Draft Environmental Assessment

MAUI COMMUNITY COLLEGE SWAP MEET IMPROVEMENTS

Prepared for:

Maui Exposition, Inc.

January 2008

MUNEKIYO HIRAGA, INC.

CONTENTS

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LIST OF FIGURES

LIST OF APPENDICES

I. PROJECT OVERVIEW

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, BACKGROUND, AND LAND OWNERSHIP

Under a lease agreement with the University of Hawai`i, Maui Community College (MCC), Maui Exposition, Inc. (MEI), the applicant, proposes to establish the Maui Swap Meet on the MCC campus at Kahului, Hawai`i. The proposed project site is located in the northerly portion of the campus property and covers an area of approximately 4.5 acres. See **Figure 1**. The project site is bounded by Kahului Beach Road to the north and Wahine Pio Avenue to the west. The portion of the site upon which the swap meet will be located is County zoned "M-1, Light Industrial". The area is grassed and used as a drainage retention basin. See **Figure 2**. The project site, identified by TMK (2) 3-8-007:40(por.) and 125(por.), is owned by State of Hawai`i, The University of Hawai`i.

The existing Maui Swap Meet is currently located on Pu`unene Avenue, south of the Pu`unene Avenue-Kamehameha Avenue intersection. However, the existing site is being proposed for a County affordable housing and office building project requiring the relocation of the swap meet site to MCC.

Operationally, the swap meet is held every Saturday from the hours of 7:00 a.m. to 12:00 p.m. Approximately 200 vendors sell their merchandise at the existing location, and approximately 3,200 people attend the swap meet each Saturday.

B. PROPOSED ACTION

In order to accommodate the swap meet use at MCC, MEI proposes the following improvements: clear, grub, and grade the approximately 4.5-acre site to expand the existing drainage retention basin in a northeasterly direction; create a berm for the retention basin; install asphaltic concrete (AC) walkways and a service driveway within the basin; and construct a new 6-foot high chain link fence along the perimeter with two (2) double swinging gates and two (2) single swinging gates. See **Figure 3**. Access to the project site is provided by a driveway off of Wahine Pio Avenue via Kahului Beach Road. The proposed site is also adjacent to the MCC parking lot. There are approximately 820 marked stalls in the parking lot. Since MCC classes are not held on Saturdays, the parking lot will be available for the Swap Meet use and will not conflict with MCC programs.

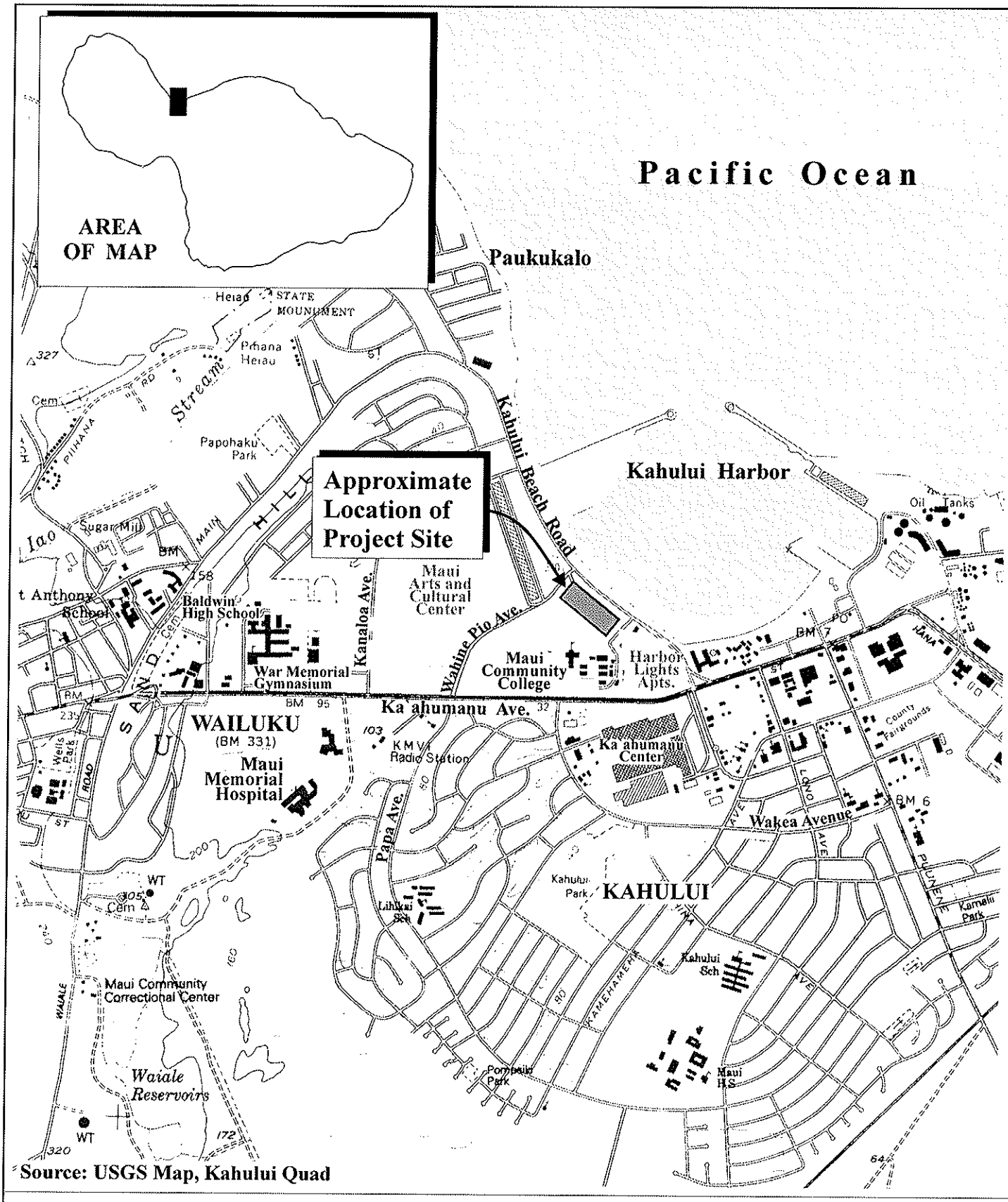

Figure 1 Maui Community College Swap Meet Improvements

Regional Location Map

1000 Feet
0 500 2000

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Photograph No. 1
Photo taken from the north end of the existing retention basin, looking south towards the Harbor Lights Condominium and MCC

Photograph No. 2
Photo taken from the south end of the existing retention basin, facing the Maui Arts and Cultural Center and the adjacent MCC parking lot to the north

Figure 2 Maui Community College Swap Meet Improvements
Site Photographs

NOT TO SCALE

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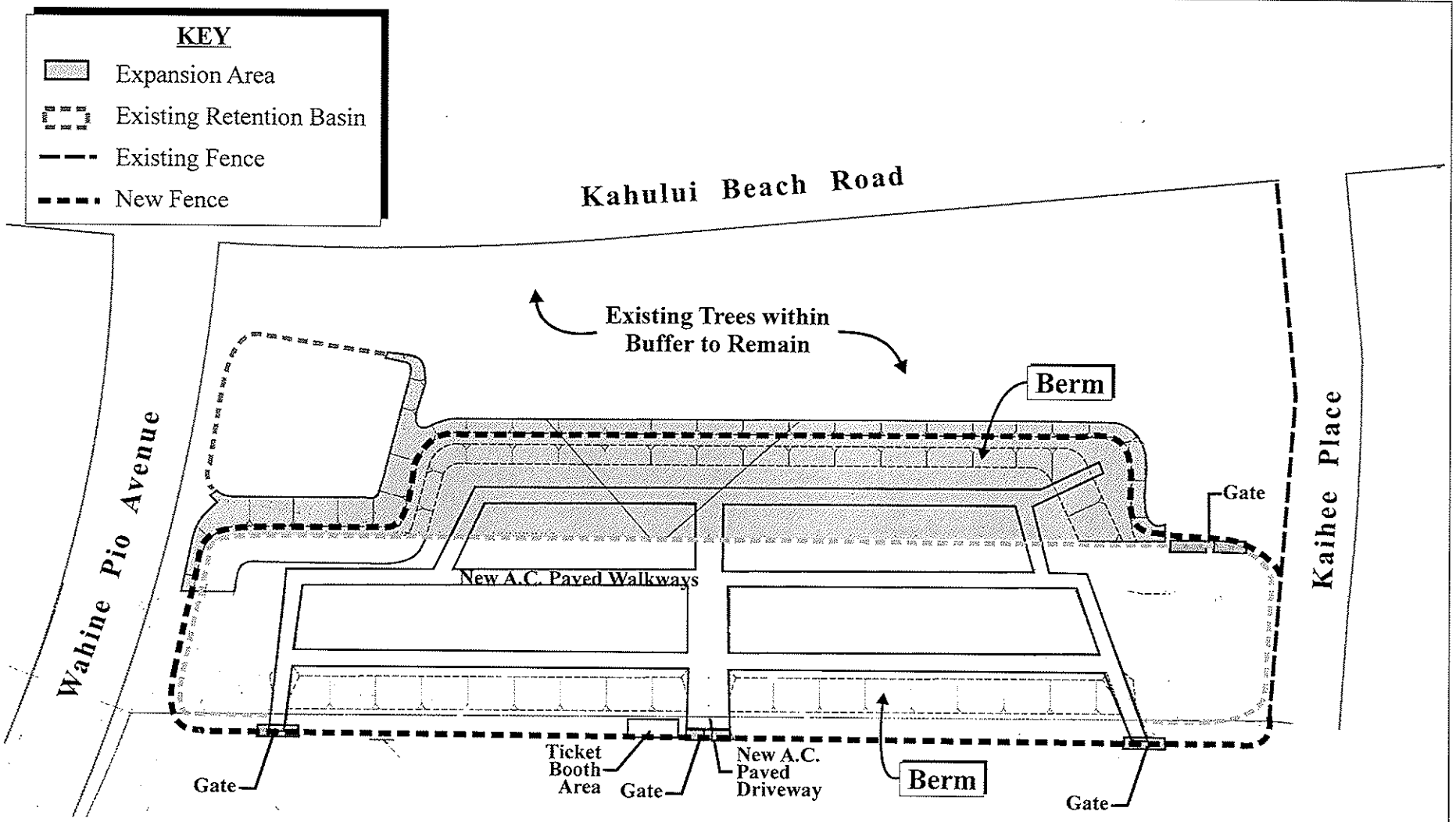

Source: Austin, Tsutsumi & Associates, Inc.

Figure 3

Maui Community College Swap Meet Improvements

Site Plan

NOT TO SCALE

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C. REGULATORY CONTEXT

1. Chapter 343, Hawai`i Revised Statutes

The proposed project will involve the commitment of State lands which is a trigger to Chapter 343, Hawai`i Revised Statutes. As such, an Environmental Assessment (EA) is being prepared pursuant to Chapter 200 of Title 11, Department of Health Administrative Rules, Environmental Impact Statement Rules. Accordingly, this document addresses the project's technical characteristics, environmental impacts and alternatives, and advances findings and conclusions relative to the significance of the proposed action. The University of Hawai`i will serve as the approving agency for the EA.

2. Special Management Area

The subject property is located within the limits of the County of Maui's Special Management Area (SMA). Accordingly, an application for a SMA Use Permit is being prepared for review and action by the Maui Planning Commission.

D. PROJECT COSTS AND SCHEDULE

The estimated construction cost for the proposed improvements is approximately $296,000.00. Construction of the proposed improvements will commence upon the receipt of all necessary regulatory permits and approvals and upon project funding.

The proposed improvements will be constructed in one phase.

II. DESCRIPTION OF THE EXISTING CONDITIONS, POTENTIAL IMPACTS AND MITIGATION MEASURES

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A. PHYSICAL SETTING

1. Surrounding Land Uses

a. Existing Conditions

Maui Community College (MCC), one (1) of seven (7) community colleges within the University of Hawai`i (UH) system, is the primary institution of higher education in Maui County.

The main MCC campus is located in Kahului, the island of Maui's center of commerce. Kahului is home to Kahului Harbor, the island's only deep water port, and the Kahului Airport, the second busiest airport in the State. With its proximity to the harbor and airport, the Kahului region has emerged as the focal point for heavy industrial, light industrial and commercial activities and services. These services include warehousing, baseyard operations, automotive sales and maintenance, and retailing for equipment and materials suppliers. The region is considered Central Maui's commercial retailing center with the Ka`ahumanu Center, the Maui Mall and the Kahului Shopping Center, located within a mile of MCC.

Surrounding this commercial core is an expansive residential area comprised principally of single-family residential units. Residential uses encompass the area extending from the Maui Memorial Medical Center to Pu`unene Avenue. The Harbor Lights Apartments, a multi-family residential development is located adjacent to the southeast portion of the proposed project site.

The Maui Swap Meet is proposed to be located in the northerly portion of the MCC campus property and covers an area of approximately 4.5 acres. The project site is bounded by Kahului Beach Road to the north and Wahine Pio Avenue to the west. The existing project site is grassed and used as a

drainage retention basin.

Access to the swap meet will be from Wahine Pio Avenue which links Ka`ahumanu Avenue to Kahului Beach Road. Parking will be provided by the adjacent MCC parking lot which provides approximately 820 stalls.

Kahului Harbor and the Pacific Ocean border Kahului Beach Road to the east. Lands to the southeast of the project site include Kaihee Place, a two-lane County roadway connecting to Kahului Beach Road and the Harbor Lights condominium project. To the west of the site is the Maui Arts and Cultural Center and Keopuolani Park.

b. Potential Impacts and Mitigation Measures

The proposed action involves the relocation of the Maui Swap Meet to the campus of MCC. The project site is buffered by landscaping from surrounding land uses close to MCC, such as the Maui Arts and Cultural Center and Harbor Lights. The proposed swap meet use will be limited to the hours of 7:00 a.m. to 1:00 p.m. on Saturdays. Given the availability of parking, suitable access to the site and the compatibility with MCC programming, adverse impacts to surrounding land uses are not anticipated as a result of project implementation.

2. Climate

a. Existing Conditions

Like most areas of Hawai`i, Maui's climate is relatively uniform year-round. Characteristic of Hawai`i's climate, the project site experiences mild and uniform temperatures year round, moderate humidity and a relatively consistent northeasterly tradewind. Variation in climate on the island is largely left to local terrain.

Average temperatures at the project site (based on temperatures recorded at Kahului Airport) range from lows in the 60's to highs in the 80's. August is historically the warmest month, while January and February are the coolest. Rainfall at the project site averages approximately 20 inches per year. Winds in the Kahului region are predominantly out of the north and northeast.

b. **Potential Impacts and Mitigation Measures**

The proposed project is not anticipated to adversely affect climatic conditions in the area.

3. **Topography and Soil Characteristics**

a. **Existing Conditions**

The MCC campus is located on Maui's flat central isthmus ranging in elevations from 8 feet to 50 feet above mean sea level (MSL). The high point, along the western side of campus, near Ka`ahumanu Avenue, gently slopes down to the northeastern side of campus. The project site elevations range from 4 feet to 14 feet above MSL. There are no significant topographical constraints within the project site.

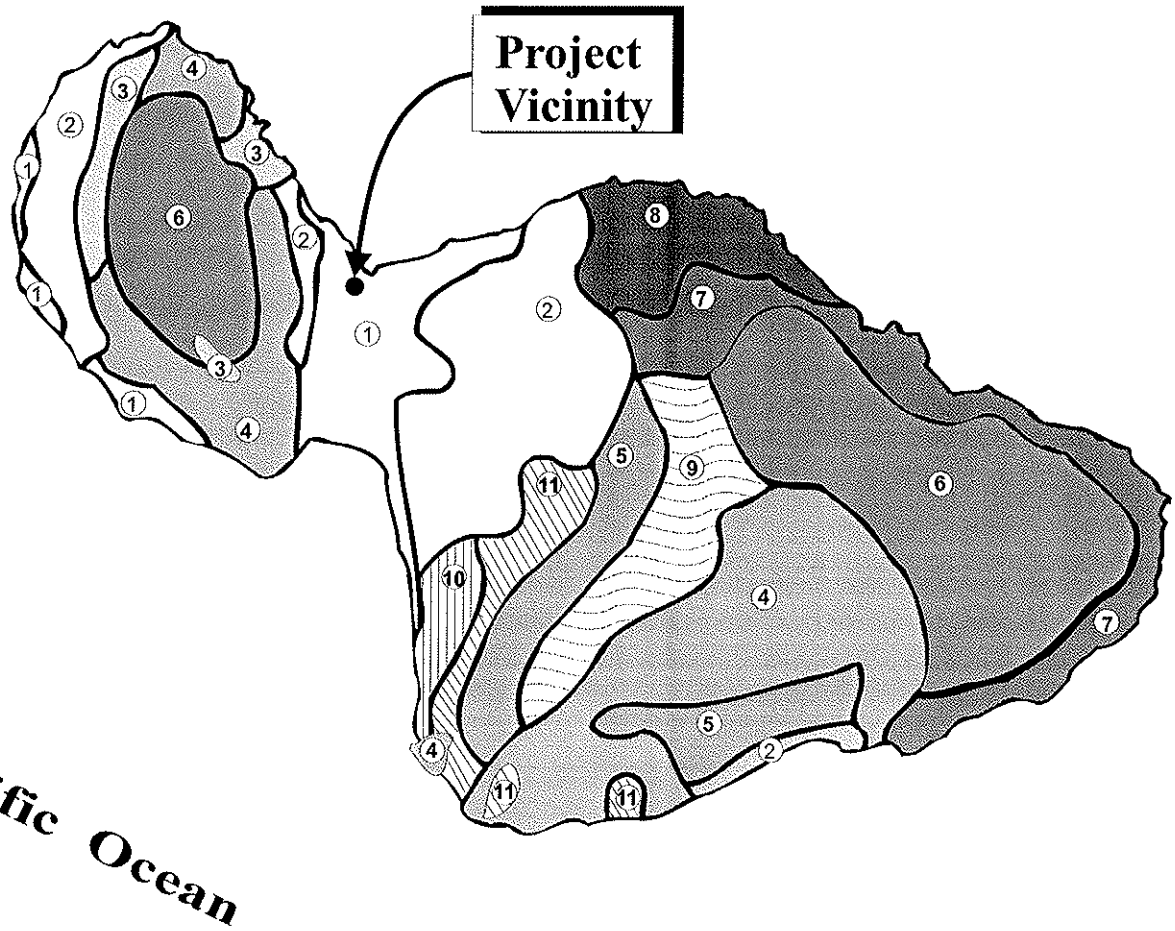
Underlying the project site and surrounding lands are soils belonging to the Pulehu-Ewa-Jaucas association. See **Figure 4**. This soil association is characteristically deep and well-drained, as well as located on alluvial fans and in basins. The soil type specific to the project site is of the Puuone Series, Puuone Sand classification (PZUE). See **Figure 5**. PZUE soils predominate in the Kahului region and is typified by a sandy surface layer underlain by cemented sand. Naturally occurring vegetation on this series include bermuda grass, kiawe, and lantana.

b. **Potential Impacts and Mitigation Measures**

The proposed improvements will not result in significant ground altering activities or major changes to existing topographical conditions. Grading activities associated with the improvements will be completed in accordance with Chapter 20.08, Soil Erosion and Sedimentation Control of the Maui County Code and the permit requirements of the State of Hawai`i, Department of Health and the National Pollutant Discharge Elimination System (NPDES). Adverse impacts to topography and soil conditions in the vicinity of the project site are not anticipated as a result of project implementation.

LEGEND

1. Pulehu-Ewa-Jaucas association
2. Waiakoa-Keahua-Molokai association
3. Honolua-Olelo association
4. Rock land-Rough mountainous land association
5. Puu Pa-Kula-Pane association
6. Hydrandepts-Tropaquods association
7. Hana-Makaalae-Kailua association
8. Pauwela-Haiku association
9. Laumaia-Kaipoipoi-Olinda association
10. Keawakapu-Makena association
11. Kamaole-Oanapuka association



Source: USDA, Soil Conservation Service

Figure 4 Maui Community College Swap Meet Improvements
Soil Association Map

NOT TO SCALE

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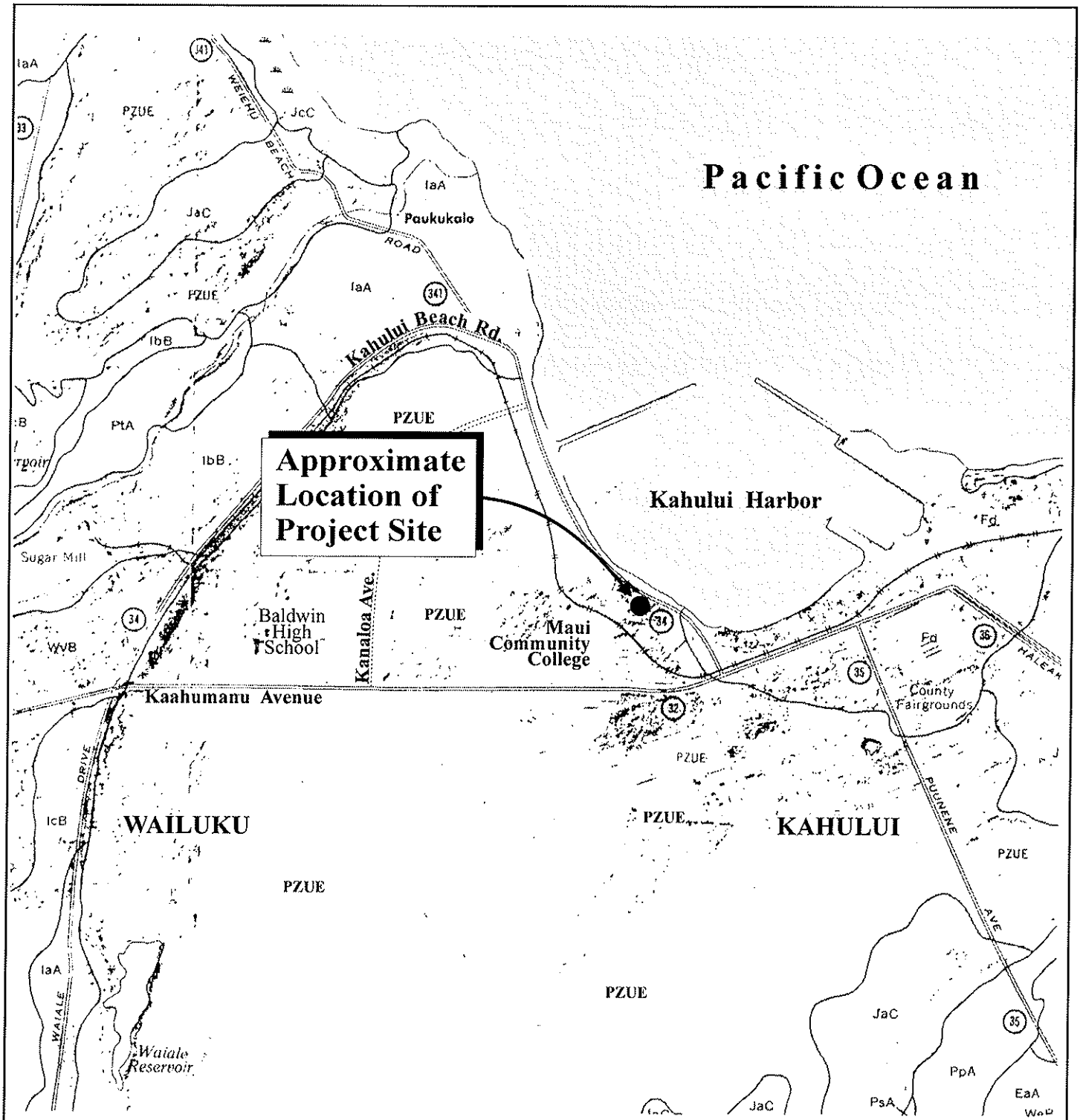
ATA\MCCSwapMeet\SOILS



Source: USDA, Soil Conservation Service

Figure 5 Maui Community College Swap Meet Improvements

Soils Classifications Map

0 500 1000 2000 Feet

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ATA\MCCSwapMeet\SOILCLASS

4. Flood and Tsunami Hazard

a. Existing Conditions

According to the Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency, the project site is located within "Zone A4" and "Zone V23". "Zone A4" is defined as areas of 100-year flood and have approximate base flood elevations between 8 feet and 16 feet MSL. "Zone V23" is defined as areas of 100-year coastal flood with velocity (wave action). The base flood elevations and flood hazard factors are not determined within "Zone V23". See **Figure 6**.

The MCC campus is within the tsunami evacuation zone. The tsunami evacuation area boundaries are based on 100 years of historical tsunami data. The boundaries often extended inland to the nearest identifiable location, such as a road.

b. Potential Impacts and Mitigation Measures

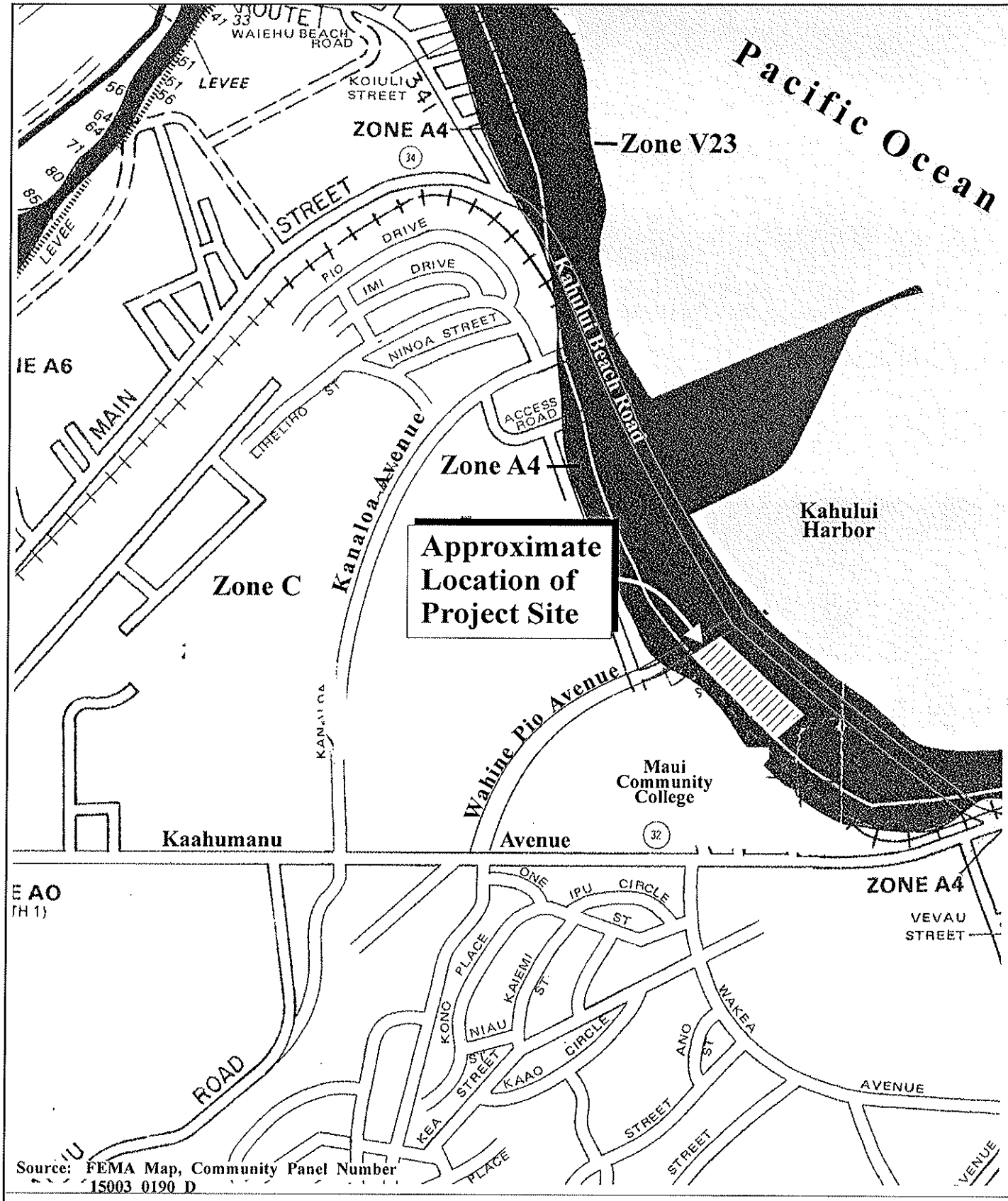
The subject property is located within "Zone A4" and "Zone V23". Development plans will be designed to comply with provisions of the Maui County Code, Chapter 19.62, Flood Hazard Areas. There are no habitable structures proposed within the project site.

5. Flora, Fauna and Avifauna

a. Existing Conditions

To the south of the project site is the urbanized center of Kahului. Areas of the MCC campus that surround the project site are characteristic of the urban nature of Kahului. Lands on campus are landscaped with palm trees and other shade trees, ground cover, and other exotic vegetation. Existing vegetation on the undeveloped portion of the site includes castor bean, kiawe, and guinea grass. The proposed project site is grassed and used as a drainage retention basin. There are no known rare, endangered or threatened species of flora within the project site.

Fauna and avifauna are also characteristic of urban areas. Fauna typically found in the vicinity include mongoose, rats, dogs and cats. Avifauna



Source: FEMA Map, Community Panel Number 15003 0190 D

Figure 6 Maui Community College Swap Meet Improvements

Flood Insurance Rate Map

0 250 500 1000 Feet

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typically include mynas, several types of doves, and house sparrows. There are no rare, endangered, or threatened species of fauna or avifauna found at the project site.

There are no streams or wetlands on or in the vicinity of the project site.

b. Potential Impacts and Mitigation Measures

There are no known significant habitats or rare, endangered or threatened species of flora, fauna, and avifauna located within the project site. There are no streams or wetlands located within the project site. The proposed action is, therefore, not anticipated to have an adverse impact upon these environmental features.

6. Archaeological Resources

a. Existing Conditions

The project area has been extensively altered in the past for the construction of the existing retention basin. During this time, no significant archaeological features were discovered.

Additionally, an archaeological inventory survey was completed for the parking lot expansion and retention basin. See **Appendix "A"**. The inventory report was reviewed and approved by the State Historic Preservation Division. See **Appendix "A-1"**. The archaeological study found considerable quantities of refuse, as well as remains of various poured, concrete floors and foundations of buildings which were associated with the 18th U.S.M.C. Service Battalion Camp during World War II. The study also found considerable signs of surface and subsurface disturbance from earthmoving equipment. Landfill materials have also been freely deposited in the area. Other materials found in the area include discarded construction material and equipment, rusted automobiles and parts, and household litter.

The study also included the excavation of 22 subsurface trenches. No recognizable features or identifiable pre-contact Hawaiian artifacts were recovered from any of the trenches. During construction of the study site, no significant archaeological features were discovered.

b. Potential Impacts and Mitigation Measures

The project site for the construction of the MCC Swap Meet involves lands which have been extensively modified. During construction of the existing retention basin on the project site, no archaeological features were located.

It is estimated that the area of expansion has been subject to previous fill activities. As such, adverse impacts to historic and cultural resources are not anticipated as a result of the expansion of the retention basin. Nevertheless, archaeological coordination will be carried out with the State Historic Preservation Division during the Environmental Assessment and land entitlement process to determine the level of further archaeological investigation.

Towards this end, archaeological monitoring will be carried-out during construction of the MCC Swap Meet improvements, as required by the State Historic Preservation Division. Should human osteological material or other cultural remains be uncovered during construction activities, applicable procedures to ensure compliance with Chapter 6E, Hawai`i Revised Statutes (HRS), will be followed.

7. Cultural Impact Assessment

a. Settlement Patterns and Historical Context

The archaeological inventory survey for the retention basin area addressed historical settlement patterns in the area of the proposed action. The archaeological inventory survey report notes that the subject parcel is located in the eastern half of the ahupua`a of Wailuku. This portion of the ahupua`a was little used for agriculture or habitation until the late 19th century, when some of it was put into sugarcane production. The eastern portion of the ahupua`a was apparently little used in pre-contact times because of its relatively barren landscape. Ownership of a majority of lands within the ahupua`a rested with Alexander and Baldwin by the end of the 19th century. The Kahului Railroad Company acquired portions of the land for their railroad transportation network, which traversed the subject property. The railroad tracks was dismantled in the mid-1960's.

The archaeological inventory survey included an oral history interview (conducted in 1992) with Mr. Jack Crouse. Refer to **Appendix "A"**. According to Mr. Crouse, a U.S. Marine stationed on Maui during World War II, the camp for the 18th Service Battalion was constructed along Kahului Beach Road, between Kanaloa Avenue and Maui Community College. The camp structures included a series of quonset huts and homes along Kahului Beach Road and at the site of the existing Maui Beach Hotel. The Harbor Lights complex was formerly a plantation camp.

Mr. Crouse explained that he witnessed Kahului Harbor dredge material being deposited on the subject property.

Following the war, the former marine camp for the 18th Service Battalion was conveyed to Kahului Railroad Company. A portion of the site was used for the Maui Vocational School (now MCC). A drive-in movie theater occupied much of the space used for the main MCC parking lot. The movie theater operations ended in1967 when campus expansion work at MCC began.

To add to the cultural context for the project area, an interview was conducted (for this EA document) with Hokulani Holt-Padilla. The summary of the interview is provided below.

Hōkūlani Holt-Padilla

The interview was carried out in Hōkūlani Holt-Padilla's office at the Maui Arts and Cultural Center in Kahului on November 06, 2007.

Hōkūlani was born on the island of Oahu and was raised in Lower Waiehu on the island of Maui. Her mother, Leiana Long Holt Woodside, and father, Harry H. Holt, were both born on the island of Maui. Hōkūlani attended Kamehameha School on Oahu and attended the University of Hawai`i. She is the Cultural Programs Director at the Maui Arts and Cultural Center. She has taught hula on Maui since 1976. She learned hula from Hoakalei Kamauu in Honolulu and from her mother, grandmother and aunty.

Because Hōkūlani was raised in Lower Waiehu, she would frequent the shoreline in the vicinity of the project site. She is familiar with the area

through her mother's side of the family, who would fish the area known as Kolo, in front of the Maui Beach Hotel. Hōkūlani explained that Kolo was the fishing area, and that the project site and adjacent Harbor Lights Condominium area was known as "Raw Fish Camp" or "Fishing Camp." Hōkūlani further explained that people lived in Raw Fish Camp, which provided plantation camp-style housing up until the 1960's. Also in the vicinity to the west, were quonset huts housing businesses and additional single-family homes. Hōkūlani stated that the area was mainly used for fishing through mostly laying net and pole, and shoreline gathering, including collecting limu and salt making. Hōkūlani noted the changes that have occurred since then, stating that those activities are "not done now, with Fish Camp gone." Hōkūlani also noted that the coconut trees that landscape the Maui Arts and Cultural Center came from Kolo. The location of the trees had once indicated where the homes were in the area.

Hōkūlani also noted that King Kamehameha went through the area known as 'Harbor View' to enter Iao Valley, following a traditional path over which existing roads are located. She mentioned that the fork in the road heading west into Iao Valley and Wailuku Heights was once a traditional path used by ali`i (ruling class) to enter `Iao Valley.

In speaking of the possibility of locating cultural artifacts within the project site, while recognizing the limited grading to be conducted onsite, Hōkūlani said, "Too much impact has happened already for much to be found." She commented on the existing catch basin within the site, stating that cultural artifacts would most likely have been found at the time of construction of the basin. She did mention, however, that she suspects artifacts such as old glass bottles may be found.

When asked of impacts to beach and mountain accesses, Hōkūlani noted that such accesses would not likely be impacted as a result of the subject project. Hōkūlani explained that those accesses were already impacted by the construction of fences that surround Maui Community College (MCC). Hōkūlani did, however, express her concern of the adverse impacts to view planes from the sea to the land as a result of project implementation. Although she recognized that the proposed Maui Swap Meet at MCC would not involve the construction of tall structures or buildings, Hōkūlani

commented on the importance of view planes as a part of Hawaiian culture and practices. She spoke of the importance of the triangulation of landmarks when fishing. Hōkūlani explained that native Hawaiian fishermen would use landmarks as tools for navigation while out at sea. She further explained that there are fishing shrines not only on land, but in the ocean as well. In order to locate these shrines out at sea, fishermen would use specific land features as a guide. Hōkūlani noted the significance of such view planes in the connection with cultural practices, such as fishing.

In ending, Hōkūlani spoke of the importance of being the voice for older generations. She explained that her parents sent her to college as they recognized that education was a necessary tool in becoming that voice. Hōkūlani described the importance of being able to think about her ancestors and their feelings, while being their voice to comment on the future development of Maui.

b. <u>Potential Impacts and Mitigation Measures</u>

The results of the archaeological survey for the project area, as well as construction results for the retention basin indicates no archaeological features of significance within the project limits. The area has been historically disturbed by military and plantation-related (e.g., railroad and plantation housing) activities. As noted, more recently, the project area has been used as a man-made drainage retention basin. Interviews with individuals familiar with the project site confirms the historical use patterns in the project vicinity. Given the parcel's land use history and its current use as a drainage retention basin, the proposed action is to provide a dual use function of the drainage area for the Maui Swap Meet and is not anticipated to adversely impact cultural practices, beliefs and features.

Notwithstanding, should there be unanticipated finds of archaeological significance, including human burials, appropriate protocols will be implemented in accordance with procedures established by the State Historic Preservation Division and the Maui/Lanai Islands Burial Council.

8. Air Quality

a. Existing Conditions

Air quality in the Wailuku-Kahului region is considered good as emissions from point sources (e.g., Maui Electric Company's (MECO) power plant and Hawaiian Commercial and Sugar Company's (HC&S) sugar mill) and non-point sources (e.g., automobile emissions) are not significant to generate problematic concentrations of pollutants. The relatively high quality of air can also be attributed to the region's constant exposure to winds which quickly disperse concentrations of emissions. This rapid dispersion is evident during burning of sugar cane in fields located to the southeast of the Kahului residential core.

b. Potential Impacts and Mitigation Measures

Air quality impacts attributed to the project will include dust generated by short-term, construction-related activities. Site work such as grading, for example, will generate airborne particulates. Dust control measures, such as regular watering and sprinkling will be implemented as needed to minimize wind-blown emissions.

The proposed project involves the relocation of the Maui Swap Meet to the MCC campus. An increase in visitors to the site would involve a larger volume of traffic flowing in and out of the MCC campus area. However, since swap meet related traffic would be limited to swap meet days of operation (Saturdays), the proposed project is not anticipated to be detrimental to local air quality associated with non-point sources.

