



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
 COUNTY OF MAUI

ALAN M. ARAKAWA
 Mayor

ALICE L. LEE
 Director

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May 16, 2006

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

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 OFFICE OF ENVIRONMENTAL
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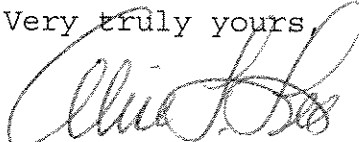
Dear Ms. Salmonson:

**SUBJECT: FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR
 HALE LOKOMAIIKA'I EXPANSION PROJECT,
 TMK: (2)2-5-004:005, MAKAWAO, MAUI, HAWAII**

The Department of Housing and Human Concerns, County of Maui, has reviewed the comments received during the 30-day public comment period which began on February 8, 2006, and has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the next available issue of OEQC's Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Mr. Edwin Okubo at (808) 270-7355 if you have any questions.

Thank you.

Very truly yours,

 ALICE L. LEE
 Director

ETO:hs
 Enclosures
 c: Mr. Edwin T. Okubo w/publication form
 Ms. Stacey Moniz w/publication form
 Ms. Maria N. Isotov-Chang w/publication form

2006-06-08-MA-FEA HALE LOKOMAIIKA'I EXPANSION I PROJECT

JUN - 8 2006

FILE COPY

LAND & WATER PLANNING AND CONSULTING

FINAL ENVIRONMENTAL ASSESSMENT

HALE LOKOMAIIKA'I EXPANSION PROJECT WOMEN HELPING WOMEN

IKE DRIVE
MAKAWAO, MAUI, HAWAII
TMK: (2) 2-5-004:005

Prepared for:

WOMEN HELPING WOMEN
1935 Main Street, Suite 202
Wailuku, Maui, Hawaii 96793

Prepared by:

LAND & WATER PLANNING AND CONSULTING
65 Lihwai Place
Haiku, Maui, Hawaii 96708

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LAND & WATER PLANNING AND CONSULTING

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Haiku, Maui, Hawaii 96708

MAY 2006

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- PHOTO 1 - This photo shows the entry to Aloha House from Ike Road.
- PHOTO 2 - (Above, view from left to right) – Ike Drive, Maui Youth and Family Services, Parking area, and Women Helping Women.
- PHOTO 3 - WHW facility as it exists today.
- PHOTO 4 - Location of services surrounding WHW. This is a view of the area when leaving the WHW facility heading toward Ike Drive.

I. PROJECT INFORMATION

***Special note to reviewers** – Please also find attached to the Final Environmental Assessment a Federal Environmental Assessment prepared in accordance with HUD Title 24 CFR, Part 58.36, hereinafter referred to as “APPENDIX F”. Although the scope of work remains the same for both EA’s there are different areas of concern raised by the Federal EA portion of this report and therefore we request your separate review of this document. We thank you for your attention to this matter.

A. PURPOSE OF THE REQUEST

In 1981 Women Helping Women (WHW) developed and opened Hale Lokomaika'i, Maui's first and only Emergency Shelter for victims of domestic violence. In addition to providing a safe, secure living environment at a confidential location in rural upcountry Maui, the Hale Lokomaika'i emergency shelter program offers intensive individual and family case management and a continuum of supportive services for all residents. The WHW emergency shelter currently provides safe, secure transitional housing and services for as many as 160 women and 162 (over 4,180 bed days) annually. The Makawao facility is consistently up to capacity and based on the growing need for emergency shelter and supportive services on Maui, additional space is needed to ensure an appropriate level of assistance to families in crisis. The Hale Lokomaika'i Expansion Project will provide approximately +/- 3,500 square feet of additional facility space to address two priority needs: 1) Residential Substance Abuse Shelter for victims of domestic violence who also need substance abuse treatment, and 2) Appropriate On-site Center for children's programs.

Based on initial conceptual designs, the Hale Lokomaika'i Expansion Project will involve the expansion of the existing WHW emergency shelter facility to include a Substance Abuse Wing, Children's Center, meeting rooms, a new kitchen and storage areas. The buildings are projected as follows:

Building One – Approximately +/- 1500 sq.ft. Children's Center with large, 1) dividable open space; 2) three office/counseling rooms; 3) Enclosed storage area; and Large Bathroom.

Building Two – Approximately +/- 2000 Sq.ft. Substance Abuse shelter: 1) Dormitory Room for 4 people; 2) Three private bedrooms for women w/children; 3) Three Bathrooms; and a central meeting/group recreation room.

Existing Conditions and Trends:

In recent years, the level of substance abuse in Maui County has increased dramatically. According to the most current surveys, Maui County has the highest incidence of drug and alcohol use among women of any of the Hawaiian Islands. This trend is evidenced in the increasing number of domestic violence victims who have substance abuse issues that require appropriate treatment and/or counseling. Based on intake data collected on Women Helping Women clients over the period of record (June 2002 – June 2003), nearly 30% of women seeking domestic violence services reported having personal substance abuse (alcohol and/or drug) issues. As a result of the types of drugs that are now prevalent in our community, such as crystal methamphetamine (ICE) and black tar heroin, an increasing number of these women require an intensive level of substance abuse treatment to support their recovery. Women Helping Women has already developed a strong

partnership with Aloha House, which currently provides outpatient substance abuse treatment for WHW clients and operates an intensive residential treatment program for men and women in their Makawao complex. While the out patient services provided to our clients by Aloha House are appropriate for some, an increasing number of women require intensive residential treatment or Therapeutic Living Program (TLP) as a critical component of their domestic violence case management plan. Aloha House's existing program is not organized to address the unique needs of women victims of domestic violence. The Hale Lokomaika'i Expansion Project will provide a designated Substance Abuse Wing that will accommodate as many as twelve (12) women (and their children) participating in a specially designed intensive residential substance abuse treatment coordinated by Aloha House professionals. It is anticipated that the substance abuse shelter wing will enable WHW to provide appropriate residential treatment services and Therapeutic Living Program for as many as 60 clients a year.

The Hale Lokomaika'i Expansion Project will also address the critical need for suitable space to provide childcare and special programs, projects and activities for the children of WHW shelter residents and clients. An important component of the services provided by WHW is ensuring that the children of domestic violence victims receive appropriate counseling and support in a positive, nurturing environment. A Children's Center at the shelter will provide a large area focused on the needs of the children of WHW clients, including basic childcare services, supervised group activities, and individual counseling. WHW serves as many as 165 children per year in the shelter program and the additional space dedicated to children's programs will greatly enhance WHW ability to address their unique social service and recreational needs. The Children's Center will be available to both shelter buildings.

B. PROJECT PROFILE

Proposed Project:

Building One – Approximately +/- 1500 sq.ft. Children's Center with large, 1) dividable open space; 2) three office/counseling rooms; 3) Enclosed storage area; and Large Bathroom.

Building Two – Approximately +/- 2000 Sq.ft. Substance Abuse shelter: 1) Dormitory Room for 4 people; 2) Three private bedrooms for women w/children; 3) Three Bathrooms; and a central meeting/group recreation room.

In addition, there will be additional Septic System improvements and Parking.

Existing Land Use:

The project site is surrounded by buildings that house non-profit groups. To the North direction is parking area, more non-profit offices, and old Maunaolu College building. To the East direction are portions of Maui Farm agricultural programs. To the South direction is more of Maui Farm. Located to the West is more parking and the Aloha House.

Project Area: 14.5620 Acres

C. REQUIRED LAND USE AND DEVELOPMENT PERMITS

Required Permits: Grading Permits and Building Permits.

D. IDENTIFICATION OF THE APPLICANT

Owner of Land & Existing and Proposed Structures: County of Maui
Lessee/Applicant: Women Helping Women
Address: 1935 Main Street, Suite 2003
Wailuku, Maui, Hawaii 96793
Phone/Fax: Phone: (808) 242-6600,
Fax: (808) 249-8147
Contact: Stacie Moniz, Executive Director

E. CONSULTANT

Land Use Planners: Land & Water Planning and Consulting
65 Lihikai Place
Haiku, Maui, Hawaii 96708
Phone/Fax: (808) 575-9763
Contact: Maria N. Isotov-Chang, Land Use Planner

F. ACCEPTING AGENCY

Agency: Department of Housing and Human Concerns
County of Maui
200 South High Street
Wailuku, Hawaii 96793
Phone/Fax: Phone: (808) 270-7805, Fax: (808) 270-7165
Contact: Alice L. Lee, Director

G. PRE-CONSULTED AGENCIES AND COMMUNITY GROUPS

County of Maui: Department of Public Works and Environmental Management
Department of Planning
Department of Housing and Human Concerns
Community Development Block Grant (CDBG) Program
State: Department of Land and Natural Resources
Neighbors: Maui Farm
Aloha House, Inc.
Maui Job Corps
Martin Brass, President of Maunaolu Plantation Association

H. DRAFT EA CONSULTATION

The following agencies and organizations provided comments on the Draft Environmental Assessment. Comment letters and responses are included in Appendix E.

County of Maui: Department of Public Works and Environmental Management
Department of Planning
Department of Housing and Human Concerns
Department of Fire and Public Safety
Police Department

Department of Transportation
Highways Division
Department of Water Supply
Department of Parks and Recreation
Department of Planning
Department of Public Works and Environmental Management
Department of Finance
Office of the Mayor

State: Department of Land and Natural Resources, Historic Preservation Division
Department of Land and Natural Resources, Land Division
Department of Land and Natural Resources, Maui/Lanai Burial Council
Department of Land and Natural Resources, Maui District Office
Department of Education, Division of Administrative Service
Department of Health (DOH), Office of Environmental Quality Control
DOH, Maui District Office
Department of Agriculture
Office of Planning
Department of Hawaiian Homelands
Office of Hawaiian Affairs
Land Use Commission
Makawao Library
Kahului Public Library

Federal: Department of Army
U.S. Department of Agriculture, Natural Resources Conservation Services

Organizations: Alu Like, Inc.
Verizon Hawaii
Maui Electric Company, Ltd.

I. ANTICIPATED DETERMINATION

It is anticipated that after careful review of the Final Environmental Assessment the proposed action will yield a Finding of No Significant Impact (FONSI).

II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION

A. PROPERTY LOCATION (FIGURE II.a, II.b & II.c – related location and site maps of the project site.)

Address: Maunaolu Campus
Ike Drive
Makawao, Maui, Hawaii

TMK: (2) 2-5-004:005

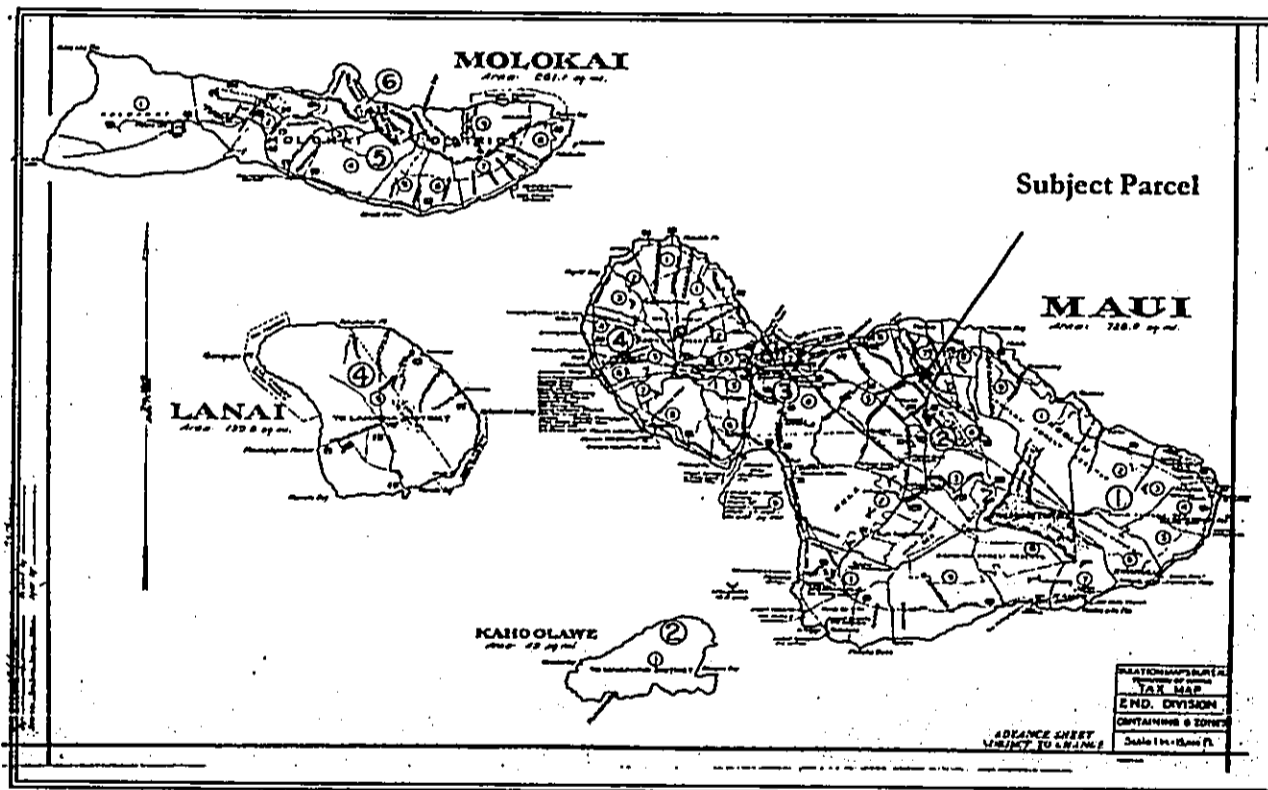


FIGURE II.a – MAUI AREA MAP

B. EXISTING LAND USE

The existing use of the land of the Maunaolu Campus Area contains the following Human and Social Service/Non-profit facilities and programs:

- Women Helping Women (WHW)
 - Residence for women and children
 - Office Space
 - Counseling services, provides child care
 - 24 hour services

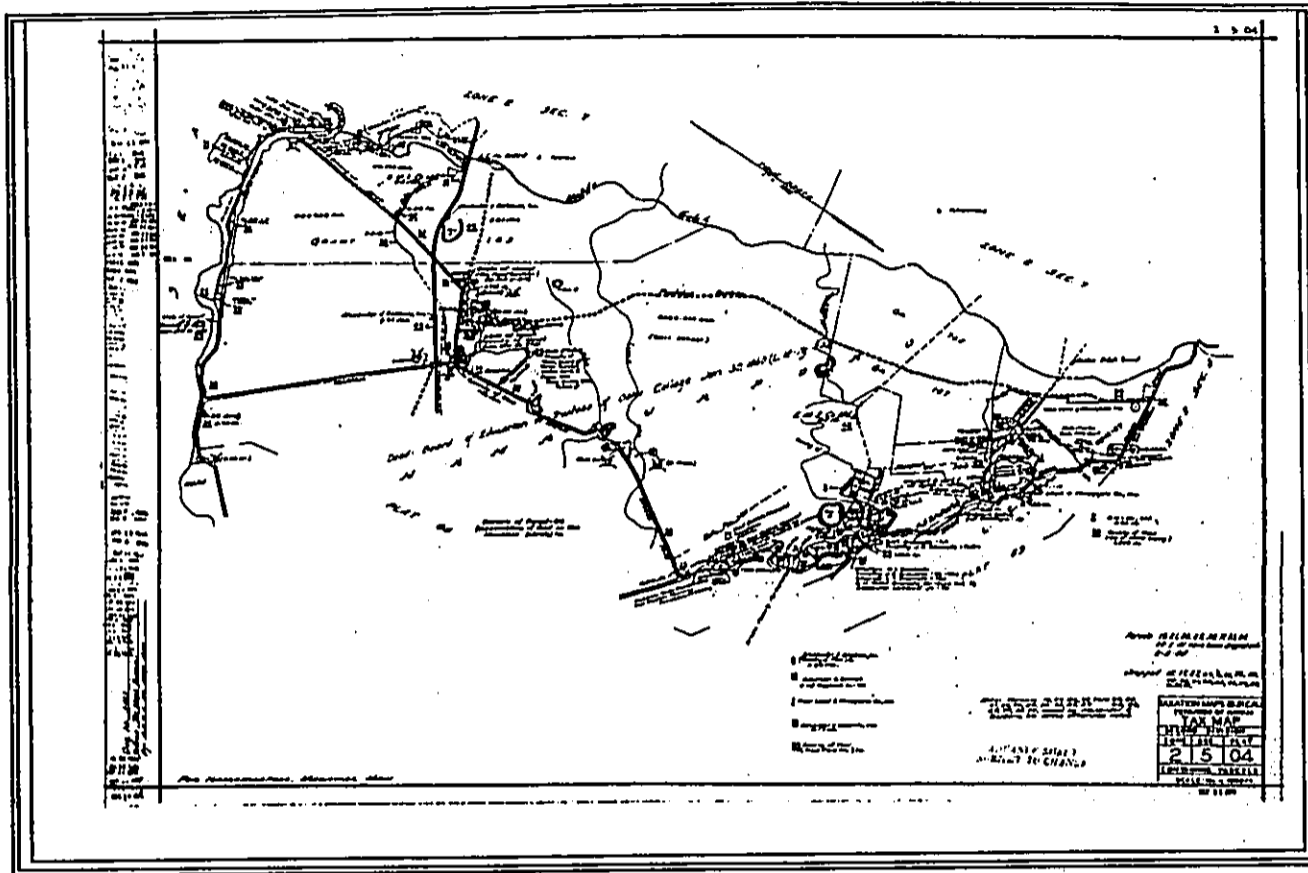


FIGURE II.b – PARCEL MAP

Aloha House

- Residence
- Treatment services for alcohol and drug abuse
- NA and AA meetings
- Cafeteria/Dormitories

Maui Youth and Family Services (MYFS)

- Offices
- Counseling
- Meeting Room

Maui Farm

- Foster family homes
- Offices
- Working farm

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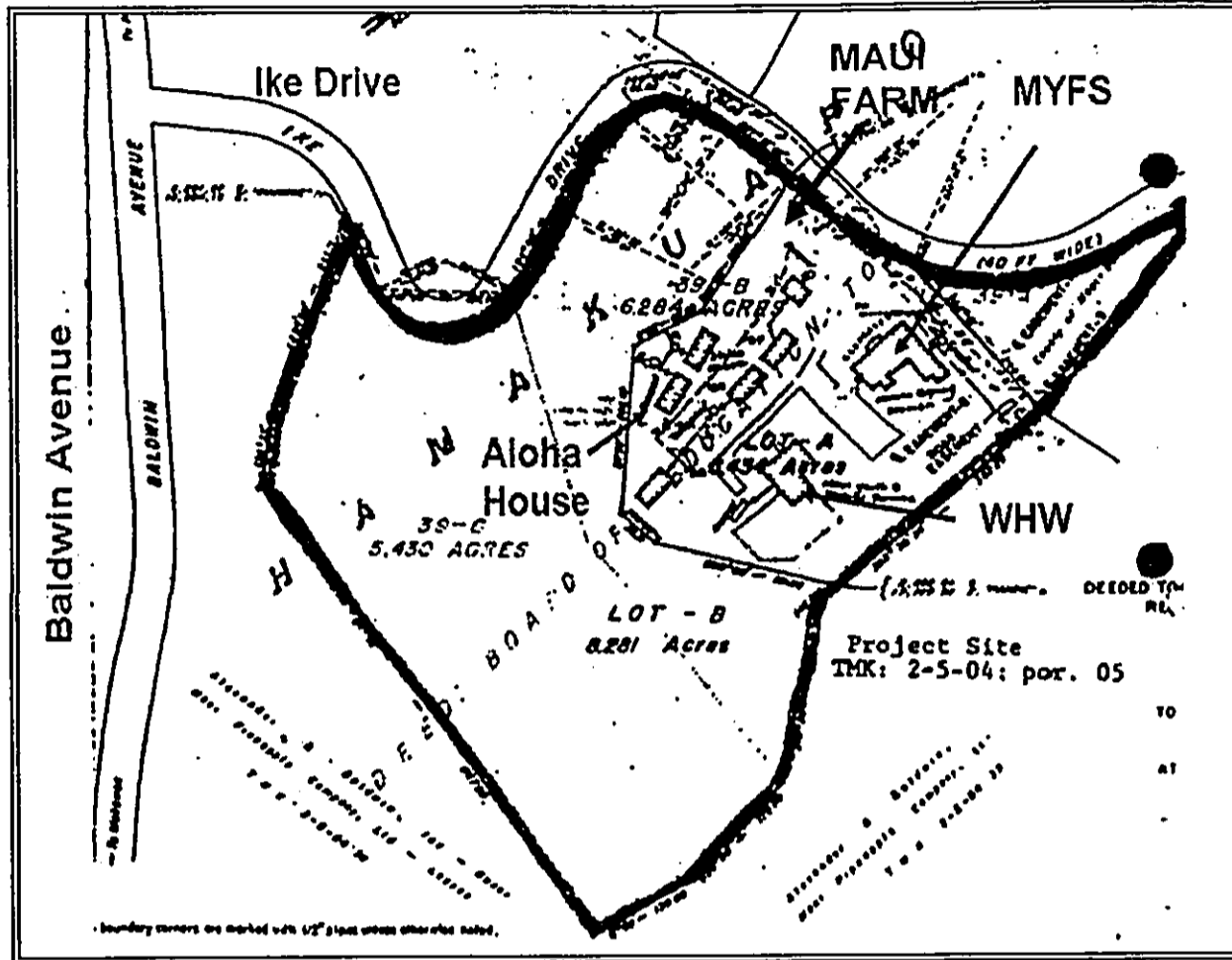


FIGURE II.c - SITE MAP

C. SITE PHOTOS



PHOTO 1 – This photo shows the entry to Maui Farm from Ike Road. This is the first social service development one passes while driving up Ike Drive from Baldwin Avenue toward WHW.

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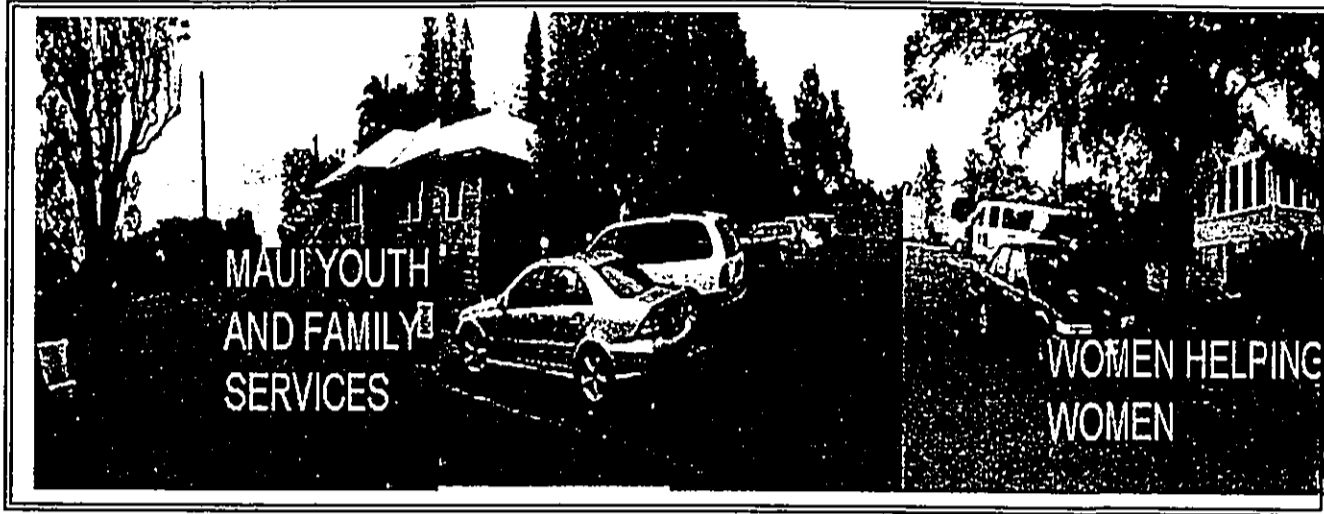


PHOTO 2. - (Above, view from left to right) - Ike Drive, Maui Youth and Family Services, Parking area, and Women Helping Women.

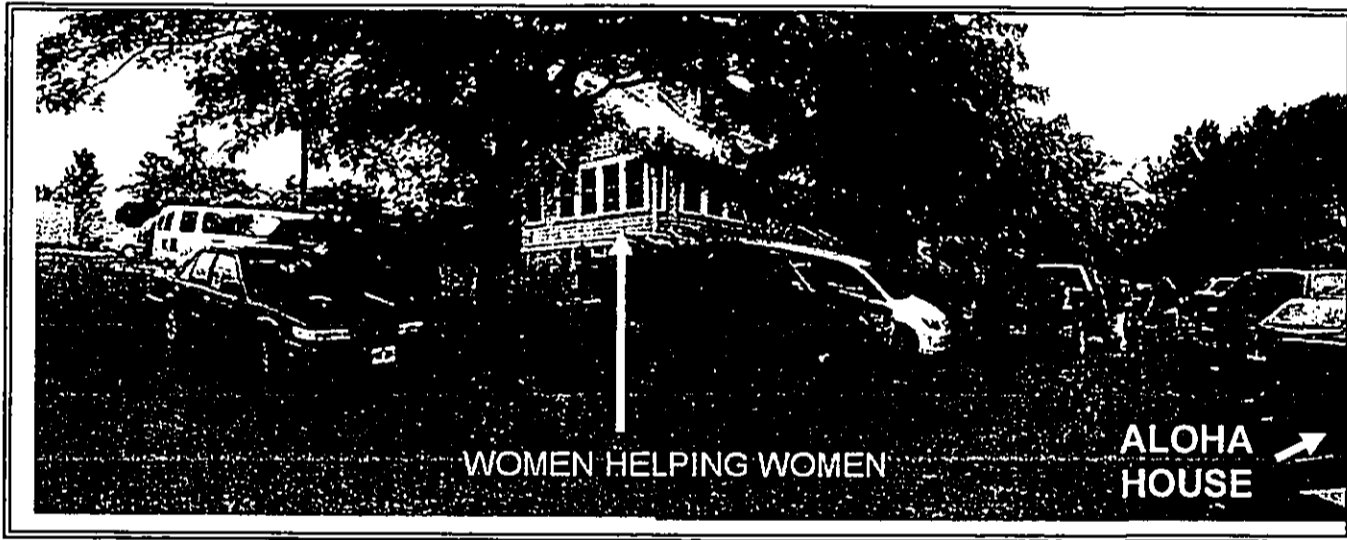


PHOTO 3 - WHW facility as it exists today.

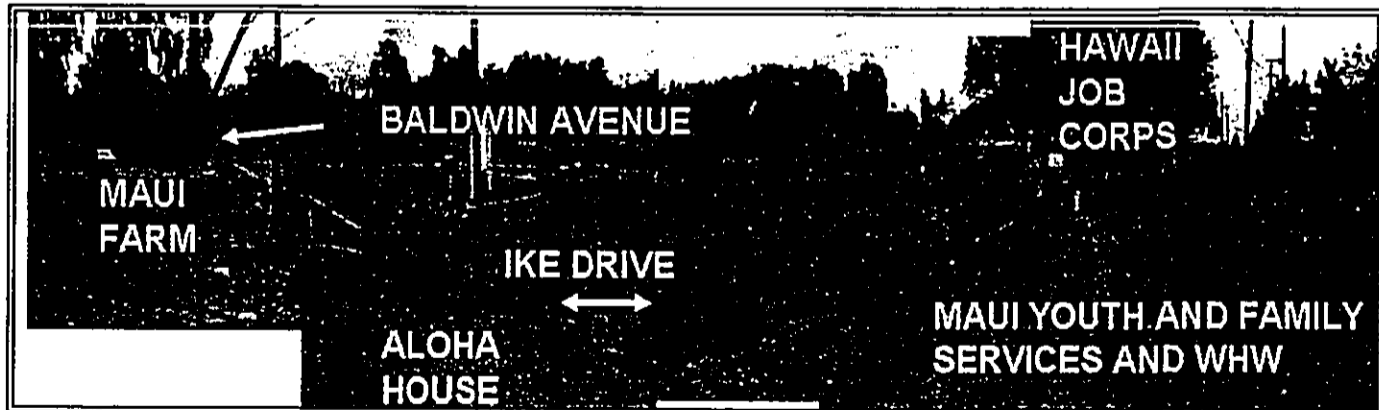


PHOTO 4- Location of services surrounding WHW. This is a view of the area when leaving the WHW facility heading toward Ike Drive.

D. LAND USE DESIGNATIONS

State Land Use Classification: Agricultural
 Paia-Haiku Community Plan: Public/Quasi-Public
 County Zoning: Interim
 Special Designations: Not in the Special Management Area (SMA)

E. DESCRIPTION OF PROPOSED ACTION**Proposed Development:**

The proposed project, two +/- 1500 to 2000 Sq.ft. buildings, will be built in the backyard of the existing women's shelter, to the northeast, on their portion of TMK: (2) 2-5-004:005.

Building One – 1) +/- 1500 Sq.ft. Children's Center with large, 2) dividable open space; 3) three office/counseling rooms; 4) Enclosed storage area; and Large Bathroom.

Building Two – 1) +/- 2000 square feet: Substance Abuse Shelter; 2) Dormitory Room for 4 people; 3) Three private bedrooms for women w/children; 4) Three Bathrooms; and a central meeting/group recreation room.

Site Improvements: In addition, there will be additional Septic System improvements and utilities services to be provided underground and parking improvement on existing parking lot, between WHW and MYFS, for ten stalls.

Access: Access to the proposed buildings will be by existing roadways, Ike Drive, and then by through the existing Women's shelter and foot path.

Construction: Construction is expected to begin once all required permits have been issued. Short-term construction related impacts will be mitigated. Standard mitigation measures to control these impacts are described in Section III of this Report.

F. ALTERNATIVES**1. ALTERNATIVE ONE - No Action**

Analysis. The "no action" alternative would leave the project area essentially in its existing condition. This is not a viable alternative since Women Helping Women (WHW) facility and services are currently in high demand with a great need for the proposed expansion. As well the subject property is currently significantly under developed and there is ample room to expand existing services. Based on intake data collected on Women Helping Women clients over the last one-year period (June 2002 – June 2003), nearly 30% of women seeking domestic violence services reported having personal substance abuse (alcohol and/or drug) issues. Existing services need to be expanded to handle the growing demand for substance abuse treatment for the women (many of which come to the shelter with children) seeking shelter from domestic violence. Without the proposed expansion, the ability of WHW to help its clients will be greatly diminished.

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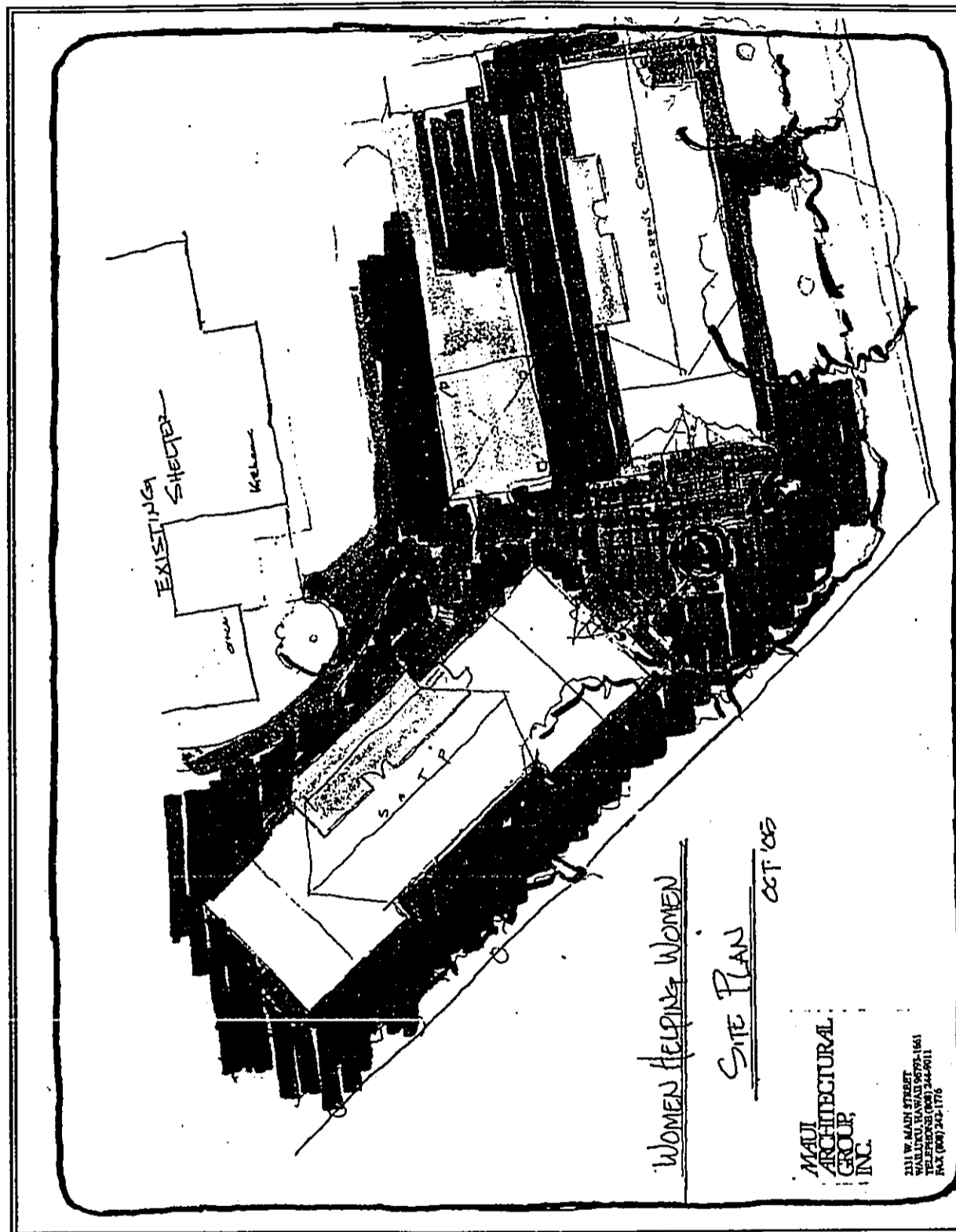


FIGURE II.d – Location of proposed Children's Center and Substance Abuse Shelter (STAP); for more detailed drawings please refer to Appendix D.

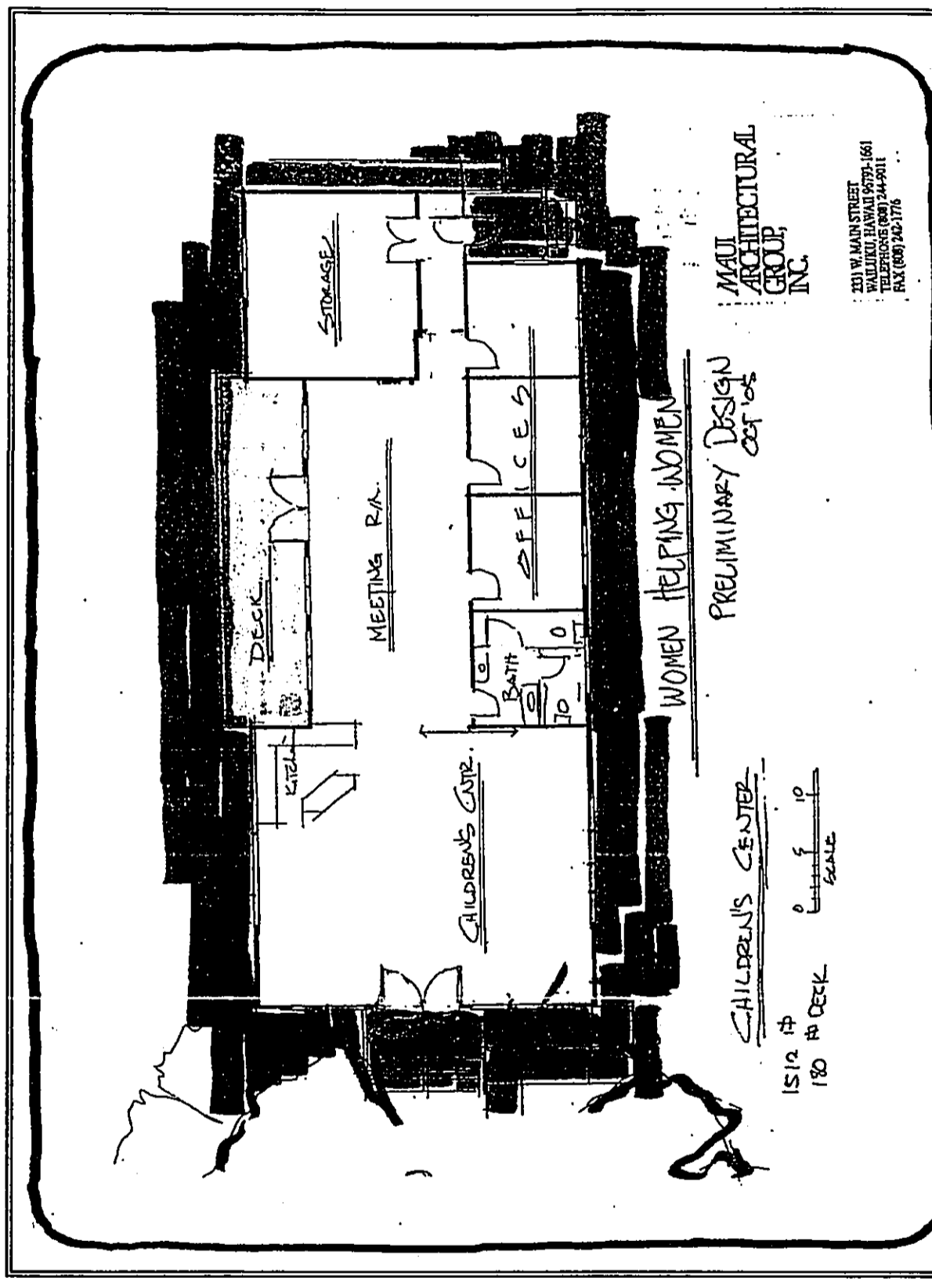


FIGURE II.e – Floor plan of proposed Children's Center; for more detailed drawings please refer to Appendix D.

