urban Design Review Board.
2. That full compliance with the standard comments of the Maui Urban Design Review Board shall be rendered.

The UDRB respectfully recommends its decision be incorporated into the Maui Planning Commissions' deliberations on this application to be scheduled in the near future.

If additional clarification is required, please contact the undersigned or Ms Robyn L. Loudermilk, Staff Planner, of the Maui Planning Department at 270-7735.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Le Foley".

FOR JIM BERG, Chair
Maui Urban Design Review Board

Mr. Jeremy Kozuki, Chair
and Members of the Maui Planning Commission
March 4, 2003
Page 2

JB:MWF:RLL:lar

c: Wayne A. Boteilho, Deputy Planning Director
Clayton Yoshida, AICP, Planning Program Administrator
Robyn L. Loudermilk, Staff Planner
Robert Hartman, Applicant
Robb Cole, Chris Hart & Partners
UDRB File
Project File
General File
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