9. Noise

a. Existing Conditions

Traffic noise is the predominant source of background noise in the vicinity of the proposed project. To the northeast, the Kahului Harbor activity, as well as small aircraft landing at Kahului Airport can also add to the background noise levels in the surrounding region.

b. Potential Impacts and Mitigation Measures

As with air quality, ambient noise conditions in the short term will be impacted by construction activities. Heavy construction equipment, such as bulldozers, front end loaders and materials-carrying trucks and trailers, would be the dominant source of noise during the site construction period. To aid in the mitigation of construction noise impacts upon surrounding uses, construction activities will be conducted during daylight hours only.

After construction, noise levels associated with the operation of the Maui Swap Meet at MCC will be limited to the hours of 7:00 a.m. to 1:00 p.m. on Saturdays. The Saturday operation of the Maui Swap Meet will not conflict with MCC's academic programs which are held during the weekdays. As such, it is anticipated that the proposed project will not generate adverse noise conditions on a long-term basis.

10. Visual Resources

a. Existing Conditions

Scenic resources to the west of the MCC campus include the Iao Valley and the West Maui Mountains. Looking east, Haleakala is clearly visible. To the north lies the Kahului Harbor and the Pacific Ocean. The Kahului commercial center is visible to the south of the MCC campus.

b. Potential Impacts and Mitigation Measures

The proposed project is located mauka of Kahului Beach Road and will not encroach into view corridors along the shoreline.

The proposed project involves grading and AC pavement of walkways and a driveway. The berm of the retention basin will have a vertical height of approximately 3 to 6 feet above grade. The fencing will be chain link with an open mesh. No new vertical building construction is proposed for the Maui Swap Meet operations. As such, adverse impacts to visual resources from surrounding properties are not anticipated.

11. Use of Chemical Fertilizers

a. Existing Conditions

The proposed project area is grassed and used as a drainage retention basin. Chemicals and fertilizers are not used in the maintenance of the project site. Grassing will continue to be maintained for the Maui Swap Meet's use of the retention basin area.

b. Potential Impacts and Mitigation Measures

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

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

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

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

a. Existing Conditions

The population of the County of Maui has exhibited relatively strong growth over the past decade. The 2000 population was 128,241, a 27.7 percent increase over the 1990 population of 100,374 (U.S. Census, 2000). The resident population for the year 2010 is projected to be 151,269 (County of Maui 2006).

The 1990 population of the Wailuku-Kahului region was 32,816, while in the year 2000 the population increased to 41,503 (Maui County Data Book, June 2001). By the year 2010, population of the region is anticipated to increase

to 48,397 (County of Maui, 2006).

b. Potential Impacts and Mitigation Measures

The Maui Swap Meet is an existing activity in central Kahului and will be relocated to the MCC site. The proposed project is not considered to be a population generator and is not anticipated to have an adverse impact on population parameters.

2. Economy

a. Existing Conditions

The Kahului region is the island's center of commerce. Combined with the neighboring town of Wailuku, the region's economic character encompasses a broad range of commercial, service, and governmental activities. In addition, the region is surrounded by significant acreage in sugarcane cultivation. The vast expanse of agricultural land, managed by Hawaiian Commercial & Sugar (HC&S) is considered a key component of the local economy.

b. Potential Impacts and Mitigation Measures

On a short-term basis, the proposed action is anticipated to have a positive effect during the construction phase of development as expenditures for construction and related support services are made.

From a long-term perspective, the proposed project will provide the Maui Swap Meet with a new venue. The existing Maui Swap Meet supplies commercial space for approximately 200 vendors from the local community. The MCC site will have the capacity to accommodate approximately 225 vendors. This type of commercial activity directly provides an economic benefit to the County of Maui and is a source of revenue for the vendors.

C. PUBLIC SERVICES

1. Recreational Facilities

a. Existing Conditions

The Wailuku-Kahului region encompasses a full range of recreational opportunities, including shoreline and boating activities at the Kahului Harbor and adjoining beach parks, and individual and organized athletic activities offered at numerous County parks and the War Memorial Complex. MCC is in close proximity to the Keopuolani Park, the Kahului Community Center, the Maui Arts and Cultural Center, the County's Kanaha Beach Park and Iao Valley State Park.

b. Potential Impacts and Mitigation Measures

The Maui Swap Meet is an existing use in central Kahului and will be relocated to the MCC site. The proposed project is not anticipated to adversely impact the existing level of recreational facilities available to Maui County residents.

2. Police and Fire Protection

a. Existing Conditions

Police protection for the Wailuku-Kahului region is provided by the County Police Department headquartered on Mahalani Street, approximately 0.25 mile from MCC. The region is served by the Department's Central Maui patrol. In addition, a police community service office is located on the MCC campus.

Fire prevention, suppression, and protection services for the Wailuku-Kahului region is provided by the County Department of Fire and Public Safety's Wailuku Station, located in Wailuku Town, approximately 1.8 miles from MCC. In addition, portions of the MCC campus are within the 2.0 mile service radius of the Kahului Station located on Dairy Road.

b. Potential Impacts and Mitigation Measures

Police and fire protection services are not expected to be adversely impacted by the proposed project. The project will not extend existing service area limits for emergency services.

3. Solid Waste

a. Existing Conditions

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews are disposed at the County's Central Maui Landfill, located 4.0 miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies. Refuse collection for MCC is provided by a private collection company.

b. Potential Impacts and Mitigation Measures

As applicable, a solid waste management plan will be developed in coordination with the Solid Waste Division of the County Department of Environmental Management for the disposal of construction waste material generated by the project. Construction specifications will direct the contractor to dispose of solid wastes generated during construction in accordance with County and State solid waste management requirements.

Once the project is completed, solid waste will be handled by a private refuse collection company. The solid waste generated by the relocated Maui Swap Meet is not anticipated to adversely impact the County solid waste capacity of the Central Landfill.

4. Health Care

a. Existing Conditions

Maui Memorial Medical Center, the only major medical facility on the island, services the Wailuku-Kahului region. Acute, general and emergency care services are provided by the approximately 231-bed facility. In addition,

numerous privately operated medical/dental clinics and offices are located in the area to serve the region's residents.

b. Potential Impacts and Mitigation Measures

The proposed project is not anticipated to increase the service demands placed upon emergency health care services.

5. Schools

a. Existing Conditions

The Wailuku-Kahului region is served by the State Department of Education's public school system as well as several privately operated schools accommodating elementary, intermediate and high school students. Department of Education facilities in the Kahului area include Pomaikai, Lihikai and Kahului Schools (Grades K-5), Maui Waena Intermediate School (Grades 6-8), and Maui High School (Grades 9-12). Existing facilities in the Wailuku area include Wailuku Elementary School (Grades K-5), Iao Intermediate School (Grades 6-8), and Baldwin High School (Grades 9-12).

b. Potential Impacts and Mitigation Measures

The proposed project is not considered a population generator. As such, it is not anticipated to adversely affect enrollments or locations of educational facilities.

D. INFRASTRUCTURE

1. Roadways

a. Existing Conditions

The Wailuku-Kahului region is served by a roadway network which includes arterial, collector and local roads. Exsiting roadways in the vicinity of the project site include Ka`ahumanu Avenue, the principal linkage between Wailuku and Kahului, Kahului Beach Road, Wahine Pio Avenue, South Papa Avenue, and South Wakea Avenue.

Access to MCC is provided by a primary entrance at the four-way signalized intersection of Ka`ahumanu Avenue and Wakea Avenue (MCC South Entrance). Wahine Pio Avenue extends from the Papa Avenue-Ka`ahumanu Avenue intersection to Kahului Beach Road along the northern campus boundary. Another primary entrance and parking lot are accessed from Wahine Pio Avenue (MCC North Entrance).

A Traffic Assessment Letter Report was prepared for the proposed project, documenting the traffic study conducted on August 4, 2007 between the hours of 10:15 a.m. and 1:00 p.m. See **Appendix "B"**. Based on traffic count data, the mid-day peak hours of traffic were determined to be from 11:30 a.m. to 12:30 p.m. on Saturday. Because the proposed Maui Swap Meet at MCC will operate on Saturdays, the study was conducted at this time.

The analysis was based on studies at the following intersections: Kahului Beach Road/Wahine Pio Avenue (signalized); Wahine Pio Avenue/MCC North Entrance (unsignalized); Ka`ahumanu Avenue/Wahine Pio Avenue/South Papa Avenue (signalized); Ka`ahumanu Avenue/MCC South Entrance/South Wakea Avenue (signalized).

The LOS (Level of Service) was assigned for each intersection. LOS designations, as classified in the 2000 Highway Capacity Manual, are qualitative measures ranging from "A" through "F", and are used to describe the condition of traffic operations. LOS "A" defines good conditions, while LOS "E" defines poor conditions. LOS "F" describes over capacity conditions or very long delays.

The analyses of the Kahului Beach Road/Wahine Pio Avenue intersection show that movements operate at LOS C or better. The Wahine Pio Avenue/MCC North Entrance operates at LOS B or better during the Saturday mid-day peak hour of traffic. Movements at the Ka`ahumanu Avenue/Wahine Pio Avenue/South Papa Avenue operate at LOS D or better, and all movements at the Ka`ahumanu Avenue/MCC South Entrance/South Wakea Avenue operate at LOS D or better.

Observations were made at the existing Maui Swap Meet Entrance/Puunene Avenue intersection. Only right-turns in and right-turns out of the existing Maui Swap Meet Entrance were allowed during existing swap meet hours. A police officer is hired to direct traffic at the existing swap meet, and at times during peak hours, the parking lot would be full, forcing the police officer to prevent vehicles from entering.

b. Potential Impacts and Mitigation Measures

The traffic assessment letter report assessed the cumulative traffic impact by projecting future traffic volumes on existing traffic, plus traffic generated by the proposed project in the build out year of 2008. Refer to **Appendix "B"**.

Hourly turning movement count was collected at the existing Maui Swap Meet and its overflow parking lot, during the swap meet peak hour of traffic from 8:30 a.m. to 9:30 a.m., to determine project generated traffic. Approximately 320 vehicles entered the existing Maui Swap Meet primary parking lot and the overflow parking lot, and 265 vehicles exited.

Due to the proposed increase in area by one acre, MEI anticipates an increase of 12 percent in vendors at the proposed MCC Swap Meet. Therefore, the project generated traffic was increased by 12 percent, resulting in 359 vehicles entering and 267 vehicles exiting. These volumes were distributed within the study area to determine Year 2008 with project traffic volumes.

Analyses of the traffic study show that the northbound through/left-turn lane at the Wahine Pio Avenue/MCC North Entrance intersection will operate at LOS F and generate a queue of approximately four (4) vehicles within the MCC parking lot. To mitigate adverse impacts to local traffic, a police officer, as well as a traffic assistant will be hired to direct traffic during peak hours.

According to the traffic analysis, all other study intersections will continue to operate well at LOS D or better during Saturday mid-day peak hour.

2. Wastewater

a. Existing Conditions

Domestic wastewater generated in the Wailuku-Kahului region is conveyed to the County's Wailuku-Kahului Wastewater Reclamation Facility located one-half mile south of Kahului Harbor. The design capacity of the facility is 7.9 million gallons per day (MGD). The facility serves the Kahului, Wailuku, Paia, Kuau and Spreckelsville areas. Cumulative allocated wastewater flows from the Kahului facility are approximately 6.6 MGD.

The MCC campus is currently serviced by two (2) separate sewer lines. Wastewater from the west side of campus discharges into a 30-inch sewer trunk line. This line bisects the campus from its Waiehu border to the area near the intersection of Ka`ahumanu and Wakea Avenues. Wastewater from the east side of campus gravity flows into an on-campus sewage pump station (SPS) which is then pumped to an existing 24-inch line which extends from Ka`ahumanu Avenue along Kane Street.

b. Potential Impacts and Mitigation Measures

The proposed project is not anticipated to impact existing wastewater services. The Maui Swap Meet will use portable toilets during operations.

3. Water

a. Existing Conditions

Domestic water for the Wailuku-Kahului region is provided by the Department of Water Supply's Central Maui System. The Central Maui System water sources are located on the windward slope of the West Maui Mountains. The major source of water for this system is the Iao Aquifer. Approximately 75 percent of the water to supply the Central Maui System is withdrawn from the Iao Aquifer which is located in the vicinity of the Iao Stream and Waiehu Stream. The remaining 25 percent is withdrawn from Waihee Aquifer to the northwest. The sustainable yield of the Iao Aquifer is 20 MGD.

Water service to MCC is provided from multiple County reservoir sites. The

Kahului and Waiale reservoir sites provide most of the domestic and fire protection water service for the college via a 12-inch waterline located along Ka`ahumanu Avenue. The Waiehu Heights Reservoir also services the campus with a 16-inch waterline that crosses through the campus. Fire hydrants on campus provide adequate protection for existing buildings. The required 2,000 gallons per minute (GPM) fire flow is available from the current on-campus fire protection system. It is noted that irrigation water for the campus is from an existing well which is not connected to the County's domestic water system.

b. Potential Impacts and Mitigation Measures

Water service required for the Maui Swap Meet will utilize the existing MCC water service. The proposed project is not anticipated to adversely impact existing water systems.

4. Drainage

a. Existing Conditions

The onsite MCC drainage system consists of a series of drain inlets, catch basins and underground drain lines which deposit the onsite runoff to the existing retention basin (project site). In addition, offsite runoff collected from Ka`ahumanu Avenue and from an area just south of Ka`ahumanu Avenue and west of Wakea Avenue is conveyed through the MCC campus via the MCC drainage system into the same retention basin. The existing retention basin is approximately 140 feet wide and 900 feet long and has been designed to accommodate the onsite runoff associated with the full build-out of the MCC campus, as well as the offsite runoff. The onsite and offsite storm water is retained in the basin, and the excess runoff flows north under Kahului Beach Road to Kahului Harbor via headwalls and underground drain lines.

b. Potential Impacts and Mitigation Measures

The proposed grading of the retention basin will include approximately 1 acre of land that currently directs its runoff (1.05 cfs using a 10-year design storm and 1.31 using a 50-year design storm) under Kahului Beach Road via existing headwalls to Kahului Harbor. The proposed walkways, driveway

and additional 1.0 acre of drainage area will cause the 10-year design storm runoff entering the retention basin to increase from 3.68 cfs to 6.57 cfs, a net increase of 2.99 cfs.

In relation to the retention basin, which was originally designed for a 50-year design storm, these proposed changes will cause the 50-year design storm runoff entering the retention basin to increase from 4.59 cfs to 8.22 cfs, a net increase of 3.63 cfs. The existing retention basin has a storage volume of 11,960 cubic yards (cy), or 7.4 acre-feet, and the proposed retention basin will have a volume of 16,130 cy, or 10.0 acre-feet, an increase of 2.6 acre-feet. The increase in storage volume provided by the regraded retention basin will adequately store the 3.63 cfs increase in runoff associated with the proposed project. Therefore, no adverse impacts to downstream environments or to natural drainage patterns surrounding the project site are anticipated as a result of the project. See **Appendix "C"**.

It is noted that during and immediately following heavy rainfall events which leave standing water in the retention basin, swap meet operations will be cancelled. However, it is noted that as indicated in the lease agreement between MEI and MCC, that MEI will be allowed to operate the swap meet on the paved parking area up to four (4) days per year to accommodate inclement rain-related weather.

5. Electrical and Telephone Services

a. Existing Conditions

Electrical service to MCC is provided by Maui Electric Company, Ltd. Telephone service is provided by Hawaiian Telcom.

b. Potential Impacts and Mitigation Measures

Currently, the proposed project is not anticipated to impact existing utilities facilities and services as an extension of electrical or telephone line to the site is not presently anticipated.

However, the applicant notes that should there be a need for an extension of electrical or telephone lines, the extension will be coordinated by MEI and MCC, as well as the appropriate service providers.

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawai`i Revised Statutes, relating to the Land Use Commission, establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" district. See **Figure 7**. The proposed use of the property is consistent with "Urban" district provisions.

B. MAUI COUNTY GENERAL PLAN

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

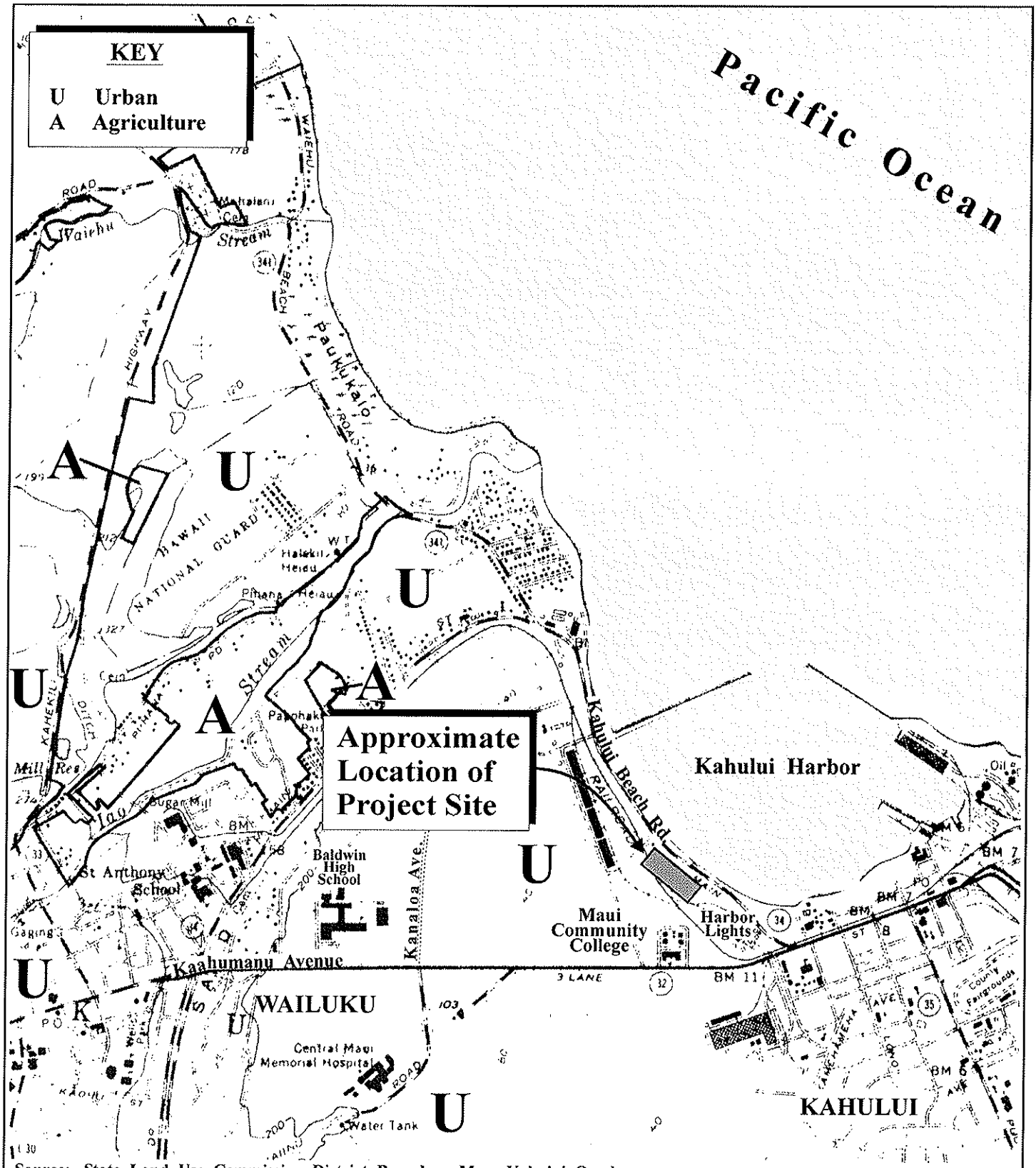
> *The general plan shall indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density; land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.*

The proposed action is in keeping with the following objectives and policies of the Maui County General Plan.

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

Policies:

1. Maintain a diversified economic environment compatible with acceptable and consistent employment.



Source: State Land Use Commission District Boundary Map, Kahului Quad

Figure 7 Maui Community College Swap Meet Improvements

State Land Use District Designations

1000 Feet
0 500 2000

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MUNEKIYO & HIRAGA, INC.

ATA\MCCSwapMeet\SLUD

2. Support programs, services and institutions which provide economic diversification.

Objective: To provide a balance between visitor industry employment and non-visitor employment for a broader range of employment choices for the County's residents.

Policy:

1. Encourage industries that will utilize the human resources available from within Maui County rather than having to import workers.

Objective: To use the land within the County for the social and economic benefit of all the County's residents.

Policy:

1. Mitigate environmental conflicts and enhance scenic amenities, without having a negative impact on natural resources.

C. WAILUKU-KAHULUI COMMUNITY PLAN

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

The Wailuku-Kahului Community Plan was adopted by the County of Maui through Ordinance No. 3061 which took effect on May 30, 2002.

Land use guidelines are set forth by the Wailuku-Kahului Community Plan Land Use Map. See **Figure 8**. The subject property is designated "Public/Quasi-Public" by the Community Plan.

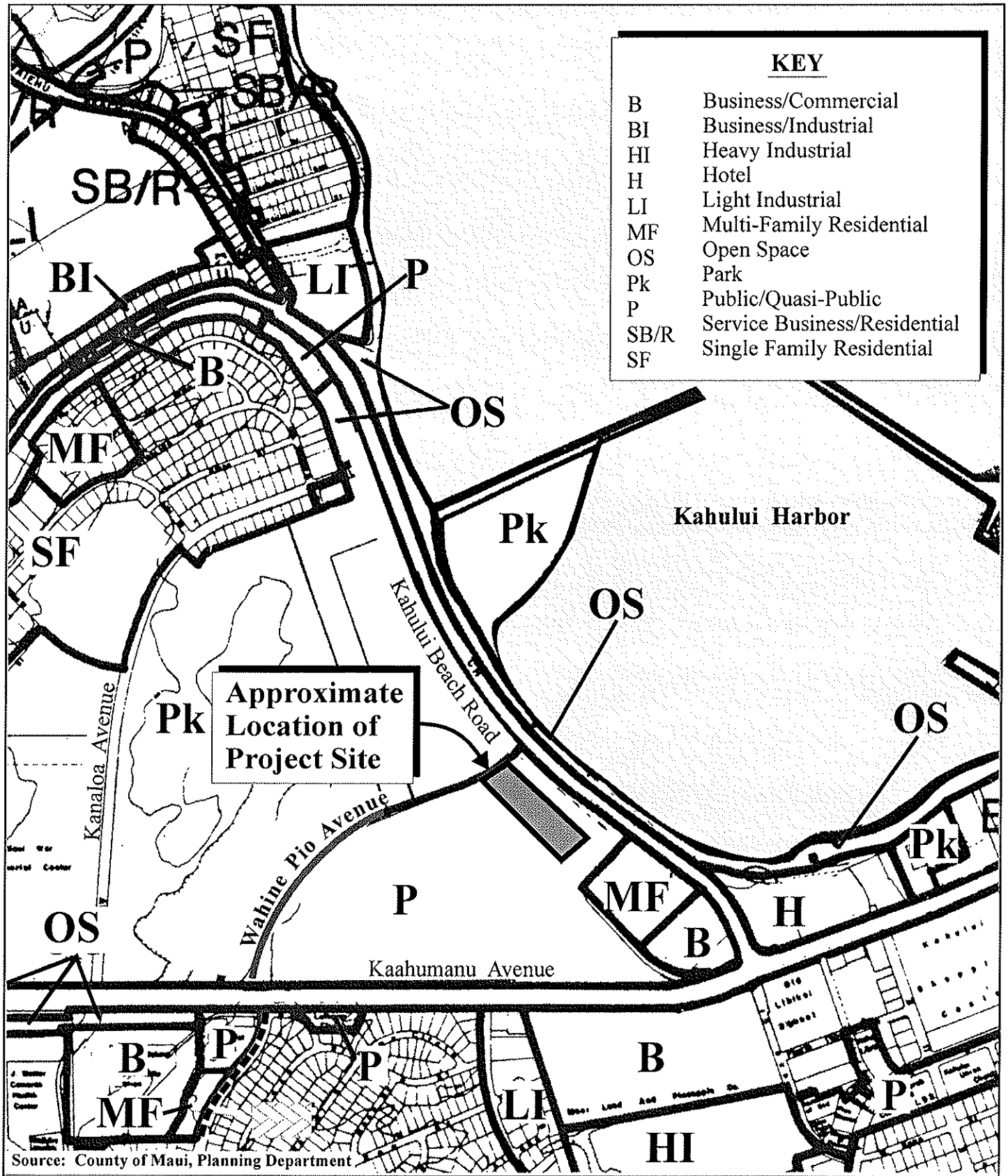

Figure 8 Maui Community College Swap Meet Improvements

Wailuku-Kahului Community Plan Land Use Designations

0 250 500 1000 Feet

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It is anticipated that the proposed swap meet and MCC will coordinate activities by which the students of MCC will have the opportunity to participate in the operations of the swap meet. It is also anticipated that the swap meet will not only act as a source of revenue for the college to help fund various programs, but also give students the opportunity to gain practical experience in small business enterprises. The college anticipates its Business, Arts, Ceramics, Culinary, Fashion Technology, Carpentry, Welding, Building Trades, credit as well as non-credit programs to participate in the weekly swap meet activities. Not only will students gain practical experience of operating a small entrepreneurial business, the college will also gain an outlet to sell student created products, which will support their respective educational programs.

In addition, the proposed project is consistent with the following goal, objectives and policies for the Economic Activity component of the Wailuku-Kahului Community Plan:

ECONOMIC ACTIVITY:

Goal:

A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and in a manner that promotes agricultural activity and preserves agricultural lands and open space resources.

Objectives and Policy:

* * *

5. Recognize the importance of small businesses to the region's economy.

D. ZONING

The subject property is zoned "M-1, Light Industrial" and "R-2, Residential" by Maui County zoning. The project site is located on the portion of property zoned "M-1, Light Industrial". The "M-1, Light Industrial" district is designed to contain mostly warehousing and distribution types of activity and permits most compounding, assembly, or treatment of articles or materials with the exception of heavy manufacturing and processing of raw materials (MCC19.24.010.). Permitted uses include any use in the B-1, B-2 and B-3, Business districts which cover the type of goods and services generally available at the Maui Swap Meet.

According to Maui County Code 19.16.020, permitted uses within the B-1 district include,

> *"other similar retail businesses or service establishments which supply commodities or perform services primarily for residents of the surrounding neighborhood; provided, however, such uses shall be approved by the commission as conforming to the intent of this title."*

In addition, permitted uses within the B-2 district include

> *"any other retail businesses or commercial enterprises which are similar in character of rendering sales of commodities or performances of services to the community and not detrimental to the welfare of the surrounding area; provided, however, that such uses shall be approved by the commission as conforming to the intent of this article."* (MCC 19.18.020)

Therefore, a request will be submitted to the Maui Planning Commission for a determination that the swap meet use conforms to the intent of the MCC, Section 19.24.010.

E. SHORELINE SETBACK DETERMINATION

In Maui County, shoreline setback rules apply to parcels adjacent to, abutting, or in proximity to the shoreline, regardless of whether another property or State-owned conservation area lies between the subject parcel and the ocean. The setback area is calculated using an Annual Erosion Hazard Rate (AEHR), the Average Lot Depth (ALD), or their union, whichever is greater.

a. Based on the AEHR method and applying the erosion rates found in the Maui Shoreline Atlas for the Kahului Harbor, the AEHR for the shoreline area in front of the project site is estimated on average to be 0.6 ft. per year. Applying the shoreline setback formula of 25 feet + (50 X AEHR) = shoreline setback, the determination of the shoreline setback for the subject parcel is: 25 feet + (50 X 0.6) = 56 feet.

b. Based on the ALD method, the depth of Parcel 125 is approximately 400 feet. The ALD setback is, therefore, 25 percent of the ALD which equals approximately 100 feet.

Since the ALD method is greater than the AEHR method, the shoreline setback is estimated to be 100 feet. The distance the proposed improvements will be from the shoreline is approximately 250 feet. Not only are the proposed improvements outside the shoreline

setback area, but they are also separated from the shoreline area by the Kahului Beach Road right-of-way and a narrow shoreline parcel to the north of the right-of-way.

F. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

The proposed project site is located within the County of Maui's Special Management Area (SMA). Pursuant to Chapter 205A, Hawai`i Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A, HRS, and the Rules and Regulations of the Planning Commission.

1. Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Policies:

(A) Improve coordination and funding of coastal recreational planning and management; and

(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;

(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;

(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

(v) Ensuring public recreational uses of county, state, and federally

owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;

(vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;

(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of Section 46-6, HRS.

Response: The proposed project will not affect coastal zone recreational opportunities. Accessibility to shoreline areas will not be impacted by the proposed action.

2. **Historic Resources**

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

Policies:

(A) Identify and analyze significant archeological resources;

(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and

(C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Response: The site for the proposed MCC Swap Meet has been extensively altered through previous construction activities and historical uses. An archaeological inventory survey, and subsequent construction completed for the retention basin, did not find any pre-contact Hawaiian artifacts. The proposed project is not anticipated to adversely affect significant historic or archaeological resources.

Archaeological monitoring will be carried out during ground altering activities to ensure cultural and historic resources are not adversely impacted by the proposed project.

3. **Scenic and Open Space Resources**

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

Policies:

(A) Identify valued scenic resources in the coastal zone management area;

(B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and

(D) Encourage those developments that are not coastal dependent to locate in inland areas.

Response: The proposed project will not adversely impact scenic or open space resources. The proposed project will not involve significant alteration to the existing topographic character of the site and will not significantly affect public views from the shoreline.

4. **Coastal Ecosystem**

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

Policies:

(A) Improve the technical basis for natural resource management;

(B) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

(C) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and

(D) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response: Best Management Practices (BMPs) will be implemented during the construction of the project to minimize disruption of coastal water ecosystems. In the long term, existing retention basin improvements have been sized to retain increased runoff from the proposed improvements. The completion of the proposed project will not significantly disrupt or impact coastal ecosystems.

5. **Economic Use**

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

(A) Concentrate coastal dependent development in appropriate areas;

(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:

(i) Use of presently designated locations is not feasible;

(ii) Adverse environmental effects are minimized; and

(iii) The development is important to the State's economy.

Response: The proposed action is designed to provide improved facilities for the relocation of the Maui Swap Meet, which currently provides vending space for approximately 200 vendors. The MCC site will have the capacity to accommodate approximately 225 vendors. It is anticipated that the proposed project will promote economic growth in the County of Maui. The proposed project is not anticipated to generate any adverse economic impacts.

6. **Coastal Hazards**

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.

Policies:

(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;

(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;

(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program;

(D) Prevent coastal flooding from inland projects; and

(E) Develop a coastal point and nonpoint source pollution control program.

Response: According to the Flood Insurance Rate Map for the area, the project site is located within "Zone A4", an area of a 100-year flood, and "Zone V23", an area of a 100-year coastal flood with velocity (wave action). The proposed improvements are not anticipated to increase the region's susceptibility to coastal hazards. Appropriate drainage measures will be implemented to ensure that downstream and adjacent properties will not be adversely impacted. As may be applicable, the proposed project will also comply with provisions of Maui County Code Chapter 19.62, Flood Hazard Areas.

7. **Managing Development**

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

Policies:

(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

(B) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and

(C) Communicate the potential short and long-term impacts of proposed

significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Response: In compliance with the requirements of Chapter 343, Hawai`i Revised Statutes, this Environmental Assessment has been prepared to facilitate public understanding and involvement with the proposed project. Compliance with applicable regulatory requirements, including the SMA permit process, advances the objective and policies for Managing Development.

Applicable State and County requirements will be followed to in the design and construction of the proposed project.

8. Public Participation

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

Policies:

(A) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;

(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and

(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: As previously noted, public awareness of the project is being promoted through the Environmental Assessment and SMA permit processes. The proposed project is not contrary to the objectives of public awareness, education and participation.

9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

(A) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;

(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and

(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: During grading activities associated with the proposed improvements, appropriate BMPs will be utilized to ensure that the downstream coastal environment is not adversely impacted. Beach access will not be impacted by the proposed action.

10. Marine Resources

Objective: Implement the State's ocean resources management plan.

Policies:

(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;

(B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

(C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;

(D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;

(E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and

(F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response: The proposed project is not anticipated to have adverse effects upon marine and coastal resources in the vicinity. Modifications to the retention basin required to accommodate the Maui Swap Meet will not affect the drainage retention function of the basin.

In addition to the foregoing objectives and policies, SMA permit review criteria pursuant to Act 224 (2005) provides that:

> No special management area use permit or special management area minor permit shall be granted for structures that allow artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes when the light:
>
> (1) Directly illuminates the shoreline and ocean waters; or
>
> (2) Is directed to travel across property boundaries toward the shoreline and ocean waters.

Response: The Maui Swap Meet will operate exclusively as a daytime event. Presently, no new lighting fixtures and poles are required for the swap meet.

However, should the need for lighting fixtures and poles arise, any new lighting improvements will be coordinated by MEI and MCC, as well as the appropriate agencies. Further, lighting design will specify the shielding of all lights and directional down lighting. The design considerations should mitigate light pollution and prevent lighting from traveling across property boundaries toward the shoreline and ocean.

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed improvements to the project site will result in construction-related impacts as described in Chapter II, Description of the Existing Conditions, Potential Impacts and Mitigation Measures.

Potential effects include noise generated impacts occurring from site preparation and construction activities. In addition, there may be temporary air quality impacts associated with dust generated from construction activities, and exhaust emissions discharged by construction equipment.

However, these impacts are anticipated to be temporary and will be mitigated through the use of appropriate Best Management Practices (BMPs).

The proposed project is not anticipated to create significant long-term adverse environmental effects.

V. ALTERNATIVES TO THE PROPOSED ACTION

V. ALTERNATIVES TO THE PROPOSED ACTION

The proposed action involves the relocation of the Maui Swap Meet from its current venue located at Pu`unene Avenue to the project site located within the campus of MCC. The relocation of the Maui Swap Meet is required because its current location is slated for housing and office development by the County of Maui. The context for alternatives analysis, therefore, addresses alternate locations which were considered for a new swap meet site.

Given the foregoing circumstances, the "no action" or "deferred action" alternatives are not considered viable.

The limited availability of lands in a location which provides suitable access and sufficient space for swap meet operations without impinging upon neighboring uses, therefore, dictates options for relocation consideration. Other important criteria include the need for a central location convenient for local residents and visitors, availability of lands for long-term use from a landowner, and the need for properly zoned lands which will permit swap meet operations. A number of alternative site locations were investigated during the relocation process. These alternatives included:

1. The Hawaiian Commercial and Sugar (HC&S) Plantation north site, off of Mokulele Highway and Hansen Road. This site is located north of Hansen Road, and included the State remnant highway. The applicant met with the State Department of Transportation, Highways Division regarding the remnant highway, as well as representatives of A&B Properties and HC&S. However, because of the anticipated expansion of the Sugar Cane Museum, the site was no longer an option. In addition, the site is zoned Agricultural, and would, therefore, require a State Land Use Special Use Permit and a Conditional Use Permit.

2. The HC&S Plantation south site located south of Hansen Road. This site is a triangular piece of property consisting of about 4.0 acres. However, the site was not deemed desirable as it is located in close proximity to the smokestack. Further, the site is zoned Agricultural and would require a State Land Use Special Use Permit and a Conditional Use Permit to permit swap meet operations onsite.

3. The drainage basin behind Kahului Wal-Mart was considered as a possible site for the

relocation of the Maui Swap Meet. However, there is currently no water or electricity serving the site and the development cost (including parking areas) proved to be too prohibitive.

4. The corner of Waiko Road and Kuihelani Highway was considered as a possible site for the Maui Swap Meet. However, due to development costs, as well as the lack of water or electricity servicing, the site was not considered a viable scenario.

5. A 1.25 acre site behind Wendy's at the Maui Mall was investigated as an alternative to the proposed action. However, the 1.25-acre site did not provide enough space for swap meet operations.

6. An area adjacent to Hoaloha Park, off of Ka`ahumanu Highway in Kahului was considered as a possible venue for the Maui Swap Meet. However, the site did not provide enough space for a swap meet operation.

In light of these circumstances, the MCC site was determined to be the preferred alternative.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed action is anticipated to result in the irreversible and irretrievable commitment of certain natural and fiscal resources, including fuel, labor, funding and land resources. Impacts relating to the use of these resources are not considered significant when weighed against the expected positive socio-economic and community benefits to be derived from the project.

VII. FINDINGS AND CONCLUSIONS

VII. FINDINGS AND CONCLUSIONS

The proposed project involves the improvements to a 4.5-acre portion of land situated at Maui Community College in Kahului, Maui, Hawai`i. Since State lands are being utilized for the project, an Environmental Assessment has been prepared pursuant to Chapter 343, Hawai`i Revised Statutes, and Chapter 200 of Title 11, Administrative Rules of the State Department of Health, Environmental Impact Statement Rules. A County Special Management Area Use Permit is also being requested.

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

1. **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource.**

   The site for the proposed MCC Swap Meet is an existing retention basin. No wetlands exist within the project site. There are no known rare, endangered or threatened species of flora, fauna, or avifauna within the project site.

   The site affected by the proposed project has already been disturbed by previous construction activities and historical uses. However, should cultural remains be uncovered during construction activities, applicable procedures to ensure compliance with Chapter 6E, HRS, will be followed.

   There is no loss or destruction of significant natural or cultural resources associated with the proposed action.

2. **Curtails the range of beneficial uses of the environment.**

   The proposed project is located within an existing drainage retention basin at the MCC campus. Modifications to the drainage retention basin are proposed to accommodate the Maui Swap Meet. However, the project site will still function as a drainage retention basin. The proposed action has been coordinated with MCC to ensure that college activities and academic affairs are not adversely impacted by the

proposed action. The project should not result in a significant effect on the beneficial uses of the environment.

3. **Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.**

The State's Environmental Policy and Guidelines are set forth in Chapter 344, Hawai'i Revised Statutes (HRS). The proposed action is not contrary to the policies and guidelines set forth in Chapter 344, HRS.

4. **Substantially affects the economic welfare, social welfare, and cultural practices of the community or State.**

The project would directly benefit the local economy during the construction phase. In the long term, the project provides opportunity to continue the Maui Swap Meet for the Maui community which directly provides an economic benefit.

5. **Substantially affects public health.**

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

6. **Involves substantial secondary impacts, such as population changes or effects on public facilities.**

The proposed project is not anticipated to result in secondary impacts, such as population changes or increased demands on regional public facilities.