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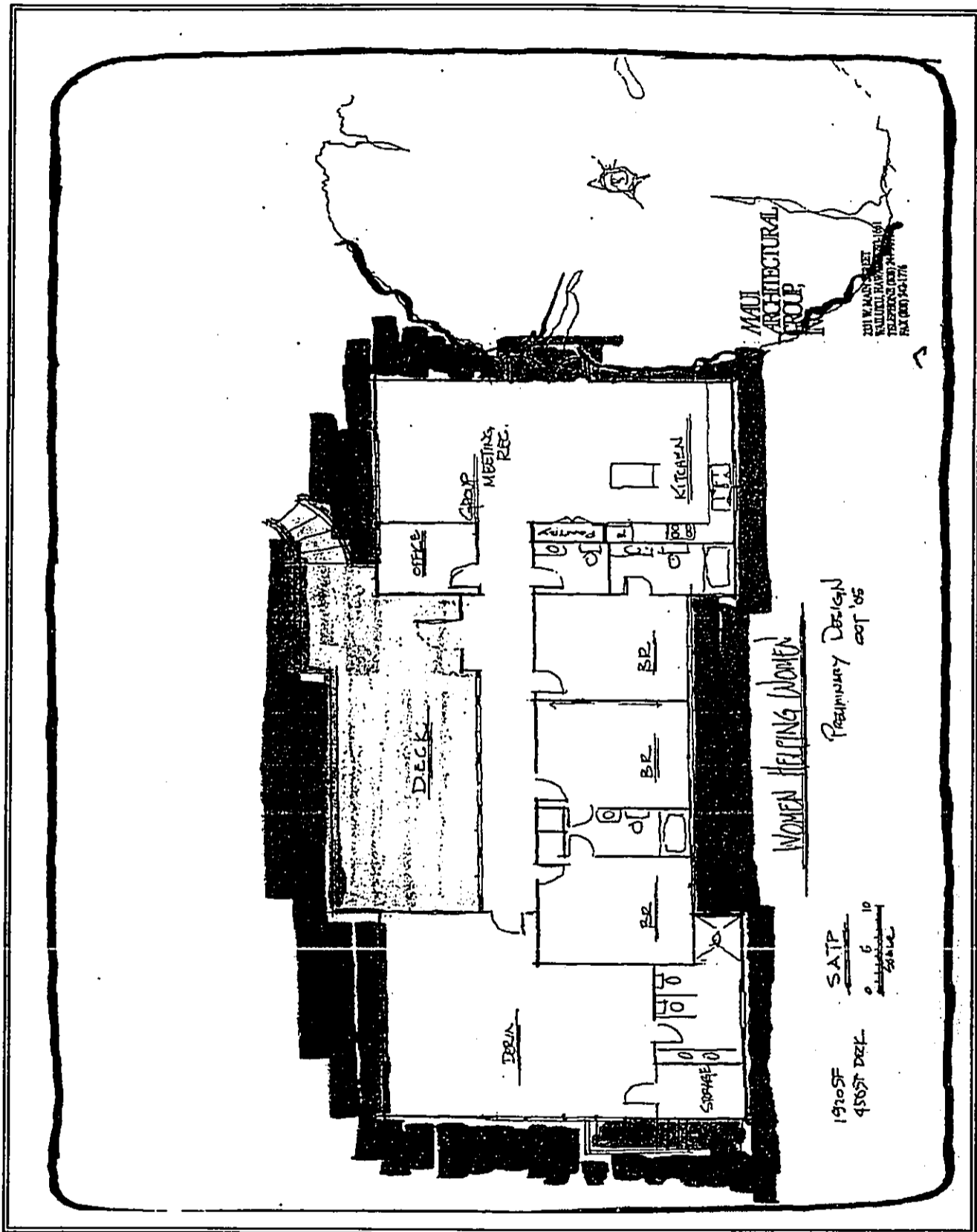


FIGURE II.f – Floor plan of proposed Substance Abuse Shelter (SATP) ; for more detailed drawings please refer to Appendix D.

2 ALTERNATIVE TWO - Alternative Locations and Structures

Analysis. The various alternative configurations were considered during the design phase of the project. A summary of these alternatives is presented below.

Located project on another property or somewhere else on the same parcel. It is crucial that the subject project be located directly adjacent to the current facility to enable continuity of care to the shelter clients, enable clients to maintain close contact with their children, and utilize existing facilities and programs, projects and activities for the women and the children.

Two story building. A single story structure as opposed to a two story structure is preferred as it allows for the women undergoing treatment to be separate from other women who are not yet ready, provides additional space for children to be buffered, and provides for more protected hospice.

3 ALTERNATIVE THREE - Preferred Alternative

Analysis. The Hale Lokomaikai Expansion, Substance Abuse Treatment Wing will provide appropriate living arrangements for up to 60 Women and their children per year who will participate in a specialized intensive residential substance abuse treatment program provided in partnership with Aloha House. The Children's Center will provide appropriate space for childcare programs, special group activities and individualized counseling areas focused on addressing the unique needs of the children of clients. WHW serves as many as 165 children per year in the shelter program and the additional space dedicated to children's programs will greatly enhance the ability of WHW to address their unique social service and recreational needs. The Expansion project will also provide badly-needed additional office and counseling areas for the WHW emergency shelter staff and volunteers.

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

A. PHYSICAL ENVIRONMENT

1. LAND USE

Land use surrounding the parcel is agricultural, large and small size plots. The existing use of the land of the Subject parcel, Maunaolu Campus, includes the following Social and Human Service/Non-profit activities:

Women Helping Women

Residence for women and children
Office Space
Counseling services, provides child care

Aloha House

Residence
Treatment services for alcohol and drug abuse
NA and AA meetings
Cafeteria/Dormitories

Maui Youth and Family Services

Offices
Counseling
Meeting Room

Maui Farm

Foster family homes
Offices
Working farm

Potential Impacts and Mitigation Measures. The proposed project is situated on existing social services complex established by the county. The construction of the proposed building is compatible with existing uses of the parcel, this being social service programs that address the needs of low-to moderate income residents with domestic and social problems (i.e. domestic violence, drug abuse, alcohol abuse, foster family assistance, related counseling and residential living for adults and children.) The proposed project is in conformance with established State and County zoning and community plan designations. The proposed project is a small but vital enhancement to the existing human services and facilities already in place on the Maunaolu Campus. The location of the proposed single story buildings will be buffered from the surrounding agricultural parcels by existing dense vegetation and hedges. Parking for the proposed project will be accommodated on site without the need for further parking improvements, please refer to attached site plan "FIGURE III.a". All impacts shall be mitigated on site (i.e. dense vegetation, increased parking area, single story buildings etc...).

2. TOPOGRAPHY AND SOILS

Existing Conditions. Due to the topographic characteristics of the property, views of the area to be developed are generally not significant from any of the surrounding agricultural lands nor from Baldwin Avenue. The existing site is 14.526 acres and is located next to Aloha House. The parcel slope is at about 3% grade. There are no drainage or erosion problems existing on site or due to topography or soils. There are several dry wells on site. The soils of this parcel are Hamakuapoko Silty Clay.

Coastal Hazard: Class 'A' waters are approximately 3 miles away from the project site. Sedimentation hazard to coastal waters and downstream properties is minimal.

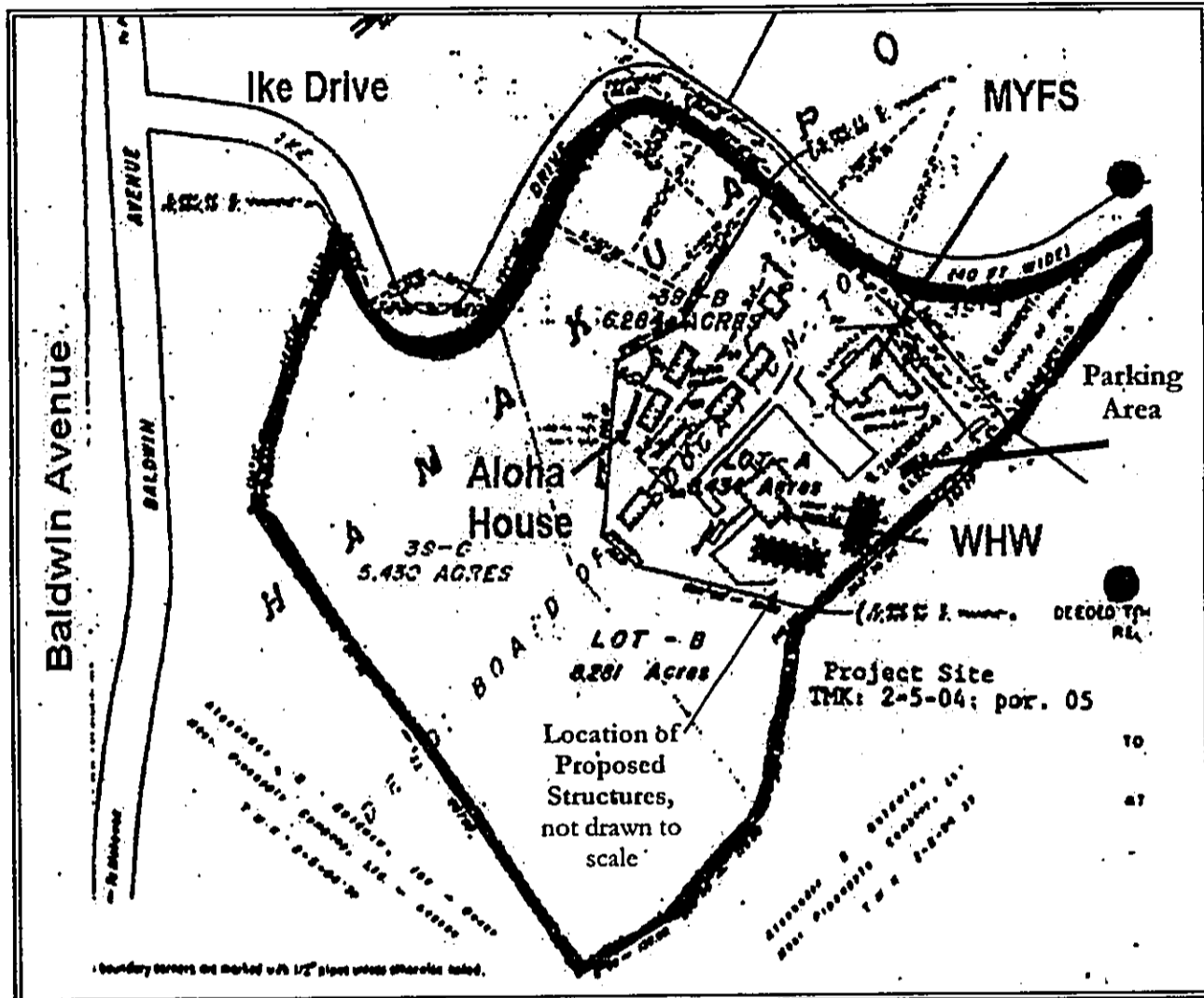


FIGURE III.a – Parking Area for Proposed Project

Potential Impacts and Mitigation Measures.

The following Measures will be taken to control erosion during the site development period.

- a. Minimize time of construction.
- b. Retain existing ground cover until latest date to complete construction.
- c. Early construction of drainage control features.
- d. Use of temporary cutoff ditches and berms.
- e. Install temporary area sprinklers in non-active construction areas when ground cover is removed. Water to be obtained from the county water main adjacent to site.
- f. Station water truck on site during construction period to provide for continuous sprinkling in active construction zones.

- g. Contractor to follow the guidelines as stated in Chapter 20.08 SOIL EROSION AND SEDIMENTATION CONTROL, by the County of Maui. (Best Management Practices or BMPs) The development project is provided with adequate facilities for drainage control and storm water disposal. This together with ground cover will preclude any appreciable on-site erosion. The topographic and soil analysis suggest that the proposed improvements are suitable for the site as there are also no additional driveways or roadways to be developed.

3. TERRESTRIAL BIOTA (FLORA AND FAUNA)

Existing Conditions. Site reconnaissance found no known rare, endangered, or threatened species of flora or fauna are present on the subject parcel. Vegetation in the subject parcel site is common to the area. It consists of Christmas berry, guava, Hilo grass, yellow fox tail and lantana. Wildlife within the subject parcel's vicinity is mainly birds such as doves, cardinals, mynahs and finches. Mammals such as the small Indian Mongoose and mouse rats are common but few on the project site. The project has been in Public/Quasi-public use for over 20 years and does not contain evidence of habitat of any federally listed threatened, endangered or proposed species, or their critical habitat.

4. FLOOD AND TSUNAMI HAZARD

Existing Conditions. According to the Flood Insurance Rate Map (FIRM) Effective June 1, 1981, prepared by the Federal Emergency Management Agency, the subject parcel is located in Zone C, an area of minimal flooding. The elevation of the proposed project is between 980 and 960 elevation above mean sea level. This elevation is well outside of the Tsunami zone.

The project site has been in Public/Quasi-public use for over 20 years and does not contain evidence of vegetation, soils, or hydrology associated with wetland areas.

Potential Impacts and Mitigation Measures. The subject property is located within an area of minimal flooding and should therefore not impact nor be significantly impacted by flood related hazards.

5. AIR QUALITY

Existing Conditions. Air quality refers to the presence or absence of pollutants in the atmosphere. It is the combined result of the natural background and emissions from many pollution sources. Maui has one air quality monitoring station and it is located in Kihui. Air Quality is undocumented for the Upcountry air, in which the subject project is located. [DOH, Hawaii Air Quality Data, 2004; <http://www.hawaii.gov/health/environmental/air/cab/cabmaps/pdf/cabsites2004.pdf>; see FIGURE III.b]. As the project site is located, on the north shore on the west side of Haleakala Crater, in an area impacted by trade winds. These trade winds provide for constant influx of clean air off the ocean. Air quality is exceptionally good most of the year. The impact of land development activities on air quality in the proposed developments locale differs by project phase (site preparation, construction, occupancy). In general, air quality in the Maunaolu Campus area is very good due mainly to its exposure to trade winds.

Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by the short-term construction and related activities. As the project occurs in the middle of actively farmed sugar cane and pineapple fields the impact of this project on surrounding agricultural parcels will be of little effect. As the subject development occurs northeast (from the direction of which the trade winds blow) of the existing women's shelter it will be to the advantage of the initiators of this project to keep dust levels to a minimum through out all phases of

construction. Site work such as grading and building construction, for example, will generate airborne particulate. Adequate dust control measures that comply with the provisions of the Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust, will be implemented during all phases of construction. Some of these measures will include:

- Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing material transfer points and on-site vehicular traffic routes, and locating potentially dusty equipment areas of least impact;
- Providing adequate water source on site prior to start-up of construction activities; and
- Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities.

6. NOISE CHARACTERISTICS

Existing Conditions. Noise quality of the project site is typically similar with residential and agricultural areas. The traffic along Baldwin Avenue is usually light, with a minimal amount of noise being generated by traffic. The surrounding buildings which are mainly used for women's shelter, counseling, and "Transitional" residential living are relatively quiet. Noise is also generated from surrounding agricultural uses and residential construction activities in the immediate area. The noise in the project site is dominated by recreational and local traffic.

Potential Impacts and Mitigation Measures. Potential noise impacts, which may be realized during the construction and site preparation stages from the operation of heavy equipment, will be reduced by limiting construction work to specific daylight hours and by equipping construction machinery with residential type mufflers. Further, to minimize construction related noises and activities associated with the construction phase of the project, the project will comply with the Department of Health's Administrative Rules, Chapter 11-46, and "Community Noise Control". In the long-term, the proposed project should not significantly impact existing noise conditions in the area due to the relatively small scale of the project. Further, the construction staging area shall be located at the end of the existing Parking area adjacent to the project site to allow easy access to the area while minimizing disturbance to the surrounding neighbors and consolidating construction related activities, please refer to FIGURE III.c on the next page.

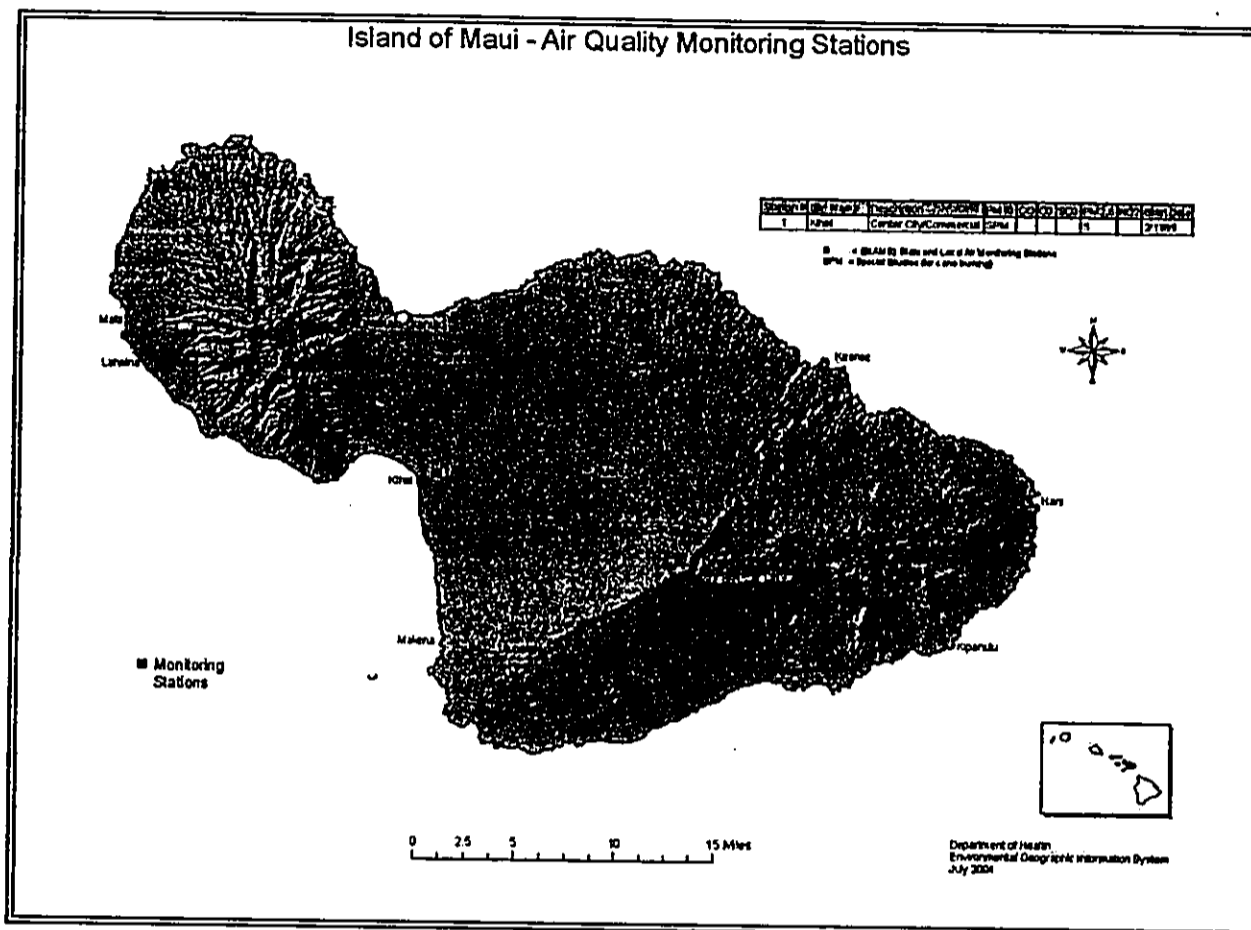


FIGURE III.b – Air Quality Monitoring Stations on Maui

7. ARCHAEOLOGICAL/HISTORICAL RESOURCES

Potential Impacts and Mitigation Measures. Department of Land and Natural Resources State Historic Preservation Division (SHPD) field staff conducted a field inspection in Compliance with Section 106 of the National Historic Preservation Act in March of 1992. No historic sites were identified; please refer to “APPENDIX A, EXHIBIT B.4” letter from the SHPD stating the previous. In addition, the subject parcel has been grubbed and graded through many years of use as an agricultural parcel and more recently for the existing social services on the parcel it is unlikely that there are any cultural, historic or archaeological artifacts on the property. The following cultural impact assessment also echo’s the original SHPD findings of 1992 as well as a finding of no significant cultural practices occurring on the site.

7.a CULTURAL IMPACTS ASSESSMENT

In compliance with Act 50 as passed by the legislature April 2000 that mandates an assessment of impacts to *current cultural practices* by the proposed project. The following agencies were contacted for review of the subject project due to their knowledge and expertise with regards to ‘cultural practices’ and historic deposits (please refer to Appendix E to review specific comment letters):

- State of Hawaii, Department of Hawaiian Homelands (responded - No Affect)

- State of Hawaii, Office of Hawaiian Affairs (Agency request shall be complied with – A pre-construction meeting will be held prior to any ground-disturbing activities, at which time all contractors, consultants and staff shall be present. The focus of the pre-construction meeting shall be to stipulate that if 'iwi' or Native Hawaiian cultural or traditional deposits are found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.)
- Alu Like, Inc. (No significant concerns listed.)
- DLNR Maui/Lanai Burial Council (no response, two formal requests for review, three phone calls and no response)

In the preparation of this Final Environmental Assessment we have deferred to the aforementioned agencies and their specific areas of expertise to gauge the affect that the proposed project may have on current cultural practices. Based on their responses any potential impacts will be mitigated with a proper pre-construction meeting as stated above.

8. VISUAL RESOURCES

Potential Impacts and Mitigation Measures. There are no visual resources on the parcel. The topography of this parcel is such that it is set into the land and surrounded by such large trees that there is no view to the surrounding land or from the surrounding land to the subject parcel. As well, the subject project will be out of view of surrounding parcels view plane as it is single story and buffered by the existing WHW shelter and dense vegetation.

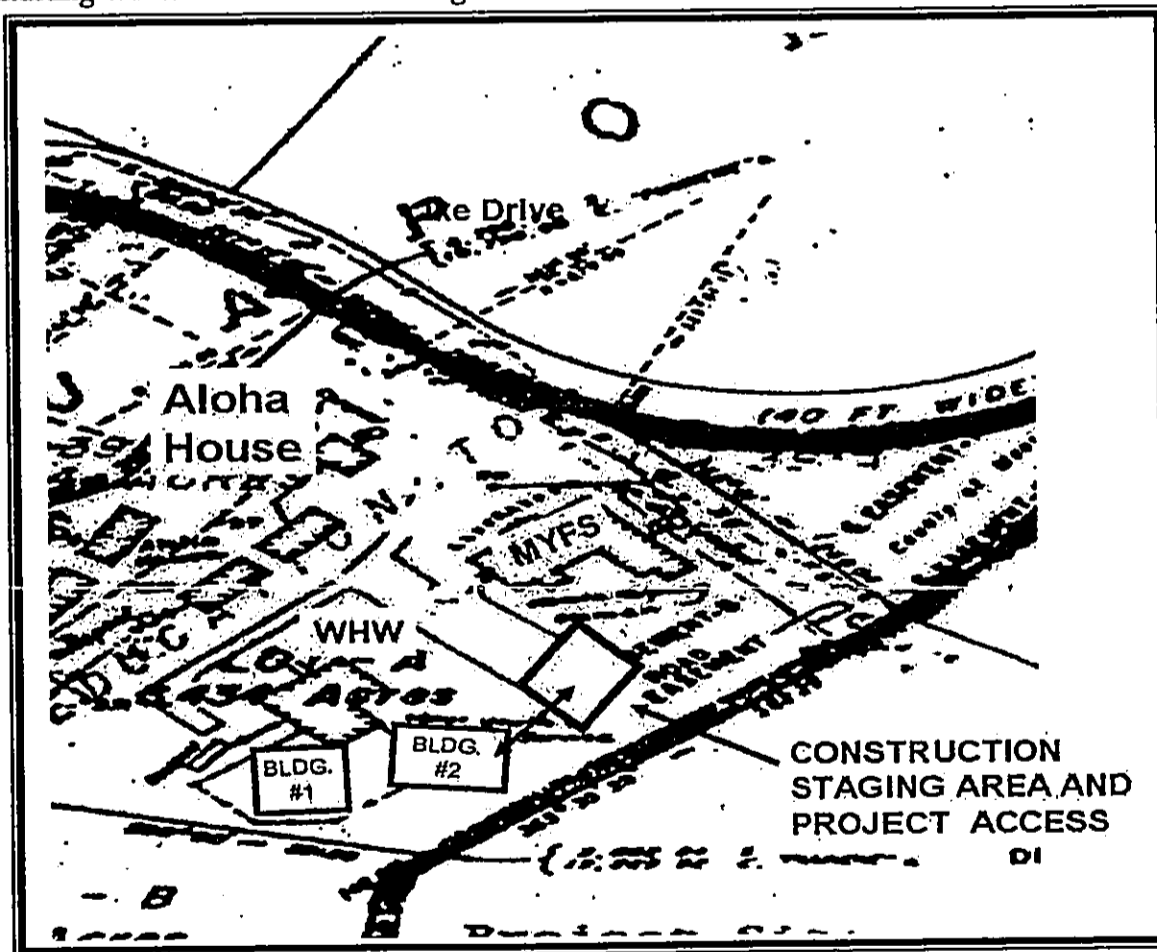


FIGURE III.c – Location of proposed facilities and Project Staging area with access route.

DOCUMENT CAPTURED AS RECEIVED

B. SOCIO-ECONOMIC ENVIROMENT

1. POPULATION

Existing Conditions.

Maui County experienced relatively strong population growth in the last decade with the 2000 resident population expanding to 128,241, an 80.6% increase over the 1980 population of 70,991 (United States Department of the Census, 2000). Population growth is projected to continue with the year 2002's resident population projected to reach 175,136 (SMS Research and Marketing Services, Inc., June 2002). Similarly, visitor growth has increased significantly in the County over the last decade with the average daily visitor count increasing from 15,363 in 1980 to 43,854 in 2000, a 285% increase in visitors per day. Thus, the County's defacto population, defined as all persons physically present in an area, grew to 168,544 in 2000, an 88% increase over 1990 levels (SMS Research and Marketing Services, Inc., June 2002).

Program specific population statistics. The Maui Police Department has tracked domestic violence related incidents since January 1992. During 1992 in Maui County, there were 1,710 abuse cases reported. In 2001, the figure nearly TRIPLED to 4,785 reported cases, a 300% increase. The majority of those cases were classified as verbal abuse, with 616 resulting in an arrest. There were also over 500 cases of restraining order violations reported to the Maui Police Department resulting in nearly 400 arrests. The prosecutor's office filed approximately 1,300 cases of family violence during 2002 and over 600 restraining order petitions were filed in Family Court. In the *County of Maui Needs Assessment, 1999*, prepared by the County of Maui Department of Housing and Human Concerns, domestic violence was named as one of the top four most important human service areas by 55 percent of the Maui County households surveyed. Additionally, of those respondents who reported having a need for domestic violence services but did not make use of existing services providers, 20% reported that they didn't need or didn't want help.

Potential Impacts and Mitigation Measures. These figures, coupled with the growing number of people that WHW works with each year, (and the fact that domestic violence is one of the most under-reported crimes), confirms that there is a critical need for the services and programs provided by WHW in Maui County. Historically, domestic violence has been considered a private, family issue. The reality is that domestic violence affects the entire community by contributing to child abuse, juvenile delinquency, lost productivity in the work force, and an increased demand on human services, law enforcement, and medical services. The number of reported incidents of domestic violence in Hawai'i continues to grow. Women Helping Women shelter programs alone provided safe shelter and/or supportive services to over 300 women and their children over the last year, and during that same period, 8544 crisis and information calls were received on the domestic violence hotline. *Nearly 50% of the women contacting WHW's hotline and shelter report that they have never contacted the police!* The proposed project while not be able to provide a response to all those who suffer from domestic violence and related drug/alcohol addictions it will be a significant addition to addressing this debilitating problem that effects all segments of life on Maui. The project will provide services to seven women and their children at any given time and approximately 300 women per year and their children, approximately 165 children. This will be a significant step in curing the problem of domestic violence and its related impacts. Additionally, the project's development is responding to existing population growth in this human service arena and mitigating its affects rather than contributing to new population growth.

2. ECONOMY

Existing Conditions. The Paia-Haiku economy is based primarily upon the visitor industry and plantation and diversified agriculture. As outlined above and again reiterated, the reality is that domestic violence affects the entire community by contributing to child abuse, juvenile delinquency, lost productivity in the work force, and an increased demand on human services, law enforcement, and medical services.

Potential Impacts and Mitigation Measures. In the long-term the project will provide one additional job – Substance Abuse Coordinator. In addition, the proposed project is designed to address the economic welfare of women involved in domestic violence which translates into providing for a healthier community. In the short-term the project will provide additional construction related jobs.

3. CULTURAL RESOURCES

Existing Conditions. There are no known cultural resources on the subject parcel (for discussions please refer to Section A.7.a, page 23-24 of this report).

C. INFRASTRUCTURE

1. WATER

Existing Conditions. The project area is served by a 12" water main and an 8" distribution line with a one inch meter. The current empirical usage is 1,072 gallons per day. The meter capacity is 72,000 gallons per day. The anticipated consumption of the project, per Water Department Standards, is approximately 2100-2200 gallons per day. The capacity of the existing one inch meter will adequate to meet the need of the proposed expansion.

Potential Impacts and Mitigation Measures. The project will not require an additional water meter or waterline improvements. The proposed project will meet all requirements as set forth through the building permit process. Native plants and groundcovers will be used to reduce water usage. Landscaping will be incorporated and coordinated with construction activities so that vegetated areas will be planted and irrigated as soon as possible. In addition, the applicant shall utilize single pass cooling systems, low-flow fixtures, maintain and prevent leaks, use climate adapted plants and prevent over watering by automated systems in order to further reduce the overall consumption of water on the parcel.

2. SEWER AND SOLID WASTE

Existing Conditions. The proposed project will be serviced by a private on site septic system. The project will also utilize recycling and other efforts to minimize construction waste.

Potential Impacts and Mitigation Measures. The proposed project will need to increase the size of the existing septic system to handle increased wastewater from the project. A private disposal company provides trash removal for Women Helping Women. The addition of two single story, approximately 1500 to 1900 sq.ft. buildings to the property will generate additional liquid and solid waste but is considered minor as it will all be processed on site through private wastewater septic system. The proposed project will meet all requirements as set forth through the building permit process and Department of Health. Wastewater disposal systems shall comply with HAR, Chapter 11-62, and "Wastewater Systems".

Solid Waste Management, Recycling and Diversion Plan – project will engaging in the following:

1. Prepare a job-site recycling plan and post it at the job-site office.
2. Conduct pre-construction waste minimization and recycling training for employees and sub-contractors.
3. Use a central area for all cutting.
4. Establish a dedicated waste separation/diversion area. Include Waste/Compost/Recycling collection areas and systems for use during construction process and during the operational life cycle of the building.
5. Separate and divert all unused or waste cardboard, ferrous scrap, construction materials and fixtures for recycling and/or forwarding to a salvage exchange facility. Information on "Minimizing C&D (construction and demolition) waste in Hawai'i" is available through Department of Health, Office of Solid Waste Management, Tel. 586-4240.
6. Use all green waste, untreated wood and clean drywall on site as soil amendments or divert to offsite recycling facilities.
7. Carefully manage and control waste solvents, paints, sealants, and their used containers. Separate these materials from C&D (construction and demolition) waste and store and dispose them of them carefully.
8. Donate unused paint, solvents, sealants to non-profit organizations or list on HIMEX (Hawai'i Materials Exchange). HIMEX is a free service operated by Maui Recycling Group, that offers an alternative to landfill disposal of usable materials, and facilitates no-cost trades. See web site, www.himex.org.
9. Use suppliers that re-use.

3. DRAINAGE

Existing Conditions. There are no existing drainage problems on site.

Potential Impacts and Mitigation Measures. All additional run-off created by the project will be maintained on site through the development of an on site drywell. The proposed project will meet all requirements as set forth through the building permit process. Landscaping will be incorporated and coordinated with construction activities and vegetated areas will be planted and irrigated as soon as possible. Maintenance of temporary erosion control measures shall be done and grubbing materials will be discarded of correctly to reduce the impact of run-off. The proposed project will not warrant Department of Army (DA) Permits (i.e. NPDES) per Department of Army comments (Exhibit E).

4. ROADWAYS AND TRAFFIC

Existing Conditions. The existing road that services the site is Ike Drive which connects to Baldwin Avenue. Ike Drive is roughly 20 feet wide.

Potential Impacts and Mitigation Measures. As the subject project service recipients (7 women at a given time and their children) are allowed to have vehicles on site there will be additional parking created above the existing parking area between the Maui Youth and Family Services building and the WHW building, please refer to "FIGURE II.b - SITE MAP". There is an expected increase of a maximum of 6 vehicles to be generated by the proposed project, as not all the women will have cars. Impact to traffic and existing roadways is insignificant. There are no proposed roadway improvements with this project.

5. ELECTRICAL AND TELEPHONE

Existing Conditions. The project will is and will be using the existing overhead utilities for the electrical and telephone.

Potential Impacts and Mitigation Measures. There is no underground service that is required by the County of Maui. The installation of additional electrical, telephone service for the project will be coordinated with Maui Electric Company and Telcom Hawaii. No additional power poles will be required for the project. The proposed project will not have any adverse impact upon the existing electrical or telephone systems that serve the subject parcel.

D. PUBLIC SERVICES

1. FIRE PROTECTION

Existing Conditions. The project site is serviced by a 12" water main with a fire hydrant (#336) within 150 feet. There are also two fire hydrants (#333 and #334) closer to the proposed structures, within 50-100ft.

Potential Impacts and Mitigation Measures. The existing fire protection services to the subject property and proposed project are adequate. The applicant will meet standards set by the Department of Water Supply for domestic, irrigation and fire flow. Further, calculations will be required during the building permit process to determine whether water service is adequate for this area, per Department of Water Supply request.

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE LAW

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 subject property is within the Agricultural District. The proposed improvements and uses are permitted through existing State Special Use Permit entitled SUP92-02. Please find attached documentation related to the SUP92-02 outlining the scope of permitted uses for this parcel, hereinafter referred to as "Appendix A". The aforementioned SUP permit on the parcel names Women Helping Women specifically and broadly as one of the projects already existing on site and requesting State Special Use Permit. Further, within the original SUP's staff report, hereinafter referred to as "Exhibit A.1", of Appendix A, in section entitled *Purpose of the Application*, the applicant's request is outlined as follows:

"The Applicant is requesting to use the existing 14.525 acres for public/quasi-public purposes for use as, but not limited to, foster family homes, administrative offices for non-profit agencies, rehabilitation farm, emergency shelters for children, adolescents, adult males and females, who need rehabilitation and social services. All agencies have or will have leases approved by the County Council and the Mayor." Page 2

The applicant further requests, as stated within the aforementioned staff report section entitled *General Description* sub-section *Description of the Project* the following:

"2. The Department of Human Concerns would also like to provide future facilities for other special needs groups and office space for non-profit groups." Page 4

The final permit approval was given, dated May 19, 1992, based on the applicant request for special use permit for the special uses, as described above, which also included future expansion entitlements, at the request of the Department of Housing and Human Concerns. Approval was granted by the Maui Planning Commission based on four conditions of approval to follow, please refer to the enclosed approval letter, hereinafter referred to as "Exhibit B.3". The conditions of approval regulated strict adherence to the permit, the following of all governmental rules and regulations, non-transferable permit, and that reasonable and due care be followed. As well, the permit did not come with any time constraints or requirements for renewing the permit. Finally, as described within the existing permit submittals and staff report, future expansion capabilities were an option and authorized within the original SUP permit approval. Hence, the proposed expansion work is within the scope of the original permit request allowed under SUP92-002 and therefore, in conformance with the land use designation as set forth by the State of Hawaii.

Full copies of the SUP report, recommendations, and letter of approval have been enclosed for your review and reference within Appendix A of this report.

B. MAUI COUNTY ZONING

The subject parcel is county zoned Interim with a two story maximum height limit and allows for publicly owned buildings. As the property and its structures are owned by County of Maui government the existing uses of the land constitutes as "Publicly owned buildings" as allowed under M.C.C Title 19.02.030.5 Interim - Permitted property uses. As the Planning Department originally wrote in there June 8, 2005 letter that a zoning change will be required by the project the matter has since been resolved since the parcel and its buildings are considered public owned. Please see attached acceptance letter of the Department of Planning as "Acceptance of Draft Environmental Assessment with no further comments or concerns.", dated February 16, 2006. The proposed project will also be owned by the County of Maui. Therefore the proposed project is in conformance with the land use designation set forth by County zoning for the subject parcel.