7. **Involves a substantial degradation of environmental quality.**

During construction of the proposed improvements, appropriate BMPs will be utilized to ensure that potential adverse environmental effects are mitigated. No substantial degradation of the environment is anticipated as a result of project implementation.

8. **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.**

The proposed project does not represent a commitment to larger actions. The proposed project is not anticipated to create or contribute to any significant long-term

environmental effects.

9. **Substantially affects a rare, threatened, or endangered species, or its habitat.**

There are no known or identified habitats of rare, threatened, or endangered species of flora, fauna or avifauna in the vicinity of the project site. Given the scale and location of the proposed improvements, no habitats or natural environments are anticipated to be adversely affected by the proposed project.

10. **Detrimentally affects air or water quality or ambient noise levels.**

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, and erection of dust screens will be implemented to minimize wind blown emissions. Noise impacts will occur primarily from construction equipment. Appropriate BMPs will be implemented during grading operations to ensure that adverse environmental impacts on air quality and ambient noise levels are mitigated.

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

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**.

By implementing BMPs during construction, the proposed project is not anticipated to impact coastal waters. The subject property is located in "Zone A4," areas of the 100-year flood, and "Zone V23", areas of the 100-year coastal flood with velocity (wave action). The applicant will coordinate with the appropriate agencies in ensuring that the proposed action complies with applicable provisions of the Federal Flood Insurance Program and County flood hazard district regulations. There are no wetlands, geologically hazardous lands, estuaries, or fresh waters within or adjacent to the property. The project site falls within a tsunami evacuation area. There are no vertical buildings proposed in connection with the Maui Swap Meet relocation, and multiple evacuation routes are available from the site.

12. **Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.**

The project will not adversely affect scenic vistas or viewplanes.

13. **Requires substantial energy consumption.**

The proposed project will result in the short-term commitment of fuel for equipment vehicles and machinery during grading activities. However, the short-term energy demand is not considered substantive or excessive within the context of the region's overall energy consumption. In the long term, the project is not anticipated to create significant demands for energy consumption.

Based on the foregoing findings, it is anticipated that the proposed action will result in a Finding of No Significant Impact (FONSI).

VIII. LIST OF PERMITS AND APPROVALS

VIII. LIST OF PERMITS AND APPROVALS

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

State of Hawai`i

1. NPDES permit (for stormwater discharge associated with construction activities)

County of Maui

1. County Special Management Area Use Permit
2. Grading Permit
3. Building Permits
4. Special Flood Hazard Area Development Permit

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

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

The following agencies were consulted during preparation of the Draft Environmental Assessment. Agency comments and responses to substantive comments are also included in this section.

1. Ranae Ganske-Cerizo, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawai`i 96793-2100

2. George Young
Chief, Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District, Honolulu
Regulatory Branch
Building 230
Fort Shafter, Hawai`i 96858-5440

3. Patrick Leonard
Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122, Box 50088
Honolulu, Hawai`i 96813

4. Russ K. Saito, State Comptroller
Department of Accounting and General Services
1151 Punchbowl Street, #426
Honolulu, Hawai`i 96813

5. Sandra Lee Kunimoto, Chair
Department of Agriculture
1428 South King Street
Honolulu, Hawai`i 96814-2512

6. Theodore E. Liu, Director
State of Hawai`i
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai`i 96804

7. Patricia Hamamoto, Superintendent
State of Hawai`i
Department of Education
P.O. Box 2360
Honolulu, Hawai`i 96804

8. Micah Kane, Chairman
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawai`i 96805

9. Chiyome Fukino, M.D., Director
State of Hawai`i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai`i 96814

10. Alec Wong, P.E., Acting Chief
Clean Water Branch
State of Hawai`i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai`i 96814

11. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawai`i
Department of Health
54 High Street
Wailuku, Hawai`i 96793

12. Laura Thielen, Interim Chairperson
State of Hawai`i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai`i 96809

13. Melanie Chinen, Administrator
State of Hawai`i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai`i 96707

14. Barry Fukunaga, Director
State of Hawai`i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai`i 96813

cc: Fred Cajigal

15. Laurence K. Lau, Interim Director
Office Of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawai`i 96813

16. Haunani Apoliona, Board of Trustee Chair
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawai`i 96813

17. Mary Lou Kobayashi, Administrator
State of Hawai`i
Office of Planning
P.O. Box 2359
Honolulu, Hawai`i 96804

18. Charmaine Tavares, Mayor
County of Maui
200 South High Street
Wailuku, Hawai`i 96793

19. Deidre Tegarden, Director
County of Maui
Office of Economic Development
2200 Main Street, Suite 305
Wailuku, Hawai`i 96793

20. Gen Iinuma, Administrator
Maui Civil Defense Agency
200 South High Street
Wailuku, Hawai`i 96793

21. Carl Kaupololo, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai`i 96732

22. Vanessa A. Medeiros, Director
County of Maui
Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawai`i 96793

23. Tamara Horcajo, Director
County of Maui
Department of Parks and Recreation
700 Hali`a Nakoa Street, Unit 2
Wailuku, Hawai`i 96793

24. Jeffrey Hunt, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawai`i 96793

25. Thomas Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai`i 96793

26. Milton Arakawa, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai`i 96793

27. Cheryl Okuma, Director
County of Maui
Department of Environmental Management
One Main Plaza
2200 Main Street, Suite 176
Wailuku, Hawai`i 96793

28. Donald Medeiros, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawai`i 96793

29. Jeffrey Eng, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai`i 96793

30. Councilmember Joseph Pontanilla
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

31. Councilmember Michael Victorino
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

32. **Hawai`ian Telcom**
60 South Church Street
Wailuku, Hawai`i 96793

33. Neal Shinyama, Manager – Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawai`i 96733

34. Pamela Tumpap, Executive Director
Maui Chamber of Commerce
313 Ano Street
Kahului, Hawai`i 96732

35. Sandy Baz, Executive Director
Maui Economic Opportunity
99 Mahalani Street
Wailuku, Hawai`i 96793

SEP 1 3 2007

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

In Reply Refer To:
2007-TA-0276

SEP 1 2 2007

Ms. Erin Mukai
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii, 96793

Subject: Request for Information for Proposed Improvements at the Maui Community College to Accommodate the Maui Swap Meet

Dear Ms. Mukai:

This is in response to your August 10, 2007, letter received on August 13, 2007, requesting information for the preparation of an Environmental Assessment (EA) for proposed improvements at the Maui Community College to accommodate the Maui Swap Meet. The proposed project is located on 4.5 acres of land zoned light industrial, is currently planted in grass and serves as a stormwater detention basin. The project site, identified by TMK (2) 3-8-07:125, is owned by the University of Hawaii. The proposed project will involve clearing, grubbing and grading, expanding the existing detention basin, creating a berm for the detention basin and paving walkways and a service drive.

To assist you with this project we have reviewed the information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and the Hawaii GAP Program. Our species database indicates the federally threatened and endangered seabirds Newell's shearwater (*Puffinus auricularis newell*) and the Hawaiian petrel (*Pterodroma phaeopygia sandwichensi*), are known to fly through the project area.

We offer the following suggestions to assist you in the preparation of a draft EA. The EA should address all potential direct and indirect impacts of the project on listed seabirds. Hawaiian petrel and Newell's shearwater are prone to collisions with objects in artificially lighted areas. Early project planning should include minimizing or down-shielding external artificial lighting to reduce seabird mortality.

We hope this information assists you in developing your draft EA.

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If you have questions, please contact Dr. Jeff Zimpfer, Consultation and Technical Assistance Program (phone: 808/792-9431; fax: 808/792-9581).

Sincerely,

Christa Russell

for Patrick Leonard
Field Supervisor

MUNEKIYO & HIRAGA, INC.

Michael T. Munekiyo
Gregg Osamu Hiraga
Mitsuru "Mich" Hirano
Karlynn Kawahara

Mark Alexander Roy

December 21, 2007

Patrick Leonard, Field Supervisor
U. S. Department of the Interior
Fish and Wildlife Service
300 Ala Moana Boulevard,
Room 3-122, Box 50088
Honolulu, Hawai`i 96850

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:040 and 125

Dear Mr. Leonard:

Thank you for your letter of September 12, 2007, responding to our request for early consultation comments for the subject project. We wish to provide the following information in response to your letter.

Your comments regarding the Hawaiian petrel and Newell's shearwater are acknowledged and appreciated. The Maui Swap Meet will operate exclusively as a daytime event. No new lighting fixtures and poles are presently required for the swap meet.

A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Again, thank you for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:yp
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
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AUG 3 1 2007

LINDA LINGLE
GOVERNOR

RUSS K. SAITO
COMPTROLLER

BARBARA A. ANNIS
DEPUTY COMPTROLLER

(P)1213.7

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

AUG 3 0 2007

Ms. Erin Mukai
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Mukai:

Subject: Early Consultation Request for Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College (TMK (2) 3-8-07:125)

Thank you for the opportunity to conduct an early review of the subject project. This proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer.

If you have any questions, please call me at 586-0400 or have your staff call Mr. Clarence Kubo of the Public Works Division at 586-0488.

Sincerely,

RUSS K. SAITO
State Comptroller

AUG 2 4 2007

LINDA LINGLE
GOVERNOR

PATRICIA HAMAMOTO
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF THE SUPERINTENDENT

August 27, 2007

Ms. Erin Mukai, Planner
Munekiyo & Hiraga Inc.
305 High Street, Suite 104
Wailuku, Hawai`i 96793

Dear Ms. Mukai:

Subject: Early Consultation for Improvements for a Swap Meet
Kahului, TMK; 3-8-07: 125

The Department of Education has no comment or concern.

Thank you for the opportunity to comment. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at (808) 733-4862.

Very truly yours,

Patricia Hamamoto
Superintendent

PH:jmb

c: Randolph G. Moore, Assistant Superintendent, OBS
Duane Kashiwai, Public Works Administrator, FDB

AUG 2 7 2007

LINDA LINGLE
GOVERNOR
STATE OF HAWAII

MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

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

August 23, 2007

Ms. Erin Mukai, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Mukai:

Thank you for the opportunity to participate in the early consultation process for improvements to the Maui Swap Meet which proposes to be relocated to the Maui Community College. The Department of Hawaiian Home Lands has no comments.

Should you have any questions, please call the Planning Office at (808) 586-3836.

Aloha and mahalo,

Micah A. Kane, Chairman
Hawaiian Homes Commission

SEP 1 9 2007

PHONE (808) 594-1888 FAX (808) 594-1865

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

HRD07/3170

September 14, 2007

Erin Mukai
Munekiyo and Hiraga
305 High Street, Suite 104
Wailuku, HI 96793

RE: Early Consultation Request for Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College, TMK (2) 3-8-007:125, Wailuku, Maui

Dear Erin Mukai,

The Office of Hawaiian Affairs (OHA) is in receipt of your August 10, 2007 submission concerning the request for pre-assessment comments for the proposed improvements to the Maui County Swap Meet at the Maui Community College and offers the following comments:

The Draft Environmental Assessment (DEA) in accordance with Chapter 343 of the Hawai'i Revised Statues (HRS), should include a Cultural Impact Assessment (CIA). In accordance with the requirement of Act 50, Session Laws of Hawaii 2000, a CIA shall include information relating to the practices and beliefs of the Native Hawaiians who once inhabited this area and it is recommended that community involvement be included in this assessment.

After a review of our available records, it appears a known archaeological site is located in the project area. We have identified State Site Number 50-50-04-03112 as the Old Wailuku Railroad Bed. OHA asks that an assessment of the environmental effects upon this historic site be conducted because the preservation of the site is an immediate concern of our office.

OHA also asks that, in accordance with Section 6E-46.6, HRS and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jason Jeremiah, Policy Advocate-Preservation, Native Rights, Land and Culture, at (808) 594-1816 or jasonj@oha.org.

Aloha,

Clyde W. Nāmu'o
Administrator

C: Thelma Shimaoka
Community Resource Coordinator
OHA Maui Office
140 Hoohana St., Ste. 206
Kahului, HI 96732

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

December 21, 2007

Clyde W. Nāmu`o, Administrator
Department of Hawaiian Affairs
711 Kapi`olani Boulevard, Suite 500
Honolulu, Hawai`i 96813

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:040 and 125

Dear Mr. Nāmu`o:

Thank you for your letter of September 14, 2007, responding to our request for early consultation comments for the subject project. We wish to provide the following information in response to your letter.

Response to Comment No. 1

In accordance with Chapter 343 of the Hawai`i Revised Statutes (HRS), the Draft Environmental Assessment (EA) will include a Cultural Impact Assessment.

Response to Comment No. 2

Your comments concerning the location of the Old Wailuku Railroad Bed (State Site Number 50-50-04-03112) are acknowledged and appreciated. An archaeological inventory survey was conducted in December, 1992 for TMK (2) 3-8-007:040. The inventory survey reports that the segment of the railroad tracks running through the property were dismantled in the mid-1960's when the railroad ceased operations.

Response to Comment No. 3

Should any significant cultural deposits or human skeletal remains be uncovered during construction activities, applicable procedures will be followed to ensure compliance with Section 6E-46.6, HRS and Chapter 13-300, Hawai`i Administrative Rules.

A copy of the Draft EA will be provided to your office for review and comment.

Again, thank you for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:yp
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
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AUG 2 9 2007

LINDA LINGLE
GOVERNOR OF HAWAII

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

LORRIN W. PANG, 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

August 28, 2007

Ms. Erin Mukai
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai`i 96793

Dear Ms. Mukai:

Subject: **Early Consultation Request for Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College TMK: (2) 3-8-07: 125, Kahului, Hawaii**

Thank you for the opportunity to participate in the early consultation process for the proposed improvements to accommodate Maui Swap Meet at the Maui Community College campus. The following comments are offered:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for this project. The Clean Water Branch should be contacted at 808 586-4309.

2. It is our recommendation that no food be sold at the swap meet.

It is strongly recommended that the Standard Comments found at the Department's website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html be reviewed, and any comments specifically applicable to this project should be adhered to.

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

Sincerely,

Herbert S. Matsubayashi
District Environmental Health Program Chief

c: Ed Miyabara

9

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

December 21, 2007

Herbert Matsubayashi, District Environmental
Health Program Chief
Maui District Health Office
54 High Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:040 and 125

Dear Mr. Matsubayashi:

Thank you for your letter dated August 28, 2007, responding to our request for early consultation comments for the subject project. We wish to provide the following information in response to your comments.

Response to Comment No. 1

We acknowledge your comments regarding National Pollutant Discharge Elimination System (NPDES) permits. As such, appropriate permitting will be sought for the proposed project.

Response to Comment No. 2

Your recommendation concerning food sales at the swap meet is acknowledged. A copy of your comment letter has been transmitted to the operator of the Maui Swap Meet.

We will provide for your review and comment, a copy of the Draft Environmental Assessment.

305 High Street, Suite 104 • Wailuku, Hawaii 96793 • ph: (808)244-2015 • fax: (808)244-8729 • planning@mhinconline.com

environment
planning
government

Again, thank you for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:yp
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
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SEP 0 5 2007

LINDA LINGLE
GOVERNOR OF HAWAII

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

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

In reply, please refer to
EMD / CWB

08077PKP.07

August 30, 2007

Ms. Erin Mukai
Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Mukai:

Subject: Early Consultation Request for Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College

The Department of Health, Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf.

1. Any project and its potential impacts to State waters must meet the following criteria:

   a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.

   b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.

   c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) general permit coverage for discharges storm water runoff associated with 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 into State surface waters (HAR, Chapter 11-55). You must submit a Notice of Intent (NOI) at least 30 calendar days prior to the start of the construction activities. 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.

3. You must also submit a copy of the NOI to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the CWB that SHPD has or is in the process of evaluating your project. Please submit a copy of your request for review by SHPD or SHPD's determination letter for the project along with your NOI or NPDES permit application, as applicable.

4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of $25,000 per day per violation.

If you have any questions, please visit our website at http://www.hawaii.gov/health/environmental/water/cleanwater/index.html, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

Joanna Seto

for Alec Wong, P.E., Chief
Clean Water Branch

KP:np

c: Stacie Cheramie, UH Manoa [via fax 956-3205 only]
NGPC File No. R10A221

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

December 21, 2007

Alec Wong, P.E., Chief
Department of Health
Clean Water Branch
P. O. Box 3378
Honolulu, Hawai`i 96801-3378

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:040 and 125

Dear Mr. Wong:

Thank you for your letter of August 30, 2007, responding to our request for early consultation comments for the subject project. We wish to provide the following responses to your comments.

Response to Comment No. 1

We note the requirements of Hawai`i Administrative Rules (HAR). The applicant will submit an application for a National Pollutant Discharge Elimination System (NPDES) permit and the water impact criteria will be addressed, as appropriate, through the NPDES permit.

Response to Comment No. 2.

Your comments regarding the NDPES and its relation to HAR, Chapter 11-55 are acknowledged. The project engineer will be applying for the NPDES permit for discharges of water, including storm water runoff into State surface waters.

Response to Comment No. 3

Coordination with the Department of Land and Natural Resources (DLNR) and the State Historic Preservation Division (SHPD) will be carried out, as applicable, by the project engineer.

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhinconline.com

Response to Comment No. 4

Your comment concerning compliance with State's Water Quality Standards is acknowledged and appreciated.

A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Again, thank you for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:yp
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
F:\DATA\ATA\MCCSwapMeet\DOHCWBrespletter.wpd

AUG 2 1 2007

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 20, 2007

Munekiyo & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Hawaii 96793

Attention: Mr. Erin Mukai

Gentlemen:

Subject: Pre-Consultation for Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College, Kahului, Maui, Tax Map Key: (2) 3-8-7:125

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources has no comment to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Russell Y. Tsuji
Administrator

Hc

SEP 1 8 2007

LINDA LINGLE
GOVERNOR

BARRY FUKUNAGA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:
HWY-PS
2.5617

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

SEP 1 7 2007

Mr. Erin Mukai, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Mukai:

Subject: Early Consultation Request for Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College, Kahului, Maui, TMK: (2) 3-8-07:125

Thank you for consulting with us regarding the subject project. We have the following comments:

1. Applicant should prepare and submit to us a Traffic Assessment Report for our review and approval. The report should include an analysis and evaluation of the project's impacts on our State Highway facilities, Kahului Beach Road and Kaahumanu Avenue. Recommended roadway improvements should be mentioned in the report. Required roadway mitigation measures must be implemented by the developer at no cost to the state.

2. Diverting surface water run-off onto Kahului Beach Road is not permitted.

3. Construction plans must be submitted for our review and approval for work done within our State highway rights of way.

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

Very truly yours,

for BRENNON T. MORIOKA, Ph.D., P.E.
Deputy Director - Highways

17

MUNEKIYO & HIRAGA, INC.

Michael T. Munekiyo
Gwen Ohashi Hiraga
Mitsuru "Mich" Hirano
Karlynn Kawahara

Mark Alexander Roy

December 21, 2007

Brennon T. Morioka, Ph.D., P.E.
Interim Director
State of Hawai`i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai`i 96813

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:125 and 040

Dear Mr. Morioka:

Thank you for your letter of September 17, 2007, providing comments on the subject project. On behalf of the applicant, Maui Exposition, Inc., we would like to offer the following information in response to your letter.

Response to Comment No. 1

A traffic assessment report has been prepared by Austin, Tsutsumi & Associates, Inc. A copy of the traffic assessment will be included in the Draft Environmental Assessment (EA). A copy of the Draft EA will be provided to your office for review and comment.

Response to Comment No. 2

The retention basin in which the swap meet is proposed to be located will adequately store runoff associated with the proposed project. The proposed grading of the retention basin will include approximately one (1) acre of land that currently directs its runoff under Kahului Beach Road via existing headwalls to Kahului Harbor. A copy of the Preliminary Drainage Evaluation Letter prepared by Austin, Tsutsumi & Associates, Inc. will be included in the Draft EA.

Response to Comment No. 3

The proposed project will not include construction which will directly affect State highway facilities.

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhinconline.com

Again, thank you for your participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:tn
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
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SEP 1 2 2007

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

CHARMAINE TAVARES
Mayor

VANESSA A. MEDEIROS
Director

LORI TSUHAKO
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165 • EMAIL director.hhc@mauicounty.gov

September 7, 2007

Ms. Erin Mukai
Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Mukai:

SUBJECT: Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College TMK (2) 3-8-07:125)

We have reviewed your August 10, 2007 early consultation letter for the subject project and wish to inform you that we do not have any comment to offer.

Thank you for the opportunity to comment.

Sincerely,

Vanessa A. Medeiros

VANESSA A. MEDEIROS
Director of Housing and Human Concerns

xc: Assistant Housing Administrator

AUG 3 0 2007

CHARMAINE TAVARES
Mayor

TAMARA HORCAJO
Director

ZACHARY Z. HELM
Deputy Director

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

DEPARTMENT OF PARKS & RECREATION

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

August 22, 2007

Erin Mukai, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Request for Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College (TMK (2) 2-8-07:125)

Dear Ms. Mukai:

Thank you for the opportunity to review and comment on the proposed improvements for the new Maui Swap Meet site. As the project is still in its preliminary stages, we are particularly concerned with the impact that the development will have on traffic and parking especially during Maui Arts and Cultural Center events, County Fair and major athletic functions at Keopuolani Park or War Memorial Stadiums. A traffic and parking impact assessment for the proposed project would be appreciated. Please feel free to contact me or Mr. Baron Sumida, CIP Coordinator Parks Planning and Development, at 270-6173 should you have any other questions.

Sincerely,

TAMARA HORCAJO
Director

xc: Baron Sumida, CIP Coordinator Parks Planning & Development

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

December 21, 2007

Tamara Horcajo, Director
Department of Parks and Recreation
700 Hali`a Nakoa Street, Unit 2
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:040 and 125

Dear Ms. Horcajo:

Thank you for your letter of August 22, 2007, responding to our request for early consultation comments for the subject project. We wish to provide the following information in response to your letter.

Your comments regarding the consideration of a traffic and parking impact assessment for the proposed project are acknowledged and appreciated. A traffic assessment to address traffic concerns related to the project has been prepared by Austin, Tsutsumi & Associates, Inc. and will be incorporated in the Draft Environmental Assessment (EA).

A copy of the Draft EA will be provided to your office for review and comment.

Again, thank you for your participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:yp
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
F:\DATA\ATA\MCCSwapMeet\DPRrespletter.wpd

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhinconline.com

AUG 2 8 2007

POLICE DEPARTMENT
COUNTY OF MAUI

CHARMAINE TAVARES
MAYOR

OUR REFERENCE
YOUR REFERENCE

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

THOMAS M. PHILLIPS
CHIEF OF POLICE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE

August 20, 2007

Ms. Erin Mukai, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Mukai:

SUBJECT: Early Consultation Request for Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College
TMK (2) 3-8-07:125

Thank you for your letter of August 10, 2007, requesting comments on the above subject.

We have reviewed the information submitted for this project and have enclosed a copy of our comments. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Wayne T. Ribao
for: Thomas M. Phillips
Chief of Police

Enclosure
c: Jeff Hunt, Planning Department

23

COPY

TO	:	**THOMAS PHILLIPS, CHIEF OF POLICE, COUNTY OF MAUI**
VIA	:	**CHANNELS**
FROM	:	**STEPHEN ORIKASA, ADMINISTRATIVE SERGEANT, WAILUKU PATROL DIVISION**
SUBJECT	:	**RESPONSE TO REQUEST FOR COMMENT REGARDING THE PROPOSED MAUI SWAP MEET LOCATION AT M.C.C. TMK NO. (2) 3-8-07:125**

CONCUR WITH SGT. ORIKASA'S COMMENTS
AC Wayne Ibe
08/16/07

This communication is submitted as a response to a request for early consultation comments, regarding the proposed improvements to accommodate the Maui swap Meet at Maui Community College Campus, by Erin Mukai of Munekiyo & Hiraga, Inc.

REVIEW & RESPONSE:

A review of the description provided along with its attached maps, reveals a couple of items which should be taken into consideration in the development of this area.

The functional area being utilized should be surrounded by some type of fencing or other enclosure product. This is to eliminate persons trying to enter from a location other than the designated entrance/exit facing the M.C.C. parking lot. This will also eliminate unnecessary pedestrian traffic along the heavily traveled Kahului Beach Road.

Emergency exit points and an evacuation plan should be established in the event of natural or other disasters.

Problems with vehicle traffic are not foreseen. There are two exits from the M.C.C. campus, Kaahumanu Avenue and Wahinepio Street, which are main thoroughfares with traffic signals.

During the construction phase of this project, measure need to be taken to keep dust and debris to a minimum. Strong on-shore winds are normal in this area. There could be negative impacts to persons on the M.C.C. campus and neighboring Harbor Lights complex.

CONCLUSION:

I do not find anything to oppose this development at this time. The development of this area should not have negative effects on public safety, as long as the proper precautions are implemented.

Respectfully submitted for your perusal,

Stephen T. Orikasa E#716
Administrative Sergeant/Wailuku Patrol Division
08/15/07 @ 150 Hours

Concur with Sgt. ORIKASA's comments.
Forward for review.

A/Capt Wayne K. Ibarra 9229
08/15/07

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

December 21, 2007

Thomas M. Phillips, Chief
Maui Police Department
55 Mahalani Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:125 and 040

Dear Chief Phillips:

Thank you for your letter dated August 20, 2007, providing comments on the subject project. On behalf of the applicant, Maui Exposition, Inc., we would like to offer the following information in response to your letter.

Response to comments on enclosing the project site

We note your comments regarding the use of fencing or similar enclosure to discourage pedestrian access from Kahului Beach Road. The proposed Maui Swap Meet area will be fenced, with the main entrance gate located adjacent to the parking lot. There will be no other pedestrian access.

Response to comments on emergency exit points and evacuation plan

We note your comments concerning exit points and evacuation plan in the event of natural or other disasters. The applicant will coordinate with Maui Community College and other appropriate agencies to address emergency evacuation requirements.

Response to comments on traffic

A traffic assessment which addresses issues relating to traffic has been prepared by the project engineer, Austin, Tsutsumi & Associates, Inc. A copy of the traffic assessment will be included in the Draft Environmental Assessment (DEA).

Response to comments on construction-related impacts

During the construction phase of project development, dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions. In addition appropriate Best Management Practices (BMPs) will be utilized to help mitigate potential adverse impacts attributed to construction-related activities.

A copy of the DEA will be provided to your office for review and comment.

Again, thank you for your participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:tn
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
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SEP 0 5 2007

CHARMAINE TAVARES
Mayor

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

MICHAEL M. MIYAMOTO
Deputy Director

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

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

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

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

August 30, 2007

Ms. Erin Mukai
MUNEKIYO & HIRAGA, INC.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Ms. Mukai:

SUBJECT: EARLY CONSULTATION FOR PROPOSED IMPROVEMENTS TO ACCOMMODATE MAUI SWAP MEET AT MAUI COMMUNITY COLLEGE

We reviewed the subject application and have the following comments:

1. We are in receipt of your transmittal dated August 16, 2007 requesting our review of the above subject matter.

2. Our primary concern with this location is that the public may be tempted to park as close to the event as possible and park either on Kaihee Place, a private road; on Kahului Beach Road, a State highway; or on Wahine Pio Avenue, a County road. No parking is presently allowed on either Kahului Beach Road or on Wahine Pio Avenue. However, we would recommend that as part of the public relations for the Swap Meet organizer(s) that they publish the location of the allowed parking and discourage parking on the three roadways named above.

3. The architect and owner are advised that the project is subject to possible tsunami and flood inundation. As such, said project must conform to Ordinance No. 1145, pertaining to flood hazard districts.

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 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. A detailed final Traffic Impact Assessment Report for the entire development shall be submitted for our review and approval. The report shall also address regional traffic impacts and include assessments from the local community police officer.

9. The Maui Swap Meet is located within a drainage sump that is to be used for future drainage retention as called out in the Kahului Drainage Master plan. An agreement identifying this use will need to be executed with assurance that the drainage basin will be restored to existing conditions upon demand.

Thank you for the opportunity to comment on this matter.

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,

MILTON M. ARAKAWA, A.I.C.P.
Director of Public Works

MMA:MMM:ls
xc: Highways Division
Engineer Division
S:\LUCA\CZM\Prop_Imp_Maui_Swap_Meet_at_MCC_erly_38007125_ls.wpd

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KAPLYNN KAWAHARA

MARK ALEXANDER ROY

December 21, 2007

Milton Arakawa, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:125 and 040

Dear Mr. Arakawa:

Thank you for your letter dated August 30, 2007, responding to our request for early consultation comments for the subject project. We would like to provide the following information in response to your letter.

Response to Comment No. 2

We note your comments regarding parking concerns related to the subject project. Parking will be provided through the adjacent MCC parking lot which provides approximately 820 stalls. In addition, your recommendation concerning the publication of the permitted parking area has been forwarded to Maui Exposition, Inc., the owner of the Maui Swap Meet, for consideration and action.

Response to Comment No. 3

The subject property is located within "Zone A4" and "Zone V23." Development plans will be designed to comply with applicable provisions of the Federal Flood Insurance Program and County flood hazard district regulations. No building construction is proposed in connection with the proposed action.

Response to Comment No. 4

A Preliminary Drainage Evaluation has been prepared by Austin, Tsutsumi & Associates, Inc. for the subject project. A copy of the Preliminary Drainage Evaluation will be included in the Draft Environmental Assessment (EA).

Response to Comment No. 5

The project engineer will coordinate with the Department of Public Works regarding the preparation and submittal of the final drainage report and BMP Plan.

Response to Comment No. 6

A detailed plot plan illustrating the existing and proposed features of the subject project will be included in the construction documents.

Response to Comment No. 7

The location of the project site in relation to the 100 year flood inundation limits, as applicable, will be included in the construction documents.

Response to Comment No. 8

A traffic assessment has been prepared by the project engineer, Austin, Tsutsumi & Associates, Inc. In addition, the project engineer is in receipt of an early consultation comment letter dated August 20, 2007 from the Police Department of the County of Maui. The traffic assessment will be included in the Draft EA.

Response to Comment No. 9

Your comments regarding the location of the proposed project site in relation to the Kahului Drainage Master plan is noted. The applicant will coordinate with Maui Community College and the Department of Public Works to formulate and execute required agreements.

A copy of the Draft EA will be provided to your office for review and comment.

Again, thank you for your participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:tn
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
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SEP 0 7 2007

CHARMAINE TAVARES
Mayor

CHERYL K. OKUMA, Esq.
Director

GREGG KRESGE
Deputy Director

TRACY TAKAMINE, P.E.
Solid Waste Division

DAVID TAYLOR, P.E.
Wastewater Reclamation Division

COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2200 MAIN STREET, SUITE 175
WAILUKU, MAUI, HAWAII 96793

September 5, 2007

Erin Mukai
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

SUBJECT: MAUI SWAP MEET AT MAUI COMMUNITY COLLEGE
EARLY CONSULTATION
TMK (2) 3-8-007:125

Dear Ms. Mukai,

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

1. Solid Waste Division comments

   a. Include a plan for cleared & grubbed material disposal/composting.

2. Wastewater Reclamation Division comments:

   a. It appears that no sewer facilities are within the intended work site. A detailed drawing (to scale) would be necessary to determine the actual proximity of facilities to the project. An exhibit showing wastewater facilities in the area is attached for your use.
   b. Note that a replacement force main will be constructed in the vicinity of the existing 20" force main within the next 12 months.
   c. It is assumed that no connections to the sewer system are proposed for this project.

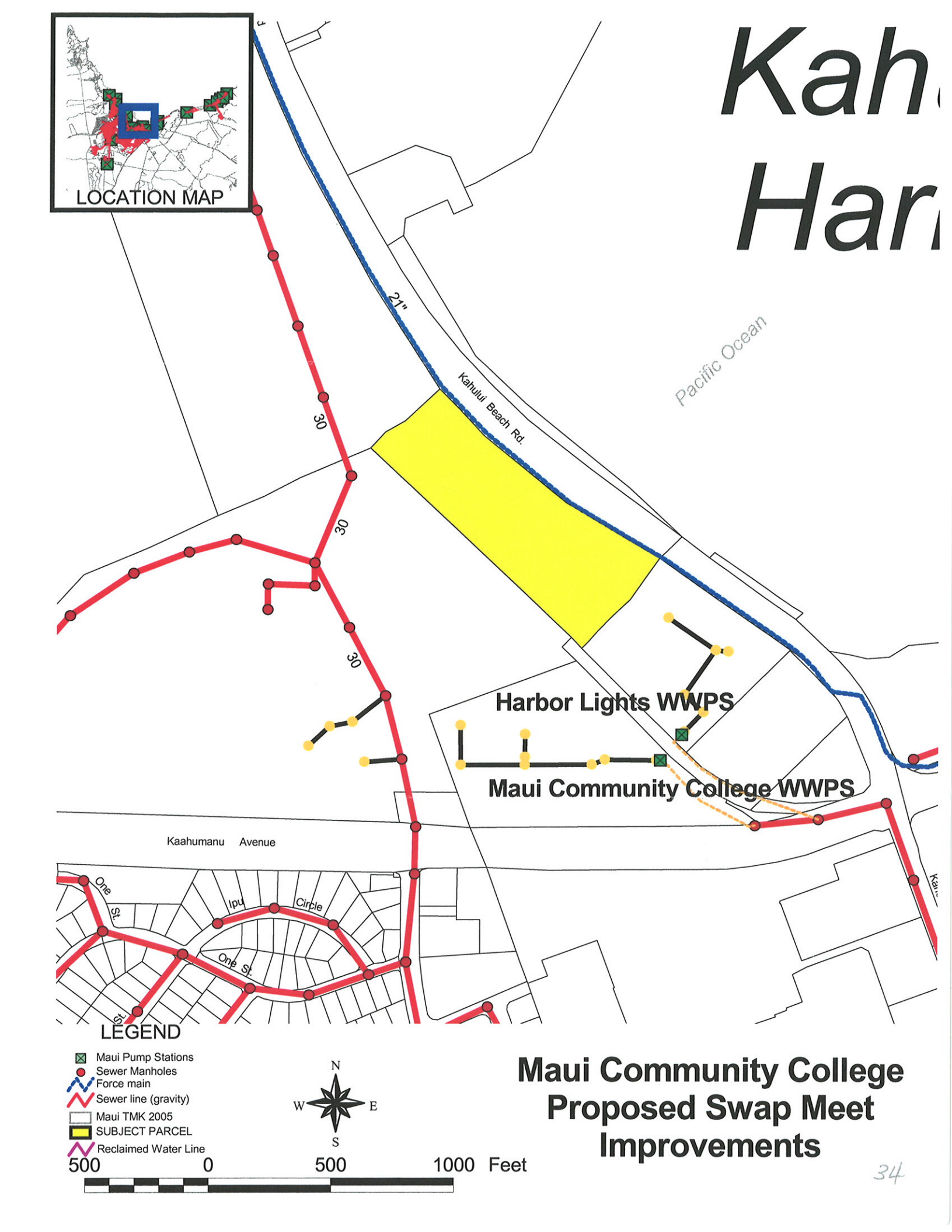
If you have any further questions regarding this memorandum, please contact Gregg Kresge at 270-8236.

Sincerely,

Cheryl K. Okuma

Cheryl Okuma, Director

32


LOCATION MAP
Kahului Beach Rd.
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Harbor Lights WWPS
Maui Community College WWPS
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Maui Pump Stations
Sewer Manholes
Force main
Sewer line (gravity)
Maui TMK 2005
SUBJECT PARCEL
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Maui Community College
Proposed Swap Meet
Improvements
34

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KAREN KAWAHARA

MARK ALEXANDER ROY

December 21, 2007

Cheryl Okuma, Director
County of Maui
Department of Environmental Management
2200 Main Street, Suite 175
Wailuku, Hawai'i 96793

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:125 & 040

Dear Ms. Okuma:

Thank you for your letter dated September 5, 2007, providing comments on the subject project. On behalf of the applicant, Maui Exposition, Inc., we wish to provide the following information in response to your letter.

Response to Comment from the Solid Waste Division

1. As requested, a plan for cleared and grubbed material disposal/composting will be prepared and included in the construction documents.

Response to Comments from the Wastewater Reclamation Division

1. The Maui Swap Meet intends to use portable toilets during its operations at the proposed site. The proposed project is not anticipated to impact existing wastewater services.

2. We note the construction of a replacement force main in the vicinity of the existing 20-inch force main within the next 12 months.

3. No connections to the sewer system are proposed for the subject project.

A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Again, thank you for your participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:tn
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
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CHARMAINE TAVARES
Mayor

JEFFREY S. HUNT
Director

COLLEEN M. SUYAMA
Deputy Director

SEP 27 2007

COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 25, 2007

Ms. Erin Mukai
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Mukai:

SUBJECT: PRE-CONSULTATION COMMENTS IN PREPARATION OF A DRAFT ENVIRONMENTAL ASSESSMENT FOR THE MAUI SWAP MEET AT MAUI COMMUNITY COLLEGE LOCATED AT TMK: 3-8-007:125, MAUI, HAWAII (RFC 2007/0081)

The Maui Planning Department (Department) is in receipt of your request for comments in preparation of a Draft Environmental Assessment (EA) for the above-referenced project. The Department understands that the proposed action includes the following:

- The applicant is Maui Exposition, Inc. (MEI); and
- The applicant is proposing to relocate the Maui Swap Meet operation to an approximate 4.5 acre parcel on the Maui Community College Campus. Site work related to the proposed project will include the clearing, grading, grubbing of the property; expansion of an existing drainage retention basin; and the construction of paved asphaltic concrete (ac) walkways and a service driveway.

Based on the foregoing, the Department provides the following comments as pre-consultation in preparation of the Draft EA:

1. The land use designations for the project area are as follows (see attached):

   - State Land Use – Urban
   - Community Plan – Public/Quasi-Public
   - County Zoning – M1- Light Industrial
   - Other – Located within the Special Management Area

2. The proposed project will be required to obtain a Special Management Area Use Permit from the Maui Planning Commission;

3. The Department should be consulted on who the accepting authority will be for the Environmental Assessment;

4. The property is identified in the Maui Shoreline Atlas (Atlas). This Atlas is comprised of a series of shoreline erosion maps that establishes shoreline erosion rates for specific regions on the Island of Maui. Thus the property is subject to the Shoreline Setback Rules for the Maui Planning Commission based upon the annual erosion hazard rate method. The Atlas may be viewed at the County of Maui website;

5. The applicant should submit an application to the Department for a shoreline setback determination. Once this determination is made, the layout of the proposed project may need to be revised to meet the requirements of the Shoreline Setback Rules;

6. The document should include a thorough discussion of the relationship of the proposed project with the Wailuku-Kahului Community Plan; and

7. Further, the document should include a discussion of how the proposed use is consistent with the Public/Quasi-Public Community Plan designation of the property.