C. GENERAL PLAN OF THE COUNTY OF MAUI

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 following General Plan Themes, Objectives and Policies are applicable to the proposed project:

Theme No. 2 Prepare a directed and managed growth plan

Amendments to the General Plan will preserve a desired quality of life where areas of urban settlement must be managed and directed within a framework that consistently and concurrently balances growth demands against human service needs and physical infrastructure supply.

This theme recognizes that as the population of Maui grows so will the need and demand for human services. This project addresses the growing need for additional human services as described earlier in this report.

I.A. POPULATION

Objective No. 1 *To plan the growth of resident and visitor population through a directed and managed growth plan so as to avoid social, economic and environmental disruptions.*

Policies

a. *Manage population growth so that the County's economic growth will be stable and the development of public and private infrastructures will not expand beyond growth limits specified in the appropriate community plans or negatively impact our natural resources.*

b. *Balance population growth by achieving concurrency between the resident employee work force, the job inventory created by new industries, affordable resident/employee housing, constraints on the environment and its natural resources, public and private infrastructure, and essential social services such as schools, hospitals, etc.*

c. *Participation and support State and Federal programs which compliment the County's growth strategy.*

I.B. LAND USE

- Policies*
- b. Provide and maintain a range of land use districts sufficient to meet the social, physical, environmental and economic needs of the Community.*
 - d. Formulate a directed land use growth strategy which will encourage the redevelopment and infill of existing communities allowing for mixed land uses, where appropriate.*

Objective No.2. To use the land within the County for the social and economic benefit of all the County's residents.

IV.E. PUBLIC UTILITIES AND FACILITIES

Objective No. 2. To improve the quality and availability of public facilities throughout Maui County.

- Policies*
- a. Encourage the design of multi-purpose public facilities accessible to all age groups and the handicapped.*
 - c. Seek improvement in the maintenance and operation of public facilities.*
 - d. encourage the development of public facilities which will be architecturally and ecologically compatible with their surroundings and foster community development.*

V.A. ACCESS TO HUMAN SERVICES

Objective No. 1 To coordinate through the Maui County Department of Human Concerns the establishment of quick and reliable access to human services.

- Policies*
- a. Coordinate the services of government (Federal, State and County) and private non-profit agencies, in order to insure the quickest and most reliable access to needed services.*

V.C. HEALTH AND FAMILY

Objective No. 1 To meet the health needs of all residents and visitors.

- Policies*
- a Encourage the expansion and improvement of our hospitals and our public and private medical facilities.*

V.F. SPECIAL PROGRAMS

Objective No. 1. To create a community in which the needs of all segments of the population will be recognized and met.

- Policies*
- a. Provide a variety of services and programs that meet the special needs of recent immigrants and of the young, the elderly and handicapped.*
 - b. Support Federal, State and County Programs and services designed to improve the general welfare and conditions of Native Hawaiians.*

D. PAIA - HAIKU COMMUNITY PLAN REGION

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 parcel is located within the Paia-Haiku Community Plan region. The Community Plan update was adopted through Ordinance No. 2415 and became effective May 17, 1995.

Paia-Haiku Community Plan Designation for the subject parcel is Public/Quasi Public. Public/Quasi Public allows for government owned buildings. The property and its existing and proposed structures are owned by County of Maui and therefore constitute government owned buildings. This project is in conformance with the land use designation set forth in the Paia-Haiku Community Plan Region. The subject parcel was established by the County of Maui specifically to meet the existing and the currently proposed human services needs.

The following Paia-Haiku Community Plan goals, objectives and policies are applicable to the proposed action:

GOVERNMENT

Goal: Government that demonstrates the highest standards of fairness and is responsive to the needs of the community, fiscally responsible and prudent, effective in planning and implementing programs to accommodate anticipated growth, fair and equitable in taxation, strict in the implementation of the Community Plan, and managed efficiently to provide coordinated and timely responses and the delivery of necessary services and programs to the public.

Objectives and Policies. 1. Coordinate, direct and manage future development, and provide for necessary public services and infrastructure in a more effective and timely fashion.

E. ENVIRONMENTAL ASSESSMENT SIGNIFICANCE CRITERIA

In accordance with Title 11, Department of Health, Chapter 200 and Subchapter 6, Section 11-202-12, Environmental Impact Statement Rules, and based on the detailed analysis 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. As documented in this report, the proposed project will not involve the loss or destruction of any natural or cultural resources (See Section III.A.B.C).

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

Analysis. The subject property is with the State's Agricultural District and exists with a State Special Use Permit (SUP 92-02) that allows for the expansion. The subject parcel is also County zoned and Paia-Haiku Community Plan designated Public/Quasi-Public which allows for publicly owned land

and structures for which this project also complies and is currently developed with these uses. Thus, the proposed action will not curtail the range of beneficial uses of the environment.

3. The proposed action will *not* conflict with State or County long-term environmental policies and goals as expressed in Chapter 344, HRS, and those which are more specifically outlined in the Conservation District Rules.

Analysis. The project is being developed in compliance with the State's Long-term environmental goals. As documented in this report, adequate mitigation measures will be implemented to minimize the potential for negative impact to the environment, with no effect to near and off-shore coastal waters, potable water resources, flora and fauna, archeological and cultural resources, and scenic resources.

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

Analysis. The project will increase the availability of social services to address domestic violence and substance abuse as it relates to welfare of women and children. As presented in this report, the proposed social programs are of economic and social benefit to the community and also in great demand.

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

Analysis. The special and unique services that the proposed project will provide will have a positive affect on public health as it seeks to mitigate issues of domestic violence and substance abuse for the at risk population of women and their children. Occupants of the proposed project will utilize existing medical facilities, if necessary, located in Kahului and Wailuku and health services available located on site. These facilities will not be significantly impacted by the proposed project.

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

Analysis. The proposed project will result in an increase of approximately 3500 Sq.ft. of human services space at the existing Women Helping Women facility. There is ample room to accommodate this expansion on the 14.5620 acre site. This expansion project was accounted for when the whole human services project initially pursued State Special Use permits and County recognition as an appropriate site for human service type programs to be located. The subject parcel has been established with the support and coordination of both State and County approvals. The services that exist and are proposed on the subject parcel are with the cooperation and guidance of County Administration and grants. Further, as analyzed in Section III of this report, the increase in the level of impacts, which is minimal at best, will not substantially impact the environment nor present any substantial secondary impacts.

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

Analysis. Mitigation measures will be implemented during the construction phase in order to minimize negative impacts on the environment, especially with regards to construction runoff, noise and traffic. All activities related to construction shall be consolidated at the end of the existing parking lot adjacent to the proposed project, please refer to FIGURE 3.a. Also, the design of the project has incorporated mitigation measures to minimize impacts to near shore waters (ocean is approximately 3 miles away) that could arise from an increase in runoff as a result on the project (See Section III.C.3 for a

discussion of drainage). Other environmental resources such as endangered species of flora and fauna, air and water quality, and archeological resources will not be significantly impacted by the subject project.

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 proposed project does not involve a commitment for larger action on behalf of the applicant or any public agency. In fact, the proposed project will reduce the burden on some public and government facilities by reducing and mitigating the side effects of domestic violence and substance abuse as it affects women and children. The subject property has been established by State and County coordination, zoning and permitting for this type of activity and development for this part of the region. As described in this report, the project will not significantly impact public infrastructure and services including roadways, drainage facilities, water systems, sewers, educational facilities and parks. In addition, the project is not anticipated to induce population growth and will therefore not produce considerable effect on the environment nor require commitment for larger actions by governmental agencies.

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

Analysis. As described in Section III.A.3 of this report, there are no rare, threatened, or endangered species, or its habitat.

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

Analysis. As described in Section III.A.5 and 6 and III.C.3 of this report, there is a potential for negative impacts to air or water quality and ambient noise levels related to short-term construction activities. Air, noise and dust impacts will be mitigated through implementation of standard mitigation measures and Best Management Practices as identified previously in this report. It is not anticipated that there will be significant long-term impacts to air or water quality and ambient noise levels during the operation phase of the development.

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. According to 'Flood Insurance Rate Map, 'Community Panel Map Number 150003 0195C (Revised May 15, 2002), of the Federal Emergency Management Agency, the project site is situated in 'Flood Zone C'. 'Flood Zone C' represents areas of minimal flooding. This is again further verified through the Flood county flood zone verification; please refer to 'Appendix D, Exhibit 2' of this report. As the elevation of the subject parcel ranges from 960' - 980' feet and is over three miles upland from the nearest shoreline/SMA area. The subject parcel is therefore well outside of the shoreline area and tsunami zone. As well, based on topographic analysis of the United States Geological Survey there are no known or existing estuaries or fresh waters sources on the parcel or nearby.

Further, the project site has been developed in social services for over twenty years and there have been no signs of erosion prone areas or geologically hazardous land.

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

Analysis. As discussed in Section III.A.8 of this report, the proposed project is not anticipated to significantly impact public view corridors and will not produce a significant adverse impact upon the visual character of the site and its immediate environs. Further, a search of the Paia-Haiku Community Plan and Maui County General Plan has yielded no discussion of significant view plans in this area.

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

Analysis. Upon build-out of the project, energy consumption will be increased, however, given existing levels of usage in the area the increase is considered insignificant. As well, the applicant intends to utilize low-flow fixtures and solar water heating to reduce water and electric usage on the site. The majority of automobile usage is envisioned to occur between the project and work and school, travel by the residents, is expected to be minimal as the residents often carpool and use the local school bus service. As well, the project will only service an additional twelve women so the increase is minimal in terms of existing levels of vehicular energy usage.

OTHER POINTS OF INTEREST

Sustainable Techniques have been considered and applied in the proposed construction.

Sustainable concepts employed in the design include:

- No air-conditioning, only natural ventilation - design of narrow, long structures to enhance cross ventilation;
- Use of broad overhangs to cool walls;
- Foundation on post and pier to promote air-circulation under structure to promote cooling, minimize mold and mildew problems;
- Use of insulation to reduce heat transference through roof;
- Specification of low-flow plumbing fixtures to minimize water consumption;
- Specification of low VOC paints and finish products;
- Use of landscape to shade and cool walls;
- Design of tall ceilings to promote natural cooling of spaces;
- Use of recyclable materials i.e. metal roofing, cementitious siding, plastic window systems;
- Separation of building mass into two structures to promote natural ventilation;
- Use of fluorescent lighting for energy efficiency;
- Day-lighting strategies through generous use of tall windows to minimize supplementary artificial lighting during daytime hours.

V. FINDINGS AND CONCLUSIONS

This environmental assessment has examined the environmental and socio-economic impacts associated with the construction of two, single story buildings of approximately 1,500 and 2000 SF each on 14.5 acres of land at the Maunaolu Campus, Makawao, Maui, Hawaii; TMK: (2) 2-5-004:005.

The proposed action requires the issuance of building permits and the release of Federal and County Funds, and acceptance of a Federal and State environmental assessment as the project occurs on publicly owned land, and utilizes State and Federal funds.

The environmental assessment concludes that the project should not result in significant environmental impacts to surrounding properties, near shore waters, natural resources, or archaeological and historic resources on the site or in the immediate area. Public infrastructure and services including roadways, sewer and water systems are available to serve the project and will not be significantly impacted by the project. The proposed project will not impact public view corridors and will enhance the visual character of the site and its immediate environs.

In light of the foregoing, the proposed project should not resulting significant impacts to the environment and a Finding of No Significant Impact (FONSI) is anticipated.

VI. REFERENCES

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APPENDIX A



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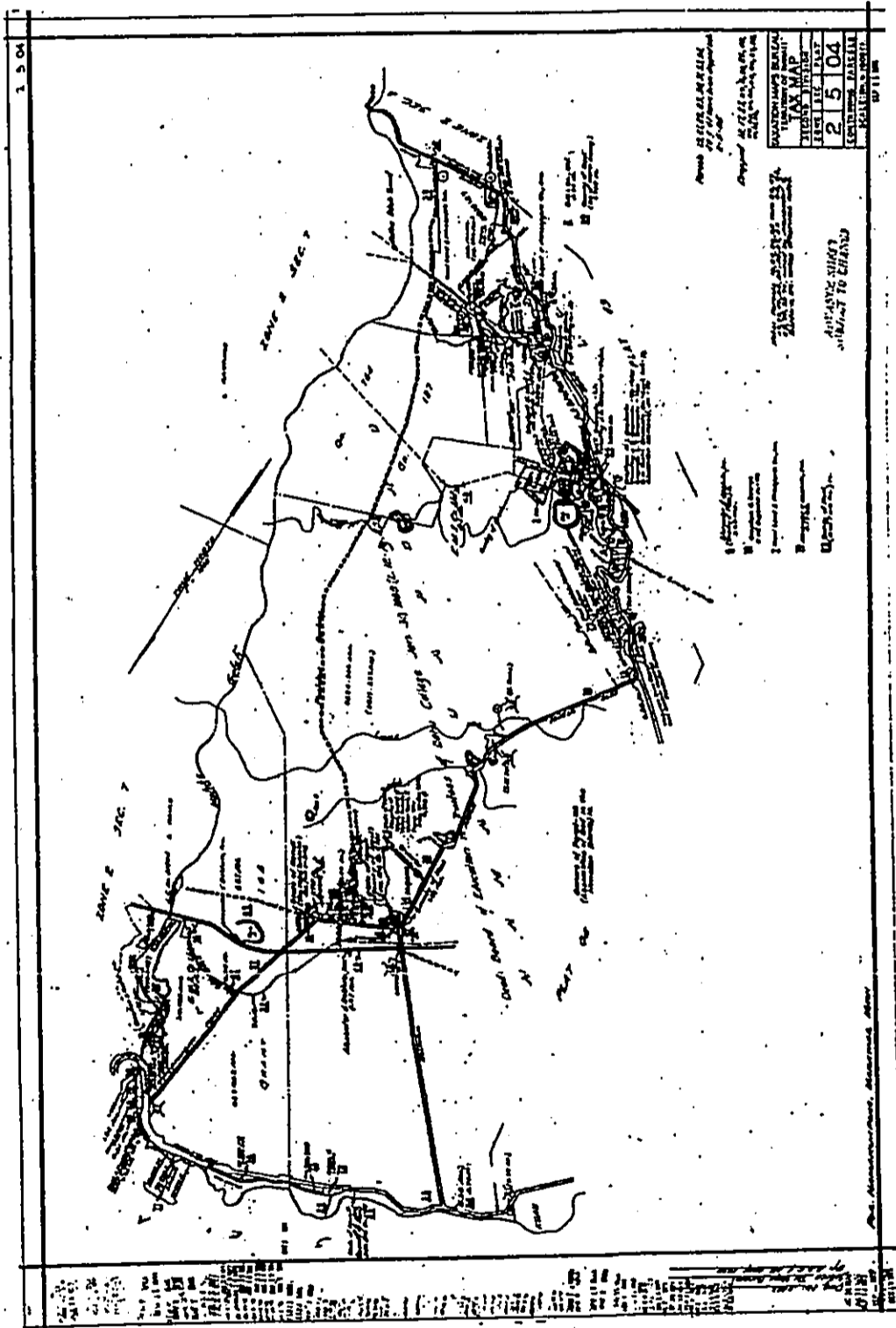


EXHIBIT A

DOCUMENT CAPTURED AS RECEIVED

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of))	DOCKET NO. 92/SUP-002
Stephanie Aveiro on behalf of)	Stephanie Aveiro and
the Department of Human Concerns))	Charmaine Tavares
and Charmaine Tavares on behalf)	(JMH)
of The Maui Farm, Inc.)	

To Obtain A)
State Special Use Permit in the)
State Agricultural District)
On Approximately 14.525 acres Of)
Land At Maui Tax Map Key No. 2-05-)
04: 05, Sunnyside, Hamakuapoko,)
Maui, Hawaii)

MAUI PLANNING DEPARTMENT'S REPORT
 TO THE MAUI PLANNING COMMISSION
 May 19, 1992 MEETING

DEPARTMENT OF PLANNING
 COUNTY OF MAUI
 250 S. HIGH STREET
 WAILUKU, MAUI, HI. 96793

(State Special Use Permit)
 (92/SUP-002)

EXHIBIT B.1

DOCUMENT CAPTURED AS RECEIVED

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)

Stephanie Aveiro on behalf of)
the Department of Human Concerns))
and Charmaine Tavares on behalf)
of The Maui Farm, Inc.)

DOCKET NO. 92/SUP-002)
Stephanie Aveiro and)
Charmaine Tavares)
(JMH)

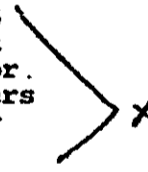
To Obtain A)
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On Approximately 14.525 acres Of)
Land At Maui Tax Map Key No. 2-05-)
04: 05, Sunnyside, Hamakuapoko,)
Maui, Hawaii)

THE APPLICATION

This matter arises from the application for State Special Use Permit filed on February 4, 1992 and certified as complete and ready for processing by the Department of Public Works on February 10, 1992. The application was filed pursuant to Chapter 205, Hawaii Revised Statutes; by Stephanie Aveiro the Director of Human Concerns and Charmaine Tavares Chair of the Board of Directors of the Maui Farm, Inc., ("Applicant"); on 14.525 acres of land in the Makawao District, situate at Hamakuapoko, Island of Maui and County of Maui, identified as Maui Tax Map Key No. 2-05-04: 05 ("Property").

PURPOSE OF THE APPLICATION

The Applicant is requesting to use the existing 14.525 acres for public/quasi-public purposes for use as, but not limited to, foster family homes, administrative offices for non-profit agencies, rehabilitation farm, emergency shelters for children, adolescents, adult males and females and for any other rehabilitation and social services needs. All agencies have or will have leases approved by the County Council and the Mayor.



APPLICABLE REGULATIONS

Pursuant to Section 205-6 Special permit, Hawaii Revised Statutes, the county planning commission may permit certain unusual and reasonable uses within agricultural and rural districts other than those for which the district is classified. Special permits for land the area of which is greater than fifteen acres shall be subject to approval by the land use commission.

Standards for reviewing a Land Use Commission Special Use Permit are found under Title 15 Department of Planning and Economic Development, Subtitle 3 State Land Use Commission, Chapter 15 Land Use Commission Rules, Subchapter 12 Special Permits, SS 15-15-95 of the Hawaii Administrative Rules.

Certain "unusual and reasonable" uses within agricultural and rural districts other than those for which the district is classified may be permitted. The following guidelines are established in determining an "unusual and reasonable use":

- (1) The use shall not be contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and the rules of the Land Use Commission.
- (2) The desired use would not adversely affect surrounding property;
- (3) The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;
- (4) Unusual conditions, trends and needs have arisen since the district boundaries and rules were established;
- (5) The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

PROCEDURAL MATTERS

1. On April 14, 1992, the applicant mailed a letter of notification and location map to all owners and recorded lessees abutting to and across the street from the subject property describing the application and notifying them of the scheduled hearing date, time and place by either certified or registered mail receipt. Copies of the letter, location map, list of owners and recorded lessees, certified and registered mail receipts are on file in the Planning

Department.

2. On April 17, 1992, a notice of hearing on the application was published in the Maui News by the Maui County Planning Department.

GENERAL DESCRIPTION

Description of the Project

1. The Department of Human Concerns intends to continue use of the existing facilities to three non-profit agencies in accordance to leases approved by the Maui County Council. Two of the programs provide residences for adults and children, and all three provide counseling services, administrative offices and meeting rooms for the non-profit agencies.

2. The Department of Human Concerns would also like to provide future facilities for other special needs groups and office space for non-profit groups.

3. The Maui Farm, Inc., currently has a 55-year lease approved by the Maui County Council which requires that the property be used for a youth rehabilitation farm. The applicant proposes to construct six, five-bedroom foster family homes with a maximum of thirty youths, an office building, and any necessary farm buildings, incrementally over an eight year period. The ultimate goal is to make the farm self-sufficient.

Description of the Property

1. The Property which is approximately 14.525 acres is located at the former Maunaolu College Campus, Sunnyside, Hamakuapoko at Maui Tax Map Key 2-5-04: 05, Hamakuapoko, Makawao, Maui, Hawaii. (See attached Map, Exhibit 1, 1A, 1B, and 1C)

2. Land Use Designations --

- a. State Land Use District -- Agricultural
- b. Paia-Haiku Community Plan -- Public/Quasi-public (Exhibit 10)
- c. County Zoning -- Agricultural
- d. Other -- None

3. Surrounding Uses --

North -- Sugar cane fields

DOCUMENT CAPTURED AS RECEIVED

- East --** Hawaii Job Corps (Parcel 81), sugar cane fields
- South --** Gulch, trees and shrubs, cattle grazing, pineapple fields and Baldwin Avenue
- West -** Ike Drive, single-family homes, and Baldwin Avenue

4. Existing uses - The site is on terrain gently sloping in an easterly direction, elevations range from about 950 to 850 feet, about half of the fourteen and one-half acres is currently undeveloped and has numerous trees such as loquats, mango, jacaranda, willow, cypress, silver oak, palm, eucalyptus and norfolk pine.

One existing program is the only adult residential drug treatment facility on Maui. This program leases 6 buildings and a storage shed. Another program provides emergency shelter and counseling for those whose homes are dangerous * due to family violence and who have no other resources. The third program provides administrative offices for a nonprofit agency serving troubled youths.

The Maui Farm, Inc., has obtained a fifty-five year lease from Maui County, effective March, 1990, on vacant land, about 8 acres, adjacent to the existing programs. The lease requires that The Maui Farm, Inc. "shall use or allow the premises to be used only for a youth rehabilitational farm training project", "to construct and install farm dwellings, storage facilities, office building, and other similar improvements normally associated with farming".

Existing Services

1. Water -- 900 GPM water flow is available on the property and a 12" water line is located about 1,00 feet from the site.
2. Sewers -- The existing site is not serviced by a public sewer system.
3. Drainage -- There are no manmade drainage structures in the area since it is in the agricultural area. There is a gulch on the south side of the property.
4. Roadways, Curbs, Gutters and Sidewalks -- There is currently a 40-foot private driveway serving this property and parcel 81. The pavement is asphalt and width is about sixteen feet.
5. Electrical and Telephone -- Overhead electrical and telephone lines are available on the site.

6. Parks -- The closest public park is Rainbow Park which is about one mile from the property. In addition, on about 2 acres of the subject parcel, the Hawaii Job Corps has developed and maintained a ball field with portable bleachers on the property.

7. Schools -- The nearest school facilities are located at Makawao Elementary School which is about 5 miles away, Kalama Intermediate School about 8 miles, and Maui High School about 17 miles.

8. Solid Waste -- The nearest landfill site is located at Central Maui Landfill in Pulehu.

9. Public Services - The nearest police and medical facilities are located at the Maui Memorial Hospital complex about 20 miles away. The Paia fire station which services this property is about 3 miles away.

REVIEWING AGENCIES

Department of Water Supply (Exhibit 2)
 Department of Health (Exhibit 3)
 Department of Public Works (Exhibit 4)
 Department of Transportation (Exhibit 5)
 Maui Electric Company (Exhibit 6)
 Department of Education (Exhibit 7)
 Department of Fire Control (Exhibit 8 and 8A)
 Department of Land and Natural Resources/Historic Preservation Division (Exhibit 9 and 9A)
 Department of Agriculture (No response)

ANALYSIS

LAND USE

1. According to the Paia-Haiku Community Plan the land use designation is public/quasi-public. (Exhibit 10)
2. The Community Plan states that special permits in the State and Rural agricultural districts should be discouraged unless: (1) necessary to serve the immediate community in remote areas, (2) supportive of agricultural uses, or (3) required for the use or distribution of economic resources and not otherwise adversely affecting the environment or surrounding agricultural uses.
3. The community plan is silent on social service uses and facilities. There is also a question on whether any community can be discriminatory in prohibiting public facilities that are of public benefit and interest.

AGRICULTURE

1. Most of the property has not been used for agricultural purposes since 1806 when it was purchased by Oahu College. In recent history the site is also the former Maunaolu College campus. About half acre (.657) was originally owned by Alexander and Baldwin who deeded this portion to the County in 1985.

2. The Department of Agriculture did not respond. The site is classified by the Land Study Bureau as C1 which is suitable for machine tillability, nonstony, slope of 0-10 percent, predominantly 6 percent, and well-drained.

ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

1. The Department of Land and Natural Resources, State Historic Preservation Division, stated in their letter of March 17, 1992, that their staff conducted an inspection of the property and no historic sites were identified. (Exhibit 9A)

INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

1. Water -- Currently the existing fire flow requirements are inadequate. The Department of Water Supply stated that subdivision requirements for this property were deferred by an agreement between the County and the Board of Water Supply which specified that applicable water service and assessment requirements would be fulfilled at the time of development of Lot B (the Maui Farm site), in accordance with the rules in effect at the time of this development. Therefore, water service and fire protection facilities should be installed and assessments paid with this project. (Exhibit 2)

The Department of Human Concerns stated in their memorandum of March 20, 1992, that they were advised by the Director of Water Supply that an existing 12 inch waterline located above the subject property has more than adequate fire flow. He also provided them with a cost estimate of \$175,000 to provide approximately 1,000 feet of 12 inch line. Based on his recommendation, the Department of Human Concerns decided to facilitate this project and intends to have a new line in place before the end of 1992. The new 12 inch line shall meet all applicable requirements for the existing and future facilities in the area. (Exhibit 11)

It should be noted, that adjacent to the subject property, is the Hawaii Job Corps, which is located on Parcel 81 which is also owned by the County of Maui. The Job Corps is located in the administrative and classroom buildings of the former Maunaolu College and will also benefit from the waterline improvements.

2. Sewers -- In the vicinity of this project, there are no sewer lines connecting to a sewage treatment plant. The existing facilities are connected to cesspools. The Department of Health stated in their letter of March 13, 1992, that the proposed project is in a critical wastewater disposal area and is above the UIC line. No new cesspools will be allowed. They will require an individual wastewater treatment system which will require the review and approval of their department. The Maui Farm's engineering consultant stated in their letter of April 6, 1992, that they are proposing to have a separate septic tank system for each of the buildings and will be submitting the plans to the Department of Health for approval. (Exhibit 12)

3. Drainage -- The Department of Public Works stated in their letter of April 3, 1992, that a detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties. (Exhibit 4)

The Maui Farm, Inc., will be subdividing their portion, about 8 acres, from the property and will be required to submit this plan at the time of subdivision and will be required to meet subdivision requirements for drainage improvements.

4. Roadways, Curbs, Gutters and Sidewalks -- The existing Ike Drive serves this property, Hawaii Job Corps (Parcel 81), a single-family home (Parcel 66) and a number of dirt roads which serves the East Maui Irrigation Property (Parcel 42), Maui Land and Pine (Parcel 1) and Alexander and Baldwin (Parcel 39) properties.

Ike Drive has a 40 foot right-of-way, pavement width of about 18 feet, no curbs, gutters and sidewalks. The Department of Public Works state in their letter of April 3, 1992, that the adjoining half of Ike Drive shall be improved to County standards, to include but not be limited to, pavement widening, drainage structures and relocation of utilities. (Exhibit 4)

5. Electrical and Telephone -- Maui Electric Company, in their letter of March 20, 1992, stated that they did not have enough data to determine the probable electrical usage. They encourage the developer's electrical consultant to meet with them to plan for the proposed project's electrical requirements. Given the long lead times for electrical service equipment, they need to meet with the developer's electrical consultant to verify the electrical requirements

so that service can be provided in a timely manner.
(Exhibit 6)

6. Parks -- There are adequate park facilities in the area. As previously stated, the Hawaii Job Corps has developed the 2 acre portion of this subject property into a ball field. In addition, Rainbow Park is located about 1 mile away.

7. Schools -- The Department of Education, in their letter of March 23, 1992, stated that the proposed family shelter, offices, and farm will have no impact on the public schools in the area. (Exhibit 7)

8. Solid Waste -- The Department of Public Works stated in their letter of April 3, 1992, that the developer shall submit a solid waste management plan to include the following:

a. The owners and their contractors shall implement solid waste reduction, reuse and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.

b. All yard debris shall be composted and reused on their landscape plantings.

c. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills. (Exhibit 4)

9. Public Services -- In their memorandum of March 10, and March 18, 1992, Department of Fire Control stated that after preliminary review of water supply maps and preplan of the site, the existing system is inadequate for the present structures and for any additional structures. The fire department would like to see the entire system upgraded to accommodate the future growth potential of the area. They further stated that if the complex is brought up to code, a fire protection plan will have to be submitted by a licensed engineer. This plan will have to show fire access roads, turnarounds, fire hydrant locations, spacing and any other requirements under the UFC 1985, as amended. Engineer will have to provide fire-flow calculations for the structures and provide flow tests from hydrants showing GPM, static and residual pressures. Design, installation, and testing shall be to Department of Water Supply and/or Fire Departments' standards. They further stated that preliminary checks indicate that the existing nonprofit organizations have not had a fire inspection for several years and complete fire inspections may be necessary. (Exhibit 8 and 8A)

As previously indicated, in their letter of March 20, the Director of Human Concerns stated that their department will improve the water line in order to facilitate

development of this property for nonprofit agencies.
(Exhibit 11)

SOCIO-ECONOMIC IMPACTS

The existing and proposed programs have had significant socio-economic impacts in that they have provided much needed social services for the people of Maui County. One program is the only adult residential drug treatment program in Maui County. Without this program, residents of Maui County would have to leave the county or the State in order to recover from substance abuse. They service about 120 residents, with an average daily census of 14 clients.

In addition, the existence of a program which provides emergency shelter and counseling for those whose homes are dangerous due to family violence and who have no other resources has proven vital in the area of prevention as well as intervention. The shelter program has functioned to make Maui's families less violent and therefore safer. This agency has served about 400 residents and 500 out-clients each year with an average daily census of 20 clients.

Another program existing on the property strives to improve youth and family life in Maui County. It administers and operates youth shelters and group homes off-site and provide family counseling, substance-abuse counseling, training and consultation for youths and their families.

The Maui Farm project will provide long term placement facilities for 30 youths which are currently unavailable on Maui. Their program will provide foster family care for youths from troubled families in a farm environment.

These program, including the new Maui Farm project, will improve the socio-economic condition of many Maui County residents.

ENVIRONMENTAL IMPACTS

There are no environmental impacts on wetlands, streams, flora, fauna, dune ecosystems, marine ecosystems, natural features, open space, view corridors as a result of this request.

OTHER GOVERNMENTAL APPROVALS

Other than subdivision approval, there are no other known governmental approvals required.

TESTIMONY

As of this date the Planning Department has not received testimony in support of or in opposition of this proposal.

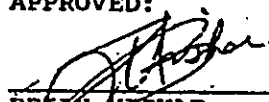
(4) Unusual conditions, trends and needs have arisen since the district boundaries and rules were established;

The cost of housing and rents for commercial use has escalated dramatically in Maui County and throughout the State since the district boundaries and rules were established making it difficult for nonprofit charitable agencies to find adequate facilities. The County of Maui owns and has provided the land area for their facilities and programs at a nominal lease rent.

(5) The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

The property has not been used for agricultural production since it was developed as a college campus prior to the enactment of the State land use laws. The proposal to create a farm on the 8 acre portion will also meet the intent of the district.

APPROVED:



BRIAN MISKAE
Planning Director
A:form 5/4/92

CONCLUSION

Based on the foregoing, the Department finds that:

(1) The use shall not be contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and the rules of the Land Use Commission.

The existing and proposed uses are nonprofit charitable agencies who are providing much needed community service. Rents or purchase of property in Maui County is too expensive for these agencies to survive and provide social services to the residents of the County. Most of the residents on the property and clients have little resources themselves. The County of Maui owns this property and leases the site to the nonprofit agencies at a nominal rent.

The isolated, agricultural location of the property provides a healthy environment for rehabilitation or care for those who come from troubled environments. The new use proposed will be a farm operation, which is a primary use permitted in the agricultural district, however, the offices are not permitted therefore, a state special use permit is being sought.

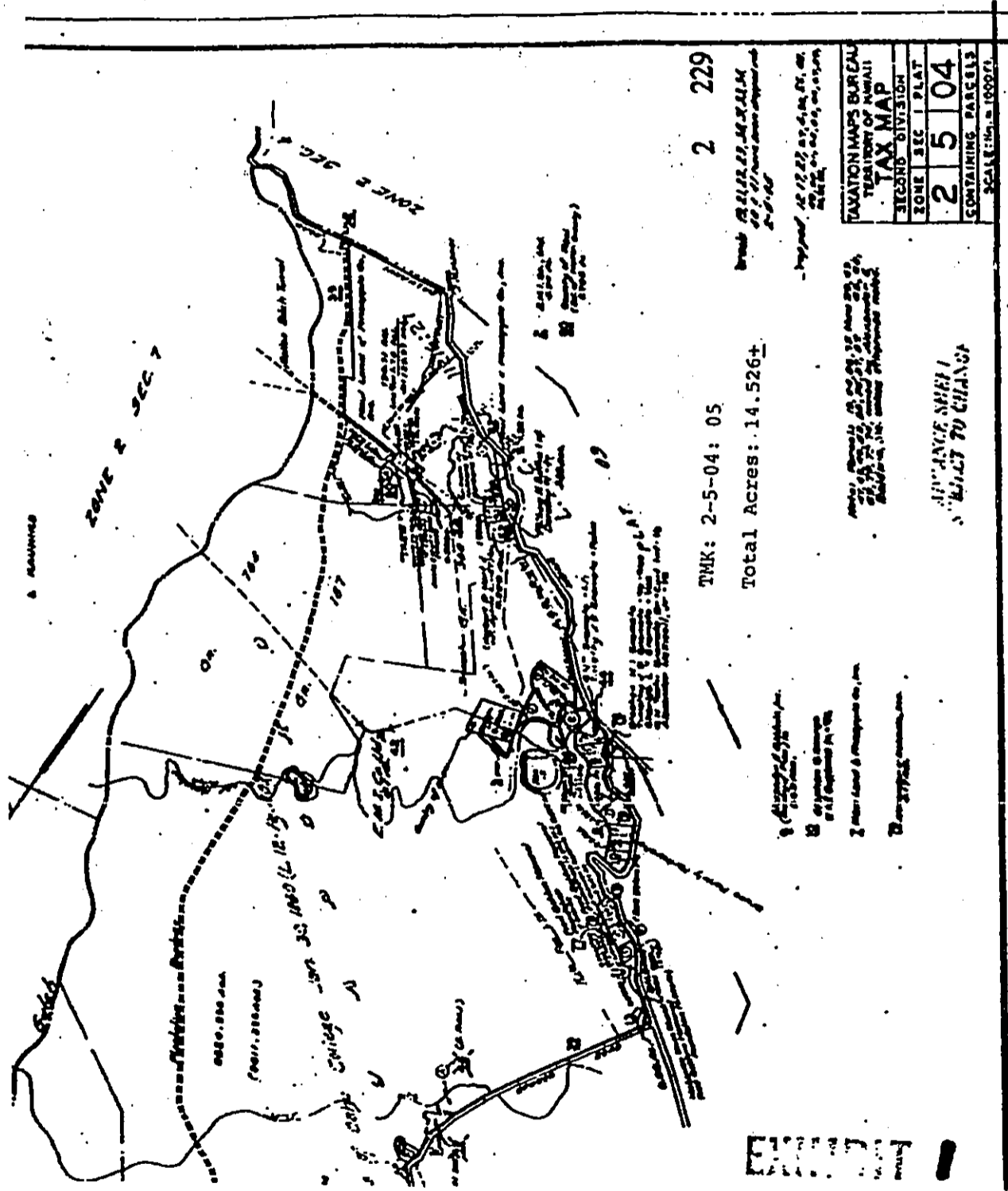
(2) The desired use would not adversely affect surrounding property;

Most of the area is surrounded by pineapple and sugar cane fields. There will be minimal, if any impact, on the one single-family home located on the makai side of Ike Drive. Most of those served by the nonprofit agencies lack adequate resources and many are youths, therefore, many would not own their own vehicles. In addition, all of the programs have 24-hour supervision.

(3) The proposed use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;

The Department of Human Concerns will improve the water system, drainage and septic tank system will be provided by the Maui Farm for their project. The Department of Education stated that the project will have no impact on their schools. The Maui Farm, Inc., will be subdividing about 8 acres which will require subdivision approval and compliance to subdivision standards. However, it should be noted that since this property is isolated, in an agricultural district and serves individuals with limited resources urban standards relating to curbs, gutters and sidewalks should not be encouraged. The property should be retained, as near as possible, to its natural and agricultural environment.

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2 229

THK: 2-5-04: 05

Total Acres: 14.526+

Drawn by: [illegible]

Approved: [illegible]

TAXATION MAPS BUREAU
TERMINAL OF HAWAII
TAX MAP
RECORD DIVISION
ZONE SEC PLAT
2 5 04
CONTAINING PARCELS
SCALE: 1" = 1000'

NOT TO SCALE

REVISION SHEET 1

NO CHANGES TO CHANGE

ENCLOSURE

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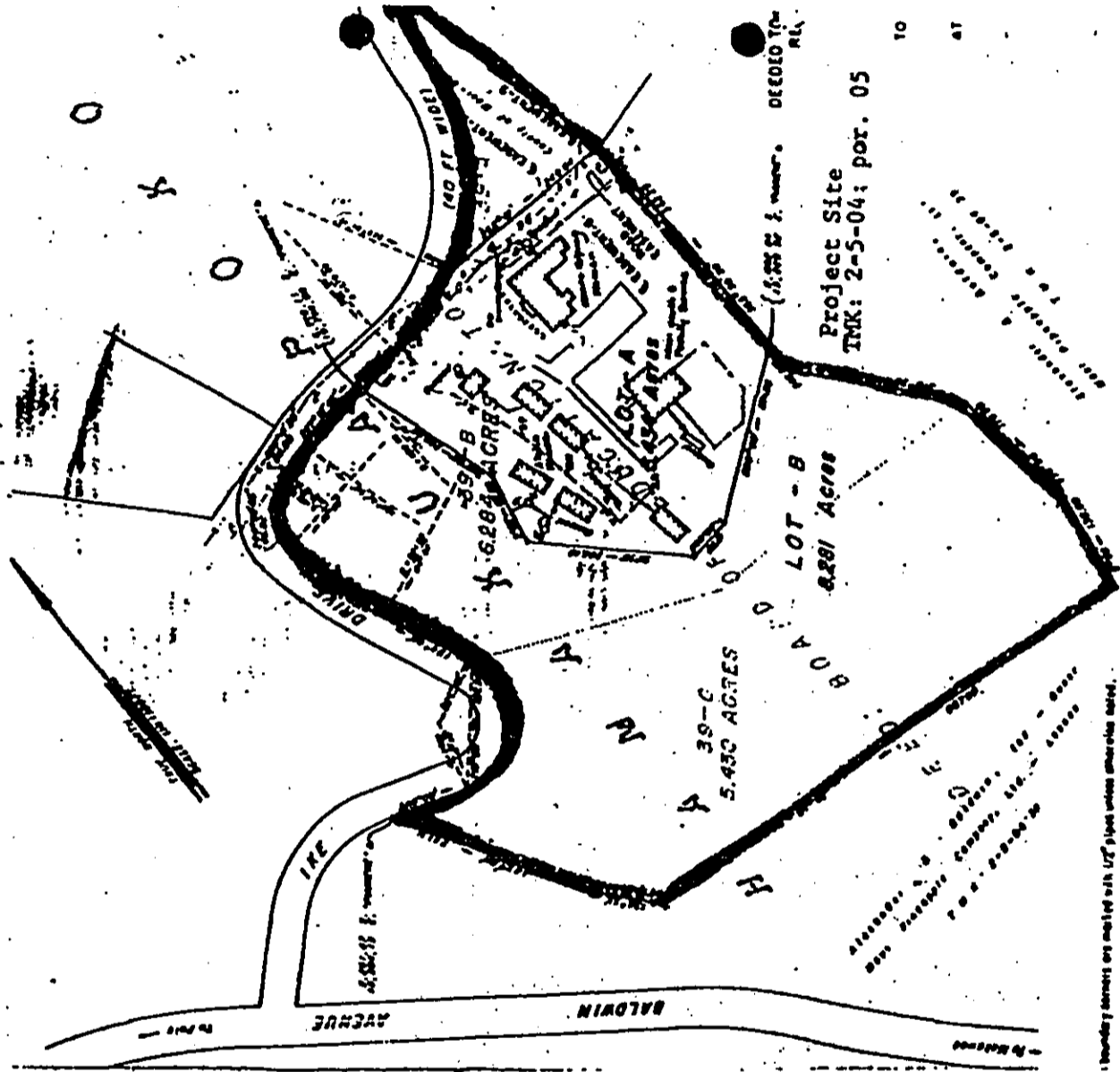
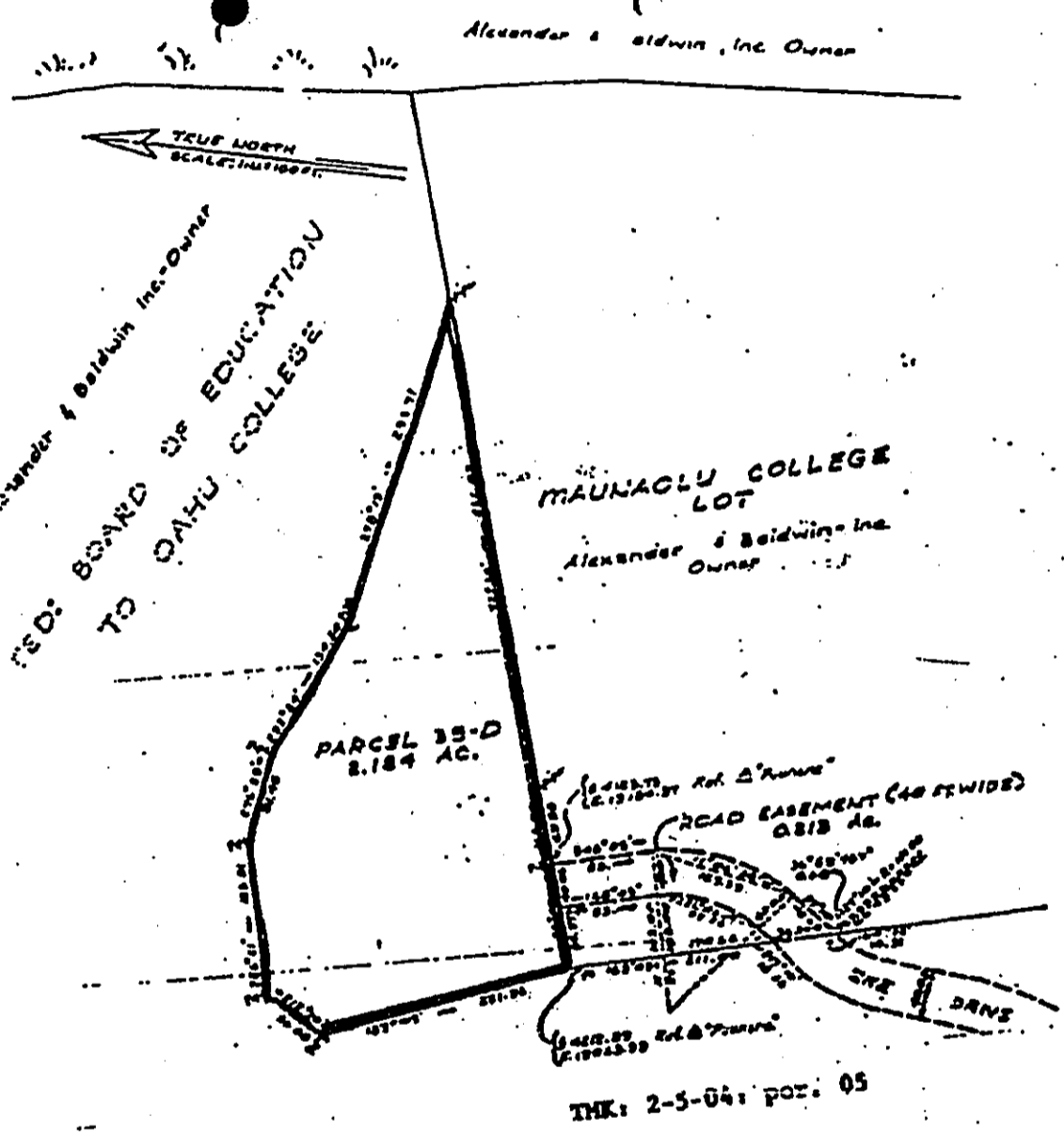


EXHIBIT 1A

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EXHIBIT

1A

RECORDATION REQUESTED BY:

FOR RECORDATION, RETURN TO:

TURN BY: MAIL () PICKUP ()

DEED

THIS DEED, made this 28th day of March, 1985, by ALEXANDER & BALDWIN, INC., a Hawaii corporation, hereinafter called "Grantor", and the COUNTY OF MAUI, a political subdivision of the State of Hawaii, whose principal place of business and post office address is Wailuku, Maui, Hawaii, hereinafter called the "Grantee",

W I T N E S S E T H :

That in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby contribute, give, remise, release and quitclaim unto Grantee, its legal successors and assigns, all of its right, title and interest in that certain parcels of land situate at Sunnyside, Hamakuapoko, District of Makawao, Island and County of Maui, State of Hawaii, more particularly described in Exhibits "A" thru "J", respectively, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same unto the Grantee; provided, however, that this conveyance is made expressly on

EXHIBIT IC

EXHIBIT B-1a

DOCUMENT CAPTURED AS RECEIVED

the condition that Grantee, its legal successors and assigns, shall use the premises herein granted soley for the purpose of operating an educational institution and related or incidental uses thereto.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that Grantor is hereby making a charitable contribution unto Grantee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed this 28th day of March, 1985.

ALEXANDER & BALDWIN, INC.

By [Signature]
Its VICE PRESIDENT

By [Signature]
Its ASST. SECRETARY

APPROVED AS TO FORM AND LEGALITY:

[Signature]
Howard M. Fukushima

Deputy Corporation Counsel
County of Maui

DOCUMENT CAPTURED AS RECEIVED

DOCUMENT CAPTURED AS RECEIVED

STATE OF HAWAII)
CITY & COUNTY OF HONOLULU) SS:

On this 28th day of March 1985, before me appeared R. K. SASAKI and REVERLY J. GREEN to me personally known, who, being by me duly sworn, did say that they are the VICE PRESIDENT and ASST. SECRETARY respectively, of ALEXANDER & BALDWIN, INC. a Hawaii corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and said Officers acknowledged said instrument to be the free act and deed of said corporation.

Francis M. O'Brien
Notary Public, State of Hawaii

My Commission Expires: 12-31-87

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BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)

Stephanie Aveiro on behalf of)
the Department of Human Concerns)
and Charmaine Tavares on behalf)
of The Maui Farm, Inc.)

DOCKET NO. 92/SUP-002

Stephanie Aveiro and

Charmaine Tavares

(JHH)

To Obtain A)

State Special Use Permit in the)
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On Approximately 14.525 acres Of)
Land At Maui Tax Map Key No. 2-05-)
04: 05, Sunnyside, Hamakuapoko,)
Maui, Hawaii)

MAUI PLANNING DEPARTMENT'S RECOMMENDATION
TO THE MAUI PLANNING COMMISSION
May 19, 1992 MEETING

DEPARTMENT OF PLANNING
COUNTY OF MAUI
250 S. HIGH STREET
WAILUKU, MAUI, HI. 96793

(State Special Use Permit)

(92/SUP-002)

EXHIBIT B.2

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BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)	DOCKET NO. 92/SUP-002
Stephanie Aveiro on behalf of)	Stephanie Aveiro and
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04: 05, Sunnyside, Hamakuapoko,)	
Maui, Hawaii)	

THE APPLICATION

This matter arises from the application for State Special Use Permit filed on February 4, 1992 and certified as complete and ready for processing by the Department of Public Works on February 10, 1992. The application was filed pursuant to Chapter 205, Hawaii Revised Statutes; by Stephanie Aveiro the Director of Human Concerns and Charmaine Tavares Chair of the Board of Directors of the Maui Farm, Inc., ("Applicant"); on 14.525 acres of land in the Makawao District, situate at Hamakuapoko, Island of Maui and County of Maui, identified as Maui Tax Map Key No. 2-05-04: 05 ("Property").

PURPOSE OF THE APPLICATION

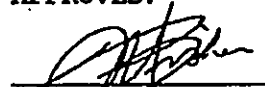
The Applicant is requesting to use the existing 14.525 acres for public/quasi-public purposes for use as, but not limited to, foster family homes, administrative offices for non-profit agencies, rehabilitation farm, emergency shelters for children, adolescents, adult males and females, who need rehabilitation and social services. All agencies have or will have leases approved by the County Council and the Mayor.

RECOMMENDATION

Based on its findings and conclusions, the Planning Department recommends that the Planning Commission approve the State Land Use Commission Special Use Permit provided that the following conditions are met:

1. That the conditions of this Land Use Commission Special Use Permit shall be self enforcing and, accordingly, upon due notice by the Planning Department to the permit holder and the Maui Planning Commission that there is prima facie evidence that a breach has occurred the permit shall be automatically suspended pending a hearing on the continuity of such Land Use Commission Special Use Permit, provided that written request for such a hearing is filed with the department within ten (10) days of the date of receipt of such notice of alleged breach. If no request for hearing is filed within said ten (10) day period, the Maui Planning Commission may revoke said Land Use Commission Special Use Permit.
2. That the subject Land Use Commission Special Use Permit shall not be transferred without the prior written approval of the Maui Planning Commission. However, in the event that a contested case hearing preceded issuance of said Land Use Commission Special Use Permit, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.
3. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Land Use Commission Special Use Permit and shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.
4. That full compliance with all applicable governmental requirements shall be rendered.

APPROVED:



BRIAN WISKAE
Planning Director
Approved 5/5/92

LINDA C. JOCKETT LINGLE
Mayor

BRIAN W. MISKAE
Director

ROBERT K. KEKUNA, JR.
Deputy Director



BILL MEDERIOS
Long Range Division

COLLEEN M. SUYAMA
Current Planning Division

KALVIN KOBAYASHI
Energy Division

COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

May 29, 1992

Stephanie Aveiro
Department of Human Concerns
250 South High Street
Wailuku, Hawaii 96793

Charmaine Tavares, Chair of the Board of Directors
The Maui Farm, Inc.
P. O. Box 180
Kahului, Hawaii 96732

Dear Ms. Aveiro and Ms. Tavares:

RE: Permit I.D. No.: 92/SUP-002
TMK: 2-05-04: 05
Project Name: Former Maunaolu College Campus
area and The Maui Farm, Inc.

At its regular meeting on May 19, 1992 the Maui Planning Commission reviewed the above request and after due deliberation, voted to grant approval, subject to the following conditions:

1. That the conditions of this Land Use Commission Special Use Permit shall be self enforcing and, accordingly, upon due notice by the Planning Department to the permit holder and the Maui Planning Commission that there is prima facie evidence that a breach has occurred the permit shall be automatically suspended pending a hearing on the continuity of such Land Use Commission Special Use Permit, provided that written request for such a hearing is filed with the department within ten (10) days of the date of receipt of such notice of alleged breach. If no request for hearing is filed within said ten (10) day period, the Maui Planning Commission may revoke said Land Use Commission Special Use Permit.

2. That the subject Land Use Commission Special Use Permit shall not be transferred without the prior written approval of the Maui Planning Commission. However, in the event that a contested case hearing preceded issuance of said Land Use Commission Special Use Permit, a public hearing shall be held upon due published notice, including

EXHIBIT B.3

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Aveiro and Tavares
Maunaolu College Campus and Maui Farm
TMK: 2-05-04: 05 (92/SUP-002)
Page 2

actual written notice to the last known addresses of parties to said contested case and their counsel.

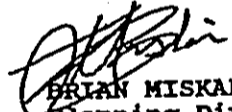
3. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Land Use Commission Special Use Permit and shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.

4. That full compliance with all applicable governmental requirements shall be rendered.

Enclosed for your information is a copy of the Department's Report and Recommendation Report dated May 19, 1992.

Thank you for your cooperation. If additional clarification is required please contact Julie Higa of my office.

Very truly yours,


BRIAN MISKAE
Planning Director

encl.

cc: Colleen Suyama
Esther Ueda, State Land Use Commission
Estelle Yamashita, CBDG
J. Higa
File
(A:apprfarm.5.29.92)

JOHN WABERE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

WILLIAM W. FARR, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
JOHN P. KEFFELER, II
DONNA L. MANAKA
AQUACULTURE DEVELOPMENT PROGRAM
ADMINISTRATIVE SERVICES
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

92 MAR 19 4:30 PM
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

March 17, 1992

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

LOG NO: 4721
DOC NO: 2150A

Dear Mr. Miskae:

SUBJECT: County of Maui, Historic Preservation Review of the LUC
Special Use Permit for The Maui Farr, Inc. (I. D. No.
92/SUP-002)
Makawao, Maui
TNK 2-5-04: por. of 05

Thank you for the opportunity to review the proposed construction of 6 foster family homes, an administrative office and operation of a working farm.

In compliance with Section 106 of the National Historic Preservation Act, we were consulted by the County of Maui as to the presence of historic sites on the proposed project area. Our staff conducted an inspection of the property. No historic sites were identified. As this application states, this property was formerly the campus of Maunaloa College. Therefore, we believe that the proposed project will have "no effect" on significant historic sites.

Should you have any questions, please contact Ms. Annie Griffin at 587-0013.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

AG:jen

EXHIBIT B.4

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'92 MAR 17 18:52

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1108
WAILUKU, MAUI, HAWAII 96793-7108

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March 13, 1992

Mr. Brian Miskae
Planning Director
Maui Planning Department
250 South High Street
Wailuku, Maui Hawaii 96793

Re: The Maui Farm, Inc.; TMK: 2-5-4:5; ID # 92/SUP-002

Dear Mr. Miskae,

Subdivision requirements for this property were deferred by an agreement between the County and the Board of Water Supply entered into on October 16, 1990. The terms of this agreement specified that applicable water service and assessment requirements would be fulfilled at the time of development of Lot B, in accordance with the rules in effect at the time of this development. Therefore, water service and fire protection facilities should be installed and assessments paid with this project.

Approval should be conditioned upon the installation of low flow devices and the use of xeriscaping in landscaped areas. The applicant will need to submit domestic and fire flow calculations during the building permit process. We also recommend that the fire department be given the opportunity to comment.

Sincerely,

David Craddick
David Craddick
Director

elk

EXHIBIT 2

"Run Water. All Things Find Life"

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DEPARTMENT OF
HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINDLE
Mayor
STEPHANIE AVEIRO
Director
HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

'92 FEB 27 A9:30

(808) 243-7885

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

MEMORANDUM

TO: BRIAN MISKAE, Director of Planning

FOR TRANSMITTAL TO: JULIE

FROM: STEPHANIE AVEIRO, Director

DATE: FEBRUARY 25, 1992

SUBJECT: SOCIAL SERVICE/NON-PROFITS ACTIVITIES ON MAUNAOLU CAMPUS

Women Helping Women

Residence for women and children
Office space
Counselling services, provides child care

Aloha House

Residence
Treatment services for alcohol and drug abuse
Counselling
NA and AA meetings
Cafeteria/dormitories

Maui Youth & Family Services

Offices
Counselling
Meeting room

Future

Residential facilities for other special needs groups
Office space for non-profit groups

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Volunteer Action Division

Office on Aging

EXHIBIT B.5

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REVISED APPLIC. #9 SUP-002
THE MAUI FARM-FORMER MAUNAOLU COLLEGE CAMPUS
SITE



COUNTY OF MAUI
PLANNING DEPARTMENT
250 SOUTH HIGH STREET, WAILUKU, HAWAII 96793
LAND USE COMMISSION SPECIAL USE PERMIT
APPLICATION FORM

I. APPLICANT INFORMATION

NAME: The Maui Farm, Inc. and the Dept. of Human Concerns
ADDRESS: 250 South High St.
Wailuku, Hawaii 96793

TELEPHONE NO.: (Bus.) 244-7923 (Maui Farm Residence)
243-7805 (Human Concerns)
Applicant's Interest if Not the Owner:
Lessee (Maui Farm) and owner (Maui County)

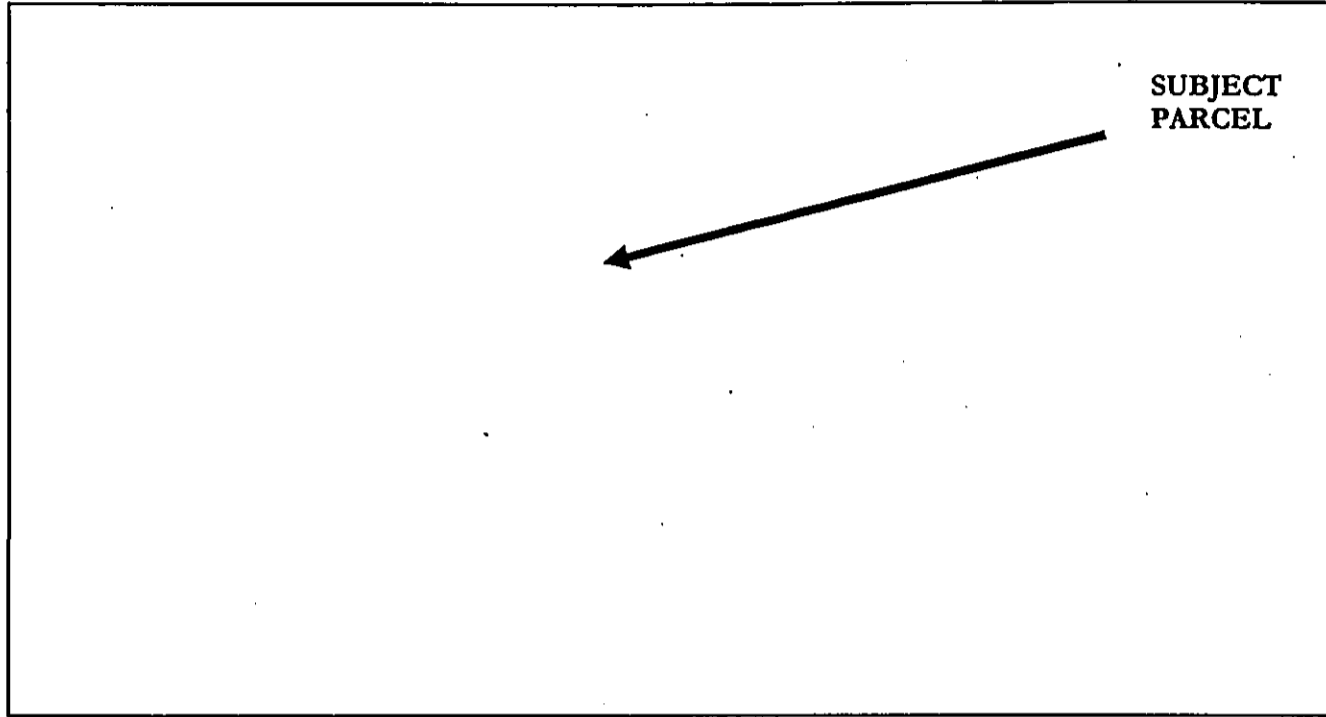
APPLICANT NAME(S): Charmaine Tavares, Chair, Board of Directors Maui Farm
Stephanie Aveiro, Director, County of Maui, Dept. of
Human Concerns

APPLICANT SIGNATURE(S): *Charmaine Tavares*
Stephanie Aveiro

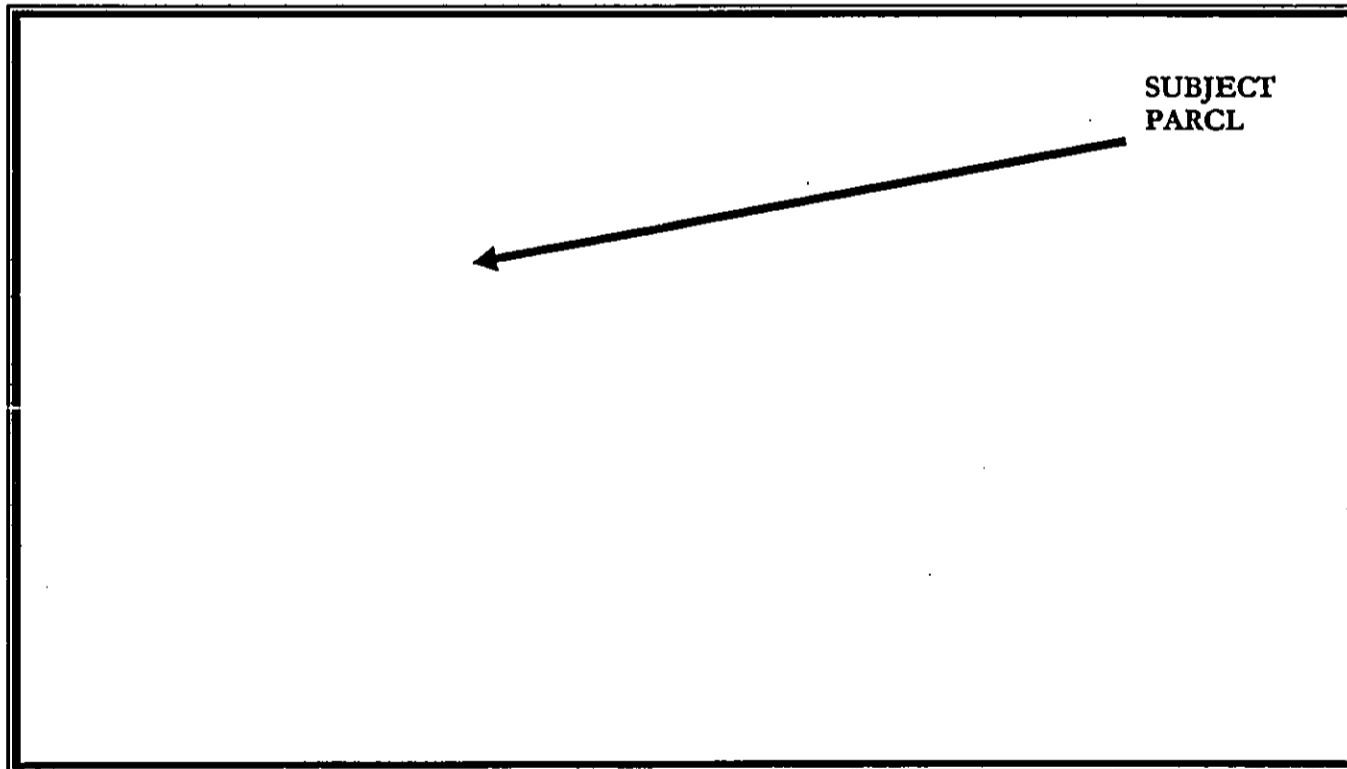
II. DESCRIPTION OF PROPERTY

Tax Map Key: 2-5-04:005 Acreage: 14.526 acres
Location(s): Sunnyside, Hamakuapoko, Makawao, Maui, Hawaii
Current State Land Use District Boundary Designation:
Agricultural

APPENDIX B



MAP 1 - USGS MAP



MAP 2 - SOILS MAP

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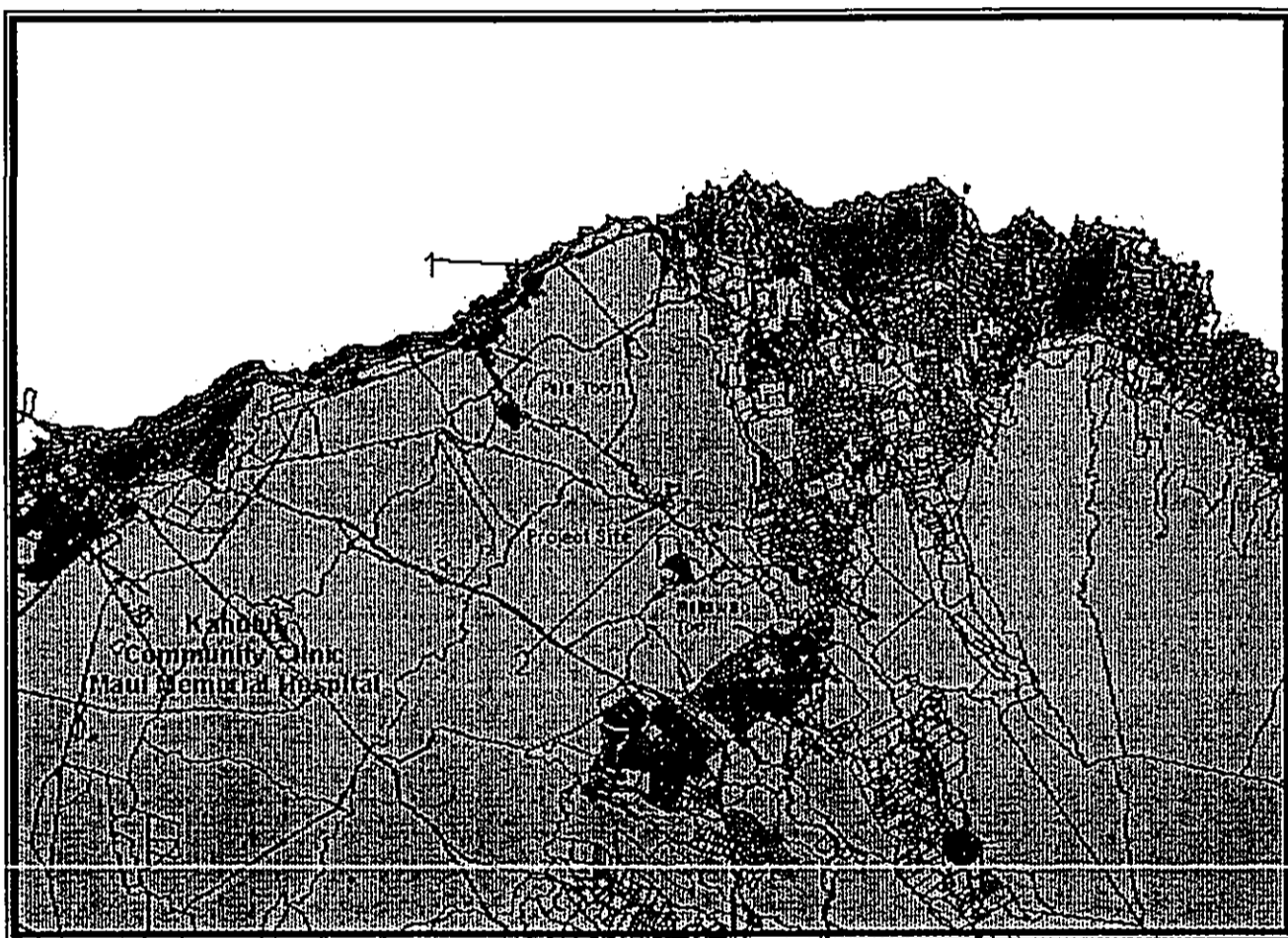


MAP 3 – NATIONAL WETLAND INVENTORY SURVEY, Wetland areas are depicted in the red and pink areas there are no wetlands located on the subject parcel,

Source: U.S. Department of the Interior, Fish and Wildlife Service

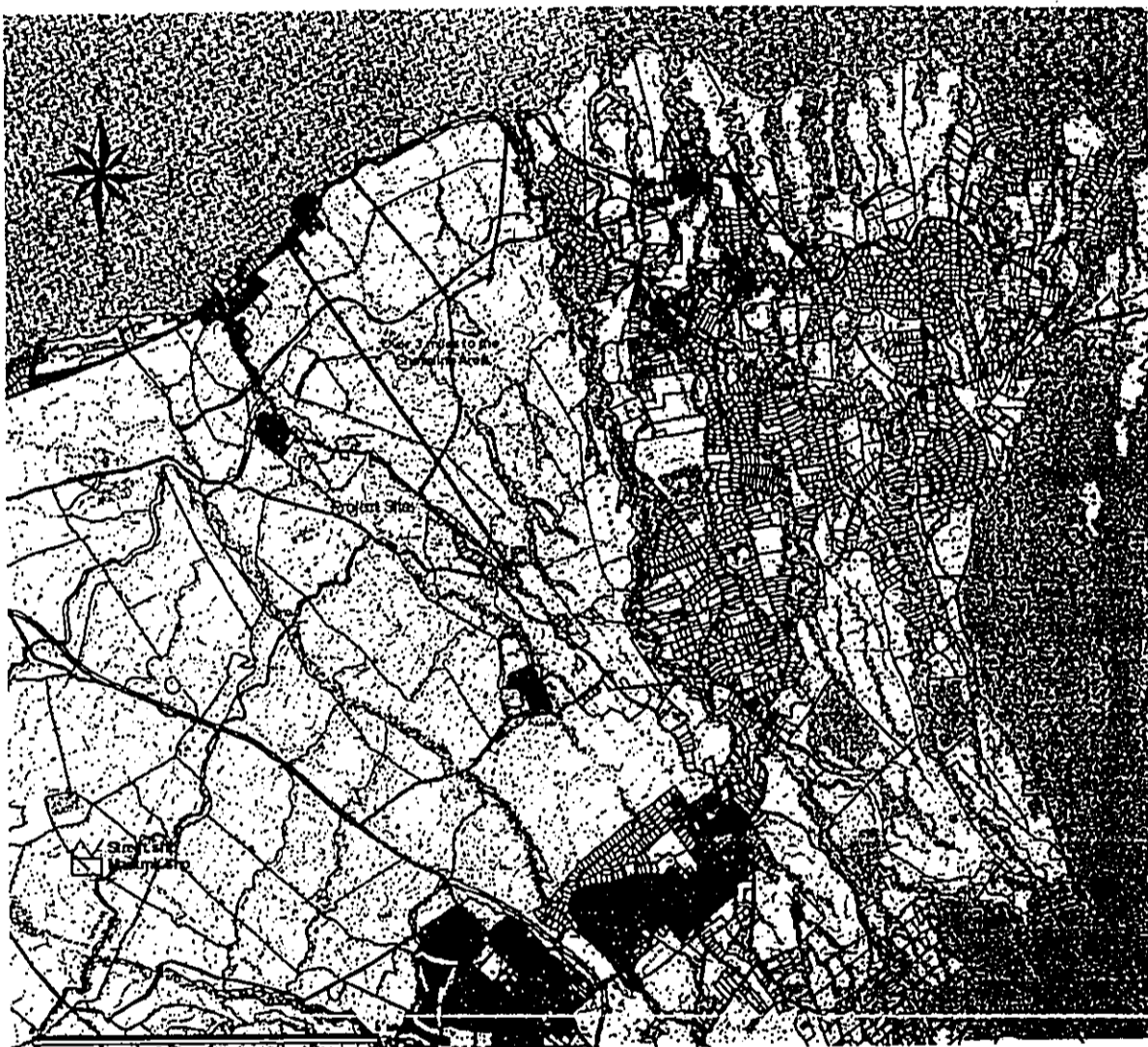
History: Received in digital format (DLG) from U.S. Fish and Wildlife Service, 1992. OP Staff separated into polygon and line coverages using DISSOLVE command and ArcEdit, 1993, 1999. OP staff further edited by deleting internal and ocean polygons, April, 2003. Converted to NAD 83, April, 2003

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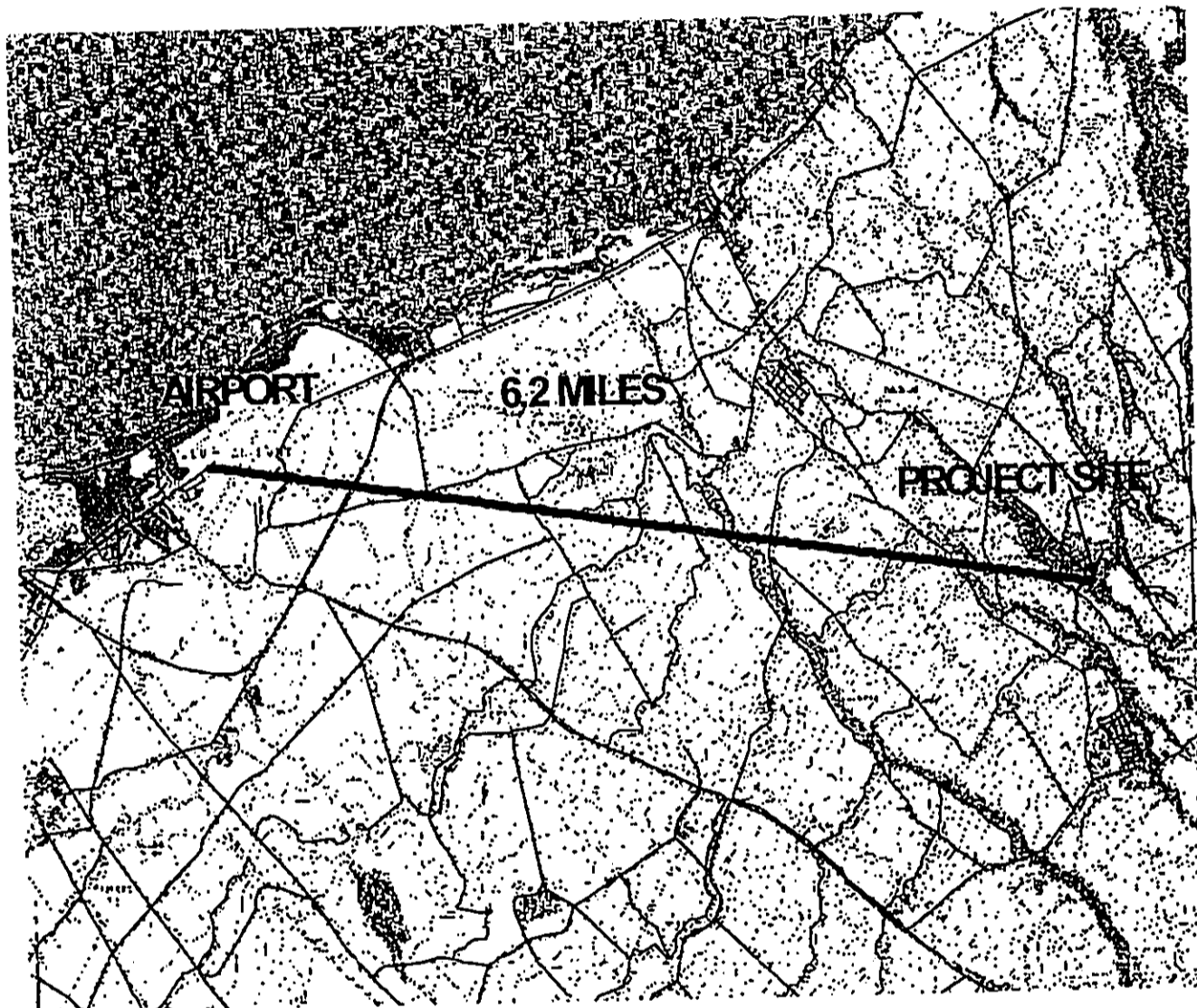
MAP 4 – SMA Designation Map. Blue (1) denotes SMA area and Green (2) denotes all areas outside the boundaries of the SMA. The project site is outside the boundaries of the SMA. Source: County of Maui.