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Robyn Loudermilk at robyn.loudermilk@mauicounty.gov or at 270-7180.

Sincerely,

for JEFFREY S. HUNT, AICP
Planning Director

xc: Clayton I.Yoshida, AICP, Planning Program Administrator
Robyn L. Loudermilk, Staff Planner

JSH:RLL:bv

EA Project File
General File

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MUNEKIYO & HIRAGA, INC.

Michael T. Munekiyo
Gwen Ohashi Hiraga
Mitsuru "Mich" Hirano
Karlynn Kawahara

Mark Alexander Roy

December 21, 2007

Jeffrey S. Hunt, Director
Department of Planning
250 South High Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:040 and 125

Dear Mr. Hunt:

Thank you for your letter dated September 25, 2007, responding to our request for early consultation comments for the subject project. On behalf of the applicant, Maui Exposition, Inc., we wish to provide the following information in response to your comments.

Response to Comment No.1

The existing land use designations for the proposed project site are noted.

Response to Comment No. 2

Your comment concerning the requirement of a Special Management Area Use Permit is acknowledged. The applicant is currently in the process of filing an application for a Special Management Area Use Permit with the Department of Planning.

Response to Comment No. 3

Your comment regarding the consultation with the Department of Planning (DPL) concerning the determination of the accepting authority for the Environmental Assessment (EA) is noted and appreciated. The applicant and its consultants will coordinate accordingly.

Response to Comment No. 4

We acknowledge your comments concerning the Maui Shoreline Atlas. Assessment of the shoreline setback calculation will be included in Chapter III of the EA. In this regard we

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhinconline.com

note that a shoreline setback of approximately 100 feet is required. The subject improvements are located approximately 250 feet from the shoreline.

Response to Comment No. 5

The request for submission of an application to DPL for shoreline setback determination is noted. See response to Item No. 4, above.

Response to Comment No. 6

Your comment concerning the inclusion of a thorough discussion of the relationship of the proposed project with the Wailuku-Kahului Community Plan is acknowledged. The EA will address the aforementioned relationship.

Response to Comment No.7

A discussion of the proposed use of the Maui Swap Meet at the Maui Community College campus and its consistency with the Public/Quasi-Public Community Plan designation will be addressed in the EA.

Again, thank you for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:yp
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition, Inc.
David Tamanaha, Maui Community College
F:\DATA\ATA\MCCSwapMeet\planningdept.ecres.wpd

CHARMAINE TAVARES
MAYOR

AUG 17 2007

DON A. MEDEIROS
Director
WAYNE A. BOTEILHO
Deputy Director
Telephone (808) 270-7511
Facsimile (808) 270-7505

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

August 14, 2007

Ms. Erin Mukai, Planner
Munekiyo and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: MAUI SWAP MEET AT MAUI COMMUNITY COLLEGE

Dear Ms. Mukai:

The County Department of Transportation suggests the consideration of an onsite bus stop. While we cannot guarantee stops by the Maui Bus, the swap meet could benefit by having patrons disembark nearby. The County could also benefit by having a designated area should it be needed.

Our comments are being made because site planning is still in its early stages.

Please do not hesitate to contact me at 270-7511 if I can be of any assistance or clarification.

Sincerely,

DON MEDEIROS
Director of Transportation

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42

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

December 21, 2007

Don Medeiros, Director
Department of Transportation
200 South High Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:040 and 125

Dear Mr. Medeiros:

Thank you for your letter of August 14, 2007, responding to our request for early consultation comments for the subject project. We wish to provide the following information in response to your letter.

Your comments regarding the consideration of an onsite bus stop is noted and appreciated. Currently, a bus stop for the Maui Bus is located at the rear parking area of the Maui Community College campus. Patrons of the Maui Swap Meet could, therefore, utilize this bus stop to access the swap meet facility.

A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Again, thank you for your participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:yp
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition Inc.
David Tamanaha, Maui Community College
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Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461

NOV 0 5 2007

November 1, 2007

Munekiyo & Hiraga, Inc.
Attention: Erin Mukai
305 High Street, Suite 104
Wailuku, Maui, Hawaii, 96793

Dear Ms. Mukai,

Subject: Maui Swap Meet at Maui Community College
Early Consultation Request for Proposed Improvements
Kahului, Maui, Hawaii
TMK: (2) 3-8-07:125

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

In reviewing our records and the information received, Maui Electric Company (MECO) has no objection to the subject project site at this time. If the customer requires electric service, we highly encourage the customer to submit an electrical service request so that service can be provided on a timely basis.

Should you have any questions or concerns, please call Ray Okazaki at 871-2340.

Sincerely,

Neal Shinyama
Manager, Engineering

NS/ro:lh

44

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

December 21, 2007

Neil Shinyama, Manager, Engineering
Maui Electric Company, Ltd.
P. O. Box 398
Kahului, Hawai`i, 96733-6898

SUBJECT: Early Consultation for the Proposed Improvements to Accommodate the Maui Swap Meet at Maui Community College located at TMK (2) 3-8-007:040 and 125

Dear Mr. Shinyama:

Thank you for your letter dated November 1, 2007, responding to our request for early consultation comments for the subject project. On behalf of the applicant, Maui Exposition, Inc., we wish to provide the following information in response to your comments.

Your comment concerning the submission of an electrical service request should the applicant request electrical service is noted and appreciated. The applicant will coordinate with your agency as required.

Again, thank you for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:yp
cc: Donohue Fujii, Austin, Tsutsumi & Associates, Inc.
Wil Wong, Maui Exposition, Inc.
David Tamanaha, Maui Community College
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environment planning government

SEP 0 6 2007

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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/council

Director of Council Services
Ken Fukuoka

September 4, 2007

Munekiyo and Hiraga, Inc.
Erin Mukai, Planner
305 High Street, Suite 104
Wailuku, HI 96793

SUBJECT: Pre- Assessment Comments Regarding Proposed Improvements to Accommodate Maui Swap Meet at Maui Community College Tax Map Key (2)3-8-07:125.

Thank you for the opportunity to provide pre-assessment comments on the proposal to initiate the EA process for the proposed improvements to accommodate Maui Swap Meet at Maui Community College. After review of the preliminary proposal, I have no comments at the present time.

Sincerely,

JOSEPH PONTANILLA,
COUNCIL MEMBER

X. REFERENCES

X. REFERENCES

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Department of Accounting and General Services, State of Hawai`i, Application for Special Management Area Use Permit - Maui Community College Building "Q" Renovations, October 2002.

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Wilson Okamoto & Associates, Inc., County of Maui: Infrastructure Assessment Update, May 2003.

APPENDIX A.

An Archaeological Inventory Survey for the Parking Lot Expansion and Retention Basin on Maui Community College Campus

AN ARCHAEOLOGICAL INVENTORY SURVEY FOR THE PARKING LOT EXPANSION AND RETENTION BASIN ON MAUI COMMUNITY COLLEGE CAMPUS (TMK 3-8-07: 40 & 43), *AHUPUA'A* OF WAILUKU, DISTRICT OF WAILUKU, ISLAND OF MAUI

Prepared for:

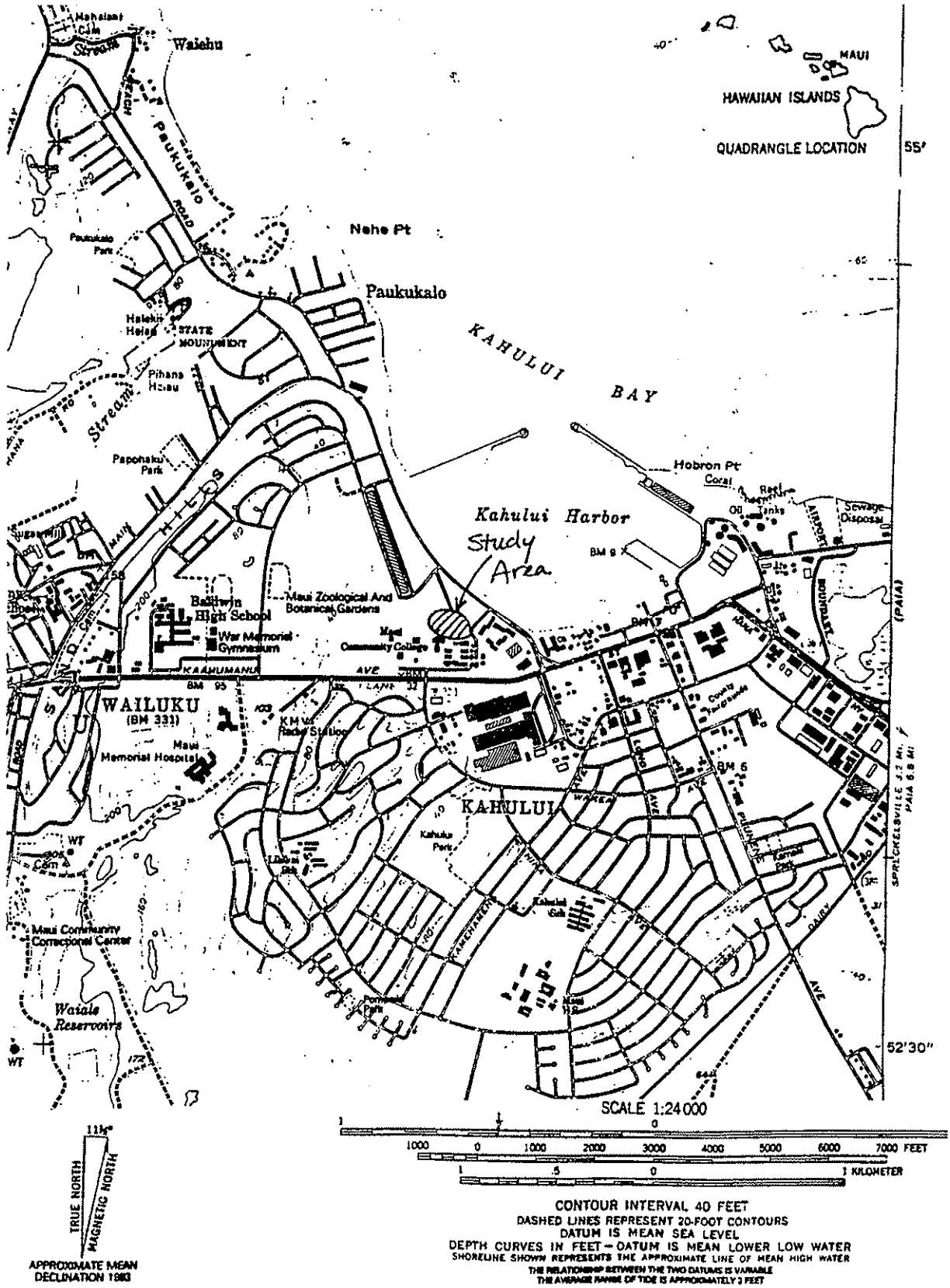
Gima, Yoshimori, Miyabara, Deguchi Inc.
Wailuku, Hawaii

Prepared by:

Xamanek Researches
P.O. Box 131
Pukalani, Hawaii, 96788

Walter M. Fredericksen
Demaris L. Fredericksen

December 1992



MAP 1 - Topograhic Map, U.S.G.S., Wailuku Quadrangle, Scale 1:24,000, 1983.

TABLE OF CONTENTS

LIST OF MAPS, FIGURES AND PHOTOGRAPHS

PHOTO 3 - Stone and concrete planter, or flower bed, near the poured concrete floors, 18th Service and Supply Battalion, USMC.

PHOTO 4 - Row of coconut trees along the road into the USMC Base, taken in 1946 after the tsunami. (Maui Historical Society Archives)

PHOTO 5 - Same line of trees, 1992.

PHOTO 6 - View of the makai side of the study parcel showing damage done during the 1946 tsunami. (Maui Historical Society Archives)

PHOTO 7 - Quonset Huts which were part of the USMC Base, with house displaced by the 1946 tsunami. (Maui Historical Society Archives)

PHOTO 8 - Backhoe testing in dense vegetation on subject parcel

INTRODUCTION

In early June, 1992, we were contacted by Gima, Yoshimori, Miyabara, Deguchi Inc. (GYA Inc.), regarding an archaeological inventory survey for a proposed State of Hawaii expansion of the University of Hawaii, Maui Community College Campus, at Kahului, Maui, Hawaii (D.A.G.S. Job No. 15-31-4953; GYA Project No. 91125.3). The proposed expansion plans include extension of the present, large automobile parking lot on the north side of the existing campus and construction of a large retention basin that will run along the north and east border of the extended parking lot area. Proposed construction of Buildings "J" and "S", while included in the overall construction project proposal, were not part of archaeological research task. This was determined through consultation with the SHPD and site-proposal maps, which show one of the proposed buildings slated for construction on the existing campus Parking Lot (Building "S"), and the other (Building "J") in an area already disturbed and surveyed.

Following an initial assessment of the project area, we submitted a proposal for the completion of the necessary archaeological inventory survey work. Our proposal included surface surveying, subsurface testing and preparation of a report on the findings of the survey. The proximity of the present parking lot and its attendant land disturbance during construction, coupled with military construction during the Second World War when the parcel was part of the United States Marine Corps, 18th Service Battalion camp, have contributed to the heavily disturbed nature of the site area.

Our proposal was submitted in June, 1992. It was accepted by October 6, 1992. Background research and fieldwork began in October and we submitted a preliminary report on findings of the survey November 4, 1992. Additional work in early/middle November was concluded, followed by preparation of the archaeological inventory survey report.

SURVEY AREA

The subject parcel comprises ca. 5 acres and is bordered on the north and east side by Kahului Beach Road and Kahului Harbor (Map 1). The south and east border is formed by the access road to the Harbor Lights Project and the west and north border lies adjacent to the Maui Community Arts and Cultural Center project. The harbor shoreline lies ca. 20 - 50 meters north of Kahului Beach Road. The land for the two projects is part of TMK: 3-8-07: 40 & 43 (Map 2), at "Owa and Kalua, Kahului, Wailuku, Maui, Hawaii", as stated on the topographic map prepared by Robert T. Tanaka, Civil Engineer, and is included in the present University of Hawaii, Maui Community College campus (Map 3). It is part of the former large ahupua'a of Wailuku.

NATURAL HISTORY

The entire University of Hawaii, Maui Community College campus is geologically part of the Kula series of lava flows. It lies in the interface area of dominant entisols made up of volcanic ash/beach sand derived soils and oxisols which are exceptionally stable lowland soils (University of Hawaii, 1983, pp. 39-41).

Puuone Sand (PZUE) soils are defined for sandhills near the ocean for Maui Island. A description includes the following-- "In a representative profile the surface layer is grayish-brown, calcareous sand about 20 inches thick. This is underlain by grayish-brown, cemented sand. The soil is moderately alkaline in the surface....Permeability is rapid above the cemented layer. Runoff is slow, and the hazard of wind erosion is moderate to severe." (Foote, 1972, p. 117)

Soil description ranges from primarily aeolian sand and some sand lenses with color variations, through various mixes of landfill, including crushed rock, beach pebbles and coral chunks. During the survey, soil types were described using Foote (Ibid.) and the Munsell system. Some recent humus soil has formed in surface zones from vegetative decay, but no thick deposits were observed in the test trenches excavated. Root penetration of the loose, sandy soils is intense throughout the survey area, with depths up to 40 cm. below surface dominated by a matrix of intermeshed roots of grasses and woody plants.

Considerable disturbance from previous land use of the parcel has obliterated any previous surface features that might have been present, with the exception of poured concrete

foundations associated with World War II military use. Large coastal dunes lie to the west and north of the subject parcel. Presently, low elevations with averages between 6 and 12 above mean sea level feet are typical. Portions of the area appear to have been part of a lowland swamp wetland. Evidences of earth-fill activities were discovered during the archaeological survey. It was also noted that the portion of the parcel bordering Harbor Lights Complex is still a wet swamp-like depression. The maximum elevation of the area at the extreme western border increases to ca. 24 feet.

Elevations range from 6 to 14 feet above mean sea level, with ground water apparent from ca. 1.5 to over 3 meters below surface in most areas depending on the elevation. At the western border elevations increase to over 24 feet on the knoll along the bordering edge, although the knoll is off the property. Near the southeast border to the Harbor Lights Complex, elevations are uneven, alternating from 6 to 8 to 6 to 10 feet, creating a "washboard" effect from southwest to northeast, with Kaihee Place at an elevated 12 feet. This part of the parcel is presently quite swamp-like. Kahului Beach Road also has an elevation of ca. 12 feet. Land between the subject parcel and Kahului Beach Road (both part of Lot 1A, same TMK) exhibits an elevation on average of ca. 6-7 feet with a berm to 12 feet at the mauka Kahului Beach Road border. An additional berm on the mauka side of the low area to ca. 8-9 feet above sea level. This low-lying land serves as a catchment for storm runoff, with four pipe-culverts passing under Kahului Beach Road and the beach into Kahului Harbor for drainage.

The parcel is covered with heavy undergrowth of various soft fiber and woody plants. The most abundant and notable large plants include koa haole (Leucaena leucocephala), Kiawe (Prosopis pallida), Castor Bean (Ricinus communis), Tree Heliotrope (Messerschmidia argentea), and coconut palm (Cocos nucifera), which are found planted in rows bordering a former road on the Marine Base (Photos 4 & 5). Smaller species forming the understory include herbacious plants (Spinifera sp.), some Buffle grass (Cenchrus ciliarus), and other grasses, lantana (Lantana camara) and morning glory (Ipomoea indica). Other exotic, less noticable species are also present. No significant faunal remains were observed during the survey.

BACKGROUND HISTORICAL RESEARCH

The subject parcel is part of the large ahupua'a of Wailuku, which included land from Wailuku to Paia, and extending nearly halfway across the isthmus. This ahupua'a is located in,

and encompasses roughly half the land area of the Wailuku District. A detailed summary of pre- and post-European contact history for this ahupua'a is presented in two recent reports on land parcels nearby the present, subject parcel (Kennedy, et. al., September 1992a, and September 1992b). The subject parcel is located in the eastern half of the ahupua'a, an area apparently little used for agriculture or habitation until late in the 19th century, when some of it was put into sugarcane production.

Descriptions from documents, and information on historic maps lead numbers of authors to conclude that the eastern portion of the ahupua'a was little used in pre-contact times, because of it's relatively barren landscape (Kennedy, 1992a, pp. 11-14). Referring to land use in the mid-eighteenth century, Kennedy states, "The only mention of habitation sites in the eastern portion that could be found is that referring to the fishermen's huts fronting Kahului Bay." (Ibid., p. 8). The population of the ahupua'a of Wailuku was listed as being 2,256 in 1831-32 (Cordy, 1978, p. 59).

After the Great Mehele in 1848 it was declared to be Crown Land, set aside to support the "royal state and dignity". After the death of the last Kamehameha (Lot, or Kamehameha V) in 1872, the land went to his sole heir, his sister Ruth. To settle debts, Princess Ruth Ke'elikolani sold one-half interest in the Crown Lands of Hawaii to Claus Spreckels in 1882. He had already leased 16,000 acres in the eastern portion of the ahupua'a in 1878. Land Grant 3343 from King Kalakaua in 1882 gave Spreckels the 24,000 acre ahupua'a of Wailuku in return for the surrender of his claim to one-half the Crown Lands of Hawaii (Adler, 1966, pp. 262-64).

By 1899, Alexander & Baldwin controlled the ahupua'a and it was utilized for pasturage and some agriculture. The Kahului Railroad Company acquired portions of the land for their transportation network in the 1870's, and the railroad track-bed was built, traversing the subject parcel. The railroad remained in service until the mid-1960's, when it was dismantled (Fredericksen, September 1988, p. 8). Map 5 shows the route of the Kahului Railroad System in 1955.

Oral History

Information on land use of the survey parcel during World War II was provided by Mr. Jack Crouse during an oral history interview in December, 1992. He was a U.S. Marine who came to Maui in 1944, and was stationed with the 18th

Service Battalion. Mr. Crouse, a local businessman, has lived on Maui since that time. He continues his involvement with the U.S. Marines, and is active in a number of their organizations. Information relevant to land use of the survey parcel is presented below.

During the Second World War there were a number of U.S. Military camps located on Maui. Two U.S. Navy Airwings were centered around Kahului and Pu'unene, each with their own landing field. These airwings trained pilots for air combat. The Fourth Division, U.S.M.C. was stationed at Camp Maui, and the camp served as a staging and training area for marines heading overseas in the Pacific Theater (See, Proehl, et al., 1946, for a detailed history of the Fourth Division Marines during World War II). NOTE: Other reference is made to Camp Maui as a rest and recreation camp for military personnel serving in the Pacific.

In 1944, the 18th Service Battalion (U.S.M.C.) was attached to the Fourth Marine Division at Camp Maui, and their camp was built and located between the present University of Hawaii, Maui Community College campus and Kanaloa Road, which is about .5 kilometer to the north. Remains of various poured, reinforced concrete floors and foundations of buildings and structures which were part of the 18th Service Battalion military camp complex are present on the survey parcel (Photos 2 and 3; Figure 8). The mission of the 18th was to provide supplies for the 4th Marines and to be responsible for the dispersal and disposal of military equipment and supplies on Maui following the conclusion of the war. Surplus material was shipped to the mainland and elsewhere.

NOTE: According to a Maui News article dated July 24, 1948, the former Marine camp of the 18th Service and Supply, was turned over to the new owner, the Kahului Railroad Company.

A series of Quonset Huts were built along Kahului Beach Road by the U.S. Navy "SeaBees", as part of the storage/office space for the camp (Photo 7 shows 1946 tsunami damage). They were fronted on the makai side by the railroad. After the camp mission was concluded in 1947, the Quonset Hut complex continued to be used by the Kahului Railroad Company until it terminated service in 1965. Private commercial businesses utilized them until their destruction and removal during the 1980's.

Mr. Crouse was the military Aide to the camp commander, Lt. Colonel Park. Colonel Park lived in one of a series of

homes on the beach where the present Maui Beach Hotel is located. The homes were originally built for plantation administrative personnel. The present Harbor Lights Complex sits on the site of a former plantation village or camp, housing workers and their families.

The coconut palm trees described earlier in this report lined one of the road entrances to the camp near the present Harbor Lights Project (Photos 4 and 5). A second camp entrance was located near Kanaloa Road. Professors Ernest Rezents and Bruce Palmer, University of Hawaii, Maui Community College, provided additional oral history on the existing palm-tree row. Apparently, the Kahului Railroad ran its track just to the north of the row of palms, drawing alongside the Quonset Huts complex for loading and offloading of materials. Professor Palmer recalls discovering railroad tie timbers in situ along the north border of the palms during several biology field trips in the late 1960's. "Raw Fish" Camp laid along the south border of the palm tree row and consisted of camp houses for plantation laborers and their families. Professor Rezents, a life-long resident of Maui, recalled "Raw Fish" camp as being an "old-style" plantation settlement in existence prior to World War II. He had no information regarding the significance of the camp name.

Landfill materials have been freely deposited on the parcel during the past. Some of these materials may have resulted from efforts to fill and raise the elevation of the barren lowlands reported in this area during the latter part of the 19th and early 20th centuries. An article in the Maui News, June 8, 1907, states: "The Kahului Railroad Company is filling in the lowlands in and about Kahului and will in time raise the level of the entire town site. When the work is completed and proper drains provided, the town should be free of mosquitos and the place a most desirable locality in which to live."

When the first harbor breakwater wall was built in 1904 the harbor was dredged and the dredge fill was used in filling the lowland areas of Kahului to make it more suitable for dwellings and commercial uses (Kennedy, 1992, p. 12). Jack Crouse (personal communication, 1992) witnessed Kahului Harbor dredged material being deposited on the survey parcel and other land in the areas around the harbor shortly after the war. Certainly, the 1946 Tsunami that devastated Hilo, Hawaii, and caused considerable damage to buildings and material at the Marine camp on the subject parcel contributed to land disturbance, as shown in photographs taken at the time (Photos 4, 6 and 7).

Following the war, the site was used for the new home of Maui Vocational School. This institution, originally located behind the Kahului School, was built in 1931 after the Territorial Legislature authorized $20,000 for its construction in 1929, with legislation known as the Paschoal Bill. An article in the Maui News dated July 22, 1931, describes the new school:

> "The building itself is an attractive one-storied structure finished with sand-colored walls, red roof, and a pale green trim in order to harmonized with the Kahului Elementary School close to which it has been erected.
>
> It houses an automobile shop, a carpentry shop, a machine shop, an electric shop, one main classroom, and offices for the principal, store rooms and the like.
>
> The three main wings are connected on the street side by an arcade which also serves as a corrider between the main shop building and sinble classroom...."

Mr. Duncan Sinclair was initially the machine shop instructor, and became the school's Principal in 1941, serving in that capacity for 25 years until his retirement in 1966. He wrote a brief history of the Maui Vocational School following his retirement, from which portions of the following were taken. Upon taking over the job as principal, Mr. Sinclair recognized the need for expanding the existing programs and adding new ones. A dressmaking program was added. Having outgrown the existing campus, Sinclair approached Legislator Harold Rice, who negotiated with Frank Baldwin, Manager of Hawaiian Commercial and Sugar Company. HC & S donated 11.5 acres on Kaahumanu Avenue "for the specific use of vocational education students who wanted to learn a trade, and also for those who could not afford to go to college." Three new shops were built at a cost of $68,000 per building. These were the auto, carpentry and machine shops. In the next two years, an administrative/classroom complex was completed. By 1955, two small buildings were moved from NASKA to house the auto body shop and architecture/drafting programs, and the expansion was completed. At this time 750 students were enrolled.

In 1958, the name was changed to Maui Technical School. In 1965 the University of Hawaii created the Community College System, and Maui Community College came into being. The addition of general education programs required the building of a "new, upper campus", to completment the "lower campus" buildings and vocational programs already in existence. The present expansion is a continuation of that process.

A Drive-in Movie Theater occupied much of the space

presently used for the main MCC Parking Lot and part of the subject survey parcel. It was operational until the construction of Maui Community College campus began in 1967. No indicators of its former existence were discovered during the survey, although the theater and its concession buildings, viewing screen structure and land sculpting for automobile parking/viewing must have required considerable land disturbance during its construction. Landfill and leveling activities for the present MCC parking lot probably removed and/or covered any traces of this former complex, including the poured concrete foundations and floors for the concession stand and projection building , as well as the viewing screen.

Present use of the study area includes several formerly bulldozed access roads, now heavily overgrown, and two, existing blacktop roadways in the area of the MCC campus Agricultural building and field complex. Notably in this area are numbers of heaped-up sand and construction detritus piles remaining from former unknown clearing or construction activities. Along the western border with the Maui Community Arts and Cultural Center, bulldozed piles of construction refuse of all sorts form a wall-like barrier up to 3 meters in height.

BACKGROUND ARCHAEOLOGICAL RESEARCH

After perusing the available literature and consulting with the State Historic Preservation Division, we conclude no archaeological work has been done on the subject parcel. However, a number of surveys have been completed on parcels nearby. Archaeological Consultants of Hawaii (Kennedy, 1990), surveyed the site of the Maui Commmunity Arts and Cultural Center, located on the property contiguous to the subject parcel. No archaeological data were recovered after extensive subsurface survey. Donham (1990) surveyed the Maui Palms site, which nearly borders the subject parcel to the north and east. Two potential historic sites were determined to be contained in introduced land fill, and thus not archaeological sites.

The authors conducted surveys along Kahului Beach Road and Lower Main Street at four different sites (Fredericksen, December, 1990; January, 1992; November, 1992, and December, 1992). Two of the survey areas are located along Lower Main Street about 2 kilometers north and west of the subject parcel. Both of these sites lie along the former Kahului Railroad track-bed. Nothing remains of it on one site (TMK 3-4-39: 77; Fredericksen, December, 1990), and only a portion about 15 meters long remains on the other, adjacent to Lower Main Street (TMK 3-4-39: 82;

Fredericksen, January, 1992). Neither of these sites produced any pre-contact archaeological materials.

The two most recent surveys, TMK 3-8-07: 123, the Nisei Veterans Memorial Center, and TMK 3-8-07: 38, the A & B Properties OWA Subdivision are located in the dune areas near the beach, only about one half kilometer to the north. Site 50-04-3119B, on the Nisei Veterans Memorial Center produced pre-contact archaeological cultural materials and a very early radiocarbon date of 1790 +/- 70 RCYBP (Stuiver and Pearson calibrated date: 233-410 A.D.). Cultural materials included midden, a one-piece fishhook, coral files, basalt flakes and hammerstones. The artifacts are consistent with what would be expected in coastal dune cultural deposits, i.e., representing activities related to coastal resource exploitation (Fredericksen, December, 1992). Data recovery at that site is presently continuing.

The OWA Subdivision site, TMK 3-8-07: 38, contains historic materials and remnants of the former Kahului Railroad track-bed (Site 3112) and Makaweli Rock Crusher Mill (Site 3135), but no clear pre-contact Hawaiian archaeological sites were discovered (Fredericksen, November 1992). The coastal beach dune no longer extends eastward beyond this site, having been removed during numerous landmoving activities for other construction projects lying to the south and east.

A Bernice P. Bishop Museum survey party described Site 50-04-1172, TMK 3-8-36: 94, during a 1972 survey. It was an archaeological site containing midden and 3 pre-contact artifacts, but no further work was carried out although it was recommended that further work be done at a future time (Connolly, 1973).

With the exception of Site 50-04-3119 and Site 50-04-1172, all perused archaeological literature of surveys nearby the subject parcel did not produce indications of pre-contact land use in the past.

Settlement Pattern Summary

The ahupua'a of Wailuku was large, covering 24,000 acres and extended through several cultural zones. It was most heavily inhabited in its western portion, where there was more available water. The eastern portion was comparatively dry and barren. Cordy (1978, p. 59) gives population figures for the ahupua'a in 1831-32 as 2256 persons.

The subject parcel lies near the beach in what is

described by Kirch (1985) as a "coastal living zone". Prehistorically, these were zones where housing might be found, especially in dry areas with a nearby freshwater source. In beach coastal areas, "dry areas" would probably be limited to elevated dunes. Land around Kahului Bay was swampy, mauka of the coastal dunes, shifting to barren lands inland in the eastern portion of the ahupua'a.

Reports of fishing huts fringing Kahului Bay in the mid-eighteenth century have not been substantiated by recent archaeological work in the area. This is most likely due to the disrupting effects of constructing Kahului Harbor coupled with the temporary, insubstantial construction of the huts. Expansion and enclosure of the Harbor within the Bay required considerable dredging and the construction of seawalls, breakwaters and piers. These activities probably destroyed any traces of fishing huts that may have been in the area.

As discussed earlier, the study parcel has been greatly disturbed by various landfill and construction activities. If there were coastal dunes originally present on the property, they are long gone. If there were any temporary subsistence habitats, they probably were also destroyed during these processes.

Human burials historically occur in coastal dune areas. Because of the destruction of possible dunes on the parcel, the probability for discovery of human burials is low, but cannot be ruled out.

ARCHAEOLOGICAL FIELD SURVEY

From four to six field personnel were involved in the field survey. Principal investigators were Demaris L. Fredericksen, MA, PhD (ABD) and Walter M. Fredericksen, MA, PhD (ABD). The research strategy included a walk-over reconnaissence surface survey of all accessible areas. Possible features were flagged for further observation and/or testing by manual or mechanical excavation. The subsurface backhoe tests emphasized exploration of what appeared to be relatively untouched portions of the parcel. Floral and faunal observations were made and recorded during the initial survey.

SURVEY FINDINGS

This parcel is best described as being very disturbed by

previous landfill projects, military construction, railroad bed construction, commercial projects and most recently, State of Hawaii projects concerned with construction of the University of Hawaii, Maui Community College campus. If there were coastal dunes on this parcel, they were probably destroyed during early landfill and other construction activities, further reducing the possibility of any archaeological features remaining on the parcel.

A line of coconut palms dominate the vegetative landscape. These lined a Kahului Railroad Line, and later the roadway leading into the 18th Marine camp and are shown in Photo 4, as they looked in 1946, just after the tsunami. Photo 5 shows the trees today. Mr. Ernest Rezents estimates that they are about 75 years old. The Kahului Railroad tracks, restored after the war, ran north of them, and ties remained until the 1970's.

Several features exist on the property associated with the military operations in World War II. Three poured concrete foundations remain, two which appear to be latrines or showers. These are 5.5 meters long and 3 meters wide and are bifercated by a wall foundation. Each bifercation has a 75 cm. doorway on the northern side. The wall foundations are elevated about 5 cm. above the floor level, and are 10 cm. thick. Each room has a drain, one is covered with grating and the other open. The other foundation is somewhat smaller, being 3.7 meters in length and 3 meters wide, and has only one 75 cm. wide entrance.

Another feature appears to be a pond of some sort. It is made of concrete and rounded stones, and stands about 60 cm. above ground level. The depression is 45 cm. deep. Along side it is a horse-shoe shaped concrete and rounded stone flower bed, 2.4 meters in width, and 1.6 meters long. A large kiawe tree is growing in the middle. A poured concrete L-shaped sidewalk, 1 meter wide completes the configuration. See Figure 8, and Photos 2 and 3.

Broken concrete slabs, pipes of all types and sizes (i.e., steel, galvanized steel, concrete, plastic and composite), discarded automobiles and parts, quantities of discarded construction material and equipment, including electrical wiring and insulators, timber, and general types of household refuse and/or litter are found on or buried in the parcel. Remnants of basic shelter camps, some apparently only recently abandoned by their itinerant builder/dwellers, were found scattered throughout the parcel.

Landfill from the construction of the present campus parking lot extends up to 40 meters into the subject parcel, increasing

elevations as much as 1.5 meters. Composition of the fill varies, but includes discarded construction materials, oxidized machinery and remnants of other equipment.

Surface features included floor and foundation remains of World War II military installations mentioned above, and the Kahului Railroad trackbed which crossed just north of the parcel and was removed during construction of the Harbor Lights Project. There had also been several residential dwellings just north of the project area which were removed during the early 1970's. Nothing remains of these former residences. Their architectural style can be seen in Photos 6 and 7.

Subsurface excavation was done with a mechanical backhoe. Trenches were similar in dimensions throughout the site, measuring ca. 4 meters in length, by .5 meters in width, and 2.5 meters in depth, depending on depth of groundwater. Most trenches were placed in areas of least apparent disturbance. Sifting was done only where it seemed cultural materials might be present in the fill. A .25 mesh screen was used.

A total of 22 backhoe test trenches were excavated, recorded and mapped. Profiles were prepared for trenches that were stratigraphically representative of other trenches or were unusual for their content. Map 4 shows the location of the backhoe trench series. Table #1 summarizes detailed information on the backhoe test trenches.

No recognizable features or identifiable pre-contact Hawaiian artifacts were recovered from any of these trenches. Recent historic artifacts discovered consisted of aluminum drink containers, glass bottle sherds, plastic bits, oxidized metal (e.g., auto parts, machinery, etc.), and the like. Several abandoned automobiles decorate the landscape. A nearly complete "shot" glass was recovered, and may have been from the World War II Marine military base, as were several sherds of white crockery characteristic of military issue.

SUMMARY AND CONCLUSIONS

As noted throughout this report, the most notable features of this survey include the extreme land disturbance from previous construction projects on the parcel. Historic references note the unused, barren nature of the land in the vicinity of the study parcel in early historic times. Archaeological work, including numerous backhoe tests, done on the contiguous property (Maui Community Arts and Cultural Center) produced no cultural

materials (Kennedy, 1990). Nothing remains of the coastal sand dunes that may have existed in the immediate area, or on the study property. No cultural features or early artifacts were discovered in any of the backhoe test trenches during the present survey.

We conclude it is very unlikely that significant archaeological materials are present on the parcel. The remains of the World War II, 18th Service Battalion, U.S.M.C. base camp might have significance under Criterion D. However, it is noted here that the U.S.M.C. camp was not built until 1944, making it less than 50 years old. Significance would have to be on the basis of public interest.

Although no evidences of human burials were found, the ever present possibility of their occurrence in sandy areas exists. For this reason we suggest monitoring in the early phases of site preparation and ground excavating/leveling, most particularly for the Retention Basin.

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TABLE 1

BACKHOE TRENCHES

Test Trench #1: Dimensions: 4 m x .5 m x 2 m in depth. Located near eastern corner of survey parcel. Surface matrix (decaying vegetation, root penetration), 15-20 cmbs, sand (7.5 YR 4/2) to 1.3 cmbs, chunks of reef coral fill at c. 1 mbs. Light-gray sand lens (7.5 YR 5/0) and ground water, 1.6 mbs. Sterile, no artifacts. See Figure 1.

Test Trench #2: Dimensions: 4 m x .5 m x 2 m in depth. Yellowish-brown sand (7.5 YR 4/2) to ground water at 1.45 mbs. Chunk of reef coral at ca. 1 m. No stratigraphy. Sterile, no artifacts.

Test Trench #3: Dimensions: 4 m x .5 m x 1 m in depth. This trench on sloping ground from c. 10' - 12' amsl. This represents the edge of the fill that was dozed in from the MCC parking lot construction. Mixed fill, excavation aborted at c. 1 mbs. No stratigraphy. Sterile, no artifacts.

Test Trench #4: Dimensions: 4 m x .5 m x 2.5 m in depth. Located in a depression north of dozed campus fill. Surface, light gray sand (7.5 YR 6/1) to c. 1.2 mbs, where a narrow band of crushed coral (c. 5 - 10 cm) separates upper layer from lower yellowish sand (7.5 YR 5/3) layer which continues to ground water at 2.25 mbs. Sterile, no artifacts.

Test Trench #5: Dimensions: 4 m x .5 m x 2.5 m in depth. Located in depression bordered with dozed fill, near fire hydrant (un-numbered). Yellowish brown sand (7.5 YR 4/2) to c. 2.4 mbs and ground water. Several large root castings, otherwise, sterile, no artifacts.

Test Trench #6: Dimensions: 4 m x .5 m x 4 m in depth. Located near near parking lot embankment.

Light-gray/beige sandy, compacted lens, (10 YR 7/2), slightly mineralized. At c. 2.6 mbs, some lithified sand. At a depth of c. 3.8 mbs, no apparent ground water. This was maximum backhoe depth. Sterile, no artifacts.

Test Trench #7: Dimensions: 4 m x .5 m x 3 m in depth. Surface to 45 cmbs, light- gray sand lens (10 YR 7/2), mixed fill. Some burned root and charcoal, recent deposit. From c. 45 cmbs to 1.6 mbs , light-gray sand with some lithified sand inclusions and whitish mottling (10 YR 7/1). From 1.6 to 2.75 mbs sand (10 YR 5/2) with some large chunks of beach coral fill. At 2.75 mbs, moist sand indicates ground water.
See Figure 2.

A dense, rounded basalt stone was recovered in the upper 45 cm lens, with no provenience. A broken piece of a possible canoe rubbing stone was also recovered near the surface in mixed matrix, with no provenience. There was no indication of any other possible artifact content and the recovered bits may have been brought in with fill material.

Test Trench #8: Dimensions: 4 m x .5 m x 2.5 m in depth. Sandy loam with grass and roots in matrix, to 20 cmbs. Light yellowish, coarse grained sand to 40 cmbs (7.5 YR 5/3). An intrusive lithified sand lens with same sand as above to 1.25 mbs. From 1.25 mbs, dark brown sand with some coral chunks as fill, to ground water at c. 2.2 mbs. No artifacts.
See Figure 3.

Test Trench #9: Dimensions: 4 m x .5 m x 1.5 m in depth. Surface root/grass matrix to 50 cmbs. Aeolian sand (7.5 YR 5/3), fine-grained and unstable. Trench wall continually collapsed and the trench was abandoned at 1.5 mbs. Sterile, no artifacts or inclusions.

Test Trench #10: Dimensions: 4 m x .5 m x 3 m in depth. Near property border with MCACC Project. Recently burned undergrowth and charcoal in matrix of sandy loam/humus to c. 40 cmbs. Bands of lithified sand to 2.2 mbs, with red clay lens

(2 YR 3/6) to bottom of trench (3 m mbs). Some large angular rocks at c. 2.75 mbs. Sterile, no artifacts.
See Figure 4.

Test Trench #11: Dimensions: 4 m x .5 m x 2 m in depth.
Near property border with MCACC Project.
This trench is characterized by large rocks, electrical insulators, construction lumber, piles of electrical wire, copper ground-strapping and other materials likely cleared from the old Quonset buildings formerly on the MCACC Project parcel.

Some of the insulator brand names included: Brookfield, New York, Whitall, Tatum, Hemigray, Green-Patent May 2 1893.

This portion of the parcel is extremely disturbed from various construction projects and the materials that were discarded here. These materials are mixed with sand and obviously have been moved to their present site.

Test Trench #12: Dimensions: 4 m x .5 m x 2 m in depth.
Mixed surface overburden to 60 cmbs of sand and root/grass material. Coral/stone fill to 1.25 mbs, gray stone/coral gravel mix to 1.85 mbs. A one foot long piece of 8" diameter concrete pipe was found at from 60-80 cmbs, along with a 2' long x 2" diameter metal pipe, a Coca Cola bottle glass sherd, a nearly complete "shot" glass, some porcelain sherds and beer bottle glass sherds. The material looks like possible harbor dredging, with stones and recent historic artifacts mixed with grayish "muck". Ground water was reached at 1.85 mbs.

Test Trench #13: Dimensions: 4 m x .5 m x 2 m in depth.
This trench bisects an old waterline pipe in its stone-filled trench . The fill is similar to TT #12, apparent dredged coral,sand and gray muck. There are numbers of pieces of concrete throughout the matrix. No artifacts.
See Figure 5.

Test Trench #14: Dimensions: 4 m x .5 m x 1.5 m in depth.
Located in a cleared road area, ground water

was reached through a homogeneous sand (10 YR 5/2) matrix at a depth of 1.40 mbs. Two pieces of coral were found in the matrix. No artifacts.

Test Trench #15: Dimensions: 4 m x .5 m x 1.60 m in depth. Homogeneous fill, with coral and sand (10 YR 6/2) matrix to groundwater at 1.60 mbs. At 55 cm to 85 cmbs, a 20 cm thick lens of 10 YR 4/3 sand intrudes the matrix. A single sherd of small bowl crockery was recovered.
See Figure 6.

Test Trench #16: Dimensions: 4 m x .5 m x 2 m in depth. From surface to 60 cmbs, a reddish-sand matrix with grasses and roots dominates. From 50 to 60 cmbs, a charcoal lens nearly runs the length of the trench. From 60 cm to 1.25 mbs, probable Harbor dredging fill of coral and sand dominates, with a yellow sand lens (10 YR 4/3) to 1.50 mbs. Dark gray harbor dredged "muck" extends to ground water at 1.65 mbs. Sterile, no artifacts.
See Figure 7.

Test Trench #17: Dimensions: 4 m x .5 m x 1.4 m in depth. Surface covered with swampgrass and recent bottles (vitamin, ink, catsup) and glass sherds, several broken, shellfish fragments and a marble.
Sand/coral probable harbor-dredging fill to ground water at 1.3 mbs. Subsurface fill was sterile, no artifacts.

Test Trench #18: Dimensions: 4 m x .5 m x 1.60 m in depth. As in TT #17, surface covered with swampgrass, and surface littered chunks of cement, beer bottles and glass sherds (Budweiser), a few sawn pig bones and a few unidentifiable shellfish fragments.
Coral/stone fill to 65-70 cmbs with numerous recent artifacts, e.g., rusted metal pipe, Dainia brown bottle, crockery fragments, rice vinegar bottle, green Star Ice & Soda Works bottle, a milk bottle top, a brown Purex bottle (top portion), Lysol Inc., Bloomfield, NJ. From 1 - 1.5 mbs, the fill matrix is dominated by the probable harbor dredged "muck". Ground water was encountered at 1.60 mbs.

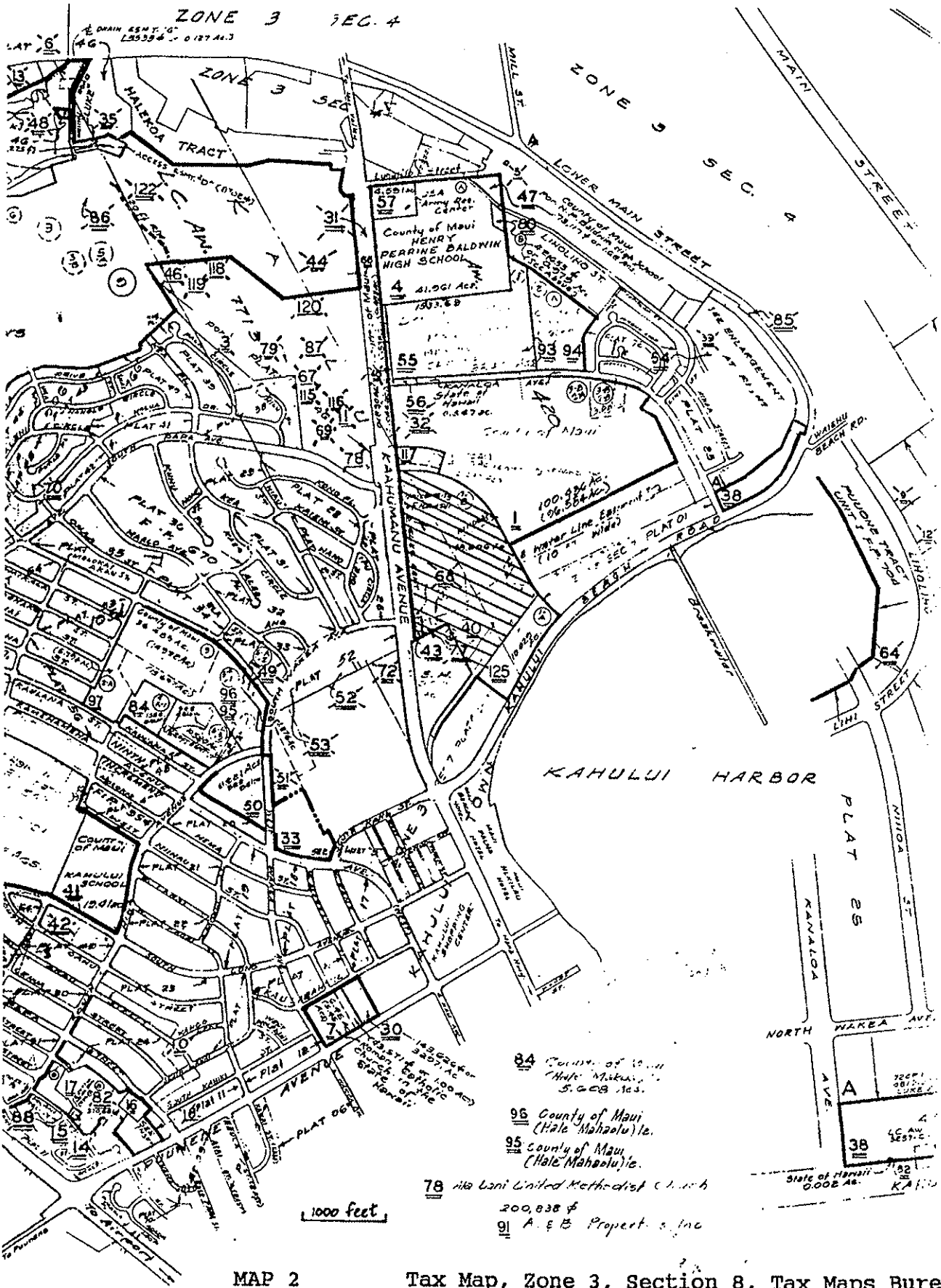
Test Trench #19: Dimensions: 4 m x .5 m x 1.9 m in depth. Located in area of dense undergrowth. Same coral/sand fill typical of other trenches. Ground water at 1.9 mbs. With the exception of a few beer bottle sherds at the surface, there were no artifacts, and the subsurface fill was sterile.

Test Trench #20: Dimensions: 4 m x .5 m x 2.2 m in depth. This trench exhibits the same homogeneous sand fill to 1.4 mbs and the dredged gray "muck" to 2.2 mbs, where ground water was encountered. Sterile, no artifacts.

Test Trench #21: Dimensions: 4 m x .5 m x 2 m in depth. From surface to c. 1 mbs, sand matrix (7.5 YR 5/2), with several calcified, cemented root castings. Brown sand (10 YR 3/3) to 2 mbs. no ground water. Sterile, no artifacts.

Test Trench #22: Dimensions: 4 m x .5 m x 1.3 m in depth. This trench was excavated to check the extent of disturbance from MCC parking lot construction activity. It was mixed matrix including discarded construction materials, equipment and various cast-off food and beverage containers, etc. Soil was mixed sand, concrete pieces and broken rock. There were no features or archaeological artifacts. The trench was aborted at 1.3 mbs.

The test trenches were generally sterile and showed mixed, confused soil. This probably resulted from fill materials being brought in from outside the parcel, or from cast-off materials and mechanical equipment grading activities connected with various past construction activities. A rather uniform consistency fill was discovered in numbers of the trenches, most probably being harbor dredged material described as "muck".



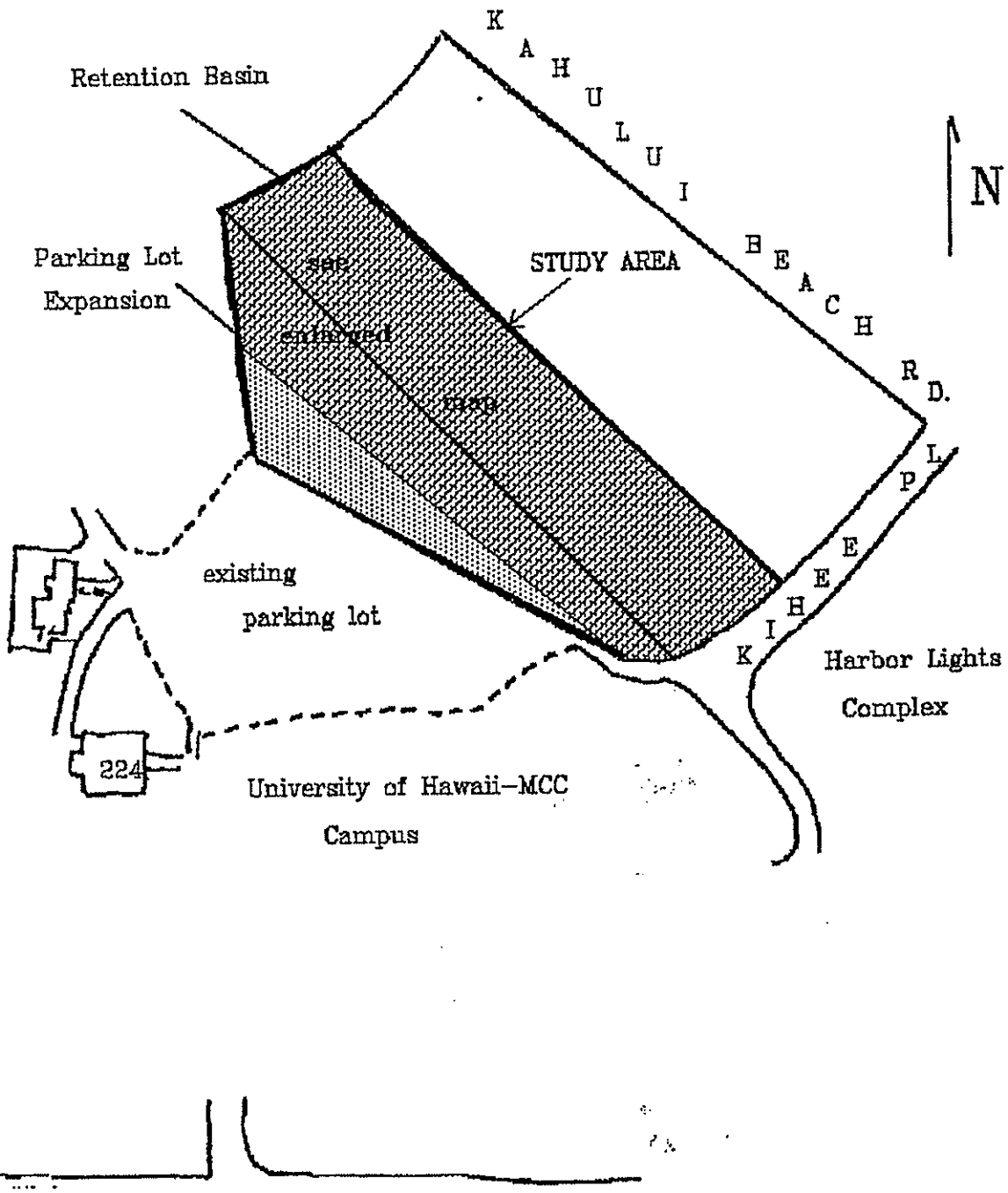
MAP 2 — Tax Map, Zone 3, Section 8, Tax Maps Bureau, State of Hawaii.

0.51 Ac.
Alexander & Baldwin, Inc.
1.92 Acs.
(3) 06 09 :-
0.30 Ac.

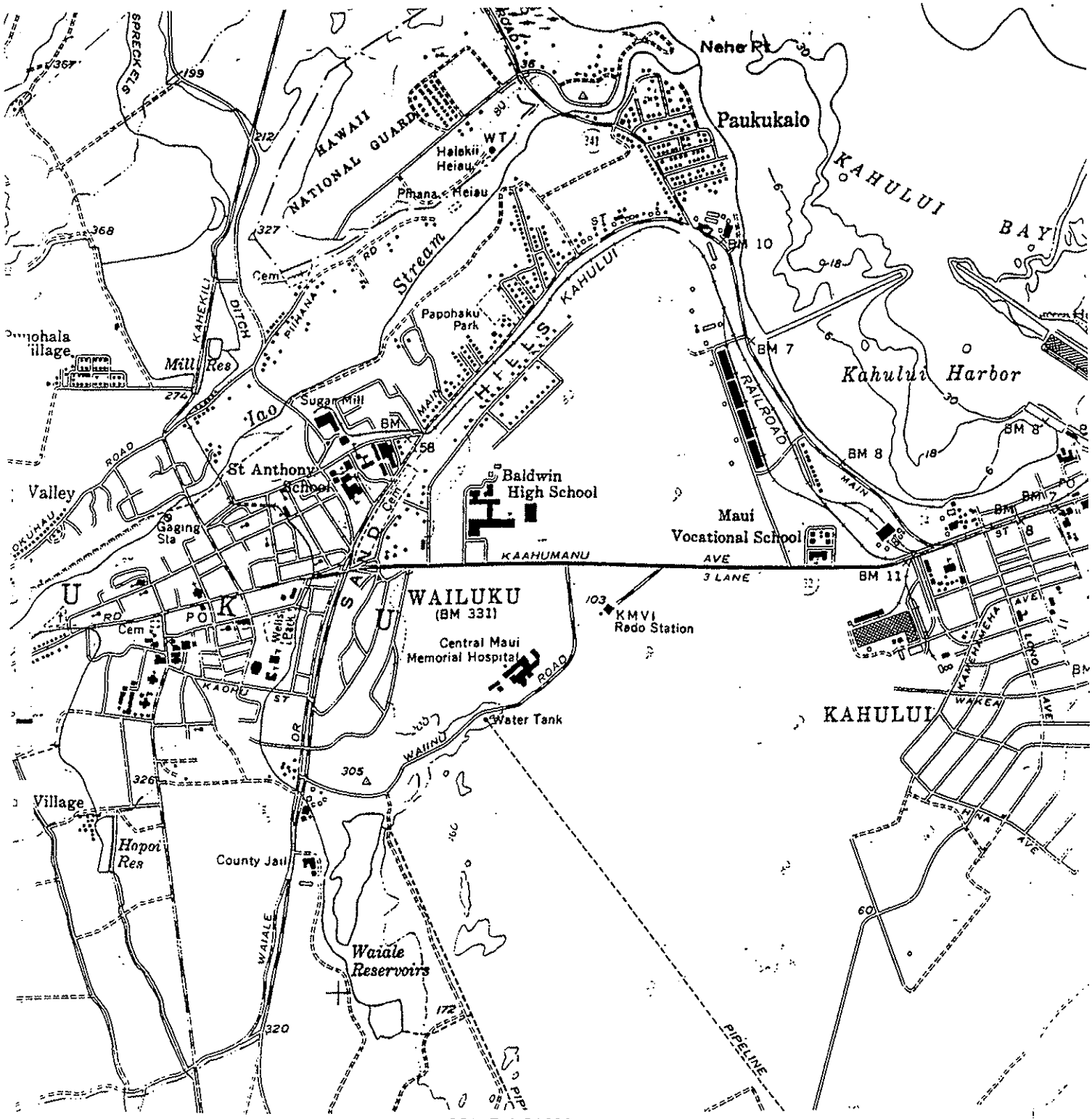
Note: All parcels owned by Alexander & Baldwin, Inc. unless otherwise noted.

Owner's, lessee's & vendee's names recorded on this tax map print may not be current. Please refer to ownership history sheets and field books for current owners.

SUBJECT TO CHANGE MAR 20



MAP 3 - Map showing the area contained in the inventory survey.

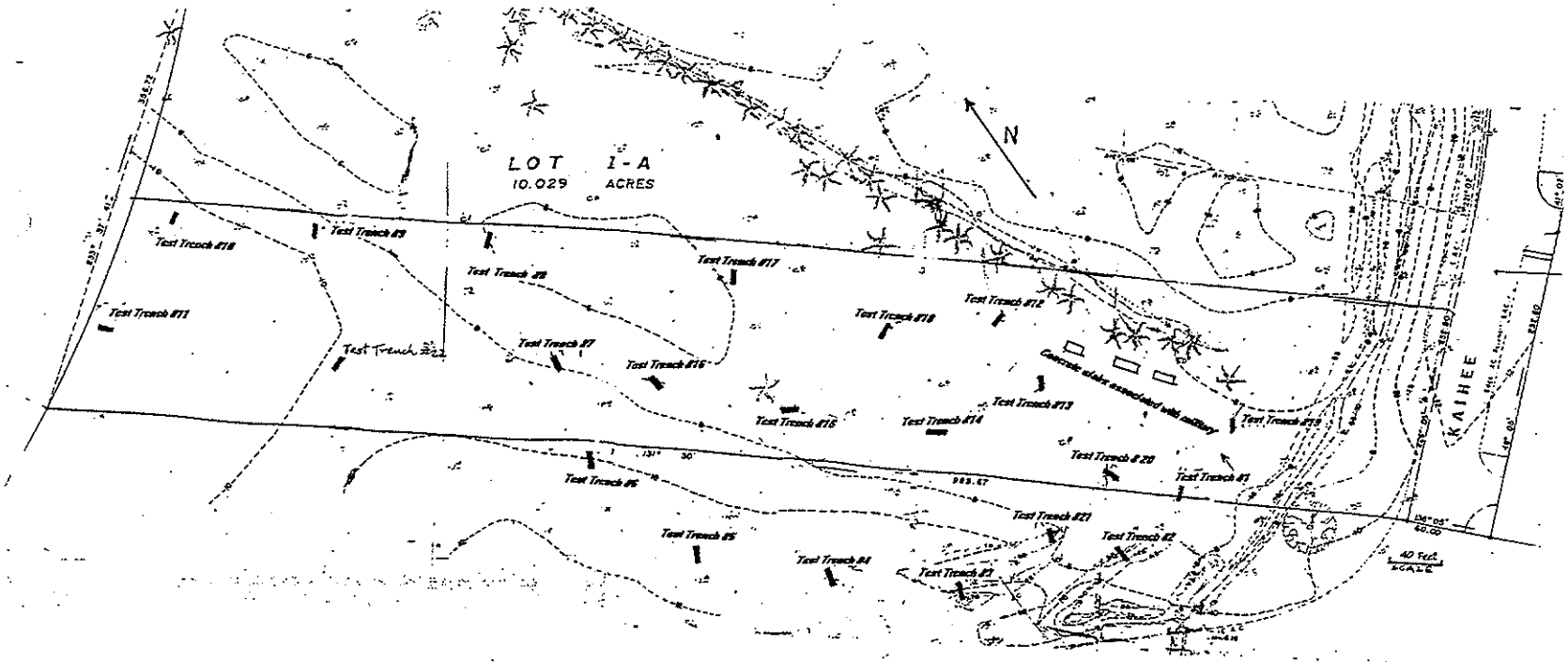


CONTOUR INTERVAL 40 FEET
DASHED LINES REPRESENT 20-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET – DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET

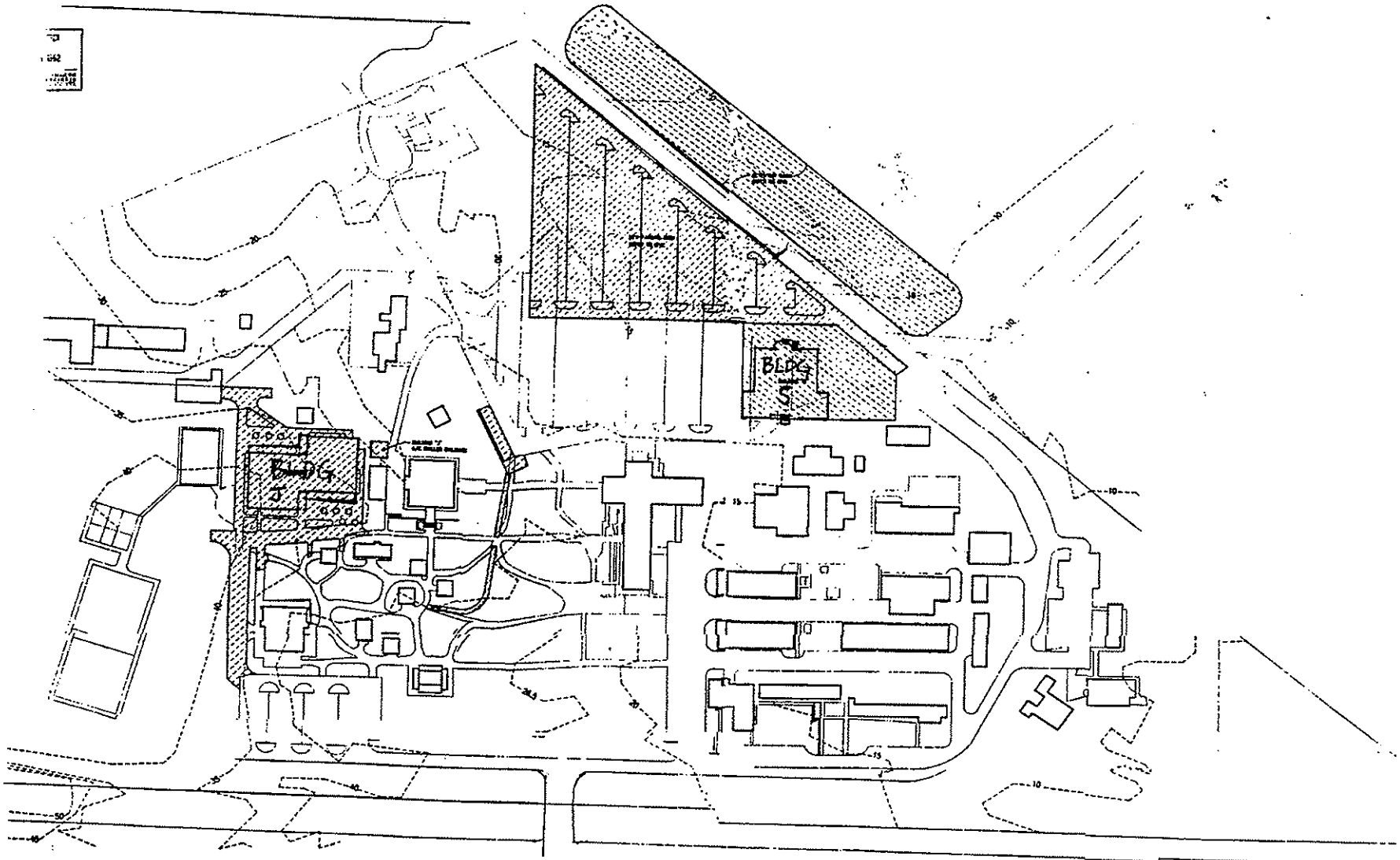
APPROXIMATE MEA
DECLINATION, 195

MAP 4 - Topographic Map, U.S.G.S., Wailuku Quadrangle, Scale 1:24,000, 1955, showing railroad line.

72



MAP 5 - Topographic site map, showing backhoe trenches, and concrete slabs associated with the military.



MAP 6 — Map showing the existing Maui Community College Campus, and areas to be expanded.