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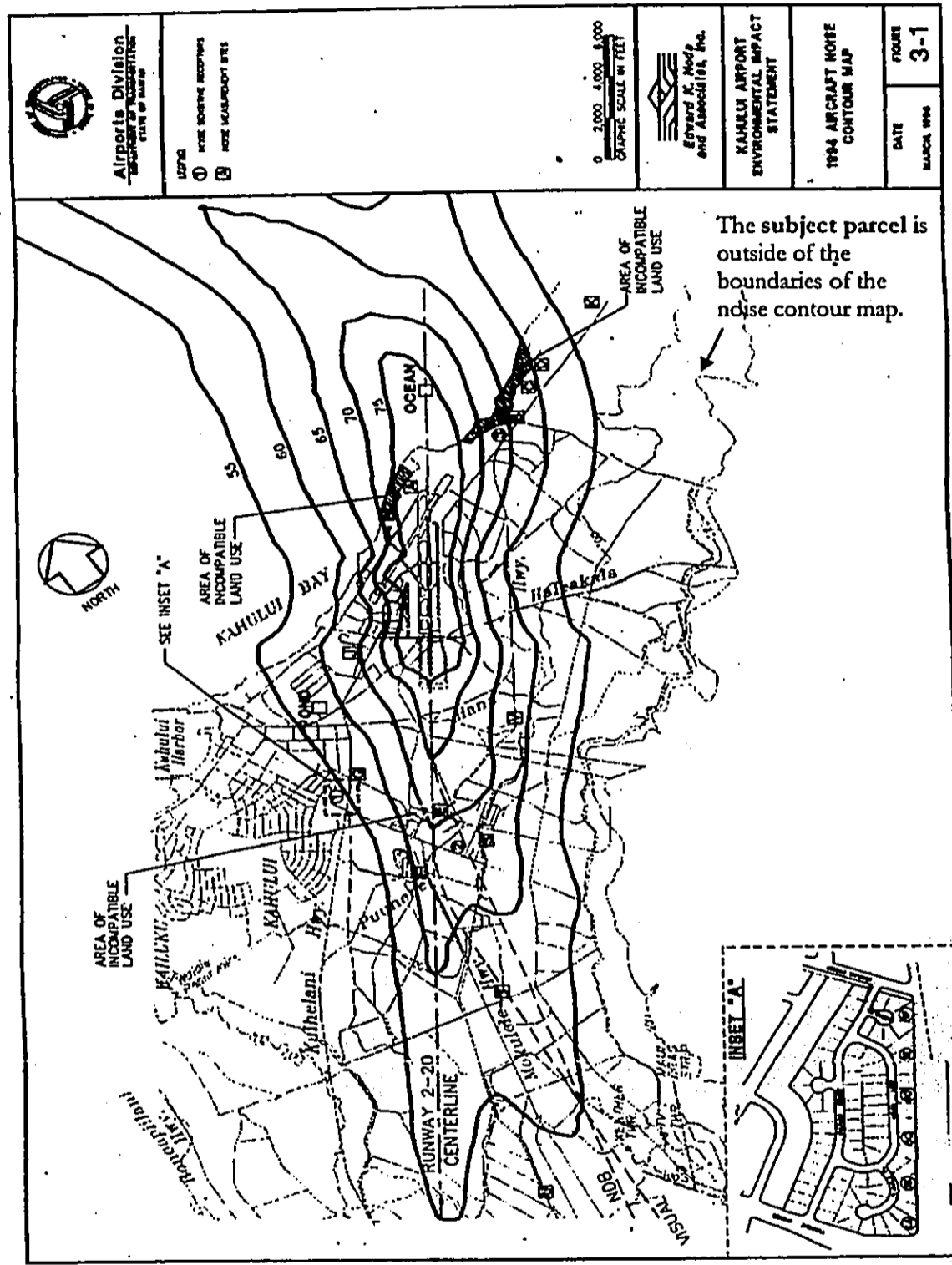
MAP 5 - SHORELINE MAP

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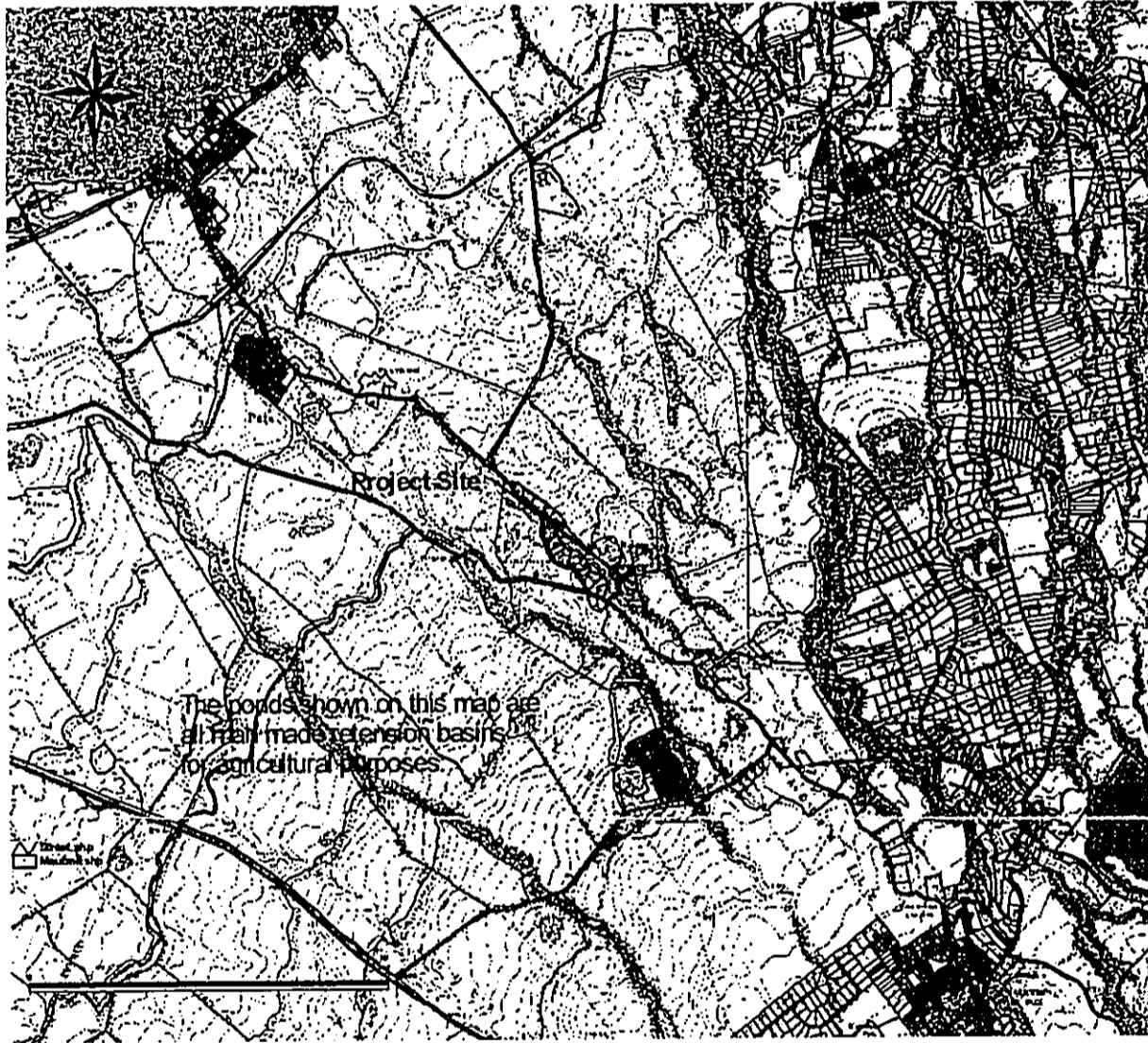
MAP 6 - AIRPORT CLEAR ZONE

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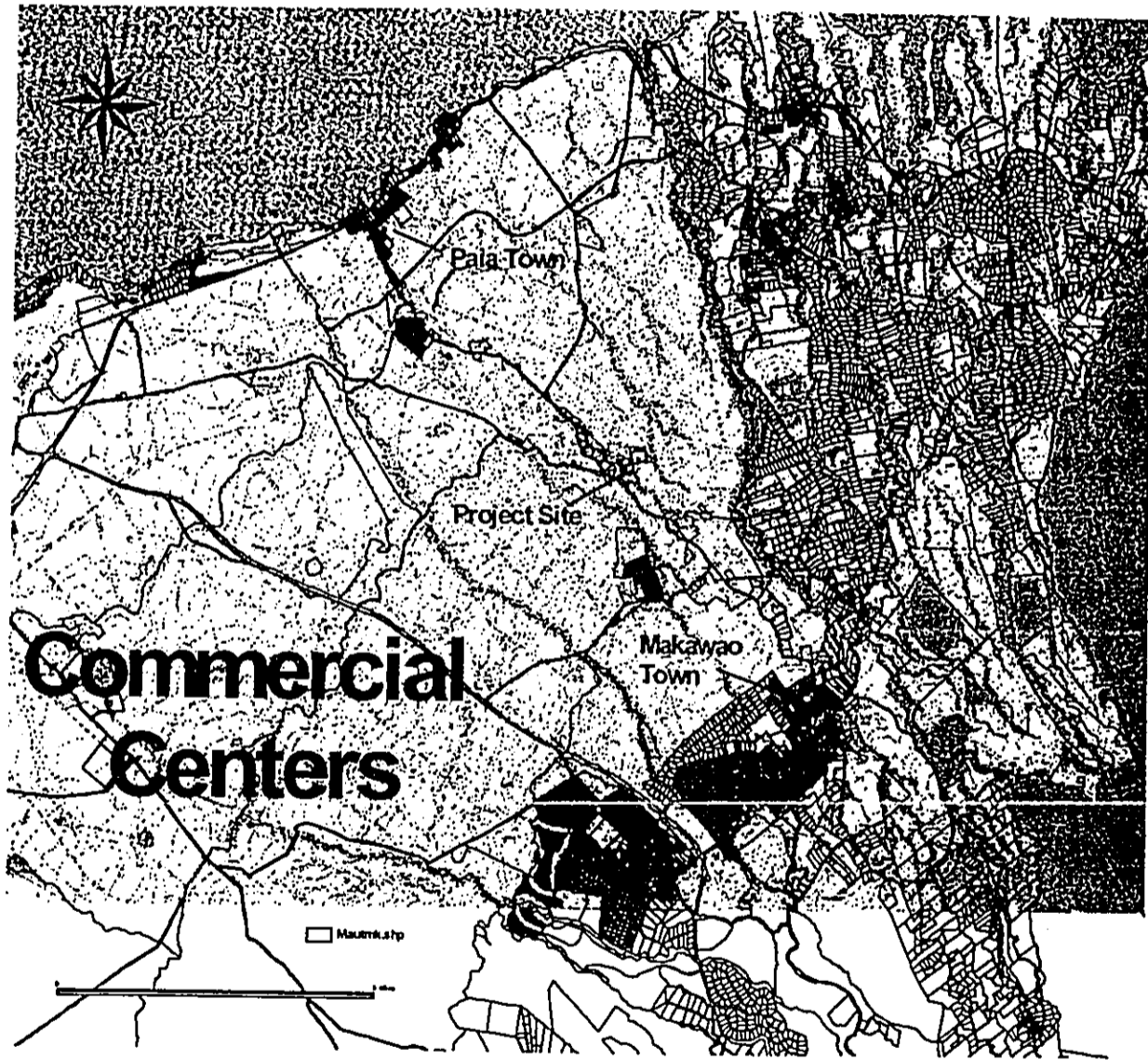
MAP 7 - Kahului Airport - Aircraft Noise Contour Map (1994), the subject parcel is outside the boundaries of the Aircraft Noise Contour Map.

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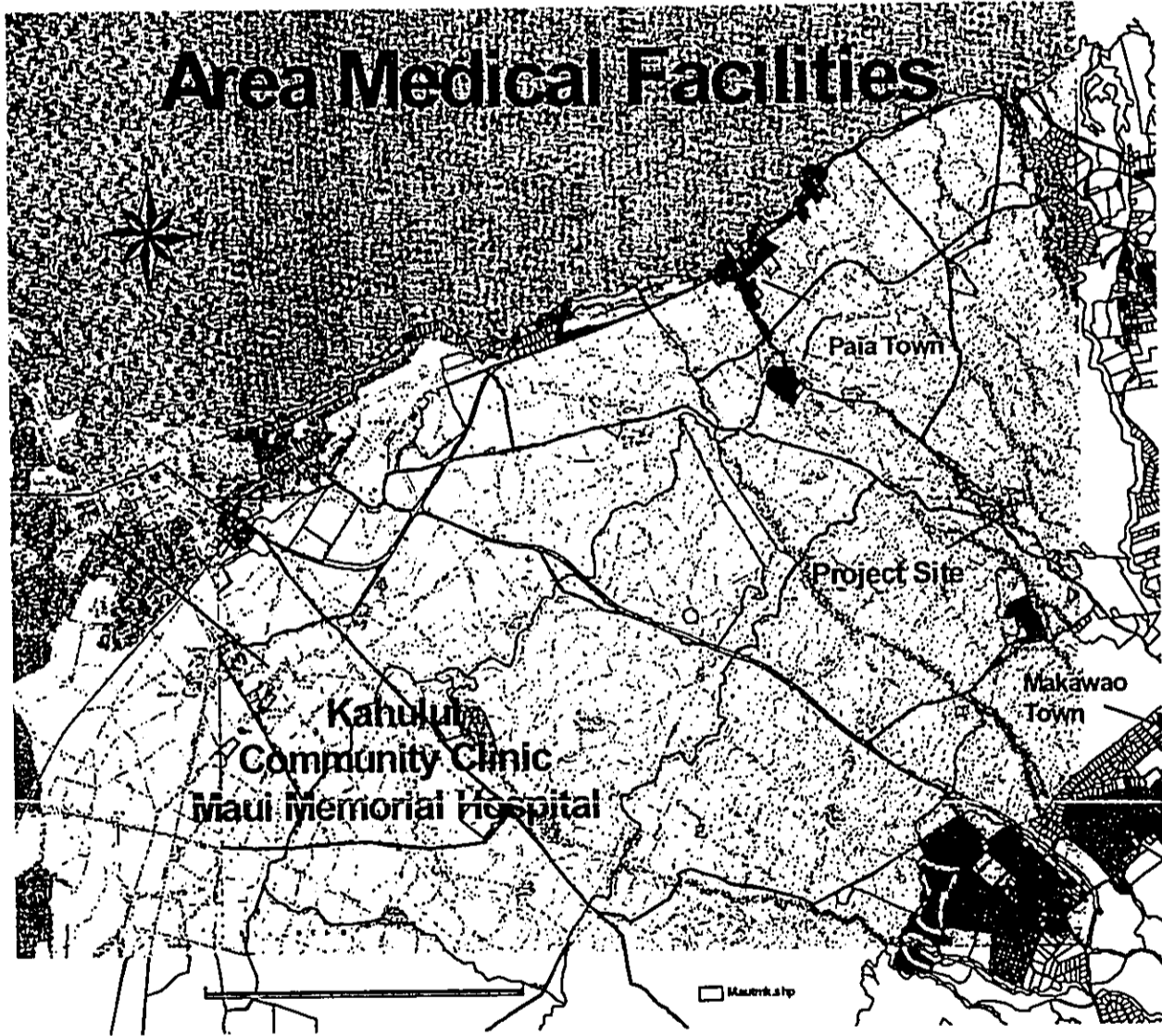
MAP 8 - RIVERS AND STREAMS

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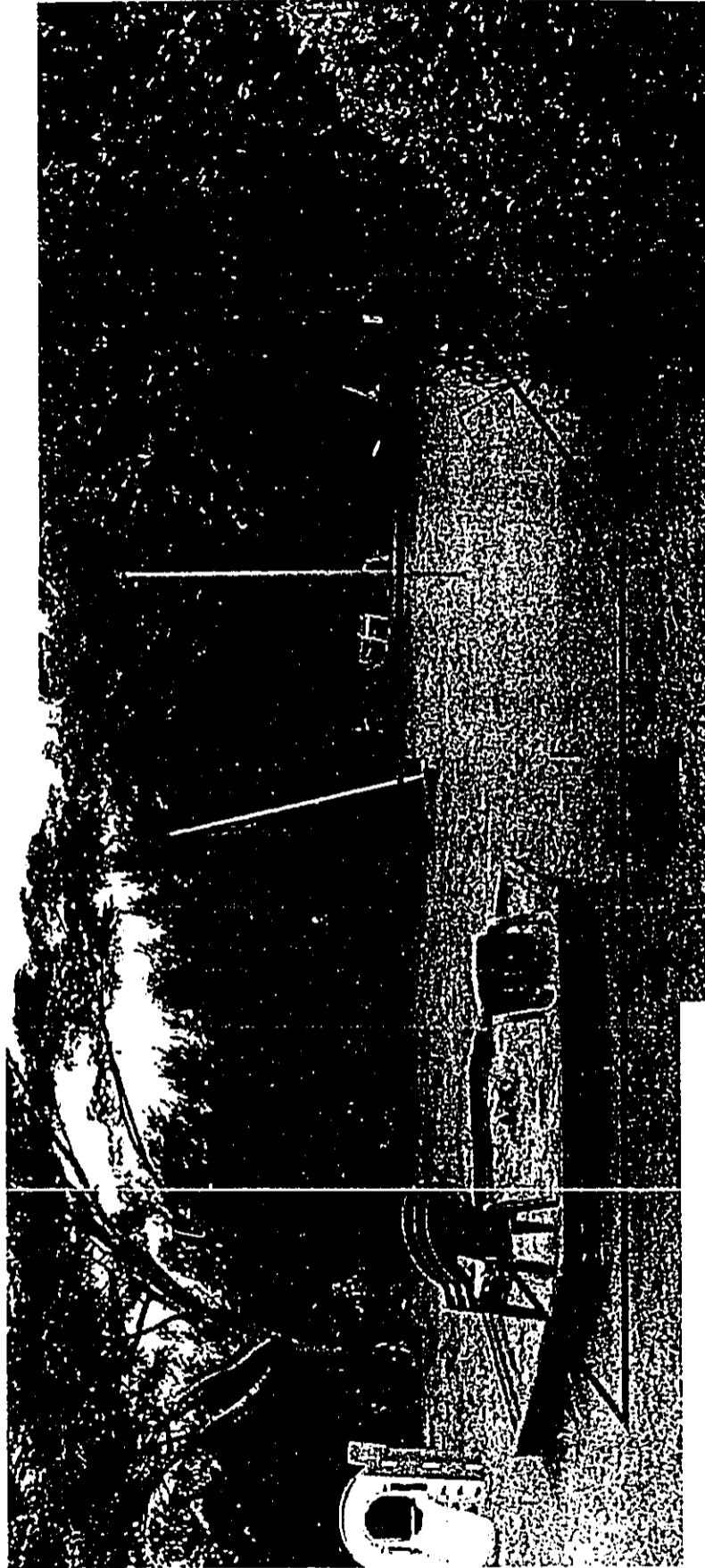
MAP 9 - COMMERCIAL CENTERS

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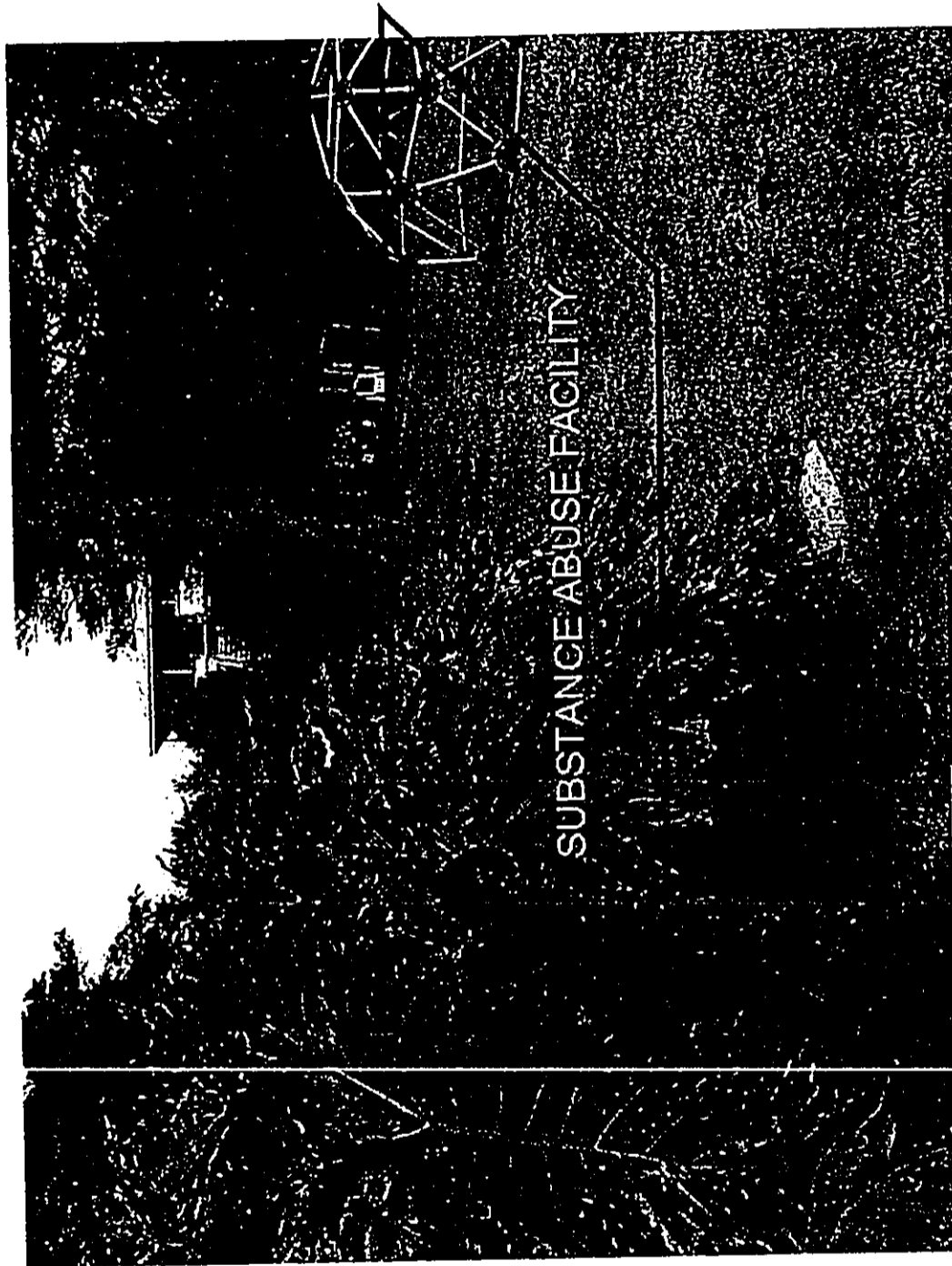
MAP10 - AREA MEDICAL FACILITIES

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MOTHER AND CHILDREN FACILITY

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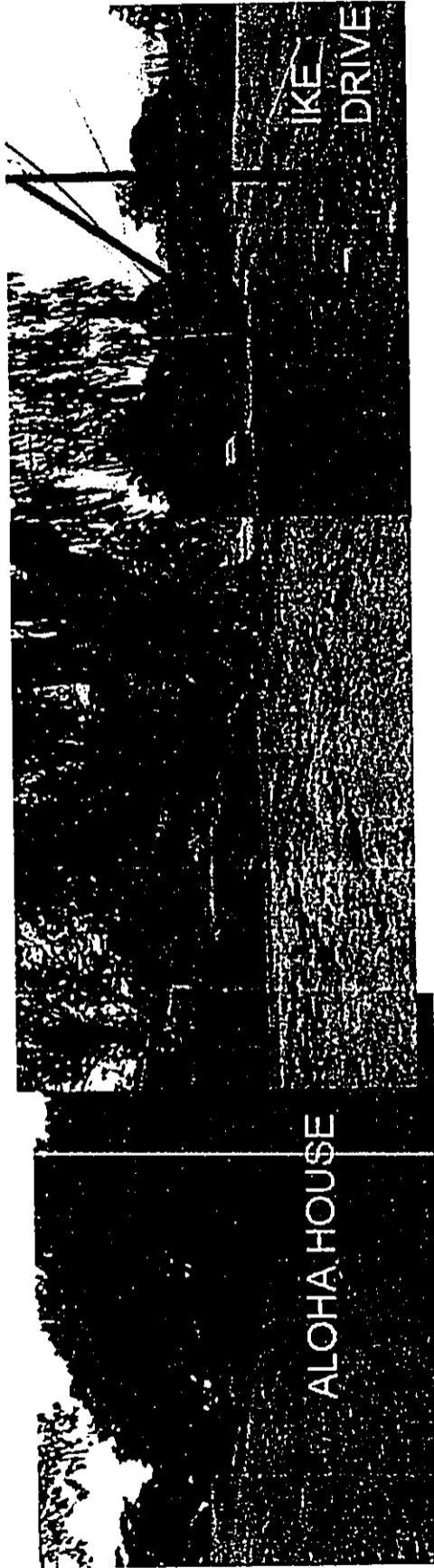
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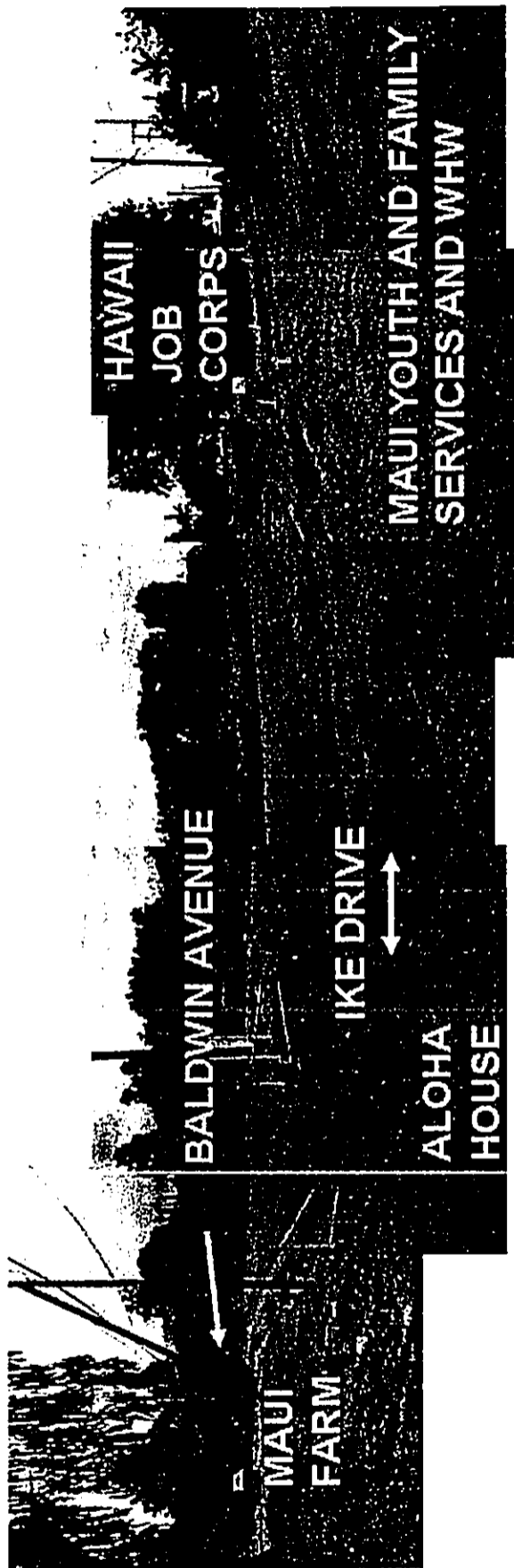
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DOCUMENT CAPTURED AS RECEIVED



APPENDIX C



Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihwai Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

Maria N. Isotov_Chang, Land Use Planner
LAND AND WATER
65 Lihwai Place
Haiku, Hawaii 96708
Phone & Fax: (808) 575-9763

May 31, 2005

Community Development Block Grant (CDBG)
200 South High Street
Wailuku, Hawaii 96793

RE: REQUEST FOR PRELIMINARY COMMENTS FOR ENVIRONMENTAL ASSESSMENT TO SATISFY HUD TITLE 24 CFR PART 58.36 AND HRS CHAPTER 343 FOR EXPANSION OF EXISTING FACILITY FOR WOMEN HELPING WOMEN SHELTER LOCATED ON IKE DRIVE, MAKAWAO, MAUI, HAWAII AT TMK: (2) 2-5-004:005.

To Whom It May Concern:

On behalf of Hale Lokomai'kai Women Helping Women, I am requesting preliminary comments in the preparation of Environmental Assessment for the following proposed project.

Hale Lokomai'kai Women Helping Women, in operation since 1981, is Maui's only emergency women's (including their children) shelter for victims of domestic violence. Located in a confidential location off of Ike Drive between Makawao and Paia the existing facility shares the subject parcel, TMK: (2) 2-5-004:005 hereinafter referred to as "Exhibit A", with several other human service related facilities (i.e. Maui Farm, Aloha House and varied non-profit office space). Due to the unfortunate increase in domestic violence in our community more and more families are impacted each year. With the increase in the number of women and children needing services, the emergency shelter operates at full capacity on a year round basis and the need for expansion of this important community facility has become vital. The Hale Lokomai'kai Expansion Project will provide additional facility space dedicated to residential substance abuse treatment, childcare and office/counseling areas. The proposal is to construct two new buildings to expand the existing women's shelter. Each building will be located in close proximity to the existing shelter. The proposed size of each structure is roughly 1500 sq. ft.

The accepting authority for the Environmental Assessments is the Department of Housing and Human Concerns.

If you have any questions or need additional information, please call me at 575-9763.

Kind regards,

MARIA N. ISOTOV CHANG, Land Use Planner
LAND & WATER
Enclosures



OFFICE OF THE MAYOR

**COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) PROGRAM**

COUNTY OF MAUI
200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

ALAN M. ARAKAWA
Mayor
AGNES M. HAYASHI
Program Manager
TESSA N. TANAKA
Program Specialist
ARTEMIO BAXA II
Program Specialist

Phone: (808) 270-7213
Fax: (808) 270-7159

June 7, 2005

Ms. Maria N. Isotov Chang
Land and Water
65 Lihiwai Place
Haiku, Hawaii 96708

Dear Ms. Isotov Chang:

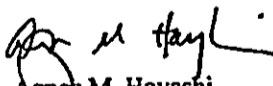
Subject: Preliminary Comments for Environmental Assessment (EA) for the Expansion of Women Helping Women Hale Loko Maikai Shelter on Ike Drive, Makawao, Maui, Hawaii

In response to your letter dated May 31, 2005, requesting preliminary comments regarding the subject project to satisfy the HUD requirements of 24 CFR Part 58 and the State requirements of HRS Chapter 343, we offer the following comments.

1. The project has been awarded CDBG funds for CDBG Program Year 2004 in the amount of \$89,000 for architectural and engineering planning and design, environmental review requirements, surveys, permits, construction documents, and related costs. The CDBG project number is 04-4.
2. Pursuant to 24 CFR Part 58, CDBG Project No. 04-4 is classified as "exempt" from the National Environmental Policy Act and other related laws and authorities because it consists entirely of activities that will not have a physical impact on the environment. As such, a federal EA is not required for CDBG Project No. 04-4. Please be advised that if the subject project is receiving funds from other federal funding sources, a federal EA may still be necessary to satisfy the environmental review requirements of those funding sources.

If you should have any questions, please contact Tessa Tanaka, CDBG Program Specialist, at 270-5536.

Sincerely,


Agnes M. Hayashi
CDBG Program Manager

c: Stacey Moniz, Women Helping Women
S:\ALL\CDBG\Environ\WHW Shelter Expansion (6-7-05).wpd



Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihwai Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

Maria N. Isotov_Chang, Land Use Planner
LAND AND WATER
65 Lihwai Place
Haiku, Hawaii 96708
Phone & Fax: (808) 575-9763

May 31, 2005

Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawaii 96793

RE: REQUEST FOR PRELIMINARY COMMENTS FOR ENVIRONMENTAL ASSESSMENT TO SATISFY HUD TITLE 24 CFR PART 58.36 AND HRS CHAPTER 343 FOR EXPANSION OF EXISTING FACILITY FOR WOMEN HELPING WOMEN SHELTER LOCATED ON IKE DRIVE, MAKAWAO, MAUI, HAWAII AT TMK: (2) 2-5-004:005.

To Whom It May Concern:

On behalf of Hale Lokomai'kai Women Helping Women, I am requesting preliminary comments in the preparation of Environmental Assessment for the following proposed project.

Hale Lokomai'kai Women Helping Women, in operation since 1981, is Maui's only emergency women's (including their children) shelter for victims of domestic violence. Located in a confidential location off of Ike Drive between Makawao and Paia the existing facility shares the subject parcel, TMK: (2) 2-5-004:005 hereinafter referred to as "Exhibit A", with several other human service related facilities (i.e. Maui Farm, Aloha House and varied non-profit-office-space). Due to the unfortunate increase in domestic violence in our community more and more families are impacted each year. With the increase in the number of women and children needing services, the emergency shelter operates at full capacity on a year round basis and the need for expansion of this important community facility has become vital. The Hale Lokomai'kai Expansion Project will provide additional facility space dedicated to residential substance abuse treatment, childcare and office/counseling areas. The proposal is to construct two new buildings to expand the existing women's shelter. Each building will be located in close proximity to the existing shelter. The proposed size of each structure is roughly 1500 sq. ft.

The accepting authority for the Environmental Assessments is the Department of Housing and Human Concerns.

If you have any questions or need additional information, please call me at 575-9763.

Kind regards,

MARIA N. ISOTOV CHANG, Land Use Planner
LAND & WATER
Enclosures



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor
ALICE L. LEE
Director
HERMAN T. ANDAYA
Deputy Director

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

June 6, 2005

Ms. Maria N. Isotov Chang
Land Use Planner
Land & Water
65 Lihikai Place
Haiku, Hawaii 96708

Dear Ms. Isotov Chang:

**SUBJECT: EXPANSION OF WOMEN HELPING WOMEN SHELTER
IKE DRIVE, MAKAWAO, HAWAII
[TMK (2)2-5-004:005]**

We have reviewed your May 24, 2005 letter and enclosure and wish to inform you that we fully support the construction of the two 1,500 s.f. buildings to expand the subject facility.

We also acknowledge that the Department of Housing and Human Concerns, County of Maui, will be the accepting authority for the project's environmental assessment.

Very truly yours,

ALICE L. LEE
Director

ETO:hs

c: Housing Administrator

TO SUPPORT AND ENHANCE THE SOCIAL WELL-BEING OF THE CITIZENS OF MAUI COUNTY



Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihwai Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

Maria N. Isotov_Chang, Land Use Planner
LAND AND WATER
65 Lihwai Place
Haiku, Hawaii 96708
Phone & Fax: (808) 575-9763

May 24, 2005

Michael W. Foley, Director
County of Maui, Department of Planning
250 South High Street
Wailuku, Hawaii 96793

RE: REQUEST FOR PRELIMINARY COMMENTS FOR ENVIRONMENTAL ASSESSMENT TO SATISFY HUD TITLE 24 CFR PART 58.36 AND HRS CHAPTER 343 FOR EXPANSION OF EXISTING FACILITY FOR WOMEN HELPING WOMEN SHELTER LOCATED ON IKE DRIVE, MAKAWAO, MAUI, HAWAII AT TMK: (2) 2-5-004:005.

Dear Mr. Foley,

On behalf of Hale Lokomai'kai Women Helping Women, I am requesting preliminary comments in the preparation of Environmental Assessment for the following proposed project.

PROPOSED PROJECT

Hale Lokomai'kai Women Helping Women, in operation since 1981, is Maui's only emergency women's (including their children) shelter for victims of domestic violence. Located in a confidential location off of Ike Drive between Makawao and Paia the existing facility shares the subject parcel, TMK: (2) 2-5-004:005 hereinafter referred to as "Exhibit A", with several other human service related facilities (i.e. Maui Farm, Aloha House and varied non-profit office space). Due to the unfortunate increase in domestic violence in our community more and more families are impacted each year. With the increase in the number of women and children needing services, the emergency shelter operates at full capacity on a year round basis and the need for expansion of this important community facility has become vital. The Hale Lokomai'kai Expansion Project will provide additional facility space dedicated to residential substance abuse treatment, childcare and office/counseling areas. The proposal is to construct two new buildings to expand the existing women's shelter. Each building will be located in close proximity to the existing shelter. The proposed size of each structure is roughly 1500 sq. ft.