FIGURE 1: PROFILE TEST TRENCH 1

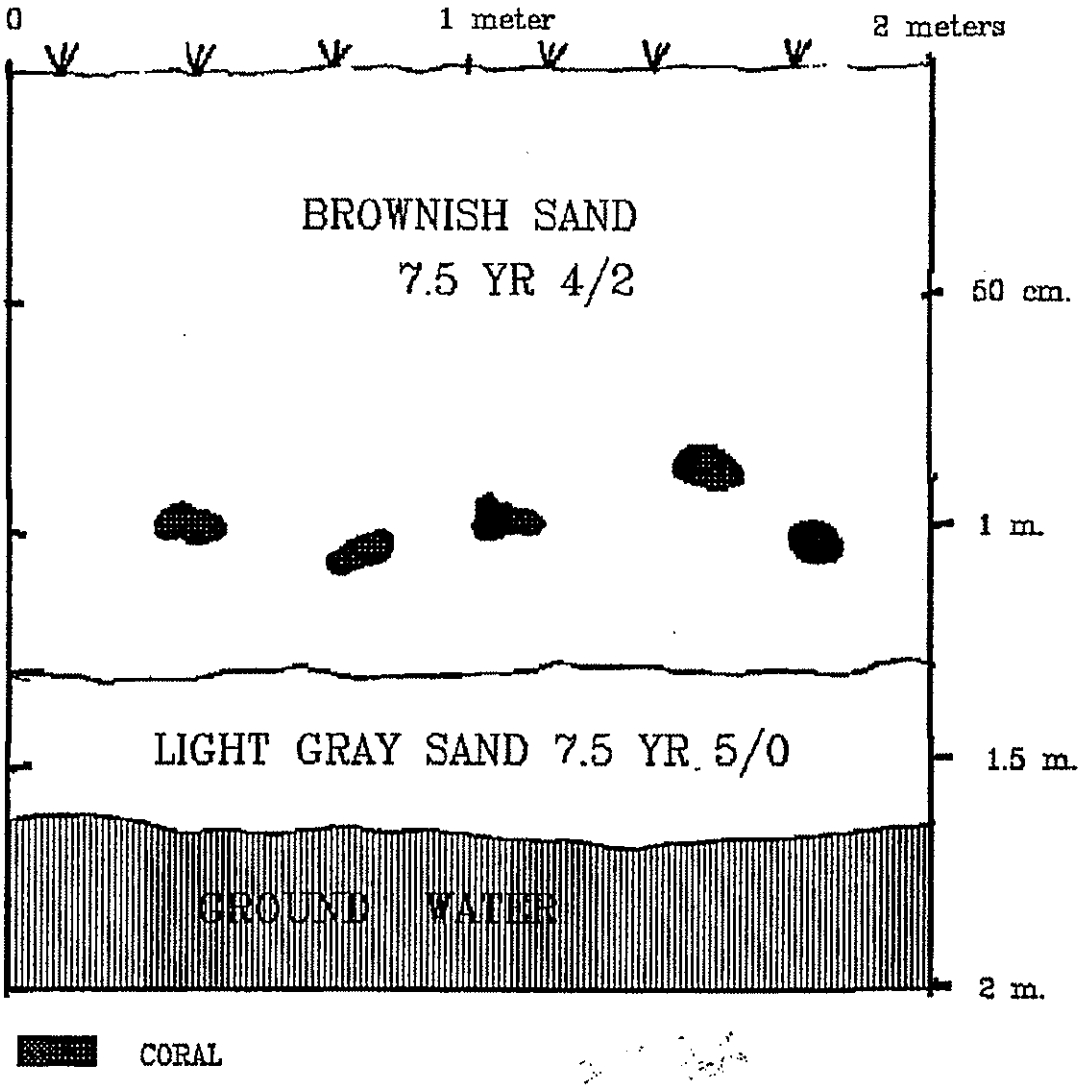


FIGURE 2: PROFILE TEST TRENCH 7

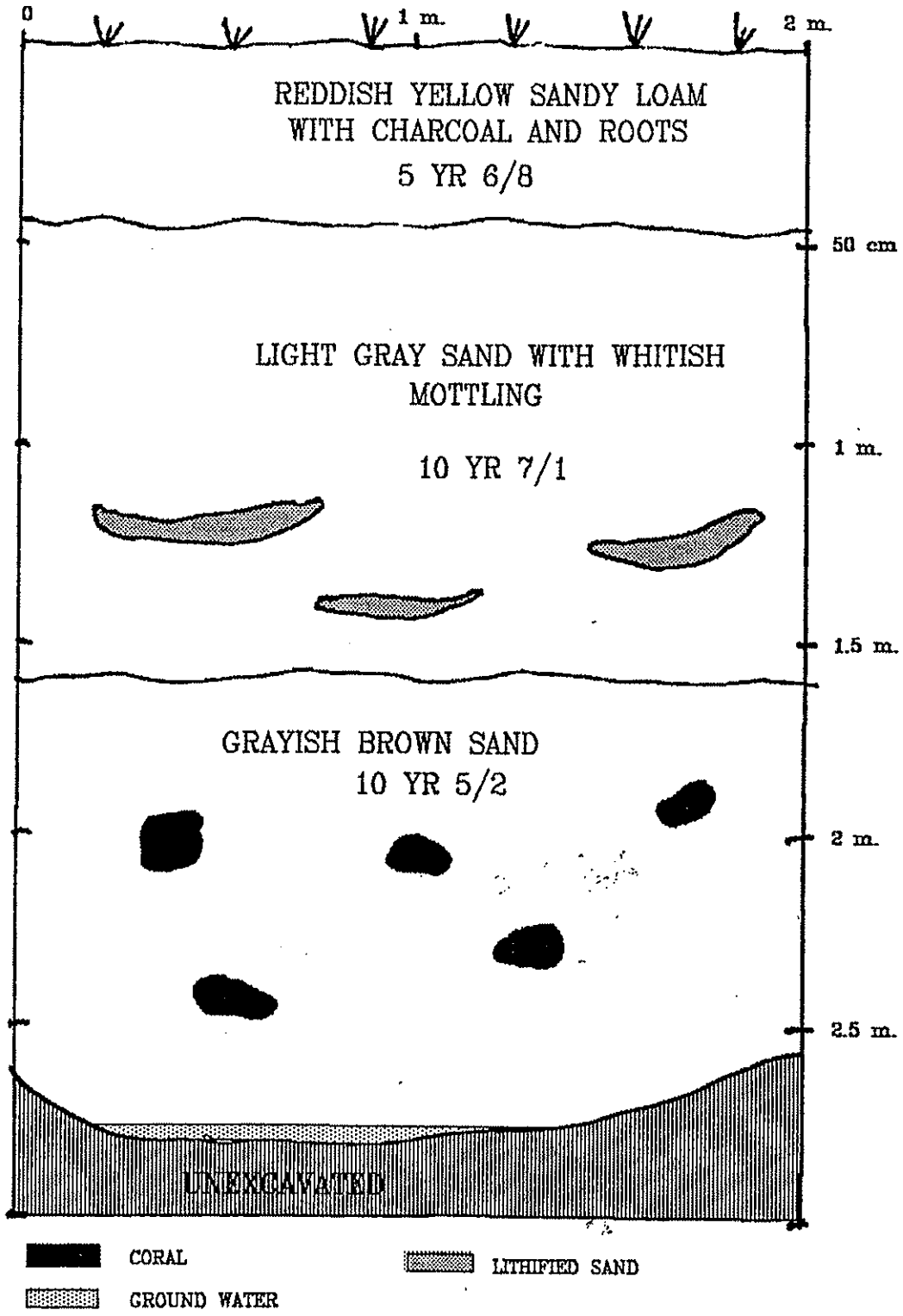


FIGURE 3: PROFILE TEST TRENCH 8

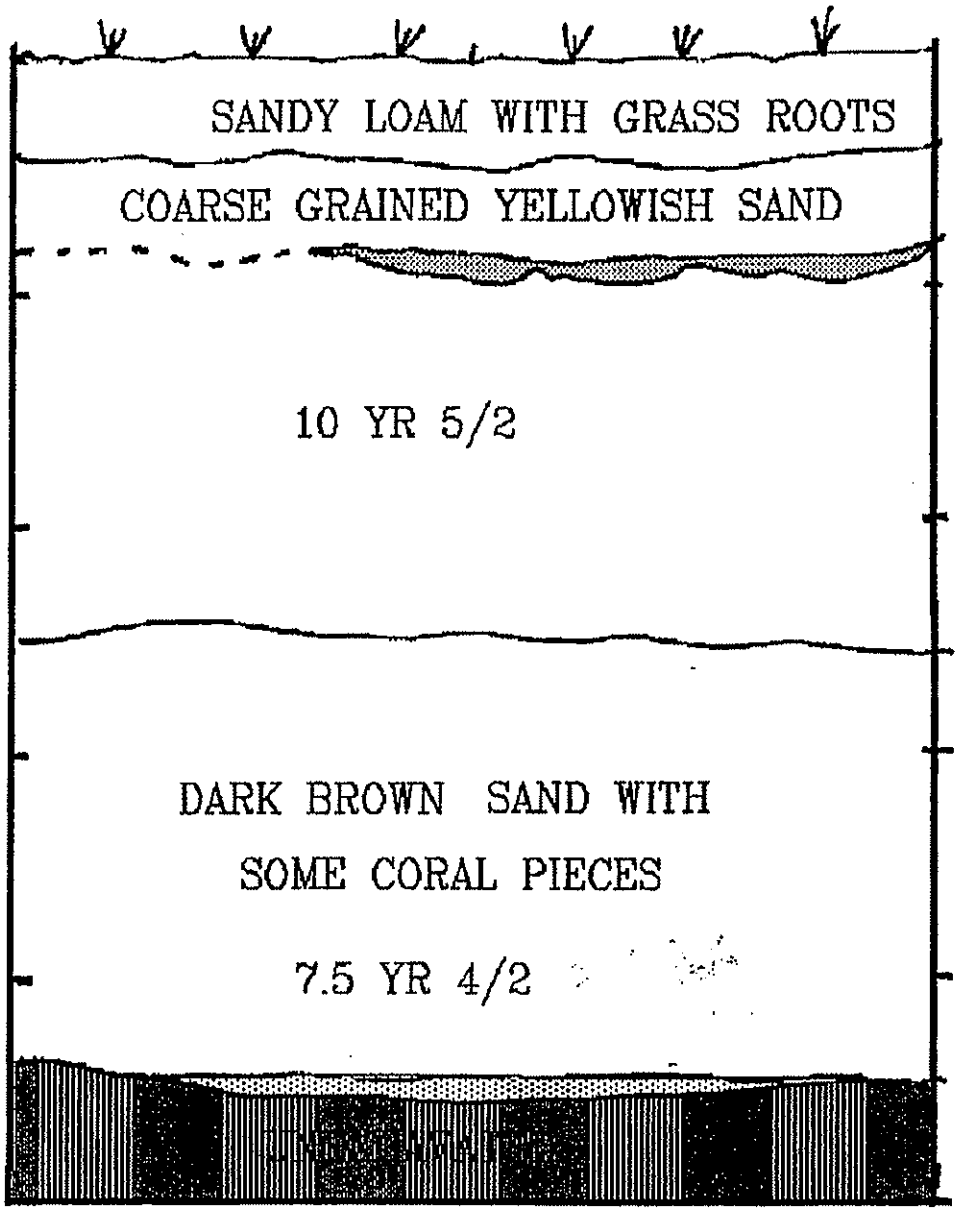


FIGURE 4: PROFILE TEST TRENCH 10

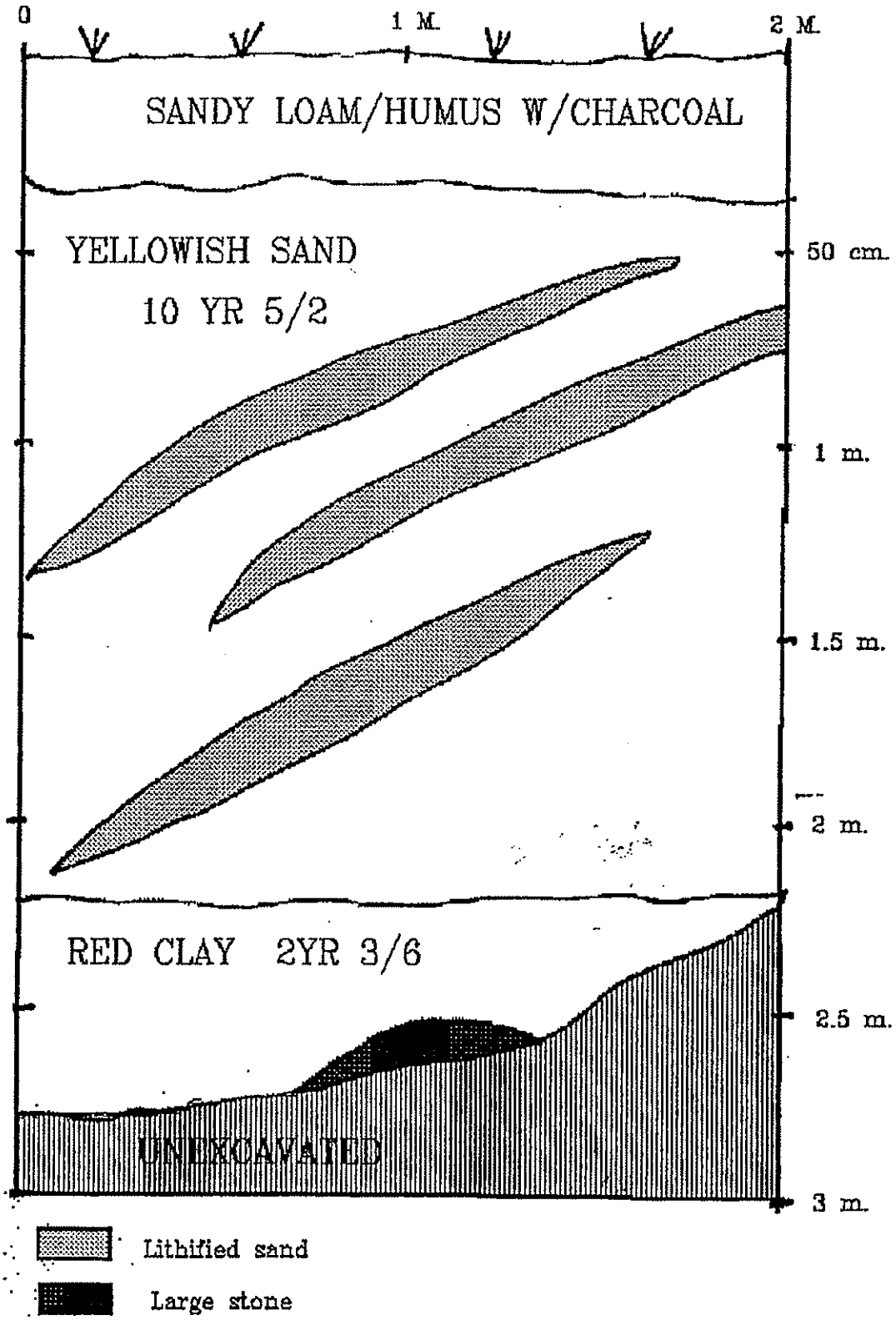


FIGURE 5: PROFILE TEST TRENCH 13

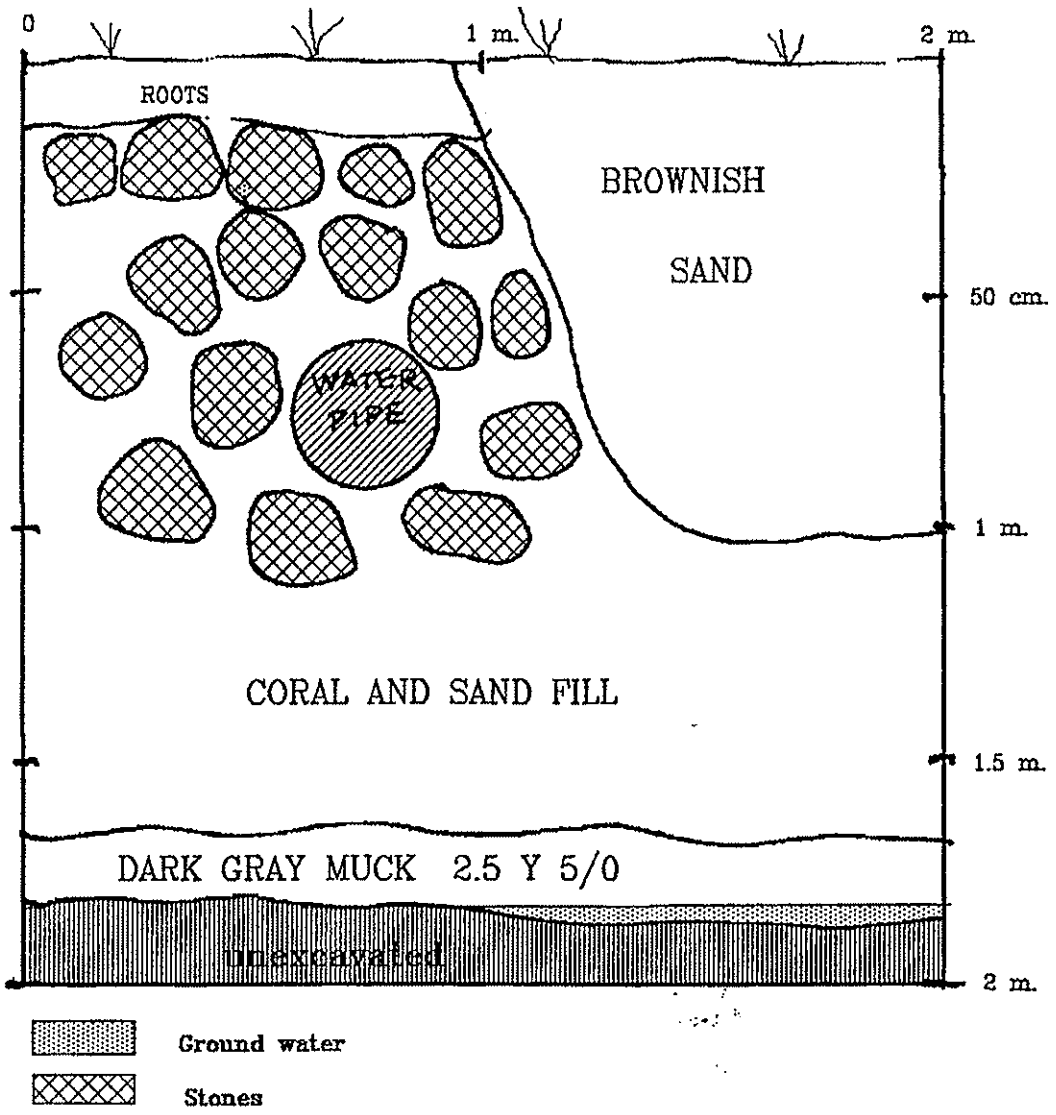


FIGURE 6: PROFILE TEST TRENCH 15

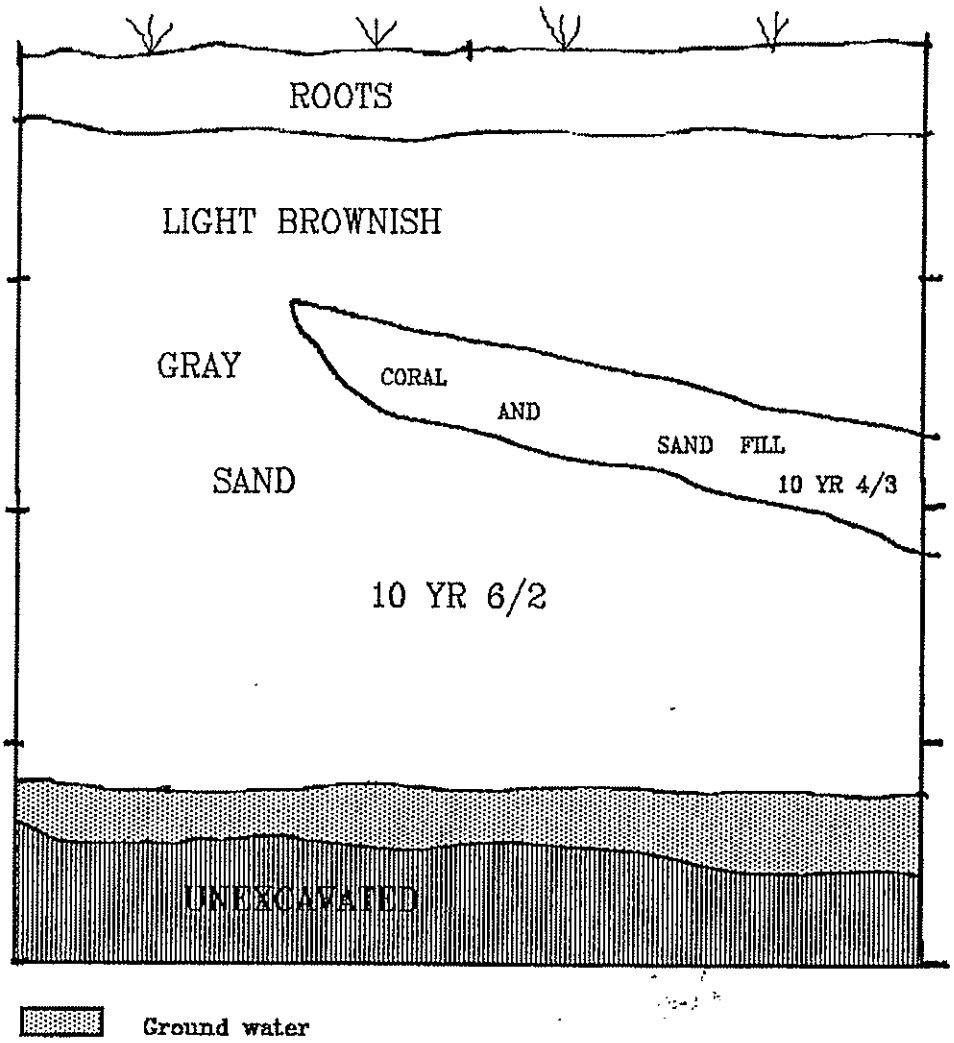


FIGURE 7: PROFILE TEST TRENCH 16

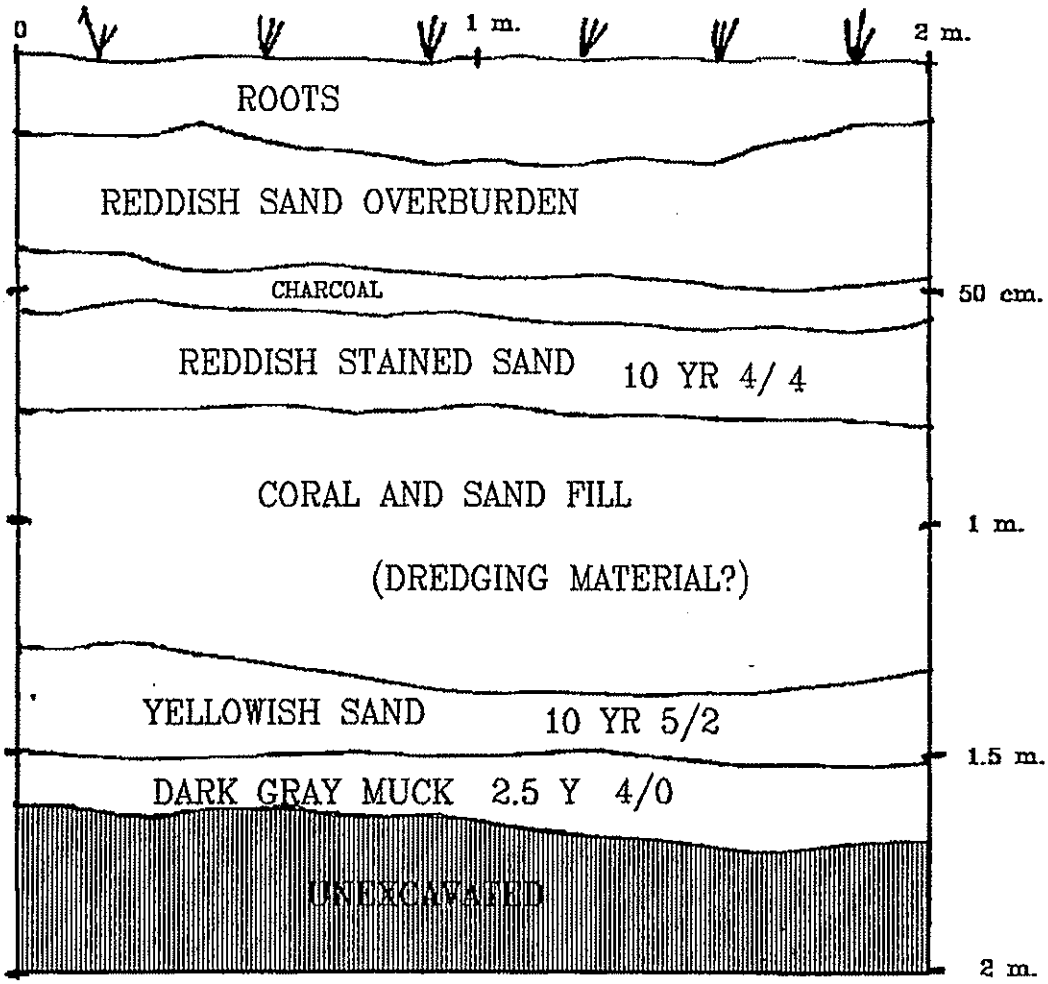


FIGURE 8: Concrete Foundations

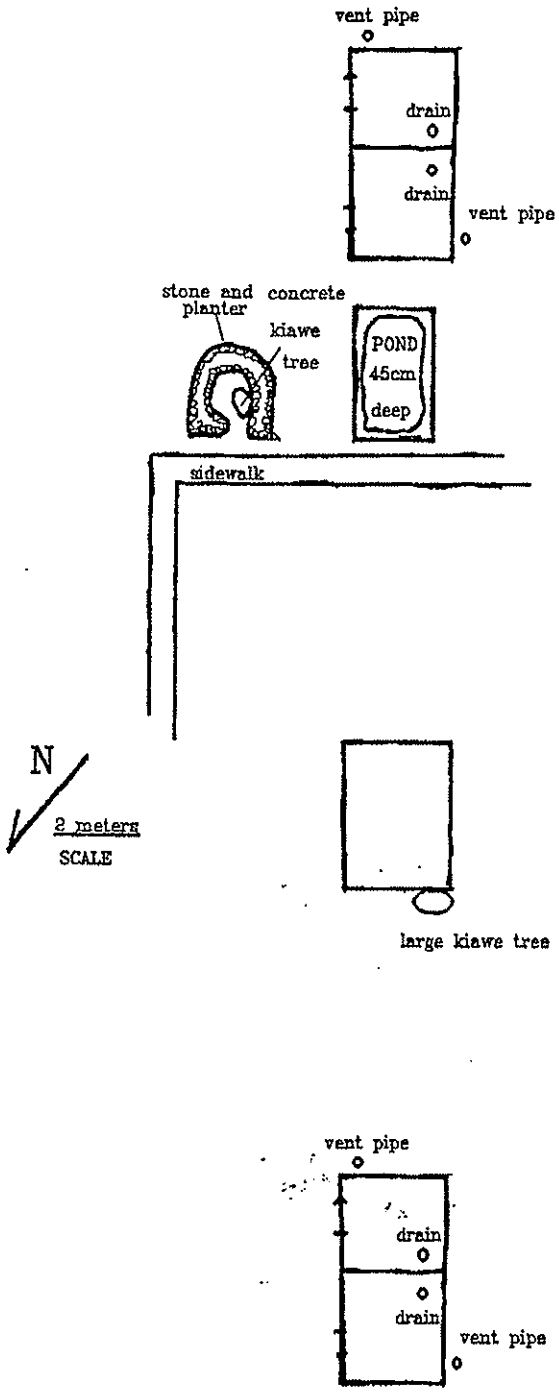


FIGURE 8 - Plan map of the concrete foundations associated with military activities during the Second World War.

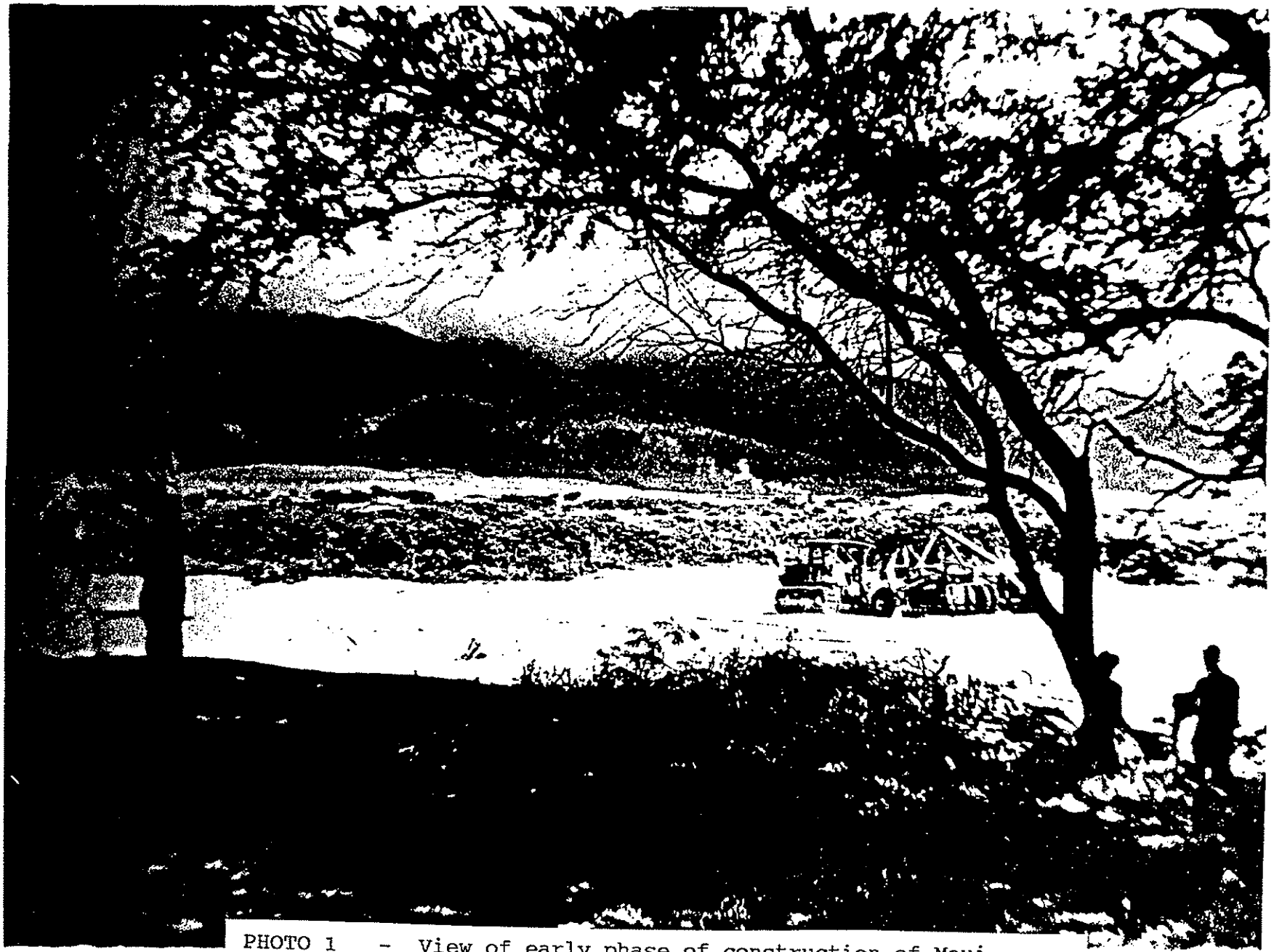


PHOTO 1 - View of early phase of construction of Maui Vocational School at the present Kaahumanu Avenue location of study parcel (1949).

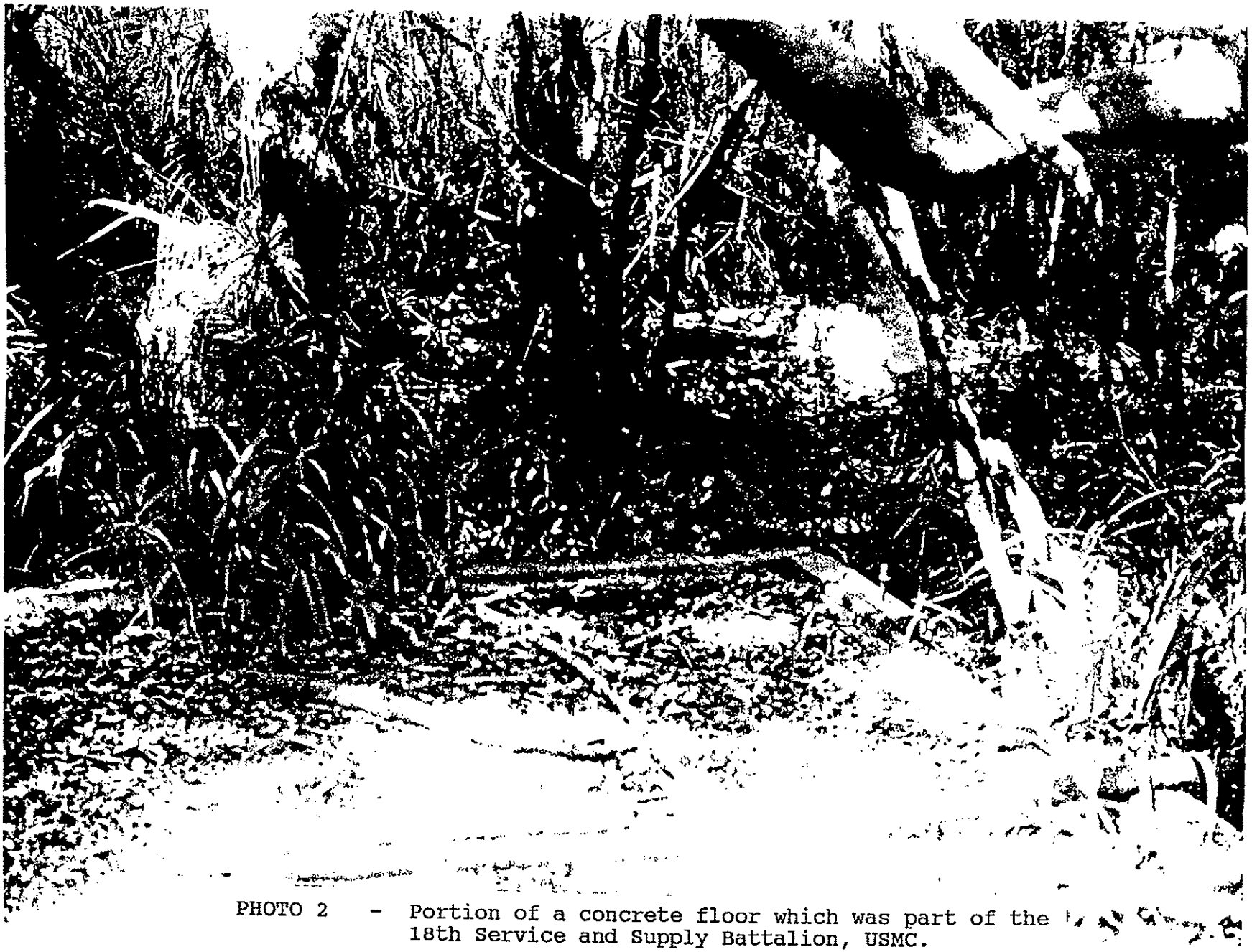


PHOTO 2 - Portion of a concrete floor which was part of the [illegible] 18th Service and Supply Battalion, USMC.

PHOTO 3 - Stone and concrete planter, or flower bed, near the poured concrete floors, 18th Service and Supply Battalion, USMC.

PHOTO 4 - Row of coconut trees along the road into the USMC Base, taken in 1946 after the tsunami. (Maui Historical Society Archives)

PHOTO 5 - Same line of trees, 1992.

PHOTO 6 - View of the makai side of the study parcel showing damage done during the 1946 tsunami. (Maui Historical Society Archives)

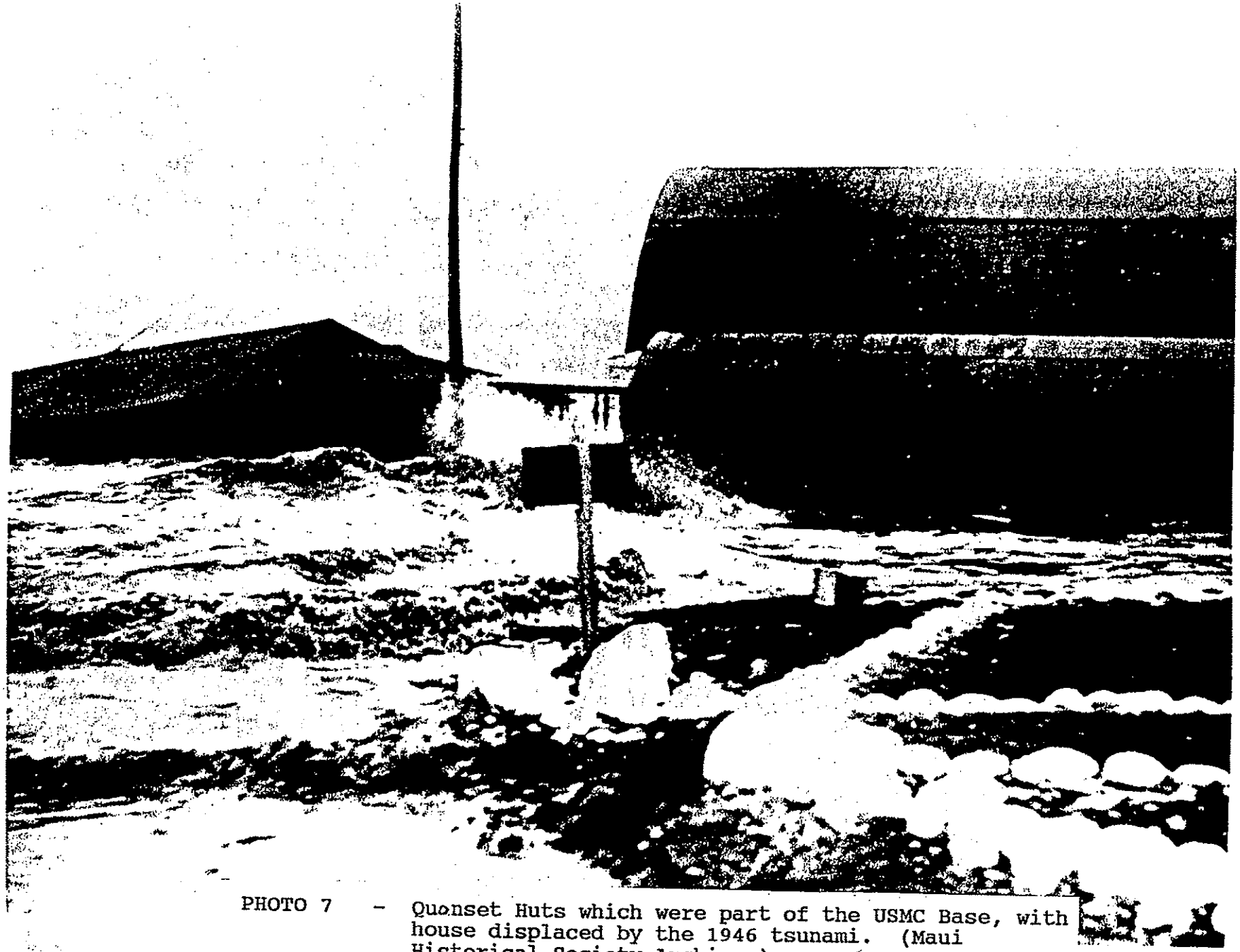


PHOTO 7 - Quonset Huts which were part of the USMC Base, with house displaced by the 1946 tsunami. (Maui Historical Society Archives)

PHOTO 8 - Backhoe testing in dense vegetation on subject parcel

APPENDIX A-1.

State Historic Preservation Division (SHPD) Approval Letter[a]

[a] SHPD's letter from January 5, 2007 refers to Maui Community College Buildings "S" and "J". The archaeological inventory survey prepared for the parking lot expansion and retention basin was undertaken in connection with the Building "S" and Building "J" project.

JOHN WAIHEE
GOVERNOR OF HAWAII

WILLIAM W. PATY, CHAIRPERSON
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STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

January 5, 1993

LOG NO.: 6994
DOC NO.: 9212AG75

Mr. Milton Arakawa
Michael T. Munekiyo Consulting, Inc.
1823 Wells St., Suite 3
Wailuku, Maui, Hawaii 96793

Dear Mr. Arakawa:

SUBJECT: ***Historic Preservation Review of the Draft Environmental Assessment for the Maui Community College Buildings "S" and "J" Kahului, Wailuku, Maui***
TMK: 3-8-07: 40

Thank you for the opportunity to comment on this document.

This EA indicates that no historic sites are present on the project area based on the findings of an archaeological survey and subsurface testing. Instead, evidence of previous land alteration activities was observed. We concur with the assessment that the proposed construction of these buildings will have "no effect" on historic sites. However, this determination is contingent upon the submission of a final report on the results of the survey. In general, we do not find preliminary reports acceptable for environmental documents. In this case, however, the findings are negative and there is sufficient information included in the report to enable us to review the adequacy of the study. The final report should be submitted to our office and used in the final EA.

Please contact Ms. Annie Griffin at 587-0013 if you have any questions about these comments.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

AG:aal

APPENDIX B.

Letter from Project Engineer Regarding Traffic Impact

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

KENNETH K. KUROKAWA, P.E.
LAMBERT J. YAMASHITA, P.E.
DONOHUE M. FUJII, P.E.
STANLEY T. WATANABE
TERRANCE S. ARASHIRO, P.E.

#07-004.1

October 19, 2007

Mr. Wil Wong
President
Maui Exposition, Inc.
P.O. Box 1542
Kahului, Hawaii 96733-1542

Dear Mr. Wong:

Subject: Traffic Assessment Letter Report
Proposed Maui Swap Meet
Maui Community College
Kahului, Maui, Hawaii

This letter report documents the findings of a traffic study conducted by Austin, Tsutsumi & Associates, Inc. (ATA) to evaluate the potential traffic impacts resulting from the proposed relocation of the existing Maui Swap Meet (located near the Kahului Post Office on Puunene Avenue) to the Maui Community College (MCC) campus in Kahului, Island of Maui. Hereinafter, the project shall be referred to as MCC Swap Meet.

I. INTRODUCTION

A. Project Site

MCC Swap Meet will be situated on 4.5 acres of vacant land on the MCC campus, currently utilized as a retention basin, in Kahului, Maui, Hawaii, which is more specifically identified as TMK: (2) 3-8-007:125. The proposed MCC Swap Meet site is located southwest of Kahului Beach Road, southeast of Wahine Pio Avenue, northwest of Kaihee Place and northeast of the MCC parking lot. Figure 1 shows the location of MCC Swap Meet.

The project proposes to relocate the existing Maui Swap Meet, which is currently located near the Kahului Post Office on Puunene Avenue, to the MCC campus. The existing Maui Swap Meet's hours of operation is on Saturdays between 7:00 am and 12:00 pm. The proposed MCC Swap Meet will be approximately one acre larger than the existing Maui Swap Meet and proposes to operate on Saturdays between 7:00 am and 1:00 pm. The project site will consist of various temporary sellers' booths and AC paved walkways accessing these booths. See Figure 2 for the site plan.

B. Study Methodology

This study will address the following:

1. Existing traffic operating conditions at key locations within the study area.

Mr. Wil Wong
President
Maui Exposition, Inc.

October 19, 2007

2. Base Year 2008 (buildout year for MCC Swap Meet) traffic projections (without MCC Swap Meet) including traffic generated by a defacto growth rate.
3. Identify potential traffic mitigation measures for the Base Year 2008 Traffic.
4. Trip generation and traffic assignment characteristics.
5. Determination of the impact of project-generated traffic.
6. Recommendations for roadway improvements or other mitigative measures, as appropriate, to reduce or eliminate the adverse impacts resulting from traffic generated by MCC Swap Meet.

II. EXISTING CONDITIONS

A. Roadway System

The following are brief descriptions of the existing roadway network in the vicinity of MCC Swap Meet:

Kaahumanu Avenue is a two-way, four-lanes, not including left-turn pockets (six-lanes, not including left-turn pockets, east of its intersection with Kahului Beach Road), divided, major roadway oriented in the east-west direction in the vicinity of the MCC. It provides access between Hana Highway in Kahului and Main Street in Wailuku. Kaahumanu Avenue also provides access to various residential areas, MCC, the Queen Kaahumanu Shopping Center, and other commercial businesses. The posted speed limit is 45 miles per hour (mph).

Kahului Beach Road is a two-way, four-lane, not including left-turn pockets, divided, major roadway oriented in the southeast-northwest (for purposes of this report east-west) direction, in the vicinity of the proposed MCC Swap Meet. Kahului Beach Road intersects with Kaahumanu Avenue/South Kane Street on the east end and Lower Main Street/Waiehu Beach Road on the west end. The posted speed limit is 35 mph.

Wahine Pio Avenue is a two-way, two-lane roadway, not including left-turn pockets, oriented in the southwest-northeast (for purposes of this report north-south) direction, serving MCC campus. Wahine Pio Avenue connects Kaahumanu Avenue on the south end with Kahului Beach Road on the north end. In addition, Wahine Pio Avenue provides access to the Maui Recycling Center, Maui Arts and Cultural Center and Keopuolani Park. The posted speed limit is 30 mph.

South Papa Avenue is a two-way, two-lane roadway, not including left-turn pockets, oriented in the north-south direction and curves to the east, south of Kaahumanu Avenue. South Papa Avenue intersects with Kaahumanu Avenue across from Wahine Pio Avenue on the north side and curves, becoming West

Papa Avenue, to intersect with South Puunene Avenue. South Papa Avenue provides access to residential areas south of Kaahumanu Avenue.

South Wakea Avenue is a two-way, two-lane roadway, oriented in the north-south direction and curving to the east, south of Kaahumanu Avenue. South Wakea Avenue intersects with Kaahumanu Avenue/MCC South Entrance on the north end and curves, becoming West Wakea Avenue, intersecting with South Puunene Avenue.

MCC North Entrance is a two-way, two-lane access, off of Wahine Pio Avenue, to the major parking lot for MCC staff and students. This entrance is located just south of the Kahului Beach Road/Wahine Pio Avenue intersection.

MCC South Entrance is a two-way, two-lane access, forming the north leg of the Kaahumanu Avenue/MCC South Entrance/South Wakea Avenue intersection. This Entrance provides access to MCC administration buildings and other classrooms with minor parking lots and MCC North Entrance.

B. Existing Traffic Volumes

The hourly turning movement data utilized in this report was collected on Saturday, August 4, 2007 between 10:15 am and 1:00 pm.

Based on the proximity to the project site, the following intersections were studied:

- Kahului Beach Road/Wahine Pio Avenue (Signalized)
- Wahine Pio Avenue/MCC North Entrance (Unsignalized)
- Kaahumanu Avenue/Wahine Pio Avenue/South Papa Avenue (Signalized)
- Kaahumanu Avenue/MCC South Entrance/South Wakea Avenue (Signalized)

Based on traffic count data, the mid-day peak hour of traffic was determined to be from 11:30 am to 12:30 pm on Saturday. The MCC Swap Meet will not be open during the weekday AM and PM peak hours of traffic, therefore, these time periods were not studied.

C. Level of Service Analysis

Level of Service (LOS) is a qualitative measure used to describe the conditions of traffic flow ranging from free-flow conditions at LOS A to congested conditions at LOS F. Methods for calculating volume to capacity ratios, delays and

corresponding LOS from the Highway Capacity Manual (HCM 2000) were utilized for this study to analyze traffic conditions.

Analysis for the study intersections was performed using the traffic analysis software Synchro, which is able to prepare Highway Capacity Manual (HCM) reports. The reports contain quantitative delay results, as based on intersection lane geometry, signal timing, and hourly traffic volume. In addition, Synchro was used to estimate queue lengths at some intersections.

Based on the vehicular delay at the intersection, a LOS is assigned as a qualitative measure of performance. These results, as confirmed or refined by field observations, constitute the technical analysis that will form the basis of the recommendations outlined in this report.

Results of Intersection Analysis

MCC is located between Kahului and Wailuku. Therefore, vehicles utilize Kaahumanu Avenue and Kahului Beach Road in the vicinity of MCC to commute between Kahului and Wailuku, as well as, to residential areas in between.

The analysis and observations described below are based on prevailing conditions during the time at which the data was collected. Hereinafter, observations that are expressed as current shall represent the conditions that prevailed at the time at which the data was collected.

Kahului Beach Road/Wahine Pio Avenue
At times, the westbound through movements would queue to approximately eight vehicles but clears within one signal cycle. Analyses show that the movements operate at LOS C or better.

Wahine Pio Avenue/MCC North Entrance
As the stop-controlled, minor approach, MCC North Entrance movements operate at LOS B or better during the Saturday Mid-day peak hour of traffic.

Kaahumanu Avenue/Wahine Pio Avenue/South Papa Avenue
It was observed that the northbound left-turn/through lane queues approximately 8 vehicles and the westbound through lanes queue approximately 14 vehicles but clears within one signal cycle. All movements operate at LOS D or better.

Kaahumanu Avenue/MCC South Entrance/South Wakea Avenue
South Wakea Avenue provides access to residential areas, Kahului Park and the back entrance to Queen Kaahumanu Shopping Center. Queues of approximately 10 vehicles on the eastbound approach were observed, however, queues cleared within one signal cycle. All movements operate at LOS D or better.

Mr. Wil Wong
President
Maui Exposition, Inc.

October 19, 2007

Existing Maui Swap Meet Entrance/Puunene Avenue
The Existing Maui Swap Meet Entrance/Puunene Avenue intersection had not been analyzed, however, observations were made. Only right-turns in and right-turns out of the Existing Maui Swap Meet Entrance were allowed during existing Maui Swap Meet hours. A police officer is hired to direct traffic at the existing Maui Swap Meet and at times during peak hours, the parking lot would be full forcing the police officer to prevent vehicles from entering.

Figure 4 shows the existing traffic volumes and overall LOS for the study intersections. Table 1 shows the level-of-service and delay.

II. BASE YEAR TRAFFIC WITHOUT Project

The Year 2008 was selected as the Base Year to reflect MCC Swap Meet's projected buildout year. Base Year 2008 was estimated by applying a defacto growth rate, described in the following section, to existing 2007 hourly vehicular traffic volumes.