ZONING AND SPECIAL USE PERMIT

The property is State and County zoned Agricultural and Community Plan designated Public/Quasi Public. The existing uses on the property have all been approved through a State Special Use Permit (SUP) entitled SUP 92-002, hereinafter referred to as "Exhibit B". With careful review of the project file the Planning Department will find the Women Helping Women are named specifically and broadly as one of the projects already existing on site and requesting State Special Use Permit. Further, within the original SUP's staff

report, hereinafter referred to as "Exhibit B.1", in section entitled *Purpose of the Application*, the applicant's request is outlined as follows:

"The Applicant is requesting to use the existing 14.525 acres for public/quasi-public purposes for use as, but not limited to, foster family homes, administrative offices for non-profit agencies, rehabilitation farm, emergency shelters for children, adolescents, adult males and females, who need rehabilitation and social services. All agencies have or will have leases approved by the County Council and the Mayor." Page 2

The applicant further requests, as stated within the aforementioned staff report section entitled *General Description* sub-section *Description of the Project* the following:

"2. The Department of Human Concerns would also like to provide future facilities for other special needs groups and office space for non-profit groups." Page 4

The final permit approval was given, dated May 19, 1992, based on the applicant request for special use permit for the special uses, as described above, which also included future expansion capabilities, at the request of the Department of Housing and Human Concerns. Approval was granted by the Maui Planning Commission based on four conditions of approval to follow, please refer to the enclosed approval letter, hereinafter referred to as "Exhibit B.3". The conditions of approval regulated strict adherence to the permit, the following of all governmental rules and regulations, non-transferable permit, and that reasonable and due care be followed. As well, the permit did not come with any time constraints or requirements for renewing the permit. Finally, as described within the existing permit submittals and staff report, future expansion capabilities were an option and authorized within the original SUP permit approval. Hence, future expansion work that is within the scope of the original permit request is allowed under SUP92-002.

Full copies of the SUP report (Exhibit B.1), recommendations (Exhibit B.2) and letter of approval (Exhibit B.3) have been enclosed for your review.

ACCEPTING AUTHORITY

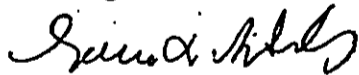
The accepting authority for the Environmental Assessments is the Department of Housing and Human Concerns.

REQUEST FOR COMMENTS ON EA

We are requesting your office's preliminary comments to assist us in the preparation of the Draft Environmental Assessment for this project.

If you have any questions or need additional information, please call me at 575-9763.

Kind regards,



MARIA N. ISOTOV CHANG, Land Use Planner
LAND & WATER
Enclosures

ALAN M. ARAKAWA
Mayor
MICHAEL W. FOLEY
Director
WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

June 8, 2005

Ms. Maria N. Isotov-Chang
Land and Water
65 Lihwai Place
Haiku, Hawaii 96708

Dear Mrs. Isotov-Chang;

RE: Preconsultation Comments for the Proposed Expansion of the Existing Facility of Women Helping Women Shelter located at TMK: 2-5-004: 005, Ike Drive, Makawao, Island of Maui, Hawaii (LTR 2005/1553)

The Maui Planning Department (Department) is in receipt of your letter dated May 24, 2005, requesting comments in preparation of a Draft Environmental Assessment for HUD, 24 CFR 58.36, and Chapter 343, HRS, for the proposed expansion of the existing facility of Women Helping Women Shelter. The Department's comments are as follows:

1. The land use designations are as follows:

- a. Land Use Commission, Chapter 205, HRS: State Agricultural District

As indicated, a State Special Use Permit (SUP 92-002) was issued for the property for public/quasi-public uses including, but not limited to, foster family homes, administrative offices for non-profit agencies, rehabilitation farm, emergency shelters for children, adolescents, adult males and females, who need rehabilitation and social services. The proposed action is in keeping with the State Special Use Permit and is therefore permitted.

- b. Pala-Haiku Community Plan: Public/Quasi-Public
- c. Zoning, Title 19, MCC: Interim District

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

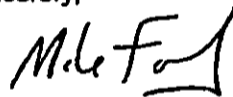
Mrs. Isotov-Chang
June 8, 2005
Page 2

Please be advised that the proposed use is not a "Permitted Use" within the Interim District, Chapter 19.02, MCC, and as such, a use variance or change in zoning is required.

2. Provide additional information regarding the number of women serviced with the existing facility and the anticipated increases with the proposed expansion. Discuss whether the proposed expansion will provide additional employment opportunities.
3. Provide site plans and elevations of proposed buildings.
4. Provide an analysis of the proposed action in relation to the objectives and policies of the Maui County General Plan and Pala-Haiku Community Plan.
5. Include a discussion as to how the proposed action complies with the conditions of the State Special Use Permit (SUP 92-002).

Thank you for the opportunity to comment. Please include the Department on the mailing list for the Draft EA. Should you require further clarification, please contact Ms. Kivette Caigoy, Environmental Planner, at 270-7735.

Sincerely,

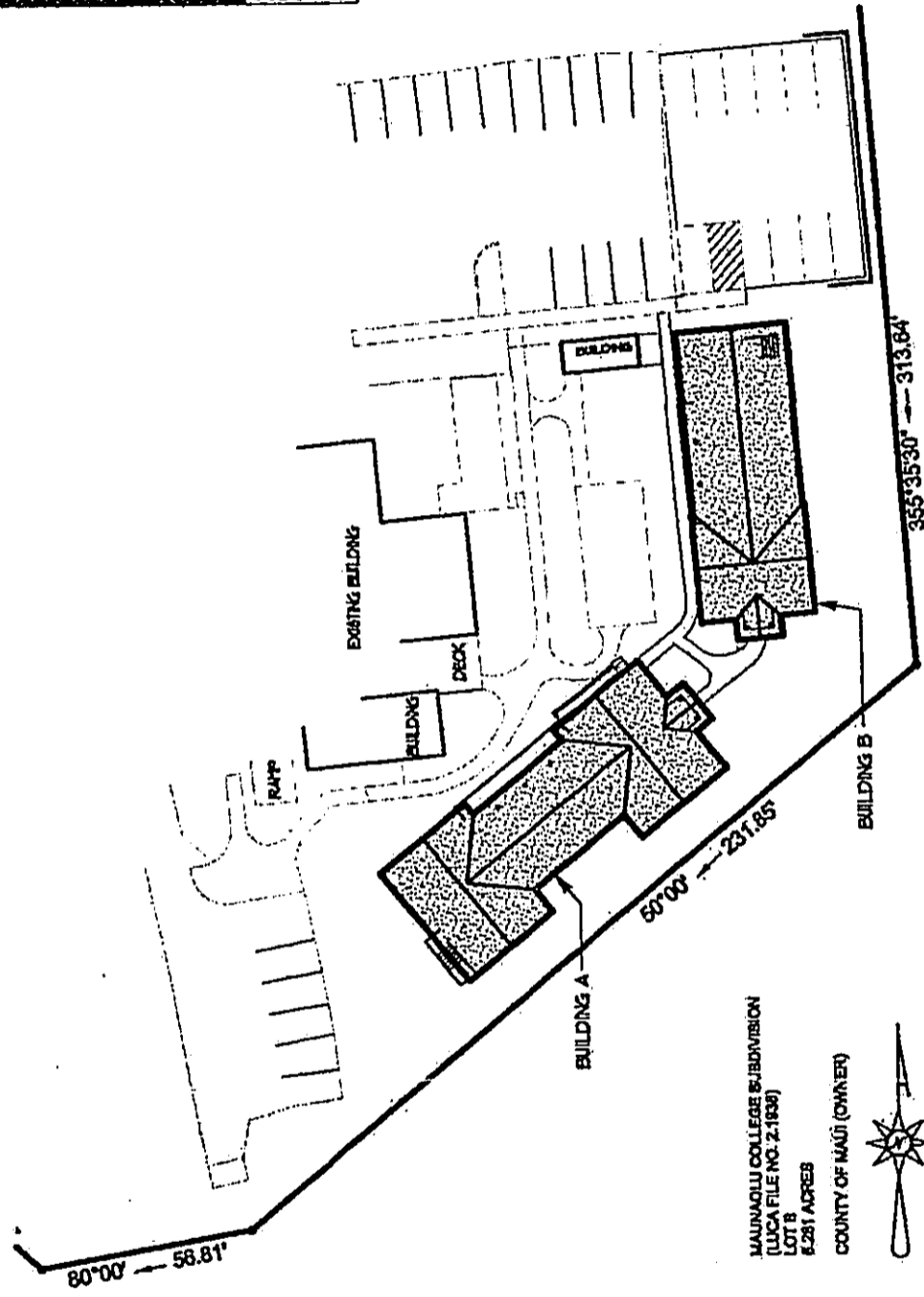


MICHAEL W. FOLEY
Planning Director

MWF:KAC:jmu

c: Wayne A. Boteilho, Deputy Planning Director
Clayton I. Yoshida, Planning Program Administrator
Aaron H. Shinmoto, Planning Program Administrator
Kivette Caigoy, Environmental Planner
DHH
General File K:\WP_DOCS\PLANNING\EA\PreConComments\2005\1553_WomenHelpingWomen.wpd

APPENDIX D



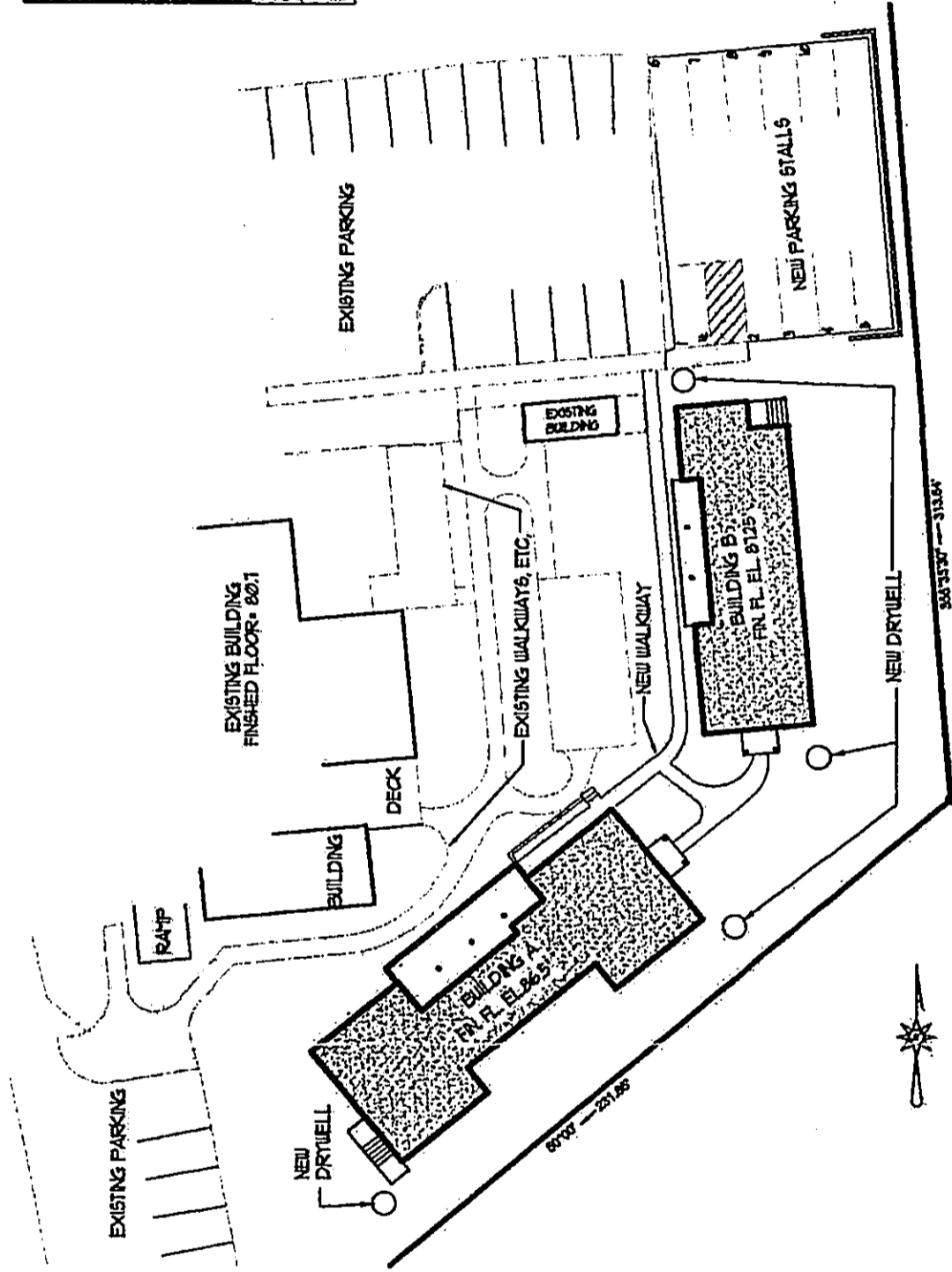
MAUIAOLI COLLEGE SUBDIVISION
(LUCA FILE NO. 2-1938)
LOT B
8.281 ACRES
COUNTY OF MAUI (OWNER)



WOMEN HELPING WOMEN
SHELTER EXPANSION
MAUIAOLI COLLEGE SUBDIVISION
MAUIAOLI, MAUI, HAWAII
PHONE (808) 241-0408 FAX

DEC. 14, 2005

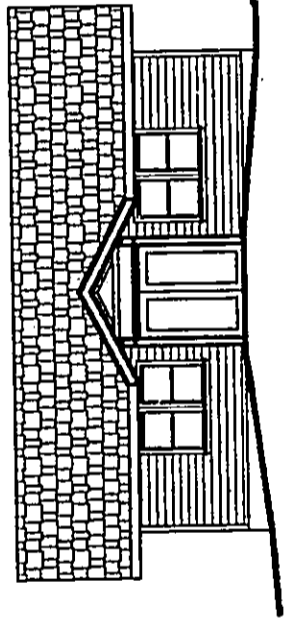
SITE PLAN
1/4" = 1' - 0"



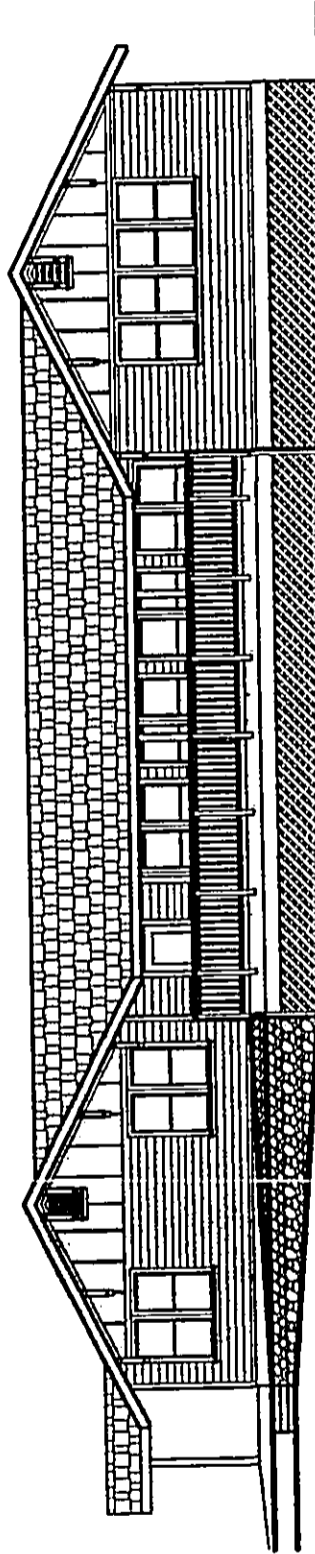
WOMEN HELPING WOMEN
SHELTER EXPANSION
MANUOAI COLLEGE, MANUOAI
HAWAII, HI 96761
TEL: 808-253-0400 FAX: 808-253-0400
DEC. 16, 2009

PARTIAL SITE PLAN
1/4"



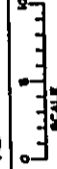


EAST ELEVATION

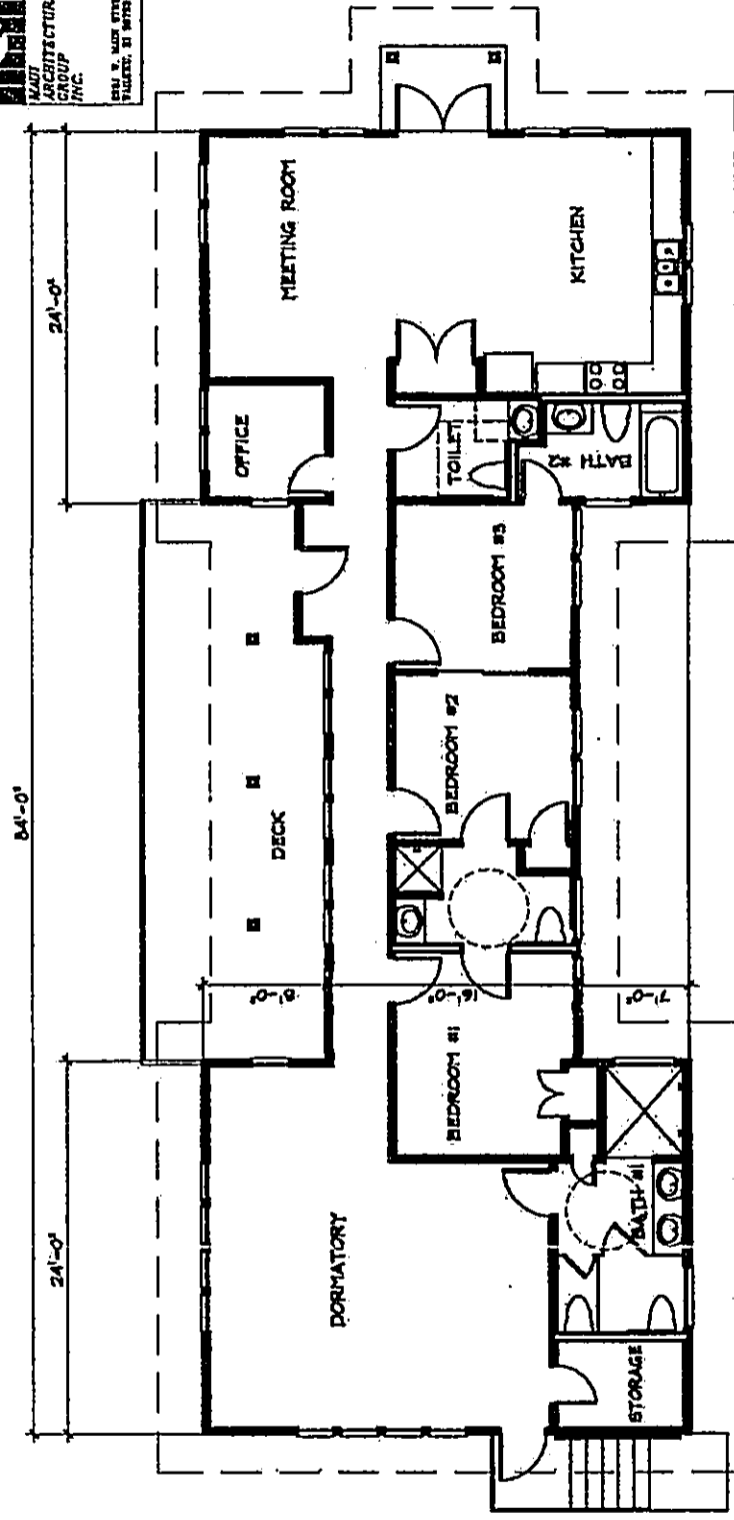


NORTH ELEVATION

EXTERIOR ELEVATIONS
BUILDING A

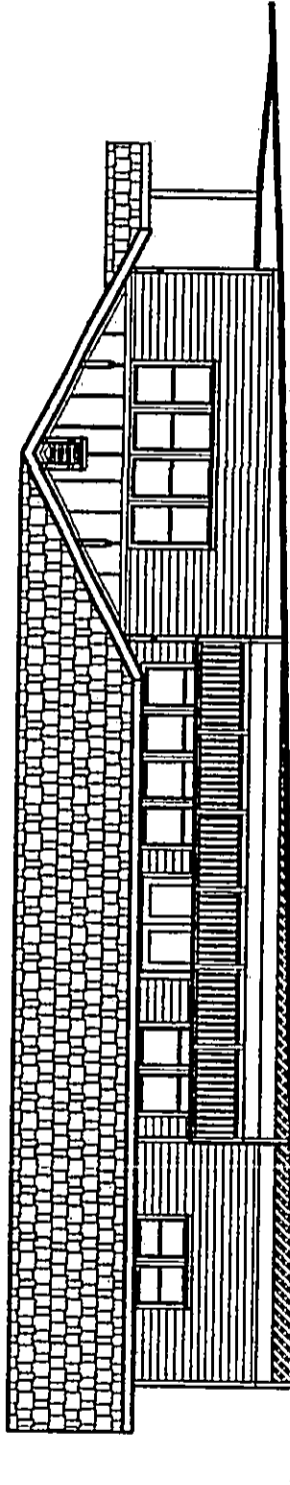
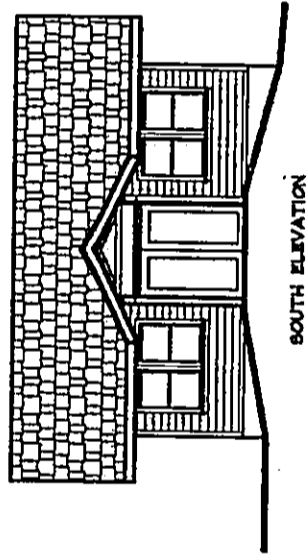


WOMEN HELPING WOMEN
SHELTER EXPANSION
MUNICIPAL COLLEGE SUBDIVISION
HAWAIIAN, MAUI, HAWAII
T. 713.672-8-0000 PER. DEC. 16, 2009



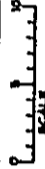
FLOOR PLAN
BUILDING A

WOMEN HELPING WOMEN
SHELTER EXPANSION
HAWAII COLLEGE SUBDIVISION
HAWAIIANOWA, MAUI, HAWAII
TEL: (808) 934-0408 FAX: (808) 934-0408
DEC. 14, 2008



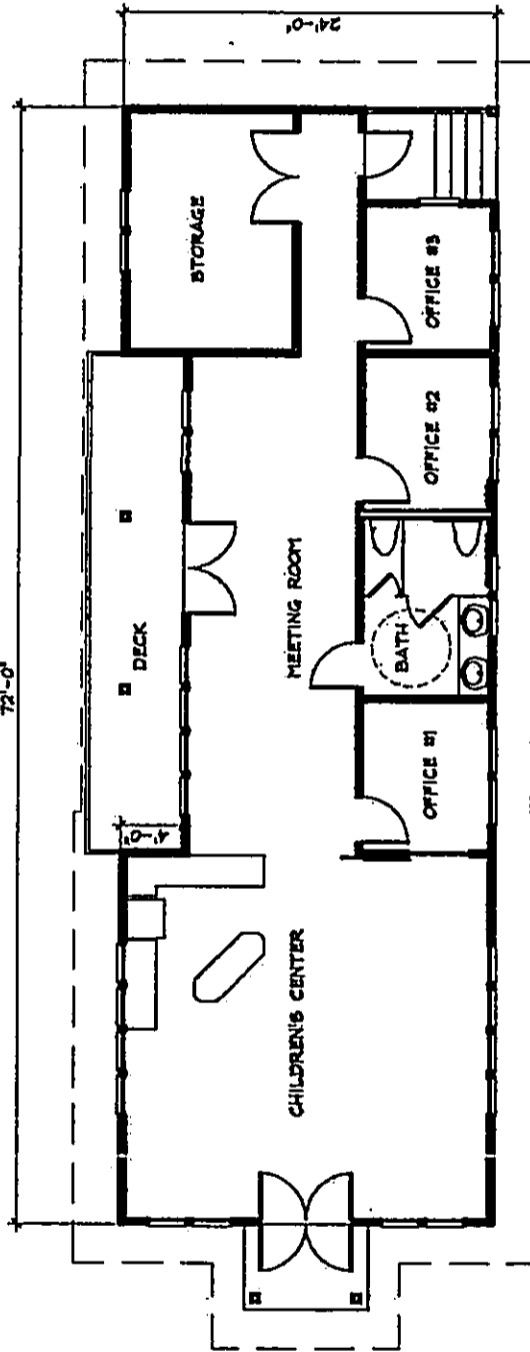
EXTERIOR ELEVATIONS

BUILDING B



WOMEN HELPING WOMEN
SHELTER EXPANSION
PUNAHOU COLLEGE SUPERVISION
HAWAIIAN COLLEGE OF ARTS & DESIGN
1700 KALANOAU AVENUE, HONOLULU, HI 96825
TEL: 808-955-6600 FAX: 808-955-6601

DEC. 14, 2009



FLOOR PLAN
BUILDING B

WOMEN HELPING WOMEN
SHELTER EXPANSION
HAWAII COLLEGE SUBDIVISION
HAWAIIAN, MAUI, HAWAII
714.273-8800/88 POK
DEC. 16, 2009

PROJECT BMP'S

- Minimize time of construction.
- Construction staging area will be adjacent to construction site, at the end of the adjacent parking area, to minimize travel of construction vehicles on the project site, see attached plan "APPEDIX D, EXHIBIT C".
- Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing material transfer points and on-site vehicular traffic routes, and locating potentially dusty equipment areas of least impact;
- Retain existing ground cover until latest date to complete construction.
- Early construction of drainage control features.
- Use of temporary cutoff ditches and berms.
- Providing adequate water source on site prior to start-up of construction activities; and;
- Install temporary area sprinklers in non-active construction areas when ground cover is removed. Water to be obtained form the county water main adjacent to site.
- Station water truck on site during construction period to provide for continuous sprinkling in active construction zones.
- Contractor to follow the guidelines as stated in Chapter 20.08 SOIL EROSION AND SEDIMENTATION CONTROL, by the County of Maui. (Best Management Practices or BMPs) The development project is provided with adequate facilities for drainage control and storm water disposal. This together with ground cover will preclude any appreciable on-site erosion. The topographic and soil analysis suggest that the proposed improvements are suitable for the site as there are also no additional driveways, roadways, or parking areas to be developed.
- Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities.

EXHIBIT 1

FLOOD ZONE AND ZONING CONFIRMATION
FORM

KivaNet 7.2 - Parcel Summary

Page 1 of 2



[Help](#) [Home](#) [Look Up](#) [Permits](#) [Geo Areas](#) [RFS](#) [Summary](#)

Parcel Summary

TMK:	2250040050000	Alt. TMK:	
Domain:		Type:	PAR
Status:	EXST	Display Legal	GIS Parcel

Parcel Master Address						
Address	Frac	Prefix	Street	Type	PD	Suite
100			IKE	DR		

Addresses		
Address	Alias	Origin
0 000 BALDWIN AVE 7B	MASTER	STRUCTURE
0 BALDWIN AVE 7B	MASTER	STRUCTURE
0 BALDWIN AVE 7B	MASTER	STRUCTURE
100 IKE DR	MASTER	ESTABLISHMENT
100 IKE DR	MASTER	ESTABLISHMENT
100 IKE DR	MASTER	STRUCTURE
.IKE DR. 7B	ALIAS	PARCEL

Owner(s)
Name: COUNTY OF MAUI Address: Phone: E-mail:
Name: UNITED STATES OF AMERICA Address: Phone: E-mail:

Zone Code	Zone Description	Ordinance No.	Origin
STATE AG		STATUTE205	
INTERIM			

Attributes			
Front:	0.00	Rear:	0.00
Side 1:	0.00	Side 2:	0.00
Acres:	6.22	SqFt.:	270,725.40

http://kivanetext.co.maui.hi.us/kivanet/2/land/summary/index.cfm?pin=12623&parcel_jur=MAUI 12/27/2005

EXHIBIT 2

Frontage:	0.00
Flood:	C - AREAS OF MINIMAL FLOODING
Soil:	
Slope:	
Seismic:	
Land Use:	

Struct/Improv Value:	391900	Property Value:	0
Land Value:	1118700	Exempt Value:	1510600
Owner Occupy:			

Establishment(s)			
Str. Number:	Name: <u>THE MAUI FARM, INC. TLP</u>		
Establ. Num.: 972	Address: 100 IKE DR		
Status: PROP	Land Use:	Area:	
Str. Number:	Name: <u>MAUI YOUTH AND FAMILY SERVICES</u>		
Establ. Num.: 1742	Address: 100 IKE DR		
Status: PROP	Land Use:	Area:	

"The County of Maui Online Services website is provided as a public service and is subject to the provisions of the County of Maui, "Web Site Terms of Use and Access Policy". The County of Maui Online Services website is dynamic and will change over time WITHOUT NOTICE. Users of this Maui Online Services website are therefore fully responsible for checking the accuracy, completeness, currency and suitability of the information posted on the Maui Online Services for themselves. The posting of information on the Maui Online Services website do not constitute an endorsement of the information by the County of Maui and the County of Maui does not warrant or guarantee the accuracy of said information. The County of Maui reserves the right to refuse to post any information at any time. In addition, the County of Maui may suspend or discontinue some or all of this public service at any time. For any questions regarding the information, status, or to make corrections to any information, please contact the appropriate Department."

http://kivanetext.co.maui.hi.us/kivanet/2/land/summary/index.cfm?pin=12623&parcel_jur=MAUI 12/27/2005

WOMEN HELPING WOMEN**HALE LOKOMAIIKA'I EXPANSION PROJECT****DETAILED PROJECTED SOURCES OF INCOME**

TOTAL ESTIMATED EXPENSES	\$1,061,750
---------------------------------	--------------------

PROJECTED SOURCES OF INCOME

<i>County of Maui Community Development Block Grant (2004)</i>	<i>\$ 89,000*</i>
County of Maui Community Development Block Grant (2006)	\$ 315,000
Harry and Jeanette Weinberg Foundation	\$ 258,450
Atherton Family Foundation	\$ 15,000*
Harold K. L. Castle Foundation	\$ 126,000
Strong Foundation	\$ 74,250
Cooke Foundation Ltd.	\$ 15,000*
Bank of Hawaii Charitable Foundation	\$ 2,000*
Frear Eleemosynary Trust	\$ 15,000
McInerney Foundation	\$ 25,000
Alexander & Baldwin Foundation	\$ 25,000
Fred Baldwin Memorial Foundation	\$ 25,000
Other Private Foundations/Donations	\$ 77,050
TOTAL PROJECTED SOURCES	\$1,061,750

* Fund Commitment In-Place

EXHIBIT 3

APPENDIX E

**AGENCY COMMENTS AND
RESPONSE LETTERS
(IF APPLICABLE)**

ALAN M. ARAKAWA
Mayor



GEORGE Y. TENGAN
Director
ERIC H. YAMASHIGE, P.E., L.S.
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauliwater.org

February 7, 2006

Mrs. Maria N. Isotov-Chang, Land Use Planner
Land and Water
65 Lihikai Place
Haiku, Hawaii 96708

Subject: Draft Environmental Assessment for Hale Lokomaika'i Expansion Project Women
Helping Women at TMK 2-5-004:005

Dear Mrs. Isotov-Chang:

Thank you for the opportunity to comment on this Draft Environmental Assessment.

Source Availability & Consumption

The project site is served by the Upcountry/Makawao system. Water for the system comes from the Makawao Aquifer and streams of the Koolau system.

The site is located in an area affected by the finding of inadequate water supply issued on March 16, 1993. The area has insufficient water supply developed for fire protection, domestic and irrigation purposes to take on new or additional services without the detriment to those already in the regulated area.

The average empirical consumption for the project's one inch meter is 1,072 gallons per day. The anticipated consumption will be approximately 2100-2200 gallons per day by standards.

System Infrastructure

There is a 12-inch waterline on Ike Drive and a 8-inch waterline on Ike Place. Storage is provided by a 300,000 gallon Kamole concrete tank.

The applicant will have to meet standards for domestic, irrigation and fire flow. Calculations will be required during the building permit process to determine whether water meter capacity and water service are adequate. The approved fire flow calculation methods for use include Guidance for Determination of Fire Flow-Issuance Service Office, 1974 and Fire Flow-Hawaii Bureau, 1991. The fire flow requirement for this project is 2000 gallons per minute at 250 feet spacing for a two hour duration.

"By Water All Things Find Life"

Printed on recycled paper



ALAN M. ARAKAWA
Mayor



GEORGE Y. TENGAN
Director
ERIC H. YAMASHIGE, P.E., L.S.--
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.maulwater.org

February 7, 2006

Mrs. Maria N. Isotov-Chang, Land Use Planner
Land and Water
65 Lihikai Place
Haiku, Hawaii 96708

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"By Water All Things Find Life"

Printed on recycled paper



Mrs. Maria N. Isotov-Chang
Page 2
February 7, 2006

The installation of a reduced pressure back-flow prevention device approved by the Department should be required if one does not already exist.

Pollution

The project overlies the Paia Aquifer which has a sustainable yield of 8 MGD. In order to protect the groundwater resources, we encourage the applicant to adopt Best Management Practices (BMP's) for construction to minimize runoff and infiltration. Please refer to the BMP "Source Water Protection Practices Bulletin - Managing Storm Water Runoff to Prevent Contamination of Drinking Water".

Conservation

We recommend that the applicant consider the following conservation measures:

Eliminate Single-Pass Cooling:

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

Utilize Low-Flow Fixtures & Devices:

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

Maintain Fixtures to Prevent Leaks:

A simple, regular program for repair and maintenance can prevent the loss of hundreds or even thousands of gallons of water per day. Refer to the attached handout "The Costly Drip".

Use Climate-Adapted Plants:

The project site is located in the "Maui County Planting Plan - Plant Zone 4". Native plants adapted to the area 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 evaporation rates at the site. As an alternative, provide more automated, soil-moisture sensors on controllers.

Should you have any questions, please contact our Water Resources & Planning Division at 244-8550.

Mrs. Maria N. Isotov-Chang
Page 3
February 7, 2006

Sincerely,


George Y. Tengan, Director
ayi

Enclosures: Source Water Protection Bulletin - Managing Storm Water Runoff to Prevent Contamination of Drinking Water
Ordinance 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the County of Maui Code, Pertaining to the Plumbing Code
The Costly Drip
Maui County Planting Plan - Saving Water in the Yard - What and How to Plant in Your Area

c: Engineering
Stacey Moniz, Executive Director, Women Helping Women

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
733 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

February 9, 2006

Alice Lee
Dept. of Housing & Human Concerns
200 South High Street
Wailuku, HI 96793

Attn: Edwin Okubo

Dear Ms. Lee:

Subject: Draft environmental assessment (EA), Hale Lokomaikai Expansion, Makawao

We have the following comments:

Cultural impacts assessment:

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

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*, which you may find at <http://www.state.hi.us/health/oeqc/guidance/cultural.htm>. You will also find the text of Act 50 linked to this section of our homepage.

Zone change: The June 8th, 2005 letter from Maui Planning Department states that a zoning variance or a change of zoning will be required. If this is the case, amend your discussion in section IV.B, *Maui County Zoning*, and add it to your list of permits in section 1.C.

Significance criteria: In section IV.E of the final EA include a discussion of findings and reasons according to significance criteria numbers 11, 12 and 13. This was missing from the draft EA:

11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;
12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies;
13. Requires substantial energy consumption.

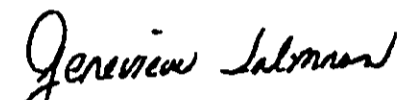
Alice Lee
February 9, 2006
Page 2

Sustainable building techniques: Please consider applying sustainable building techniques presented in the "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement. Contact our office for a paper copy or go to our website at <http://www.state.hi.us/health/oeqc/guidance/sustainable.htm>.

Blank pages: The following were blank in the draft EA. If any text is missing please correct this in the final EA: 34-36, 65-66, 82-84, 93-94 and 105-106.

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

Sincerely,


GENEVIEVE SALMONSON
Director

c: Maria Isotov-Chang, Land & Water Planning & Consulting



Land & Water

Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihwai Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

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

Attn: Nancy Henrich

Re: **Comments on the Draft Environmental Assessment for (EA), Hale Lokomaikai
Expansion, Makawao, Maui, Hawaii**

Dear Ms. Salmonson:

We have the following in response to your comments:

Cultural Impacts Assessment:

**7.a CULTURAL IMPACTS ASSESSMENT (the following can be found in the
Final EA on page 23)**

In compliance with Act 50 as passed by the legislature April 2000 that mandates an assessment of impacts to *current cultural practices* by the proposed project. The following agencies were contacted for review of the subject project due to their knowledge and expertise with regards to 'cultural practices' and historic deposits (please refer to Appendix E to review specific comment letters):

- **State of Hawaii, Department of Hawaiian Homelands** (responded - No Affect)
- **State of Hawaii, Office of Hawaiian Affairs** (Agency request shall be complied with – A pre-construction meeting will be held prior to any ground-disturbing activities, at which time all contractors, consultants and staff shall be present. The focus of the pre-construction meeting shall be to stipulate that if 'iwi' or Native Hawaiian cultural or traditional deposits are found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.)
- **Alu Like, Inc.** (No significant concerns listed.) {Verbal discussion with Marlene Burgess of the Maui Field Office requested that State Historic Preservation Division review the project. They did and found "No Effect".}
- **DLNR Maui/Lanai Burial Council** (no response, two formal requests for review, three phone calls and no response) {Verbal Discussion with Melissa Kirkendale of the State Historic Preservation Division (SHPD), Maui field office, stated that since SHPD found no sites there is no reason for Maui Burial Council

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

to get involved.} {}=phone conversations and language not contained in the Final EA, just background information on Land and Water's attempt to silicate comments form various agencies and groups.