A. Defacto Growth Rate

According to most recent State of Hawaii Department of Transportation (SDOT) 24-hour traffic counts, a growth rate of approximately 1.2 percent per year occurred on Kahului Beach Road between year 2003 and year 2005. Therefore, a growth factor of 1.2 percent was applied to the existing 2007 traffic volumes to obtain the projected traffic volumes for Base Year 2008.

B. Base Year 2008 without Project Traffic and Analysis

With a growth rate of 1.2 percent per year, the Base Year 2008 traffic conditions at the study intersections will operate at the same level-of-service as the existing Year 2007 traffic conditions. Figure 5 shows the Base Year 2008 traffic volumes and LOS for the study intersections. Table 2 shows the existing and Base Year 2008 LOS.

III. FUTURE YEAR TRAFFIC

A. Trip Generation

Since the nationally published ITE, Trip Generation, 7th Edition does not contain an estimated trip generation rate for a swap meet. Hourly turning movement data was collected at the existing Maui Swap Meet primary parking lot as well as the overflow parking lot (provided for the existing Maui Swap Meet) at the corner of Kamehameha Avenue and Puunene Avenue. Based on the traffic count data,

the peak hour of traffic experienced 320 vehicles entering and 265 vehicles exiting the existing Maui Swap Meet between 8:30 am and 9:30 am.

The Project generated trip volumes are conservative for the Saturday Mid-day peak hour of traffic since volumes were taken during the existing Maui Swap Meet peak hours (8:30 am to 9:30 am) and applied to the surrounding roadway traffic peak hour (11:30 am to 12:30 pm).

The proposed project site is approximately an acre larger than the existing Maui Swap Meet. Based on information received from Maui Exposition, Inc., they are anticipating an increase of approximately 12 percent of vendors at the MCC Swap Meet. Therefore, the existing traffic that entered and exited the existing Maui Swap Meet has been increased by 12 percent to determine project-generated traffic; 359 vehicles entering and 297 vehicles exiting.

B. Trip Distribution/Assignment

Trip distribution provides an estimate of the origins and destinations of vehicle trips to/from the Project site. Traffic assignment refers to the allocation of vehicle trips to and from the surrounding roadway network based on the directional distribution.

Based on the existing directional distribution at the study intersections, the following trip distribution was assumed:

30% from west along Kahului Beach Road
40% from east along Kahului Beach Road
25% from west along Kaahumanu Avenue
5% from south along South Papa Avenue

It is also assumed that vehicles heading to the MCC Swap Meet will enter MCC at the North Entrance, avoiding driving through MCC campus from the South Entrance.

Figure 6 shows the traffic assignment for trips generated by MCC Swap Meet. The following sections identify the traffic impacts resulting from MCC Swap Meet.

C. Year 2008 with Project

With the Project-generated traffic, the westbound left-turn/through lane at the Wahine Pio Avenue/MCC North Entrance unsignalized intersection will operate at LOS F. This lane is projected to generate queues within the MCC parking lot to approximately four vehicles. If this does occur after opening of the MCC Swap Meet, it is recommended that when this occurs during peak hours, a police officer be hired to direct traffic to help westbound traffic exit the MCC North Entrance.

Mr. Wil Wong
President
Maui Exposition, Inc.

October 19, 2007

All other intersections will operate at LOS D or better during the Saturday Mid-day peak hour of traffic. Figure 7 shows the Base Year 2008 traffic volumes and LOS for the study intersections. Table 4 shows the level of service and delay.

Parking problems that exist at the existing Maui Swap Meet will most likely not occur at the proposed MCC Swap Meet site due to the large existing parking lot provided. The existing Maui Swap Meet provides approximately 650 parking stalls at the primary parking lot and the overflow parking lot. Currently the existing parking lot that will be provided for the proposed MCC Swap Meet site consists of approximately 820 stalls.

IV. CONCLUSIONS AND RECOMMENDATIONS

The MCC Swap Meet will be constructed on approximately 4.5 acres of vacant land, currently utilized as a detention basin, on MCC campus near the intersection of Kahului Beach Road/Wahine Pio Avenue.

Existing Traffic Conditions

Currently, the majority of the traffic during the Saturday Mid-day peak hour of traffic occurs along Kahului Beach Road and Kaahumanu Avenue which mainly consist of commuters traveling between Kahului and Wailuku. Therefore, with lower side street volumes and sufficient lane capacities, the study intersections operate well at LOS D or better.

Base Year 2008 without Project traffic analysis

A growth rate of 1.2 percent per year was determined by 24-hour traffic counts from SDOT. Therefore, since construction is anticipated to be completed in Year 2008, a growth factor of 1.2 percent was applied to existing traffic volumes.

With Base Year 2008 traffic volumes, the study intersections will continue to operate well at LOS D or better during the Saturday Mid-day peak hour.

Year 2008 with Project Traffic Analysis

Hourly turning movement count data was collected at the existing Maui Swap Meet and its overflow parking lot, during the existing Maui Swap Meet peak hours of traffic (8:30 am to 9:30 am), to determine Project generated traffic. 320 vehicles entered the existing Maui Swap Meet primary parking lot and the overflow parking lot and 265 vehicles exited.

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

Mr. Wil Wong
President
Maui Exposition, Inc.

October 19, 2007

Due to an increase in area by one acre, Maui Exposition, Inc. is anticipating an increase of 12 percent in vendors at the proposed MCC Swap Meet. Therefore, the Project generated traffic was increased by 12 percent, resulting in 359 vehicles entering and 267 vehicles exiting. These volumes were distributed within the study area to determine Year 2008 with project traffic volumes.

Analyses show that the northbound through/left-turn lane at the Wahine Pio Avenue/MCC North Entrance intersection will operate at LOS F and generate a queue of approximately four vehicles within the MCC parking lot. If this does occur after opening of MCC Swap Meet, it is recommended that a police officer be hired to direct traffic during the peak hours.

All other study intersections will continue to operate well at LOS D or better during the Saturday Mid-day peak hour.

If you have any questions or concerns please contact us at (808) 533-3646.

Sincerely,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

By

KEITH K. NIIYA, P.E.
Chief Transportation/Traffic Engineer

KKN:LHY:mt

Attachments: Table 1-4, Figures 1 – 7

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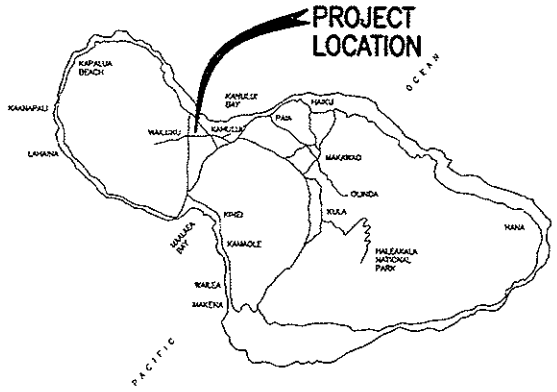
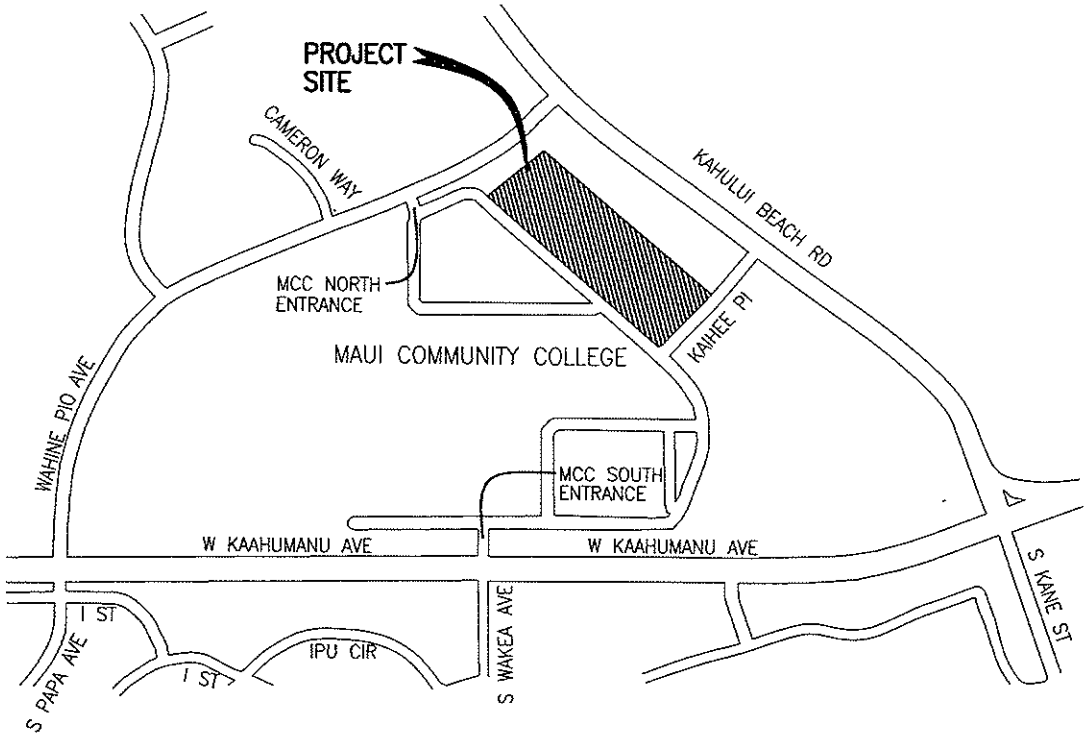
Table 1: Level of Service table

Intersection	Existing		Base Year 2008		Future Year 2008	
	Delay*	LOS	Delay*	LOS	Delay*	LOS
Kahului Beach Rd/Wahine Pio Avenue						
EB TH	18.0	B	18.0	B	11.7	B
EB RT	11.6	B	11.6	B	8.5	A
WB LT	12.5	B	12.7	B	22.3	C
WB TH	11.1	B	11.1	B	5.9	A
NB LT	15.6	B	15.9	B	32.4	C
NB RT	13.2	B	13.4	B	23.1	C
Overall	*14.5*	*B*	*14.6*	*B*	*12.9*	*B*
MCC North Entrance/Wahine Pio Avenue						
EB LT/TH/RT	11.5	B	11.0	B	31.4	D
WB LT/TH	12.0	B	12.4	B	67.9	F
WB RT	9.4	A	9.5	A	12.0	B
SB LT	7.7	A	7.7	A	8.9	A
Kaahumanu Avenue/Wahine Pio Avenue/South Papa Avenue						
EB LT	44.9	D	46.9	D	47.3	D
EB TH	24.6	C	25.4	C	22.3	C
EB RT	18.3	B	18.8	B	17.5	B
WB LT	43.2	D	41.2	D	48.4	D
WB TH	20.1	C	19.6	B	24.5	C
WB RT	15.7	B	15.3	B	18.5	B
NB LT	29.7	C	32.3	C	48.4	D
NB LT/TH	29.6	C	32.1	C	47.9	D
NB RT	25.0	C	26.7	C	37.8	D
SB LT	32.3	C	33.8	C	36.8	D
SB TH/RT	35.7	D	38.7	D	53.3	D
Overall	*24.2*	*C*	*24.9*	*C*	*29.9*	*C*
Kaahumanu Avenue/MCC South Entrance/South Wakea Avenue						
EB LT	33.8	C	39.7	D	39.7	D
EB TH	17.7	B	17.8	B	17.8	B
EB RT	14.1	B	14.2	B	14.2	B
WB LT	30.7	C	31.9	C	31.9	C
WB TH	13.5	B	13.5	B	13.5	B
WB RT	10.9	B	10.9	B	10.9	B
NB LT	19.1	B	19.7	B	19.7	B
NB LT/TH	19.0	B	19.7	B	19.7	B
NB RT	16.4	B	16.9	B	16.9	B
SB LT	32.7	C	33.9	C	33.9	C
SB TH/RT	28.9	C	29.4	C	29.4	C
Overall	*16.8*	*B*	*17.1*	*B*	*17.1*	*B*

**Units of delay is seconds*



PROJECT LOCATION



PROJECT VICINITY

NORTH

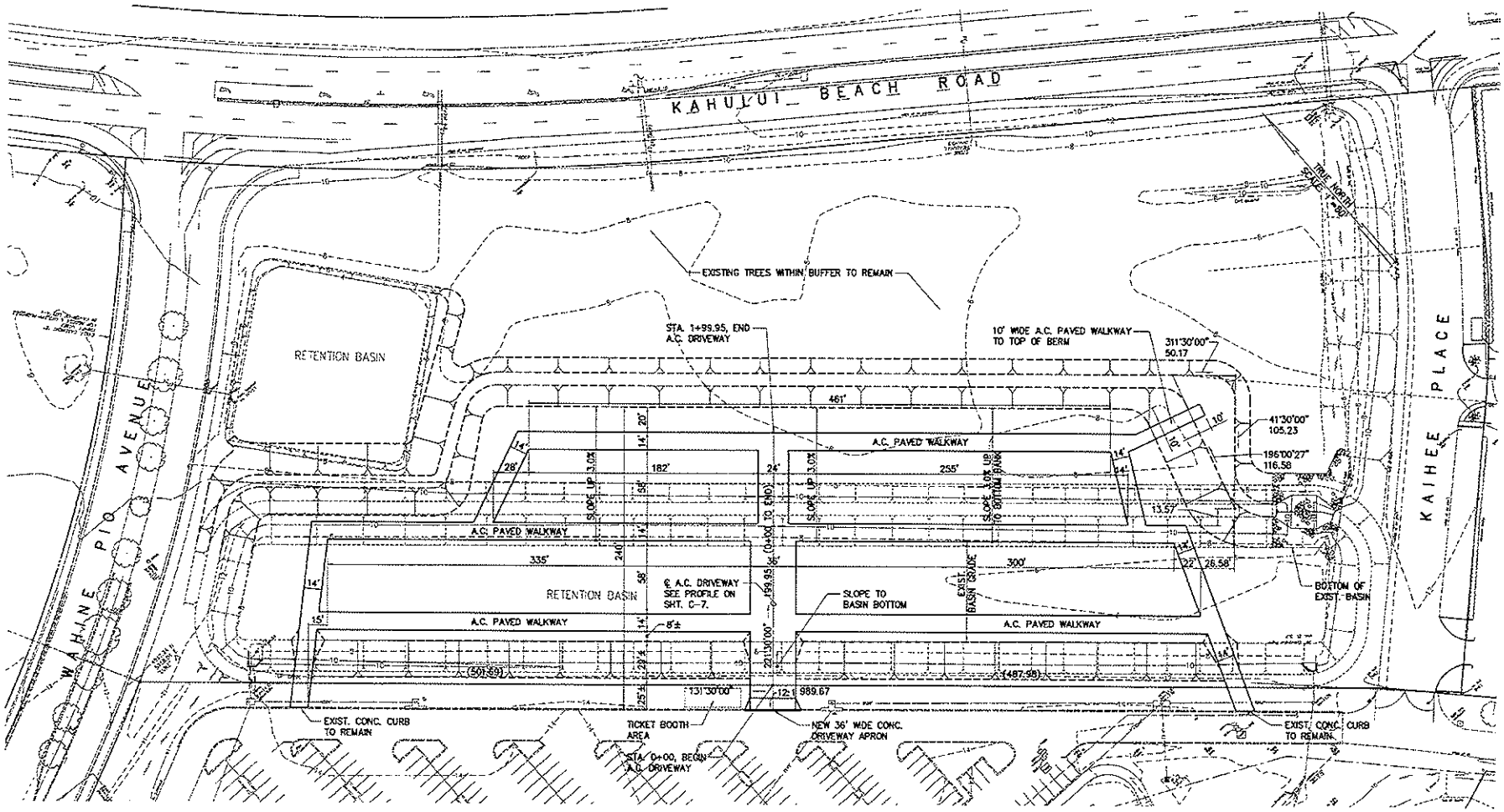
NOT TO SCALE

MAUI COMMUNITY COLLEGE
SWAP MEET
KAHULUI, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS, SURVEYORS • HONOLULU, HAWAII

PROJECT LOCATION

FIGURE 1



MAUI COMMUNITY COLLEGE
SWAP MEET
KAHULUI, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
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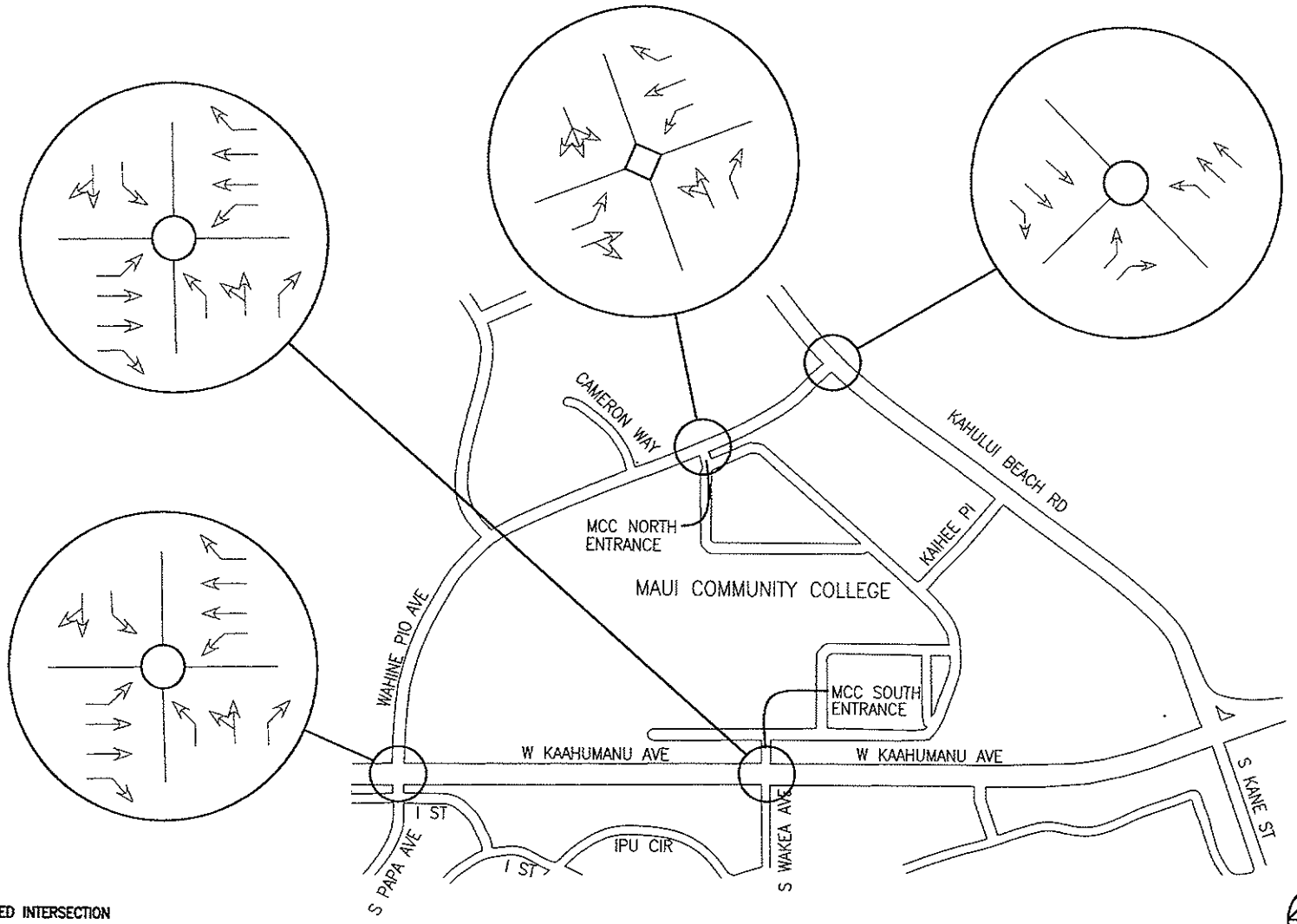
PROJECT SITE MAP

FIGURE
2



MAUI COMMUNITY COLLEGE
SWAP MEET
KAHULUI, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
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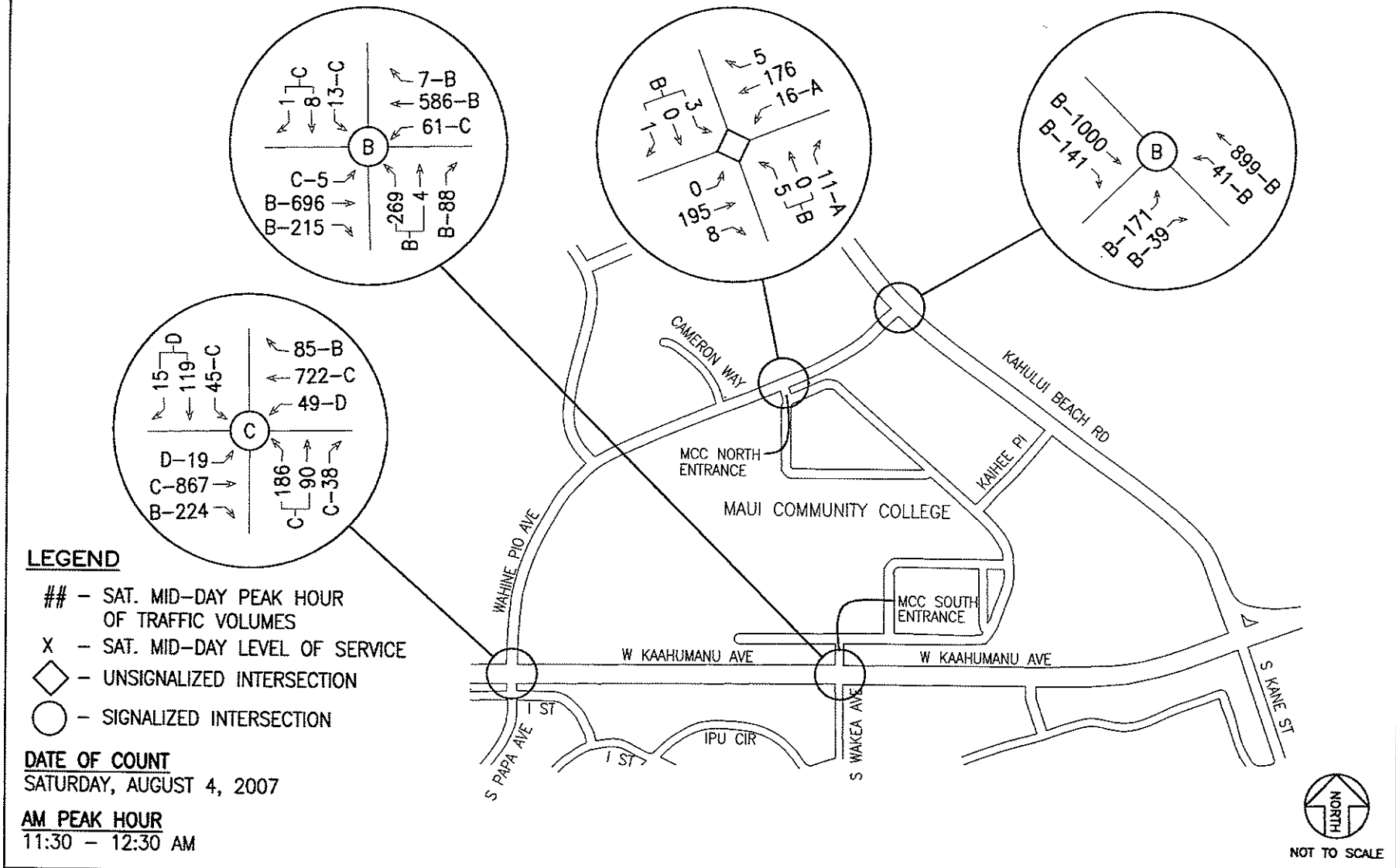
EXISTING LANE CONFIGURATION

FIGURE 3



LEGEND

– SAT. MID–DAY PEAK HOUR OF TRAFFIC VOLUMES

X – SAT. MID–DAY LEVEL OF SERVICE

◇ – UNSIGNALIZED INTERSECTION

○ – SIGNALIZED INTERSECTION

DATE OF COUNT
SATURDAY, AUGUST 4, 2007

AM PEAK HOUR
11:30 – 12:30 AM

NOT TO SCALE

MAUI COMMUNITY COLLEGE
SWAP MEET
KAHULUI, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
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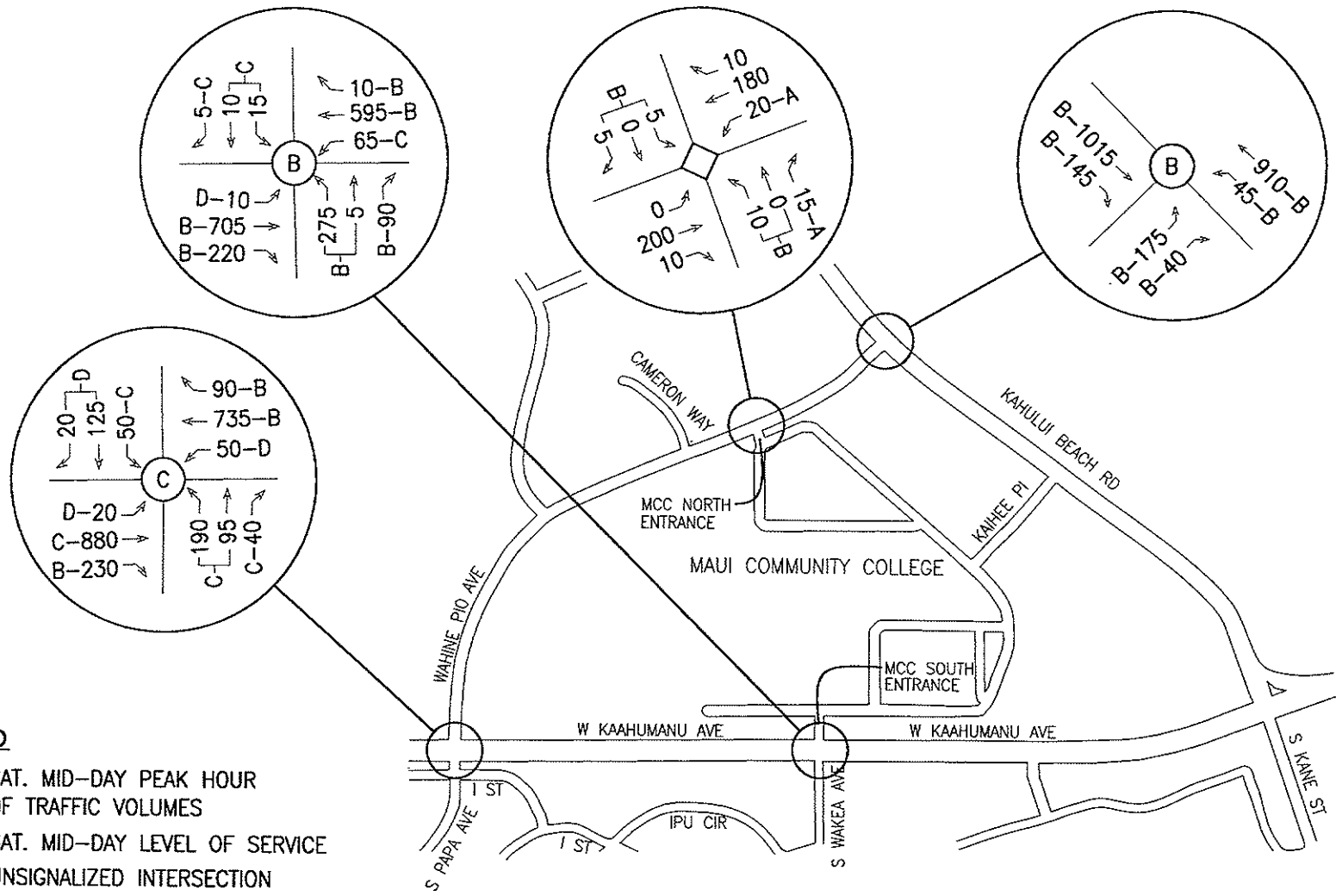
FIGURE 4

EXISTING TRAFFIC VOLUMES AND LOS



MAUI COMMUNITY COLLEGE
SWAP MEET
KAHULUI, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
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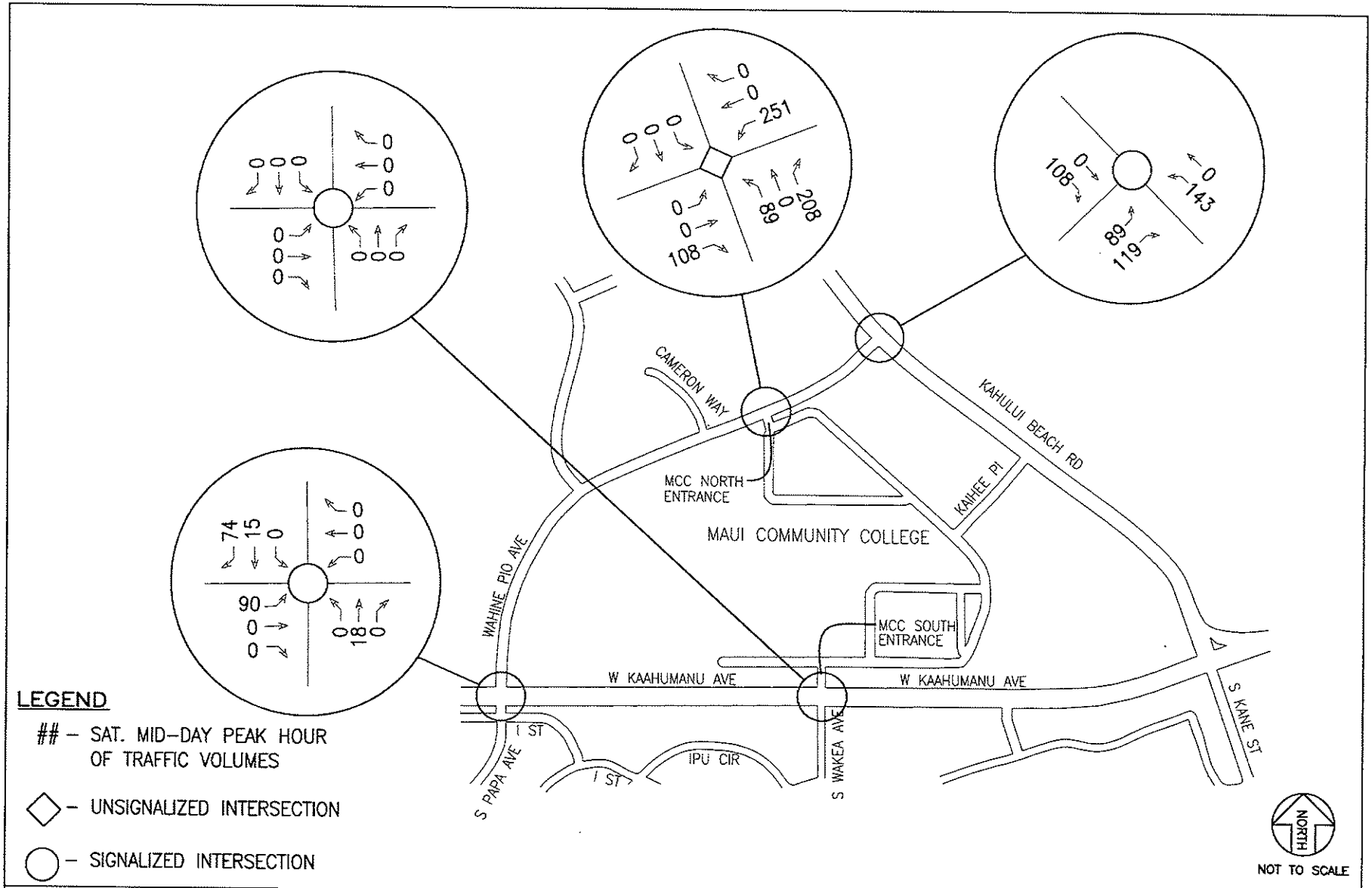
FIGURE 5

BASE YEAR 2008 WITHOUT PROJECT TRAFFIC VOLUMES



MAUI COMMUNITY COLLEGE
SWAP MEET
KAHULUI, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
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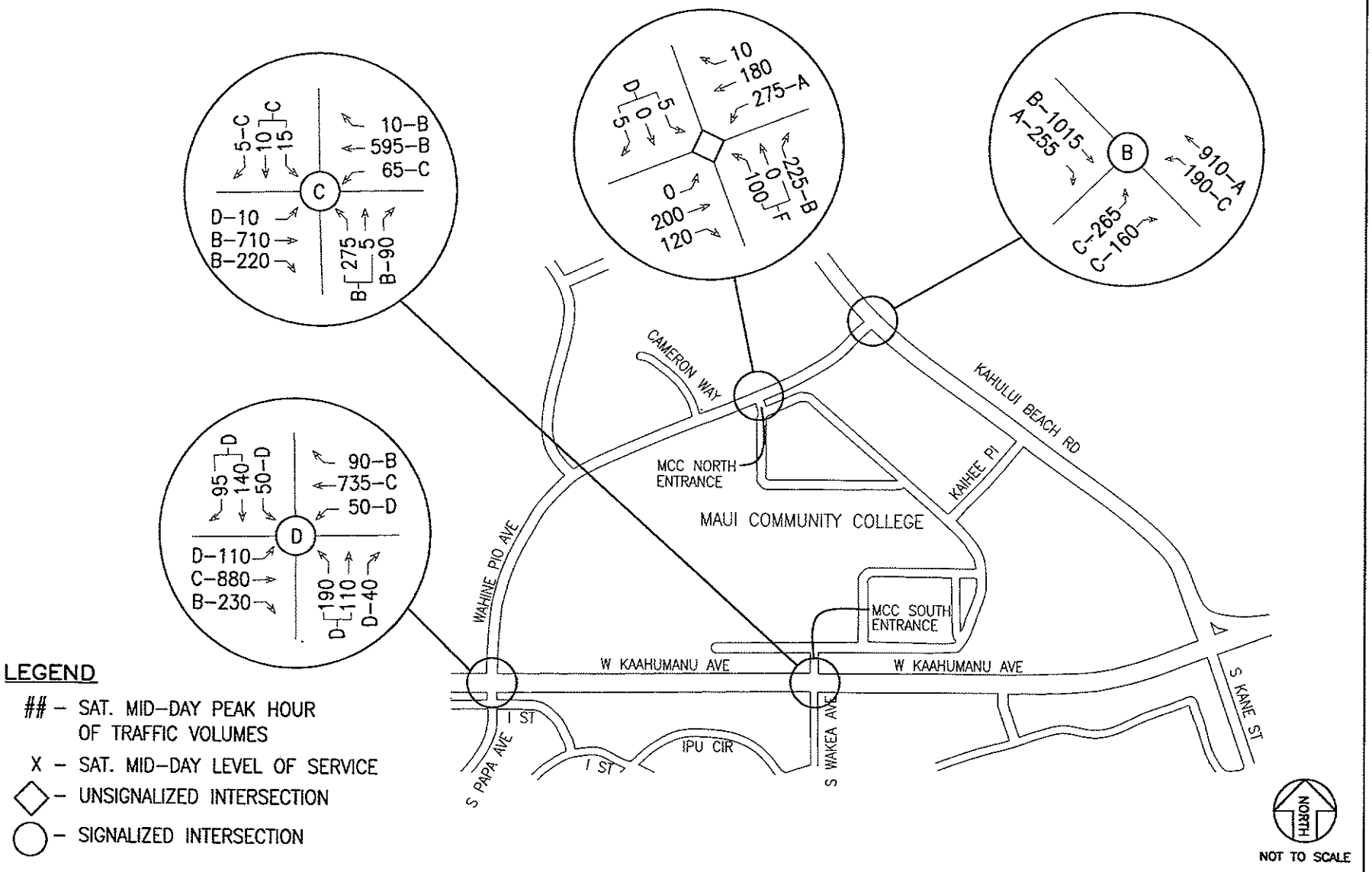
PROJECT ONLY TRAFFIC VOLUMES

FIGURE 6



LEGEND

– SAT. MID-DAY PEAK HOUR OF TRAFFIC VOLUMES

X – SAT. MID-DAY LEVEL OF SERVICE

◇ – UNSIGNALIZED INTERSECTION

○ – SIGNALIZED INTERSECTION

MAUI COMMUNITY COLLEGE
SWAP MEET
KAHULUI, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
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FIGURE 7

YEAR 2008 WITH PROJECT TRAFFIC VOLUMES AND LOS

APPENDIX C.

Preliminary Drainage Evaluation

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

KENNETH K. KUROKAWA, P.E.
LAMBERT J. YAMASHITA, P.E.
DONOHUE M. FUJII, P.E.
STANLEY T. WATANABE
TERRANCE S. ARASHIRO, P.E.

#07-004

May 30, 2007

Mr. Wil Wong
Maui Exposition, Inc.
P.O. Box 1542
Kahului, Hawaii 96733

Dear Mr. Wong:

Subject: Preliminary Drainage Evaluation
Maui Community College, Swap Meet Area at Retention Basin
Kahului, Maui, Hawaii
TMK: (2) 3-8-007:125

We have prepared this letter report to summarize our evaluation of the proposed drainage conditions.

The project site is located on TMK (2) 3-8-007:125 in Kahului, Maui, Hawaii at the north edge of the Maui Community College campus, adjacent to Kahului Beach Road. The proposed project involves the regrading and enlargement of the existing retention basin for future use by a swap meet operator. Currently, the retention basin is approximately 3.5 acres. The proposed retention basin will have an area of 4.5 acres. In addition, paved walkways and a driveway will be constructed within the basin to provide access for swap meet vendors and patrons.

The existing site elevations range from 4 to 14 feet mean sea level (MSL), and the proposed project site elevations will also range from 4 to 14 feet MSL. Based on the Flood Insurance Rate Map, the project site is designated as Zone A4 and V23. Zone A4 is defined as an area that is defined as an area of 100-year flood with determined base flood elevations and flood hazard factors, and Zone V23 is an area of 100-year coastal flood with velocity (wave action) with determined base flood elevations and flood hazard factors not determined.

Currently, the retention basin accepts stormwater runoff from the Maui Community College campus and a small regional offsite drainage area. The stormwater is retained in the basin, and the excess flows north under Kahului Beach Road and enters Kahului Harbor. The proposed grading of the retention basin will include approximately 1 acre of land that currently directs its runoff (1.05 cfs using a 10-year design storm and 1.31 using a 50-year design storm) under Kahului Beach Road via existing headwalls to Kahului Harbor.