In the preparation of this Final Environmental Assessment we have deferred to the aforementioned agencies and there specific areas of expertise to gauge the affect that the proposed project may have on current cultural practices. Based on their responses any potential impacts will be mitigated with a proper pre-construction meeting as stated above.

Zone Change: (the following can be found in the Final EA on page 30)

B. MAUI COUNTY ZONING

The subject parcel is county zoned Interim with a two story maximum height limit and allows for publicly owned buildings. As the property and its structures are owned by County of Maui government the existing uses of the land constitutes as "Publicly owned buildings" as allowed under **M.C.C Title 19.02.030.5 Interim - Permitted property uses**. As the Planning Department originally wrote in there June 8, 2005 letter that a zoning change will be required by the project the matter has since been resolved since the parcel and its buildings are considered publicly owned. Please see attached acceptance letter of the Department of Planning as "Acceptance of Draft Environmental Assessment with no further comments or concerns." dated February 16, 2006. The proposed project will also be owned by the County of Maui. Therefore the proposed project is in conformance with the land use designation set forth by County zoning for the subject parcel.

Significance Criteria: (the following can be found in the Final EA on page 34)

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. According to 'Flood Insurance Rate Map, 'Community Panel Map Number 150003 0195C (Revised May 15, 2002), of the Federal Emergency Management Agency, the project site is situated in 'Flood Zone C'. 'Flood Zone C' represents areas of minimal flooding. This is again further verified through the Flood county flood zone verification; please refer to 'Appendix D, Exhibit 2' of this report. As the elevation of the subject parcel ranges from 960' - 980' feet and is over three miles upland form the nearest shoreline/SMA area. The subject parcel is therefore well outside of the shoreline area and tsunami zone. As well, based on topographic analysis of the United States Geological Survey there are no known or existing estuaries or fresh waters sources on the parcel or nearby.

Further, the project site has been developed in social services for over twenty years and there have been no signs of erosion prone areas or geologically hazardous land.

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

Analysis. As discussed in Section III.A.8 of this report, the proposed project is not anticipated to significantly impact public view corridors and will not produce a significant adverse impact upon the visual character of the site and its immediate environs. Further, a search of the Paia-Haiku Community Plan and Maui County General Plan has yielded no discussion of significant view plans in this area.

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

Analysis. Upon build-out of the project, energy consumption will be increased, however, given existing levels of usage in the area the increase is considered insignificant. As well, the applicant intends to utilize low-flow fixtures and solar water heating to reduce water and electric usage on the site. The majority of automobile usage is envisioned to occur between the project and work and school, travel by the residents, is expected to minimal as the residents often carpool and uses the local school bus service. As well there project will only service an additional twelve women so the increase is minimal in terms of existing levels of vehicular energy usage.

Sustainable Building Techniques: (the following can be found in the Final EA on page 35)

OTHER POINTS OF INTEREST

Sustainable Techniques have been considered and applied in the proposed construction.

Sustainable concepts employed in the design include:

- No air-conditioning, only natural ventilation - design of narrow, long structures to enhance cross ventilation;
- Use of broad overhangs to cool walls;
- Foundation on post and pier to promote air-circulation under structure to promote cooling, minimize mold and mildew problems;
- Use of insulation to reduce heat transference through roof;
- Specification of low-flow plumbing fixtures to minimize water consumption;

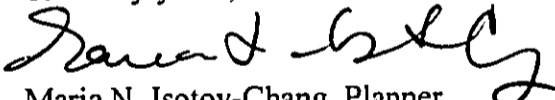
- Specification of low VOC paints and finish products;
- Use of landscape to shade and cool walls;
- Design of tall ceilings to promote natural cooling of spaces;
- Use of recyclable materials i.e. metal roofing, cementitious siding, plastic window systems;
- Separation of building mass into two structures to promote natural ventilation;
- Use of fluorescent lighting for energy efficiency;
- Day-lighting strategies through generous use of tall windows to minimize supplementary artificial lighting during daytime hours.

Blank Pages:

The blank pages that were enclosed in the Draft Environmental Assessment were a clerical error, please disregard.

If you should have further questions please feel free to reach Ms. Maria N. Isotov-Chang at 575-9763. Thank you for your time and attention to the review of the subject EA.

Sincerely yours,


Maria N. Isotov-Chang, Planner
Land and Water Planning and Consulting

LINDA LINGLE
GOVERNOR OF HAWAII



HOUSING
AND HUMAN
CONCERNS

DIRECTOR
DEP DIR
ADM ASST
SECRETARY
CLERK
HSG ADMIN
AGING EXEC
SR SVC ADMIN
IMMIG COOR
YOUTH COOR
RSVP COOR
HOMELESS
GRANTS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION
601 KAMOKILA BLVD., ROOM 55
KAPOLEI, HAWAII 96707



PETER T. YOUNG
CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES
TIMOTHY W. CHAI
DEPUTY DIRECTOR - LAND
DEAN MAEKANO
ACTING DEPUTY DIRECTOR - WATER

TODAY'S DATE 4/26/06
DATE DUE _____
BY: [Signature]

April 20, 2006

Alice L. Lee, Director
Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawai'i 96793

LOG NO: 2006.0777
DOC NO: 0603JP52
Archaeology
Architecture

Dear Ms. Lee

SUBJECT: Chapter 6E-8 Historic Preservation Review [Housing & Human Concerns] –
Draft Environmental Assessment (DEA) for
Hale Lokomaika'i Expansion Project Women Helping Women
Hali'imaile Ahupua'a, Makawao (Hamakuapoko) District, Island of Maui
TMK: (2) 2-5-004:005

The subject action consists of an expansion project that will provide approximately 3,500 square feet of additional facility space to address two priority needs: 1) residential substance abuse shelter for victims of domestic violence who also need substance abuse treatment, and 2) appropriate on-site center for children's programs.


We believe that no historic properties will be affected by this undertaking because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) this project has gone through the historic review process, and mitigation has been completed
- f) other: *We have previously commented on the request for the LUC Special Use Permit for The Maui Farm, Inc. pertaining to the subject parcel (LOG NO: 4721, DOC NO: 2150A) and indicated that the undertaking will have no effect on historic properties. Our staff conducted an inspection of the property and no historic sites were identified. The structure is less than 50 years old. There no archaeological or architectural concerns.*

Alice L. Lee
Page 2

In the event that historic resources, including human skeletal remains, are identified during routine construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, Maui Section, needs to be contacted immediately at (808) 243-5169.

Aloha.


Melanie Chinen, Administrator
State Historic Preservation Division

JP:dlb

cc Bert Ratte, Engineering, DSA, County of Maui, FAX (808) 270-7972
Maui Cultural Res Commission, Dept. of Planning, 205 S. High St., Wailuku HI 96793



Land & Water

Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihwai Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

Michael W. Foley, Director
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED
06 JAN -6 09:33
January 5, 2005

DEAR PARTICIPANT:

Attached for your review is a Draft Environmental Assessment (DEA) which was prepared pursuant to Hawaii Revised Statutes, Chapter 343 and Act 50.

***Special note to reviewers** – Please also find attached to the this DEA a Federal Environmental Assessment prepared in accordance with HUD Title 24 CFR, Part 58.36, hereinafter referred to as “APPENDIX E”. Although the scope of work remains the same for both EA’s there are different areas of concern raised by the Federal EA portion of this report. We thank you for your attention to this matter.

PROJECT TITLE: Hale Lokomaika’i Expansion Project Women Helping Women

LOCATION: [island] MAUI, [district] Makawao

TAX MAP KEY NUMBER: (2) 2-5-004:005

YOUR COMMENTS MUST BE RECEIVED AND POSTMAKED WITH 45 DAYS OF THE RECEIPT OF THE ATTACHED DEA.

****IMPORTANT** - In the interest of providing a good faith effort to receive comments from the participants in a timely fashion, we are providing an area below for your signature. Please sign it to signify that you have reviewed the contents of the attached DEA, it satisfies any concerns of your agency/organization and will not create a Significant Impact if built based on the area of oversight by your agency. If comments or this signed document are not received within 45 days we will assume you have no comments or concerns.

****Acceptance of Draft Environmental Assessment with no further comments or concerns:**

Print Name and Title DAN SHUPACK, STAFF PLANNER

Signature 

Date 2/17/06

LINDA LINGLE
GOVERNOR OF HAWAII



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

CHRYME L. FUKINO, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
EAO / CWB

01052PKP.06

January 20, 2006

Ms. Stacey Moniz
Executive Director
Women Helping Women
1935 Main Street, Suite 202
Wailuku, Hawaii 96793

Dear Ms. Moniz:

Subject: Hale Lokomaikai Expansion Project Women Helping Women

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of the subject document, dated January 2006. The CWB has reviewed the limited information contained in the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 for this project. Pursuant to Federal Water Pollution Control Act (commonly known as the "Clean Water Act" (CWA) Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40, Code of Federal Regulations (CFR), Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.
2. In accordance with HAR, Sections 11-55-04 and 11-55-34.05, the Director of Health may require the submittal of an individual permit application or a Notice of Intent (NOI) for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).
 - a. An application for an NPDES individual permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.

Ms. Stacey Moniz
January 20, 2006
Page 2

- b. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before the commencement of the respective activity. A separate NOI is needed for coverage under each NPDES general permit. The NOI forms may be picked up at our office or downloaded from our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.
- i. Storm water associated with industrial activities, as defined in Title 40, CFR, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi). [HAR, Chapter 11-55, Appendix B]
 - ii. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the commencement of the construction activities. [HAR, Chapter 11-55, Appendix C]
 - iii. Discharges of treated effluent from leaking underground storage tank remedial activities. [HAR, Chapter 11-55, Appendix D]
 - iv. Discharges of once through cooling water less than one (1) million gallons per day. [HAR, Chapter 11-55, Appendix E]
 - v. Discharges of hydrotesting water. [HAR, Chapter 11-55, Appendix F]
 - vi. Discharges of construction dewatering effluent. [HAR, Chapter 11-55, Appendix G]
 - vii. Discharges of treated effluent from petroleum bulk stations and terminals. [HAR, Chapter 11-55, Appendix H]
 - viii. Discharges of treated effluent from well drilling activities. [HAR, Chapter 11-55, Appendix I]
 - ix. Discharges of treated effluent from recycled water distribution systems. [HAR, Chapter 11-55, Appendix J]
 - x. Discharges of storm water from a small municipal separate storm sewer system. [HAR, Chapter 11-55, Appendix K]
 - xi. Discharges of circulation water from decorative ponds or tanks. [HAR, Chapter 11-55, Appendix L]

Ms. Stacey Moniz
January 20, 2006
Page 3

3. In accordance with HAR, Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. If applicable, please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.
4. Any discharges related to project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

The Hawaii Revised Statutes, Subsection 342D-50(a), requires that "[n]o person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant to enter state waters except in compliance with this chapter, rules adopted pursuant to this Chapter, or a permit or variance issued by the director."

If you have any questions, please contact Mr. Alec Wong, Supervisor of the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

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

KP:np



Land & Water

Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihwai Place, Haiku, Hawaii 96708, Phone & Fax (808) 575-9763
Email: misotov@maui.net

Maria N. Isotov_Chang, Land Use Planner
LAND AND WATER
65 Lihwai Place
Haiku, Hawaii 96708
Phone & Fax: (808) 575-9763

March 22, 2006

Alec Wong, Supervisor of the Engineering Section, CWB
DOH/Environmental Management Division
Clean Water Branch
919 Ala Moana Blvd. Rm. 300
Honolulu, Hawaii 96814

**RE: COMMENTS FOR ENVIRONMENTAL ASSESSMENT FOR
PROPOSED EXPANSION OF EXISTING FACILITY FOR WOMEN HELPING
WOMEN SHELTER LOCATED ON IKE DRIVE, MAKAWAO, MAUI, HAWAII
AT TMK: (2) 2-5-004:005.**


Dear Mr. Wong,

Thank you for your comments regarding an NPDES permit for the subject project. The applicant shall verify applicability and comply with all Federal and State regulations as stated in your letter, at least 180 days prior to commencement of any grading breaking activities. As the project shall occur on less than one acre of land and the staging area for the project is a developed parking lot it is unlikely that a NPDES permit shall be required.

In addition, the Army Corps of Engineers has been contacted for comments during the original transmittal of the project Environmental Assessment. More recently, we have made a second attempt to receive comments but have yet to receive comments at the writing of this letter. As the subject project takes place over three miles from the nearest navigable waters of the United States it is unlikely that the subject project would have a significant effect, if any, on said waters.

Again, we thank you for your diligence and attention to our request for comments on the subject EA. If you have any further questions or concerns, please call Ms. Maria N. Isotov-Chang at (808) 575-9763.

Kind regards,



MARIA N. ISOTOV CHANG, Land Use Planner
LAND & WATER

cc:
Jim Niess, Maui Architectural Group, Project Architect
Stacie Moniz, Women Helping Women, Executive Director



**DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 223
FORT SHAFTER, HAWAII 96858-5440**

REPLY TO
ATTENTION OF: CEPOH-EC-T

January 13, 2006

Civil Works Technical Branch

Ms. Stacey Moniz
Executive Director
Women Helping Women
1935 Main Street, Suite 202
Wailuku, Maui, Hawaii 96793

Dear Ms. Moniz:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the Hale Lokomaikai Expansion Project, Makawao, Maui (TMK 2-5-4: 5). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

- a. Based on the information provided, a DA permit is not required for the project.
- b. We concur with the flood hazard information provided on page 19 of the DEA.

Should you have any questions, please call Ms. Jessie Dobinchick of my staff at 438-8876.

Sincerely,

ORIGINAL COPY SIGNED BY

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

RECEIVED
DOT-HQ
2006 MAR 20 PM 1:19

LAND AND WATER PLANNING AND CONSULTING

Maria N. Isotov-Chang, 65 Lihwai Place, Hialeah, MAUI, Hawaii 96708 Phone and Fax: (808) 575-9763

March 17, 2006

Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732

Dear Participant:

On January 5, 2006 our office submitted for your review a Draft Environmental Assessment (DEA) which was prepared pursuant to Hawaii Revised Statutes, Chapter 343 and Act 50. We are attempting to finalize the Environmental Assessment at this time. We greatly appreciate your comments and wish to address any concerns you may have. If you could please give our request for comments your attention within 10 days of the mailing of this letter, it would be greatly appreciated. Thank you for your prompt attention to this matter.

*Special note to reviewers - Please also find attached to the this DEA a Federal Environmental Assessment prepared in accordance with HUD Title 24 CFR, Part 58.36, hereinafter referred to as "APPENDIX E". Although the scope of work remains the same for both EA's there are different areas of concern raised by the Federal EA portion of this report. We thank you for your attention to this matter.

PROJECT TITLE: Hale Lokomaika'i Expansion Project Women Helping Women

LOCATION: [island] MAUI, [district] Makawao

TAX MAP KEY NUMBER: (2) 2-5-004:005

YOUR COMMENTS MUST BE RECEIVED AND POSTMAKED WITH 45 DAYS OF THE RECEIPT OF THE ATTACHED DEA.

IMPORTANT - In the interest of providing a good faith effort to receive comments from the participants in a timely fashion, we are providing an area below for your signature. Please sign it to signify that you have reviewed the contents of the attached DEA, it satisfies any concerns of your agency/organization and will not create a Significant Impact if built based on the area of oversight by your agency. If comments or this signed document are not received within 45 days we will assume you have no comments or concerns. Acceptance of Draft Environmental Assessment with no further comments or concerns:

Print Name and Title PAUL M. CHUNY, MAINTENANCE ENGINEER

Signature 

Date 3/23/06

0379


Land & Water DEPT. OF HAWAIIAN
HOMELANDS

Jan 9 9 02 AM '06
Marja N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihwai Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

State of Hawaii
Department of Hawaiian Homelands
P. O. Box 1879
Honolulu, Hawaii 96805

January 5, 2005

DEAR PARTICIPANT:

Attached for your review is a Draft Environmental Assessment (DEA) which was prepared pursuant to Hawaii Revised Statutes, Chapter 343 and Act 50.

***Special note to reviewers** – Please also find attached to the this DEA a Federal Environmental Assessment prepared in accordance with HUD Title 24 CFR, Part 58.36, hereinafter referred to as “APPENDIX E”. Although the scope of work remains the same for both EA's there are different areas of concern raised by the Federal EA portion of this report. We thank you for your attention to this matter.

PROJECT TITLE: Hale Lokomaika'i Expansion Project Women Helping Women

LOCATION: [island] MAUI, [district] Makawao

TAX MAP KEY NUMBER: (2) 2-5-004:005

YOUR COMMENTS MUST BE RECEIVED AND POSTMAKED WITH 45 DAYS OF THE RECEIPT OF THE ATTACHED DEA.

****IMPORTANT** - In the interest of providing a good faith effort to receive comments from the participants in a timely fashion, we are providing an area below for your signature. Please sign it to signify that you have reviewed the contents of the attached DEA, it satisfies any concerns of your agency/organization and will not create a Significant Impact if built based on the area of oversight by your agency. If comments or this signed document are not received within 45 days we will assume you have no comments or concerns.

****Acceptance of Draft Environmental Assessment with no further comments or concerns:**

Print Name and Title Darrell Yagodich, Planning Program Manager

Signature *Darrell Yagodich*

Date January 10, 2006

PHONE (808) 594-1888

FAX (808) 594-1865



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

HRD05/2099B

February 1, 2006

Maria N. Isotov-Chang
Land and Water
65 Lihikai Place,
Haiku, HI 96708

RE: Draft Environmental Assessment for the Proposed Hale Lokomaika'i Expansion Project for Women Helping Women, Makawao, Maui, TMK (2) 2-5-004: 005.

Dear Maria N. Isotov-Chang,

The Office of Hawaiian Affairs (OHA) is in receipt of your January 5, 2006 request for comment on the above listed proposed project, TMK (2) 2-5-004: 005. OHA offers the following comments:

Our staff requests that a pre-construction meeting be held prior to any ground-disturbing activities, at which time all contractors, consultants and staff should be present. The focus of the pre-construction meeting shall be to stipulate that if iwi or Native Hawaiian cultural or traditional deposits are found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck at (808) 594-0239 or jessey@oha.org.

'O wau iho nō,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".

Clyde W. Nāmu'o
Administrator

CC: Thelma Shimaoka
OHA Community Affairs Coordinator (Maui)
140 Hoohana St., Ste. 206
Kahului, HI 96732

ALAN M. ARAKAWA
Mayor

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

MICHAEL M. MIYAMOTO
Deputy Director

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



COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT**
200 SOUTH HIGH STREET, ROOM 322
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

DAVID TAYLOR, P.E.
Wastewater Reclamation Division

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

TRACY TAKAMINE, P.E.
Solid Waste Division

March 14, 2006

Ms. Maria N. Isotov-Chang
Land Use Planner
Land and Water
65 Lihwai Place
Haiku, Maui, Hawaii 96708

Dear Ms. Isotov-Chang:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
WOMEN HELPING WOMEN - HALE LOKOMAIIKA'I PROJECT
TMK: (2) 2-5-004:005
DEA**

We reviewed the subject application and have the following comments:

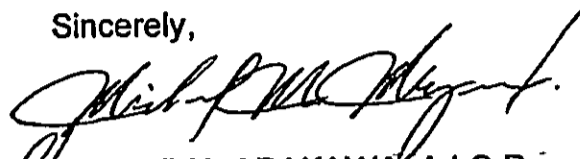
1. Add discussion concerning recycling and disposal of construction waste.
2. A road-widening lot shall be provided for the adjoining half of Ike Drive to provide for future 40 foot wide right-of-way and improved to County standards to include, but not be limited to pavement widening, street lights and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.
3. All structures such as walls, trees, etc., shall be removed or relocated from the road-widening strip. The rear boundaries of the road-widening strip shall be clearly marked to determine if said structures have been properly removed and relocated.

4. A verification shall be provided by a Registered Civil Engineer that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
5. A detailed and final drainage report and a Best Management Practices (BMP) Plan shall be submitted with the grading plans for review and approval prior to issuance of grading permits. The drainage report shall include hydrologic and hydraulic calculations and the schemes for disposal of runoff waters. It must comply with the provisions of the "Rules and Design of Storm Drainage Facilities in the County of Maui" and must provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The BMP plan shall show the location and details of structural and non-structural measures to control erosion and sedimentation to the maximum extent practicable.
6. All existing features such as structures, driveways, drainage ways, edge of the pavement, etc. shall be shown on the project plat plan.
7. The 100-year flood inundation limits shall be shown on the project site plans. Lot geometrics cannot be approved until such data is submitted and reviewed.
8. The existing street providing access to the subdivision shall have a 20 feet minimum pavement width.
9. Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens, etc.).
10. The plans submitted for this project do not adequately show sufficient detail to determine whether the project is compliant with the building and housing codes. We will review the project for building and housing code requirements during the building permit application process.

Ms. Maria N. Isotov-Chang
March 14, 2006
Page 3

If you have any questions regarding this letter, please call Michael Miyamoto at 270-7845.

Sincerely,



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

MMA:MMM:jm

S:\LUCA\ZMDraft Comments\25004005_women_helping_women_hale_lokomaikai_dea_jm.wpd



Land & Water

Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihwai Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

Maria N. Isotov_Chang, Land Use Planner
LAND AND WATER
65 Lihwai Place
Haiku, Hawaii 96708
Phone & Fax: (808) 575-9763

April 12, 2006

Milton M. Arakawa, Director
Department of Public Works and Environmental Management
200 South High Street
Wailuku, Hawaii 96793

**RE: RESPONSE TO AGENCY COMMENTS -- DRAFT ENVIRONMENTAL ASSESSMENT
TMK: (2) 2-5-004:005
WOMEN HELPING WOMEN -- HALE LOKOMAIIKA'I PROJECT**

Dear Mr. Arakawa,

Thank you for your comments on the subject application we have the following response:

Comment #1 regarding recycling and disposal of construction waste.

Response: Solid Waste Management, Recycling and Diversion Plan – the project will comply will all county standards and engage in the following:

1. Prepare a job-site recycling plan and post it at the job-site office.
2. Conduct pre-construction waste minimization and recycling training for employees and sub-contractors.
3. Use a central area for all cutting.
4. Establish a dedicated waste separation/diversion area. Include Waste/Compost/Recycling collection areas and systems for use during construction process and during the operational life cycle of the building.
5. Separate and divert all unused or waste cardboard, ferrous scrap, construction materials and fixtures for recycling and/or forwarding to a salvage exchange facility. Information on "Minimizing C&D (construction and demolition) waste in Hawai'i" is available through Department of Health, Office of Solid Waste Management, Tel. 586-4240.
6. Use all green waste, untreated wood and clean drywall on site as soil amendments or divert to offsite recycling facilities.
7. Carefully manage and control waste solvents, paints, sealants, and their used containers. Separate these materials from C&D (construction and demolition) waste and store and dispose them of them carefully.
8. Donate unused paint, solvents, sealants to non-profit organizations or list on HIMEX (Hawai'i Materials Exchange). HIMEX is a free service operated by Maui Recycling Group, that offers an alternative to landfill disposal of usable materials, and facilitates no-cost trades. See web site, www.himex.org.
9. Use suppliers that re-use.

Comments #2, #3 and #8 regarding "road-widening lot" and related issues.

Response: The subject parcel and access road are owned by the County of Maui.

Women Helping Women
Response to Agency Comments
April 12, 2006
Page 2 of 2

Comments #4, #5, #6, #7 and #10 - regarding:

4. Civil Engineering for grading, run-off;
5. Drainage report in compliance with "Rules and Design of Storm Drainage Facilities in the County of Maui". Best Management Practices showing the location and details of structural and non-structural measures to control erosion and sedimentation to the maximum extent practicable;
6. detailed project plat map;
7. 100-year flood inundation limits shall be shown on the project site plans;
10. Building Permit application plans submitted for this project shall show sufficient detail to determine whether the project is compliant with the building and housing codes.

Response: The subject project will compile with all County standards pertaining to the Building and Housing Code, "Rules and Design of Storm and Drainage Facilities in the County of Maui," and all aforementioned comments and concerns of the Department of Public Works and Environmental Management shall be compile to your satisfaction at the point of Building Permit application.

Comments #9 - regarding commercial kitchens

Response: The subject project does not propose to build any commercial kitchens.

If you have any questions or need additional information, please call Maria N. Isotov-Chang at 575-9763.

Kind regards,



MARIA N. ISOTOV CHANG, Land Use Planner
LAND & WATER



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor

ALICE L. LEE
Director

HERMAN T. ANDAYA
Deputy Director

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

March 8, 2006

Ms. Stacey Moniz
Executive Director
Women Helping Women
1935 Main Street, Suite 202
Wailuku, Hawaii 96793

Dear Ms. Moniz:

Subject: Hale Lokomaikai Expansion Project
(Women Helping Women)

This is to inform you that we fully support the development
of the subject project.

Thank you for the opportunity to comment.

Very truly yours,

ALICE L. LEE
Director

ETO:bp

c: Housing Administrator
✓ Ms. Maria N. Isotov-Chang

TO SUPPORT AND EMPOWER OUR COMMUNITY TO REACH ITS FULLEST POTENTIAL
FOR PERSONAL WELL-BEING AND SELF-RELIANCE.

0!!xE♥hÇx·`>>00x00k

Land & Water

Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihial Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

REAL PROPERTY TAX DIVISION
Department of Finance, Maui Mall
70 E. Kaahumanu Avenue, Suite A16
Kahului, Hawaii 96732

January 5, 2005

DEAR PARTICIPANT:

Attached for your review is a Draft Environmental Assessment (DEA) which was prepared pursuant to Hawaii Revised Statutes, Chapter 343 and Act 50.

*Special note to reviewers - Please also find attached to the this DEA a Federal Environmental Assessment prepared in accordance with HUD Title 24 CFR, Part 58.36, hereinafter referred to as "APPENDIX E". Although the scope of work remains the same for both EA's there are different areas of concern raised by the Federal EA portion of this report. We thank you for your attention to this matter.

PROJECT TITLE: Hale Lokomaika'i Expansion Project Women Helping Women

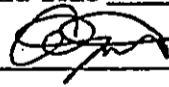
LOCATION: [island] MAUI, [district] Makawao

TAX MAP KEY NUMBER: (2) 2-5-004:005

YOUR COMMENTS MUST BE RECEIVED AND POSTMAKED WITH 45 DAYS OF THE RECIEPT OF THE ATTACHED DEA.

****IMPORTANT - In the interest of providing a good faith effort to receive comments from the participants in a timely fashion, we are providing an area below for your signature. Please sign it to signify that you have reviewed the contents of the attached DEA, it satisfies any concerns of your agency/organization and will not create a Significant Impact if built based on the area of oversight by your agency. If comments or this signed document are not received within 45 days we will assume you have no concerns or concerns.**

****Acceptance of Draft Environmental Assessment with no further comments or concerns:**

Print Name and Title ARLENE TAKETA, REAL PROPERTY TAX APPRAISER
Signature 
Date JANUARY 9, 2006

RECEIVED
REAL PROPERTY TAX DIV.
DEPT. OF FINANCE
COUNTY OF MAUI
HAULUKU, HI 96733
JAN -9 8PM 1:11



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

210 Imi Kala Street, Suite #209, Wailuku, HI 96793-2100

January 10, 2006

Ms Stacey Moniz, Executive Director
Women Helping Women
1935 Main Street, Suite 202
Wailuku, Hawaii 96793

Subject: Hale Lokomaika'i Expansion Project
Women Helping Women
TMK (2) 2-5-004:005

Dear Ms Moniz,

Please disregard prior letter dated January 9, 2005, the subject and TMK were not correct.

Maintenance of temporary erosion control measures should be maintained and grubbing materials needs to be discarded correctly to reduce the impact of run off.

Native plants and groundcovers are highly recommended for this area to reduce water usage. Landscaping should be incorporated and coordinated with construction activities so that vegetated areas will be planted and irrigated as soon as possible.

Design parking lot/driveways which will direct and capture run off to landscape areas.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Ranae Ganske-Cerizo".

Ranae Ganske-Cerizo
District Conservationist

cc: Maria N. Isotov-Chang, Planner, Land & Water Planning and Consulting
Alice Lee, Director, Department of Housing and Human Concerns

ALAN M. ARĀKAWA
MAYOR



CARL M. KAUPALOLO
CHIEF

NEAL A. BAL
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 270-7561
FAX (808) 270-7919

January 10, 2006

Maria N. Isotov-Chang, Planner
Land & Water Planning and Consulting
65 Lihwai Place
Haiku, HI 96708

Subject: **Hale Lokomaika'i Expansion Project, Women Helping Women**
TMK (2)2-5-004:005

Dear Ms. Isotov-Chang,

I have had an opportunity to read the draft environmental assessment. The close proximity of the 12" water line is comforting and the exact details of a future fire hydrant (if needed) will be discussed during the building permit process.

Also, the roadway to all portions of the buildings will be closely examined during the building permit process. I do not see any obstacles at this time that would prevent the project from moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Valeriano F. Martin".

Valeriano F. Martin
Captain
Fire Prevention Bureau

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M. D.
DIRECTOR OF HEALTH

LORRIN W. FANG, M. D., M. P. H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2102
January 23, 2006

Ms. Stacey Moniz
Executive Director
Women Helping Women
1935 Main Street, Suite 202
Wailuku, Hawai'i 96793

Dear Ms. Moniz:

**Subject: Hale Lokomaika'i Expansion Project
TMK: (2) 2-5-004: 005**

Thank you for the opportunity to comment on the proposed Hale Lokomaika'i Expansion Project. The following comments are offered:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.
2. HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design, and construction of the building and installation of these types of equipment.
3. Wastewater disposal systems shall comply with HAR, Chapter 11-62, "Wastewater Systems".

Should you have any questions, please call me at 808 984-8230.

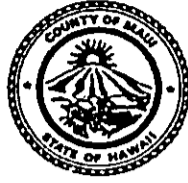
Sincerely,

A handwritten signature in black ink, appearing to read "Herbert S. Matsubayashi", written over a circular stamp or seal.

Herbert S. Matsubayashi
District Environmental Health Program Chief

c: Alice L. Lee
Maria N. Isotov-Chang

ALAN ARAKAWA
MAYOR



200 South High Street
Waituku, Maui, Hawai'i 96793-2155
Telephone (808) 270-7855
Fax (808) 270-7870

OFFICE OF THE MAYOR
Ke'ena O Ka Meia
COUNTY OF MAUI – Kalana O Maui

January 24, 2006

Ms. Maria N. Isotov-Chang
Land Use Planner
Land & Water Planning and Consulting
65 Lihwai Place
Haiku, HI 96708

RE: DRAFT EA: HALE LOKOMAIIKA'I EXPANSION PROJECT –
WOMEN HELPING WOMEN

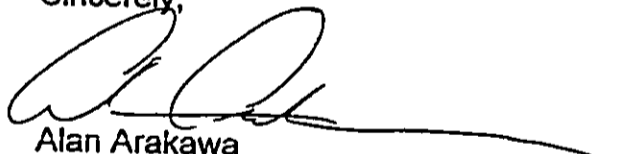
Dear Ms. Isotov-Chang:

I am in receipt of the Draft Environmental Assessment of the Hale Lokomaik'i Expansion Project – Women Helping Women of 'Ike Drive, Makawao, Maui.

Please know that I am in full support of this expansion project and have no objections to or concerns about information provided in the Draft Environmental Assessment prepared by your office.

Thank you for allowing me to comment.

Sincerely,


Alan Arakawa
Mayor

AMA:ep
cc: Stacey Moniz, Women Helping women
Alice L. Lee, Department of Housing and Human Concerns



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

COPY

POLICE DEPARTMENT
COUNTY OF MAUI

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



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUHAPIO R. AKANA
DEPUTY CHIEF OF POLICE

January 23, 2006

Ms. Stacey Moniz
Executive Director
Women Helping Women
1935 Main Street, Suite 202
Wailuku, HI 96793

Dear Ms. Moniz:

SUBJECT: Draft Environmental Assessment
Hale Lokomaika'i Expansion Project
Women Helping Women

Ms. Maria Isotov-Chang from the Land & Water Planning and Consulting Company has asked us to review the Draft Environmental Assessment for the above subject.

We have reviewed the information submitted and have enclosed a copy of our comments. We will also be returning the DEA Booklet to Ms. Isotov-Chang. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Sydney Kikuchi
for: Thomas M. Phillips
Chief of Police

c: Michael Foley, County of Maui, Dept. of Planning
✓ Maria Isotov-Chang, Land & Water Planning and Consulting Company
Alice Lee, County of Maui, Dept. of Housing and Human Concerns

Enclosure

COPY

TO : THOMAS PHILLIPS, CHIEF OF POLICE, COUNTY OF MAUI
VIA : CHANNELS ~~2~~ → 01/19/06
FROM : MITCHELL PELLAZAR, SERGEANT, WAILUKU PATROL
SUBJECT : HALE LOKOMAIIKA'I EXPANSION PROJECT - WOMEN HELPING
WOMEN TMK: (2) 2-5-004:005

This To-From is being submitted as a response for comments or recommendations on the above-mentioned project.

COMMENTS:

The above-mentioned expansion project should be benefit to the services being provided by Women Helping Women location.

As the current location of Women Helping Women is located on a low traffic flow roadway, the expansion project should not significantly affect traffic flow on the main arterial roadway (Baldwin Avenue) during the construction phase nor once completed. The proposed location of both buildings, does not appear that it would affect the visual impact of the landscape in the area once completed.

During the construction phase, any dust should be mitigated with the appropriate "dust screens" in place between the project location and any surrounding buildings or residences.

Submitted for your perusal.

Sgt. Mitchell Pellazar

Sgt. Mitchell Pellazar E-8468
Wailuku Patrol - Administrative Sergeant
01/18/06 - 1300 hours

NO FURTHER COMMENTS
Mitchell Pellazar
01/18/06

311 - 0 2005


Land & Water

Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihlwai Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

VERIZON HAWAII
60 South Church Street
Wailuku, Hawaii 96793

January 5, 2005

DEAR PARTICIPANT:

Attached for your review is a Draft Environmental Assessment (DEA) which was prepared pursuant to Hawaii Revised Statutes, Chapter 343 and Act 50.

***Special note to reviewers** – Please also find attached to the this DEA a Federal Environmental Assessment prepared in accordance with HUD Title 24 CFR, Part 58.36, hereinafter referred to as “APPENDIX E”. Although the scope of work remains the same for both EA's there are different areas of concern raised by the Federal EA portion of this report. We thank you for your attention to this matter.

PROJECT TITLE: Hale Lokomaika'i Expansion Project Women Helping Women

LOCATION: [island] MAUI, [district] Makawao

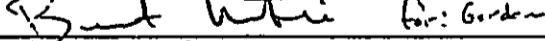
TAX MAP KEY NUMBER: (2) 2-5-004:005

YOUR COMMENTS MUST BE RECEIVED AND POSTMAKED WITH 45 DAYS OF THE RECIEPT OF THE ATTACHED DEA.

****IMPORTANT** - In the interest of providing a good faith effort to receive comments from the participants in a timely fashion, we are providing an area below for your signature. Please sign it to signify that you have reviewed the contents of the attached DEA, it satisfies any concerns of your agency/organization and will not create a Significant Impact if built based on the area of oversight by your agency. If comments or this signed document are not received within 45 days we will assume you have no comments or concerns.

****Acceptance of Draft Environmental Assessment with no further comments or concerns:**

Print Name and Title Gordon J. Yadao, Sec. Mgr., OSPE

Signature  For: Gordon

Date 01 / 23 / 04



Land & Water

LAND USE COMMISSION
STATE OF HAWAII
Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihial Place, Haiku, Hawaii 96708, Phone & Fax (808) 575-9763
Email: misotov@maui.net

2006 JAN -9 A 8 5b

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

January 5, 2005

DEAR PARTICIPANT:

Attached for your review is a Draft Environmental Assessment (DEA) which was prepared pursuant to Hawaii Revised Statutes, Chapter 343 and Act 50.

***Special note to reviewers** – Please also find attached to the this DEA a Federal Environmental Assessment prepared in accordance with HUD Title 24 CFR, Part 58.36, hereinafter referred to as “APPENDIX E”. Although the scope of work remains the same for both EA’s there are different areas of concern raised by the Federal EA portion of this report. We thank you for your attention to this matter.

PROJECT TITLE: Hale Lokomaika’i Expansion Project Women Helping Women

LOCATION: [island] MAUI, [district] Makawao

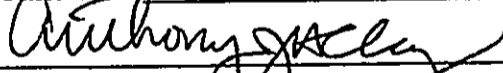
TAX MAP KEY NUMBER: (2) 2-5-004:005

YOUR COMMENTS MUST BE RECEIVED AND POSTMAKED WITH 45 DAYS OF THE RECEIPT OF THE ATTACHED DEA.

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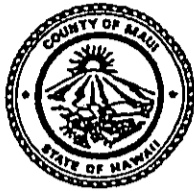
****Acceptance of Draft Environmental Assessment with no further comments or concerns:**

Print Name and Title Anthony J. H. Ching, Executive Officer

Signature 

Date January 26, 2006

ALAN M. ARAKAWA
Mayor



GLENN T. CORREA
Director

JOHN L. BUCK III
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nako Street, Unit 2, Wailuku, Hawaii 96793

January 24, 2006

Stacey Moniz, Executive Director
Women Helping Women
1935 Main Street, Suite 202
Wailuku, Hawaii 96793

Dear Ms. Moniz:

**SUBJECT: HALE LOKOMAIIKA'I EXPANSION PROJECT
WOMEN HELPING WOMEN, MAUI, HAWAII
TMK: (2) 2-5-004:005**

Thank you for the opportunity to review and comment on the subject project. We have no comments to submit at this time.

Should there be any questions, please contact Mr. Patrick Matsui, Chief of Parks Planning and Development, at 270-7387.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn T. Correa".

GLENN T. CORREA
Director

c: Patrick Matsui, Chief of Parks Planning and Development
✓ Maria N. Isotov-Chang, Land & Water Planning and Consulting
Alice L. Lee, Department of Housing and Human Concerns



Land & Water

Maria N. Isotov-Chang, Land Use and Water Resource Planner, 65 Lihwai Place, Haiku, Hawaii 96708, Phone & Fax: (808) 575-9763
Email: misotov@maui.net

County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawaii 96793

January 5, 2005

DEAR PARTICIPANT:

Attached for your review is a Draft Environmental Assessment (DEA) which was prepared pursuant to Hawaii Revised Statutes, Chapter 343 and Act 50.

***Special note to reviewers** – Please also find attached to the this DEA a Federal Environmental Assessment prepared in accordance with HUD Title 24 CFR, Part 58.36, hereinafter referred to as “APPENDIX E”. Although the scope of work remains the same for both EA’s there are different areas of concern raised by the Federal EA portion of this report. We thank you for your attention to this matter.

PROJECT TITLE: Hale Lokomaika’i Expansion Project Women Helping Women

LOCATION: [island] MAUI, [district] Makawao

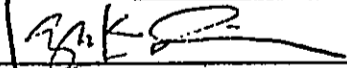
TAX MAP KEY NUMBER: (2) 2-5-004:005

YOUR COMMENTS MUST BE RECEIVED AND POSTMAKED WITH 45 DAYS OF THE RECEIPT OF THE ATTACHED DEA.

****IMPORTANT** - In the interest of providing a good faith effort to receive comments from the participants in a timely fashion, we are providing an area below for your signature. Please sign it to signify that you have reviewed the contents of the attached DEA, it satisfies any concerns of your agency/organization and will not create a Significant Impact if built based on the area of oversight by your agency. If comments or this signed document are not received within 45 days we will assume you have no comments or concerns.

****Acceptance of Draft Environmental Assessment with no further comments or concerns:**

Print Name and Title KYLE GINOZA, DIRECTOR OF TRANSPORTATION

Signature 

Date 1/30/06

RECEIVED
1/19/06



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

OFFICE OF PLANNING

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

LINDA LINGLE
GOVERNOR
THEODORE E. LIU
DIRECTOR
MARK K. ANDERSON
DEPUTY DIRECTOR
LAURA H. THIELEN
DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-11247

February 13, 2006

Ms. Maria N. Isotov-Chang
Land and Water Planning and Consulting
65 Lihikai Place
Haiku, Hawaii 96708

Dear Ms. Isotov-Chang:

**Subject: Comments on Draft Environmental Assessment
Project: Hale Lokomaika'i Expansion Project
Applicant: Women Helping Women
Land Owner: County of Maui
Location: Ike Drive, Makawao, Island of Maui
TMK: 2-5-004: 005**

We have received the Draft Environmental Assessment for the proposed expansion of the existing Women Helping Women facility at Makawao, Maui. We offer the following comments.

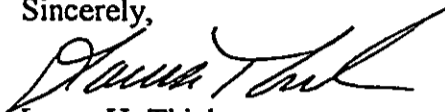
Women Helping Women proposes to add two one-story buildings to their existing facility in order to provide residential substance abuse treatment to six victims of domestic violence and their children. The site is in the State Agricultural District. On May 19, 1992, a State Special Use Permit was approved by the Maui County Planning Commission for a total of 14.525 acres. On June 8, 2005, the Maui County Planning Department commented that the proposed project was permitted by Special Permit (SUP 92-002), but is not a permitted use in the Interim District. A use variance or change in zoning is required.

We agree that the proposed use does not change the character of the uses approved under the State Special Use Permit and the environmental impacts are adequately disclosed with appropriate mitigation. Further, we agree that the expanded facility is needed and has the full support of the Maui County Department of Housing and Human Concerns.

Ms. Maria N. Isotov-Chang
Page 2
February 13, 2006

Therefore, we have no objections to the draft environmental assessment. If you have any questions, please contact Mary Alice Evans at (808) 587-2802.

Sincerely,



Laura H. Thielen
Director

c: Anthony Ching, LUC

HALE LOKOMAIKA'I EXPANSION PROJECT AGENCY TRANSMITTAL FOR DRAFT ENVIRONMENTAL ASSESSMENT TO SATISFY HUD TITLE 24
CFR, PART 58.36 AND HRS CHAPTER 343 AND ACT 50

No.	AGENCY	ADDRESS 1	ADDRESS 2	CITY - STATE- ZIP
1	Attn: CEPOH-TCP	Department of Army	CMI Works Technical Branch	Ft. Shafter, Hawaii 96858-5444
2		DOH, Maui District Office	54 High Street	Wailuku, Hawaii 96793
1	Department of Transportation	Highways Division	650 Palapala Drive	Kahului, Hawaii 96732
1	DLNR/Land Division	Kalanimoku Building, Room 220	1151 Punchbowl Street	Honolulu, Hawaii 96813
1	Maui/Lanai Burial Council	DLNR/Historic Preservation Division	P.O. Box 621	Honolulu, Hawaii 96809
1	DLNR/Historic Preservation Division	Kakuhikewa Building, Rm 555	601 Kamokila Boulevard	Kapolei, Hawaii 96707
1	State of Hawaii	Department of Agriculture	635 Maa Street	Kahului, Hawaii 96732
1	DOE, Division of Administrative Services	Queen Liliuokalani Bldg.	1390 Miller Street, Room 408	Honolulu, Hawaii 96804
1	Ecological Services	300 Ala Moana Blvd., R. 3-122	Box 50088	Honolulu, Hawaii 96850
1		DLNR, MAUI DISTRICT OFFICE	P.O. BOX 1427	Wailuku, Hawaii 96793
1	DOH/Environmental Management Division	Clean Water Branch	919 Ala Moana Blvd., Rm. 300	Honolulu, Hawaii 96814
5	MILTON M. ARAKAWA, DIRECTOR	Department of Public Works and Environment	200 South High Street	Wailuku, Hawaii 96793
1		Alu Like, Inc.	458 Keawe Street	Honolulu, Hawaii 96793
1		Maui Electric Company, Ltd.	P.O. Box 398	Kahului, Hawaii 96733-0398

42 copies

Agencies contacted a second time to solicit comments on the Draft Environmental Assessment.

APPENDIX F

FEDERAL
ENVIRONMENTAL ASSESSMENT

Prepared in accordance with HUD Title 24 CFR, Part 58.36

* NOTE: All supporting documentation listed in this Appendix F is referring the reviewer to documents located within the context of the State EA and its related Appendixes, Figures, Photos, and Exhibits. If you should need further clarification please feel free to the preparer Ms. Maria N. Isotov-Chang at (808) 575-9763.

Project Identification:

**Women Helping Women
Hale Lokomaika'i Expansion Project**

Preparer:

**Maria N. Isotov-Chang
65 Lihwai Place
Haiku, Hawaii 96708
Phone & Fax: (808) 575-9763**

Responsible Entity:

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
OFFICE OF THE MAYOR
COUNTY OF MAUI**

MAY 2006

ENVIRONMENTAL ASSESSMENT

Responsible Entity: [24CFR 58.2(a)(7)]
Community Development Block Grant (CDBG) Program, Office of the Mayor, County of Maui

Certifying Officer:
Agnes Higashi, Director, Community Development Block Grant, County of Maui

Project Name:
Women Helping Women Hale Lokomaika'i Expansion Project

Project Location:
Ike Drive, Makawao, Maui, Hawaii

Tax Key # - II 2-5-004 Parcel 5

Estimated total project cost:
\$861,500 (Eight Hundred Sixty-One Thousand and Five Hundred and no/100ths) Please refer
APPENDIX D EXHIBIT 3

Project Sponsor/Grant Recipient:
Women Helping Women

[24CFR 58.2(a)(5)]

Sponsor/Recipient Address:
1935 Main Street, Wailuku, Hawaii 96793

Project Representative:
Stacie Moniz, Executive Director

Telephone Number:
808-242-6600

Conditions for Approval: [24CFR 58.40(d), 40CFR 1505.2(c)]

Approval of grading and building permits.

FINDING: [58.40(g)]

- Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)

- Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature:

_____ **Date:** _____

Name/Title/Agency: Maria N. Isotov-Chang, Independent Contractor

Responsible Entity Approving Official Signature:

_____ **Date:** _____

Name/Title/Agency: Agnes Higashi, Director, Community Development Block Grant (CDBG)
Program, Office of the Mayor, County of Maui

***Please note that all references to Exhibits, Photos, Figures and Appendix refer in this Federal EA are located in the State EA, this Federal EA is an appendix of the State EA it is (a.k.a. APPENDIX F). When the State EA portion of this document has been accepted as a FONSI then this Federal EA will be submitted as Final to the Approving Entity, CDBG.**

STATEMENT OF PURPOSE AND NEED FOR THE PROPOSAL: [40CFR 1508.9(b)]

DESCRIPTION OF PROPOSAL/PROJECT:

In 1981, Maui's first and only Emergency Shelter for victims of domestic violence was developed by Women Helping Women (WHW) and opened as Hale Lokomaika'i. In addition to providing a safe, secure living environment at a confidential location in rural upcountry Maui, the Hale Lokomaika'i emergency shelter program offers intensive individual and family case management and a continuum of supportive services for all residents. The WHW emergency shelter currently provides safe, secure transitional housing and services for as many as 160 women and 162 (over 4,180 bed days) annually. The Makawao facility is consistently up to capacity, and based on the growing need for emergency shelter and supportive services on Maui, additional space is needed to ensure an appropriate level of assistance to families in crisis. The Hale Lokomaika'i Expansion Project will provide approximately 3,000 (sq.ft.) to 3500 (sq.ft.) square feet of additional facility space to address two priority needs: 1) Residential Substance Abuse shelter for clients receiving out patient care from Aloha House, and 2) Appropriate On-site Center for children's programs.

Based on initial conceptual designs the new facility, please refer to "Appendix D" will consist of:

Building One – 1) +/-1500 sq.ft. Children's Center with large, 2) dividable open space; 3) three office/counseling rooms; 4) Enclosed storage area; and Large Bathroom.

Building Two – 1) +/- 2000 sq.ft.: Substance Abuse Shelter: 2) Dormitory Room for 4 people; 3) Three private bedrooms for women w/children; 4) Three Bathrooms; and a central meeting/group recreation room.

The Hale Lokomaika'i Expansion Project will involve the expansion of the existing WHW emergency shelter facility to include a Substance Abuse Shelter Wing, Children's Center, meeting rooms, a new kitchen and storage areas. WHW also maintains detailed information relative to client demographics including income data. Over the last 10 years more than 75% of WHW shelter clients fall in the low-moderate income category. It is anticipated that the substance abuse wing will enable WHW to provide appropriate residential treatment services for as many as 60 clients a year.

EXISTING CONDITIONS AND TRENDS:

In recent years, the level of substance abuse in Maui County has increased dramatically. According to the most current surveys, Maui County has the highest incidence of drug and alcohol use among women of any of the Hawaiian Islands. This trend is evidenced in the increasing number of domestic violence victims who have substance abuse issues which require appropriate treatment and/or counseling. Based on intake data collected on Women Helping Women clients, over the period of record (June 2002 – June 2003), nearly 30% of WHW women seeking domestic violence services reported having personal substance abuse (alcohol and/or drug) issues. As a result of the types of drugs that are now prevalent in our community, such as crystal methamphetamine (ICE) and black tar heroin, an increasing number of these women require an intensive level of substance abuse treatment to support their recovery.

Women Helping Women has already developed a strong partnership with Aloha House, which currently provides outpatient substance abuse treatment for WHW clients and operates an intensive residential treatment program for men and women in their Makawao complex. While the out patient services provided to our clients by Aloha House are appropriate for some, an increasing number of women require intensive residential treatment as a critical component of their domestic violence case management plan, and Aloha House's existing program is not organized to address the unique needs of women who are victims of domestic violence. The Hale Lokomaika'i Expansion Project will provide a designated Substance Abuse Wing that will accommodate as many as twelve (12) women (and their children) participating in a specially designed intensive residential substance abuse treatment coordinated by Aloha House professionals. It is anticipated that the substance abuse wing will enable WHW to provide appropriate residential treatment services for as many as 60 clients a year

The Hale Lokomaika'i Expansion Project will address this critical need for appropriate space to provide childcare and special programs, projects and activities for the children of WHW shelter residents and clients. An important component of the services provided by WHW is ensuring that the children of domestic violence victims receive appropriate counseling and support in a positive, nurturing environment. A Children's Center at the shelter will provide a large area focused on the needs of the children of WHW clients, including basic childcare services, supervised group activities, and individual counseling. WHW serves as many as 165 children per year in the shelter program and the additional space dedicated to children's programs will greatly enhance WHW ability to address their unique social service and recreational needs.

STATUTORY CHECKLIST [24CFR 58.5]

FACTORS DETERMINATION AND COMPLIANCE DOCUMENTATION

HISTORIC PRESERVATION [36CFR 800]	There are no historic preservation issues associated with project. (See attached letter from State Historic Preservation Division "APPENDIX A, EXHIBIT B.4" and other Hawaiian related agencies and organization comments located in "APPENDIX E")
FLOODPLAIN MANAGEMENT [24CFR 55, EO 11988]	The project site is not subject to flooding. According to the Flood Insurance Rate Map, Community Panel Number 150003 0195C (5/15/02), the project site is located within Zone "C", areas of minimal flooding. APPENDIX D EXHIBIT 2; Flood Zone Confirmation Form. Department of Army concurs with the findings of the State EA of which the Federal EA was a part, "Appendix E"
WETLANDS PROTECTION [EXECUTIVE ORDER 11990]	The project site has been in Public/Quasi-public use for over 20 years and does not contain evidence of vegetation, soils, or hydrology associated with wetland areas. (Field observation/site inspection – 9/15/05 – Maria N. Isotov-Chang, Environmental Resources Planner and APPENDIX B, MAP 3 – National wetland Inventory Survey Map; U.S. Department of the Interior.) Department of Army concurs with the findings of the State EA of which the Federal EA was a part, "Appendix E"
COASTAL ZONE MANAGEMENT ACT[SECTION 307(C)(D)]	Not Applicable – Project is not within designated Coastal Zone Management Area/ Special Management Area Designation. [Francis Cerizo, Maui County, Department of Planning, Zoning and Enforcement Division, 09/05, see attached USGS map - APPENDIX B, MAP 4 & 5" and APPENDIX D EXHIBIT 2; Flood Zone Confirmation Form]
SOLE SOURCE AQUIFERS[40CFR 149]	There are no designated sole source aquifers within the vicinity of the project site. Project site is located above the Paia Aquifer. [EPA Designation Listing]
ENDANGERED SPECIES ACT[50CFR 402]	The project has been in Public/Quasi-public use for over 20 years and does not contain evidence of habitat of any Federally listed threatened, endangered or proposed species, or their critical habitat. [Site visit by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner – 09/05 and Site Photos (APPENDIX B, PHOTOS)]
WILD AND SCENIC RIVERS ACT [SECTIONS 7 (B)(C)]	Not Applicable – there are no known rivers in the vicinity of the project site. (see attached USGS map, "APPENDIX B, MAP 8)

STATUTORY CHECKLIST (CONT'D) [24CFR 58.5]

FACTORS DETERMINATION AND COMPLIANCE DOCUMENTATION

<p>AIR QUALITY</p> <p>[CLEAN AIR ACT, SEC. 175(C)(D) AND 40 CFR 5.51.931]</p>	<p>Maui has one air quality monitoring station and it is located in Kihei. Air Quality is undocumented for the Upcountry air. [DOH, Hawaii Air Quality Data, 2004; http://www.hawaii.gov/health/environmental/air/cab/cabmaps/pdf/cabsites2004.pdf; see attached map]. As the project site is located, on the north shore on the west side of Haleakala Crater, in an area impacted by trade winds. These trade winds provide for constant influx of clean air off the ocean. Air quality is exceptionally good most of the year. [Field inspection- 9/15/05 – Maria N. Isotov-Chang]. There will be temporary impacts on air quality during the construction period but construction-related dust will be mitigated utilizing Best Management Practices (BMP) employed by project contractor. [See attached BMP's, APPENDIX D, EXHIBIT 1 and Figure III.b of the State EA report, pg. 21.]]</p>
<p>FARMLAND PROTECTION POLICY ACT</p> <p>[7 CFR 658]</p>	<p>The project site is located in on Public/Quasi public zoned land and developed with Human Services facilities for over 20 years and with State Special Use Permit (SUP92-02) to pursue said activities in the Agricultural District.. Specific area to be developed is a back yard with playground toys. [Site visit by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner – 09/05, see attached Photos and APPENDIX B Zoning Confirmation Form] No farmland will therefore be impacted by project activities. The Department of Agriculture was solicited twice for comments and did not respond to request for comments.</p>
<p>ENVIRONMENTAL JUSTICE</p> <p>[EXECUTIVE ORDER 12398]</p>	<p>The project will serve and benefit low-middle income residents of Maui County by providing critical substance abuse treatment and family development/support programs, per Cindy Cline, WHW Shelter Manager.</p>

**HUD ENVIRONMENTAL STANDARDS DETERMINATION AND COMPLIANCE
DOCUMENTATION**

<p>NOISE ABATEMENT AND CONTROL [24CFR 51 3]</p>	<p>There are no major transportation noise sources in the vicinity of the project. Baldwin Avenue, is considered a minor roadway and is over 500 ft. from the project site. The site is buffered by trees and landscaping from the roadway. Ike Drive provides access to the project site and is utilized by local facility traffic. Site, established as a human services area, has neither excessive noise sources nearby nor producing excessive noise. [Site visit by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner – 09/05, See APPENDIX B, Map 7]</p>
<p>TOXIC/HAZARDOUS/RADIOACTIVE MATERIALS CONTAMINATION, CHEMICALS OR GASES [24CFR 58.5(1)(2)]</p>	<p>The project site does not contain any toxic, hazardous, radioactive materials contamination, chemicals or gases. Site inspection did not identify any indicators of asbestos materials (i.e.-ceilings, ducts, insulation). Exterior and Interior wall surfaces will be painted with non-lead-based paint and insulation shall not contain asbestos or any other toxic and hazardous materials. [Site visit by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner – 09/05]</p>
<p>SITING OF HUD-ASSISTED PROJECTS NEAR HAZARDOUS OPERATIONS [24 CFR 51 C]</p>	<p>There are no aboveground storage tanks (more than 100 gallons) within one mile of project site. [Field inspection- 9/15/05 – Maria N. Isotov-Chang]</p>
<p>AIRPORT CLEAR ZONES AND ACCIDENT POTENTIAL ZONES [24CFR 51 D]</p>	<p>The nearest airport is located in Central Maui is the Kahului Airport and airport clear zone clear zone, is approximately 6 miles west of the project site. [Field inspection- 9/15/05 – Maria N. Isotov-Chang, see attached USGS, "APPENDIX B, MAP 6"]</p>

ENVIRONMENTAL ASSESSMENT CHECKLIST

[Environmental Review Guide HUD CPD 782, 24CFR 58.40; Ref. 40CFR 1508.8 & 1508.27]
 Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) No impact anticipated; (2) Potentially beneficial; (3) Potentially adverse; (4) Requires mitigation; (5) Requires project modification. Note names, dates, and telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.
LAND DEVELOPMENT CODE SOURCE OR DOCUMENTATION

<p>CONFORMANCE WITH COMPREHENSIVE PLANS AND ZONING</p>	<p>1</p>	<p>The project site is within a State Agricultural District and proposed use is Special Use Permit SUP92-02. Site County zoned Interim and Paia-Haiku Community Plan zoned Public/Quasi Public – as the land and existing and proposed structures are county owned and constitute publicly/government owned facilities the proposed activity is an allowable use.[County of Maui, Paia-Haiku Community Plan and Maui County Code Title 19.31, State Special Use Permit SUP92-02, "APPENDIX A"; APPENDIX D EXHIBIT 2; Flood Zone Confirmation Form (includes zoning for the parcel), Planning Department review and approval letter of State EA please refer to Appendix E.]</p>
<p>COMPATIBILITY AND URBAN IMPACT</p>	<p>1</p>	<p>The project site was originally targeted and established as a Human and Social Services development site by the County of Maui. The proposed expansion is compatible with the surrounding Human Services land uses. It will not introduce development that is inconsistent with established purpose of the site, nor have adverse impacts on existing public services. The existing use of the parcel has been a legal and permitted activity that allows for this type of expansion for over 20 years. [per established zoning - County of Maui, Paia-Haiku Community Plan (Public/Quasi-public); Maui County Code Title 19.31(Interim); State Special Use Permit SUP92-02 "APPENDIX A"; Francis Cerizo, Maui County, Department of Planning, Zoning and Enforcement Division, 09/05; Records Review, Maria N. Isotov-Chang, 08/05 -09/05; Planning Department review and approval letter of State EA please refer to Appendix E.]</p>
<p>SLOPE</p>	<p>1</p>	<p>The project will not involve the alteration of the existing slope of the site. The construction will be sited on a flat portion of the site. [Site visit by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner – 09/05-; APPENDIX B - photos)</p>
<p>EROSION</p>	<p>1</p>	<p>The project site and area surrounding it does not have signs or a history nor documentation of erosion problems. The proposed project will provide for on site dry wells to retain run off caused by the project. [Site visit by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner – 09/05; Maui County Records Review – Maria N. Isotov-Chang (08/05 -09/05; APPENDIX D, "Partial Site Plan" pg. 2]</p>

LAND DEVELOPMENT CODE SOURCE OR DOCUMENTATION

SOIL SUITABILITY	1	The soil type specific to project site is Hamakuapoko Silty Clay (HIC), which is suitable for the proposed development activity [Soil Conservation Service, 1972 – See attached soils Map. “APPENDIX C, MAP 1”; Site assessment by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner – 09/05]
HAZARDS AND NUISANCES INCLUDING SITE SAFETY	1	Project site is located in Flood Zone “C”, areas of minimal flooding, and all improvements will be designed and constructed in compliance with Chapt.19.62, Maui County Code. There are no indications of hazards or nuisances that impact site safety [Site assessment by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner – 09/05; Records Review, Maria N. Isotov-Chang, 08/05 -09/05 and APPENDIX D EXHIBIT 2; Flood Zone Confirmation Form; Department of Army concurs with the findings of the State EA of which the Federal EA was a part, “Appendix E”]
ENERGY CONSUMPTION	1	No significant changes in energy consumption will result from this project. New construction will incorporate energy-efficient appliances and fixtures (i.e.-solar water heaters, low flow water fixtures, etc.).
NOISE – CONTRIBUTION TO COMMUNITY NOISE LEVELS	1	This is a social service program for women and their children is located at an undisclosed site. Social service programs are currently operating on site and will continue. All operations of the site are supervised by 24 hour professional on-site care and supervision. There is no history of complaints of noise due to activities of the project, this impart due to the high level of professionalism in the operations of the facility. As the project will increase the resident population by 6 clients there will be an insignificant increase in traffic generated by this project, hence no impact on overall community noise levels as a result of this project. During the construction periods, all construction noise will be restricted to the hours of 8:00 a.m. – 5:00 p.m. on weekdays. [Site visit by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner (09/05); Mark Percell, Project Manager WHW; Cindy Cline, Deputy Director WHW (11/05)].

SOCIOECONOMIC CODE SOURCE OR DOCUMENTATION

AIR QUALITY – EFFECTS OF AMBIENT AIR QUALITY ON PROJECT AND CONTRIBUTION TO COMMUNITY POLLUTION LEVELS	1	This project will not generate significant additional traffic or cause any impact on ambient air quality in the community. During construction precautionary measures (i.e. Dust fencing, consolidation of construction traffic to construction staging area (Figure III.c pg. 22 of State EA Report) and BMP's (APPENDIX D, EXHIBIT 1) will be undertaken by the contractor to minimize temporary impacts.
ENVIRONMENTAL DESIGN – VISUAL QUALITY, COHERENCE, DIVERSITY, COMPATIBLE USE AND SCALE	1	The two one-story buildings will be visually compatible with the surrounding land uses. The design of the new structures will take into account the need to adhere to the current visual quality of the surrounding neighborhood and not conflict with view planes. The project site is surrounded by tall hedge and the existing WHW facility this will hide the proposed project from surrounding neighbors. [Site visit by Land Use Planner - Maria N. Isotov-Chang, Project Architect - Jim Niess, and Surveyor - Raymond Turner – 09/05; see site plan (APPENDIX D), photos (APPENDIX B, PHOTOS) and Sustainable Techniques see page 35 of State EA,
DEMOGRAPHIC CHARACTER CHANGES	1	The project will enhance the level of substance abuse and family support services available to mid & low-income females with children residing on the island of Maui. These services have been provided for over 20 years at this site and number of clients served will not increase significantly (6 women and their children at any given time), therefore no impacts on the demographic characteristics of the neighborhood are anticipated. [09/05, Mark Percell, project manager WHW; Cindy Cline, Deputy Director WHW 11/05]
DISPLACEMENT	1	No displacement of persons resulting from project. [09/05, Mark Percell, project manager WHW; Cindy Cline, Deputy Director WHW 11/05]
EMPLOYMENT AND INCOME PATTERNS	1	The project will not significantly impact the existing employment opportunities in the area. The construction project will provide employment for construction workers/laborers in the area. Long-term employment of one additional staff person will result from the project. [09/05 Mark Percell, WHW project manager; Cindy Cline, Deputy Director WHW 11/05]

**COMMUNITY FACILITIES CODE SOURCE OR DOCUMENTATION
AND SERVICES**

EDUCATIONAL FACILITIES	1	The project will not have a significant impact on educational facilities in the area. Clients served will be 6 adult females with their children (2-8 children) at any given time. Residential services length of stay is for an 89 day period, this to serve as transitional housing and counseling support. Children are usually integrated into the nearest school system. This being Makawao Elementary, Kalama Middle School (Makawao) and King Kekaulike (Pukalani). Kids travel to school by existing school bus service on Baldwin Avenue. [Cindy Cline, Deputy Director WHW 11/05]
COMMERCIAL FACILITIES	1	Makawao and Paia are the neighboring Business Districts for the project site. These commercial and retail areas are within 2.5 to 3.5 miles of the project. [See Attached USGS Map (APPENDIX B, MAP 9) for distance reference]
HEALTH CARE	2	All clients of WHW in need of health care that don't already have their own provider are served as necessary at the Community Clinic or Maui Memorial Hospital in Kahului, approximately 11 miles from the project site. [See attached USGS Map for locations, APPENDIX B, MAP 10]
SOCIAL SERVICES	2	The project will result in an expansion of the social service support programs available through WHW, as described in the project description. [09/05 Mark Percell, WHW project manager; Cindy Cline, Deputy Director WHW 11/05]
SOLID WASTE	1	The project is served by the Best Disposal with a twice weekly curbside trash removal. Project will not result in a significant increase in solid waste. [Best Disposal; Cindy Cline, Deputy director WHW 11/05]
WASTE WATER	1	The project is serviced by a septic system and will be replaced to handle increased demand [Cindy Cline, Deputy director WHW 11/05; Architect Jim Niess 09/05].
STORM WATER	1	The project will involve changes to the existing storm water system to include Drywell system to handle additional runoff that the project could create. [See attached Site Plan "Partial Site Plan", (APPENDIX D) and Flood Zone Confirmation Form (APPENDIX D EXHIBIT 2)]
WATER SUPPLY	1	The County of Maui, Department of Water Supply, currently provides water services. No system modifications will be required as a result of this project and the existing water meter serving the site is sufficient for new structures. See discussion in attached State EA page 23.
PUBLIC SAFETY- POLICE	1	Project does not involve any significant change in activities at site and will not have any affect on local police services.
PUBLIC SAFETY - FIRE	1	The County of Maui, Department of Fire Control & Safety, provides fire protection. Nearest fire station is within three miles of the project site (est. response time = 15 minutes)

COMMUNITY FACILITIES AND SERVICES **CODE** **SOURCE OR DOCUMENTATION**

EMERGENCY MEDICAL	1	Project site is located less than 12 miles from Maui Memorial Hospital, which provides emergency medical services for the entire island. See Appendix B for Map 10.
OPEN SPACE	1	The project site is located in the middle of Agriculturally developed lands (large lots with sugar cane and pineapple and smaller agricultural subdivision lots located adjacent to the project site) and beach parks approx. 3 miles away at Paia Bay, Baldwin Beach Park and Ho'okipa Beach Park. [See APPENDIX B, Map 5 for parks locations]
RECREATION	1	Recreation activities utilized by the project include the following: beach trips, ocean center visits, movies and concerts. [Cindy Cline, Deputy director WHW 11/05]
CULTURAL FACILITIES	1	Project site is 11 miles from the Maui Culture & Arts Center, 3 miles from Makawao Public Library, appx. 3 miles from Paia Youth Center. Residence and clients of WHW also engage in the sharing of their culture with others at the shelter. [Cindy Cline, Deputy director WHW 11/05]
TRANSPORTATION	1	The public transportation system on Maui is a very limited fixed route and special needs system operating by a private non-profit agency (MEO). WHW maintains a van to provide personal transportation for clients when necessary. The shelter also utilizes cab service. In addition, children utilized public school bus system to get to and from schools. Women in the shelter often have their own vehicles or have friends take them to and from work. [Cindy Cline, Deputy director WHW 11/05]

NATURAL FEATURES	CODE	SOURCE OR DOCUMENTATION
WATER RESOURCES	1	There are no open bodies of water near the project site. Project will not involve alteration of any slopes that would impact ground water resources. [See Attached USGS Map, (APPENDIX B, MAP 5 & 8); Field Observation, Records Review, (08/05 -09/05) Maria N. Isotov-Chang]
SURFACE WATER	1	Comments same as above [See Attached USGS Map APPENDIX C, MAP 4 & MAP 2"]; Field Observation, Records Review, (08/05 -09/05) Maria N. Isotov-Chang]
UNIQUE NATURAL FEATURES AND AGRICULTURAL LANDS	1	Project site has been in public/quasi=public use for over 20 years and there are no unique natural features or agricultural lands impacted by this project as the lands are currently developed. [Field Observation, Records Review, (08/05 -09/05) Maria N. Isotov-Chang See photos]
VEGETATION AND WILDLIFE	1	Project site has been in public/quasi=public use for over 20 years and no wildlife or vegetation will be affected. [Field Observation, Records Review, (08/05 -09/05) Maria N. Isotov-Chang See APENDIX B - PHOTOS and APPENDIX D - EXHIBIT 1
FLOOD DISASTER PROTECTION ACT [FLOOD INSURANCE -[SS58.6(A)]	1	Project site is within Zone "C", areas of minimal flooding and requires no Flood Permit [FIRM-Community Panel # 150003 0195C] (see APPENDIX D EXHIBIT 2; Flood Zone Confirmation Form from the Maui County Department of Planning, Zoning and Enforcement Division, Department of Army concurs with the findings of the State EA on the Subject, see Appendix E for agency comments.)
COASTAL BARRIER RESOURCES ACT/COASTAL BARRIER IMPROVEMENT ACT [SS58.6(C)]	1	Project site is over three miles inland and there are no coastal barrier resource areas in the Pacific Ocean. [See Attached USGS Map - APPENDIX B, MAP 5 and; Flood Zone Confirmation Form APPENDIX D EXHIBIT 2]
AIRPORT RUNWAY CLEAR ZONE OR CLEAR ZONE DISCLOSURE [SS58.6(D)]	1	The nearest airport is located in Central Maui is the Kahului Airport and end of the runway clear zone, is approximately 6 miles west of the project site. [Field inspection- 9/15/05 - Maria N. Isotov-Chang, see attached USGS map, "APPENDIX B, MAP 6 and 'no comment' letter from the State DOT "Appendix E"]
OTHER FACTORS	1	Not Applicable

*Summary of Findings and Conclusions***ALTERNATIVES TO THE PROPOSED ACTION****Alternatives and Project Modifications Considered [24 CFR 58.40 (e), Ref. 40CFR 1508.9]**

Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.

ALTERNATIVE 1 - ALTERNATIVE LOCATIONS AND STRUCTURES

Analysis. The various alternative configurations were considered during the design phase of the project. A summary of these alternatives is presented below.

- *Located project on another property or somewhere else on the same parcel.* It is crucial that the subject project be located directly adjacent to the current facility to enable continuity of care to the shelter clients, enable clients to maintain close contact with their children, and utilize existing facilities and programs, projects and activities for the women and the children.
- *Two story building.* A single story structure as opposed to a two story structure is preferred as it allows for the women undergoing treatment to be separate from other women who are not yet ready, provides additional space for children to be buffered, and provides for more protected hospice.

ALTERNATIVE 2 - PREFERRED ALTERNATIVE

Analysis. The Hale Lokomaikai Expansion, Substance Abuse Treatment Wing will provide appropriate living arrangements for up to 60 Women and their children per year who will participate in a specialized intensive residential substance abuse treatment program provided in partnership with Aloha House. The Children's Center will provide appropriate space for childcare programs, special group activities and individualized counseling areas focused on addressing the unique needs of the children of clients. WHW serves as many as 165 children per year in the shelter program and the additional space dedicated to children's programs will greatly enhance the ability of WHW to address their unique social service and recreational needs. The Expansion project will also provide badly-needed additional office and counseling areas for the WHW emergency shelter staff and volunteers.

NO ACTION ALTERNATIVE [24 CFR 58.40(E)]

Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative.

No Action

Analysis. The "no action" alternative would leave the project area essentially in its existing condition. This is not a viable alternative since Women Helping Women (WHW) facility and services are currently in high demand with a great need for the proposed expansion. Currently the subject property is significantly under developed and there is ample room to expand existing services. Based on intake data collected on Women Helping Women clients over the last one-year period (June 2002 - June 2003), nearly 30% of women seeking domestic violence services reported having individual substance abuse (alcohol and/or drug) issues. Existing services need to be expanded to handle the growing demand for substance abuse treatment for the women (many of which come to the shelter with children) seeking shelter from domestic violence. Without the proposed expansion the ability of WHW to help its clients will be greatly diminished.

MITIGATION MEASURES RECOMMENDED [24 CFR 58.40 (D), 40CFR 1508.20]

Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.

1. Provide additional wastewater system on site, increase capacity of existing Septic System.
2. Enlarge existing parking area to provide for 6 additional vehicles.
3. Provide on site dry wells to retain run-off.
4. Please refer to attached project Best Management Practices; APPENDIX E.

ADDITIONAL STUDIES PERFORMED

NOT APPLICABLE

LIST OF SOURCES, AGENCIES AND PERSONS CONSULTED [40 CFR 1508.9(B)]

County of Maui, Department of Planning, Zoning Division – Francis Cerizo (October 2005)

Flood Insurance Rate Map, Community Panel No. 150003 0195C (5/15/02)

USGS in GIS format for Hawaii ZONE 2, State Plane Coordinate NAD 83, U.S. Government – Map copies

County of Maui, Department of Planning, Director (Mike Foley), Letter dated 5/24/05 and records research (05/05 thru 09/05)

Cindy Cline, Women Helping Women, Deputy Director, phone conversations 11/05

Mark Percell, Women Helping Women, Project Manager, correspondences and meetings between 04/05 and 11/05

Stacie Moniz, Women Helping Women, Director, meetings, copy of Hale Lokomaika'i Expansion Project grant proposal, October 2003.

U.S. Department of Agriculture, Soil Conservation Service in Cooperation with the University of Hawaii, Agricultural Experiment Station. 1972. *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. Washington D.C.

Percell, Mark and Moniz, Stacie, et al. Women Helping Women collected demographic data on domestic violence related cases from Maui County Prosecutors Office, Maui Police Department and WHW in house statistics of residents. Women Helping Women, Wailuku, Hawaii, 2004

County of Maui, Department of Planning. 1995. *Paia-Haiku Community Plan*. Wailuku, Hawaii.

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

County of Maui, current to September 2005, *Maui County Code Title 19.31*, Wailuku, Hawaii

Department of Business, Economic Development and Tourism, Land Use Commission, Max Rodgers, May 2005

Department of Health, Hawaii Air Quality Data, *Air Quality Monitoring Sites Map, 2004*;
<http://www.hawaii.gov/health/environmental/air/cab/cabmaps/pdf/cabsites2004.pdf>

*Please also refer to the State Final EA, Pages 7-8 for a full listing of agencies and groups who reviewed the Draft Environmental Assessment and their related comments in Appendix E of the Final EA report.