The proposed walkways, driveway and additional 1-acre of drainage area will cause the 10-year design storm runoff entering the retention basin to increase from 3.68 cfs to 6.57 cfs, a net increase of 2.99 cfs.

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

OFFICES IN:
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII

Mr. Wil Wong
Maui Exposition, Inc.

May 30, 2007

In relation to the retention basin, which was originally designed for a 50-year design storm, these proposed changes will cause the 50-year design storm runoff entering the retention basin to increase from 4.59 cfs to 8.22 cfs, a net increase of 3.63 cfs. The existing retention basin has a storage volume of 11,960 cubic yards (cy), or 7.4 acre-feet, and the proposed retention basin will have a volume of 16,130 cy, or 10.0 acre-feet, an increase of 2.6 acre-feet. The increase in storage volume provided by the regraded retention basin will adequately store the 3.63 cfs increase in runoff associated with this project.

The attached exhibits and calculations document the findings presented in this letter. We hope this letter successfully addresses your concerns.

Please call me at (808) 533-3646 if you have any questions or require further clarification.

Sincerely,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

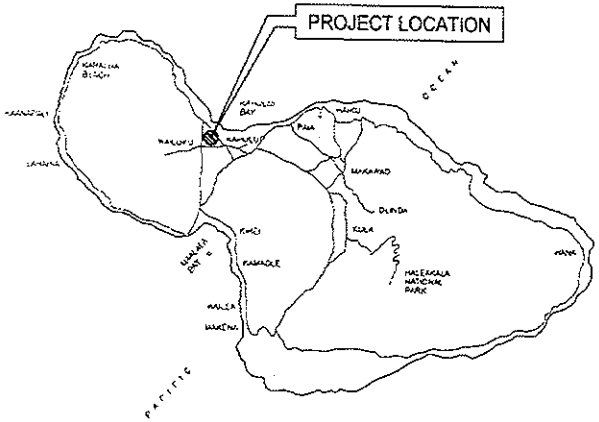
By

DONOHUE M. FUJII, P.E.
Vice President and Project Manager

DF:tl

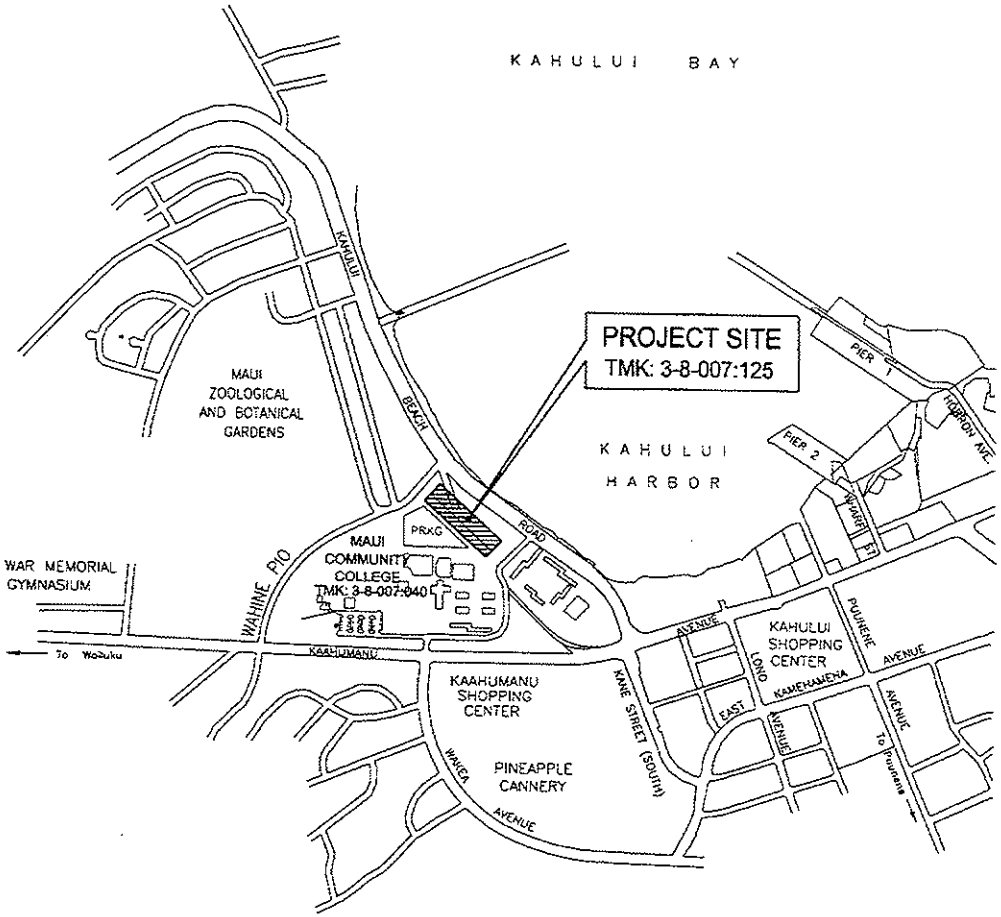
Enclosures: Exhibits 1 through 9

X:\2007\07-004\Drainage Letter\Drainage Letter_053007.doc



LOCATION MAP
NOT TO SCALE

NORTH



VICINITY MAP
NOT TO SCALE

NORTH

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LOCATION AND VICINITY MAP

EXHIBIT 1

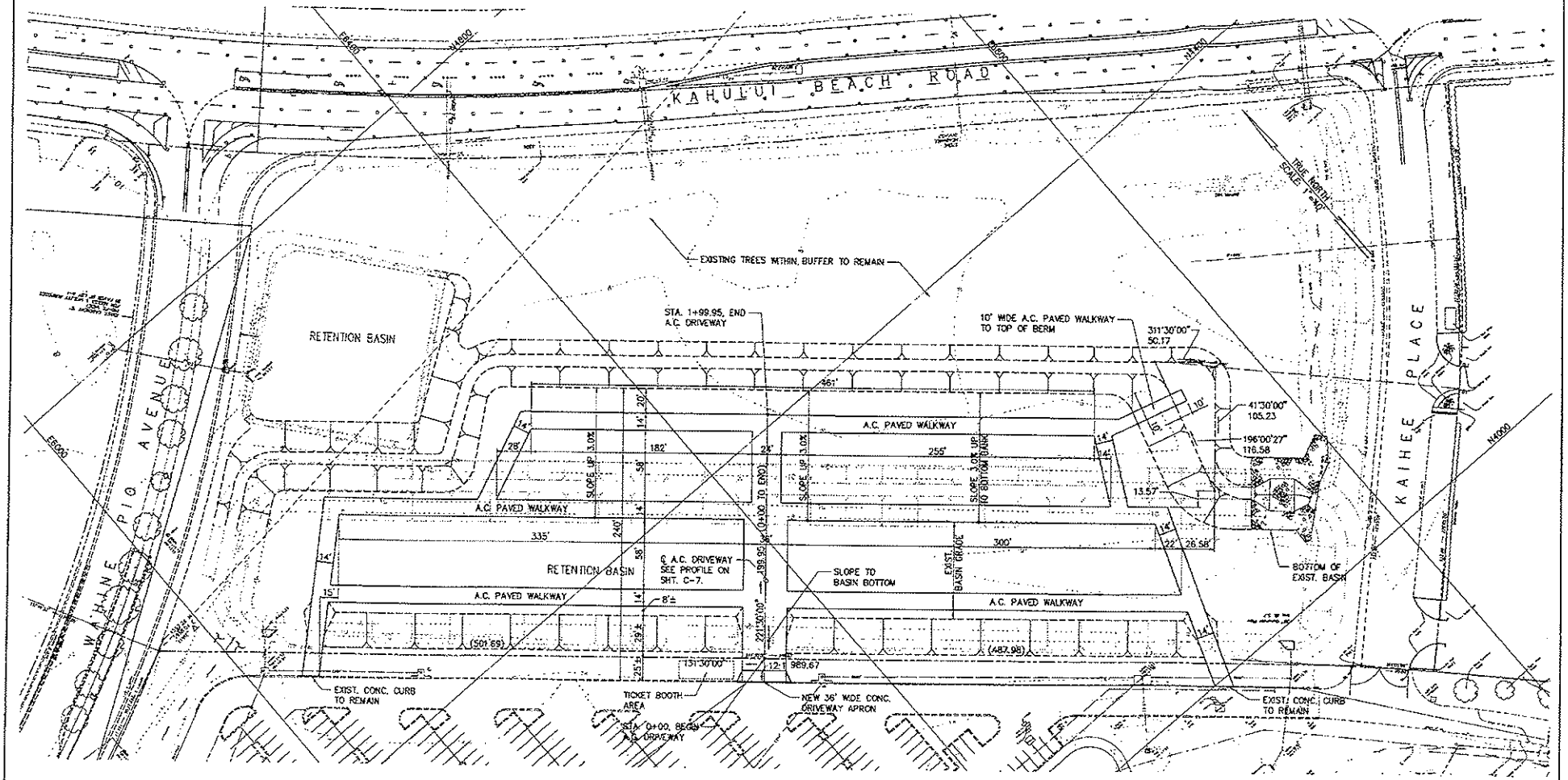

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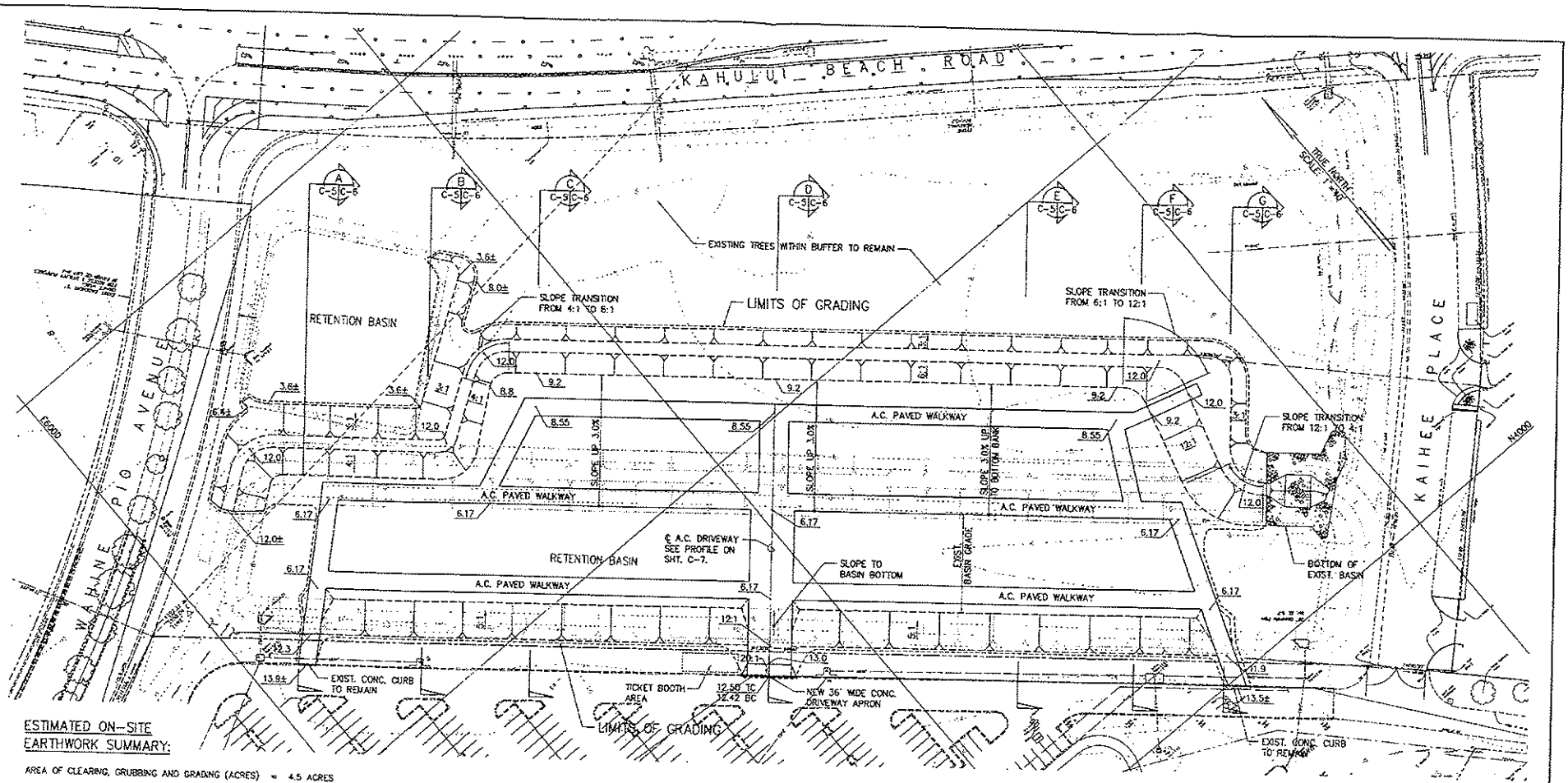
EXHIBIT 2

SITE GEOMETRIC PLAN



ESTIMATED ON-SITE EARTHWORK SUMMARY:

AREA OF CLEARING, GRUBBING AND GRADING (ACRES)	= 4.5 ACRES
TOTAL EXCAVATION (CUBIC YARDS)	= 5,200 C.Y.
TOTAL EMBANKMENT (CUBIC YARDS)	= 4,850 C.Y.

1. QUANTITIES SHOWN ARE FOR PERMIT PURPOSES AND ESTIMATES ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE EXACT QUANTITIES FOR BIDDING PURPOSES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE THE GRADING WORK TO THE GRADES AND DIMENSIONS SHOWN ON THE PLANS. IF IMPORTED MATERIALS ARE REQUIRED TO OBTAIN FINISHED GRADES, THE CONTRACTOR IS REQUIRED TO IMPORT SUITABLE MATERIALS AS SPECIFIED AT THE CONTRACTOR'S EXPENSE. IF EXCAVATED MATERIALS ARE IN EXCESS, THE CONTRACTOR SHALL BE REQUIRED TO DISPOSE OF THE MATERIALS AWAY FROM THE PROJECT AREA AT THE CONTRACTOR'S EXPENSE AND DISCRETION.

ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
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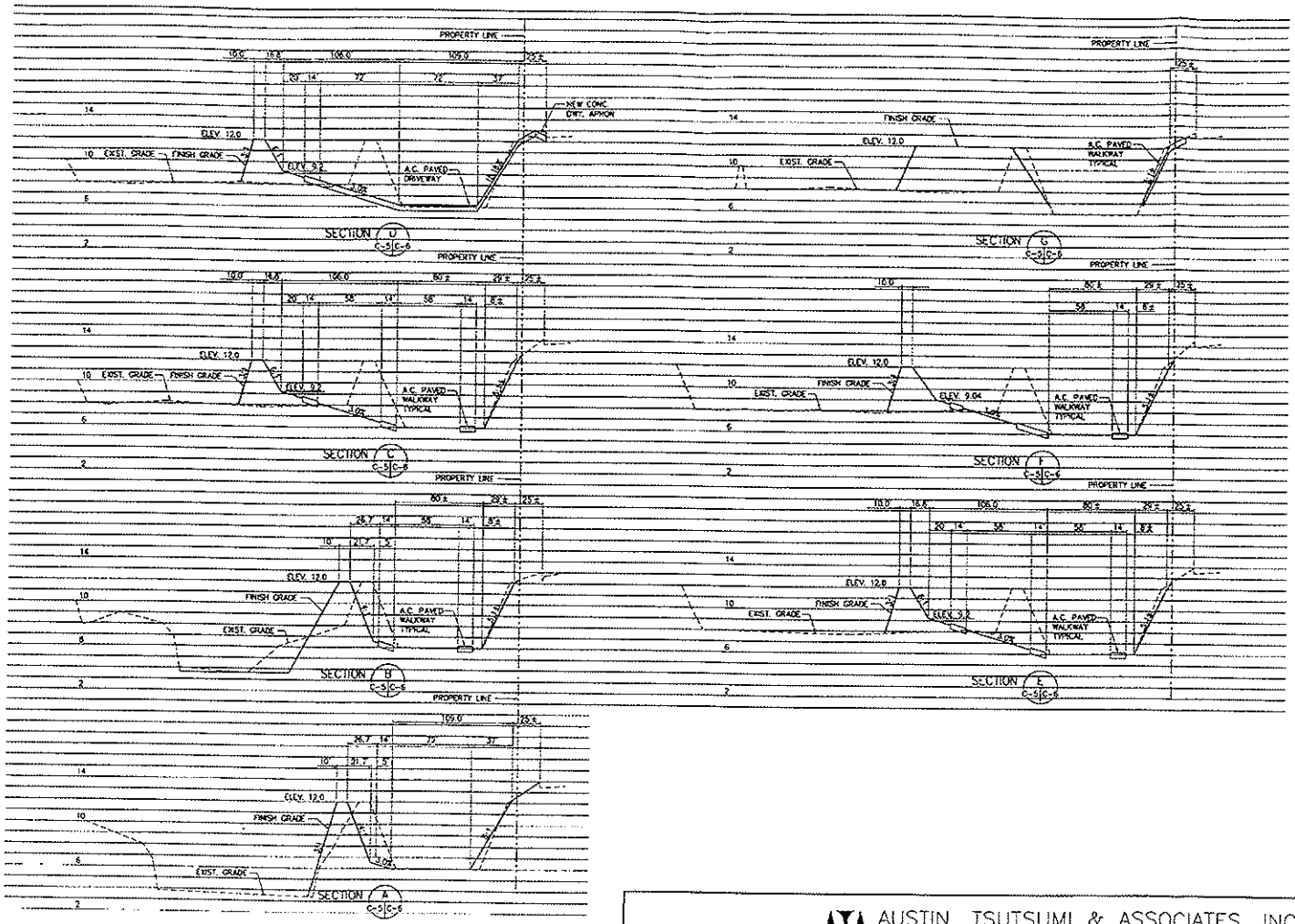
SITE GRADING AND DRAINAGE PLAN

EXHIBIT 3



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SITE SECTIONS

EXHIBIT 4

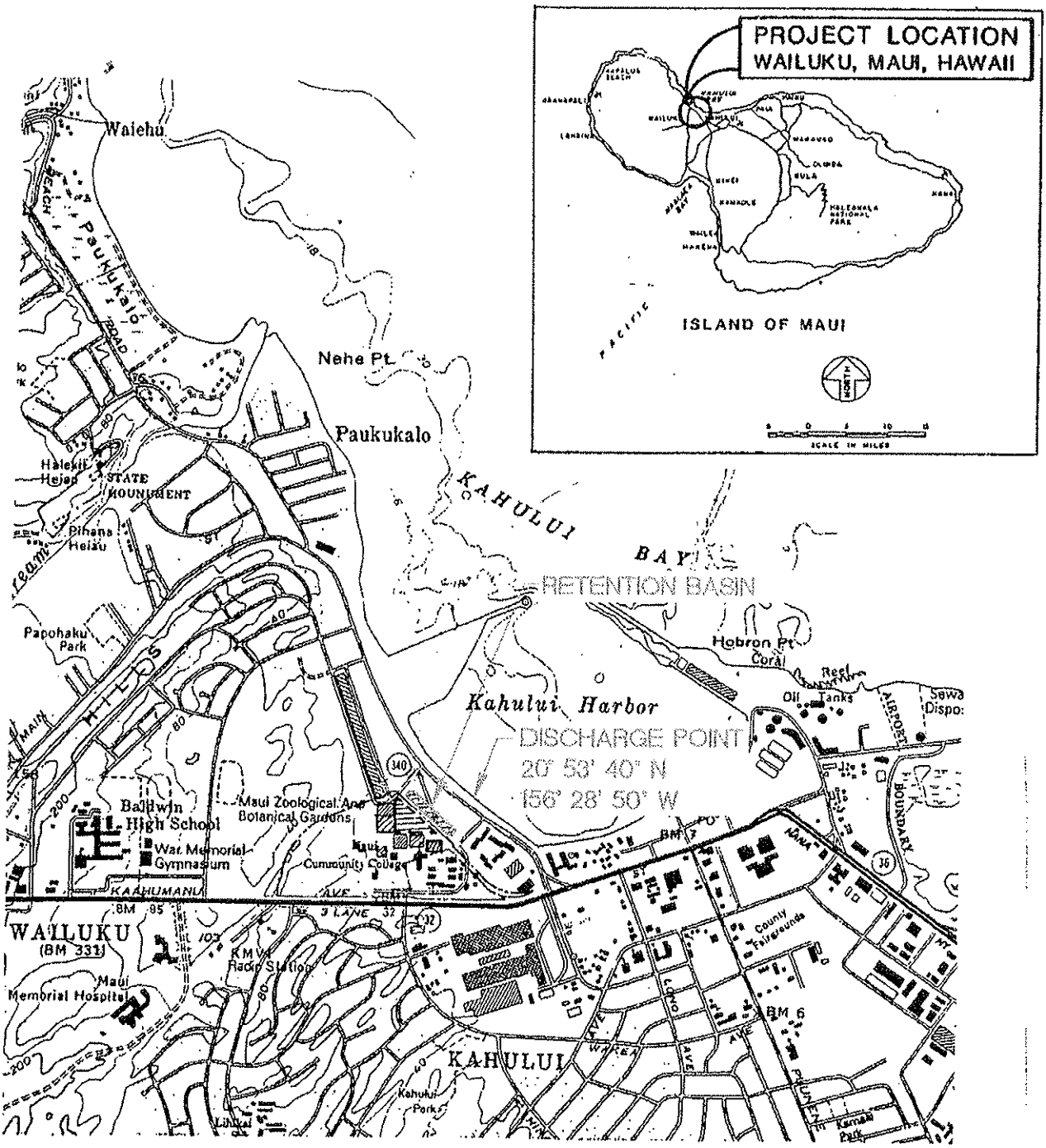

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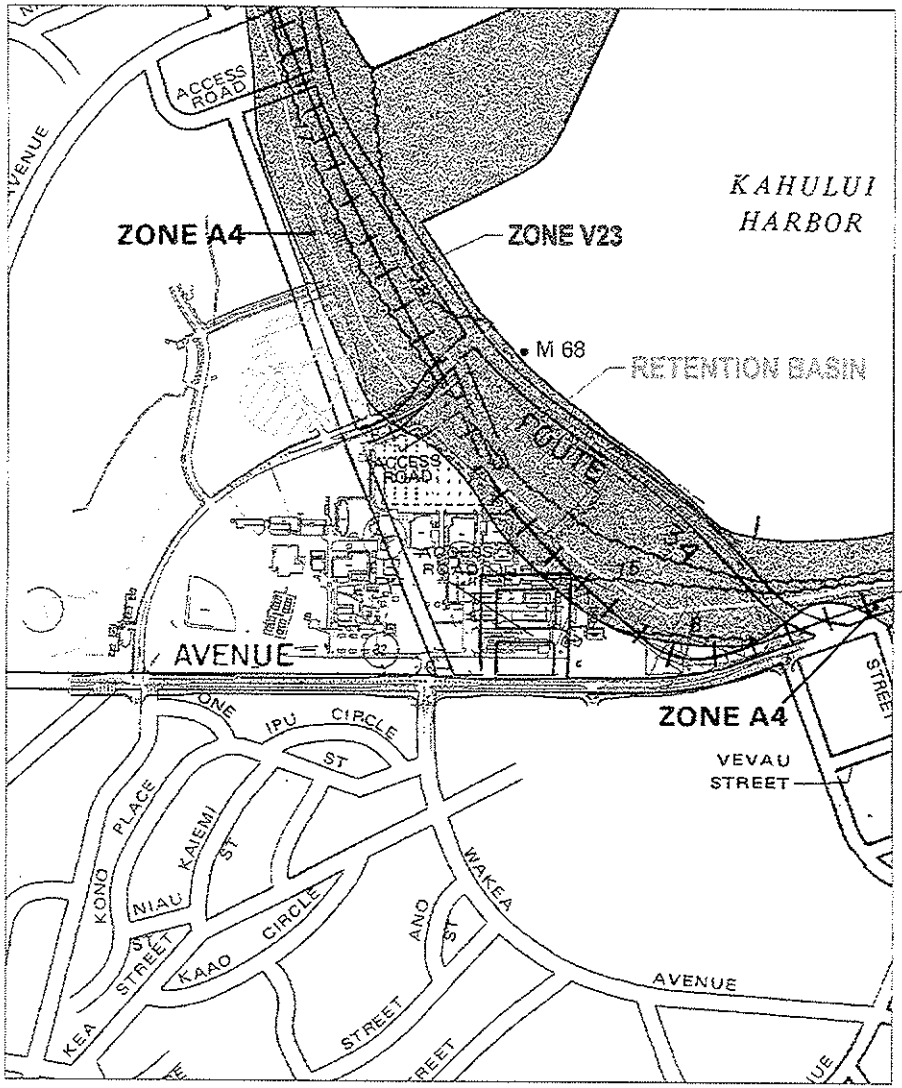
EXHIBIT

DISCHARGE POINT

5



EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

PANEL 150 OF 400

COMMUNITY-PANEL NUMBER
150003 0150 D

MAP REVISED:
MARCH 16, 1995

Federal Emergency Management Agency

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EXHIBIT 6

FLOOD MAP

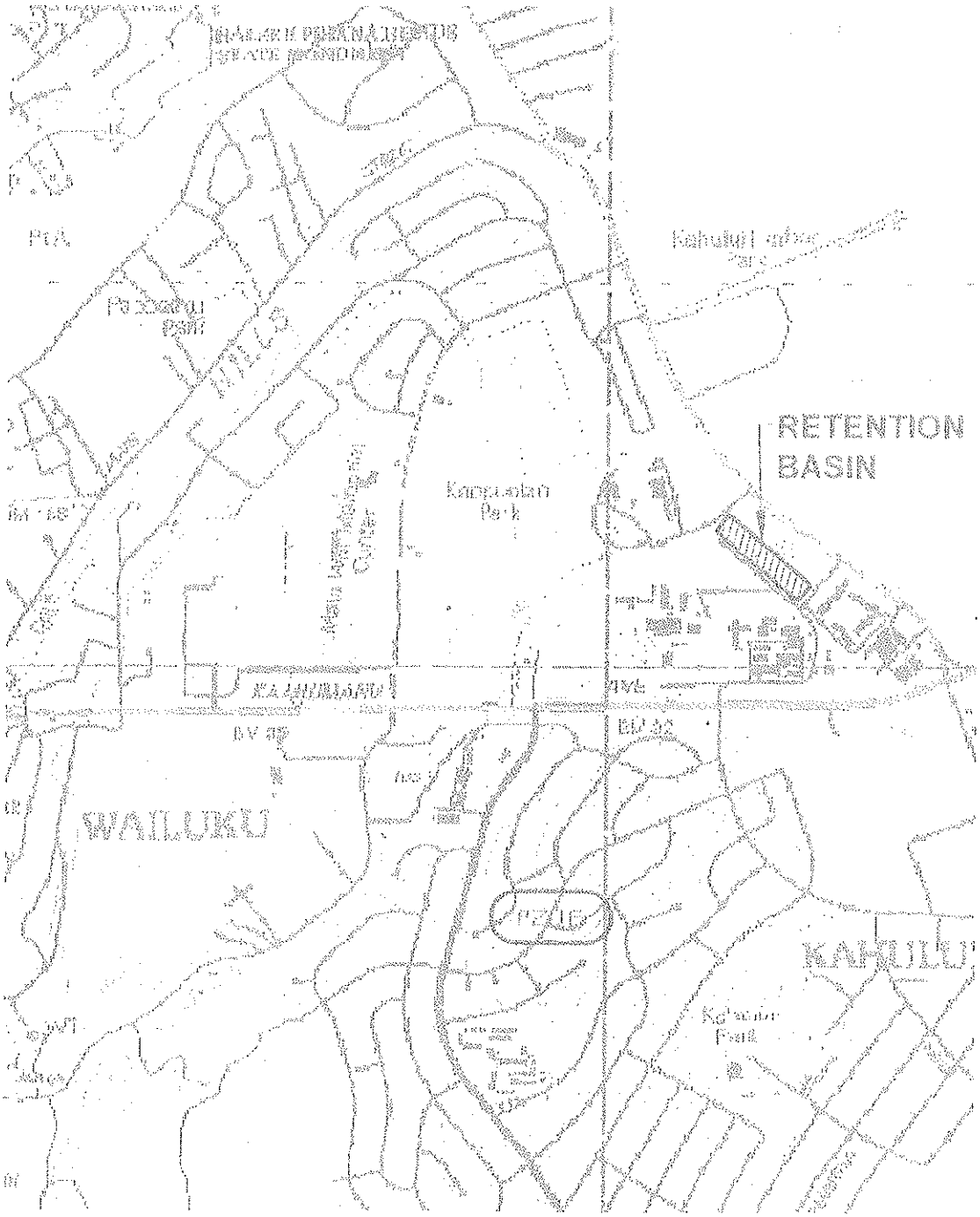

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EXHIBIT

SOIL TYPE MAP

7

EXHIBIT 8

10-YEAR, 1-HOUR RUNOFF CALCULATIONS

EXISTING SITE: 10-YEAR, 1-HOUR STORM

Drainage Area	$C_{unpaved}$	A_{grass} (ac)	C_{pvmt}	A_{pvmt} (ac)	L (ft)	T_c (min)	Correction Factor	I (in/hr)	I_{corr} (in/hr)	C_{total}	A_{total} (ac)	Q (cfs)
Existing Site	0.30	3.50	0.90	0.00	425	21	1.8	2.00	3.5	0.30	3.50	3.68
TOTAL:		3.50		0.00							3.50	3.68

EXISTING 1 ACRE GRASSED AREA: 10-YEAR, 1-HOUR STORM

Drainage Area	C_{grass}	A_{grass} (ac)	C_{pvmt}	A_{pvmt} (ac)	L (ft)	T_c (min)	Correction Factor	I (in/hr)	I_{corr} (in/hr)	C_{total}	A_{total} (ac)	Q (cfs)
Grassed Area	0.30	1.00	0.90	0.00	275	22	1.8	2.00	3.5	0.30	1.00	1.05
TOTAL:		1.00		0.00							1.00	1.05

* This existing 1-acre area currently directs its runoff under Kahului Beach Road via existing headwalls to Kahului Harbor.

DEVELOPED SITE: 10-YEAR, 1-HOUR STORM

Drainage Area	C_{grass}	A_{grass} (ac)	C_{pvmt}	A_{pvmt} (ac)	L (ft)	T_c (min)	Correction Factor	I (in/hr)	I_{corr} (in/hr)	C_{total}	A_{total} (ac)	Q (cfs)
Proposed Site	0.30	3.62	0.90	0.88	425	21	1.8	2.00	3.5	0.42	4.50	6.57
TOTAL:		3.62		0.88							4.50	6.57

50-YEAR, 1-HOUR RUNOFF CALCULATIONS

EXISTING SITE: 50-YEAR, 1-HOUR STORM

Drainage Area	$C_{unpaved}$	A_{grass} (ac)	C_{pvmt}	A_{pvmt} (ac)	L (ft)	T_c (min)	Correction Factor	I (in/hr)	I_{corr} (in/hr)	C_{total}	A_{total} (ac)	Q (cfs)
Existing Site	0.30	3.50	0.90	0.00	425	21	1.8	2.50	4.4	0.30	3.50	4.59
TOTAL:		3.50		0.00							3.50	4.59

EXISTING 1 ACRE GRASSED AREA: 50-YEAR, 1-HOUR STORM

Drainage Area	C_{grass}	A_{grass} (ac)	C_{pvmt}	A_{pvmt} (ac)	L (ft)	T_c (min)	Correction Factor	I (in/hr)	I_{corr} (in/hr)	C_{total}	A_{total} (ac)	Q (cfs)
Grassed Area	0.30	1.00	0.90	0.00	275	22	1.8	2.50	4.4	0.30	1.00	1.31
TOTAL:		1.00		0.00							1.00	1.31

* This existing 1-acre area currently directs its runoff under Kahului Beach Road via existing headwalls to Kahului Harbor.

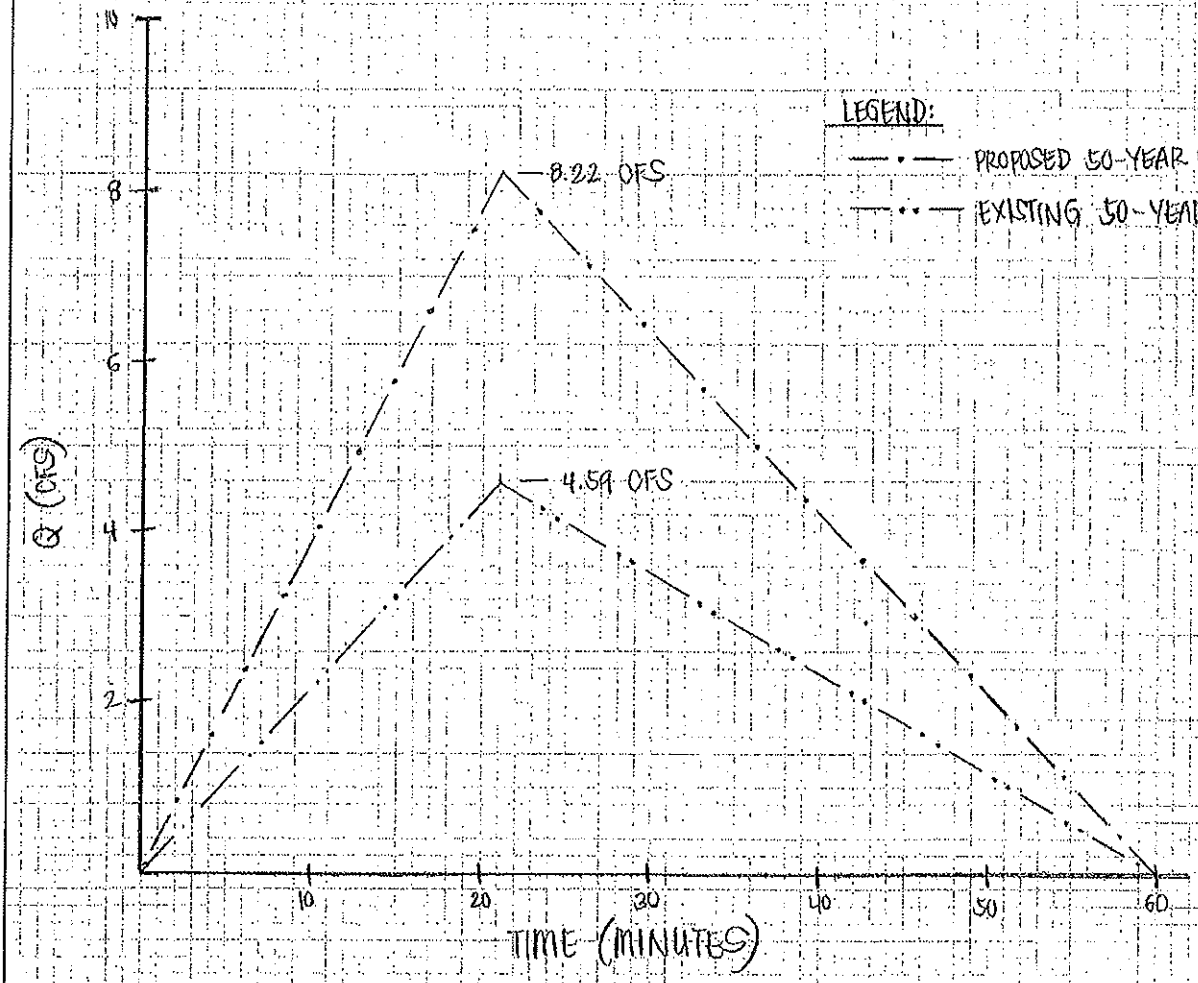
DEVELOPED SITE: 50-YEAR, 1-HOUR STORM

Drainage Area	C_{grass}	A_{grass} (ac)	C_{pvmt}	A_{pvmt} (ac)	L (ft)	T_c (min)	Correction Factor	I (in/hr)	I_{corr} (in/hr)	C_{total}	A_{total} (ac)	Q (cfs)
Proposed Site	0.30	3.62	0.90	0.88	425	21	1.8	2.50	4.4	0.42	4.50	8.22
TOTAL:		3.62		0.88							4.50	8.22

EXHIBIT 9

RETENTION BASIN VOLUME

* UNIT HYDROGRAPH FOR PROJECT SITE



VOLUME OF DEVELOPED FLOW:
= 1/2 (60 MIN) (60 SEC/MIN) (8.22 CFS)
= 14,796 CF
≈ 550 CY

VOLUME OF EXISTING FLOW:
= 1/2 (60 MIN) (60 SEC/MIN) (4.59 CFS)
= 8262 CF
≈ 310 CY

EXHIBIT 9

PROJECT: MAUI COMMUNITY COLLEGE SWAP MEET AREA AT EXISTING RETENTION BASIN	JOB NO. 07-004	BY TMT DATE 05/14/07	CHKD. DATE SHT. NO. 1 OF 2

AUSTIN, TSUTSUMI & ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII

EXHIBIT 9

RETENTION BASIN VOLUME

VOLUME OF ADDITIONAL STORAGE REQ'D FOR PROPOSED PROJECT
= 550 CY - 310 CY
= 240 CY

THE PROJECT'S PROPOSED GRADING WILL INCREASE THE RETENTION BASINS STORAGE VOLUME:

- EXISTING VOLUME = 323,000 CF = 11,960 CY
  (AUSTIN, TSUTSUMI & ASSOCIATES, INC. GRADING AND DRAINAGE REPORT - BLDG 'U' AND SITE IMPROVEMENTS, KAHULUI, MAUI, HAWAII, MAY 1993)
- PROPOSED VOLUME = 16,130 CY
- NOTE: THE SAME WATER SURFACE ELEVATION WAS USED FOR BOTH THE EXISTING AND PROPOSED VOLUME CALCULATIONS.

INCREASE IN STORAGE VOLUME
= 16,130 CY - 11,960 CY
= 4170 CY

4170 CY > 240 CY
∴ THE PROPOSED RETENTION BASIN WILL ADEQUATELY STORE THE INCREASE IN RUNOFF ATTRIBUTED TO THIS PROJECT

*: ALL CALCULATIONS FOR RETENTION BASIN DESIGN ARE BASED ON A 50-YEAR STORM.

EXHIBIT 9

PROJECT: MAUI COMMUNITY COLLEGE SWAP MEET AREA AT EXISTING RETENTION BASIN	JOB NO. 07-004	BY TMT DATE 05/14/07	CHKD. DATE
		SHT. NO. 2 OF 2	

AUSTIN, TSUTSUMI & ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII