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Mayor

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Development Services Administration
AUG 2 3 2017
CARY YAMASHITA, P.E.
Engineering Division

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Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

August 1, 2017

RECEIVED
'17 AUG -9 P12:21
OFC. OF ENVIRONMENTAL QUALITY CONTROL

Mr. Scott Glenn, Director
Office of Environmental Quality Control
Department of Health, State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Glenn:

With this letter, the County of Maui Department of Public Works hereby transmits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the proposed Maui County Service Center situated at TMK (2) 3-8-101:001-007, in the Wailuku-Kahului District on the island of Maui for publication in the next available edition of the Environmental Notice.

The County of Maui Department of Public Works has included copies of comments and responses that it received during the 30-day public comment period on the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI).

Enclosed is a completed OEQC Publication Form, one copy of the FEA-FONSI, an Adobe Acrobat PDF file of the same, and an electronic copy of the publication form in MS Word. Simultaneous with this letter, we have submitted the summary of the action in a text file by electronic mail to your office.

If there are any questions, please contact Alan Murata at (808) 270-7855.

Sincerely,

DAVID C. GOODE
Director of Public Works

DCG:AM:jso
Enclosures
s:\david2\scott glenn oeqc_maui county service center final ea and fonsi

18-056

AGENCY
PUBLICATION FORM

Project Name:	Maui County Service Center
Project Short Name:	MCSC
HRS §343-5 Trigger(s):	Use of County land and funding
Island(s):	Maui
Judicial District(s):	Wailuku-Kahului
TMK(s):	(2) 3-8-101:001-007
Permit(s)/Approval(s):	Subdivision/Consolidation, Construction Permits, Parking Lot Landscape Planting, NPDES, SHPD, FAA
Proposing/Determining Agency:	Maui County Department of Public Works
Contact Name, Email, Telephone, Address	Alan Murata Alan.Murata@co.maui.hi.us 270-7855 County of Maui Department of Management 200 South High St. Kalana O Maui Bldg. 9th floor Wailuku, HI 96793
Accepting Authority:	N/A
Contact Name, Email, Telephone, Address	N/A
Consultant:	G70
Contact Name, Email, Telephone, Address	Christine Mendes Ruotola christiner@g70.design 523-5866 925 Bthel St 5th Floor Honolulu, HI 96813

Status (select one)	**Submittal Requirements**
____ DEA-AFNSI	Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.
_X_ FEA-FONSI	Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.
____ FEA-EISPN	Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.
____ Act 172-12 EISPN ("Direct to EIS")	Submit 1) the proposing agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
____ DEIS	Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
____ FEIS	Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

____ FEIS Acceptance Determination	The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
FEIS Statutory Acceptance	Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.
____ Supplemental EIS Determination	The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
____ Withdrawal	Identify the specific document(s) to withdraw and explain in the project summary section.
____ Other	Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

The proposed MCSC will replace the existing MCSC, which is currently located in a leased space at the Maui Mall in Kahului. The proposed MCSC will be a County owned property, which will provide additional office space and parking for current County functions and year 2030 projected employee growth. The development will include construction of a new office building and site improvements. Consolidation of the County offices, on County-owned land, will reduce lease rent costs. The proposed MCSC will provide office space for the Department of Finance – Division of Motor Vehicles and Licensing, Department of Housing and Human Concerns (DHHC), and Development Services Administration. The decision to relocate these County departments to the new facility was based on: lease savings, customer convenience, and minimal adverse impacts to County operations. These County departments are currently in a leased space and require the greatest number of parking for employees, customers, and County vehicles. Relocating these County services to the proposed MCSC site will enhance customer convenience by providing adequate parking and better accessibility from major roadways.

Maui County Service Center

Kahului, Island of Maui, Hawai‘i
TMK (2) 3-8-101:001-007

~~Draft~~ Final Environmental Assessment (~~D~~FEA)/
~~Anticipated~~ Finding of No Significant Impact (~~A~~FONSI)

Proposing and Determining Agency:
County of Maui
Department of Public Works
200 South High St.
Kalana O Maui Bldg, 4th Floor
Wailuku, HI 96793

Prepared By:

G70

August 2017

Maui County Service Center

Kahului, Island of Maui, Hawai‘i
TMK (2) 3-8-101:001-007

~~Draft~~ Final Environmental Assessment (~~D~~FEA)/ ~~Anticipated~~ Finding of No Significant Impact (~~A~~FONSI)

This environmental document is prepared in accordance with the requirements of Chapter 343, HRS, Hawai‘i Administrative Rules, Title 11, Department of Health

Proposing and Determining Agency:
County of Maui
Department of Public Works
200 South High St.
Kalana O Maui Bldg, 4th Floor
Wailuku, HI 96793

Prepared By:

G70

925 Bethel Street, 5th Floor
Honolulu, Hawai‘i 96813

August 2017

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LIST OF APPENDICES

Appendix A Draft Traffic Impact Analysis Report Maui County Service Center

Appendix B Pre-Consultation Comments and Responses

LIST OF ACRONYMS

A&B	Alexander and Baldwin
AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
ATA	Austin, Tsutsumi and Associates, Inc.
BSM	Blackburn's Sphinx Moth
C&D	Construction and Demolition
CIA	Cultural Impact Statement
CZM	Coastal Zone Management
dBA	A-weighted decibels
DHHC	Department of Housing and Human Concerns
DNL	Day Night Level
DOT-AIR	Department of Transportation Airports Division
EA	Environmental Assessment
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FAA	Federation Aviation Administration
FIRM	Flood Insurance Rate Map
FEIS	Final Environmental Impact Statement
FONSI	Finding of No Significant Impact
gpd	Gallons per day
HAR	Hawai‘i Administrative Rules
HRS	Hawai‘i Revised Statutes
HTCo	Hawaiian Telcom
IBC	International Building Code

KAAR	Kahului Airport Access Road
LEED	Leadership in Energy and Environmental Design
LOS	Level of Service
MCSC	Maui County Service Center
MECo	Maui Electric Company
mph	Miles per hour
MBP	Maui Business Park
MSL	Mean Sea Level
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
PV	Photovoltaic
SF	Square Feet
SHPD	State Historic Preservation Division
TIAR	Traffic Impact Analysis Report
WOUS	Waters of the United States
WRF	Wastewater Reclamation Facility

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1.0

Description of the Proposed Action

1.0 DESCRIPTION OF THE PROPOSED ACTION

This Draft Environmental Assessment (EA) has been prepared in accordance with the requirements of Chapter 343, HRS, Hawai‘i Administrative Rules, Title 11, Department of Health. The proposed action involves the use of County lands and County funding toward the construction of a new County service center and ground improvements.

1.1 PROJECT INFORMATION SUMMARY

Type of Document:	Environmental Assessment (EA)
Project Name:	Maui County Service Center (MCSC)
Proposing and Determining Agency:	County of Maui Department of Public Works 200 South High St. Kalana O Maui Bldg, 4th Floor Wailuku, HI 96793
CH. 343, HRS Trigger:	Use of County Land and Funding
Project Location:	Maui Business Park Phase II at the Corner of Ho‘okele and ‘Ala‘ihi Street, Kahului, HI 96732
Tax Map Key:	(2) 3-8-101:001-007
Fee Landowner:	County of Maui
Project Area:	Approximately 4 Acres
State Land Use District:	Urban District
County of Maui Island Plan	Inside Urban Growth Boundary, Outside Protected Areas
Wailuku-Kahului Community Plan:	Light Industrial (LI)
County of Maui Zoning:	Light Industrial (M-1)
Special Management Area:	Outside SMA
Flood Zone:	Zone X (area outside floodplain)
Anticipated Determination:	Finding of No Significant Impact (FONSI)

1.2 PURPOSE AND OVERVIEW OF THE PROPOSED PROJECT

Currently, 11 of the 18 County departments lease space in six separate private buildings in Wailuku, which costs roughly $2.5 million dollars in annual lease rent. The proposed MCSC will replace the existing MCSC, which is currently located in a leased space at the Maui Mall in Kahului. Department of Finance –Real Property Assessment Division and Division of Motor Vehicles and Licensing are currently located at the existing MCSC. The proposed MCSC will be a County owned property, which will provide additional office space and parking for current County functions and year 2030 projected employee growth. The development will include construction of a new office building and site improvements. Consolidation of the County offices, on County-owned land, will reduce lease rent costs. The proposed MCSC will provide office space for the Department of Finance (~~Real Property Assessment Division,~~ Division of Motor Vehicles and Licensing), Department of Transportation, Department of Housing and Human Concerns (DHHC), ~~and~~ Development Services Administration (building, electrical, and plumbing inspection sections), and other County offices to be determined. The decision to relocate these County departments to the new facility was based on: lease savings, customer convenience, and minimal adverse impacts to County operations. These County departments are currently in a leased space and require the greatest number of parking for employees, customers, and County vehicles. Relocating these County services to the proposed MCSC site will enhance customer convenience by providing adequate parking and better accessibility from major roadways. Additionally, customers that frequent these County departments often frequent the big box retailers near the Maui Business Park. Relocation of these County departments is not expected to adversely affect department operations.

1.3 PROJECT LOCATION AND SITE CHARACTERISTICS

The Project site is bounded by Hoʻokele Street to the south, ʻAlaʻihi Street to the east, a retention basin to the west and a vacant lot to the north. The proposed Project is located on TMK (2)3-8-101:001-007 which are part of the Maui Business Park Phase II subdivision. Maui Business Park is an approved development for light-industrial and office uses to support the growing Kahului community. The site is currently vacant and relatively flat. The total Project area consists of approximately 4 acres of land. The County is in the process of consolidating the Project parcels into one lot. Access to the Project site is available from ʻAlaʻihi Street. Kahului Airport is located approximately two miles to the east of the Project site. The site is centrally located to provide convenient access from various Maui communities. Refer to Figure 1-1 for Project location.

1.4 PHYSICAL CHARACTERISTICS OF THE PROJECT

The proposed construction of the MCSC will include two stories of office and landscaped at-grade parking lot. The construction is anticipated to provide roughly 60,000 square feet (SF) of building area and approximately ~~360~~ 150 paved parking stalls for employees, fleet vehicles, and visitors, which will meet or exceed Maui County Code parking requirements. The building height is 30 feet with the highest point, the mechanical enclosure, anticipated to be 40 feet. The preliminary site plan and conceptual rendering of the MCSC are presented in Figures 1.6 and 1.7.

The building will have a welcoming and transparent entry to allow patrons to see daily service operations, with high ceiling, open floor plan, and seamless transition between departments. The MCSC will be designed to integrate Leadership in Energy and Environmental Design

(LEED) sustainable design principles. Sustainable features that may be incorporated into the design of the building include daylighting, views, sustainable energy source, and the use of retention basin for storm water quantity and quality control. The design of the building will also include a feature wall that embodies cultural stories, connecting the history of Maui through design.

Building Programs and Hours of Operation

The new MCSC will initially accommodate Maui County Departments of Finance (~~Real Property Division and~~ (Driver Licensing and Motor Vehicle Division), ~~Transportation~~, Housing and Human Concerns, and Development Services Administration with approximately 125 ~~200~~ employees in total. The hours of operation for the County offices are Monday to Friday, 7:45 am – 4:30 pm.

Circulation and Off-Street Parking

Pedestrian access will be from Hoʻokele Street and ʻAlaʻihi Street. Vehicle access to the service center parking lot will be from ʻAlaʻihi Street.

1.5 DEVELOPMENT SCHEDULE AND CONSTRUCTION COSTS

The improvements will be done in one phase and is anticipated to be completed in 2019. Construction costs are estimated to be approximately $25 ~~27~~ M.

1.6 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT

This Environmental Assessment is required pursuant to Chapter 343, Hawaiʻi Revised Statutes (HRS), the Environmental Impact Statement Rules, Title 11, Chapter 200 of the Hawaiʻi Administrative Rules (HAR). This EA provides written evaluation of the technical, environmental, social and economic aspects of the proposed Project. This EA identifies the possible impacts of the proposed Project and their significance. Strategies to mitigate those potential impacts and possible alternatives to the proposed Project are also identified. This EA then compares all aspects and impacts against 13 significance criteria listed in §11-200-12 to provide determination as to whether an Environmental Impact Statement shall be required or not.

1.7 PERMITS AND APPROVALS REQUIRED

Several approvals will be required to implement the proposed Project.

- Subdivision (consolidation) of existing lots into one lot (Maui County Department of Public Works)
- Building Permit, Electrical Permit, Plumbing Permit, Driveway Permit, Grading Permit, Grubbing and Stockpiling Permit, Work to Perform on County Highway (Maui County Department of Public Works)
- Landscape Planting Plan for Parking Lots (Maui County Department of Planning)
- National Pollutant Discharge Elimination System (NPDES) Permit (State Department of Health)

- Chapter 6E-8 Historic Preservation Review (State Historic Preservation Division)
- FAA Form 7460-1 (Federal Aviation Administration)

1.8 AGENCIES AND PUBLIC CONTACTED IN PRE-CONSULTATION

Listed below are the agencies and other parties contacted regarding the proposed Project prior to the publication of the Draft EA.

Federal Agency

United States Fish and Wildlife Service
Federal Aviation Administration

State of Hawai‘i Agencies

State Department of Accounting and General Services
State Department of Agriculture
State Department of Business, Economic Development and Tourism
State Department of Business, Economic Development and Tourism – Energy Division
State Department of Business, Economic Development and Tourism – Office of Planning
State Department of Defense
State Department of Education
State Department of Hawaiian Homelands
State Department of Health
State Department of Human Services
State Department of Labor and Industrial Relations
State Department of Land and Natural Resources
State Department of Land and Natural Resources-State Historic Preservation Division
State Department of Transportation
State Department of Transportation - Airport Division
Hawai‘i Housing Finance and Development Corporation
Office of Hawaiian Affairs
University of Hawai‘i Environmental Center

County of Maui Agencies

County of Maui Department of Environmental Management
County of Maui Department of Fire and Public Safety
County of Maui Department of Housing and Human Concerns
County of Maui Department of Parks and Recreation
County of Maui Department of Planning
County of Maui Department of Public Works
County of Maui Police Department
County of Maui Department of Transportation
County of Maui Department of Water Supply

Maui County Council Members

Mike White, Council Chair
Don S. Guzman, Kahului District

Community/Civic Groups

Maui Chamber of Commerce

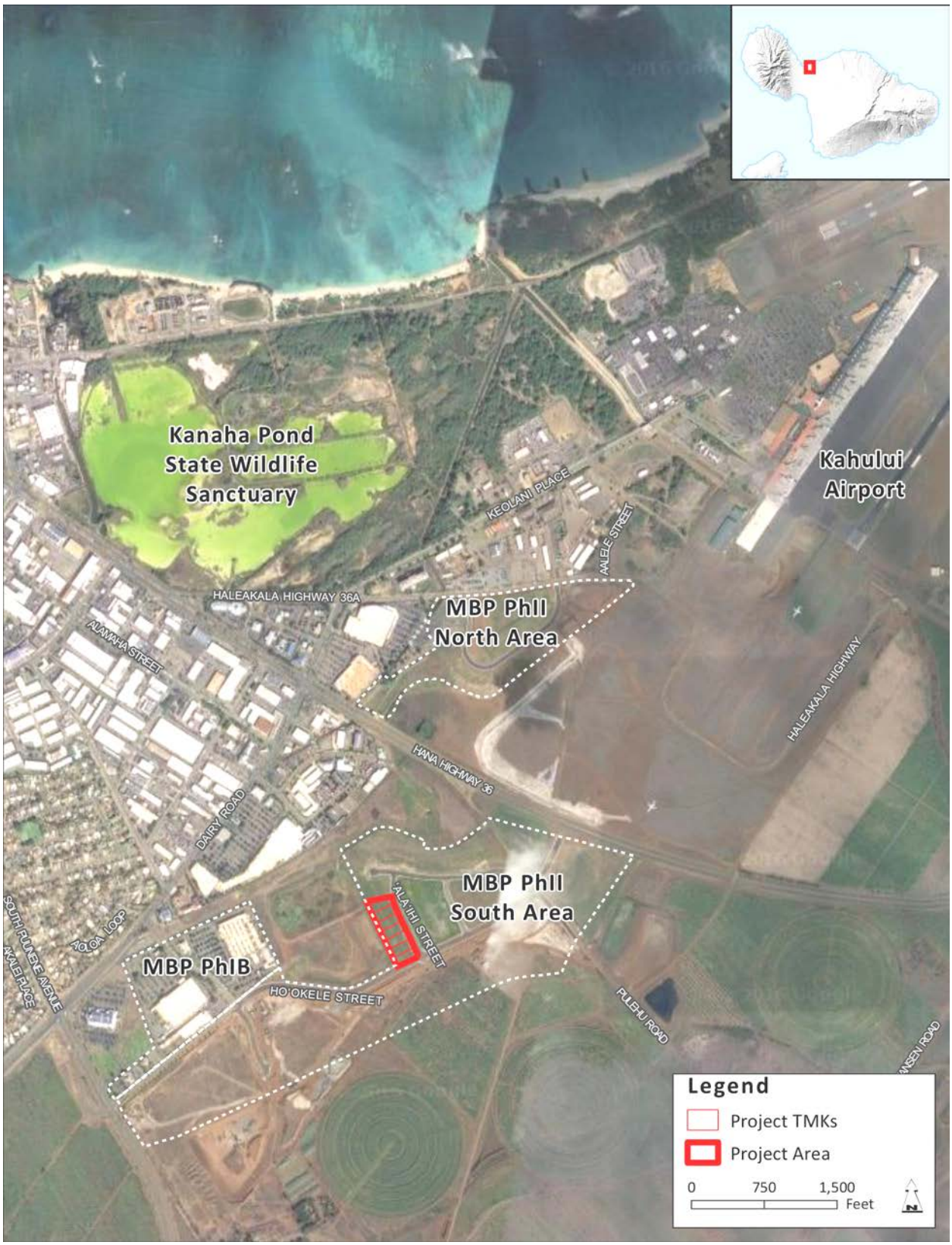

Figure 1.1: Project Location

Figure 1.2: State Land Use Designation Map

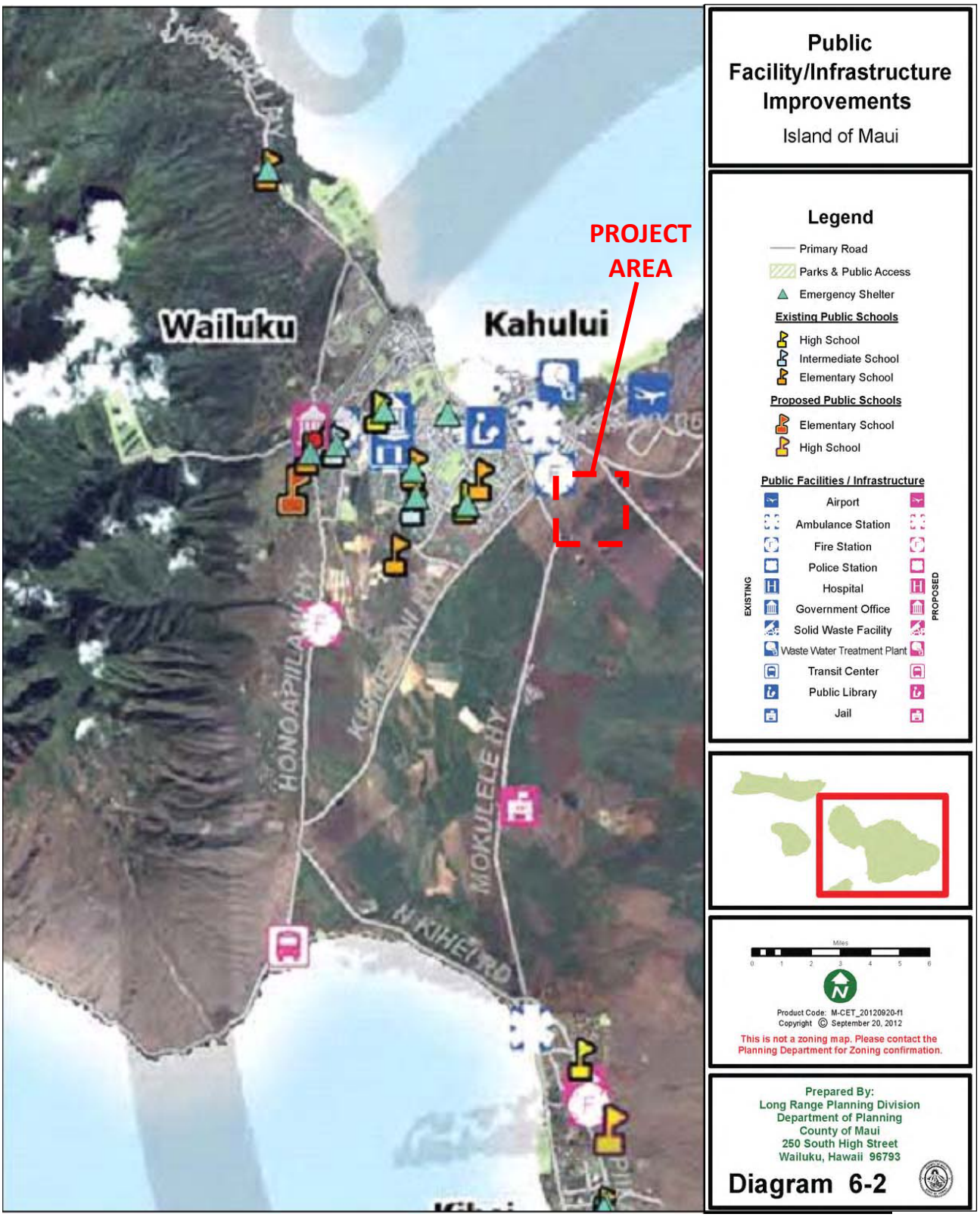

Figure 1.3: Maui County General Plan 2030 Public Facility/Infrastructure Improvement Map

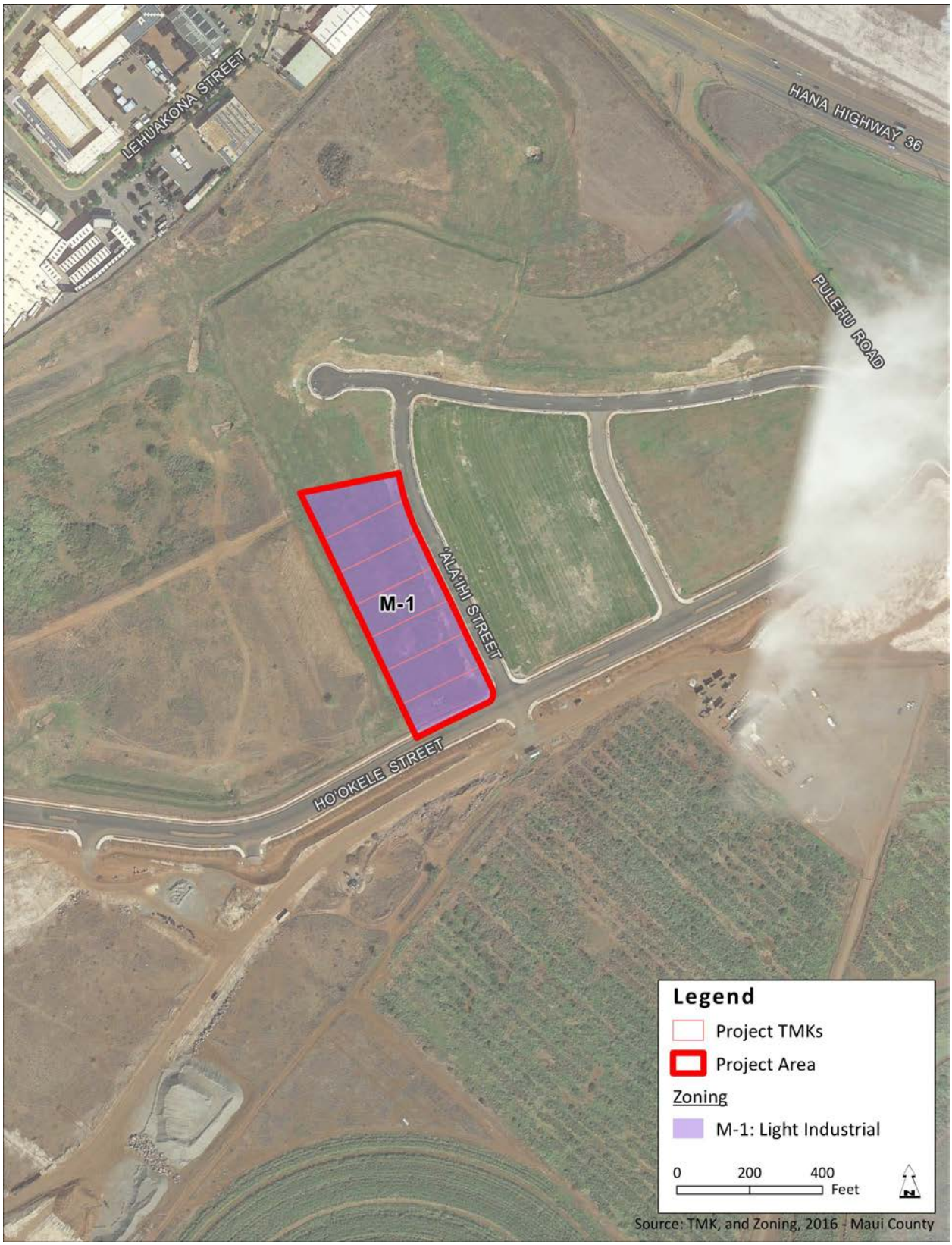

Figure 1.4: County Zoning

Figure 1.5: Federal Emergency Management Agency Flood Insurance Rate Map (FIRM)

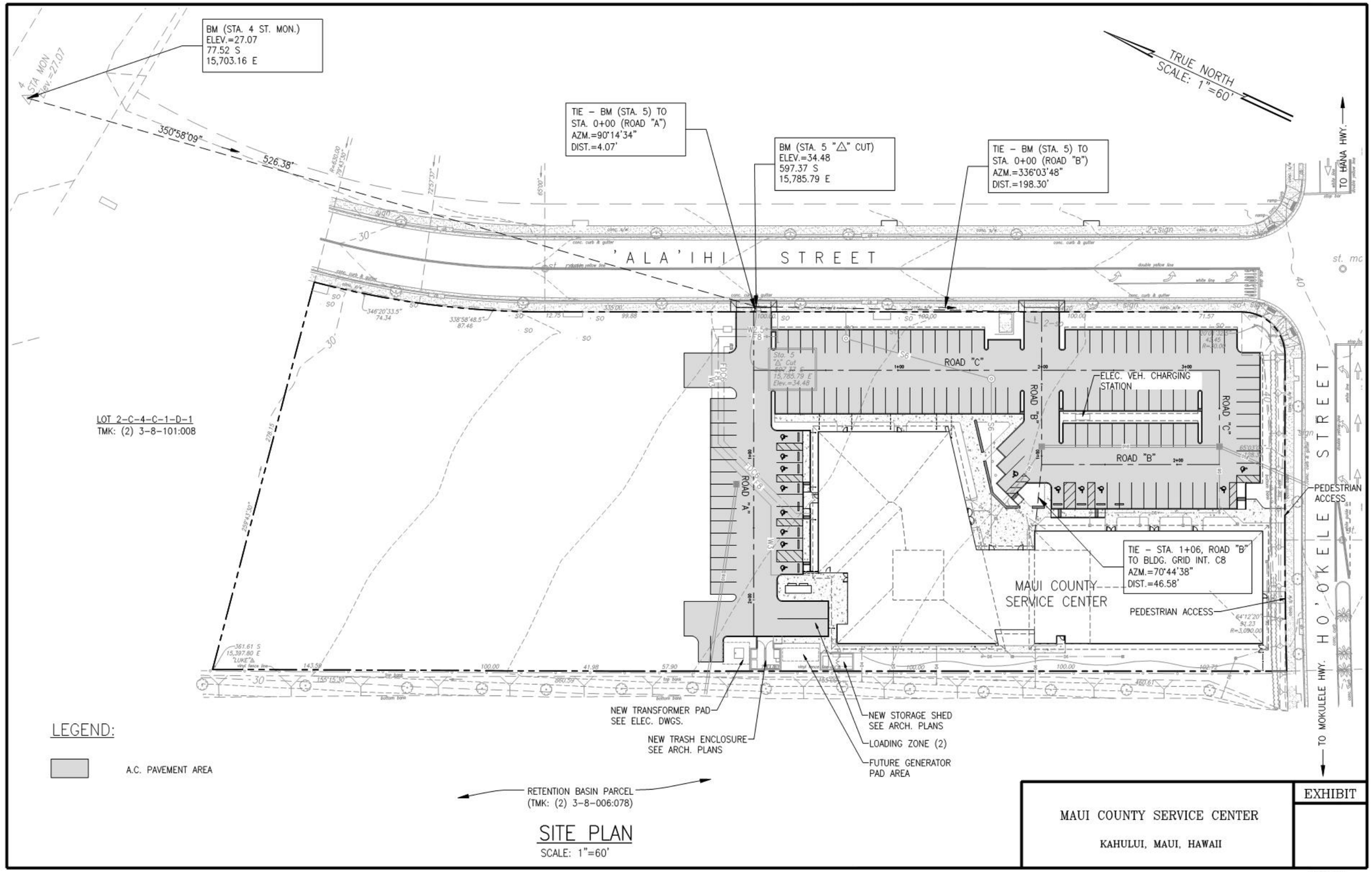

Figure 1.6: Preliminary Site Plan

Figure 1.7: Conceptual Rendering

2.0

Description of the Environmental Setting, Potential Impacts and Mitigation Measures

2.0 DESCRIPTION OF THE ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND MITIGATION MEASURES

2.1 CLIMATE

Existing Conditions – Maui's climate varies by terrain but is relatively uniform year-round with mild temperatures, moderate humidity, and relatively consistent northeasterly tradewinds. Average annual rainfall for Kahului is approximately 18.93 inches. Rainy seasonal months of October through April produce strong wind conditions varying from trades from the northeast to southerly winds known as "kona" winds. The annual variations in temperature encountered in the area (based on temperatures recorded at Kahului Airport) range between 67.3 and 83.8 degrees Fahrenheit on average (Maui County Data Book, 2015). According to the US Environmental Protection Agency (EPA) website, temperatures are projected to rise by 1.5°F to 3.5°F by mid-century in Hawai'i and the Central North Pacific, due to climate change. The Pacific Islands are highly influenced by El Niño and La Niña events, which create annual variability in storms and precipitation. A trend for decreasing precipitation has also been observed in Hawai'i. Although future precipitation patterns are uncertain, projections suggest a small decrease in precipitation during the wet season and a small increase during the dry season.

Impacts and Mitigation – The proposed Project will not have substantive added effects on climate conditions, therefore, no mitigation measures are proposed. The project will consider incorporating best design practices to reduce heat island effect such as using vegetation to lower microclimate surface and air temperature and provide cooling through evapotranspiration; the use of cool roof; and using energy-efficient equipment.

2.2 GEOLOGY AND TOPOGRAPHY

Existing Conditions – The proposed Project site is located on a gentle-sloped plane east of the West Maui mountains at about 40 feet above mean sea level (MSL). The site naturally slopes in mauka-makai direction, from Ho'okele Street to Hāna Highway, and is generally level. Geologically, the terrain is composed of 'Ewa Silty Clay Loam, with 0 to 3 percent slopes.

Impacts and Mitigation – The proposed Project will not substantially alter the overall existing geology and topography of the Project site. Mitigation measures related to soils and grading are described in the following section.

2.3 SOILS AND GRADING

Existing Conditions –According to *Soil Survey of the Island of Hawai'i* (USDA, 1972), soil at the Project site belongs primarily to the EaA ('Ewa Silty Clay Loam, 0 to 3 percent slopes) (refer to *Figure 2.1*). The 'Ewa series consist of deep, well drained soils that formed in alluvium from weathered basaltic rock. 'Ewa soils are on alluvial fans and terraces and have slopes of 0 to 12 percent. This soil type has slow to medium runoff and moderate permeability.

Figure 2.1: Natural Resources Soil Conservation Survey (NRCS) Map

Impacts and Mitigation – Grading will consist primarily of site preparation and excavation for the new building structure and utilities. The ground levels will be graded to maintain adequate slopes for drainage. Grading will be designed to convey stormwater away from the proposed building to the proposed storm drain improvements and to the existing subdivision retention basin. Proposed grades will also prevent run-off from entering the downhill adjacent properties. Grading and stockpiling work will be in accordance with the State rules and County Code. An NPDES permit will be required for the Project. An erosion control plan will be developed for the MCSC.

Temporary erosion control measures will be incorporated during construction to minimize soil loss and erosion hazards. Best Management Practices may include temporary sediment basins, temporary diversion berms and swales to intercept runoff, silt fences, dust fences, inlet protection, temporary ground cover, stabilized construction entrances and truck wash-down areas. Periodic water spraying of loose soils will be implemented to minimize air-borne dirt particles from reaching adjacent properties. Permanent sediment control measures will be used once construction is completed.

2.4 SURFACE WATER, GROUNDWATER, AND STORM WATER RUNOFF

Existing Conditions – There are no existing sources of surface water located on the proposed site. The nearest major surface water source in proximity to the proposed site is Kanahā Ponds, which is located about 0.7 miles to the north. There is no perennial, intermittent stream, or wetland presented in or adjacent to the proposed Project area.

The site is former sugarcane land with relatively flat topography. Therefore, the site is not subject to significant erosion potential. Currently, the site is vacant with bare soils and weeds. The subdivision has a retention basin for stormwater management. Existing runoff from the site consists primarily of soil sediments.

Impacts and Mitigation –Significant impact to the Waters of the United States (WOUS) by construction of Project structures and associated ground disturbing activities is not anticipated. After built out, runoff generated from the site will consist of building runoff as well as storm water generated from the parking lot. Storm water quantities and flow rates will increase from current conditions. Post development flow is calculated to be approximately 16 cubic feet per second. Storm water will be directed to the existing subdivision retention basin, which will retain proposed flows as well as improve storm water quality. Increased landscaping and on-site drainage improvements will significantly reduce sediments in runoff in comparison to the current condition. Construction equipment will be parked in a specific area with impermeable liner to prevent infiltration of any fluid leaks. Any mechanical and hydraulic leak from building system (HVAC, elevator) will be repaired as soon as it is identified. Any non-storm water discharges from construction activities will be diverted and deposited into process water basins that will be underplayed with an impermeable liner.

No significant impact to groundwater underlying the Project site is anticipated during the construction and operation of the office buildings. Construction of the proposed facility is unlikely to introduce or release any substance into the soil that could adversely affect groundwater quality.

2.5 FLOOD, TSUNAMI AND GEOLOGIC HAZARDS

Existing Conditions – The Federal Emergency Management Agency's *Flood Insurance Rate Map (FIRM)* identifies the proposed Project site within Zone X (minimal flood risk, outside of 0.2% annual chance floodplain). The Flood Insurance Program does not have regulations for development within this district. The northern portion of the Project site is located within the tsunami evacuation zone, and the southern portion of the site is located within the extreme tsunami evacuation zone. Refer to *Figure 2.2*. Climate change is causing sea levels to rise across the country. The risk associated with sea level rise varies based upon the rate of sea level rise relative to land elevation and could amplify near-term vulnerability to storm surge and increases long-term flood and inundation risk.

In terms of seismic risk, per the 2012 International Building Code (IBC) seismic design maps showing the maximum considered earthquake ground motion response accelerations for Hawai‘i, the Island of Maui could experience seismic activity around 0.25 of the earth's gravitational acceleration (g-force) under a 1.0 second spectral response acceleration event. In comparison, the County of Hawai‘i, with its ingoing volcanic activity, could experience ground motion anywhere from 0.30 up to 1.23 of the earth's g-force, demonstrating that the island of Hawai‘i could experience a more severe seismic activity.

Impacts and Mitigation – As required, all of the buildings will be constructed in compliance with Federal Building Ordinance Regulations and meet County Building Code under the IBC appropriate to the maximum considered earthquake ground motion response accelerations. The County will also have an emergency evacuation plan for employees who work at the MCSC. Drainage systems will be designed according to State and County standards which are being updated to take into account the potential effects of climate change.

2.6 FLORA

Existing Conditions – A botanical survey of the Maui Business Park Phase II was prepared in January 2003 by Char & Associates, and included in Appendix B of the 2004 Maui Business Park Phase II Final Environmental Impact Statement (FEIS). The vegetation on the Project site is almost entirely urban in character. None of the existing trees surrounding the proposed Project site are considered to be endangered.

Impacts and Mitigation – Landscaping will establish new vegetation with appropriate plant materials such as native or adaptive plant species that thrive in the microclimate of the site. These plants will be drought tolerant and require little water once established. Synthetic turf will be utilized in place of natural lawn to further reduce water consumption and eliminate spray irrigation. The Project will utilize water-efficient drip irrigation system that applies water directly to the base of the plants, eliminating overspray onto paved surfaces and significantly reduces water lost to evaporation. Use of a centrally controlled irrigation system, to include climate sensing devices such as rain sensors, will also be incorporated.

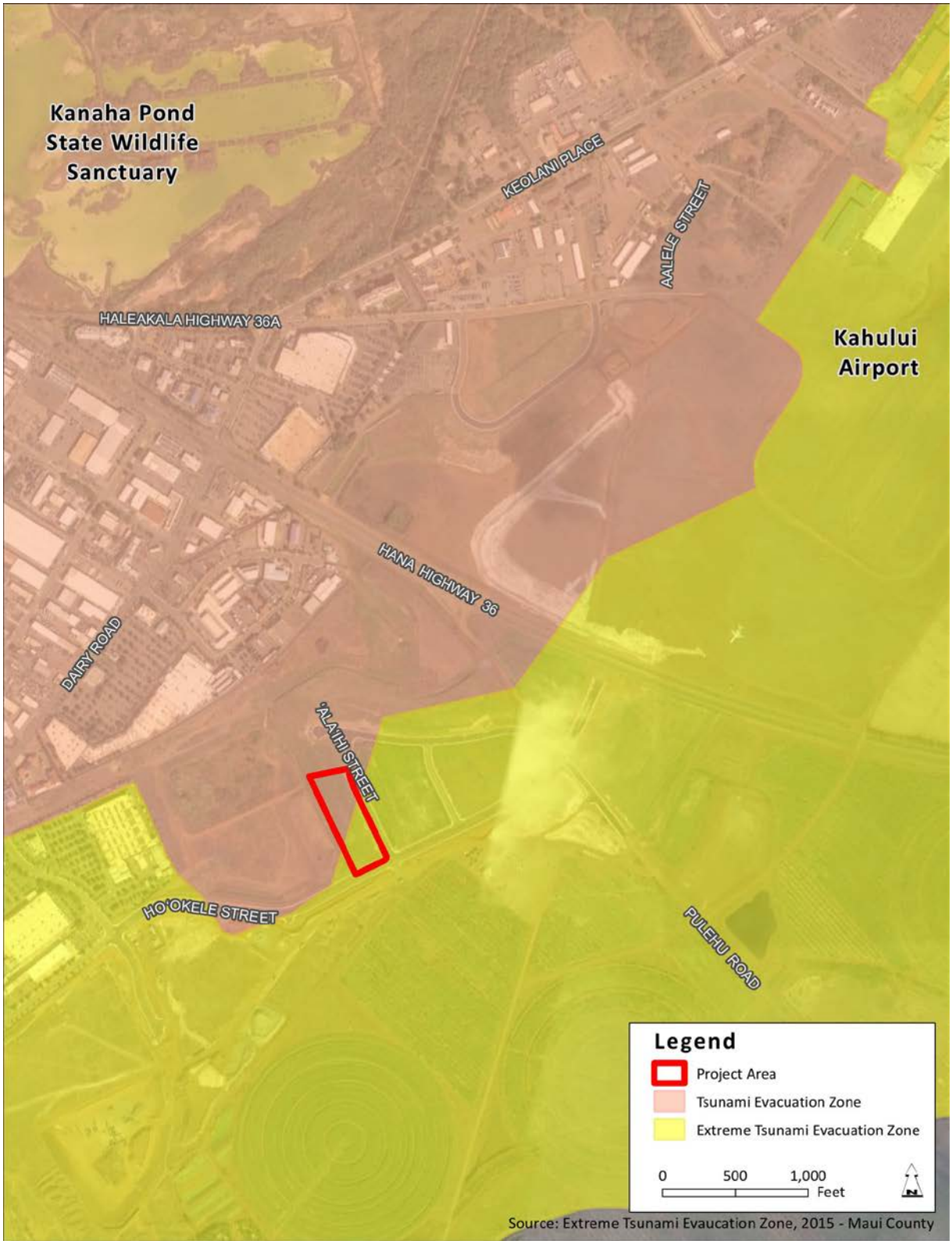

Figure 2.2: Tsunami Evacuation Zone Map

2.7 FAUNA

Existing Conditions – An avifaunal and feral mammal field survey of the Maui Business Park Phase II was prepared in May 2003 by Phil Bruner, and included in Appendix C of the 2004 Maui Business Park Phase II FEIS.

Native birds: No native seabirds, land birds, or waterbirds were observed during the survey, though both the Hawaiian Stilt and the Hawaiian Coot are known to exist in the nearby Kanahā Pond State Wildlife Refuge. Seabirds may occasionally over-fly the Project area, however, they would not likely nest due to the presence of ground predators and human disturbance. The Hawaiian Owl may occur in the Project area, however, none were observed during the survey. All other native land birds are typically found at higher elevations.

Migratory birds: Over 16 Pacific Golden Plovers were observed during the survey. This species is the most abundant migratory bird in Hawai‘i. Another migratory shorebird which might occur in the same habitats as the plover is the Ruddy Turnstone. No Turnstones were recorded during the survey. Neither of the birds is listed as threatened or endangered species.

Introduced birds: None of the 13 species of introduced birds observed during the survey are listed as threatened or endangered species.

Mammals: No endangered Hawaiian Hoary Bats were observed during the survey despite the biologists' extensive use of an ultrasound detector. Two cats and four Small Indian Mongooses were observed during the survey. Though not detected, it is assumed that rats and mice occur in the area.

Impacts and Mitigation – Significant impact to the avifauna from the construction and operation of the proposed facilities is not anticipated. Appropriate new landscaping will be used at the subject property to deter bird nesting and foraging and to not cause hazardous wildlife movement into or across the approach or departure of the Air Operations Area associated with Kahului Airport. Excessive use of trees is limited by site design. Trees selection will not include any fruiting or flowering species known to attract insects and birds or trees that are common as nesting grounds. A number of palms will be utilized instead of trees to further reduce nesting opportunities.

Larvae of the endangered Blackburn's Sphinx Moth (BSM) are sometimes found on tree tobacco plants, a plant that was identified on the site during the botanical survey. To ensure that the Project will not adversely impact any sphinx moths that may be present on the plants, the former land owner, Alexander & Baldwin, Inc. (A&B) submitted a plan of action to the US Fish and Wildlife Service for removal of the tree tobacco plants in February 2003 (see Appendix D). Upon review of the plan of action, USFWS stated that the implementation measures for the Project are unlikely to result in violating the Endangered Species Act. The removal plan specifies the procedures for monitoring BSM and removing approximately three dozen tree tobacco plants concentrated in a rock-pile area of the larger 140-acre MBP Phase II south project site area. The proposed 4-acre MCSC site is located within the 140-acre Maui Business Park Phase II south project site; however, the rock-pile area no longer exists as the 140-acre site had gone through major grading and fill activities since 2003. As part of the 2003 removal plan, A&B proposed to conduct periodic maintenance at the site to prevent tree tobacco from re-infesting the area. During development of the subdivision in 2012 by A&B, the MCSC site was filled in and grassed. All pre-existing vegetation was removed during that time. Therefore, when Maui County purchased the property, there was only grass and

brush no more than 2 feet in height. Since the purchase of the site by Maui County in 2014, a private landscaper was hired to cut the brush and grasses on a monthly basis. Therefore, it is very unlikely that the tree Tobacco could have re-established itself. The site photos below were taken on 7/7/2017 and show the site overgrown with grass (trees outside of the black construction fences are new street trees). The County of Maui will coordinate with USFWS regarding specific plans for the project and surveys associated with BSM and their host plants if USFWS deemed necessary.

Nighttime construction is not currently planned. If nighttime construction activity or equipment maintenance occurs, the associated lights will be shielded. Large flood/work lights will be placed on poles that are high enough to allow the lights to be pointed directly at the ground to reduce the potential for interactions of nocturnally flying avian. The design of the facility's lighting will utilize best practices for night lighting having full cutoff dark night fixtures.

The USFWS comment letter dated January 19, 2017 suggested that standing or open water in the retention basin adjacent to the project site and on the site pavement could attract endangered Hawaiian stilts and Hawaiian coots from nearby Kahana Pond. The subdivision is required to have a retention basin, which serves all lots, to manage stormwater run-off and to prevent stormwater from getting into State waters as required by State law. The ponding of

the retention basin cannot be addressed or mitigated by individual lot owners but rather by the subdivision association. The County of Maui will notify the MBP Association of USFWS concerns and the Association should work directly with USFWS to mitigate any impacts. MCSC will monitor its site pavement to prevent standing water after heavy rains and avoid a condition which attracts the endangered water birds.

The MCSC will implement bat-friendly BMPs and structure design, including avoiding the disturbance, removal, or trimming of trees or shrubs suitable for bat roosting during bat birthing and pup rearing season (June 1 through September 15), and not using barbed wire in fencing.

If it is determined that this project may affect federally listed species, Maui County will contact USFWS office to discuss the Endangered Species Act (ESA) compliance, and to discuss the application for an incidental take permit under section 10(a)(1)(B) of the ESA.

2.8 ARCHAEOLOGICAL RESOURCES

Existing Conditions – The site and surrounding area have been used for sugarcane cultivation since 1937. The site is expected to have been highly disturbed by mechanized cultivation. The State Historic Preservation Division (SHPD) was consulted in preparation of the 2004 Maui Business Park Phase II FEIS. Based on past archaeological survey by Xamanek Researches (Fredericksen & Fredericksen 1988) for the Maui Business Park Phase IB District Boundary Amendment approval and the long history of sugarcane cultivation of the area, it was determined by SHPD at that time that the site is not likely to contain archaeological resources and that an additional archaeological survey was not necessary. However, a pre-consultation comment letter from SHPD dated September 13, 2016 for the MCSC indicated that the Project site itself has not been subjected to an archaeological inventory survey (AIS). Several archaeological studies conducted within the vicinity have identified historic plantation-era sites including a Sugar Mill, the Pū'unēnē District, historic retaining walls, culverts, road crossings, historic plantation reservoir, historic reservoir ditch, remnants of the historic Kahului Railroad tracks. Human skeletal remains and fragments were identified and collected within imported sand material used as backfill. Based on the archaeological findings within the vicinity, SHPD requested that an AIS with subsurface testing be conducted for the Project site and be submitted to SHPD for review and acceptance prior to initiation of Project related work.

Impacts and Mitigation – Additional information of the site, including the depth of the fill area in comparison to the natural grade, ~~will be~~ was provided to SHPD ~~to clarify the extent of the subsurface testing that will be required for the AIS~~ at a meeting with SHPD archaeologists on April 20, 2017 in support of the applicant's request for SHPD's reconsideration of the AIS requirement (Appendix D). As a result of this meeting, SHPD agreed that an AIS will not be required. However, an Archaeological Monitoring Plan (AMP) will be required for all ground disturbance activities. The draft AMP was submitted to SHPD in June 2017 and is under review by SHPD (Appendix E). The Project is not anticipated to generate adverse impacts on archaeological and historic resources in the area due extensive disturbance in the past from cultivation, grubbing, and grading that has significantly altered the land.

However, in the event that archaeological or historic resources are found at the Project site during construction, all contractors will comply with state and county laws and work will

cease immediately and will contact the SHPD for assessment and appropriate mitigation measures.

2.9 CULTURAL RESOURCES

As part of the Maui Business Park Phase II FEIS, a cultural assessment was completed for the project area by Aki Sinoto Consulting in 2003.

Existing Conditions – The assessment discussed the project area's history after the Mahele of 1848, in which lands were divided among the government, royalty, and commoners. The Wailuku ahupuaʻa was declared Crown Lands as Land Commission Award 7713, apana 23. Princess Ruth Keʻelikōlani, the great-granddaughter of Kamehameha I, inherited this land following the death of her brother, Kamehameha V. 24,000 acres of the eastern portion of the ahupuaʻa was awarded to Claus Spreckels as Grant 3343 in 1882. In that same year, Spreckels established the Hawaiian Commercial and Sugar Company. It was during this time that Kahului became the commercial hub with a harbor and train depot. A&B purchased Hawaiian Commercial and Sugar Company in 1926, further intensifying the sugar industry in Wailuku.

Ethnographic interviews conducted for the Maui Business Park Phase II FEIS did not reveal any concerns from Native Hawaiian practitioners about the site. Interviewees expressed concerns for the visual impacts of the project and suggested appropriate presentation and landscaping to maintain the visual character of the area.

Impacts and Mitigation – The Project is not anticipated to affect cultural resources as no cultural resources were identified in the Project area. Design standards, including a unified streetscape planting theme and program for the Business Park will be adhered to, ensuring that the Project will minimize visual impacts on the surrounding area.

2.10 SOCIO-ECONOMIC CHARACTERISTICS

Existing Conditions – The resident population for the island of Maui is estimated to grow from 144,444 in 2010 to 194,630 in 2030 (Maui County 2030 General Plan Update, 2012). For the Wailuku-Kahului Community Plan region, the estimated year 2010 population was 54,433. The region's population is estimated to increase to 64,853 by the year 2030 (Maui County 2030 General Plan Update, 2012). The median household income for the census tract of Kahului was $66,069 in 2010. The 2030 Socio-Economic Forecast for Maui projects that the Wailuku-Kahului area in general will continue to grow faster than other parts of the island.

Impacts and Mitigation – The Project is not expected to impact population in the region. The Project will create short-term benefits as a result of design and construction employment. Local material suppliers and retail businesses can also expect to benefit through a multiplier effect from the increased construction activities. The Project will accommodate the projected increase in County employees.

The proposed Project will save the County of Maui a total of approximately $1.2 million in annual lease rent for office space. In addition, the State of Hawaiʻi and County of Maui will receive general excise tax revenues from construction activities and income taxes from business revenues and wages. No specific socio-economic mitigation actions are recommended.

2.11 VISUAL RESOURCES

Existing Conditions – The Project site is located on previously cultivated sugar cane lands. The existing views from the site are to ʻIao Valley and the West Maui Mountains to the northwest (*Figure 2.3*), retail outlets to the northeast (*Figure 2.4*), and undeveloped lands to the east *(Figures 2.5)*. West Maui Mountains and Hale ʻĀkala are identified as important scenic resources in the Maui Island Plan.

Impacts and Mitigation - Development of the MCSC will not significantly impact area views. The building will be located on former agricultural lands. Refer to *Figures 2.3* to *2.5*. The building and landscaping improvements will be in compliance with the Maui Business Park design guidelines. The proposed low-rise building will not have a significant impact on the West Maui Mountains and the Hale ʻĀkala view corridor.

Figure 2.3: View from Project Site Looking Northwest

Figure 2.4: View from Project Site Looking Northeast

Figure 2.5: View of Hoʻokele Street and Undeveloped Parcels Looking East

2.12 UTILITIES

A Preliminary Engineering Report was prepared for the Maui Business Park Phase II FEIS in April 2004. Updated information in regards to utilities and infrastructure for the development of the MCSC was prepared by Austin, Tsutsumi and Associates, Inc. (ATA) in October 2016 and is presented below.

Wastewater System: The County of Maui's existing Wailuku-Kahului Wastewater Reclamation Facility (WRF) serves the Kahului industrial area. The total wastewater from the MCSC is estimated to be 6,000 gallons per day (gpd) based on Maui County Wastewater System Standards (1 employee per 200 sf of floor area and 20 gpd per employee). The County of Maui Wastewater Reclamation Division indicated in its comment letter dated July 19, 2016 that capacity of the wastewater system is available for the proposed Project. The Project site is served off of the existing 6-inch sewer lateral in ʻAlaʻihi Street which is connected to the 10-inch public main.

Impacts and Mitigation – The proposed wastewater system will be designed to meet County of Maui standards. The public sewer mains surrounding the site, as well as the wastewater treatment plant, have available capacity. However, total additional wastewater loads for the Project should be verified during the building permit process to determine available capacity in the local sewer line. The MCSC will be designed to integrate LEED sustainable design principles to minimize impact on the existing wastewater infrastructure.

Water System: The Project area is served off of a private water system in the Waiʻale area. A 12-inch waterline was installed in Dairy Road and extended to Pākaula Street when A&B developed Maui Business Park Phase I, with a stub-out at Hoʻokele Street and Pākaula Street. There is also an existing waterline along ʻAlaʻihi Street. No separate fire protection water service was observed for the site. Maui Business Park has an irrigation well that supplies non-potable water for irrigation uses.

Climate change is expected to affect the availability of fresh water resources in Hawai‘i where precipitation is projected to decrease. Ground and surface water supplies may not be recharged, resulting in less freshwater availability. Sea level rise and coastal erosion may also reduce water availability by inundating land with saltwater, contaminating freshwater, and preventing recharge of the freshwater supply. Increased temperatures and reduced precipitation are also expected to increase the likelihood of drought.

Impacts and Mitigation – The water system for the Project area will extend from the waterline in ‘Ala‘ihi Street. The State of Hawai‘i Department of Health wastewater generation values per capita per day are utilized to estimate the water demand (assumed 100% of wastewater demand is equal to water demand). The office building can be expected to require 20 gallons of water per capita per day for an 8-hour work shift. Based upon a total occupancy of 300 county employees, this equates to 6,000 gpd. The private water system has the capacity to service the MCSC. Non-potable water demand for irrigation use is estimated at 2,400 gpd, and will utilize brackish water from Maui Business Park’s irrigation well. ~~The use of irrigation well for irrigation needs at the MCSC meets the objective of~~

Act 170, Session Laws of Hawai‘i, 2016, ~~where~~ requires all of the state and county facilities ~~shall~~ to utilize reclaimed water for uses other than drinking or potable needs by December 31, 2045. Currently there is no reclaimed water system within the vicinity of the project area. To comply with Act 170, a private wastewater treatment system would have to be developed on site which is not economically feasible and would require special approval from the State Department of Health. Furthermore, Chapter 62 of Title 11, Hawai‘i Administrative Rules, entitled "Wastewater Systems" requires that all buildings and places of assembly generating wastewater or with toilets, sinks, drains, or other plumbing fixtures capable of conveying wastewater and located within or near an available public sewer system as determined by the director, shall connect to the public sewer. Maui County Code Chapters 14.25A and 18.20 also require subdivisions to connect to the public wastewater system if one is available. The County of Maui will continue to explore opportunities to incorporate the use of reclaimed water to the project.

Landscaping at the MCSC will integrate water conservation principles such as the use of native or adaptive plant species that are drought tolerant, synthetic turf, water-efficient drip irrigation system, and climate sensing device. The MCSC will be designed to integrate LEED sustainable design principles to minimize impact on the water resource such as the use of low-flow fixtures.

Additional fire hydrants will also be required by the Maui Fire Department, based upon existing fire hydrant locations and the site layout and accessibility. Fire hydrants flow and pressure requirements will be met, per applicable regulations and standards.

Electrical, Telephone, and Cable Television Systems: Electrical power on the Island of Maui is provided by Maui Electric Company (MECo). Telephone and cable services for the Project vicinity are provided by Hawaiian Telcom (HTCo). According to the 2004 Maui Business Park Phase II EIS, MECo’s Kahului and Mā‘alaea Plants generate sufficient electricity to provide services to the subdivision through an underground electrical system.

Impacts and Mitigation – The MCSC will be provided electrical/telecommunication service through connection to the existing systems. New duct lines and conduit, and vaults/manhole, will be required. The MCSC will be designed to integrate LEED sustainable design principles to minimize energy consumption such as the use of energy-efficient HVAC

and elevator systems, and possibly integrating a photovoltaic (PV) system to provide alternative energy source.

Drainage: Based on the Maui Business Park Phase II EIS, existing drainage retention basin near Walmart has a capacity of approximately 80 acre-feet. The retention basin can accommodate the projected 47 acre-feet flow from the existing Maui Business Park Phase IB and Phase II south area, where MCSC will be located. The storm drainage infrastructure for this area is comprised of a 24-inch drain line along Hoʻokele and ʻAlaʻihi Streets which drains into the existing retention basin.

Impacts and Mitigation – Stormwater quantities and flow rates will increase from current condition. Drainage improvements will be required as the site currently does not have any drainage system. Improvements will include piped systems, which may include and are not limited to catch basins, drain inlets, planter drains, and PVC piping and fittings. These proposed drainage improvements will convey stormwater to the drainage system in the Hoʻokele Street and then into the retention basin. The drainage systems, including the retention basin are designed according to the State and County standards which will effectively retain stormwater within the subdivision and will not impact off-site areas. Permeable pavements and vegetative strips were considered during the design phase of the project. However, it was determined that the soil percolation rate would not allow the system to operate effectively.

2.13 ROADWAYS AND PEDESTRIAN ACCESS

Existing Conditions **–** The following provides descriptions of the existing roadways studied within the vicinity of the Project area (ATA, 2016).

Hoʻokele Street – is a divided, four-lane, two-way major collector roadway that provides access between Puʻunēnē Avenue and Hana Highway. Hoʻokele Street currently services various restaurants, office buildings, and big box retailers such as Target, Home Depot, and Wal-Mart. The posted speed limit along this roadway is 35 miles per hour (mph). For the purpose of this study, Hoʻokele was designated as north-south roadway. Sidewalks are provided along Hoʻokele Street, allowing pedestrian access to the site.

Pūlehu Road – is an undivided, two-lane, two-way roadway that provides access between Hoʻokele Street in Kahului and Kamehamenui Road in Kula. The posted speed limit along this roadway is 35 mph within the vicinity of the Project. For the purpose of this study, Pūlehu was designated as an east-west roadway. Pūlehu Road continues as Pūlehu Place to the west of Hoʻokele Street, and curves to the south with a posted speed limit of 25 mph.

ʻAlae Street – is an undivided, two-lane, two-way roadway that provides access to empty lots within the Maui Business Park Ph II development between Hoʻokele Street and Pūlehu Place. The posted speed limit along this roadway is 25 mph.

ʻAlaʻihi Street – is an undivided, two-lane, two-way roadway that provides access to empty lots within the Maui Business Park Ph II development between Hoʻokele Street and Pūlehu Place. The posted speed limit along this roadway is 25 mph. ʻAlaʻihi Street provides vehicle access to the proposed MCSC parking lot. Sidewalks are provided along ʻAlaʻihi Street, allowing pedestrian access to the site.

Impacts and Mitigation – No improvement to the streets' right-of-way is being proposed as part of the Project scope. The MCSC will provide continuous, grade separated pedestrian paths from the existing sidewalks on Hoʻokele Street and ʻAlaʻihi Street to the building entrances. Vehicle driveways will be provided along ʻAlaʻihi Street. The driveway to County employee parking will be separated from public parking driveways.

2.14 TRAFFIC

As part of the MCSC project, a Traffic Impact Analysis Report (TIAR) was completed by ATA in August 2016 (*Appendix A*). The TIAR analyzed three unsignalized intersections along Hoʻokele Street including (*Figure 2.6*):

- Hoʻokele Street and Pūlehu Road/Pūlehu Place
- Hoʻokele Street and ʻAlae Street
- Hoʻokele Street and ʻAlaʻihi Street

The existing traffic volume data utilized in this report were collected on Wednesday, December 2 and Thursday, December 3, 2015. Based on the traffic count data, the weekday morning and afternoon peak hours of traffic were determined to occur between 7:30 AM and 8:30 AM and between 3:30 PM to 4:30 PM, respectively. Traffic volumes at the Hoʻokele Street and ʻAlae Street and Hoʻokele Street and ʻAlaʻihi Street were extrapolated from the traffic count data collected at Hoʻokele Street and Pūlehu Road/Pūlehu Place since ʻAlae Street and ʻAlaʻihi Street currently do not serve any development traffic volumes. These traffic volumes were collected after the completion of Kahului Airport Access Road (KAAR) Phase 1, which provides a new connection between Pakaula Street and Hana Highway, but before the completion of KAAR Phase 2, which provides a new connection between Hāna Highway and the Kahului Airport effective July 23, 2016. Traffic impacts associated with the completion of KAAR Phase 2 are not anticipated to significantly impact traffic counts at Hoʻokele Street.

Two intersections with the State Highways below were also added to the analysis per the State Department of Transportation-Highways Division pre-consultation letter dated October 26, 2016. The analysis for these two intersections was focused on the PM peak hours of traffic since it is the more critical peak hour.

- Hoʻokele Street and South Puʻunēnē Avenue/Mokulele Highway (Route 311)
- Hoʻokele Street and Hāna Highway (Route 36)

Existing Conditions - During the AM and PM peak hours, traffic movements at County street intersections currently operate at Level of Service (LOS) B or better, except for AM peak hour westbound left turn and through turn movements are operated at LOS C. For the State Highway intersections, traffic movements are forecast to operate at LOS D or better except for northbound left-turn at Hoʻokele Street and Puʻunēnē Avenue, which is forecast to operate at LOS F, and northbound through movement/right-turn and southbound left-turn at Hoʻokele Street and Puʻunēnē Avenue, which are forecast to operate at LOS E.

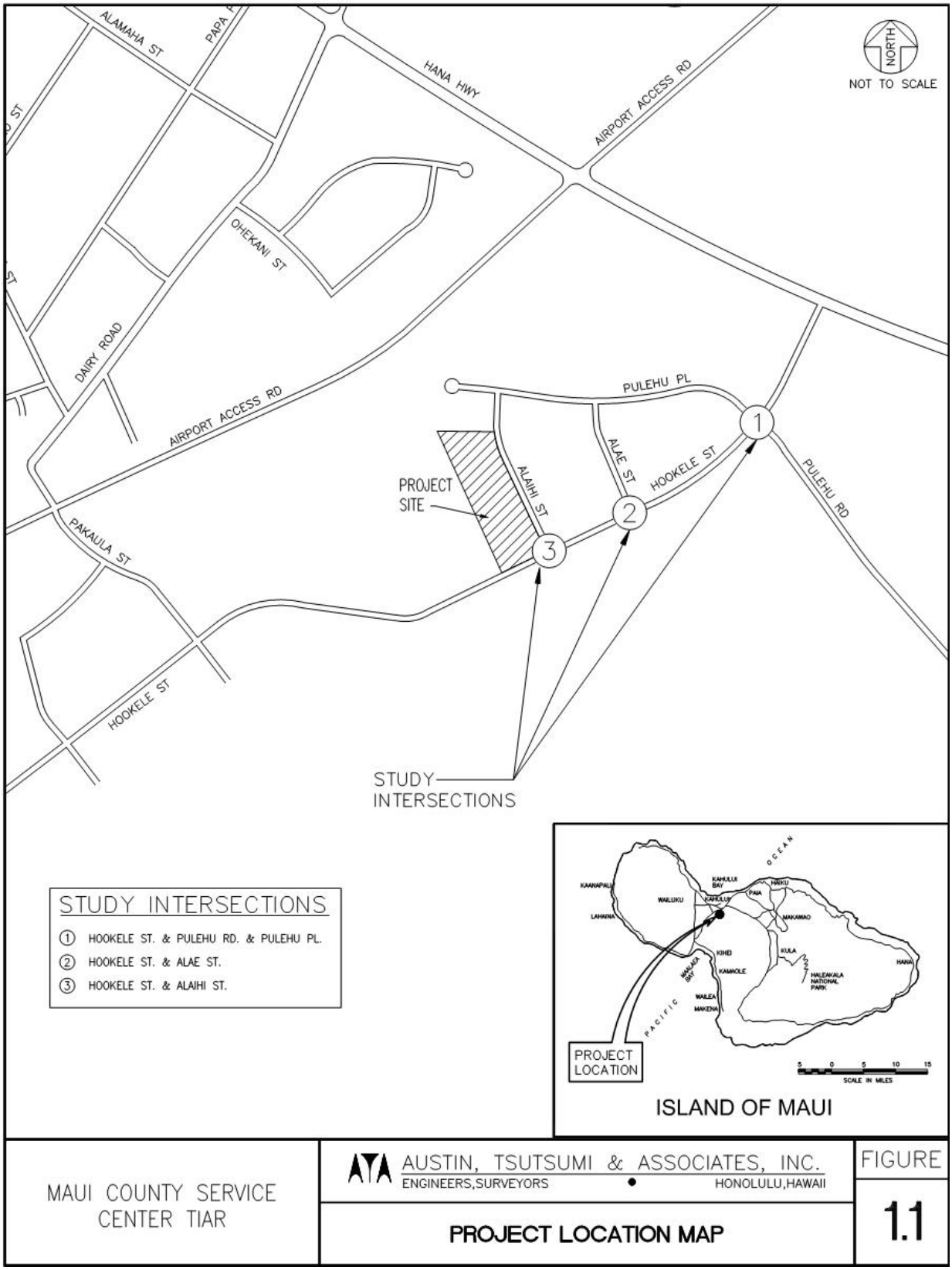

Figure 2.6: Traffic Study Intersections (Source: ATA, 2016)

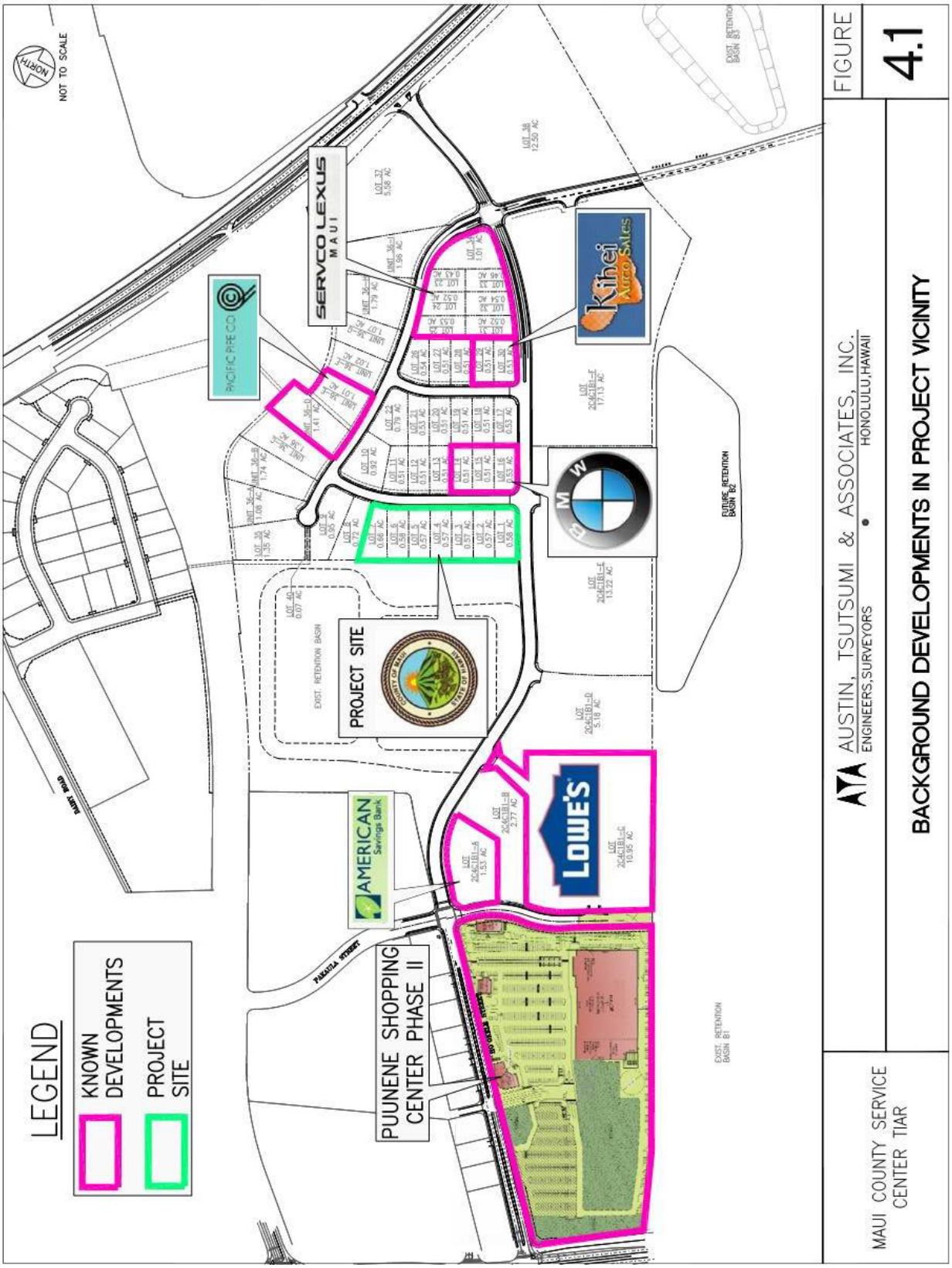

Figure 2.7: Developments in Project Vicinity (Source: ATA, 2016)

Impacts and Mitigation – Projections for Base Year 2019 traffic were based upon existing traffic counts performed by ATA, the Maui Regional Travel Demand Model (MRTDM0) growth for forecast of years 2020 and 2035, and nearby developments in the immediate vicinity of the Project. By year 2019, several parcels within the Maui Business Park Phase II development may be completed and occupied (*Figure 2.7*). Traffic generated by these developments is anticipated to travel along Hoʻokele Street and impact the study intersections. For Base Year 2019 without the Project, all study intersections are forecast to operate at LOS D or better during AM and PM peak hours, except for the eastbound and westbound shared left-turn/though movements at the Hoʻokele Street and Pūlehu Road/Pūlehu Place are forecast to operate at LOS F and LOS E, respectively during PM peak hour of traffic. The signalized Hoʻokele Street/Hāna Highway and Hoʻokele Street/Pakaula Street will provide gaps in northbound and south bound traffic to assist left-turn movements onto Hoʻokele Street. Traffic movements are forecast to operate at the same LOS as the current condition at the Hoʻokele Street and Hāna Highway intersection and the Hoʻokele Street and Puʻunēnē Avenue intersection. However, eastbound and westbound through movements at the Hoʻokele Street and Puʻunēnē Avenue intersections are forecast to change from LOS B to LOS D.

For Future Year 2019 with the Project, it is anticipated that the Project will generate 133 and 171 AM and PM peak hour trips, respectively. After the Project's completion, all study intersections are projected to operate similar to Base Year 2019 conditions, with all movements continuing to operate at LOS D or better during the AM and PM peak hours of traffic, except for the eastbound shared left-turn/though movements at the Hoʻokele Street and Pūlehu Road/Pūlehu Place which will continue to operate at LOS F during PM peak hour of traffic. However, the westbound shared left-turn/though movements at the Hoʻokele Street and Pūlehu Road/Pūlehu Place will worsen from LOS E to LOS F during PM peak hour of traffic. Traffic movements are forecast to operate at the same LOS as the Base Year 2019 condition at the Hoʻokele Street and Hāna Highway intersection and the Hoʻokele Street and Puʻunēnē Avenue intersection. However, eastbound through movement and right-turn movement at the Hoʻokele Street and Hāna Highway intersection are forecast to change from LOS B to LOS C and from LOS A to LOS B consecutively.

A traffic signal may be warranted by Year 2019 without the Project at Hoʻokele Street and Pūlehu Road/Pūlehu Place based on regional growth and nearby developments traffic forecast. It is recommended that the intersection continued to be monitored as parcels fronting Hoʻokele Street get developed. A traffic signal should be provided when actual traffic volumes meet signal warrant thresholds as provided in the Manual on Uniform Traffic Control Devices 2009.

The Project is not anticipated to contribute to a significant traffic increase on Hāna Highway and Puʻunēnē Avenue. A portion of overall Project generated trips are not anticipated to be new trips but reroute trips. Traffic operational impacts at Hāna Highway and Puʻunēnē Avenue is also anticipated to be minimal with the Project.

2.15 NOISE

An acoustic study was completed in 2003 by D.L. Adams Associates, Ltd for the Maui Business Park Phase II FEIS.

Existing Conditions - The primary existing sources of noise in the Maui Business Park Phase II project area are from the Kahului Airport and roadway traffic. A Master Plan for the

Kahului Airport indicated that the area is exposed to between an average day-night aircraft noise level of 50 to 75 dBA. The majority of the site exists between the 55 to 70 Day Night Level (DNL) airport noise level contours. The State Department of Transportation Airports Division (DOT-AIR) guidelines for land use do not restrict commercial, industrial, and manufacturing uses within these noise contours. A pre-consultation comment letter from the DOT-AIR for the MCSC Environmental Assessment (August 4, 2016) indicated that the MCSC project is located within the 65-70 DNL noise contours on the Kahului Airport 1993 Base Year Noise Exposure Map.

Impacts and Mitigation –Temporary noise impacts are expected to occur during construction of the Project, particularly during the excavation and site preparation phases. Mitigation measures will be utilized to minimize noise impacts and comply with federal and state noise control regulations, including the Hawai‘i Administrative Rules *Chapter 11-46, Community Noise Control*, by limiting construction activities to daytime hours and obtaining a permit from the State of Hawai‘i Department of Health prior to any anticipated construction that might exceed state allowable noise limits. If a permit is acquired for noise levels exceeding permissible sound levels, construction activities will be limited to Mondays through Friday, between the hours of 7:00 am and 6:00 pm, and Saturdays between 9:00 am and 6:00 pm.

In the long term, the Project is anticipated to create slight impacts to noise levels from vehicular traffic. However, these traffic noise levels are expected to be imperceptible to those with normal hearing, and therefore no mitigation measures are proposed.

According to the DOT-AIR the MCSC will potentially be impacted by single event noise from aircraft arriving and departing the Kahului Airport. The Project will be designed with appropriate noise attenuation measures.

2.16 AIR QUALITY

Existing Conditions – An air quality study was prepared by B.D. Neal & Associates for the 2004 Maui Business Park Phase II FEIS to examine the potential air quality impacts as a result of development and use. Air quality data from the Department of Health indicates that ambient air concentrations for the Maui Business Park Phase II area are well within the State and national air quality standard. There are periodic impacts from volcanic emissions (vog) and localized impacts from traffic congestions and agricultural smoke and dust. Regional and local climate along with human activity also dictate air quality of a given location. Winds are predominantly trade winds from the northeast. Mean wind speeds are above 10 miles per hour.

Impacts and Mitigation – The development of the MCSC may result in short- and long-term impacts on air quality as a result of construction and use. However, it is anticipated that no State or Federal air quality standards will be violated during or after construction. Short-term impacts during construction may include fugitive dust and to a lesser extent, exhaust emissions from construction equipment, disruption of traffic, and workers' vehicles. Long-term impacts after construction will include emissions from motor vehicles coming to and from the site. An air quality modeling study was performed for the Maui Business Park Phase II development. The result showed that during worst-case conditions carbon monoxide concentration would be within both the State and national ambient air quality standards. With the Maui Business Park Phase II project in the year 2020, carbon concentrations were estimated to remain unchanged or decrease slightly compare to the without-Project scenario.

Mitigative measures will include dust control best practices during construction activities. Construction activities will comply with the provisions of Hawai‘i Administrative Rules, Chapter 11-60.1 Section 33, “Fugitive Dust”. Exhaust emission from construction equipment and workers can be mitigated by transporting equipment and workers to and from the site during off-peak hours. Long-term impacts on air quality due to traffic related to the use of the MCSC is anticipated to be minimal, therefore mitigation measures are unwarranted.

2.17 SOLID WASTE AND HAZARDOUS MATERIAL

Existing Conditions – Residential and commercial solid waste generated in Central Maui is disposed of at the Central Maui Sanitary Landfill in Pu‘unēnē, situated approximately four miles southeast of Kahului airport. A recycling facility is also located in the landfill facility. Construction waste may be disposed of at the Central Maui Sanitary Landfill.

A Phase II Environmental Site Assessment was conducted for the Maui Business Park Phase II project area (*Figure 2.8*) by Enviro Services & Training Center, LLC in 2007. The investigation included surface soil sampling for total arsenic level within the 174 acres of agricultural land, including the MCSC site. None of the forty soil samples contained total arsenic level exceeding the assumed State Department of Health background concentration of 20 mg/kg.

Impacts and Mitigation – According to the Construction and Demolition (C&D) Waste Management Guide (http://infohouse.p2ric.org/ref/24/23088.pdf) case study, a new office construction project could generate about 7.5 tons of construction waste per 10,000 SF. Therefore, the proposed 60,000 SF office building could generate approximately 45 tons of construction waste. With a construction waste management plan, approximately 50-75% of construction waste could be diverted from a landfill. The nature of the waste that will be generated by the construction of the proposed project will be minimized by emphasizing full use of materials and recycling, and proper disposal of all solid waste will be specified. A solid waste management plan has been prepared for the Maui Business Park Phase II as part of the 2004 FEIS as required by the County of Maui. The purpose of the plan is to reduce solid waste generated by construction during build out. According to the plan, contractors will be advised to develop a job-site recycling plan. Waste generated during site prep will be reused on site as much as possible for fill and berms. After construction is completed, individual businesses will be encouraged to implement recycling programs. Green waste will also be recycled on site or taken to green waste recycling centers in Central Maui. Prior to construction, contractors will apply to the Central Maui Sanitary Landfill to obtain a project number for disposing of construction waste.

After build-out, solid waste generated by operation activities at the MCSC will be collected and disposed at approved County solid waste disposal facilities. Recycling of solid waste will be accommodated and implemented to the extent practicable. Composting of green waste will be encouraged and landscape maintenance will recycle as much as possible.

Based on the soil sampling results for total arsenic level within the Project area, no further investigation is warranted to address potential arsenic issue, and no mitigative measure is proposed.

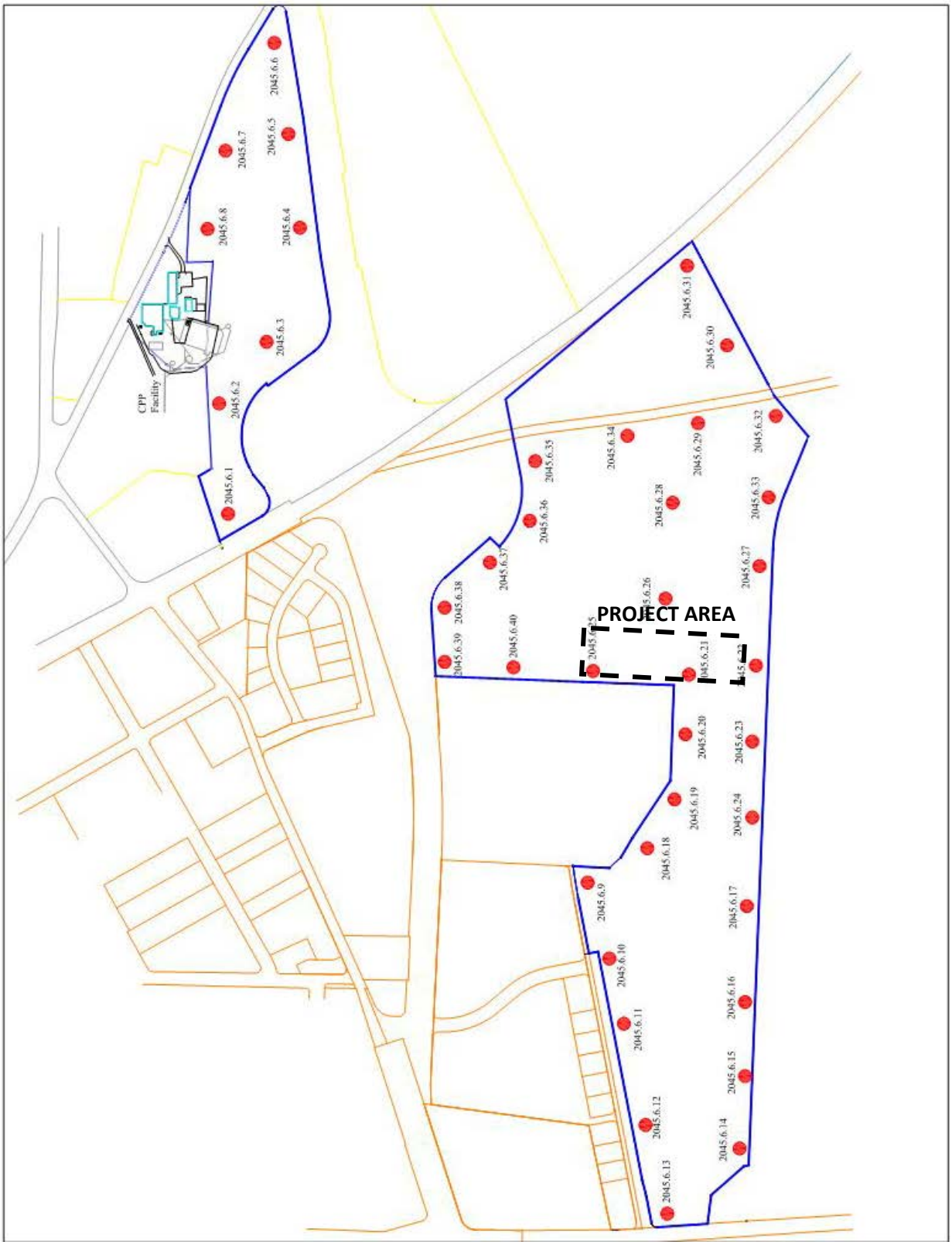

Figure 2.8: Arsenic Sample Locations at Maui Business Park Phase II (Source: EnviroServices & Training Center LLC, 2007)

2.18 POTENTIAL IMPACTS TO KAHULUI AIRPORT OPERATIONS

Existing Conditions **-** A pre-consultation comment letter from the DOT-AIR for the MCSC Environmental Assessment (August 4, 2016) indicated that the MCSC project is located 0.83 miles from the proposed runway extension and 0.43 miles from the edge of the proposed Runway Protection Zone currently under consideration in the Draft Kahului Airport Master Plan.

Impacts and Mitigation – The DOT-AIR letter indicated that photovoltaic (PV) systems, located in or near the approach path of aircraft into the airport can create a hazardous condition for pilot due to possible glint glare reflected from the PV array. If PV systems are to be installed at the MCSC, the highest rated non-glare materials will be used to mitigate potential hazard for pilots. The County will coordinate with the DOT-AIR and the Federal Aviation Administration (FAA) on the specification and installation of the PV systems.

The letter also referenced the FAA Advisory Circular 150/5200-33B which requires a minimum distance of five statute miles between the farthest edge of the Air Operations Area and the hazardous wildlife attractant if the attractant could cause hazardous wildlife movement into or across the approach or departure. Kanahā Ponds Wildlife Sanctuary is located about 0.7 miles north of the Project site. Appropriate landscaping will be used at the site so that it does not attract birds from the Kanahā Ponds. Prior to the building permit process, FAA Form 7460-1 "Notice of Proposed Construction or Alteration" will be submitted to the FAA for the proposed Project and for any tall equipment that will be used during construction.

Land Use Commission Docket No. A03-739 for the Maui Business Park Phase II also prescribed procedures and covenants to address notification and liability issues arising from potential adverse impacts from noise, right of flight, emissions, vibrations and other incidences of aircraft operations at the Kahului Airport.

2.19 PUBLIC SERVICES

The proposed MCSC will provide additional office space and parking for current County functions and year 2030 projected employee growth. The new County-owned building will reduce lease rent costs and will increase operational efficiency. Potential impacts to public services are described below.

2.19.1 POLICE PROTECTION

Existing Conditions – The Maui County Department of Police Headquarters is located approximately three miles from the Project site provides police services in the Kahului area.

Impacts and Mitigation – The MCSC will not significantly increase the need for police services.

2.19.2 FIRE PROTECTION

Existing Conditions –The Kahului Fire Station located on Dairy Road provides services in the Kahului area.

Impacts and Mitigation – The MCSC will not significantly increase the need for fire services.

2.19.3 SCHOOLS

Existing Conditions – State Department of Education's Maui Complex schools in Kahului include Maui High School, Maui Waena Intermediate, Kahului Elementary, and Lihikai Elementary.

Impacts and Mitigation – The MCSC will not increase the demand on the State Department of Education's Maui Complex schools.

2.19.4 RECREATIONAL FACILITIES

Existing Conditions – There are a number of recreational facilities in the Wailuku-Kahului area. Kepuolani Regional Park is located approximately three miles from the Project area.

Impacts and Mitigation – The MCSC will not increase the demand on the recreational facilities in the area.

2.19.5 HEATH CARE SERVICES

Existing Conditions – Maui Memorial Medical Center is located adjacent to the Police Department Headquarters and is the only major medical facility on Maui.

Impacts and Mitigation – The MCSC will not increase the demand for medical services at the Maui Memorial Medical Center.

2.20 POTENTIAL CUMULATIVE AND SECONDARY IMPACTS

Cumulative effects are impacts which result from the incremental effects of an activity when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertake such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. The MCSC is not anticipated to generate substantial cumulative impacts. The use of the MCSC will not cause significant long-term effects on water use, wastewater generation, and traffic. The development of new facility at the Project site will be visible from Hāna Highway, and extending the area's built environment. These impacts will not significantly increase the regional cumulative impacts on water resources, water quality and roadway operations.

Secondary effects are impacts that are associated with, but do not result directly from, an activity. The environmental analysis of the proposed MCSC addresses full development of the facility in the context of known planned or approved land uses in the vicinity. The Project is not anticipated to generate secondary impacts or induce growth.

3.0

Alternatives to the Proposed Project

3.0 ALTERNATIVES TO THE PROPOSED PROJECT

Alternatives to the proposed action are addressed in this section. The potential benefits and impacts of alternative development schemes are evaluated along with the no-action alternative.

3.1 NO ACTION ALTERNATIVE

The "No Action" alternative is addressed in this EA as required by Chapter 343 and HAR §11-200. "No Action" means the MCSC would not be constructed. The "No Action" alternative would not provide the additional office space and parking for current and projected year 2030 County employees. County of Maui would continue to incur annual lease expenses. Therefore the "No Action" alternative would not meet the objectives of the proposed action. The "No Action" alternative would not create site construction impacts such as grading, traffic, noise, and air emissions. Beneficial aspects of the Project will also not be realized.

3.2 ALTERNATIVE SITES

The new MCSC could be built at another location, such as in Wailuku near the Civic Center campus, at the County Base Yard site located approximately ¼ miles east of the Civic Center, or at another site in Kahului.

A site near the Civic Center campus would be less convenient for customers traveling from communities outside of Wailuku. The existing Kālana O Maui building could be expanded to provide additional office space. However, transitional space would be needed to relocate current employees during construction, causing disruption in operations and service.

Current traffic in the Wailuku Civic Center area is considered congested and parking within and around the Wailuku Civic Center is limited. Adding County departments that have high parking demands and frequent customer visits would have negative impacts to the existing parking and traffic conditions. A costly vertical parking structure would be one solution to accommodate the increased parking demands.

The County Base Yard is located in a residential district surrounded by low-density residential community. A new structure and use would be out of scale and disruptive to the surrounding residential uses. Departmental adjacency and operational efficiency benefits would not be substantial at the County Base Yard site. The site is also located at a relatively low elevation, which is prone to flooding. The existing soil on the site is likely to be contaminated due to long history of industrial use on the site. Additionally, the surrounding residential streets may not be able to accommodate the increased traffic.

The proposed Project will be located at the Maui Business Park, which is an approved development for light-industrial and office uses to support the growing Kahului community. The Maui Business Park is centrally located along with major retail outlets and commercial businesses that most Maui residents frequently visit. Locating the proposed MCSC at the Maui Business Park will not create urban sprawl and will reduce commuting trips by

residents. The Maui Business Park also has the necessary infrastructure already in place. A different site in Kahului may not have the same benefits as the Maui Business Park site.

3.3 DELAYED ACTION

The Delayed Action Alternative would involve postponing construction of the new MCSC to a future date. As a result, the County would continue to lease office spaces and to experience operational inefficiencies. In addition, delaying construction to a future date would likely result in higher construction costs due to inflation. Savings on lease rent will not be utilized. Lease rents are also projected to increase annually. Delaying the construction would have a compounding negative economic effect.

4.0

Plans and Policies

4.0 PLANS AND POLICIES

The proposed action for development of the MCSC may conform or conflict with established land use plans, policies and controls for the affected area. Conformance of the proposed Project with State and County plans and public management strategies is also discussed in this section.

4.1 HAWAIʻI STATE PLAN

Chapter 226 Hawaiʻi Revised Statutes is the basis of the Hawaiʻi State Plan, a long-term comprehensive plan that guides development through establishment of goals, objectives, policies, priorities and implementation measures. It is the goal of the Hawaiʻi State Plan to achieve the following:

- *A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaiʻi's present and future generations.*
- *A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.*
- *Physical, social, and economic well-being, for individuals and families in Hawaiʻi, that nourishes a sense of community responsibility, of caring, and of participation in community life (Chapter 226-4, HRS).*

Table 4-1 assesses and evaluates how the MCSC supports the Hawaiʻi State Plan, as promulgated under HRS Chapter 226. State Plan goals beyond the scope of the project are noted as "N/A."

Table 4-1 Hawaiʻi STATE PLAN, Hawaiʻi REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
Section 226-4: State Goals. In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:			
(1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaiʻi's present and future generations	X		
(2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.	X		
(3) Physical, social and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.	X		
Discussion: *The project supports the goals of the State of Hawaiʻi to achieve a strong, viable economy. The Project is supportive of the State goals albeit at a small scale.*			
Section 226-5: Objective and Policies for Population. (A) It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter; (B) To achieve the population objective, it shall be the policy of this State to:			

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawai'i's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.			X
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs-and desires.	X		
(3) Promote increased opportunities for Hawai'i's people to pursue their socioeconomic aspirations throughout the islands.			X
(4) Encourage research activities and public awareness programs to foster an understanding of Hawai'i's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawai'i's population.			X
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among states, provided that such actions do not prevent the reunion of immediate family members.			X
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.			X
(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.	X		
Discussion: *The project will not add to Hawai'i's residential population growth. The proposed MCSC is consistent with the State's goals to accommodate population needs and socioeconomic opportunities for Hawai'i's population in the Central Maui region. The Project will provide necessary public facilities for Maui County to provide public services for residents in the region.*			
Section 226-6: Objectives and Policies for the Economy in General. (A) Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai'i's people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.	X		
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.	X		
(B) To achieve the general economic objectives, it shall be the policy of this State to:			
(1) Promote and encourage entrepreneurship within Hawai'i by residents and nonresidents of the State.			X
(2) Expand Hawai'i's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.			X
(3) Promote Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawai'i's people.			X
(4) Transform and maintain Hawai'i as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.			X
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawai'i.			X
(6) Seek broader outlets for new or expanded Hawai'i business investments.			X
(7) Expand existing markets and penetrate new markets for Hawai'i's products and services.			X
(8) Assure that the basic economic needs of Hawai'i's people are maintained in the event of disruptions in overseas transportation.			X
(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.			X
(10) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawai'i's small scale producers, manufacturers, and distributors.			X
(11) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.			X
(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawai'i.			X
(13) Foster greater cooperation and coordination between the government and private sectors in			X

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
developing Hawai'i's employment and economic growth opportunities.			
(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.			X
(15) Maintain acceptable working conditions and standards for Hawai'i's workers.	X		
(16) Provide equal employment opportunities for all segments of Hawai'i's population through affirmative action and nondiscrimination measures.	X		
(17) Encourage businesses that have favorable financial multiplier effects within Hawai'i's economy.			X
(18) Promote and protect intangible resources in Hawai'i, such as scenic beauty and the Aloha spirit, which are vital to a healthy economy, particularly with respect to emerging industries in science and technology.			X
(19) Promote and protect intangible resources in Hawai'i, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.			X
(20) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.			X
(21) Foster a business climate in Hawai'i - including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.			X
Discussion: *The proposed MCSC will provide short-term construction employment and expenditures. The expanded facility will support future growth in county government employment. The new offices will also provide a well-designed work place for County workers and will allow existing County offices to operate more efficiently. The County established a space standard, which will be implemented at the MCSC. This office building will be the second in Maui County to implement these space standards.*			
Section 226-7 Objectives and Policies for the Economy – Agriculture. (A) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:			
(1) Viability of Hawai'i's sugar and pineapple industries.			X
(2) Growth and development of diversified agriculture throughout the State.			X
(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawai'i's strategic, economic, and social well-being.			X
(B) To achieve the agriculture objectives, it shall be the policy of this State to:			
(1) Establish a clear direction for Hawai'i's agriculture through stakeholder commitment and advocacy.			X
(2) Encourage agriculture by making best use of natural resources.			X
(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.			X
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.			X
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawai'i's economy.			X
(6) Seek the enactment and retention of federal and state legislation that benefits Hawai'i's agricultural industries.			X
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawai'i's food producers and consumers in the State, nation, and world.			X
(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.			X
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			X
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			X
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			X
(12) In addition to the State's priority on food, expand Hawai'i's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.			X
(13) Promote economically competitive activities that increase Hawai'i's agricultural self-sufficiency,			X

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
including the increased purchase and use of Hawai'i-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.			
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			X
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			X
(16) Facilitate the transition of agricultural lands in economically non-feasible agricultural production to economically viable agricultural uses.			X
(17) Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko i'a, māla, and irrigated lo'i, and growth of traditional Hawaiian crops, such as kalo, 'uala, and 'ulu.			X
(18) Increase and develop small-scale farms.			X
Discussion: *State policies for the economy related to agriculture are not directly applicable to the project.*			
Section 226-8 Objective and Policies for the Economy - Visitor Industry. (A) Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawai'i's economy. (B) To achieve the visitor industry objective, it shall be the policy of this State to:			
(1) Support and assist in the promotion of Hawai'i's visitor attractions and facilities.			X
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people.			X
(3) Improve the quality of existing visitor destination areas by utilizing Hawai'i's strengths in science and technology.			X
(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.			X
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawai'i's people.			X
(6) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the visitor industry.			X
(7) Foster a recognition of the contribution of the visitor industry to Hawai'i's economy and the need to perpetuate the aloha spirit.			X
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawai'i's cultures and values.			X
Discussion: *State policies for the economy related to visitor industry are not directly applicable to the project.*			
Section 226-9 Objective and Policies for the Economy - Federal Expenditures. (A) Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawai'i's economy. (B) To achieve the federal expenditures objective, it shall be the policy of this State to:			
(1) Encourage the sustained flow of federal expenditures in Hawai'i that generates long-term government civilian employment;			X
(2) Promote Hawai'i's supportive role in national defense, in a manner consistent with Hawai'i's social, environmental, and cultural goals by building upon dual-use and defense applications to develop thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawai'i's economy;			X
(3) Promote the development of federally supported activities in Hawai'i that respect state-wide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawai'i's environment;			X
(4) Increase opportunities for entry and advancement of Hawai'i's people into federal government service;			X
(5) Promote federal use of local commodities, services, and facilities available in Hawai'i;			X
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai'i; and			X
(7) Pursue the return of federally controlled lands in Hawai'i that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.			X

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
Discussion: *State policies related to Federal Expenditure are not directly applicable to the project.*			
Section 226-10 Objective and Policies for the Economy - Potential Growth Activities. (A) Planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawai'i's economic base. (B) To achieve the potential growth activity objective, it shall be the policy of this State to:			
(1) Facilitate investment and employment in economic activities that have the potential to expand and diversify Hawai'i's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors;			X
(2) Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawai'i through the export of services or products or substitution of imported services or products;			X
(3) Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements;			X
(4) Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity;			X
(5) Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus;			X
(6) Expand Hawai'i's capacity to attract and service international programs and activities that generate employment for Hawai'i's people;			X
(7) Enhance and promote Hawai'i's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts;			X
(8) Accelerate research and development of new energy-related industries based on wind, solar, ocean, and underground resources and solid waste;			X
(9) Promote Hawai'i's geographic, environmental, social, and technological advantages to attract new economic activities into the State;			X
(10) Provide public incentives and encourage private initiative to attract new industries that best support Hawai'i's social, economic, physical, and environmental objectives;			X
(11) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research;			X
(12) Develop, promote, and support research and educational and training programs that will enhance Hawai'i's ability to attract and develop economic activities of benefit to Hawai'i;			X
(13) Foster a broader public recognition and understanding of the potential benefits of new, growth-oriented industry in Hawai'i;			X
(14) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawai'i's social, economic, physical, and environmental objectives;			X
(15) Increase research and development of businesses and services in the telecommunications and information industries;			X
(16) Foster the research and development of nonfossil fuel and energy efficient modes of transportation; and			X
(17) Recognize and promote health care and health care information technology as growth industries.			X
Discussion: *The project will meet the demand for services rather than create new growth.*			
Section 226-10.5 Objectives and Policies for the Economy - Information Industry. (A) Planning for the State's economy with regard to the telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawai'i as a leader in broadband and wireless communications and applications in the Pacific Region. (B) To achieve the information industry objective, it shall be the policy of this State to:			
(1) Promote efforts to attain the highest speeds of electronic and wireless communication within Hawai'i and between Hawai'i and the world, and make high speed communication available to all			X

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
residents and businesses in Hawai'i;			
(2) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai'i to accommodate future growth and innovation in Hawai'i's economy.			X
(3) Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawai'i;			X
(4) Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawai'i, using technology to communicate with their headquarters, offices, or customers located out-of-state;			X
(5) Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;			X
(6) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people;			X
(7) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the information industry;			X
(8) Foster a recognition of the contribution of the information industry to Hawai'i's economy; and			X
(9) Assist in the promotion of Hawai'i as a broker, creator, and processor of information in the Pacific.			X
Discussion: *State policies related to the economy's information industry are not directly applicable to the project.*			
Section 226-11 Objectives and Policies for the Physical Environment - Land-based, Shoreline, and Marine Resources. (A) Planning for the State's physical environment with regard to land-based, shoreline and marine resources shall be directed towards achievement of the following objectives:			
(1) Prudent use of Hawai'i's land-based, shoreline, and marine resources.	X		
(2) Effective protection of Hawai'i's unique and fragile environmental resources.	X		
(B) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:			
(1) Exercise an overall conservation ethic in the use of Hawai'i's natural resources.	X		
(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	X		
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.	X		
(4) Manage natural resources and environs to encourage their beneficial and multiple uses without generating costly or irreparable environmental damage.	X		
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			X
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.	X		
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			X
(8) Pursue compatible relationships among activities, facilities and natural resources.	X		
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational and scientific purposes.	X		
Discussion: *As discussed in Chapter 2 of this document, the project design and operations will support the objectives and policies for the protection of land-based, shoreline, and marine resources. The project is cognizant of the concerns for wastewater collection, treatment and disposal. In addition, to protect the nearby wetland and coastal water from stormwater runoff pollution, the project will manage runoff through piped systems, catch basin, and retention basin that meets county and state standards.*			
Section 226-12 Objective and Policies for the Physical Environment - Scenic, Natural Beauty, and Historic Resources. (A) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawai'i's scenic assets, natural beauty, and multi-cultural/historical resources. (B) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:			
(1) Promote the preservation and restoration of significant natural and historic resources.	X		

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.			X
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.	X		
(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.			X
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.	X		
Discussion: *Based on consultation with SHPD, an Archaeological Monitoring will be performed during site disturbance activities to ensure that the project will not alter historic and/or cultural resources on the site. The building and landscaping improvements will be in compliance with the Maui Business Park design guidelines. The proposed low-rise building will not have a significant impact on the West Maui Mountains and the Hale 'Ākala view corridor. The MCSC is not located within a historic district, but celebration and expression of cultural and heritage themes will be weaved into the building's façade, artwork, and landscaping.*			
Section 226-13 Objectives and Policies for the Physical Environment - Land, Air, and Water Quality. (A) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:			
(1) Maintenance and pursuit of improved quality in Hawai'i's land, air, and water resources.	X		
(2) Greater public awareness and appreciation of Hawai'i's environmental resources.			X
(B) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:			
(1) Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources.			X
(2) Promote the proper management of Hawai'i's land and water resources.	X		
(3) Promote effective measures to achieve desired quality in Hawai'i's surface, ground and coastal waters.	X		
(4) Encourage actions to maintain or improve rural and air quality levels to enhance the health and well-being of Hawai'i's people.			X
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	X		
(6) Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities.	X		
(7) Encourage urban developments in close proximity to existing services and facilities.	X		
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawai'i's people, their cultures and visitors.			X
Discussion: *Best Management Practices for temporary erosion control measures will be incorporated during construction to minimize soil loss, erosion hazards, sediment run-off, and negative impact to air quality from dust. Permanent sediment control measures will be used once construction is completed. Storm water will be directed to the existing subdivision retention basin, which will retain proposed flows as well as improve storm water quality. Increased landscaping and on-site drainage improvements will significantly reduce sediments in runoff in comparison to the current condition. Best Management Practices will be implemented during construction to prevent any substance leaks into the soil that could adversely affect groundwater quality. The MCSC will be constructed in compliance with Federal Building Ordinance Regulations and meet County Building Code under the IBC appropriate to the maximum considered earthquake ground motion response accelerations. The County will also have an emergency evacuation plan for employees who work at the MCSC. The drainage systems will be designed according to the State and County standards to prevent adverse impacts to surrounding properties and surface water body. The MCSC site is located near existing services and facilities.*			
Section 226-14 Objective and Policies for Facility Systems - In General. (A) Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives. (B) To achieve the general facility systems objective, it shall be the policy of this State to:			
(1) Accommodate the needs of Hawai'i's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.	X		
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of			X

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resources and accommodate changing public demands and priorities.			
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.			X
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.	X		
Discussion: *Off-site and on-site improvements to surrounding facility systems (water, wastewater, roadways, solid waste, power, and telecommunications) will be coordinated with the appropriate State and County agencies or private utility companies. The project has gone through several design revisions to reduce construction costs.*			
226-15 Objectives and Policies for Facility Systems - Solid and Liquid Wastes. (A) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:			
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	X		
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.	X		
(B) To achieve solid and liquid waste objectives, it shall be the policy of this State to:			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.	X		
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.	X		
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.			X
Discussion: *Solid waste and wastewater disposal systems will be efficiently designed to minimize impacts on existing solid and liquid waste facilities. The MCSC will also be designed to integrate LEED sustainable design principles to minimize wastes.*			
226-16 Objective and Policies for Facility Systems - Water. (A) Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities. (B) To achieve the facility systems water objective, it shall be the policy of this State to:			
(1) Coordinate development of land use activities with existing and potential water supply.	X		
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			X
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.			X
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.	X		
(5) Support water supply services to areas experiencing critical water problems.	X		
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.	X		
Discussion: *The Project area is served off of A&B private water system in Wai'ale. Water for irrigation use will utilize brackish water from Maui Business Park's irrigation well. Landscaping at the MCSC will integrate water conservation principles such as the use of native or adaptive plant species that are drought tolerant, synthetic turf, water-efficient drip irrigation system, and climate sensing device. The MCSC will be designed to integrate LEED sustainable design principles to minimize impact on the water resource such as the use of low-flow fixtures.*			
226-17 Objectives and Policies for Facility Systems - Transportation. (A) Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.			X
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.			X
(B) To achieve the transportation objectives, it shall be the policy of this State to:			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and			X

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physical development as stated in this chapter;			
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;			X
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;			X
(4) Provide for improved accessibility to shipping, docking, and storage facilities;			X
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			X
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;			X
(7) Encourage a variety of carriers to offer increased opportunities and advantages to inter-island movement of people and goods;			X
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			X
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			X
(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawai'i's natural environment;			X
(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;			X
(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and	X		
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.			X
Discussion: *The decision to relocate some of the County departments to the new facility is based on: lease savings, customer convenience, and minimal adverse impacts to County operations. These County departments are currently in leased space and require the greatest amount of parking for employees, customers, and County vehicles. Relocating these County services to the proposed MCSC will enhance customer convenience by providing adequate parking and better accessibility from major roadways. Additionally, customers that frequent these County departments often frequent the big box retailers near the Maui Business Park.*			
226-18 Objectives and Policies for Facility Systems - Energy. (A) Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:			
(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;			X
(2) Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawai'i's dependence on imported fuels for electrical generation and ground transportation;			X
(3) Greater diversification of energy generation in the face of threats to Hawai'i's energy supplies and systems;			X
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use, and	X		
(5) Utility models that make the social and financial interests of Hawai'i's utility customers a priority.			X
(B) To achieve the energy objectives, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable energy services to accommodate demand. (C) To further achieve the energy objectives, it shall be the policy of this State to:			
(1) Support research and development as well as promote the use of renewable energy sources;			X
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;			X
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			X
(4) Promote all cost-effective conservation of power and fuel supplies through measures including: (A) Development of cost-effective demand-side management programs; (B) Education; and (C)	X		

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Adoption of energy-efficient practices and technologies; (D) Increasing energy efficiency and decreasing energy use in public infrastructure;			
(5) Ensure to the extent that new supply-side resources are needed, that the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;			X
(6) Support research, development, and demonstration and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;	X		
(7) Promote alternate fuels and energy efficiency;	X		
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;			X
(9) Support actions that reduce, avoid, or sequester Hawai'i's greenhouse gas emissions through agriculture and forestry initiatives;			X
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects;			X
(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy source; and			X
(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawai'i.			X
Discussion: *The MCSC will be designed to integrate LEED sustainable design principles to minimize energy consumption such as the use of energy-efficient HVAC and elevator systems, and possibly integrating a photovoltaic (PV) system to provide alternative energy source.*			
226-18.5 Objectives and Policies for Facility Systems - Telecommunications. (A) Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people. (B) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand. (C) To further achieve the telecommunications objective, it shall be the policy of this State to:			
(1) Facilitate research and development of telecommunications systems and resources;			X
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			X
(3) Promote efficient management and use of existing telecommunications systems and services; and			X
(4) Facilitate the development of education and training of telecommunications personnel.			X
Discussion: *State policies related to Telecommunications are not directly applicable to the project.*			
226-19 Objectives and Policies for Socio-Cultural Advancement - Housing. (A) Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:			
(1) Greater opportunities for Hawai'i's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawai'i's population.			X
(2) The orderly development of residential areas sensitive to community needs and other land uses.			X
(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawai'i's people.			X
(B) To achieve the housing objectives, it shall be the policy of this State to:			
(1) Effectively accommodate the housing needs of Hawai'i's people.			X
(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.			X
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.			X
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.			X
(5) Promote design and location of housing developments taking into account the physical setting,			X

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accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.			
(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.			X
(7) Foster a variety of lifestyles traditional to Hawai'i through the design and maintenance of neighborhoods that reflect the culture and values of the community.			X
(8) Promote research and development of methods to reduce the cost of housing construction in Hawai'i.			X
Discussion: *State policies related to Housing are not directly applicable to the project.*			
226-20 Objectives and Policies for Socio-Cultural Advancement - Health. (A) Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:			
(1) Fulfillment of basic individual health needs of the general public.			X
(2) Maintenance of sanitary and environmentally healthful conditions in Hawai'i's communities.	X		
(3) Elimination of health disparities by identifying and addressing social determinants of health.			X
(B) To achieve the health objectives, it shall be the policy of this State to:			
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			X
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			X
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			X
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.			X
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			X
Discussion: *The project will have no effect to public health. Solid waste services and wastewater disposal will meet regulatory requirements to maintain public health standards.*			
226-21 Objective and Policies for Socio-Cultural Advancement - Education. (A) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations. (B) To achieve the education objective, it shall be the policy of this State to:			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
(3) Provide appropriate educational opportunities for groups with special needs.			X
(4) Promote educational programs which enhance understanding of Hawai'i's cultural heritage.			X
(5) Provide higher educational opportunities that enable Hawai'i's people to adapt to changing employment demands.			X
(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.			X
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			X
(8) Emphasize quality educational programs in Hawai'i's institutions to promote academic excellence.			X
(9) Support research programs and activities that enhance the education programs of the State.			X
Discussion: *State policies related to Education are not directly applicable to the project.*			

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226-22 Objective and Policies for Socio-Cultural Advancement - Social Services. (A) Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being. (B) To achieve the social service objective, it shall be the policy of the State to:			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			X
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.			X
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.			X
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			X
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			X
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			X
Discussion: *State policies related to Social Services are not directly applicable to the project.*			
226-23 Objective and Policies for Socio-Cultural Advancement - Leisure. (A) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations. (B) To achieve the leisure objective, it shall be the policy of this State to:			
(1) Foster and preserve Hawai'i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			X
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.			X
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			X
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.			X
(5) Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.			X
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.			X
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.			X
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.			X
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawai'i's population to participate in the creative arts.			X
(10) Assure adequate access to significant natural and cultural resources in public ownership.			X
Discussion: *State policies related to Leisure are not directly applicable to the project.*			
226-24 Objective and Policies for Socio-Cultural Advancement - Individual Rights and Personal Well-Being. (A) Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations. (B) To achieve the individual rights and personal well- being objective, it shall be the policy of this State to:			
(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.			X
(2) Uphold and protect the national and state constitutional rights of every individual.	X		

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(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			X
(4) Ensure equal opportunities for individual participation in society.	X		
Discussion: *The County is required to uphold national and state constitutional rights and provide equal opportunities for the residents.*			
226-25 Objective and Policies for Socio-Cultural Advancement - Culture.			
(A) Planning for the State's socio- cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai'i's people.			
(B) To achieve the culture objective, it shall be the policy of this State to:			
(1) Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.	X		
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai'i's people and which are sensitive and responsive to family and community needs.	X		
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawai'i.	X		
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawai'i's people and visitors.	X		
Discussion: *Celebration and expression of cultural and heritage themes will be weaved into the MCSC's façade, artwork, and landscaping.*			
226-26 Objectives and Policies for Socio-Cultural Advancement - Public Safety.			
(A) Planning for the State's socio- cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:			
(1) Assurance of public safety and adequate protection of life and property for all people.	X		
(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.	X		
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawai'i's people.			X
(B) To achieve the public safety objectives, it shall be the policy of this State to:			
(1) Ensure that public safety programs are effective and responsive to community needs.			X
(2) Encourage increased community awareness and participation in public safety programs.			X
(C) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			X
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			X
(D) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:			
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			X
(2) Enhance the coordination between emergency management programs throughout the State.			X
Discussion: *Access control and emergency evacuation plan will be part of the project to ensure public safety.*			
226-27 Objectives and Policies for Socio-Cultural Advancement - Government.			
(A) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
(1) Efficient, effective, and responsive government services at all levels in the State.			X
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.	X		
(B) To achieve the government objectives, it shall be the policy of this State to:			
(1) Provide for necessary public goods and services not assumed by the private sector.	X		
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.	X		

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(3) Minimize the size of government to that necessary to be effective.	X		
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawai'i.			X
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.	X		
(6) Provide for a balanced fiscal budget.			X
(7) Improve the fiscal budgeting and management system of the State.			X
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.	X		
Discussion: *The Project will be a step towards providing County workers with adequate office space in order to provide services to the residents effectively and to allow the County departments to operate more efficiently. The proposed MCSC supports the State Plan through the increased savings that the County will accrue in commercial building rents that are currently expended due to office space shortage.*			
Hawai'i State Plan - HRS Ch. 226 - Part III. Priority Guideline			
226-101 Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
226-102 Overall Direction. The State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, ~~and~~ quality education, principles of sustainability, and climate change adaption.			
226-103 Economic Priority Guidelines. (A) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai'i's people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises. (a) Encourage investments which:			
(i) Reflect long term commitments to the State;	X		
(ii) Rely on economic linkages within the local economy;	X		
(iii) Diversify the economy;	X		
(iv) Reinvest in the local economy;	X		
(v) Are sensitive to community needs and priorities; and	X		
(vi) Demonstrate a commitment to provide management opportunities to Hawai'i residents.			X
(b) Encourage investments in innovative activities that have a nexus to the State, such as:			
(i) Present or former residents acting as entrepreneurs or principals;			X
(ii) Academic support from an institution of higher education in Hawai'i;			X
(iii) Investment interest from Hawai'i residents;			X
(iv) Resources unique to Hawai'i that are required for innovative activity; and			X
(v) Complementary or supportive industries or government programs or projects.			X
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			X
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			X
(4) Seek to ensure that state business tax, labor laws, and administrative policies are equitable, rational, and predictable.			X
(5) Streamline the building and development permit and review process, and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where public health, safety and welfare would not be adversely affected.			X
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai'i's small-scale producers, manufacturers, and distributors.			X
(7) Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.			X
(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:			
(a) An industry that can take advantage of Hawai'i's unique location and available physical and human resources.			X

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
(b) A clean industry that would have minimal adverse effects on Hawai'i's environment.			X
(c) An industry that is willing to hire and train Hawai'i's people to meet the industry's labor needs at all levels of employment.			X
(d) An industry that would provide reasonable income and steady employment.			X
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.			X
(10) Enhance the quality of Hawai'i's labor force and develop and maintain career opportunities for Hawai'i's people through the following actions:			
(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			X
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			X
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			X
(D) Promote career opportunities in all industries for Hawai'i's people by encouraging firms doing business in the State to hire residents.	X		
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.			X
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			X
(B) Priority guidelines to promote the economic health and quality of the visitor industry:			
(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawai'i's residents and visitors.			X
(2) Encourage the development and maintenance of well- designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.			X
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.			X
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai'i's significant natural, scenic, historic, and cultural resources.			X
(5) Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.			X
(6) Support and coordinate tourism promotion abroad to enhance Hawai'i's share of existing and potential visitor markets.			X
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.			X
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.			X
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.			X
(C) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			X
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai'i.			X
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			X
(D) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			X
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			X
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			X
(4) Assist in the formation and operation of production and marketing associations and cooperatives to			X

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
reduce production and marketing costs.			
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai'i's agricultural community.			X
(6) Seek favorable freight rates for Hawai'i's agricultural products from inter-island and overseas transportation operators.			X
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			X
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			X
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			X
(10) Support the continuation of land currently in use for diversified agriculture.			X
(11) Encourage residents and visitors to support Hawai'i's farmers by purchasing locally grown food and food products.			X
(E) Priority guidelines for water use and development:			
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.	X		
(2) Encourage the improvement of irrigation technology and promote the use of non-potable water for agricultural and landscaping purposes.	X		
(3) Increase the support for research and development of economically feasible alternative water sources.			X
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.			X
(F) Priority guidelines for energy use and development:			
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.	X		
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			X
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			X
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.	X		
(G) Priority guidelines to promote the development of the information industry:			
(1) Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawai'i.			X
(2) Encourage the development of services such as financial data processing, products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			X
(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.			X
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			X
(5) Encourage research activities, including legal research in the information and telecommunications fields.			X
(6) Support promotional activities to market Hawai'i's information industry services.			X
(7) Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.			X
Discussion: *The new MCSC will have a positive impact on the local economy including creating jobs for local residents and multiplier effect from jobs. The MCSC will also provide services to Kahului residents. The MCSC will be designed to integrate LEED sustainable design principles to minimize energy and water consumption. A non-potable well will be used for landscape irrigation.*			
226-104 Population Growth and Land Resources Priority Guidelines. (A) Priority guidelines to effect desired statewide growth and distribution:			
(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai'i's people.			X
(2) Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.			X

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			X
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			X
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			X
(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			X
(7) Support the development of high technology parks on the neighbor islands.			X
(B) Priority guidelines for regional growth distribution and land resource utilization:			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.	X		
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			X
(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			X
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			X
(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			X
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.	X		
(7) Pursue rehabilitation of appropriate urban areas.			X
(8) Support the redevelopment of Kaka'ako into a viable residential, industrial, and commercial community.			X
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.	X		
(10) Identify critical environmental areas in Hawai'i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			X
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			X
(12) Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	X		
(13) Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.	X		
Discussion: *The MCSC will be located in an existing urban area where public facilities are already available. A&B, the developer of the MBP subdivision has contributed in the development of the private water well, irrigation well, and roadways. An Environmental Assessment was prepared for the project to ensure no significant impacts to the natural environment.*			
226-105 Crime and Criminal Justice Priority Guidelines. (A) Priority Guidelines in the Area of Crime and Criminal Justice:			
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.			X
(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			X
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			X
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of			X

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
alternative sanctions other than incarceration for persons who pose no danger to their community.			
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			X
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			X
Discussion: *Guidelines related to Crime and Criminal Justice are not directly applicable to the project.*			
226-106 Affordable Housing Priority Guidelines. (A) Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.			X
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's low- and moderate-income households, gap-group households, and residents with special needs.			X
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i's people for the purchase of initial owner- occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			X
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X
(8) Give higher priority to the provision of quality housing that is affordable for Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.			X
Discussion: *Guidelines related to Affordable Housing are not directly applicable to the project.*			
226-107 Quality Education Priority Guidelines. (A) Priority guidelines to promote quality education:			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			X
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			X
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;			X
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;			X
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			X
(a) The electronic exchange of information;			X
(b) Statewide electronic mail;			X
(c) Access to the Internet;			X
Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;			X
(6) Pursue the establishment of Hawai'i's public and private universities and colleges as research and training centers of the Pacific;			X
(7) Develop resources and programs for early childhood education;			X
(8) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			X
(9) Strengthen and expand educational programs and services for students with special needs.			X
Discussion: *Guidelines related to Quality Education are not directly applicable to the project.*			
226-108 Sustainability. (A) Priority guidelines to promote sustainability shall include:			
(1) Encourage balanced economic, social, community, and environmental priorities;	X		
(2) Encourage planning that respects and promotes living within the natural resources and limits of the State;	X		
(3) Promote a diversified and dynamic economy;	X		
4) Encourage respect for the host culture;	X		

Table 4-1 Hawai'i STATE PLAN, Hawai'i REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
(5) Promote decisions based on meeting the needs of the present without compromising the needs of future generations;	X		
(6) Consider the principles of the ahupua'a system; and	X		
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai'i.	X		
Discussion: *The MCSC has integrated sustainability principles in the design and planning of the facility.*			
226-109 Climate Change Adaptation Priority Guidelines. (A) Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:			
(1) Ensure that Hawai'i's people are educated, informed, and aware of the impacts climate change may have on their communities;			X
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;			X
(3) Invest in continued monitoring and research of Hawai'i's climate and the impacts of climate change on the State;			X
(4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;			X
(5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;			X
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;	X		
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;			X
(8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;			X
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and			X
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.	X		
Discussion: *Potential impacts of climate change to the project and mitigation strategies are discussed in Chapter 2.*			

~~*The objectives and policies of the State Plan that are relevant to the MCSC project are discussed below.*~~

~~4.1.1 Population~~

~~*The policies for the State's population include increasing and diversifying employment opportunities to provide a better economic quality of life for Hawai'i's people. It is also the policy of the State to manage population growth, increase socio-economic opportunity for Hawai'i's population, increase awareness regarding Hawai'i's limited capacity to accommodate population needs, balance growth of immigrant populations, pursue federal assistance, and plan and coordinate the development and availability of land and water resources for future levels of growth.*~~

~~**Discussion:** The proposed MCSC is consistent with the State's goals to accommodate population needs and socioeconomic opportunities for Hawai'i's population in the Central Maui region. The Project will provide necessary public facilities for Maui County to provide public services for residents in the region.~~

~~4.1.2 Economy - In General~~

~~*The objectives for planning the State's economy include increasing and diversifying employment opportunities to provide a better economic quality of life for Hawai'i's people. It is also the objective of the State to create a diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands. It is the policy of the State to:*~~

- ~~*Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.*~~
- ~~*Foster greater cooperation and coordination between the government and private sectors in developing Hawai'i's employment and economic growth opportunities.*~~
- ~~*Maintain acceptable working conditions and standards for Hawai'i's workers.*~~

~~**Discussion:** The proposed MCSC will provide short-term construction employment and expenditures. The expanded facility will support future growth in county government employment. The new offices will also provide a well-designed work place for County workers and will allow existing County offices to operate more efficiently. The County established a space standard, which will be implemented at the MCSC. This office building will be the second in Maui County to implement these space standards.~~

~~4.1.3 Physical Environment - Scenic, Natural Beauty, and Historic Resources~~

~~*The State's objective for the physical environment with regard to scenic, natural beauty, and historic resources include planning for the State's physical environment that is directed towards enhancement of Hawai'i's scenic assets, natural beauty, and multi-cultural/historical resources. It is the policy of the State to promote the preservation and restoration of significant natural and historic resources; promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features; protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage; and encourage the design of developments and activities that complement the natural beauty of the islands.*~~

~~**Discussion:** The proposed MCSC will be consistent with the design guidelines for the Maui Business Park. The MCSC is not located within a historic district, but celebration and expression of cultural and heritage themes will be weaved into the building's façade, artwork, and landscaping.~~

~~4.1.4 Physical Environment - Land, air, and water quality~~

~~*The State's objectives for the physical environment with regard to land, air, and water quality include maintaining and pursuing improved, land, air, and water resources, and fostering more public awareness of Hawai'i's natural resources. It is the policy of the State*~~

~~*to foster educational endeavors to promote understanding of Hawai'i's natural resources, promote and properly manage natural resources, achieve desired surface, ground, and coastal water quality, and maintain or improve aural and air quality levels. It is also the State's policy to manage and reduce threats to life and property from natural or man-induced hazards, encourage design and construction practices that enhance the physical environment, and encourage urban developments in areas of existing services and facilities.*~~

~~**Discussion:** The MCSC will be designed to integrate LEED sustainable design principles and will utilize retention basin to address storm water quality and quantity to minimize potential impacts on the environment.~~

~~4.1.5 SOCIO-CULTURAL ADVANCEMENT - GOVERNMENT~~

~~*It is the objective of the State to facilitate efficient, effective, and responsive government services, and to uphold fiscal integrity, responsibility, and efficiency in the state and county governments. It is the policy of the State to provide necessary public goods and services, assure that government attitudes, actions, and services are sensitive to community needs and concerns. It is also the State's policy to provide for a balanced fiscal budget.*~~

~~**Discussion:** The Project will be a step towards providing County workers with adequate office space in order to provide services to the residents effectively and to allow the County departments to operate more efficiently. The proposed MCSC supports the State Plan through the increased savings that the County will accrue in commercial building rents that are currently expended due to office space shortage.~~

4.2 HAWAI'I STATE FUNCTIONAL PLANS

The Hawai'i State Plan is further defined by twelve State Functional Plans. While the Hawai'i State Plan establishes long-term objectives for Hawai'i, the Functional Plans further define the State Plan by identifying major statewide concerns, defining current strategies for the functional area, and providing strategies for departmental policies, programs, and priorities. The twelve areas addressed by the plans are: agriculture, conservation lands, energy, employment, health, higher education, historic preservation, housing, recreation, tourism, transportation and water resources development. The following objectives and policies are supported by the proposed Project.

Energy

Issue Area: Overdependence Upon Oil and Other fossil Fuels for Energy Needs.

Objective A: Moderate the Growth in Energy Demand through Conservation and Energy Efficiency.

Policy A (1): Promote and stimulate greater energy efficiency and conservation in non-transportation sectors.

Policy A (2): Promote and stimulate greater energy efficiency and conservation in transportation sectors.

Discussion: The MCSC will incorporate energy-efficient building design principles. Providing a service center within the Kahului community will help reduce energy consumption due to travel distance by residents.

Employment

Issue Area 2: Job Placement.

Objective C: Improve Labor Exchange.

Issue Area 3: Quality of Worklife.

Objective C: Improve the Quality of Life for Workers and Families.

Discussion: The MCSC will support the projected County employment growth. The purposeful and efficient design of the MCSC, together with providing adequate parking for County employees will help improve quality of worklife.

Health

Issue Area: Environmental Protection.

Objective A: Moderate the Growth in Energy Demand through Conservation and Energy Efficiency.

Policy 5A: Air, Land and water Quality Programs: The DOH will develop and implement new programs to prevent degradation and enhance the quality of Hawai'i's air, land, and water.

Discussion: The MCSC will comply with all environmental laws, including requirements for grading, drainage and stormwater management system, solid waste, air, noise, and water quality.

Historic Preservation

Issue Area 1: Preservation of Historic Sites.

Objective B: Protection of Historic Properties.

Discussion: The MCSC is not anticipated to have an impact on archaeological resources. An AIS will be conducted for the site. Construction activities will comply with state and county laws regarding preservation of historic sites, should any be found.

4.3 HAWAI'I 2050 SUSTAINABILITY PLAN

In 2005, the State Legislature enacted Act 8 (SSLH 2005), which provided for the development of a Sustainability Plan to address the vital needs of Hawai'i through the year 2050. Hawai'i 2050 defines five (5) goals intended to lead toward a sustainable future for Hawai'i, which includes living sustainably; diversified and globally competitive economy; responsible use, replenish, and preservation of natural resources; strong, healthy, vibrant and nurturing community; thriving and perpetuated Kanaka Maoli and island cultures.

Goal 1: Living sustainably is part of our daily practice in Hawai'i. Develop a sustainability ethic.

Discussion: Sustainability principles and practices will be implemented to the extent practicable in the design and operation of the Project, and will be encouraged in the daily operations of the departments.

Goal 3: Our natural resources are responsibly and respectfully used, replenished and preserved for future generations.

Reduce reliance on fossil (carbon-based) fuels.

- *Expand renewable energy opportunities.*
- *Increase energy efficiency in private and public buildings, including retrofitting existing buildings.*
- *Encourage all government agencies to adopt sustainable practices, including purchasing hybrid cars, buying biodegradable products, and mandating recycling.*

Conserve water and ensure adequate water supply.

- *Reduce water consumption by means of education and incentives.*
- *Continually review water-conserving technologies for possible incorporation in county building codes.*

Increase recycling, reuse and waste reduction strategies.

Conserve agricultural, open space and conservation lands and resources.

- *Create compact patterns of urban development.*
- *Encourage "smart growth" concepts in land use and community planning.*

Discussion: Energy efficient technologies will be incorporated to the Project to the extent practicable. The County is exploring options to integrate solar energy as an alternative energy source to reduce peak loads of the facility. The County supports the reduction of reliance on fossil. Sustainable design strategies that will be considered include water conservation measures, general recycling practices, and providing reserved parking for fuel efficient/electric vehicles.

GOAL 5: Our Kanaka Maoli and island cultures and values are thriving and perpetuated.

Discussion: The Project supports Kanaka Maoli and island cultures and values. The design of the buildings and landscape will incorporate cultural concepts, artworks, motifs, and native plants as appropriate. An AIS will be prepared for the proposed Project. A Cultural Impact Assessment (CIA) was completed for the Maui Business Park PhII. The findings of the CIA indicated that it is unlikely that the Project will result in significant adverse impacts to cultural resources or historic properties within the site.

4.4 HAWAI'I ADMINISTRATIVE RULES, CHAPTER 15-15, LAND USE COMMISSION RULES

Hawai'i Administrative Rules, Title 15, Subtitle 3 State Land Use Commission, Chapter 15 Land Use Commission Rules provides for the establishment of State Land Use Districts. The Project site is currently designated Urban. Section 15-15-18 sets forth the following standards for determining "U" or Urban district boundaries (paraphrased).

- *Bounded by lands characterized by "city-like" concentrations of people, structures, services and infrastructure.*
- *Availability to basic services such as schools and parks.*
- *Satisfactory location free from flood zones and other adverse environmental effects.*
- *Contiguous with existing urban areas.*
- *Land in appropriate locations for new urban concentrations, such as designated urban growth areas on the County General Plan.*
- *Land that will not contribute to scattered urbanization patterns.*

Discussion: The Project site meets the standards of HAR §15-15-18 as it is adjacent to existing "city-like" development, services and infrastructure. The site is located in the State Land Use Urban District. The Project will consolidate County offices in the Central Maui region. The Project is not located within a flood zone.

4.5 COASTAL ZONE MANAGEMENT PROGRAM

In 1972, the Federal government enacted the Coastal Zone Management (CZM) Act to protect and preserve the natural resources, land and water uses of the coastal zone. This process is achieved by providing assistance to coastal states, to develop and manage Coastal Management Programs. Implementing authority for the Federal CZM Program (Public Law 104-150, as amended in 1996) has been delegated to the State of Hawai'i under Chapter 205A, HRS.

The coastal zone management area is defined as "all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the U.S. territorial sea".

Table 4-2 outlines the objectives and policies of HRS Chapter 205A and discusses the applicability to the project.

Table 4-2 COASTAL ZONE MANAGEMENT PROGRAM HRS SECTION 205 A- OBJECTIVES AND POLICIES **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
OBJECTIVES & POLICIES			
(1) Recreational resources;			
Provide coastal recreational opportunities accessible to the public.			
(A) Improve coordination and funding of coastal recreational planning and management; and			X
(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;			X
(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;			X
(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;			X
(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;			X
(v) Ensuring public recreational uses of county, state and federally-owned or controlled shoreline lands having recreational value consistent with public safety standards and conservation of natural resources.			X
(vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect	X		
(vii) Developing new shoreline recreational opportunities			X
(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.			X
Discussion: *The Project does not affect recreational access or use of the shoreline. The Project incorporates measures to address environmental protection, foremost being soil conservation, water conservation, energy conservation, runoff management, waste management and water quality. Improvements to the site will meet or exceed water quality standards set by the State Department of Health for both point and non-point source pollution.*			
(2) Historic resources;			
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.			
(A) Identify and analyze significant archaeological resources;	X		
(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and	X		
(C) Support state goals for protection, restoration, interpretation, and display of historic resources.	X		
Discussion: *The Project supports the CZM historic resources objective and policies to 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. Based on consultation with SHPD, Archaeological Monitoring will be performed during site disturbance activities to ensure that the project will not alter historic and/or cultural resources on the site. The building and landscaping improvements will be in compliance with the Maui Business Park design guidelines. The proposed low-rise building will not have a significant impact on the West Maui Mountains and the Hale ʻĀkala view corridor. The MCSC is not located within a historic district, but celebration and expression of cultural and heritage themes will be weaved into the building's façade, artwork, and landscaping.*			
(3) Scenic and open space resources;			
Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.			
(A) Identify valued scenic resources in the coastal zone management area;	X		
(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	X		

Table 4-2 COASTAL ZONE MANAGEMENT PROGRAM HRS SECTION 205 A- OBJECTIVES AND POLICIES **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
along the shoreline;			
(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and	X		
(D) Encourage those developments that are not coastal dependent to locate in inland areas.	X		
Discussion: *MCSC will be located inland. The building and landscaping improvements will be in compliance with the Maui Business Park design guidelines. The proposed low-rise building will not have a significant impact on the West Maui Mountains and the Hale ʻĀkala view corridor.*			
(4) Coastal ecosystems;			
Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.			
(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;	X		
(B) Improve the technical basis for natural resource management;			X
(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;	X		
(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and	X		
(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and non-point source water pollution control measures.	X		
Discussion: *The MCSC will comply with State and County regulations and will be designed to integrate LEED sustainable design principles to minimize impact on the natural resources. Best Management Practices for erosion control measures will be incorporated during and after construction to minimize soil loss, erosion hazards, sediment run-off, and negative impact on coastal resources. Increased landscaping and on-site drainage improvements will significantly reduce sediments in runoff in comparison to the current condition.*			
(5) Economic uses;			
Provide public or private facilities and improvements important to the State's economy in suitable locations.			
(A) Concentrate coastal dependent development in appropriate areas;			X
(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry 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			X
(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.			X
Discussion: *The Project is not coastal dependent and the Economic Uses policies are therefore not applicable to the Project.*			
(6) Coastal hazards;			
Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.			
(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;	X		
(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point source pollution hazards;	X		
(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and	X		
(D) Prevent coastal flooding from inland projects.	X		
Discussion: *The MCSC is not located in a flood zone, however the proposed parking area is located within a tsunami evacuation zone. The facility will be constructed to meet the State and County requirements. The County will also have an emergency evacuation plan for employees who work at the MCSC.*			

Table 4-2 COASTAL ZONE MANAGEMENT PROGRAM HRS SECTION 205 A- OBJECTIVES AND POLICIES **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**		**S**	**N/S**	**N/A**
(7)	**Managing development;**			
	Improve the development review process, communication, and public participation in the management of coastal resources and hazards.			
(A)	Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;			X
(B)	Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and			X
(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.			X
Discussion: *Policies regarding Managing Development are not directly applicable to the Project.*				
(8)	**Public participation;**			
	Stimulate public awareness, education, and participation in coastal management.			
(A)	Promote public involvement in coastal zone management processes;			X
(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			X
(C)	Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.			X
Discussion: *Policies regarding Public Participation are not directly applicable to the Project.*				
(9)	**Beach protection;**			
	Protect beaches for public use and recreation.			
(A)	Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;			X
(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			X
(C)	Minimize the construction of public erosion-protection structures seaward of the shoreline.			X
Discussion: *The Project is not located near the shoreline and will not have erosion-protection structures.*				
(10)	**Marine resources;**			
	Promote the protection, use, and development of marine and coastal resources to assure their sustainability.			
(A)	Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;			X
(B)	Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;			X
(C)	Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;			X
(D)	Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and			X
(E)	Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.			X
Discussion: *The Project will not use or develop marine or costal resources. However, the MCSC will comply with State and County regulations and will be designed to integrate LEED sustainable design principles to minimize impact on the natural resources.*				

~~*Applicable objectives and policies of the CZM program to the MCSC include:*~~

~~***Objectives***~~

~~(2) Historic Resources:~~

~~(A) 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.~~

~~(5) Economic Uses:~~

~~(A) Provide public or private facilities and improvements important to the State's economy in suitable locations.~~

~~***Policies***~~

~~(2) Historic Resources~~

~~(A) Identify and analyze significant archaeological resources~~
~~(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and~~
~~(C) Support state goals for protection, restoration, interpretation, and display of historic resources.~~

~~(3) Scenic and open space resources~~

~~(A) Identify valued scenic resources in the coastal zone management area;~~
~~(D) Encourage those developments which are not coastal dependent to locate inland areas.~~

~~(6) Coastal Hazards~~

~~(C) Ensure that development comply with requirements of the Federal Flood Insurance program.~~

~~**Discussion:** The Project is not anticipated to impact historic resources. The Project will comply with the State and County laws and regulations in regards to cultural and historic preservation if a historic site is discovered during construction. The MCSC will serve as a public facility that will provide positive economic impacts to the State and County through wages, tax revenues, and savings on office lease rent. The Project will be located at the Maui Business Park, which is an approved development for light-industrial and office uses to support the growing Kahului community. The Project is not coastal dependent and will be located inland. The proposed two-story building will not have a significant impact on the view plane. The MCSC is located outside of the flood zone. Grading and site improvements will comply with State and County laws.~~

4.6 COUNTY OF MAUI GENERAL PLAN 2030

The General Plan for the County of Maui was last adopted in 1980, and has been subsequently updated. The County of Maui Department of Planning General Plan 2030 is comprised of the Countywide Policy Plan, Maui Island Plan and Community Plans that guides future growth and policy creation in the County.

4.6.1 COUNTYWIDE POLICY PLAN

The Countywide Policy Plan was adopted in March 2010 and is a comprehensive policy document for the islands of Maui County to the year 2030. The Countywide Policy Plan is the first component of the General Plan update. The Countywide Policy Plan acts as an over-arching values statement and provides a policy framework for the Maui Island Plan and Community Plans. The Countywide Policy Plan provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future.

PART A: Protect the Natural Environment

Objective (1): Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.

The Project will not impinge upon any significant public scenic view corridors, and will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of the proposed MCSC will encourage building forms that respect and maintain the unique topographic and landscape character of the land.

Objective (2): Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.

Discussion: The proposed MCSC will not involve alteration of the shoreline or offshore environments. The Project will be constructed and operated in accordance with State and Federal water quality regulations. Drainage from the Project is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters. Drainage improvements will be designed to result in little or no increase in the peak rate of storm water runoff from existing conditions. Stormwater best management practices will be implemented.

Objective (3): Improve the stewardship of the natural environment.

Discussion: The Project will not affect natural resources with significant scenic, economic, cultural, environmental, or recreational value. Mitigation measures and best management practice will be implemented as appropriate.

PART B: Preserve Local Cultures and Traditions

Objective (1): Perpetuate the Hawaiian culture as a vital force in the lives of residents.

Discussion: The design of the buildings and landscape will incorporate cultural concepts, artworks, motifs, and native plants as appropriate. The applicant and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Should cultural materials and/or burials be inadvertently discovered

during construction, all work in the immediate area of the find must cease and SHPD must be notified.

Objective (2): Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.

Discussion: An AIS will be completed for the proposed Project to ensure protection of cultural and historic resources. The Project is not anticipated to result in significant adverse impacts to cultural resources or historic properties within the site. Local culture and respect for diversity will be perpetuated through the design of the building and landscape improvements.

Objective (3): Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County

Discussion: The Project will provide opportunities to present the arts, culture, and history of Maui.

Objective (4): Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.

Discussion: The applicant and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Should cultural materials and/or burials be inadvertently discovered during construction, all work in the immediate area of the find shall cease and SHPD will be notified.

PART F: Strengthen the Local Economy

Objective (1): Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

Discussion: The MCSC is considered an important investment for supporting future economic growth of the region. The new building will result in expenditures that will have a positive impact on the economy of the State and the County, directly and indirectly. The Project will result in the creation of jobs to support the construction and operations of the Maui County. The County will realize a savings on landscape and the commercial office spaces currently being leased by the County will become available for other businesses.

PART G: Improve Parks and Public Facilities

Objective (2): Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.

The proposed Project will incorporate green design and construction principles which include re-use and recycling to reduce solid wastes. Standard recycling practices will also be implemented.

Objective (3): Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.

Discussion: The Project will contribute to energy efficiency through incorporating green building design best practices and sustainable features to conserve energy and water usage.

Principles of waste minimization and pollution prevention will also be incorporated to the extent practicable. The Project may support low-emitting and fuel efficient vehicles to help reduce greenhouse gas emission by providing reserved parking for these vehicles.

Objective (4): Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.

Discussion: The Project will be located in the urban area of the Maui Business Park with available infrastructure capacity.

PART J: Promote Sustainable Land Use and Growth Management

Objective (1): Improve land use management and implement a directed-growth strategy.

Discussion: The Project is located in the designated urban area with available infrastructure capacity.

Objective (3): Design all developments to be in harmony with the environment and to protect each community's sense of place.

Discussion: The physical design of the proposed Service Center will be in harmony with the natural environment by promoting the use of environmental best practices. The design objectives of the buildings will encourage building forms that fit with the topographic and landscape character of the land.

PART K: Strive for Good Governance

Objective (3): Improve the efficiency, reliability, and transparency of County government's internal processes and decision making.

Discussion: The Project will reduce County's expenditure in lease rent in the long term and will improve efficiency of the County operations.

4.6.2 MAUI ISLAND PLAN

The Maui Island Plan highlights several major themes: 1) Adoption of a Directed Growth Plan; 2) Protection of Maui's Small Towns and Rural Character; 3) Affordable Housing; 4) Protection of Watersheds and Coastal Resources; 5) Identification of Transit Corridors; 6) Economic Diversification; and 7) Integration of Land Use and Infrastructure Planning. The Project supports the Adoption of a Directed Growth Plan and the Integration of Land Use and Infrastructure Planning. These themes establish areas where future growth is desired to make development predictable, and ensure that infrastructure and land use planning functions are integrated for more effective and efficient provisions of infrastructure.

The Project is relevant to the following applicable policies and objectives defined in the Maui Island Plan:

Chapter 6: Infrastructure and Public Facilities

Goal 6.7

Maui will have adequate public facilities that meet the diverse needs of residents.

Objective 6.7.1

More effective planning for public facilities to meet community needs.

Policy 6.7.1b

Establish appropriate level-of-service standards for public facilities provided by the County.

Policy 6.7.1.k

Incorporate community/area residents' input to determine the appropriate location and design of public facilities.

Discussion: The proposed Project demonstrates overall support to the applicable plans and policies of the Maui Island Plan in providing adequate public facilities that meet the needs of the residents.

Throughout the HRS Chapter 343 process, public review and comments are solicited and will be incorporated into the design and operation of the MCSC to the extent practicable.

Goal 7.3

Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

Objective 7.3.1

Strengthen the island's sense of place.

Policy 7.3.3.a

Protect and enhance the unique architectural and landscape characteristics of each community.

Policy 7.3.3.b

Encourage Hawaiian architecture and tropical building designs.

Policy 7.3.3.c

Support the continues revitalization of historic country towns, Wailuku Town, and Kahului's commercial core and harbor-front without displacing traditional, cultural, recreational and customary uses.

Policy 7.3.3.d

Strongly encourage the preservation of buildings, structures, and sites of historic significance.

Policy 7.3.3.e

Require community input through Design Workshops for major new urban expansion, new towns, and major urban infill projects.

Policy 7.3.3.f

Require design enhancement, landscaping, and integration of park and rides, bicycle parking areas, and mass-transit infrastructure to mitigate the effect of parking lots and structured parking on the urban landscape.

Policy 7.3.3.g

Ensure that safe and attractive public spaces (e.g., plazas, parks, town/village squares) are provided throughout the island's urban areas.

Discussion: The proposed MCSC will be located within the heart of the Kahului urban area in the established Maui Business Park, which supports compact patterns of urban development. The new facility will meet the needs of the Island's growing population. The design of the MCSC will reflect the architectural style of the Maui Business Park so that the general character of the new commercial park will not be impaired. Celebration and expression of cultural and heritage themes will be weaved into the building and landscape design. The scale of the building will be compatible with the buildings in the Maui Business Park. The Environmental Assessment process will provide an opportunity for the public to provide input for the Project.

4.6.3 WAILUKU-KAHULUI COMMUNITY PLAN

The Wailuku-Kahului Community Plan (2002) is one of nine community plans for Maui County. The updated Wailuku-Kahului Community Plan was adopted by the County Council through Ordinance 3061 in May 2002. The Plan was written to advance planning goals, objectives, policies and implementation considerations to guide decision-making within the Wailuku-Kahului region through the year 2010.

The Wailuku-Kahului Community Plan designated the Project area as Public/Quasi-Public (P) which allows government buildings. The Plan also identifies major problems and opportunities for the region, which provide the underlying basis for the Plan's goals, objectives and policies. The following issues are applicable to the proposed Maui County Service Center project:

Part III – Policy Recommendations, Implementing Actions and Standards for the Wailuku-Kahului Region

C. Goals, Objectives, Policies and Implementing Actions

Urban Design

Goal

An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design, defines a unified landscape planting and beautification

theme along major public roads and highways, watercourses and major public facilities, and recognizes the historic importance and traditions of the region.

Objectives and Policies for the Wailuku-Kahului Region in General

10. Incorporate drought tolerant plant species and xeriscaping in future landscape planting.

11. Use native Hawaiian plants for landscape planting in public projects to the extent practicable.

15. Emphasize contrasting earth-tone color schemes for buildings and avoid bright or garish colors. Within Wailuku Town, require buildings that have bright or garish colors to comply with earth-tone color schemes.

16. Encourage the review of architectural and landscape architectural plans for major government projects by the County's Urban Design Review Board.

Objectives and Policies for Kahului

3. Building Form and Character: maintain compatible scale relationships between the existing low-scale character of the area, adjacent public uses and higher buildings.

b. The low-rise character of the central business area should be maintained. Higher building forms up to six stories should be sited in the central portion of commercial blocks.

4. Landscape Character

d. Open parking areas should be landscaped to provide visual screening and shade.

Discussion: The design of the MCSC will reflect the architectural style of the Maui Business Park and will compliment well with the general character of Kahului. The building will not exceed two stories in height and will utilize contrasting earth-tone color schemes. Drought tolerant plants will be used for the Project landscaping. The parking lot will be landscaped to provide shade and visual screening.

D. Planning Standards

The following design standards are guides for development and design. These standards are essential in clarifying the intent of the land use and town design objectives and policies and the Land Use Map.

3. Urban Design

e. General

1. Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting and setbacks.

2. *Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads and other developments.*

3. *Incorporate drought tolerant plant species and xeriscaping in future landscape planting.*

4. *Use native plants for landscape planting in public projects to the extent practicable.*

5. *Emphasize contrasting earth-tone color schemes for buildings.*

6. *Allow for greater building heights for public and quasi-public facilities such as educational facilities, medical facilities, and fire stations.*

Discussion: The proposed MCSC is surrounded by non-residential use. Landscaping will provide buffer from adjacent uses. The Project's landscape plan includes drought tolerant plants. The building will not exceed two stories in height to minimize impacts to the Kahului Airport operations and will utilize contrasting earth-tone color schemes.

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5.0

Findings Supporting Anticipated Determination

5.0 FINDINGS SUPPORTING ANTICIPATED DETERMINATION

5.1 ANTICIPATED DETERMINATION

After reviewing the significance criteria outlined in Chapter 343, Hawai‘i Revised Statutes (HRS), and Section 11-200-12, State Administrative Rules, Contents of Environmental Assessment, it is anticipated that the proposed action will not result in significant adverse effects on the natural or human environment. A Finding of No Significant Impact (FONSI) is anticipated for this Project.

5.2 REASONS SUPPORTING THE ANTICIPATED DETERMINATION

The potential impacts of the development and future use after construction of the proposed MCSC have been fully examined and discussed in this Draft Environmental Assessment. As stated earlier, there are no significant adverse environmental impacts expected to result from the proposed action. This determination is based on the following assessments:

(1) Involve an irrevocable loss or destruction of any natural or cultural resources.

The proposed Project does not involve known destruction of existing natural or cultural resources. The subject lands are former agricultural lands that were converted to industrial zoning. As previously noted, archaeological sites are not anticipated within the Project site. During the course of construction, if there are any cultural or archaeological remnants unearthed, the SHPD of the State Department of Land and Natural Resources will immediately be notified, and their treatment will be conducted in strict compliance with SHPD requirements.

(2) Curtail the range of beneficial uses of the environment.

The proposed action does not curtail the range of beneficial uses of this location on Maui. The Project will provide additional County office space and parking to meet existing and future demands. The Project will be located at the Maui Business Park, which is an approved development for light-industrial and office uses to support the growing Kahului community. The proposed Project will benefit the residents of Central Maui by providing convenient, adequate, and efficient government services. Construction and operation of the new MCSC will be performed in accordance with Federal, State and County regulations, thereby minimizing potential impacts to the air and water quality and ambient noise levels.

(3) Conflict 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 proposed Project will not conflict 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. Construction-related impacts of noise, dust, and emissions will be mitigated by the contractor’s compliance with the State Department of Health Administrative Rules.

(4) Substantially affects the economic or social welfare of the community or State.

The proposed action will have positive direct and indirect economic benefits to the State and County through the flow of construction spending and employment income through the economy. The Project will also significantly reduce the County's lease rent expenses. Efficient government operation and services will have an indirect positive impact on the economy and a direct positive impact on Maui residents' welfare. The proposed action is not expected to adversely affect traditional Hawaiian rights related to gathering, access, or other customary activities within the Project area or its vicinity or any cultural practices or beliefs. There are no Native Hawaiian (or other ethnic group's) cultural practices customarily and traditionally exercised for subsistence, cultural and religious purposes that are known to occur in the Project area. The scale of the new building will not affect regional wind patterns or important mauka-makai views, including those from the ocean to the West Maui Mountains. Design and construction work will generate indirect and induced employment opportunities and multiplier effects, but not at a level that would generate any significant population expansion. The Project will create short-term and long-term employment that will be beneficial to the local economy.

(5) Substantially affects public health.

The proposed action will not substantially affect public health. Typical short-term construction-related impacts (e.g., noise and air quality) are anticipated, but will be temporary and will comply with State and County regulations. Standard construction best management practices will be used to minimize the temporary impacts. Though none are known, if Project area soils are found to contain hazardous or regulated materials, the necessary abatement will be conducted prior to construction in accordance with applicable Federal and State regulations to minimize potential impacts to human health and the environment. Also, the proposed action will not generate sufficient solid waste or other emissions to have a significant adverse effect on public health.

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

The proposed action will not produce substantial secondary impacts. It is not designed to directly foster population growth or impact public facilities. The Project will support existing and anticipated population growth within the Kahului area.

(7) Involves a substantial degradation of environmental quality.

The proposed action will not substantially degrade environmental quality. Long-term impacts to air and water quality, noise levels, and natural resources would be minimal. The use of standard construction and erosion control best management practices will minimize the anticipated construction-related short-term impacts.

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

The proposed MCSC will not have considerable effect upon the environment and does not involve a commitment for larger actions.

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

There are no endangered plants or animal species nor is there habitat for such species located within the Project site.

(10) Detrimentally affects air or water quality or ambient noise levels.

Short-term effects on air, water quality or ambient noise levels during construction will be mitigated by compliance with County of Hawai'i and State Department of Health rules which regulate construction-related activities.

After construction, the potential impacts to air and water quality are anticipated to be minimal. No significant increases in traffic noise are predicted to occur as a result of Project traffic following Project build-out.

Sustainable design will be implemented wherever practicable. Water efficient appliances and environmentally conscious design efforts such as Low Impact Development strategies will be utilized as much as feasible to reduce minimal impacts on air or water quality.

(11) Affects or is likely to suffer damage by being located in an environmentally-sensitive area such as flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The Project site is not located in an environmentally-sensitive area, such as a flood plain, beach, erosion-prone area, geologically-hazardous land, estuary, fresh water, or coastal waters. The Project area is located within the tsunami and the extreme tsunami evacuation zones. The County will have an emergency evacuation plan in place for employees at the MCSC in case of tsunami and other emergency events.

(12) Substantially affects scenic vistas and view-planes identified in county or state plans or studies.

The architecture will be designed in accordance with the Maui Business Park design guidelines. Landscaping will also be used to improve the visual character of the constructed site and area.

(13) Require substantial energy consumption.

Construction and operation of the Project will require similar or less energy consumption relative to other similar-sized projects. After the Project is completed, energy will be conserved by using modern energy efficient appliances and fixtures and green design concepts as practicable.

5.3 SUMMARY

Based on the above findings, further consideration of the Project's impacts through the preparation of an Environmental Impact Statement is not warranted. A FONSI is anticipated for this Project. Development of this MCSC will provide public benefits while resulting in minimal impacts to the surrounding environment.

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6.0

List of References

6.0 LIST OF REFERENCES

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7.0

List of Agencies, Organizations and Individuals Consulted and/or Informed in the EA Process

7.0 LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS CONSULTED AND/OR INFORMED IN THE EA PROCESS

Table 7-1 Parties Consulted and/or Informed in the EA Process

Respondents and Distribution	Pre-Consultation	Pre-Consultation Comments Received	Receiving Draft EA	Draft EA Comments Received	Receiving Final EA/ FONSI
Federal Agencies					
Federal Aviation Administration			×		×
U.S. Fish and Wildlife	×		×	×	×
State of Hawai'i Agencies					
Department of Accounting and General Services, Maui District Office	×		×		×
Department of Business, Economic Development & Tourism (DBEDT)	×		×		×
DBEDT, Energy Division	×		×		×
DBEDT, Office of Planning	×	×	×	×	×
Department of Transportation (DOT)-Highways Division	×	×	×	×	×
Department of Transportation (DOT)-Airports Division		×	×		×
DOT Maui District Engineer, Highways Division			×		×
Department of Agriculture	×		×		×
Department of Health Environmental Planning Office	×	×	×	×	×
Department of Health Maui District Health Office		×	×		×
Department of Health Clean Water Branch			×		×
Department of Health Hazard Evaluation and Emergency Response Office			×		×
Department of Land and Natural Resources (DLNR) – Land Division	×		×	×	×
DLNR – Commission on Water Resource Management		×	×	×	×
DLNR – Engineering Division			×	×	×
DLNR, Historic Preservation Division	×	×	×	×	×
Office of Environmental Quality Control (OEQC)			×	×	×
Office of Hawaiian Affairs	×		×		×

Respondents and Distribution	Pre-Consultation	Pre-Consultation Comments Received	Receiving Draft EA	Draft EA Comments Received	Receiving Final EA/ FONSI
Department of Hawaiian Homelands	×		×	×	×
Department of Defense	×		×		×
Hawai‘i State Civil Defense	×		×		×
Department of Human Services	×	×	×	×	×
Department of Labor and Industrial Relations	×		×		×
University of Hawai‘i, Environmental Center	×		×		×
Hawai‘i Housing Finance & Development Corporation	×		×		×
Department of Education	×		×		×
County of Maui					
Cultural Resources Commission			×		×
Department of Water Supply	×		×	×	×
Department of Management			×		×
Department of Public Works	×	×	×	×	×
Department of Planning	×		×	×	×
Department of Housing & Human Concerns	×		×	×	×
Department of Parks and Recreation	×	×	×	×	×
Department of Environmental Management	×	×	×	×	×
Department of Transportation	×		×	×	×
Department of Fire and Public Safety	×	×	×		×
Mayor’s Office			×		×
Maui County Council Chair – Mike White	×		×		×
Maui County Council Kahului District – Don S. Guzman	×		×		×
Police Department	×	×	×	×	×
Libraries					
Wailuku Public Library			×		×
Kahului Public Library			×		×
Hawai‘i State Library			×		×

Respondents and Distribution	Pre-Consultation	Pre-Consultation Comments Received	Receiving Draft EA	Draft EA Comments Received	Receiving Final EA/ FONSI
Citizen Groups, Individuals & Consulted Parties					
Maui Chamber of Commerce	×		×		×
Wailuku Main Street Association	×		×		×

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Appendices

Appendix A

Draft Traffic Impact Analysis Report

TRAFFIC IMPACT ANALYSIS REPORT
MAUI COUNTY SERVICE CENTER
KAHULUI, MAUI, HAWAII

FINAL DRAFT

August 1, 2017

Prepared for:

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TRAFFIC IMPACT ANALYSIS REPORT

MAUI COUNTY SERVICE CENTER

Kahului, Maui, Hawaii

FINAL DRAFT

Prepared for

Group 70 International

Prepared by

Austin, Tsutsumi & Associates, Inc.

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August 1, 2017

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CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

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FINAL DRAFT

MAUI COUNTY SERVICE CENTER TRAFFIC IMPACT ANALYSIS REPORT

Kahului, Maui, Hawaii

1. INTRODUCTION

This 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 Maui County Service Center (hereinafter referred to as the "Project").

1.1 Location

The Project site is located in Kahului along the south side of Alaihi Street, just west of Hookele Street. The undeveloped Project site is more specifically identified as TMK: (2) 3-8-101:001-007. See Figure 1.1 for the Project location and Figure 1.2 for the Project site plan.

1.2 Project Description

The Project proposes to construct approximately 60,000 square feet (SF) of government office space on approximately 4.1 acres of undeveloped land as part of the Maui Business Park Phase II (MBP Ph. II) development. The Project also proposes to provide three (3) vehicular accesses along Alaihi Street fronting the Project site. The Project is anticipated to be completed by Year 2019.

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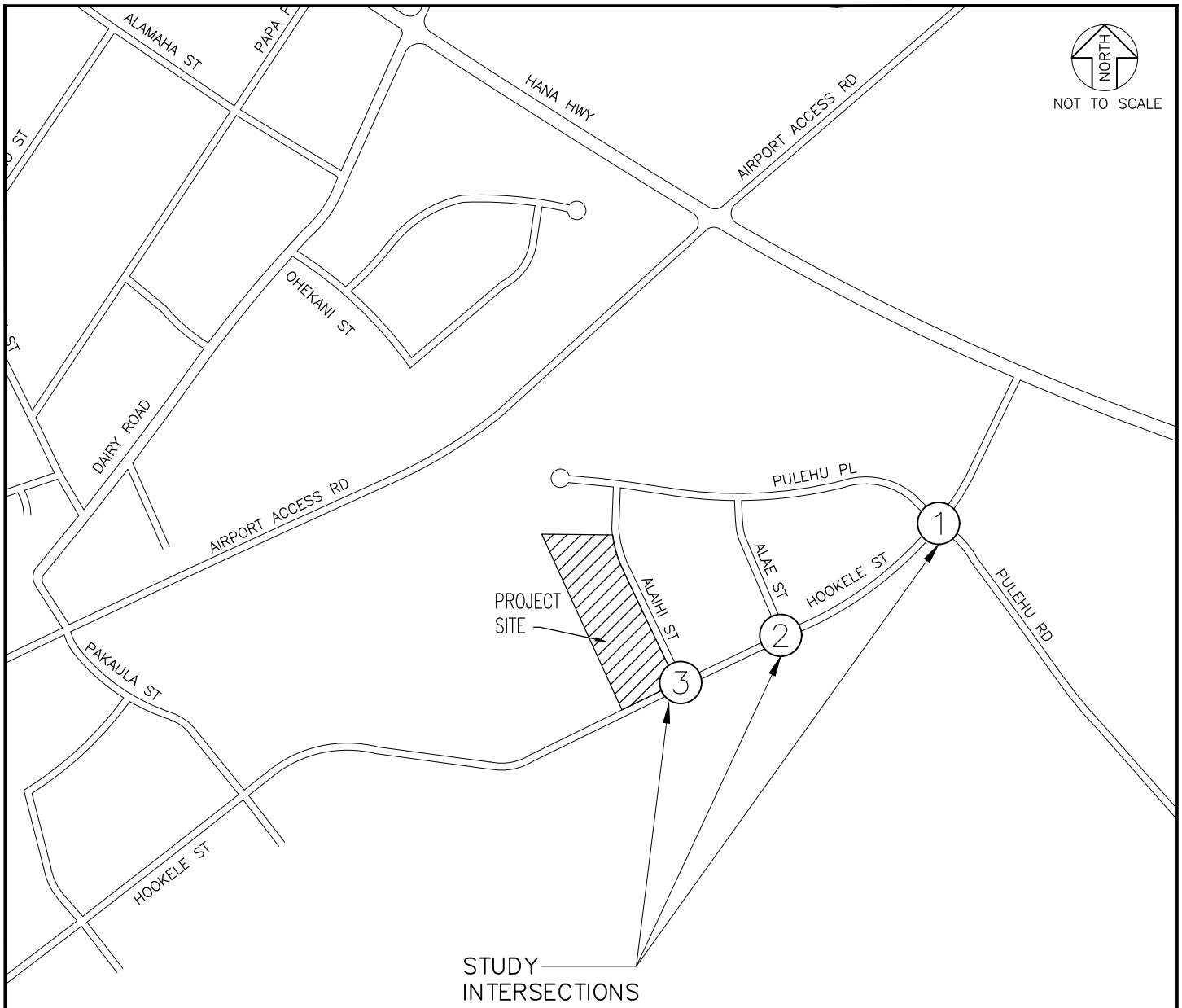
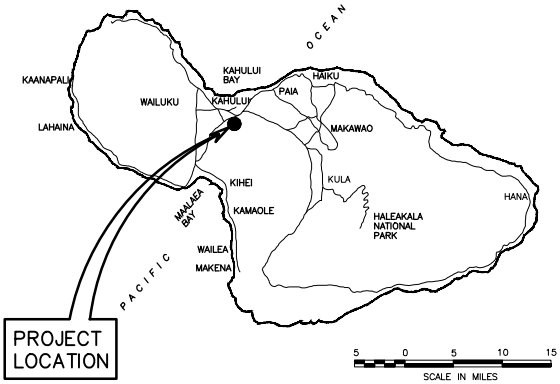
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII
HILO, HAWAII



STUDY INTERSECTIONS

1. HOOKELE ST. & PULEHU RD. & PULEHU PL.
2. HOOKELE ST. & ALAE ST.
3. HOOKELE ST. & ALAIHI ST.



ISLAND OF MAUI

MAUI COUNTY SERVICE CENTER TIAR

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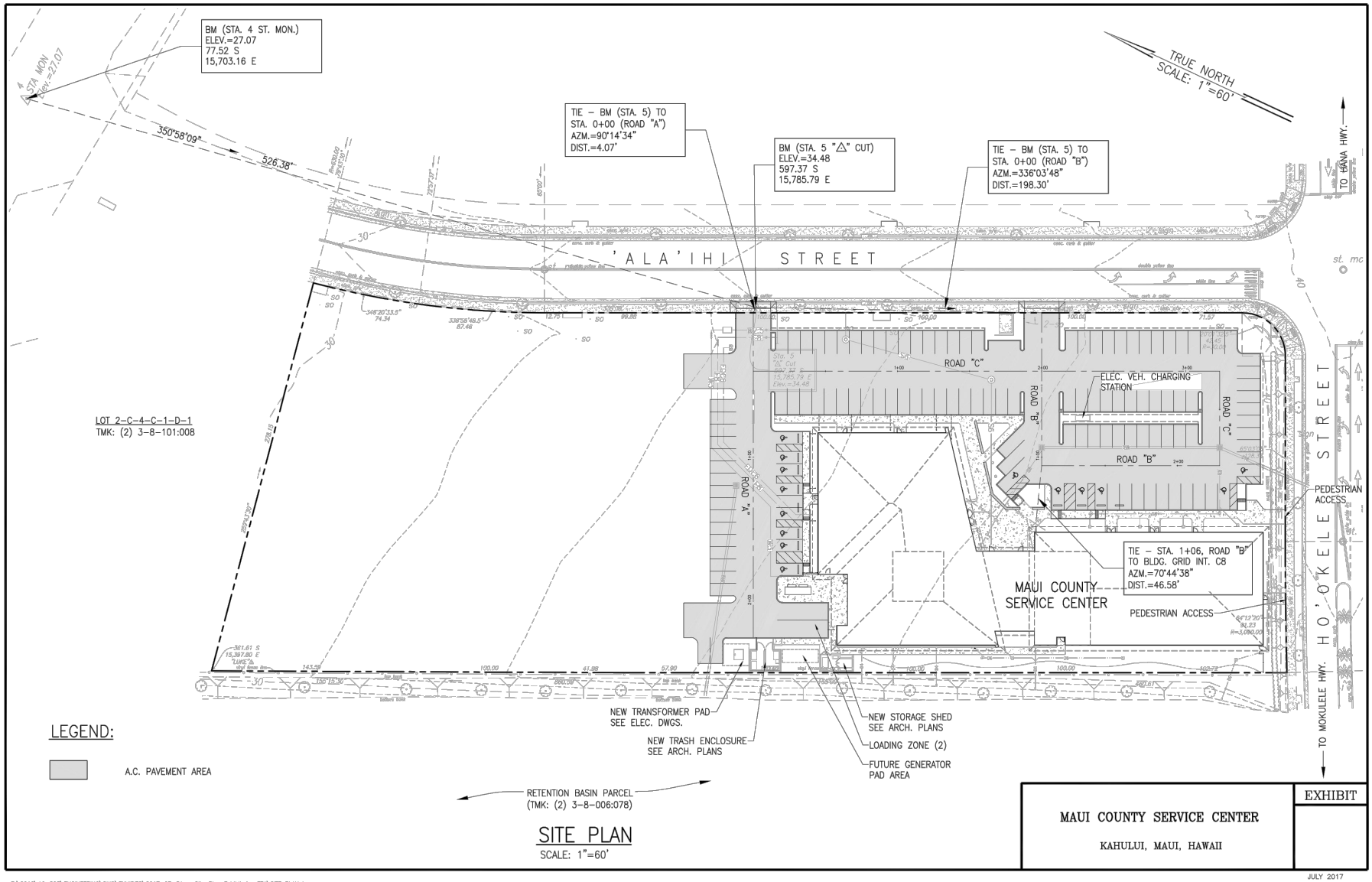
PROJECT LOCATION MAP

FIGURE 1.1



Z:\2016\16-503\ENGINEERING\DWG\EXHIBITS\2017-07-31 – Site Plan Exhibit for FEA\SITE PLAN.dwg

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PROJECT SITE PLAN

FIGURE 1.2

2. STUDY METHODOLOGY

Level of Service (LOS) is a qualitative measure used to describe the conditions of traffic flow at intersections, with values ranging from free-flow conditions at LOS A, to congested conditions at LOS F. The Highway Capacity Manual (HCM), dated 2010, methods for calculating volume to capacity ratios, delays and corresponding Levels of Service were utilized in this study. LOS definitions for signalized and unsignalized intersections are provided in Appendix B.

2.1 Intersection Analysis

For applicable intersections as determined in Section 2.2, intersection analysis was performed using the traffic analysis software Synchro, which prepares HCM reports. The reports contain quantitative delay results, as based on intersection lane geometry, signal timing (including coordination and actuated minimums and maximums), roundabouts, and hourly traffic volume.

Based on the vehicular delay, reserve capacity and critical gaps at the intersection, a LOS is assigned (see Appendix B) as a qualitative measure of performance. These results constitute the technical analysis that will form the basis of the recommendations outlined in this report.

2.2 Study Area Intersection Analysis

Intersection analysis within the study area was performed on the following intersections due to their proximity to the Project:

- Hookele Street/Pulehu Road/Pulehu Place (Unsignalized)
- Hookele Street/Alae Street (Unsignalized)
- Hookele Street/Alaihi Street (Unsignalized)

3. EXISTING TRAFFIC CONDITIONS

3.1 Roadway Network

The following are brief descriptions of the existing roadways studied within the vicinity of the Project:

Hookele Street is generally a divided, four-lane, two-way major collector roadway that provides access between Puunene Avenue and Hana Highway. Hookele Street currently services various restaurants, office buildings, and big box retailers such as Target, Home Depot, and Wal-Mart. The posted speed limit along this roadway is 35 miles per hour (mph). For the purposes of this report, Hookele was designated as a north-south roadway.

Pulehu Road is a generally undivided, two-lane, two-way roadway that provides access between Hookele Street in Kahului and Kamehamenui Road in Kula. The posted speed limit along this roadway is 35 mph within the vicinity of the Project. For the purposes of this report, Pulehu Road was designated as an east-west roadway. To the west of Hookele Street, Pulehu Road continues as Pulehu Place and curves to the south with a posted speed limit of 25 mph and provides access to other lots within the MBP Ph. II development.

Alae Street is an undivided, two-lane, two-way roadway that provides access to empty lots within the MBP Ph. II development between Hookele Street and Pulehu Place. The posted speed limit along this roadway is 25 mph.

Alaihi Street is an undivided, two-lane, two-way roadway that provides access to empty lots within the MBP Ph. II development between Hookele Street and Pulehu Place. The posted speed limit along this roadway is 25 mph.

3.2 Existing Traffic Volumes

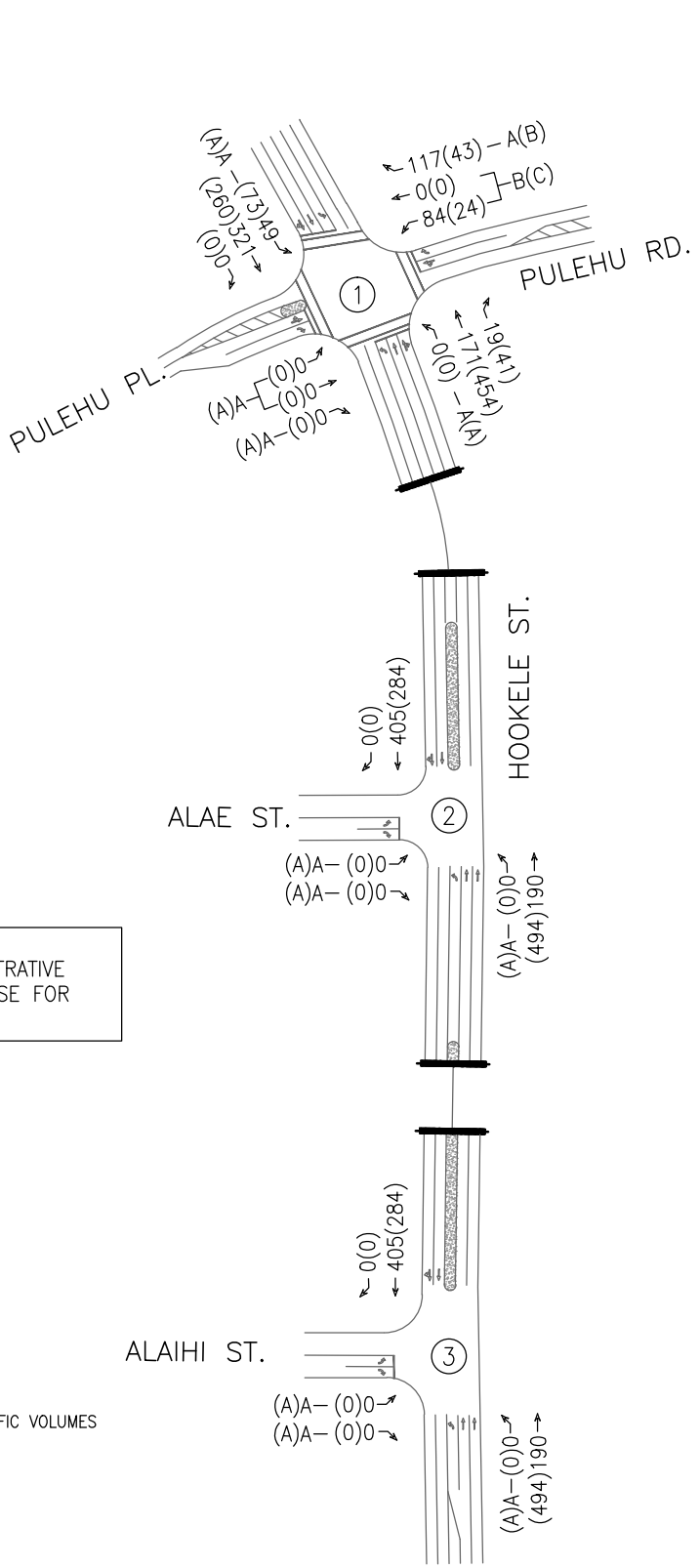
The existing traffic volumes data utilized in this report were collected on Wednesday, December 2 and Thursday, December 3, 2015. Based on the traffic count data, the weekday AM peak hour of traffic was determined to occur between 7:30 AM and 8:30 AM, while the weekday PM peak hour of traffic was determined to occur between 3:30 PM and 4:30 PM. The traffic count data is provided in Appendix A for the Hookele Street/Pulehu Road/Pulehu Place intersection. Traffic volumes at the Hookele Street/Alae Street and Hookele Street/Alaihi Street intersections were extrapolated from the traffic count data collected at Hookele Street/Pulehu Road/Pulehu Place since Alae Street and Alaihi Street currently do not serve any development traffic volumes.

It should be noted that these traffic volumes were collected after the completion of Kahului Airport Access Road (KAAR) Phase 1, which provided a new link between Pakaula Street and Hana Highway, but before the completion of KAAR Phase 2, which provided a new link between Hana Highway and the Kahului Airport effective July 23, 2016. However, the traffic impacts associated with the completion of KAAR Phase 2 are not anticipated to result in significant rerouted traffic volumes along Hookele Street and is therefore not likely to impact these traffic counts.

3.3 Existing Traffic Conditions Analysis and Observations

Hookele Street/Pulehu Road/Pulehu Place is an unsignalized intersection with exclusive left-turn lanes on the northbound and southbound approaches, and exclusive right-turn lanes on the eastbound and westbound approaches. All movements at this intersection currently operate at LOS A or B with no significant delays or queuing observed during the AM and PM peak hours of traffic except for the westbound left-through movement, which currently experiences LOS C conditions during the PM peak hour of traffic.

Figure 3.1 illustrates the existing lane configuration, existing traffic volumes, and LOS for each study intersection. Table 3.1 summarizes the existing LOS at the study intersections. LOS worksheets are provided in Appendix C.



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DATE OF COUNTS:
AM: December 3, 2015
PM: December 2, 2015

AM PEAK HOUR:
7:30 AM – 8:30 AM

PM PEAK HOUR:
3:30 PM – 4:30 PM

LEGEND

##(##) – AM(PM) PEAK HOUR OF TRAFFIC VOLUMES

(Y) – INTERSECTION Y

X(X) – AM(PM) LOS

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EXISTING TRAFFIC VOLUMES, LOS AND LANE CONFIGURATION

FIGURE 3.1

Table 3.1: Existing Conditions LOS

Intersection	Existing Conditions					
	AM			PM		
	HCM Delay	v/c Ratio	LOS	HCM Delay	v/c Ratio	LOS
Hookele Street & Pulehu Place/Pulehu Road						
EB LT/TH	0.0	0.00	A	0.0	0.00	A
EB RT	0.0	0.00	A	0.0	0.00	A
WB LT/TH	14.8	0.20	B	20.9	0.10	C
WB RT	9.5	0.14	A	10.3	0.06	B
NB LT	0.0	0.00	A	0.0	0.00	A
SB LT	7.8	0.04	A	8.8	0.08	A
Hookele Street & Alae Street						
EB LT	0.0	0.00	A	0.0	0.00	A
EB RT	0.0	0.00	A	0.0	0.00	A
NB LT	0.0	0.00	A	0.0	0.00	A
Hookele Street & Alaihi Street						
EB LT	0.0	0.00	A	0.0	0.00	A
EB RT	0.0	0.00	A	0.0	0.00	A
NB LT	0.0	0.00	A	0.0	0.00	A

4. BASE YEAR 2019 TRAFFIC CONDITIONS

4.1 Defacto Growth Rate

Projections for Base Year 2019 traffic were based upon existing traffic counts performed by ATA, The Maui Regional Travel Demand Model (MRTDM) growth for forecast years of 2020 and 2035, and nearby developments in the immediate vicinity of the Project. The resulting growth rate for major turning movements along the study roadways was 1.0 percent per year.

4.2 Traffic Forecasts for Known Developments

By year 2019, several parcels within the MBP Ph.II development may be completed and occupied. Traffic generated by these developments is anticipated to travel along Hookele Street and impact the study intersections.

Trips generated by the other potential MBP Ph.II development parcels are shown in Table 4.1 below. Figure 4.1 illustrates the location of each known MBP Ph.II development, which for purposes of this study were assumed to be complete by Year 2019.

Table 4.1: Total Trips Generated by Known Developments in the Area [1]

Known Development	ITE LUC	Units	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Puunene Shopping Center Phase 2	820	105,000 SF	46	28	74	158	170	328
Lowe's Home Improvement Superstore	862	123,100 SF	105	79	184	141	146	287
American Savings Bank	912	9,400 SF	66	49	115	131	99	230
Servco Lexus Car Dealership	841	22,000 SF	32	11	43	23	35	58
BMW Car Dealership[1]	841	13,500 SF	19	7	26	14	22	36
Kihei Auto Sales Car Dealership[1]	841	9,100 SF	13	5	18	10	14	24
Pacific Pipe Company[1]	816	31,600 SF	17	18	35	72	81	153

1. Assumptions were made with regard to the size of these development buildings, since no further information is currently available.

4.3 Planned Roadway Projects

On July 23, 2016, the KAAR Phase 2 was completed which extends KAAR from its previous terminus at Hana Highway to Kahului Airport. No other major roadway projects are anticipated to occur within the vicinity of the Project by year 2019.

4.4 Base Year 2019 Analysis

All study intersections are forecast to operate at LOS D or better during AM and PM peak hour conditions except for the eastbound and westbound shared left-turn/through movements at the Hookele Street/Pulehu Road/Pulehu Place intersection. These movements are forecast to operate at LOS F and LOS E, respectively, and below capacity during the PM peak hour of traffic. While some longer delays may occur for left-turning vehicles along Pulehu Road and Pulehu Place, the signalized Hookele Street/Hana Highway and Hookele Street/Pakaula Street intersections will provide gaps in northbound and southbound traffic to assist left-turn movements onto Hookele Street. No significant queuing or delays are anticipated at the other study intersections.

Based on the combination of existing 24-hour count data collected at the Hookele Street/Pulehu Road/Pulehu Place intersection and forecast 24-hour traffic volumes generated by regional growth and known nearby developments, a traffic signal may be warranted by Year 2019 without the Project. However, various assumptions were made to forecast 24-hour volumes for Year 2019 that include square footage of building sizes for some parcels, days and hours of operation, daily variations in hourly traffic generated by each development and realized build-out for completion of each development. Therefore, it is recommended that the intersection continue to be monitored as parcels fronting Hookele Street get developed. A traffic signal should be provided when actual traffic volumes warrant a signal as described in the Manual on Uniform Traffic Control Devices (MUTCD) published in 2009. Forecast signal warrant analyses are provided in Appendix D.

Figure 4.2 illustrates the Base Year 2019 forecast traffic volumes and LOS for the study intersection movements. Table 4.2 summarizes the Base Year 2019 LOS at the study intersections. LOS worksheets are provided in Appendix C.

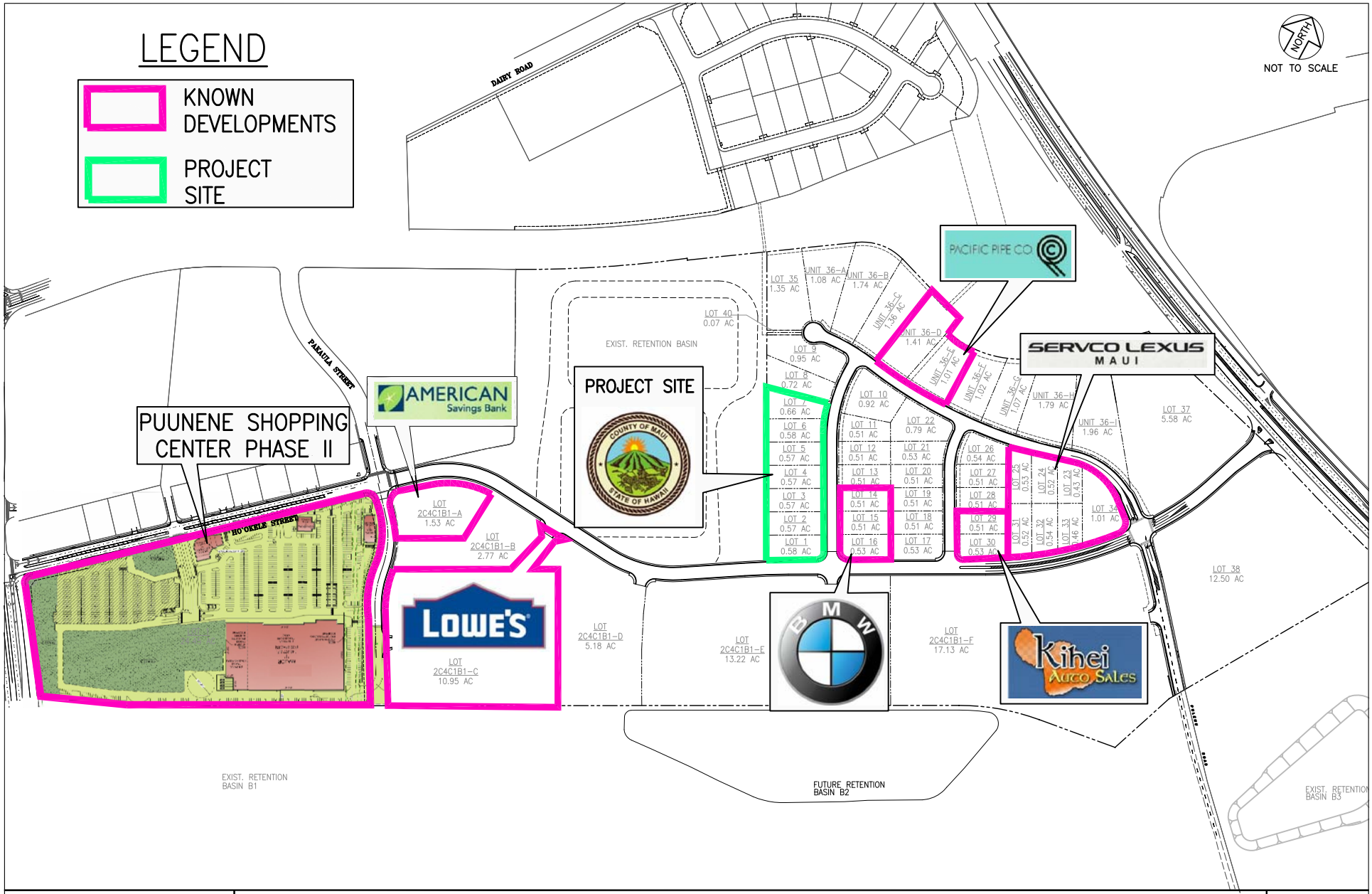

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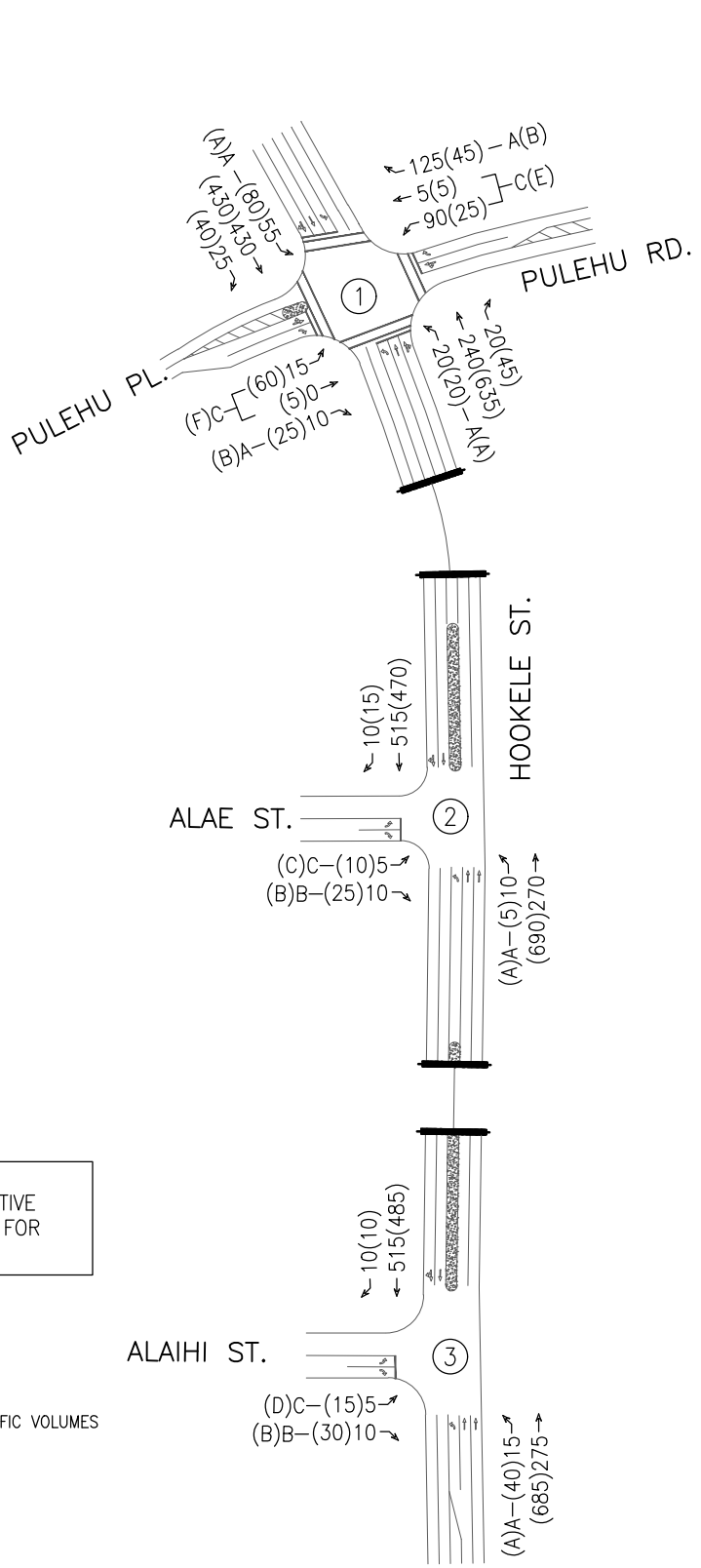
FIGURE 4.1

BACKGROUND DEVELOPMENTS IN PROJECT VICINITY



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LEGEND

##(##) – AM(PM) PEAK HOUR OF TRAFFIC VOLUMES

(Y) – INTERSECTION Y

X(X) – AM(PM) LOS

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BASE YEAR 2019 TRAFFIC VOLUMES, LOS AND LANE CONFIGURATION

FIGURE 4.2

Table 4.2: Base Year 2019 Conditions LOS						
	Base Year 2019 Conditions					
	AM			PM		
Intersection	HCM Delay	v/c Ratio	LOS	HCM Delay	v/c Ratio	LOS
Hookele Street & Pulehu Place/Pulehu Road						
EB LT/TH	22.2	0.07	C	53.2	0.50	**F**
EB RT	9.9	0.01	A	10.0	0.04	B
WB LT/TH	21.7	0.33	C	44.1	0.26	**E**
WB RT	9.8	0.15	A	11.2	0.08	B
NB LT	8.5	0.02	A	8.5	0.02	A
SB LT	8.0	0.05	A	9.6	0.10	A
Hookele Street & Alae Street						
EB LT	15.4	0.02	C	18.6	0.04	C
EB RT	10.1	0.02	B	10.1	0.04	B
NB LT	8.6	0.01	A	8.5	0.01	A
Hookele Street & Alaihi Street						
EB LT	15.7	0.02	C	25.3	0.08	D
EB RT	10.1	0.02	B	10.2	0.05	B
NB LT	8.7	0.02	A	8.7	0.04	A

5. FUTURE YEAR 2019 TRAFFIC CONDITIONS

The Future Year 2019 scenario represents the traffic conditions within the Project study area with the full build-out of the Project.

5.1 Background

The Project currently plans to construct approximately 60,000 SF of government office space on approximately 4.1 acres of undeveloped land to the west of Hookele Street along Alaihi Street. Vehicular access to the Project will be provided via three driveways along Alaihi Street.

5.2 Travel Demand Estimations

5.2.1 Trip Generation

The Institute of Transportation Engineers (ITE) publishes a book based on empirical data compiled from a body of more than 4,250 trip generation studies submitted by public agencies, developers, consulting firms, and associations. This publication, titled Trip Generation Manual, 9th Edition, provides trip rates and/or formulae based on graphs that correlate vehicular trips with independent variables. The independent variable can range from Dwelling Units (DU) for single-family attached homes to Gross Floor Area (GFA) for commercial and office development. See Tables 5.1 and 5.2 for Trip Generation formulae and projections for the Project.

Table 5.1: Project Trip Generation Rates

Land Use Type	Independent Variable	AM Peak Hour		PM Peak Hour	
		Rate	% Enter	Rate	% Enter
Government Office Complex (ITE 733)	1,000 Square Feet (SF)	2.21	89%	2.85	31%

Table 5.2: New Project-Generated Trips

Land Use Type	Quantity	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Government Office Complex (ITE 733)	60,000 SF	118	15	133	53	118	171

5.2.2 Trip Distribution

Trips generated by the Project were assigned throughout the study area generally based upon existing travel patterns observed along Hookele Street and the relative locations of regional residential neighborhoods. The traffic generated by the Project was added to the forecast Base Year 2019 traffic volumes within the vicinity of the Project to constitute the traffic volumes for the Future Year 2019 traffic conditions. Figure 5.1 illustrates the Project-generated trip distribution.

5.3 Future Year 2019 Analysis

Upon completion of the Project, all study intersections are forecast to operate with LOS similar to Base Year 2019 conditions, with all movements continuing to operate at LOS D or better during the AM and PM peak hours of traffic except for the eastbound and westbound left-turn/through movements at the Hookele Street/Pulehu Road/Pulehu Place intersection. The eastbound left-turn/through movement will remain unchanged and continue operating at LOS F, while the westbound left-turn/through movement will slightly increase in delay by about 8 seconds to change from LOS E to F during the PM peak hour of traffic. While some occasional queuing may occur at these approaches, the upstream signalized Hookele Street/Hana Highway and Hookele Street/Pakaula Street intersections will continue to provide gaps in northbound and southbound traffic. The Project is anticipated to increase traffic by approximately 5.6% at the Hookele Street/Pulehu Road/Pulehu Place intersection, with the Pulehu Road/Pulehu Place approach vehicular delays only increasing by an additional 8-10 seconds. No significant queuing or delays are anticipated at other study intersections.

All movements at the Project driveways along Alaihi Street are forecast to operate at LOS B or better. At the Hookele Street/Alaihi Street intersection, the northbound left-turn lane should be provided with 75 feet of storage length to meet minimum storage length standards set forth in the A Policy on Geometric Design of Highways and Streets, published by the American Society of state Highway and Transportation Officials in 2011 (AASHTO Greenbook). The existing laneage currently provides for the minimum 75 feet of storage length.

As discussed in section 4.4, it is recommended that the Hookele Street/Pulehu Road/Pulehu Place intersection continue to be monitored as parcels fronting Hookele Street get developed. A traffic signal should be provided when actual traffic volumes warrant a signal as described in the 2009 MUTCD. Forecast signal warrant analyses are provided in Appendix D.

Figure 5.2 illustrates the Future Year 2019 forecast traffic volumes and LOS for the study intersection movements. Table 5.3 summarizes the Future Year 2019 LOS at the study intersections compared to Base Year 2019 conditions. LOS worksheets are provided in Appendix C.

NOTE:
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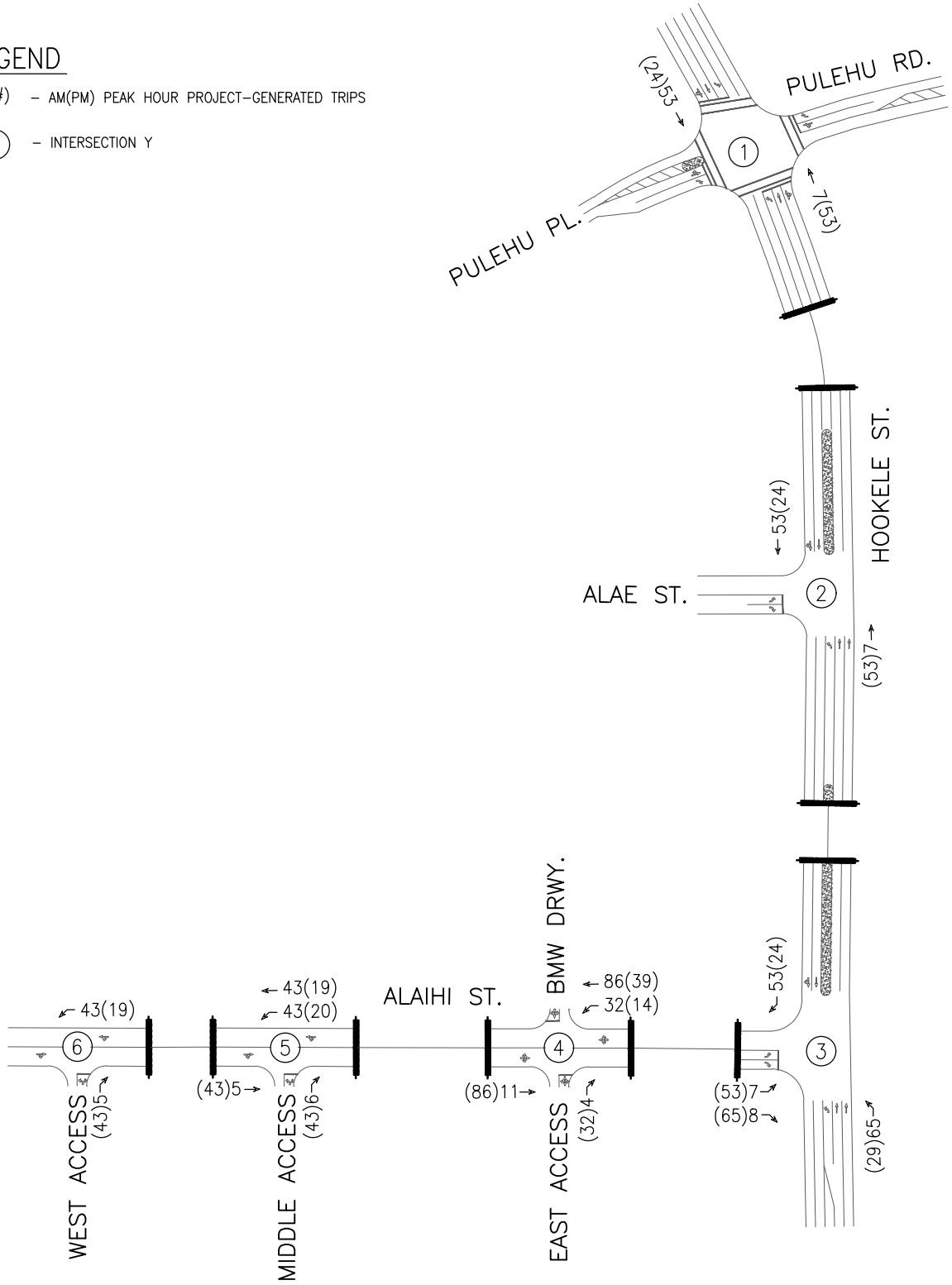
NORTH

NOT TO SCALE

LEGEND

##(##) – AM(PM) PEAK HOUR PROJECT-GENERATED TRIPS

(Y) – INTERSECTION Y



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PROJECT-GENERATED TRAFFIC VOLUMES

FIGURE 5.1

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NORTH

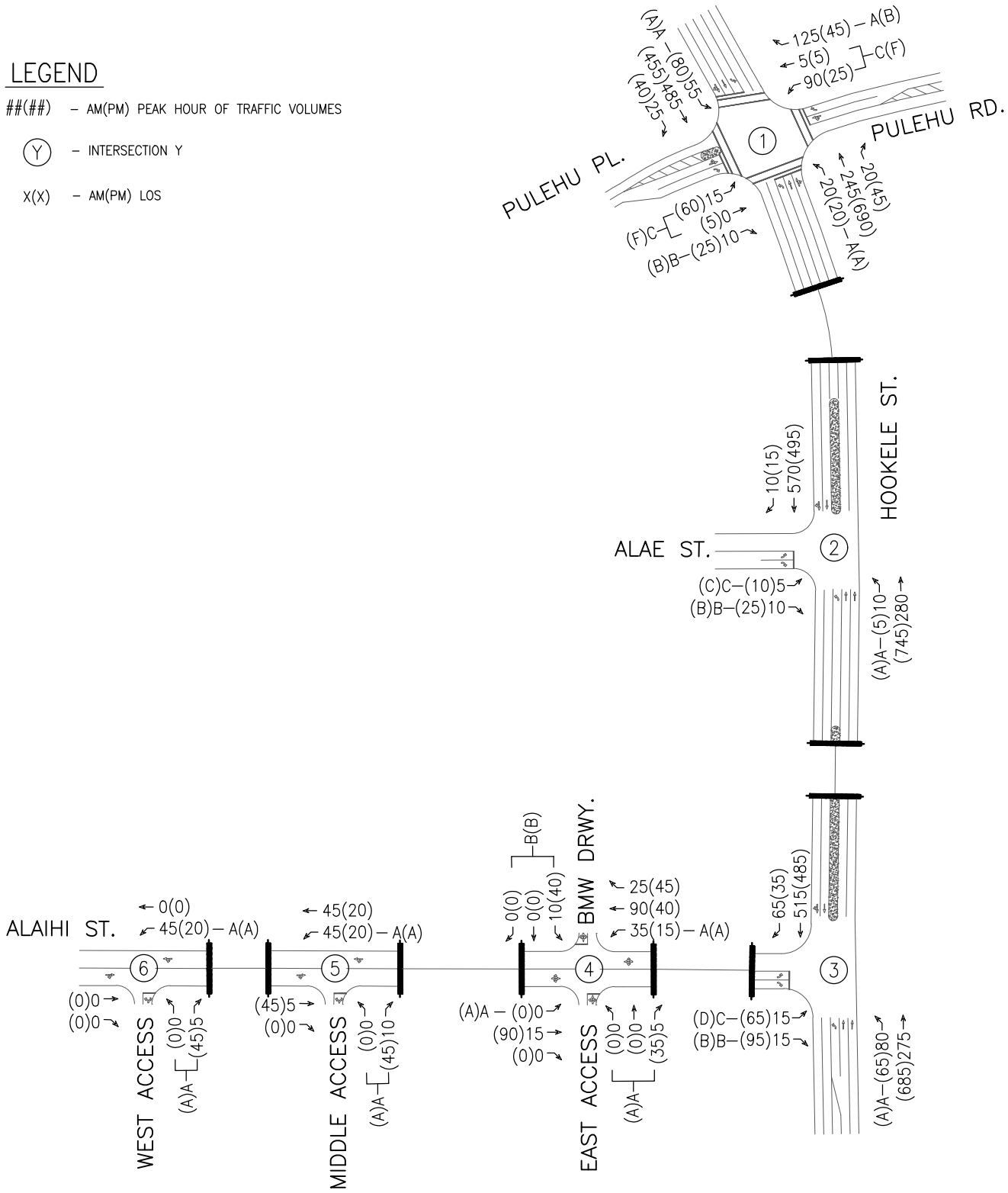
NOT TO SCALE

LEGEND

##(##) – AM(PM) PEAK HOUR OF TRAFFIC VOLUMES

(Y) – INTERSECTION Y

X(X) – AM(PM) LOS



MAUI COUNTY SERVICE CENTER TIAR

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

FUTURE YEAR 2019 TRAFFIC VOLUMES, LOS AND LANE CONFIGURATION

FIGURE 5.2

Table 5.3: Base Year vs Future Year 2019 Conditions LOS

Intersection	Base Year 2019 Conditions						Future Year 2019 Conditions					
	AM			PM			AM			PM		
	HCM Delay	v/c Ratio	LOS	HCM Delay	v/c Ratio	LOS	HCM Delay	v/c Ratio	LOS	HCM Delay	v/c Ratio	LOS
Hookele Street & Pulehu Place/Pulehu Road												
EB LT/TH	22.2	0.07	C	53.2	0.50	F	24.2	0.08	C	63.3	0.55	F
EB RT	9.9	0.01	A	10.0	0.04	B	10.1	0.02	B	10.1	0.04	B
WB LT/TH	21.7	0.33	C	44.1	0.26	E	23.4	0.35	C	52.1	0.30	F
WB RT	9.8	0.15	A	11.2	0.08	B	9.9	0.16	A	11.5	0.08	B
NB LT	8.5	0.02	A	8.5	0.02	A	8.6	0.02	A	8.6	0.02	A
SB LT	8.0	0.05	A	9.6	0.10	A	8.0	0.05	A	9.9	0.11	A
Hookele Street & Alae Street												
EB LT	15.4	0.02	C	18.6	0.04	C	16.5	0.02	C	19.9	0.04	C
EB RT	10.1	0.02	B	10.1	0.04	B	10.4	0.02	B	10.2	0.04	B
NB LT	8.6	0.01	A	8.5	0.01	A	8.8	0.01	A	8.6	0.01	A
Hookele Street & Alaihi Street												
EB LT	15.7	0.02	C	25.3	0.08	D	20.7	0.07	C	31.9	0.35	D
EB RT	10.1	0.02	B	10.2	0.05	B	10.4	0.02	B	10.9	0.15	B
NB LT	8.7	0.02	A	8.7	0.04	A	9.2	0.09	A	8.9	0.07	A
East Access/BMW Access & Alaihi Street												
WB LT	--	--	--	--	--	--	7.3	0.02	A	7.4	0.01	A
NB LT/TH/RT	--	--	--	--	--	--	8.4	0.01	A	8.9	0.04	A
SB LT/TH/RT	--	--	--	--	--	--	10.0	0.02	B	10.5	0.06	B
Middle Access & Alaihi Street												
WB LT	--	--	--	--	--	--	7.3	0.03	A	7.3	0.01	A
NB LT/RT	--	--	--	--	--	--	8.4	0.01	A	8.7	0.05	A
West Access & Alaihi Street												
WB LT	--	--	--	--	--	--	7.3	0.03	A	7.2	0.01	A
NB LT/RT	--	--	--	--	--	--	8.3	0.01	A	8.5	0.05	A

6. CONCLUSIONS

The Project proposes to construct approximately 60,000 SF of government office space on approximately 4.1 acres of undeveloped land as part of the MBP Ph.II development in Kahului, Maui. The Project also proposes to provide vehicular access along Alaihi Street between Hookele Street and Pulehu Place with anticipated completion by Year 2019.

6.1 Existing Conditions

Traffic volumes were collected in December, 2015 with the AM peak hour of traffic determined to occur between 7:30 AM and 8:30 AM, while the PM peak hour of traffic was determined to occur between 3:30 PM and 4:30 PM. Traffic volumes at the Hookele Street/Alae Street and Hookele Street/Alaihi Street intersections were extrapolated from the traffic count data collected at Hookele Street/Pulehu Road/Pulehu Place since Alae Street and Alaihi Street currently do not serve any development traffic volumes.

All movements at the Hookele Street/Pulehu Road/Pulehu Place intersection currently operate at LOS A or B with no significant delays or queuing observed during the AM and PM peak hours of traffic except for the westbound left-through movement, which currently experiences LOS C conditions during the PM peak hour of traffic.

6.2 Base Year 2019 without the Project

Traffic growth in the study area was estimated for Year 2019 by using the existing count data collected by ATA and the MRTDM, which resulted in an anticipated growth rate of approximately 1.0 percent per year. Nearby future developments that are assumed to be completed by Year 2019 include the Puunene Shopping Center Phase 2, Lowe's, American Savings Bank, Lexus car dealership, BMW car dealership, Kihei Auto Sales car dealership, and Pacific Pipe Company.

All study intersections are forecast to operate at LOS D or better during AM and PM peak hours of traffic except for the eastbound and westbound shared left-turn/through movements at the Hookele Street/Pulehu Road/Pulehu Place intersection. These movements are forecast to operate at LOS F and LOS E, respectively, and below capacity during the PM peak hour of traffic. While some longer delays may occur for left-turning vehicles along Pulehu Road and Pulehu Place, the signalized Hookele Street/Hana Highway and Hookele Street/Pakaula Street intersections will provide gaps in northbound and southbound traffic to assist left-turn movements onto Hookele Street. No significant queuing or delays are anticipated at the other study intersections.

Based on the combination of existing 24-hour count data collected at the Hookele Street/Pulehu Road/Pulehu Place intersection, forecast regional traffic growth, and forecast hourly traffic volumes generated known nearby developments, a traffic signal may be warranted by Year 2019 without the Project. However, various assumptions were made to forecast 24-hour volumes for Year 2019 that include square footage of building sizes for some parcels, days and hours of operation, daily variations in hourly traffic generated by each development and realized build-out for completion of each development. Therefore, it is recommended that the intersection continue to be monitored as parcels fronting Hookele Street get developed. A traffic signal should be provided when actual traffic volumes warrant a signal as described in the 2009 MUTCD.

6.3 Future Year 2019 with the Project

The Project currently plans to construct approximately 60,000 SF of government office space on approximately 4.1 acres of undeveloped land to the west of Hookele Street, which is forecast to generate approximately 133 AM peak hour trips and 171 PM peak hour trips. The trips were assigned throughout the study area generally based upon existing travel patterns along Hookele Street and the relative locations of regional residential neighborhoods and were added to the Base Year 2019 traffic volumes.

Upon completion of the Project, all study intersections are forecast to operate with LOS similar to Base Year 2019 conditions, with all movements continuing to operate at LOS D or better during the AM and PM peak hours of traffic except for the eastbound and westbound left-turn/through movements at the Hookele Street/Pulehu Road/Pulehu Place intersection. The eastbound left-turn/through movement will remain unchanged and continue operating at LOS F, while the westbound left-turn/through movement will slightly increase in delay by about 8 seconds to change from LOS E to F during the PM peak hour of traffic. While some longer delays may occur for left-turning vehicles along Pulehu Road and Pulehu Place, the signalized Hookele Street/Hana Highway and Hookele Street/Pakaula Street intersections will provide gaps in northbound and southbound traffic to assist left-turn movements onto Hookele Street. No significant queuing or delays are anticipated at the other study intersections.

All movements at the Project driveways along Alaihi Street are forecast to operate at LOS B or better. At the Hookele Street/Alaihi Street intersection, the northbound left-turn lane should be provided with 75 feet of storage length to meet minimum storage length standards set forth in the AASHTO Greenbook. The existing laneage currently provides for the minimum 75 feet of storage length.

As discussed in Section 5.3, it is recommended that the Hookele Street/Pulehu Road/Pulehu Place intersection continue to be monitored as parcels fronting Hookele Street get developed. A traffic signal should be provided when actual traffic volumes warrant a signal as described in the 2009 MUTCD.

7. RECOMMENDATIONS

<u>Base Year & Future Year 2019</u>

- Monitor the Hookele Street/Pulehu Road/Pulehu Place intersection and provide a traffic signal when volumes meet signal warrant thresholds provided in the MUTCD.

8. REFERENCES

1. Transportation Research Board, Highway Capacity Manual, 2010.
2. Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012.
3. Austin, Tsutsumi & Associates, Puunene Shopping Center Traffic Assessment, 2013.
4. Federal Highway Administration, Manual on Uniform Traffic Control Devices, 2009.

A P P E N D I C E S

APPENDIX A

TRAFFIC COUNT DATA

Austin, Tsutsumi, & Associates

501 Sumner Street, Suite 521
Honolulu, HI, 96817
Phone: (808) 533-3646 Website: ATAHawaii.com

File Name : AM Hookele-Pulehu
Site Code : 00000000
Start Date : 12/3/2015
Page No : 1

Groups Printed- Class 1

	PULEHU PLACE Eastbound				PULEHU ROAD Westbound				HOOKELE STREET Northbound				HOOKELE STREET Southbound				
Start Time	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Int. Total
06:30 AM	0	0	0	0	9	2	11	22	0	22	6	28	3	52	0	55	105
06:45 AM	0	0	0	0	13	0	14	27	0	29	4	33	5	52	0	57	117
Total	0	0	0	0	22	2	25	49	0	51	10	61	8	104	0	112	222
07:00 AM	0	0	0	0	26	0	15	41	0	35	4	39	8	63	0	71	151
07:15 AM	0	0	0	0	16	0	28	44	0	43	5	48	13	59	0	72	164
07:30 AM	0	0	0	0	20	0	28	48	0	43	4	47	8	74	0	82	177
07:45 AM	0	0	0	0	33	0	48	81	0	41	5	46	15	65	0	80	207
Total	0	0	0	0	95	0	119	214	0	162	18	180	44	261	0	305	699
08:00 AM	0	0	0	0	16	0	25	41	0	35	3	38	14	101	0	115	194
08:15 AM	0	0	0	0	15	0	16	31	0	52	7	59	12	81	0	93	183
Grand Total	0	0	0	0	148	2	185	335	0	300	38	338	78	547	0	625	1298
Apprch %	0	0	0		44.2	0.6	55.2		0	88.8	11.2		12.5	87.5	0		
Total %	0	0	0	0	11.4	0.2	14.3	25.8	0	23.1	2.9	26	6	42.1	0	48.2	

Austin, Tsutsumi, & Associates

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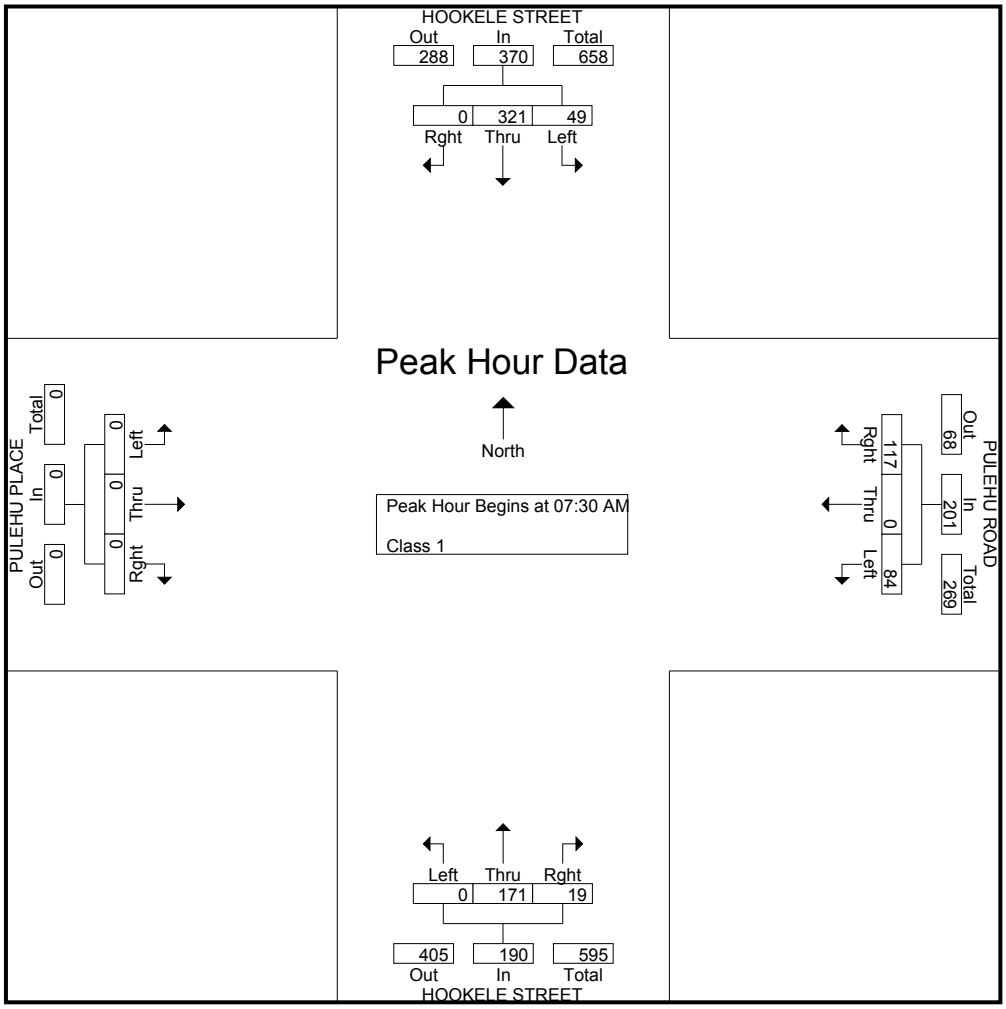
File Name : AM Hookele-Pulehu
Site Code : 00000000
Start Date : 12/3/2015
Page No : 2

	PULEHU PLACE Eastbound				PULEHU ROAD Westbound				HOOKELE STREET Northbound				HOOKELE STREET Southbound				
Start Time	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Int. Total
Peak Hour Analysis From 07:30 AM to 08:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	20	0	28	48	0	43	4	47	8	74	0	82	177
07:45 AM	0	0	0	0	33	0	48	81	0	41	5	46	15	65	0	80	207
08:00 AM	0	0	0	0	16	0	25	41	0	35	3	38	14	101	0	115	194
08:15 AM	0	0	0	0	15	0	16	31	0	52	7	59	12	81	0	93	183
Total Volume	0	0	0	0	84	0	117	201	0	171	19	190	49	321	0	370	761
% App. Total	0	0	0		41.8	0	58.2		0	90	10		13.2	86.8	0		
PHF	.000	.000	.000	.000	.636	.000	.609	.620	.000	.822	.679	.805	.817	.795	.000	.804	.919



Austin, Tsutsumi, & Associates

501 Sumner Street, Suite 521
Honolulu, HI, 96817
Phone: (808) 533-3646 Website: ATAHawaii.com

File Name : PM Hookele-Pulehu
Site Code : 00000000
Start Date : 12/2/2015
Page No : 1

Groups Printed- Class 1

	PULEHU PLACE Eastbound				PULEHU ROAD Westbound				HOOKELE STREET Northbound				HOOKELE STREET Southbound				
Start Time	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Int. Total
02:45 PM	0	0	0	0	13	0	22	35	0	112	5	117	18	64	0	82	234
Total	0	0	0	0	13	0	22	35	0	112	5	117	18	64	0	82	234
03:00 PM	1	1	0	2	11	0	13	24	0	73	8	81	14	70	2	86	193
03:15 PM	0	0	1	1	13	0	10	23	0	92	4	96	14	94	0	108	228
03:30 PM	1	0	0	1	7	0	13	20	0	108	12	120	19	68	0	87	228
03:45 PM	0	0	0	0	6	0	8	14	0	126	6	132	18	66	1	85	231
Total	2	1	1	4	37	0	44	81	0	399	30	429	65	298	3	366	880
04:00 PM	0	0	0	0	8	0	10	18	0	95	11	106	19	58	2	79	203
04:15 PM	0	0	0	0	3	0	12	15	0	125	12	137	17	68	0	85	237
04:30 PM	0	0	1	1	4	0	7	11	0	105	7	112	18	65	1	84	208
Grand Total	2	1	2	5	65	0	95	160	0	836	65	901	137	553	6	696	1762
Apprch %	40	20	40		40.6	0	59.4		0	92.8	7.2		19.7	79.5	0.9		
Total %	0.1	0.1	0.1	0.3	3.7	0	5.4	9.1	0	47.4	3.7	51.1	7.8	31.4	0.3	39.5	

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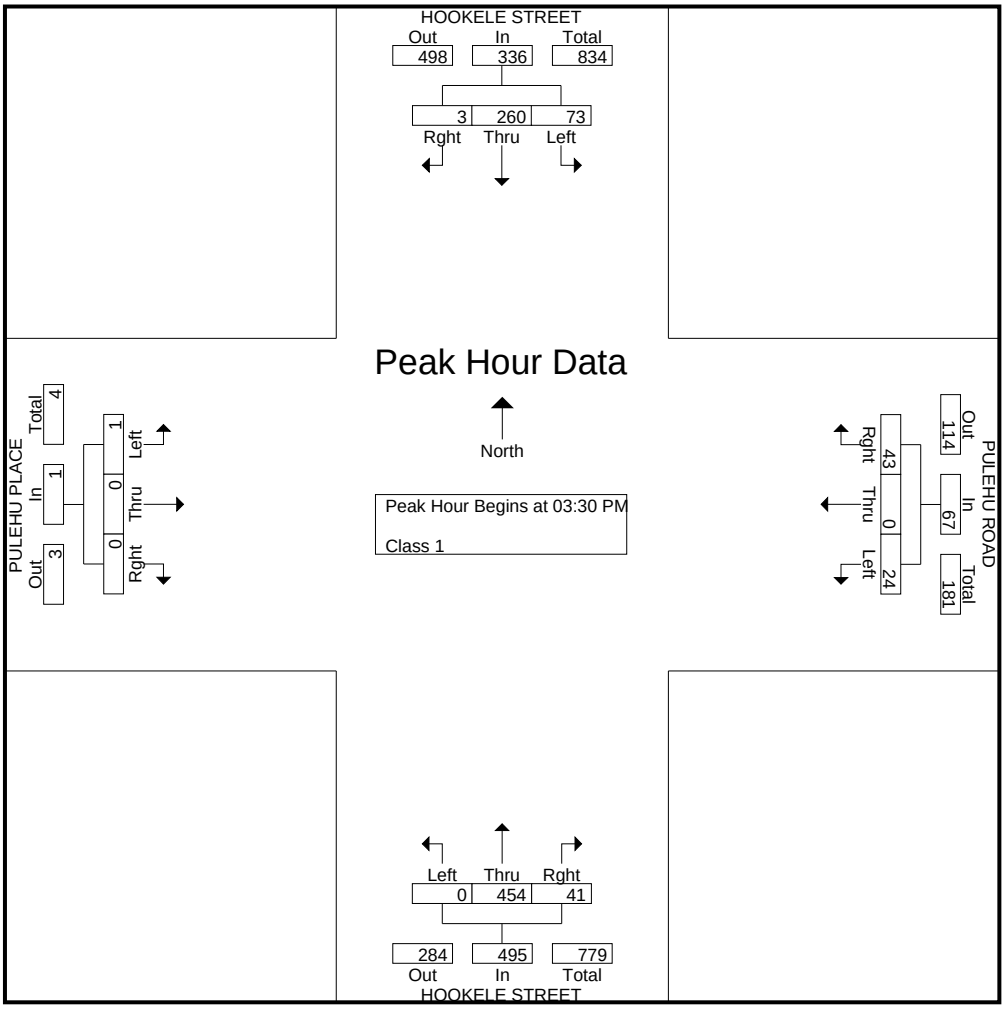
Site Code : 00000000
Start Date : 12/2/2015
Page No : 2

	PULEHU PLACE Eastbound				PULEHU ROAD Westbound				HOOKELE STREET Northbound				HOOKELE STREET Southbound				
Start Time	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Left	Thru	Rght	App. Total	Int. Total
Peak Hour Analysis From 03:30 PM to 04:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:30 PM																	
03:30 PM	1	0	0	1	7	0	13	20	0	108	12	120	19	68	0	87	228
03:45 PM	0	0	0	0	6	0	8	14	0	126	6	132	18	66	1	85	231
04:00 PM	0	0	0	0	8	0	10	18	0	95	11	106	19	58	2	79	203
04:15 PM	0	0	0	0	3	0	12	15	0	125	12	137	17	68	0	85	237
Total Volume	1	0	0	1	24	0	43	67	0	454	41	495	73	260	3	336	899
% App. Total	100	0	0		35.8	0	64.2		0	91.7	8.3		21.7	77.4	0.9		
PHF	.250	.000	.000	.250	.750	.000	.827	.838	.000	.901	.854	.903	.961	.956	.375	.966	.948



APPENDIX B

LEVEL OF SERVICE CRITERIA

APPENDIX B – LEVEL OF SERVICE (LOS) CRITERIA

VEHICULAR LEVEL OF SERVICE FOR SIGNALIZED INTERSECTIONS (HCM 2010)

Level of service for vehicles at signalized intersections is directly related to delay values and is assigned on that basis. Level of Service is a measure of the acceptability of delay values to motorists at a given intersection. The criteria are given in the table below.

Level-of Service Criteria for Signalized Intersections

Level of Service	Control Delay per Vehicle (sec./veh.)
A	< 10.0
B	>10.0 and ≤ 20.0
C	>20.0 and ≤ 35.0
D	>35.0 and ≤ 55.0
E	>55.0 and ≤ 80.0
F	> 80.0

Delay is a complex measure, and is dependent on a number of variables, including the quality of progression, the cycle length, the green ratio, and the v/c ratio for the lane group or approach in question.

VEHICULAR LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS (HCM 2010)

The level of service criteria for vehicles at unsignalized intersections is defined as the average control delay, in seconds per vehicle.

LOS delay threshold values are lower for two-way stop-controlled (TWSC) and all-way stop-controlled (AWSC) intersections than those of signalized intersections. This is because more vehicles pass through signalized intersections, and therefore, drivers expect and tolerate greater delays. While the criteria for level of service for TWSC and AWSC intersections are the same, procedures to calculate the average total delay may differ.

Level of Service Criteria for Two-Way Stop-Controlled Intersections

Level of Service	Average Control Delay (sec/veh)
A	≤ 10
B	>10 and ≤15
C	>15 and ≤25
D	>25 and ≤35
E	>35 and ≤50
F	> 50

APPENDIX C

LEVEL OF SERVICE CALCULATIONS

APPENDIX C

LEVEL OF SERVICE CALCULATIONS

- Existing AM Peak

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	84	0	117	0	171	19	49	321	0
Future Volume (vph)	0	0	0	84	0	117	0	171	19	49	321	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		100	0		100	100		0	100		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			0			75			75		
Link Speed (mph)		25			35			35			35	
Link Distance (ft)		508			969			868			734	
Travel Time (s)		13.9			18.9			16.9			14.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												

Intersection Summary	
Area Type:	Other

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	0	0	0	84	0	117	0	171	19	49	321	0
Future Vol, veh/h	0	0	0	84	0	117	0	171	19	49	321	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	91	0	127	0	186	21	53	349	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	548	662	174	477	651	103	349	0	0	207	0	0
Stage 1	455	455	-	196	196	-	-	-	-	-	-	-
Stage 2	93	207	-	281	455	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	419	381	839	471	386	932	1207	-	-	1361	-	-
Stage 1	554	567	-	787	737	-	-	-	-	-	-	-
Stage 2	904	729	-	702	567	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	351	366	839	457	371	932	1207	-	-	1361	-	-
Mov Cap-2 Maneuver	351	366	-	457	371	-	-	-	-	-	-	-
Stage 1	554	545	-	787	737	-	-	-	-	-	-	-
Stage 2	781	729	-	675	545	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	11.7	0	1
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1207	-	-	-	-	457	932	1361	-	-
HCM Lane V/C Ratio	-	-	-	-	-	0.2	0.136	0.039	-	-
HCM Control Delay (s)	0	-	-	0	0	14.8	9.5	7.8	-	-
HCM Lane LOS	A	-	-	A	A	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-	0.7	0.5	0.1	-	-

APPENDIX C

LEVEL OF SERVICE CALCULATIONS

- Existing PM Peak

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	24	0	43	0	454	41	73	260	0
Future Volume (vph)	0	0	0	24	0	43	0	454	41	73	260	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		100	0		100	100		0	100		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			0			75			75		
Link Speed (mph)		25			35			35			35	
Link Distance (ft)		508			969			868			734	
Travel Time (s)		13.9			18.9			16.9			14.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												

Intersection Summary	
Area Type:	Other

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	0	0	0	24	0	43	0	454	41	73	260	0
Future Vol, veh/h	0	0	0	24	0	43	0	454	41	73	260	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	26	0	47	0	493	45	79	283	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	688	979	141	816	957	269	283	0	0	538	0	0
Stage 1	441	441	-	516	516	-	-	-	-	-	-	-
Stage 2	247	538	-	300	441	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	333	249	881	269	256	729	1276	-	-	1026	-	-
Stage 1	565	575	-	510	533	-	-	-	-	-	-	-
Stage 2	735	521	-	684	575	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	293	230	881	253	236	729	1276	-	-	1026	-	-
Mov Cap-2 Maneuver	293	230	-	253	236	-	-	-	-	-	-	-
Stage 1	565	531	-	510	533	-	-	-	-	-	-	-
Stage 2	688	521	-	631	531	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	14.1	0	1.9
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1276	-	-	-	-	253	729	1026	-	-
HCM Lane V/C Ratio	-	-	-	-	-	0.103	0.064	0.077	-	-
HCM Control Delay (s)	0	-	-	0	0	20.9	10.3	8.8	-	-
HCM Lane LOS	A	-	-	A	A	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-	0.3	0.2	0.3	-	-

APPENDIX C

LEVEL OF SERVICE CALCULATIONS

- Base Year 2019 AM Peak

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	0	10	90	5	125	20	240	20	55	430	25
Future Vol, veh/h	15	0	10	90	5	125	20	240	20	55	430	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	0	11	98	5	136	22	261	22	60	467	27

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	778	927	247	668	929	141	495	0	0	283	0	0
Stage 1	601	601	-	315	315	-	-	-	-	-	-	-
Stage 2	177	326	-	353	614	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	286	267	753	344	266	881	1065	-	-	1276	-	-
Stage 1	454	488	-	671	654	-	-	-	-	-	-	-
Stage 2	808	647	-	637	481	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	226	249	753	322	248	881	1065	-	-	1276	-	-
Mov Cap-2 Maneuver	226	249	-	322	248	-	-	-	-	-	-	-
Stage 1	445	465	-	657	640	-	-	-	-	-	-	-
Stage 2	664	634	-	598	458	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.3	14.9	0.6	0.9
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1065	-	-	226	753	317	881	1276	-	-
HCM Lane V/C Ratio	0.02	-	-	0.072	0.014	0.326	0.154	0.047	-	-
HCM Control Delay (s)	8.5	-	-	22.2	9.9	21.7	9.8	8	-	-
HCM Lane LOS	A	-	-	C	A	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0	1.4	0.5	0.1	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	10	10	270	515	10
Future Vol, veh/h	5	10	10	270	515	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	11	11	293	560	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	733	285	571	0	-	0
Stage 1	565	-	-	-	-	-
Stage 2	168	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	356	712	998	-	-	-
Stage 1	532	-	-	-	-	-
Stage 2	844	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	352	712	998	-	-	-
Mov Cap-2 Maneuver	352	-	-	-	-	-
Stage 1	532	-	-	-	-	-
Stage 2	835	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.9	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	998	-	352	712	-	-
HCM Lane V/C Ratio	0.011	-	0.015	0.015	-	-
HCM Control Delay (s)	8.6	-	15.4	10.1	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	10	15	275	515	10
Future Vol, veh/h	5	10	15	275	515	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	11	16	299	560	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	747	285	571	0	-	0
Stage 1	565	-	-	-	-	-
Stage 2	182	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	349	712	998	-	-	-
Stage 1	532	-	-	-	-	-
Stage 2	831	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	343	712	998	-	-	-
Mov Cap-2 Maneuver	343	-	-	-	-	-
Stage 1	532	-	-	-	-	-
Stage 2	818	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	998	-	343	712	-	-
HCM Lane V/C Ratio	0.016	-	0.016	0.015	-	-
HCM Control Delay (s)	8.7	-	15.7	10.1	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0	0	-	-

APPENDIX C

LEVEL OF SERVICE CALCULATIONS

- Base Year 2019 PM Peak

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	60	5	25	25	5	45	20	635	45	80	430	40
Future Vol, veh/h	60	5	25	25	5	45	20	635	45	80	430	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	65	5	27	27	5	49	22	690	49	87	467	43

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1054	1446	255	1168	1443	370	511	0	0	739	0	0
Stage 1	663	663	-	758	758	-	-	-	-	-	-	-
Stage 2	391	783	-	410	685	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	180	131	744	149	131	627	1050	-	-	863	-	-
Stage 1	417	457	-	365	413	-	-	-	-	-	-	-
Stage 2	605	403	-	589	447	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	145	115	744	126	115	627	1050	-	-	863	-	-
Mov Cap-2 Maneuver	145	115	-	126	115	-	-	-	-	-	-	-
Stage 1	408	411	-	357	404	-	-	-	-	-	-	-
Stage 2	539	395	-	504	402	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	41.2	24.4	0.2	1.4
HCM LOS	E	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1050	-	-	142	744	124	627	863	-	-
HCM Lane V/C Ratio	0.021	-	-	0.498	0.037	0.263	0.078	0.101	-	-
HCM Control Delay (s)	8.5	-	-	53.2	10	44.1	11.2	9.6	-	-
HCM Lane LOS	A	-	-	F	B	E	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	2.4	0.1	1	0.3	0.3	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	25	5	690	470	15
Future Vol, veh/h	10	25	5	690	470	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	27	5	750	511	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	905	264	527	0	-	0
Stage 1	519	-	-	-	-	-
Stage 2	386	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	276	734	1036	-	-	-
Stage 1	562	-	-	-	-	-
Stage 2	656	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	275	734	1036	-	-	-
Mov Cap-2 Maneuver	275	-	-	-	-	-
Stage 1	562	-	-	-	-	-
Stage 2	653	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.5	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1036	-	275	734	-	-
HCM Lane V/C Ratio	0.005	-	0.04	0.037	-	-
HCM Control Delay (s)	8.5	-	18.6	10.1	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	30	40	685	485	10
Future Vol, veh/h	15	30	40	685	485	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	33	43	745	527	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	992	269	538	0	-	0
Stage 1	533	-	-	-	-	-
Stage 2	459	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	243	729	1026	-	-	-
Stage 1	553	-	-	-	-	-
Stage 2	603	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	233	729	1026	-	-	-
Mov Cap-2 Maneuver	233	-	-	-	-	-
Stage 1	553	-	-	-	-	-
Stage 2	578	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14	0.5	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1026	-	233	729	-	-
HCM Lane V/C Ratio	0.042	-	0.07	0.045	-	-
HCM Control Delay (s)	8.7	-	21.6	10.2	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	0.1	-	-

APPENDIX C

LEVEL OF SERVICE CALCULATIONS

- Future Year 2019 AM Peak

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	0	10	90	5	125	20	245	20	55	485	25
Future Vol, veh/h	15	0	10	90	5	125	20	245	20	55	485	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	0	11	98	5	136	22	266	22	60	527	27

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	839	992	277	704	995	144	554	0	0	288	0	0
Stage 1	660	660	-	321	321	-	-	-	-	-	-	-
Stage 2	179	332	-	383	674	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	259	244	720	324	243	877	1012	-	-	1271	-	-
Stage 1	418	458	-	665	650	-	-	-	-	-	-	-
Stage 2	805	643	-	611	452	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	204	227	720	303	226	877	1012	-	-	1271	-	-
Mov Cap-2 Maneuver	204	227	-	303	226	-	-	-	-	-	-	-
Stage 1	409	436	-	651	636	-	-	-	-	-	-	-
Stage 2	660	629	-	573	431	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.6	15.7	0.6	0.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1012	-	-	204	720	298	877	1271	-	-
HCM Lane V/C Ratio	0.021	-	-	0.08	0.015	0.347	0.155	0.047	-	-
HCM Control Delay (s)	8.6	-	-	24.2	10.1	23.4	9.9	8	-	-
HCM Lane LOS	A	-	-	C	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0	1.5	0.5	0.1	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	10	10	280	570	10
Future Vol, veh/h	5	10	10	280	570	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	11	11	304	620	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	799	315	630	0	-	0
Stage 1	625	-	-	-	-	-
Stage 2	174	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	323	681	948	-	-	-
Stage 1	496	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	319	681	948	-	-	-
Mov Cap-2 Maneuver	319	-	-	-	-	-
Stage 1	496	-	-	-	-	-
Stage 2	829	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.4	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	948	-	319	681	-	-
HCM Lane V/C Ratio	0.011	-	0.017	0.016	-	-
HCM Control Delay (s)	8.8	-	16.5	10.4	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	15	80	275	515	65
Future Vol, veh/h	15	15	80	275	515	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	16	87	299	560	71

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	918	315	630	0	-	0
Stage 1	595	-	-	-	-	-
Stage 2	323	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	271	681	948	-	-	-
Stage 1	514	-	-	-	-	-
Stage 2	706	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	246	681	948	-	-	-
Mov Cap-2 Maneuver	246	-	-	-	-	-
Stage 1	514	-	-	-	-	-
Stage 2	641	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.6	2.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	948	-	246	681	-	-
HCM Lane V/C Ratio	0.092	-	0.066	0.024	-	-
HCM Control Delay (s)	9.2	-	20.7	10.4	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	15	0	35	90	25	0	0	5	10	0	0
Future Vol, veh/h	0	15	0	35	90	25	0	0	5	10	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	16	0	38	98	27	0	0	5	11	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	125	0	0	16	0	0	204	217	16	207	204	111
Stage 1	-	-	-	-	-	-	16	16	-	188	188	-
Stage 2	-	-	-	-	-	-	188	201	-	19	16	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1462	-	-	1602	-	-	754	681	1063	751	692	942
Stage 1	-	-	-	-	-	-	1004	882	-	814	745	-
Stage 2	-	-	-	-	-	-	814	735	-	1000	882	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1462	-	-	1602	-	-	739	663	1063	732	674	942
Mov Cap-2 Maneuver	-	-	-	-	-	-	739	663	-	732	674	-
Stage 1	-	-	-	-	-	-	1004	882	-	814	726	-
Stage 2	-	-	-	-	-	-	793	716	-	995	882	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.7	8.4	10
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1063	1462	-	-	1602	-	-	732
HCM Lane V/C Ratio	0.005	-	-	-	0.024	-	-	0.015
HCM Control Delay (s)	8.4	0	-	-	7.3	0	-	10
HCM Lane LOS	A	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-	-	0

Intersection	
Int Delay, s/veh	3.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	5	0	45	45	0	10
Future Vol, veh/h	5	0	45	45	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	0	49	49	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	5	0	152	5
Stage 1	-	-	-	-	5	-
Stage 2	-	-	-	-	147	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1616	-	840	1078
Stage 1	-	-	-	-	1018	-
Stage 2	-	-	-	-	880	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1616	-	814	1078
Mov Cap-2 Maneuver	-	-	-	-	814	-
Stage 1	-	-	-	-	1018	-
Stage 2	-	-	-	-	853	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.6	8.4
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1078	-	-	1616	-
HCM Lane V/C Ratio	0.01	-	-	0.03	-
HCM Control Delay (s)	8.4	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	-

Intersection	
Int Delay, s/veh	7.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	0	0	45	0	0	5
Future Vol, veh/h	0	0	45	0	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	49	0	0	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1	0	99	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	98	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1622	-	900	1084
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	926	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1622	-	873	1084
Mov Cap-2 Maneuver	-	-	-	-	873	-
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	898	-

Approach	EB	WB	NB
HCM Control Delay, s	0	7.3	8.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1084	-	-	1622	-
HCM Lane V/C Ratio	0.005	-	-	0.03	-
HCM Control Delay (s)	8.3	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	-

APPENDIX C

LEVEL OF SERVICE CALCULATIONS

- Future Year 2019 PM Peak

Intersection	
Int Delay, s/veh	4.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	60	5	25	25	5	45	20	690	45	80	455	40
Future Vol, veh/h	60	5	25	25	5	45	20	690	45	80	455	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	65	5	27	27	5	49	22	750	49	87	495	43

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1111	1532	269	1242	1530	399	538	0	0	799	0	0
Stage 1	690	690	-	818	818	-	-	-	-	-	-	-
Stage 2	421	842	-	424	712	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	164	116	729	131	116	601	1026	-	-	819	-	-
Stage 1	401	444	-	336	388	-	-	-	-	-	-	-
Stage 2	581	378	-	578	434	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	131	101	729	109	101	601	1026	-	-	819	-	-
Mov Cap-2 Maneuver	131	101	-	109	101	-	-	-	-	-	-	-
Stage 1	392	397	-	329	380	-	-	-	-	-	-	-
Stage 2	515	370	-	491	388	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	48.5	27.7	0.2	1.4
HCM LOS	E	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1026	-	-	128	729	108	601	819	-	-
HCM Lane V/C Ratio	0.021	-	-	0.552	0.037	0.302	0.081	0.106	-	-
HCM Control Delay (s)	8.6	-	-	63.3	10.1	52.1	11.5	9.9	-	-
HCM Lane LOS	A	-	-	F	B	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	2.7	0.1	1.2	0.3	0.4	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	25	5	745	495	15
Future Vol, veh/h	10	25	5	745	495	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	27	5	810	538	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	962	277	554	0	-	0
Stage 1	546	-	-	-	-	-
Stage 2	416	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	254	720	1012	-	-	-
Stage 1	544	-	-	-	-	-
Stage 2	634	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	253	720	1012	-	-	-
Mov Cap-2 Maneuver	253	-	-	-	-	-
Stage 1	544	-	-	-	-	-
Stage 2	631	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1012	-	253	720	-	-
HCM Lane V/C Ratio	0.005	-	0.043	0.038	-	-
HCM Control Delay (s)	8.6	-	19.9	10.2	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	65	95	65	685	485	35
Future Vol, veh/h	65	95	65	685	485	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	71	103	71	745	527	38

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1060	283	565	0	-	0
Stage 1	546	-	-	-	-	-
Stage 2	514	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	219	714	1003	-	-	-
Stage 1	544	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	203	714	1003	-	-	-
Mov Cap-2 Maneuver	203	-	-	-	-	-
Stage 1	544	-	-	-	-	-
Stage 2	525	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.4	0.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1003	-	203	714	-	-
HCM Lane V/C Ratio	0.07	-	0.348	0.145	-	-
HCM Control Delay (s)	8.9	-	31.9	10.9	-	-
HCM Lane LOS	A	-	D	B	-	-
HCM 95th %tile Q(veh)	0.2	-	1.5	0.5	-	-

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	90	0	15	40	45	0	0	35	40	0	0
Future Vol, veh/h	0	90	0	15	40	45	0	0	35	40	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	98	0	16	43	49	0	0	38	43	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	92	0	0	98	0	0	199	223	98	218	199	68
Stage 1	-	-	-	-	-	-	98	98	-	101	101	-
Stage 2	-	-	-	-	-	-	101	125	-	117	98	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1503	-	-	1495	-	-	760	676	958	738	697	995
Stage 1	-	-	-	-	-	-	908	814	-	905	811	-
Stage 2	-	-	-	-	-	-	905	792	-	888	814	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1503	-	-	1495	-	-	754	669	958	703	689	995
Mov Cap-2 Maneuver	-	-	-	-	-	-	754	669	-	703	689	-
Stage 1	-	-	-	-	-	-	908	814	-	905	802	-
Stage 2	-	-	-	-	-	-	895	783	-	853	814	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.1	8.9	10.5
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	958	1503	-	-	1495	-	-	703
HCM Lane V/C Ratio	0.04	-	-	-	0.011	-	-	0.062
HCM Control Delay (s)	8.9	0	-	-	7.4	0	-	10.5
HCM Lane LOS	A	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.2

Intersection	
Int Delay, s/veh	4.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	45	0	20	20	0	45
Future Vol, veh/h	45	0	20	20	0	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	0	22	22	0	49

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	49	0	114	49
Stage 1	-	-	-	-	49	-
Stage 2	-	-	-	-	65	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1558	-	882	1020
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	958	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1558	-	870	1020
Mov Cap-2 Maneuver	-	-	-	-	870	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	945	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.7	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1020	-	-	1558	-
HCM Lane V/C Ratio	0.048	-	-	0.014	-
HCM Control Delay (s)	8.7	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	0	0	20	0	0	45
Future Vol, veh/h	0	0	20	0	0	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	22	0	0	49

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1	0	44	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	43	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1622	-	967	1084
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	979	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1622	-	953	1084
Mov Cap-2 Maneuver	-	-	-	-	953	-
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	965	-

Approach	EB	WB	NB
HCM Control Delay, s	0	7.2	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1084	-	-	1622	-
HCM Lane V/C Ratio	0.045	-	-	0.013	-
HCM Control Delay (s)	8.5	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

APPENDIX D

TRAFFIC SIGNAL WARRANT

Figure D1

Warrant 1: Eight-Hour Vehicular Volume - Hookele Street & Pulehu Road - Existing 2015 Weekday Conditions

Condition A - Minimum volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vechicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% *	80%	70% **	56%	100% *	80%	70% **	56%
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B - Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vechicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% *	80%	70% **	56%	100% *	80%	70% **	56%
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

* Basic Minimum Hourly Volume

** May be used when the major street speed exceeds 40 mph, or in an isolated community with a population of less than 10,000.

INTERSECTION INFORMATION	
# Major St. Lanes	2
# Minor St. Lanes	1
Major St. Speed	45
Percentile Column	70%

		Hours
WARRANT MET?	**NO**	2

	MAJOR STREET		MINOR STREET		MAIN	HIGHEST	CONDITION		
TIME	NB	SB	WB	SB LT	TOTAL	MINOR	A	B	A + B
6:00 AM	94	211	36	22	305	36	NO	NO	NO
6:15 AM	119	256	58	31	375	58	NO	NO	NO
6:30 AM	149	289	72	39	438	72	NO	NO	NO
6:45 AM	172	311	80	52	483	80	NO	NO	NO
7:00 AM	179	337	96	58	516	96	NO	NO	YES
7:15 AM	183	369	85	58	552	85	NO	NO	N/A
7:30 AM	192	376	85	65	568	85	NO	NO	N/A
7:45 AM	202	373	78	62	575	78	NO	NO	N/A
8:00 AM	204	352	56	60	204	60	NO	NO	NO
8:15 AM	207	309	57	56	516	57	NO	NO	NO
8:30 AM	202	288	53	54	202	54	NO	NO	NO
8:45 AM	219	284	52	63	219	63	NO	NO	NO
9:00 AM	250	283	56	61	250	61	NO	NO	NO
9:15 AM	272	275	52	67	272	67	NO	NO	NO
9:30 AM	304	281	52	62	304	62	NO	NO	NO
9:45 AM	293	281	44	53	293	53	NO	NO	NO
10:00 AM	297	287	42	65	297	65	NO	NO	NO
10:15 AM	321	302	36	74	321	74	NO	NO	NO
10:30 AM	325	289	27	80	325	80	NO	NO	NO
10:45 AM	340	285	36	87	340	87	NO	NO	NO
11:00 AM	338	273	40	79	338	79	NO	NO	NO
11:15 AM	328	264	48	79	328	79	NO	NO	NO
11:30 AM	319	272	57	71	319	71	NO	NO	NO
11:45 AM	336	274	58	64	336	64	NO	NO	NO
12:00 PM	352	290	56	71	352	71	NO	YES	NO
12:15 PM	361	296	54	62	361	62	NO	N/A	NO
12:30 PM	370	294	51	72	370	72	NO	N/A	NO
12:45 PM	349	293	45	81	349	81	NO	N/A	NO
1:00 PM	352	287	37	90	352	90	NO	NO	NO
1:15 PM	341	299	42	96	341	96	NO	NO	NO
1:30 PM	335	313	52	99	335	99	NO	NO	NO
1:45 PM	360	314	56	99	360	99	NO	YES	NO
2:00 PM	360	333	65	90	360	90	NO	N/A	NO
2:15 PM	387	331	62	82	387	82	NO	N/A	NO
2:30 PM	418	314	49	69	418	69	NO	N/A	NO
2:45 PM	437	329	47	62	437	62	NO	NO	NO
3:00 PM	458	315	36	61	458	61	NO	NO	NO
3:15 PM	462	298	27	65	462	65	NO	NO	NO
3:30 PM	435	306	29	70	435	70	NO	NO	NO
3:45 PM	436	294	25	79	436	79	NO	NO	NO
4:00 PM	458	304	33	69	458	69	NO	NO	NO
4:15 PM	451	300	40	78	451	78	NO	NO	NO
4:30 PM	476	286	33	92	476	92	NO	NO	NO
4:45 PM	456	279	35	103	456	103	NO	NO	NO
5:00 PM	423	252	29	104	423	104	NO	NO	NO
5:15 PM	411	239	25	90	411	90	NO	NO	NO
5:30 PM	379	239	23	75	379	75	NO	NO	NO
5:45 PM	353	249	15	50	353	50	NO	NO	NO
6:00 PM	318	222	15	39	318	39	NO	NO	NO

Warrant 1: Eight-Hour Vehicular Volume - Hookele Street & Pulehu Road - BY 2019 Weekday Conditions

Condition A - Minimum volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vechicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% *	80%	70% **	56%	100% *	80%	70% **	56%
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B - Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vechicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% *	80%	70% **	56%	100% *	80%	70% **	56%
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

* Basic Minimum Hourly Volume

** May be used when the major street speed exceeds 40 mph, or in an isolated community with a population of less than 10,000.

INTERSECTION INFORMATION	
# Major St. Lanes	2
# Minor St. Lanes	1
Major St. Speed	45
Percentile Column	70%

WARRANT MET? **YES, Cond B**

Hours
8

	MAJOR STREET		MINOR STREET			MAIN	HIGHEST	CONDITION		
TIME	NB	SB	EB	WB	SB LT	TOTAL	MINOR	A	B	A + B
6:00 AM	139	280	8	38	22	419	38	NO	NO	NO
6:15 AM	119	321	10	61	32	440	61	NO	NO	NO
6:30 AM	149	370	11	76	41	519	76	NO	NO	NO
6:45 AM	172	398	12	84	55	570	84	NO	NO	YES
7:00 AM	179	424	13	100	62	603	100	NO	NO	N/A
7:15 AM	183	487	14	89	62	670	89	NO	YES	N/A
7:30 AM	192	489	16	89	69	681	89	NO	N/A	N/A
7:45 AM	202	505	18	82	65	707	82	NO	N/A	NO
8:00 AM	204	503	20	59	63	204	63	NO	N/A	NO
8:15 AM	207	438	23	60	58	645	60	NO	YES	NO
8:30 AM	202	431	25	56	56	202	56	NO	N/A	NO
8:45 AM	219	439	30	55	66	219	66	NO	N/A	NO
9:00 AM	250	426	34	59	63	250	63	NO	N/A	NO
9:15 AM	272	434	38	54	70	272	70	NO	YES	NO
9:30 AM	304	443	42	54	65	304	65	NO	N/A	NO
9:45 AM	293	441	43	45	55	293	55	NO	N/A	NO
10:00 AM	297	474	45	43	68	297	68	NO	N/A	NO
10:15 AM	321	508	46	37	77	321	77	NO	NO	NO
10:30 AM	325	520	47	27	83	325	83	NO	NO	NO
10:45 AM	340	516	48	37	91	340	91	NO	NO	NO
11:00 AM	338	498	48	42	83	338	83	NO	NO	NO
11:15 AM	328	491	48	51	83	328	83	NO	NO	NO
11:30 AM	319	473	48	61	74	319	74	NO	YES	NO
11:45 AM	336	459	47	62	66	336	66	NO	N/A	NO
12:00 PM	352	480	46	59	73	352	73	NO	N/A	NO
12:15 PM	361	471	45	56	64	361	64	NO	N/A	NO
12:30 PM	370	487	44	52	75	370	75	NO	NO	NO
12:45 PM	349	509	45	45	85	349	85	NO	NO	NO
1:00 PM	352	514	46	37	94	352	94	NO	NO	NO
1:15 PM	341	533	48	43	100	341	100	NO	NO	NO
1:30 PM	335	536	50	54	103	335	103	NO	YES	NO
1:45 PM	360	541	52	59	103	360	103	NO	N/A	NO
2:00 PM	360	544	54	69	94	360	94	NO	N/A	NO
2:15 PM	387	545	55	66	86	387	86	NO	N/A	NO
2:30 PM	418	541	57	52	72	418	72	NO	YES	NO
2:45 PM	437	549	58	49	65	437	65	NO	N/A	NO
3:00 PM	458	551	59	37	64	458	64	NO	N/A	NO
3:15 PM	462	538	60	27	68	462	68	NO	N/A	NO
3:30 PM	435	549	60	29	74	435	74	NO	YES	NO
3:45 PM	436	563	61	25	83	436	83	NO	N/A	NO
4:00 PM	458	554	62	33	72	458	72	NO	N/A	NO
4:15 PM	451	570	63	40	81	451	81	NO	N/A	NO
4:30 PM	476	567	63	33	95	476	95	NO	YES	NO
4:45 PM	456	558	61	35	106	456	106	YES	N/A	NO
5:00 PM	423	532	58	29	108	423	108	N/A	N/A	NO
5:15 PM	411	489	54	25	94	411	94	N/A	N/A	NO
5:30 PM	379	479	50	23	79	379	79	N/A	NO	NO
5:45 PM	353	441	46	15	53	353	53	NO	NO	NO
6:00 PM	318	388	42	15	41	706	42	NO	NO	NO

Warrant 1: Eight-Hour Vehicular Volume - Hookele Street & Pulehu Road - FY 2019 Weekday Conditions

Condition A - Minimum volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vechicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% *	80%	70% **	56%	100% *	80%	70% **	56%
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B - Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vechicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% *	80%	70% **	56%	100% *	80%	70% **	56%
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

* Basic Minimum Hourly Volume

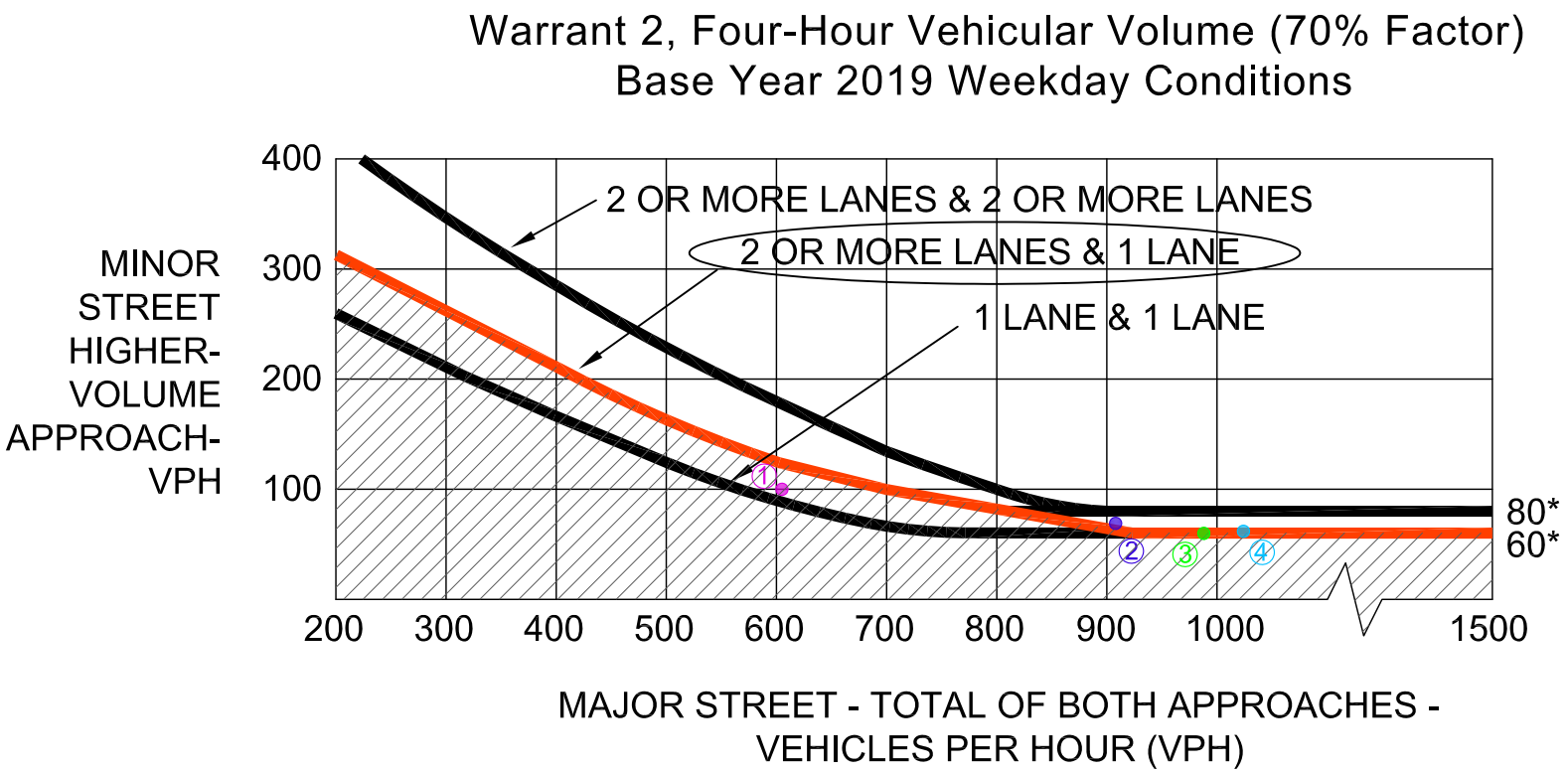
** May be used when the major street speed exceeds 40 mph, or in an isolated community with a population of less than 10,000.

INTERSECTION INFORMATION	
# Major St. Lanes	2
# Minor St. Lanes	1
Major St. Speed	45
Percentile Column	70%

WARRANT MET? **YES, Cond B**

Hours
8

	MAJOR STREET		MINOR STREET			MAIN	HIGHEST	CONDITION		
TIME	NB	SB	EB	WB	SB LT	TOTAL	MINOR	A	B	A + B
6:00 AM	145	316	8	38	22	461	38	NO	NO	NO
6:15 AM	119	364	10	61	32	483	61	NO	NO	NO
6:30 AM	149	418	11	76	41	567	76	NO	NO	NO
6:45 AM	172	450	12	84	55	622	84	NO	NO	YES
7:00 AM	179	478	13	100	62	657	100	NO	YES	N/A
7:15 AM	183	541	14	89	62	724	89	NO	N/A	N/A
7:30 AM	192	543	16	89	69	735	89	NO	N/A	N/A
7:45 AM	202	557	18	82	65	759	82	NO	N/A	NO
8:00 AM	204	553	20	59	63	204	63	NO	YES	NO
8:15 AM	207	486	23	60	58	693	60	NO	N/A	NO
8:30 AM	202	477	25	56	56	202	56	NO	N/A	NO
8:45 AM	219	481	30	55	66	219	66	NO	N/A	NO
9:00 AM	250	463	34	59	63	250	63	NO	YES	NO
9:15 AM	272	467	38	54	70	272	70	NO	N/A	NO
9:30 AM	304	473	42	54	65	304	65	NO	N/A	NO
9:45 AM	293	470	43	45	55	293	55	NO	N/A	NO
10:00 AM	297	504	45	43	68	297	68	NO	NO	NO
10:15 AM	321	540	46	37	77	321	77	NO	NO	NO
10:30 AM	325	553	47	27	83	325	83	NO	NO	NO
10:45 AM	340	550	48	37	91	340	91	NO	NO	NO
11:00 AM	338	532	48	42	83	338	83	NO	NO	NO
11:15 AM	328	524	48	51	83	328	83	NO	NO	NO
11:30 AM	319	505	48	61	74	319	74	NO	YES	NO
11:45 AM	336	491	47	62	66	336	66	NO	N/A	NO
12:00 PM	352	513	46	59	73	352	73	NO	N/A	NO
12:15 PM	361	504	45	56	64	361	64	NO	N/A	NO
12:30 PM	370	521	44	52	75	370	75	NO	NO	NO
12:45 PM	349	543	45	45	85	349	85	NO	NO	NO
1:00 PM	352	548	46	37	94	352	94	NO	NO	NO
1:15 PM	341	568	48	43	100	341	100	NO	NO	NO
1:30 PM	335	571	50	54	103	335	103	NO	YES	NO
1:45 PM	360	577	52	59	103	360	103	NO	N/A	NO
2:00 PM	360	580	54	69	94	360	94	NO	N/A	NO
2:15 PM	387	578	55	66	86	387	86	NO	N/A	NO
2:30 PM	418	571	57	52	72	418	72	NO	YES	NO
2:45 PM	437	576	58	49	65	437	65	NO	N/A	NO
3:00 PM	458	576	59	37	64	458	64	NO	N/A	NO
3:15 PM	462	563	60	27	68	462	68	NO	N/A	NO
3:30 PM	435	574	60	29	74	435	74	NO	YES	NO
3:45 PM	436	589	61	25	83	436	83	NO	N/A	NO
4:00 PM	458	580	62	33	72	458	72	NO	N/A	NO
4:15 PM	451	597	63	40	81	451	81	NO	N/A	NO
4:30 PM	476	594	63	33	95	476	95	NO	YES	NO
4:45 PM	456	584	61	35	106	456	106	YES	N/A	NO
5:00 PM	423	556	58	29	108	423	108	N/A	N/A	NO
5:15 PM	411	511	54	25	94	411	94	N/A	N/A	NO
5:30 PM	379	500	50	23	79	379	79	N/A	NO	NO
5:45 PM	353	460	46	15	53	353	53	NO	NO	NO
6:00 PM	318	405	42	15	41	723	42	NO	NO	NO



Forecast volumes based upon Thursday, December 3, 2015 traffic volumes collected via tube counters and turning movement counts.

*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

① (7:00 AM to 8:00 AM), (605, 100)
② (2:00 PM to 3:00 PM), (908, 69)
③ (3:30 PM to 4:30 PM), (988, 60)
④ (4:30 PM to 5:30 PM), (1047, 63)

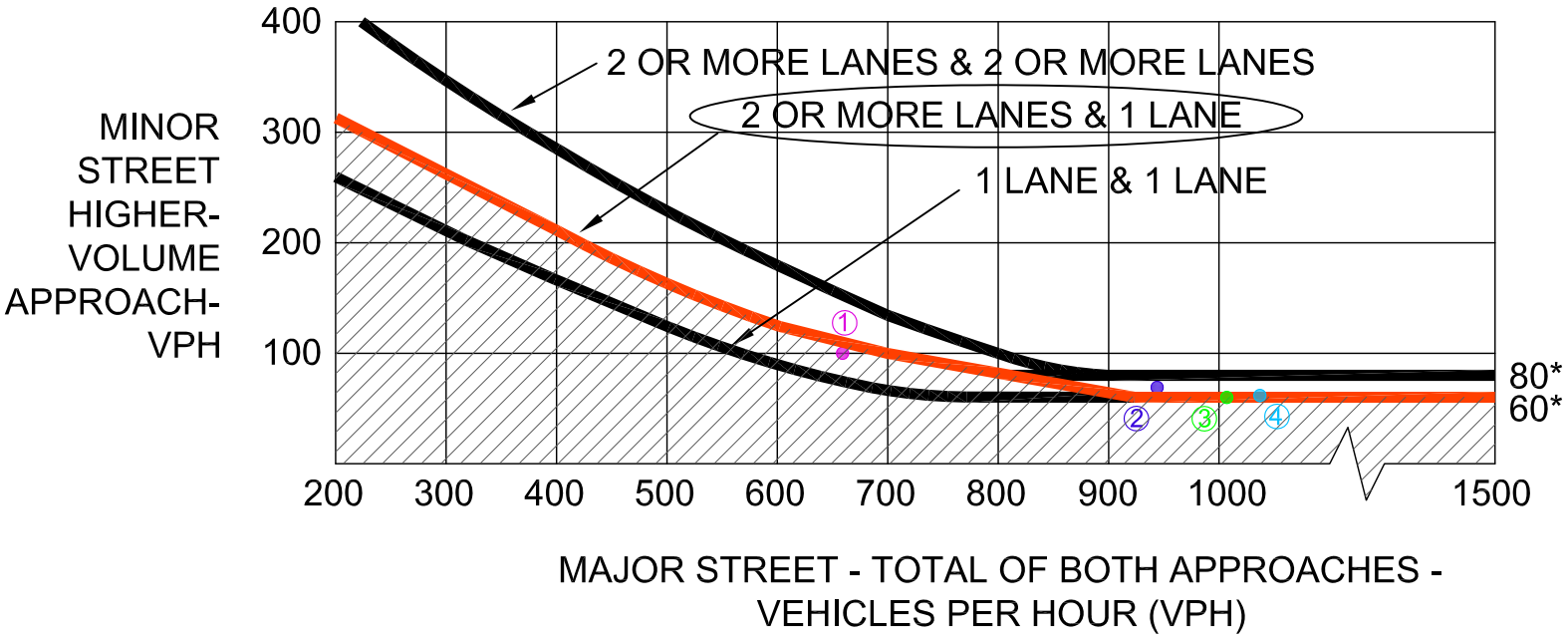
MAUI COUNTY SERVICE CENTER TIAR

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

TRAFFIIC SIGNAL WARRANT FOR HOOKELE STREET/PULEHU ROAD INTERSECTION

FIGURE D7

Warrant 2, Four-Hour Vehicular Volume (70% Factor)
Future Year 2019 Weekday Conditions



Forecast volumes based upon Thursday, December 3, 2015 traffic volumes collected via tube counters and turning movement counts.

*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

① (7:00 AM to 8:00 AM), (659, 100)
② (2:00 PM to 3:00 PM), (944, 69)
③ (3:30 PM to 4:30 PM), (1013, 60)
④ (4:30 PM to 5:30 PM), (1074, 63)

MAUI COUNTY SERVICE CENTER TIAR	AUSTIN, TSUTSUMI & ASSOCIATES, INC. ENGINEERS,SURVEYORS • HONOLULU,HAWAII	FIGURE
	TRAFFIIC SIGNAL WARRANT FOR HOOKELE STREET/PULEHU ROAD INTERSECTION	D8

Appendix B

Pre-Consultation
Comments and Responses

ALAN M. ARAKAWA
MAYOR

OUR REFERENCE

YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

July 15, 2016

RECEIVED
JUL 21 2016
GROUP 70 INT'L

Ms. Christine Mendes Ruotola, AICP, LEED AP
Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Dear Ms. Mendes Ruotola:

SUBJECT: Pre-Consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawaii)

This is in response to your letter dated July 6, 2016, requesting comments on the above subject.

Please refer to the enclosed copy of the to/from submitted by Officer Jhun-Lee Casio of our Community Policing Office.

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

Sincerely,

Assistant Chief Victor K. Ramos
for: TIVOLI S. FAAUMU
Chief of Police

cc: William Spence, Department of Planning

Victor K. Ramos
Assistant Chief
07/15/16

TO : **TIVOLI FAAUMU, CHIEF OF POLICE, COUNTY OF MAUI**

VIA : **CHANNELS**

FROM : **JHUN-LEE CASIO, POLICE OFFICER III, COMMUNITY POLICING**

SUBJECT : **RESPONSE TO A REQUEST FOR COMMENTS REGARDING: ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED: MAUI COUNTY SERVICE CENTER (MCSC).**

This communication is submitted as a response to a request for comments by Christine RUOTOLA, AICP, LEED AP Principal for the Group 70 International, Inc.

PROJECT : Proposed Maui County Service Center (MCSC), Maui
TMK (2) 3-8-101:001-007

LOCATION : Corner of Ho'okele Street and Ala'Ihi Street, Kahului HI. 96732

TMK NO. : TMK (2) 3-8-101:001-007

RESPONSE:

In review of the submitted documents, concerns from the police perspective are upon the safety of pedestrian and vehicular movement.

The Group 70 International, Inc. is seeking pre-consultation comments for Draft Environmental Assessment for the proposed Maui County Service Center (MCSC), Maui Hawaii under TMK No. (2) 3-7-101:001-007. The proposed project will accommodate office space and parking needs for the current County employees and the projected growth in County employment over the next 15 years, as well as reduce annual least rent expense. The MCSC will provide office space for several of the following offices: the Department of Finance-Real Property Tax Division and Driver Licensing and Motor Vehicle Division, Department of Transportation, Department of Housing and Human Concerns, and Development Services Administration.

During the construction phase, extreme efforts should be made to minimize noise, dust, and debris so not to inhibit those whose health and well being may be affected. Adequate traffic control devices and personnel should also be utilized to minimize the impacts to pedestrian and vehicular movement by the heavy equipment and vehicles traveling in and out of the area.

It is the duty of the project manager to examine the impact of vehicular movement within the area while work is conducted on this project.

It is also important to consider proper and adequate lighting during evening, late night, and early morning hours during construction and after the project is completed. Congregation of the unlawful element, whether it is by status offense or by criminal offense tends to occur in poorly lit areas that are easily accessible and away from the general population.

CONCLUSION:

There are no objections to the pre-consultation of the proposed Maui County Service Center (MCSC) Project, from the police standpoint, in regards to pedestrian and vehicular movement. However, consideration is requested for sufficient lighting to be installed for not only the safety of vehicular movement, but for crime prevention and deterrence as well.

Respectfully submitted,

JmCasio 12935

Jhun-lee Casio E#12935
Police Officer III / Community Policing
07/14/16 at 0830 hrs.

COUNTY BUILDING EXPANSION PLAN
07/14/16

G70
.design

925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
www.g70.design

September 28, 2016

Assistant Chief Victor K. Ramos
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Assistant Chief Ramos:

Thank you for your comment letter dated July 15, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project. The following responses are offered to your comments:

1. Best management practices will be implemented during the construction phase of the project to minimize impacts from noise, dust, and debris.
2. Traffic control devices and personnel will be utilized during construction to minimize impacts to pedestrian and vehicular movement by heavy equipment and vehicles traveling in and out of the area.
3. The project will install adequate lighting and traffic control devices for the safety of vehicular movement and to prevent and deter criminal activity in the area.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

ALAN M. ARAKAWA
Mayor

STEWART STANT
Director

MICHAEL M. MIYAMOTO
Deputy Director

MICHAEL RATTE
Solid Waste Division

ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2050 MAIN STREET, SUITE 2B
WAILUKU, MAUI, HAWAII 96793

July 19, 2016

RECEIVED
JUL 25 2016
GROUP 70 INT'L

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307
Attn: Christine Ruotola

SUBJECT: MAUI COUNTY SERVICE CENTER PRECONSULTATION FOR DRAFT ENVIRONMENTAL ASSESSMENT TMK (2) 3-8-101:001 – 007, KAHULUI, MAUI

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:

   a. Prior to construction, the contractor must apply to the Central Maui Landfill to dispose of construction waste and obtain a project number. Information is available at www.mauicounty.gov or from the web with the inquiry, "Maui County C&D."

2. Wastewater Reclamation Division (WWRD) comments:

   a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
   b. Wastewater contribution calculations are required before building permit is issued.
   c. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees. The property is located in the Kahului Sewer Service Area.
   d. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
   e. Plans should show the existing single service lateral for each of lots of the subject project. If the lots are being consolidated, all laterals not being utilized need to be cut and plugged at the main.
   f. Install a property sewer service manhole near the property line, if one does not exist.
   g. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.
   h. Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens etc.)
   i. Non-contact cooling water and condensate should not drain to the wastewater system.

If you have any questions regarding this letter, please contact Michael Miyamoto at 270-8230.

Sincerely,

MICHAEL M. MIYAMOTO
Deputy Director of Environmental Management

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925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
www.g70.design

September 28, 2016

Mr. Michael M. Miyamoto, Deputy Director
County of Maui
Department of Environmental Management
869 Punchbowl Street
Honolulu, Hawai'i 96813

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Miyamoto:

Thank you for your comment letter dated August 24, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project. The following responses are offered to your comments.

1. In response to the Solid Waste Division:
   a. We acknowledge that the contractor must apply to the Central Maui Landfill to dispose of construction waste and obtain project number prior to construction.
2. In response to the Waste Water Reclamation Division:
   a. We acknowledge that the wastewater system capacity is currently available but cannot be ensured until the issuance of the building permit.
   b. We acknowledge that wastewater contribution calculations are required before building permit can be issued.
   c. We acknowledge that the County is not required to pay assessment fees.
   d. We acknowledge that the County is required to fund any necessary off-site improvements to the wastewater collection system and pump stations.
   e. The existing single service lateral will be shown on the design plan.
   f. The proposed service manhole will be shown on the design plan near the property line.
   g. Ownership of each easement will be clearly indicated on the project plans.
   h. The project is comprised of administrative office space and will not include commercial kitchen facilities.
   i. We acknowledge that non-contact cooling water and condensate should not drain to the wastewater system.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

ALAN M. ARAKAWA
Mayor

KA'ALA BUENCONSEJO
Director

BRIANNE L. SAVAGE
Deputy Director

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

DEPARTMENT OF PARKS & RECREATION
700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

July 29, 2016

Ms. Christine Ruotola
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Ms. Ruotola:

SUBJECT: PRE-CONSULTATION FOR DRAFT ENVIRONMENTAL ASSESSMENT MAUI COUNTY SERVICE CENTER (KAHULUI, MAUI, HAWAII)

Thank you for the opportunity to review and comment on the subject project. The Department of Parks and Recreation has no comment at this time, and looks forward to reviewing the Draft Environmental Assessment when it is available.

Should you have any questions or concerns, please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at (808) 270-7931.

Sincerely,

KA'ALA BUENCONSEJO
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development

KB:RH:csa

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925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
www.g70.design

September 28, 2016

Mr. Ka'ala Buenconsejo
Director
County of Maui
Department of Parks and Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawaii 96793

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Buenconsejo:

Thank you for your comment letter dated July 29, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project.

We acknowledge that the Department of Parks and Recreation has no comments at this time.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

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

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

LESLI L. OTANI, P.E., L.S.
Highways Division

August 2, 2016

RECEIVED
AUG - 5 2016
GROUP 70 INT'L

Ms. Christine Ruotola
GROUP 70 INTERNATIONAL, INC.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Ms. Ruotola:

SUBJECT: PRE-CONSULTATION FOR DRAFT ENVIRONMENTAL ASSESSMENT; MAUI COUNTY SERVICE CENTER
TMK: 3-8-101:001-007

We reviewed the subject pre-consultation request for Draft Environmental Assessment and have no comments at this time.

If you have any questions regarding this memorandum, please call Rowena Dagdag-Andaya at (808) 270-7845.

Sincerely,

for DAVID C. GOODE
Director of Public Works

DCG:RMDA:da
xc: Engineering Division
S:\DSA\Engr\CZM\Draft Comments\38101001-007_maui_cnty_svc_cntr_pre_dea

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925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
www.g70.design

September 28, 2016

Mr. David C. Goode, Director
County of Maui
Department of Public Works
200 South High Street, Room 434
Wailuku, Maui, Hawaii 96793

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Goode:

Thank you for your comment letter dated August 2, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project.

We acknowledge that the Department of Public Works has no comments to offer at this time.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

ALAN M. ARAKAWA
MAYOR

JEFFREY A. MURRAY
FIRE CHIEF

ROBERT M. SHIMADA
DEPUTY FIRE CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

313 MANEA PLACE WAILUKU, HAWAII 96793
(808) 876-4690 FAX (808) 244-1363

September 2, 2016

RECEIVED
SEP - 8 2016
GROUP 70 INT'L

Group 70 International, Inc.
Attn: Christine Ruotola
925 Bethel Street, Fifth Floor
Honolulu, HI 96813-4307

Re: Maui County Service Center – Pre-consultation for Draft EA
Kahului, Maui, HI

Dear Christine:

Thank you for the opportunity to comment on this subject. At this time, our office has no comment in regards to the proposed project.

Our office does reserve the right to comment on the proposed project during the building permit review process when detailed plans for this project are routed to our office for review. At that time, fire department access, water supply for fire protection, and fire and life safety requirements will be addressed.

If there are any questions or comments, please feel free to contact me at (808) 876-4693.

Sincerely,

Paul Haake

Paul Haake
Captain, Fire Prevention Bureau

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925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
www.g70.design

September 28, 2016

Captain Paul Haake
Fire Prevention Bureau
County of Maui
Department of Fire and Public Safety
Fire Prevention Bureau
313 Manea Place
Wailuku, Hawaii 96793

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Captain Haake:

Thank you for your comment letter dated September 2, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project.

We acknowledge that the Department of Fire and Public Safety has no comments at this time and that the office reserves the right to comment during the building permit review process.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 14, 2016

RECEIVED
OCT 27 2016
G70

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Ms. Ruotola:

SUBJECT: REQUEST FOR PRE-CONSULTATION COMMENTS FOR A DRAFT ENVIRONMENTAL ASSESSMENT (EA) ON THE PROPOSED MAUI COUNTY SERVICE CENTER (MCSC) TO BE LOCATED AT THE CORNER OF HOOKELE AND ALAIHI STREETS, KAHULUI, ISLAND OF MAUI, HAWAII; TMK (2) 3-8-101:001 TO 007 (RFC 2016/0124)

The Department of Planning (Department) is in receipt of the above-referenced request for pre-consultation comments on an EA the proposed MCSC. The Department understands that in regards to the proposed MCSC:

- The landowner is County of Maui;
- The proposing agency is undetermined;
- The EA trigger is use of County land and funding;
- The proposed MCSC is located at the corner of Hookele and Alaihi Streets;
- The Applicant is proposing the use of approximately four (4) acres consisting of multiple parcels currently being consolidated. The County is planning to construct an approximately 60,000 square foot two-story office building to house a number of departments: the Department of Finance (Divisions of Real Property Tax, Driver Licensing, and Motor Vehicle), Department of Transportation, Department of Housing and Human Concerns, and the Department of Public Works (Development Services Administration, also known as DSA). The site will also include approximately 360 at-grade parking stalls for employees, visitors and fleet vehicles. The improvements are planned as a single phase project;

ONE MAIN PLAZA BUILDING / 2200 MAIN STREET, SUITE 315 / WAILUKU, MAUI, HAWAII 96793
MAIN LINE (808) 270-7735 / FACSIMILE (808) 270-7634
CURRENT DIVISION (808) 270-8205 / LONG RANGE DIVISION (808) 270-7214 / ZONING DIVISION (808) 270-7253

- With this project, the County seeks to consolidate County offices in order to reduce lease rent costs and increase operational efficiency by providing departmental adjacency and reduce travel time between departments; and

- The pre-consultation summary identified the property land use designations:

  - State Land Use District: Urban
  - Maui Island Plan: Inside Urban Growth Boundary & Outside Protected Areas
  - Wailuku-Kahului Community Plan: LI Light Industrial
  - County Zoning: M-1 Light Industrial
  - Outside SMA
  - Flood Zone: X (outside flood plain)

Based on the foregoing, the Department provides the following comments with regards to the proposed EA for the MCSC:

1. Land use designations on the property have been confirmed. County Zoning was changed from Agriculture, M-2 Heavy Industrial, and R-1 Residential, to M-1 Light Industrial via Conditional Zoning Ordinance No. 3559, effective May 2, 2008. A copy of Ordinance No. 3559 and Land Zoning Map No. L-210 are attached. Please take note of the conditions of zoning, designated "Exhibit B."

2. The Department and the DSA's Building Permit and Subdivision sections are operationally dependent. Department clerical staff make daily walking trips to DSA in its current location at 200 S. High Street, Wailuku, to pick up and return building permit and subdivision plans for Department review and sign-off. Operational inefficiencies could result if DSA is moved prior to implementation of the EnerGov electronic plans review system. If EnerGov is implemented before DSA moves to the MCSC, this would no longer be a concern.

   Citizens frequently visit DSA for building or subdivision permitting, only to find out they are also required to obtain one or more permits from the Planning Department. While the departments are not currently co-located, they are within walking distance. Moving DSA without Planning may be an inconvenience to citizens.

   Please clarify in the EA which sections of DSA are proposed to be moved to the MCSC, and what provisions may be planned to minimize disruption to interdepartmental operations and public access to services.

3. Please include the Department in your distribution of the environmental assessment.

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Livit Callentine by email at livit.callentine@mauicounty.gov or by phone at (808) 270-5537.

Sincerely,

WILLIAM SPENCE
Planning Director

xc: John S. Rapacz, Planning Program Administrator (PDF)
Livit U. Callentine, AICP, Staff Planner (PDF)
Project File
General File

WRS:LUC:lk
K:\WP_DOCS\PLANNING\RFC\2016\0124_MauiCountyServiceCenter\RFC_CommentLetter.doc

ORDINANCE NO. 3559

BILL NO. 39 (2008)

A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL, M-2 HEAVY INDUSTRIAL, AND R-1 RESIDENTIAL DISTRICTS TO M-1 LIGHT INDUSTRIAL DISTRICT (CONDITIONAL ZONING) FOR THE MAUI BUSINESS PARK PHASE II PROJECT FOR PROPERTY SITUATED AT KAHULUI, MAUI, HAWAII

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapters 19.24 and 19.510, Maui County Code, a change in zoning from Agricultural, M-2 Heavy Industrial, and R-1 Residential Districts to M-1 Light Industrial District (Conditional Zoning) is hereby granted for those certain parcels of land situated at Kahului, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Numbers: (2)3-8-001:002 (portion), (2) 3-8-006:004 (portion), and (2)3-8-079:013, comprising approximately 179 acres, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in Land Zoning Map No. L-210, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. Pursuant to Section 19.510.050, Maui County Code, the zoning granted by this ordinance is subject to the conditions set forth in Exhibit "B", attached hereto and made a part hereof, and the Unilateral Agreement and Declaration for Conditional Zoning, attached hereto and made a part hereof as Exhibit "C".

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:

JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui
S:\CLERICAL\LJN\ORD\CIZ\Maui Business Park CIZ withConditions.wpd

DESCRIPTION

LIGHT INDUSTRIAL
ZONING APPLICATION

SOUTH PROJECT AREA
T.M.K: (2) 3-8-06:PARCEL 4 (Portion)
T.M.K: (2) 3-8-01:PARCEL 2 (Portion)

All of that certain parcel of land, being a portion of Grant 3343 to Claus Spreckels situated at Puunene, Kahului, Wailuku, Island and County of Maui, State of Hawaii

Beginning at a point at the southwesterly corner of this parcel of land, on the easterly side of Puunene Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 2,888.88 feet South and 13,107.78 feet East and running by azimuths measured clockwise from True South:

1.	149° 00'	484.87 feet	along the easterly side of Puunene Avenue to a pipe;
2.	Thence along the southeasterly side of Ho'okele Street on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being: 190° 30' 39.76 feet to a pipe;		
3.	232° 00'	158.73 feet	along the southeasterly side of Ho'okele Street to a pipe;
4.	228° 34' 10"	100.28 feet	along same to a pipe;
5.	232° 00'	1,369.86 feet	along same to a pipe;
6.	142° 00'	80.00 feet	along the northeasterly side of Ho'okele Street to a pipe;
7.	232° 00'	316.37 feet	along Lot 12 of the Kahului Industrial Park-Phase 1B to a point;

EXHIBIT "A"

8. Thence along same on a curve to the right with a radius of 3,056.00 feet, the chord azimuth and distance being:
233° 44' 46.5" 186.25 feet to a point;

9. Thence along Lot 12 of the Kahului Industrial Park-Phase 1B on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
195° 36' 16.5" 38.48 feet to a point;

10. 335° 43' 263.55 feet along the remainder of Grant 3343 to Claus Spreckels to a point;

11. Thence along same on a curve to the right with a radius of 580.00 feet, the chord azimuth and distance being:
290° 29' 14.5" 91.27 feet to a point;

12. 273° 18' 135.31 feet along the remainder of Grant 3343 to Claus Spreckels to a point;

13. 276° 27' 404.15 feet along same to a point;

14. 245° 00' 561.68 feet along same to a point;

15. 155° 00' 539.27 feet along same to a point;

16. 155° 15' 30" 862.12 feet along same to a point;

17. 239° 13' 385.03 feet along same (being along the southeasterly side of the Proposed Kahului Airport Access Road) to a point;

18. Thence along same on a curve to the left with a radius of 240.00 feet, the chord azimuth and distance being:
265° 20' 30" 211.36 feet to a point;

19. 291° 28' 352.18 feet along the remainder of Grant 3343 (being along the southeasterly side of the Proposed Kahului Airport Access Road) to a point;

20. 16° 08' 76.34 feet along same to a point;

21. Thence along same on a curve to the left with a radius of 480.00 feet, the chord azimuth and distance being:
263° 03' 376.39 feet to a point;

22. 239° 58' 50.00 feet along the remainder of Grant 3343 to Claus Spreckels (being along the southeasterly side of the Proposed Kahului Airport Access Road) to a point;

23. 234° 28' 271.50 feet along same to a point;

24. Thence along the southwesterly side of Pulehu Road on a curve to the left with a radius of 3,472.00 feet, the chord azimuth and distance being:
141° 32' 24" 12.38 feet to a point;

25. 231° 43' 56.00 feet along the remainder of Grant 3343 to Claus Spreckels to a point;

26. Thence along the northeasterly side of Pulehu Road on a curve to the left with a radius of 3,528 feet, the chord azimuth and distance being:
141° 25' 08.5" 2.86 feet to a point;

27. 231° 43' 143.37 feet along the remainder of Grant 3343 to Claus Spreckels to a point;

28. 288° 51' 11" 708.85 feet along same to a point;

29. Thence along the southerly side of Hana Highway on a curve to the left with a radius of 11,509.16 feet, the chord azimuth and distance being:
291° 04' 49.5" 748.18 feet to a point;

30. 34° 56' 48" 1,017.74 feet along the remainder of Grant 3343 to Clause Spreckels to a point;

31. 34° 57' 78.41 feet along same to a point;

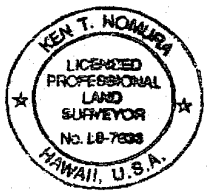
32. 23° 08' 312.58 feet along same to a point;

33.	85°	20'	348.01 feet	along same to a point;
34.	Thence along same on a curve to the left with a radius of 1000.00 feet, the chord azimuth and distance being: 75° 15' 350.16 feet to a point;			
35.	65°	10'	3,628.00 feet	along the remainder of Grant 3343 to Claus Spreckels to a point;
36.	72°	30'	337.41 feet	along same to the point of beginning and containing an Area of 140.783 Acres.

Prepared by: A&B Properties, Inc.
Kahului, Maui, Hawaii

March 16, 2004

This work was prepared by me or under my supervision.



Ken T. Nomura 4/30/04

Ken T. Nomura
Licensed Professional Land Surveyor
Certificate No. LS-7633
Expiration Date: 4/30/04

ME
27/30-y

DESCRIPTION

LIGHT INDUSTRIAL
ZONING APPLICATION

NORTH PARCEL
(T.M.K: (2) 3-8-79:PARCEL 13)

All of that certain parcel of land, being a portion of Grant 3343 to Claus Spreckels Situated at Puunene, Kahului, Wailuku, Island and County of Maui, State of Hawaii

Beginning at a point at the northwesterly corner of this parcel of land, on the southerly side of Haleakala Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 2,745.93 feet North and 16,205.41 feet East and running by azimuths measured clockwise from True South:

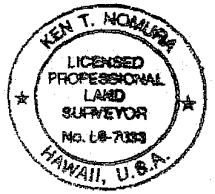
1.	267°	33'	442.36 feet	along the southerly side of Haleakala Highway to a point;
2.	Thence along same on a curve to the left with a radius of 2,892.93 feet, the chord azimuth and distance being: 264° 27' 312.89 feet to a point;			
3.	261°	20'	77.62 feet	along the southerly side of Haleakala Highway to a point;
4.	243°	49'	9.95 feet	along same to a point;
5.	261°	20'	508.16 feet	along same to a point;
6.	Thence along same on a curve to the right with a radius of 1,885.08 feet, the chord azimuth and distance being: 266° 51' 30" 362.99 feet to a point;			
7.	272°	23'	272.31 feet	along the southerly side of Haleakala Highway to a point;

8.	Thence along the remainder of Grant 3343 to Claus Spreckels (being along the northwesterly side of the Proposed Kahului Airport Access Road) on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being: 342° 03' 75.02 feet to a point;				
9.	51°	43'		626.46 feet	along the remainder of Grant 3343 to Claus Spreckels (being along the northwesterly side of the Proposed Kahului Airport Access Road) to a point;
10.	53°	46'	16"	800.51 feet	along same to a point;
11.	51°	43'		320.91 feet	along same to a point;
12.	Thence along same on a curve to the right with a radius of 250.00 feet, the chord azimuth and distance being: 81° 43' 250.00 feet to a point;				
13.	114°	18'		330.00 feet	along the remainder of Grant 3343 to Claus Spreckels (being along the northwesterly side of the Proposed Kahului Airport Access Road) to a point;
14.	201°	43'		15.00 feet	along same to a point;
15.	Thence along same on a curve to the left with a radius of 390.00 feet, the chord azimuth and distance being: 72° 32' 492.81 feet to a point;				
16.	33°	21'		49.90 feet	along the remainder of Grant 3343 to Claus Spreckels (being along the northwesterly side of the Proposed Kahului Airport Access Road) to a point;
17.	21°	28'		97.13 feet	along same to a point;
18.	33°	21'		49.65 feet	along same to a point;
19.	Thence along same on a curve to the right with a radius of 90.00 feet, the chord azimuth and distance being: 75° 48' 20" 121.50 feet to a point;				
20.	120°	31'	45"	285.98 feet	along the northeasterly side of Hana Highway to a point;
21.	223°	00'	08"	392.23 feet	along Lot 20-A of the Airport Industrial Subdivision to a pipe;
22.	300°	00'	08"	86.00 feet	along Lot 21-A of the Airport Industrial Subdivision to a pipe;
23.	237°	30'	08"	588.99 feet	along same to a pipe;
24.	145°	48'		179.85 feet	along same to a pipe;
25.	182°	55'		54.86 feet	along same to a pipe;
26.	193°	28'		219.17 feet	along same to a pipe;
27.	214°	24'		116.73 feet	along same to the point of beginning and containing an Area of 38.217 Acres.

Prepared by: A&B Properties, Inc.
Kahului, Maui, Hawaii

March 16, 2004

This work was prepared by me or under my supervision.



4/30/04

Ken T. Nomura
Licensed Professional Land Surveyor
Certificate No. LS-7633
Expiration Date: 4/30/04

ME
27/30-y

EXHIBIT "B"

CONDITIONS OF ZONING

1. That Alexander & Baldwin, Inc. shall work with the Department of Parks and Recreation and the Department of Public Works to evaluate the feasibility of utilizing the existing drainage basins adjacent to the South Project Area for open area recreational purposes. If the Department of Parks and Recreation, the Department of Public Works, and Alexander & Baldwin, Inc. agree that the drainage basins or portions thereof can be feasibly used for recreational purposes, Alexander & Baldwin, Inc. and the Department of Parks and Recreation shall either (a) agree upon the terms of the dedication of the drainage basins to the County for review and approval by the Council, or (b) if the drainage basins will not be dedicated to the County, establish appropriate protocols for private third-party user(s) to maintain and exercise stewardship over the area. Alexander & Baldwin, Inc. shall not be entitled to any "park credits" under Section 18.16.320, Maui County Code, for the use of the drainage basins for park purposes.

2. That Alexander & Baldwin, Inc. shall participate with the State Department of Transportation in providing partial financing for the landscaping along the adjacent portions of the planned Airport Access Road. Landscape plans shall be submitted to the Maui Urban Design Review Board for its review and approval.

3. To reduce the use of potable water for landscape irrigation and other non-potable purposes, Alexander & Baldwin, Inc. shall design and install the Project's irrigation system to enable future connection to a County reclaimed water source or other approved non-potable water source. In the event a County reclaimed water line is extended to the subject property, Alexander & Baldwin, Inc. shall pay its pro-rata fair share of said County reclaimed water system improvements. If the County's planning, design and fair-share cost allocation methodology for the reclaimed water system to service the subject property is not completed prior to the initial increment's final subdivision approval, this condition shall be deemed null and void.

4. That the Department of Water Supply shall confirm the availability of potable water for the Project prior to Alexander & Baldwin, Inc.'s receipt of final subdivision approval of the initial increment of the Project and the sale of subdivided lots. A letter from the Department of Water Supply or other evidence of potable water availability (e.g., bilateral agreement) shall be submitted to the Department of Planning for its files. Alexander & Baldwin, Inc. shall comply with Section 14.12.040, Maui County Code.

5. That Alexander & Baldwin, Inc. shall work with the Department of Planning to develop appropriate standards to soften the visual impact of buildings developed at the Project.

6. That no further expansion of Maui Business Park beyond Phase II shall be undertaken unless adequate buffers are developed to mitigate impacts to ongoing agricultural operations at the Puunene Mill.

7. That Alexander & Baldwin, Inc. shall provide land for affordable housing, a community multi-purpose center, and park purposes at the approximate location of the terminus of Kamehameha Avenue, near the new Maui Lani Park and Pomaikai Elementary School, as follows:

   a. Approximately 40 acres for affordable housing purposes;

   b. Approximately 7 acres for a Kahului community multi-purpose center; and

   c. Approximately 3 acres for park purposes.

   The precise location of these lands shall be acceptable to the Department of Housing and Human Concerns and the Department of Parks and Recreation, and Alexander & Baldwin, Inc. shall perform archaeological and topographic surveys of the land for the County's evaluation of the property's acceptability.

8. That the South Project Area shall be constructed in increments of not greater than seventy (70) acres at a time. Alexander & Baldwin, Inc. shall provide a phasing plan to the Department of Planning and the Department of Public Works prior to the submission of a subdivision application to subdivide lands within the South Project Area. (W-K Community Plan, Planning Standards)

9. That building permits shall not be authorized for each increment until completion of the infrastructure construction for the prior increment of the South Project Area. Alexander & Baldwin, Inc. shall provide written verification of the completion of the infrastructure construction for the prior increment to the Department of Planning and to the Department of Public Works prior to or at the time of issuance of the first building permit for the succeeding increment. (W-K Community Plan, Planning Standards)

10. That the Hookele Street Extension or similar thoroughfare shall be constructed concurrently with the development of the first increment of the South Project Area, and shall maintain a "view corridor" toward Haleakala. (W-K Community Plan, Planning Standards)

11. That Alexander & Baldwin, Inc. shall provide a landscaped aesthetic visual corridor along all adjacent highways. Such landscaping plans shall be submitted to the Department of Planning for review and approval. (W-K Community Plan, Planning Standards)

12. That a landscaped berm utilizing trees and shrubbery shall be constructed along the entire proposed collector road (Hookele Street Extension) to soften the visual impact of the buildings along the road. Ingress/egress or other improvements mandated by engineering safety standards shall be exempt. (W-K Community Plan, Planning Standards)

13. That to the extent practical, alternative energy shall be utilized, including, but not limited to, the use of solar energy to heat water. (W-K Community Plan, Planning Standards)

14. That to the extent practical, underground utilities and low impact lighting to preserve the visual appearance of the area shall be utilized. (W-K Community Plan, Planning Standards)

15. That signalized intersections shall be minimized on the Hookele Street Extension, and shall be installed only when warranted by standard traffic engineering requirements. (W-K Community Plan, Planning Standards)

16. That Alexander & Baldwin, Inc. shall work with the Department of Environmental Management to identify and dedicate to the County a mutually acceptable site or sites, not less than a total of 20 acres, for future Central Maui wastewater requirements.

17. That no residential use, including single-family dwellings and apartments, shall be permitted within the Project.

18. That Alexander & Baldwin, Inc. shall provide a police substation within the Project for the Department of Police; provided that, such substation meets the approval of the Department.

19. That Alexander & Baldwin, Inc. shall provide an annual report to the Council on its compliance with each of the conditions of zoning, commencing within one year of the effective date of this ordinance.

THE ORIGINAL OF THE DOCUMENT RECORDED AS FOLLOWS: STATE OF HAWAII
BUREAU OF CONVEYANCES
Doc 2008-057029
APR 11, 2008 08:02 AM

LAND COURT SYSTEM | REGULAR SYSTEM

Return By Mail (X) Pickup ( ): To:

Office of the County Clerk
County of Maui
200 South High Street
Wailuku, Hawai`i 96793

Total Number of Pages: 16

Affects Tax Map Key (Maui) (2) 3-8-001: 002 (portion), (2) 3-8-006:004 (portion), and (2) 3-8-079: 013, Kahului, Maui, Hawai`i

UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING

THIS INDENTURE, made this 7th day of April, 2008, by Alexander & Baldwin, Inc., a Hawai`i corporation, whose principal place of business is located in Honolulu, Oahu, Hawai`i and whose mailing address is P. O. Box 3440, Honolulu, Hawai`i 96801-3440, hereinafter referred to as "DECLARANT", and who is the owner of that certain parcel located at Kahului, Maui, Hawai`i, comprised of approximately 179 acres, and identified for real property tax purposes by Tax Map Key Nos. (2) 3-8-001: 002 (portion), (2) 3-8-006:004 (portion), and (2) 3-8-079: 013, hereinafter referred to as "PARCEL" (or "PROPERTY").

WITNESSETH:

WHEREAS, the Council of the County of Maui, State of Hawai`i, hereinafter referred to as "Council", is considering the establishment of zoning for the Parcel, comprised of approximately 179 acres which is more particularly described in Exhibit "1", which is attached hereto and made a part hereof, and which is more

EXHIBIT "C"

particularly identified in Land Zoning Map No. L-210, which is on file in the Office of the County Clerk of the County of Maui; and

WHEREAS, the Council recommends through its Land Use Committee, Committee Report No. 08-52, that said establishment of zoning be approved for passage on first reading subject to certain conditions pursuant to Section 19.510.050, Maui County Code; and

WHEREAS, the Declarant has agreed to execute this instrument pursuant to the conditional zoning provisions of Section 19.510.050, Maui County Code;

NOW, THEREFORE, the Declarant makes the following Declaration:

1. That this Declaration is made pursuant to the provisions of Section 19.510.050, Maui County Code relating to conditional zoning;

2. That until written release by the County of Maui, the Parcel, and all parts thereof, is and shall be held subject to the covenants, conditions and restrictions which shall be effective as to and shall run with the land as to the Parcel, from and after the recording of this Declaration with the Bureau of Conveyances or the Land Court of the State of Hawai`i, without the execution, delivery or recordation of any further deed, instrument, document, agreement, declaration, covenant or the like with respect thereto by the Declarant, the County of Maui, or any heir, devisee, executor, administrator, personal representative, successor, and assign; that the acquisition of any right, title or interest in or with respect to the Parcel by any person or persons, entity or entities, whomsoever, shall be deemed to constitute the acceptance of all of the covenants, conditions and restrictions of this Declaration by such person or persons, entity or entities; and that upon any transfer of any right, title or interest in or with respect to the Parcel the same shall be subject to, and the transferee shall assume and be bound and obligated to observe and perform all of the covenants, conditions and restrictions of this Declaration;

3. That this Declaration and all of the covenants, conditions and restrictions contained herein shall continue to be effective as to and run with the land in perpetuity, or until the Declarant notifies the appropriate County Department that any of said covenants, conditions and restrictions are satisfied by the Declarant, and the appropriate County Department verifies the satisfaction and provides a written release of the covenant, condition or restriction;

4. That the term "Declarant" and any pronoun in reference thereto, wherever used herein, shall be construed to mean the singular or the plural, the masculine or the feminine, or the neuter, and vice versa, and shall include any corporation, and shall be held to mean and include the "Declarant", the Declarant's heirs, devisees, executors, administrators, personal representatives, successors, and assigns;

5. That the Declaration shall become fully effective on the effective date of the zoning ordinance approving the establishment of M-1 Light Industrial District zoning and this Declaration shall be recorded in the Bureau of Conveyances or Land Court of the State of Hawai`i;

6. That the Declarant agrees to develop said Parcel in conformance with the conditions set forth in Exhibit "2", which is attached hereto and made a part hereof and which shall be made a part of the zoning ordinance;

7. That the conditions imposed are reasonable and rationally relate to the objective of preserving the public health, safety and general welfare and such conditions fulfill the need for the public service demands created by the proposed use;

AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that until released in writing by the County, the conditions imposed in this Declaration shall run with the land identified hereinabove and shall bind and constitute notice to all subsequent lessees, grantees, assignees, mortgagees, lienors and any other persons who claim an interest in said land, and the County of Maui shall have the right to enforce this Declaration by appropriate action at law or suit in equity against all such persons, provided that the Declarant or its successors and assigns may at any time file a petition for the removal of the conditions and terminate this Unilateral Agreement, such petition to be processed in the same manner as petitions for change in zoning.

IN WITNESS WHEREOF, the undersigned has executed this Declaration the day and year first above written.

DECLARANT:

ALEXANDER & BALDWIN, INC.

By: _____
Name: NELSON N.S. CHUN
SENIOR VICE PRESIDENT

By: _____
Name: CHARLES W. LOOMIS
ASST. SECRETARY

APPROVED AS TO FORM AND LEGALITY:

_____
JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui

STATE OF HAWAI`I)
) SS:
CITY & COUNTY OF HONOLULU)

On this 7th day of April, 2008, before me personally appeared NELSON N.S. CHUN and CHARLES W. LOOMIS, to me personally known, who, being by me duly sworn or affirmed, did say that they are the SENIOR VICE PRESIDENT and ASST. SECRETARY, respectively of ALEXANDER & BALDWIN, INC., a Hawai`i Corporation, that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors; and said Officers acknowledged said instrument to be the free act and deed of the corporation.

CHERYL A. ONISHI NOTARY PUBLIC STATE OF HAWAII

Signature: _____
Print Name: CHERYL A. ONISHI
Notary Public, State of Hawai`i
My Commission Expires: APR 17 2009

EXHIBIT "1"

DESCRIPTION

LIGHT INDUSTRIAL
ZONING APPLICATION

SOUTH PROJECT AREA
T.M.K: (2) 3-8-06:PARCEL 4 (Portion)
T.M.K: (2) 3-8-01:PARCEL 2 (Portion)

All of that certain parcel of land, being a portion of Grant 3343 to Claus Spreckels situated at Puunene, Kahului, Wailuku, Island and County of Maui, State of Hawaii

Beginning at a point at the southwesterly corner of this parcel of land, on the easterly side of Puunene Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 2,888.88 feet South and 13,107.78 feet East and running by azimuths measured clockwise from True South:

1.	149° 00'	484.87 feet	along the easterly side of Puunene Avenue to a pipe;
2.	Thence along the southeasterly side of Ho'okele Street on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being: 190° 30' 39.76 feet to a pipe;		
3.	232° 00'	158.73 feet	along the southeasterly side of Ho'okele Street to a pipe;
4.	228° 34' 10"	100.28 feet	along same to a pipe;
5.	232° 00'	1,369.86 feet	along same to a pipe;
6.	142° 00'	80.00 feet	along the northeasterly side of Ho'okele Street to a pipe;
7.	232° 00'	316.37 feet	along Lot 12 of the Kahului Industrial Park-Phase 1B to a point;

8.	Thence along same on a curve to the right with a radius of 3,056.00 feet, the chord azimuth and distance being: 233° 44' 46.5" 186.25 feet to a point;		
9.	Thence along Lot 12 of the Kahului Industrial Park-Phase 1B on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being: 195° 36' 16.5" 38.48 feet to a point;		
10.	335° 43'	263.55 feet	along the remainder of Grant 3343 to Claus Spreckels to a point;
11.	Thence along same on a curve to the right with a radius of 580.00 feet, the chord azimuth and distance being: 290° 29' 14.5" 91.27 feet to a point;		
12.	273° 18'	135.31 feet	along the remainder of Grant 3343 to Claus Spreckels to a point;
13.	276° 27'	404.15 feet	along same to a point;
14.	245° 00'	561.68 feet	along same to a point;
15.	155° 00'	539.27 feet	along same to a point;
16.	155° 15' 30"	862.12 feet	along same to a point;
17.	239° 13'	385.03 feet	along same (being along the southeasterly side of the Proposed Kahului Airport Access Road) to a point;
18.	Thence along same on a curve to the left with a radius of 240.00 feet, the chord azimuth and distance being: 265° 20' 30" 211.36 feet to a point;		
19.	291° 28'	352.18 feet	along the remainder of Grant 3343 (being along the southeasterly side of the Proposed Kahului Airport Access Road) to a point;

20.	16° 08'	76.34 feet	along same to a point;
21.	Thence along same on a curve to the left with a radius of 480.00 feet, the chord azimuth and distance being: 263° 03' 376.39 feet to a point;		
22.	239° 58'	50.00 feet	along the remainder of Grant 3343 to Claus Spreckels (being along the southeasterly side of the Proposed Kahului Airport Access Road) to a point;
23.	234° 28'	271.50 feet	along same to a point;
24.	Thence along the southwesterly side of Pulehu Road on a curve to the left with a radius of 3,472.00 feet, the chord azimuth and distance being: 141° 32' 24" 12.38 feet to a point;		
25.	231° 43'	56.00 feet	along the remainder of Grant 3343 to Claus Spreckels to a point;
26.	Thence along the northeasterly side of Pulehu Road on a curve to the left with a radius of 3,528 feet, the chord azimuth and distance being: 141° 25' 08.5" 2.86 feet to a point;		
27.	231° 43'	143.37 feet	along the remainder of Grant 3343 to Claus Spreckels to a point;
28.	288° 51' 11"	708.85 feet	along same to a point;
29.	Thence along the southerly side of Hana Highway on a curve to the left with a radius of 11,509.16 feet, the chord azimuth and distance being: 291° 04' 49.5" 748.18 feet to a point;		
30.	34° 56' 48"	1,017.74 feet	along the remainder of Grant 3343 to Clause Spreckels to a point;
31.	34° 57'	78.41 feet	along same to a point;
32.	23° 08'	312.58 feet	along same to a point;

33.	85° 20'	348.01 feet	along same to a point;
34.	Thence along same on a curve to the left with a radius of 1000.00 feet, the chord azimuth and distance being: 75° 15' 350.16 feet to a point;		
35.	65° 10'	3,628.00 feet	along the remainder of Grant 3343 to Claus Spreckels to a point;
36.	72° 30'	337.41 feet	along same to the point of beginning and containing an Area of 140.783 Acres.

Prepared by: A&B Properties, Inc.
Kahului, Maui, Hawaii

March 16, 2004

This work was prepared by me or under my supervision.

Ken T. Nomura 4/30/04

Ken T. Nomura
Licensed Professional Land Surveyor
Certificate No. LS-7633
Expiration Date: 4/30/04

ME
27/30-y

DESCRIPTION

LIGHT INDUSTRIAL
ZONING APPLICATION

NORTH PARCEL
(T.M.K: (2) 3-8-79:PARCEL 13)

All of that certain parcel of land, being a portion of Grant 3343 to Claus Spreckels Situated at Puunene, Kahului, Wailuku, Island and County of Maui, State of Hawaii

Beginning at a point at the northwesterly corner of this parcel of land, on the southerly side of Haleakala Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 2,745.93 feet North and 16,205.41 feet East and running by azimuths measured clockwise from True South:

1.	267° 33'	442.36 feet	along the southerly side of Haleakala Highway to a point;
2.	Thence along same on a curve to the left with a radius of 2,892.93 feet, the chord azimuth and distance being: 264° 27' 312.89 feet to a point;		
3.	261° 20'	77.62 feet	along the southerly side of Haleakala Highway to a point;
4.	243° 49'	9.95 feet	along same to a point;
5.	261° 20'	508.16 feet	along same to a point;
6.	Thence along same on a curve to the right with a radius of 1,885.08 feet, the chord azimuth and distance being: 266° 51' 30" 362.99 feet to a point;		
7.	272° 23'	272.31 feet	along the southerly side of Haleakala Highway to a point;

8.	Thence along the remainder of Grant 3343 to Claus Spreckels (being along the northwesterly side of the Proposed Kahului Airport Access Road) on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being: 342° 03' 75.02 feet to a point;		
9.	51° 43'	626.46 feet	along the remainder of Grant 3343 to Claus Spreckels (being along the northwesterly side of the Proposed Kahului Airport Access Road) to a point;
10.	53° 46' 16"	800.51 feet	along same to a point;
11.	51° 43'	320.91 feet	along same to a point;
12.	Thence along same on a curve to the right with a radius of 250.00 feet, the chord azimuth and distance being: 81° 43' 250.00 feet to a point;		
13.	114° 18'	330.00 feet	along the remainder of Grant 3343 to Claus Spreckels (being along the northwesterly side of the Proposed Kahului Airport Access Road) to a point;
14.	201° 43'	15.00 feet	along same to a point;
15.	Thence along same on a curve to the left with a radius of 390.00 feet, the chord azimuth and distance being: 72° 32' 492.81 feet to a point;		
16.	33° 21'	49.90 feet	along the remainder of Grant 3343 to Claus Spreckels (being along the northwesterly side of the Proposed Kahului Airport Access Road) to a point;
17.	21° 28'	97.13 feet	along same to a point;
18.	33° 21'	49.65 feet	along same to a point;
19.	Thence along same on a curve to the right with a radius of 90.00 feet, the chord azimuth and distance being: 75° 48' 20" 121.50 feet to a point;		

20.	120°	31'	45"	285.98 feet	along the northeasterly side of Hana Highway to a point;
21.	223°	00'	08"	392.23 feet	along Lot 20-A of the Airport Industrial Subdivision to a pipe;
22.	300°	00'	08"	86.00 feet	along Lot 21-A of the Airport Industrial Subdivision to a pipe;
23.	237°	30'	08"	588.99 feet	along same to a pipe;
24.	145°	48'		179.85 feet	along same to a pipe;
25.	182°	55'		54.86 feet	along same to a pipe;
26.	193°	28'		219.17 feet	along same to a pipe;
27.	214°	24'		116.73 feet	along same to the point of beginning and containing an Area of 38.217 Acres.

Prepared by: A&B Properties, Inc.
Kahului, Maui, Hawaii

March 16, 2004

This work was prepared by me or under my supervision.

Ken T. Nomura 4/30/04
Ken T. Nomura
Licensed Professional Land Surveyor
Certificate No. LS-7633
Expiration Date: 4/30/04

ME
27/30-y

EXHIBIT "2"

CONDITIONS OF ZONING

1. That Alexander & Baldwin, Inc. shall work with the Department of Parks and Recreation and the Department of Public Works to evaluate the feasibility of utilizing the existing drainage basins adjacent to the South Project Area for open area recreational purposes. If the Department of Parks and Recreation, the Department of Public Works, and Alexander & Baldwin, Inc. agree that the drainage basins or portions thereof can be feasibly used for recreational purposes, Alexander & Baldwin, Inc. and the Department of Parks and Recreation shall either (a) agree upon the terms of the dedication of the drainage basins to the County for review and approval by the Council, or (b) if the drainage basins will not be dedicated to the County, establish appropriate protocols for private third-party user(s) to maintain and exercise stewardship over the area. Alexander & Baldwin, Inc. shall not be entitled to any "park credits" under Section 18.16.320, Maui County Code, for the use of the drainage basins for park purposes.

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3. To reduce the use of potable water for landscape irrigation and other non-potable purposes, Alexander & Baldwin, Inc. shall design and install the Project's irrigation system to enable future connection to a County reclaimed water source or other approved non-potable water source. In the event a County reclaimed water line is extended to the subject property, Alexander & Baldwin, Inc. shall pay its pro-rata fair share of said County reclaimed water system improvements. If the County's planning, design and fair-share cost allocation methodology for the reclaimed water system to service the subject property is not completed prior to the initial increment's final subdivision approval, this condition shall be deemed null and void.

4. That the Department of Water Supply shall confirm the availability of potable water for the Project prior to Alexander & Baldwin, Inc.'s receipt of final subdivision approval of the initial increment of the Project and the sale of subdivided lots. A letter from the Department of Water Supply or other evidence of potable water availability (e.g., bilateral agreement) shall be submitted to the Department of Planning for its files. Alexander & Baldwin, Inc. shall comply with Section 14.12.040, Maui County Code.

5. That Alexander & Baldwin, Inc. shall work with the Department of Planning to develop appropriate standards to soften the visual impact of buildings developed at the Project.

6. That no further expansion of Maui Business Park beyond Phase II shall be undertaken unless adequate buffers are developed to mitigate impacts to ongoing agricultural operations at the Puunene Mill.

7. That Alexander & Baldwin, Inc. shall provide land for affordable housing, a community multi-purpose center, and park purposes at the approximate location of the terminus of Kamehameha Avenue, near the new Maui Lani Park and Pomaikai Elementary School, as follows:

   a. Approximately 40 acres for affordable housing purposes;

   b. Approximately 7 acres for a Kahului community multi-purpose center; and

   c. Approximately 3 acres for park purposes.

   The precise location of these lands shall be acceptable to the Department of Housing and Human Concerns and the Department of Parks and Recreation, and Alexander & Baldwin, Inc. shall perform archaeological and topographic surveys of the land for the County's evaluation of the property's acceptability.

8. That the South Project Area shall be constructed in increments of not greater than seventy (70) acres at a time. Alexander & Baldwin, Inc. shall provide a phasing plan to the Department of Planning and the Department of Public Works prior to the submission of a subdivision application to subdivide lands within the South Project Area. (W-K Community Plan, Planning Standards)

9. That building permits shall not be authorized for each increment until completion of the infrastructure construction for the prior increment of the South Project Area. Alexander & Baldwin, Inc. shall provide written verification of the completion of the infrastructure construction for the prior increment to the Department of Planning and to the Department of Public Works prior to or at the time of issuance of the first building permit for the succeeding increment. (W-K Community Plan, Planning Standards)

10. That the Hookele Street Extension or similar thoroughfare shall be constructed concurrently with the development of the first increment of the South Project Area, and shall maintain a "view corridor" toward Haleakala. (W-K Community Plan, Planning Standards)

11. That Alexander & Baldwin, Inc. shall provide a landscaped aesthetic visual corridor along all adjacent highways. Such landscaping plans shall be submitted to the Department of Planning for review and approval. (W-K Community Plan, Planning Standards)

12. That a landscaped berm utilizing trees and shrubbery shall be constructed along the entire proposed collector road (Hookele Street Extension) to soften the visual impact of the buildings along the road. Ingress/egress or other improvements mandated by engineering safety standards shall be exempt. (W-K Community Plan, Planning Standards)

13. That to the extent practical, alternative energy shall be utilized, including, but not limited to, the use of solar energy to heat water. (W-K Community Plan, Planning Standards)

14. That to the extent practical, underground utilities and low impact lighting to preserve the visual appearance of the area shall be utilized. (W-K Community Plan, Planning Standards)

15. That signalized intersections shall be minimized on the Hookele Street Extension, and shall be installed only when warranted by standard traffic engineering requirements. (W-K Community Plan, Planning Standards)

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17. That no residential use, including single-family dwellings and apartments, shall be permitted within the Project.

18. That Alexander & Baldwin, Inc. shall provide a police substation within the Project for the Department of Police; provided that, such substation meets the approval of the Department.

19. That Alexander & Baldwin, Inc. shall provide an annual report to the Council on its compliance with each of the conditions of zoning, commencing within one year of the effective date of this ordinance.

WE HEREBY CERTIFY that the foregoing BILL NO. 39 (2008)

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 18th day of April, 2008, by the following vote:

G. Riki HOKAMA Chair	Dennis A. MATEO Vice-Chair	Michelle ANDERSON	Gladys C. BAISA	Jo Anne JOHNSON	William J. MEDEIROS	Michael J. MOLINA	Joseph PONTANILLA	Michael P. VICTORINO
Aye	No	Excused	Aye	No	Aye	Aye	Aye	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 18th day of April, 2008.

DATED AT WAILUKU, MAUI, HAWAII, this 18th day of April, 2008.

RECEIVED 2008 APR 18 PM 2:17 OFFICE OF THE COUNTY CLERK

G. RIKI HOKAMA, CHAIR
Council of the County of Maui

ROY T. HIRAGA, COUNTY CLERK
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 2nd DAY OF MAY, 2008.

CHARMAINE TAVARES, MAYOR
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 3559 of the County of Maui, State of Hawaii.

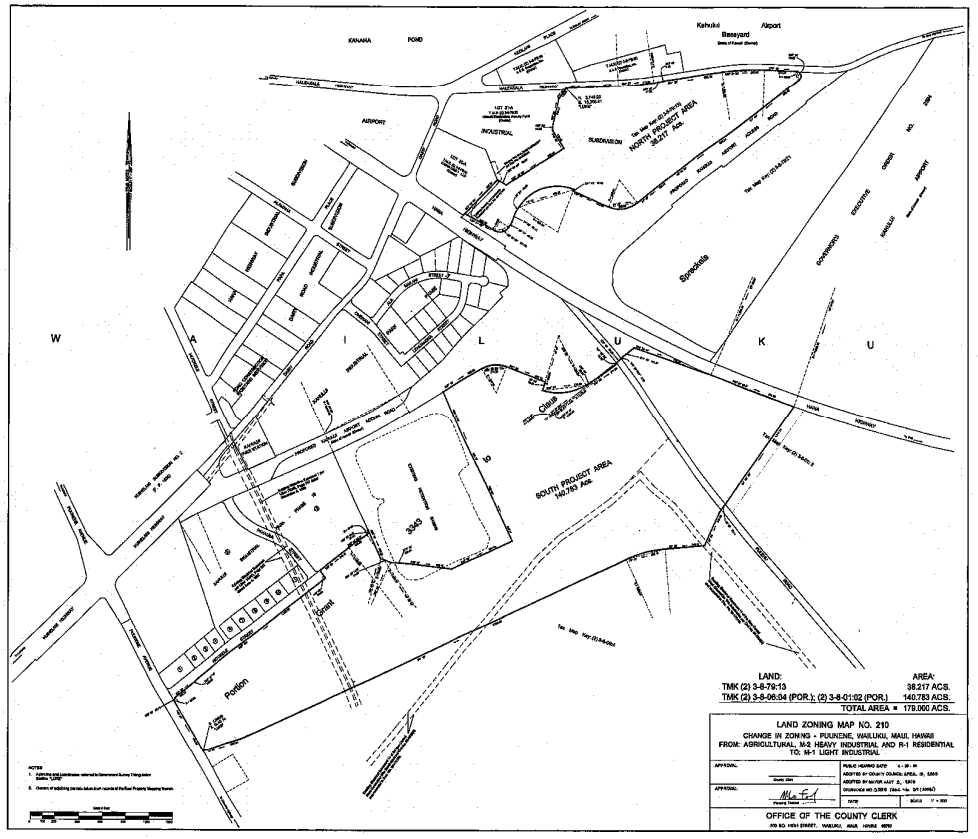
ROY T. HIRAGA, COUNTY CLERK
County of Maui

Passed First Reading on April 4, 2008.
Effective date of Ordinance May 2, 2008.

RECEIVED 2008 MAY -2 PM 2:20 OFFICE OF THE COUNTY CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 3559, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on


KANAHA POND
Kahului Airport
Baseyard
AIRPORT
INDUSTRIAL
SUBDIVISION
NORTH PROJECT AREA
38.217 Ac.
Spreckels
W A I L U K U
SOUTH PROJECT AREA
140.783 Ac.
3349
Portion
LAND:
TMK (2) 3-8-79:13
TMK (2) 3-8-06:04 (POR.); (2) 3-8-01:02 (POR.)
AREA:
38.217 ACS.
140.783 ACS.
TOTAL AREA = 179.000 ACS.
LAND ZONING MAP NO. 210
CHANGE IN ZONING - PUUNENE, WAILUKU, MAUI, HAWAII
FROM: AGRICULTURAL, M-2 HEAVY INDUSTRIAL AND R-1 RESIDENTIAL
TO: M-1 LIGHT INDUSTRIAL
APPROVAL:
County Clerk
APPROVAL:
Planning Director
PUBLIC HEARING DATE
ADOPTED BY COUNTY COUNCIL
ADOPTED BY MAYOR
ORDINANCE NO.
DATE
SCALE 1" = 200'
OFFICE OF THE COUNTY CLERK

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5th Floor
Honolulu, HI 96813
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November 3, 2016

Mr. William Spence, Planning Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Maui, Hawaii 96793

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Spence:

Thank you for your comment letter dated October 14, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project. The following responses are offered to your comments:

1. Thank you for providing a copy of Ordinance No. 3559.
2. Development Services Administration sections that are currently located at Kalana Pakui are not proposed for relocation. The Draft EA will identify which DSA sections are proposed for relocation.
3. We will provide your office with a copy of the Draft Environmental Assessment for your review.

Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR

RACHAEL WONG, DrPH
DIRECTOR

PANKAJ BHANOT
DEPUTY DIRECTOR

RECEIVED
JUL 18 2016
GROUP 70 INT'L

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefit, Employment and Support Services Division
820 Mililani Street, Suite 606
Honolulu, Hawaii 96813

July 14, 2016

Re: 16-0354

Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813-4307
Attn: Christine Mendes Ruotola

Subject: Pre-Consultation for Draft Environmental Assessment Maui County Service Center (Kahului, Maui, Hawaii)

Dear Ms. Ruotola:

This is in response to your letter dated July 6, 2016 requesting the Department of Human Services (DHS) review and comment on the above-named project.

The DHS has reviewed the map of the proposed Maui County Service Center. A check of the DHS' internal data system and Google Maps has found a DHS licensed group child care facility in the near vicinity that may be affected by the construction of the service center.

If you have any questions or need further information, please contact Ms. Jill Arizumi, Child Care Program Specialist, at (808) 586-5240.

Sincerely,

for Scott Nakasone
Assistant Division Administrator

c: Rachael Wong, DrPH, Director

AN EQUAL OPPORTUNITY AGENCY

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5th Floor
Honolulu, HI 96813
808.523.5866
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September 28, 2016

Mr. Scott Nakasone
Assistant Division Administrator
State of Hawai'i
Department of Human Services
820 Mililani Street, Suite 606
Honolulu, HI 96813

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Nakasone:

Thank you for your comment letter dated July 14, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project. The following responses are offered to your comments.

We thank you for making us aware that there is a group childcare facility in the vicinity of the project that may be affected by the construction. The impact from construction will be temporary and will be managed by construction best management practices.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

OFFICE OF PLANNING
STATE OF HAWAII

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

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: http://planning.hawaii.gov/

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

Ref. No. P-15251

July 28, 2016

RECEIVED
AUG - 1 2016
GROUP 70 INT'L

Ms. Christine Mendes Ruotola, AICP, LEED AP
Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4398

Dear Ms. Ruotola:

Subject: Pre-Consultation Draft Environmental Assessment
Maui County Service Center, Kahului, Maui, Hawaii;
Tax Map Key: (2) 3-8-101: 001 to 007

Thank you for the opportunity to provide comments on the pre-assessment consultation request for the Maui County Service Center project, located in Kahului, Maui. The pre-consultation review material was transmitted to our office via letter dated July 6, 2016.

It is our understanding that the County of Maui proposes to build a 60,000 square foot Maui County Service Center in the new Maui Business Park. The proposed facility will provide new office space for the County of Maui's Department of Finance – Real Property Tax Division, the Motor Vehicle Division, Department of Housing and Human Concerns, and the Development Services Administration. The facility will also offer parking areas for county employees, fleet vehicles, and visitors.

Consolidation of county office space to county-owned facilities is a priority for the County of Maui. Consolidation of office space will reduce lease rent costs (where currently county funds are used to lease office space in privately owned buildings), increase operational efficiency, and reduce travel time for county department staff.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. Pursuant to Hawaii Administrative Rules (HAR) § 11-200-10(4) – general description of the action's technical, economic, social, and environmental characteristics; this project must demonstrate that it is consistent with a number of State environmental, social, economic goals, and policies for land use development. Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Plan, provides goals, objectives, policies, and priority guidelines for growth, development, and the allocation of

resources throughout the State in areas of state interest including but not limited to the economy, agriculture, the visitor industry, federal expenditure, the physical environment, facility systems, socio-cultural advancement, climate change adaptation, and sustainability. OP provides technical assistance to state and county agencies in administering the Hawaii State Plan.

The Draft EA should include an analysis that addresses whether the proposed project conforms to or is in conflict with the goals, objectives, policies, and priority guidelines listed in the Hawaii State Plan. This analysis should address all of these themes. The most efficient method is summarizing these is in tabular form, followed by discussion of the passages. If any of these are not applicable, the Draft EA should state that these are "not applicable." The most efficient method is summarizing these in tabular form, followed by discussion passages.

2. The coastal zone management area is defined as "all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the U.S. territorial sea" (see HRS § 205A-1 definition of "coastal zone management area").

   HRS Chapter 205A requires all state and county agencies to enforce the coastal zone management (CZM) objectives and policies. The Draft EA should include an assessment as to how the proposed project conforms to the CZM objectives and its supporting policies set forth in HRS § 205A-2. The assessment on compliance with HRS § 205A-2 is an important component for satisfying the requirements of HRS Chapter 343. These objectives and policies include recreational resources, historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection, and marine resources.

3. Pursuant to HAR § 11-200-10(6) – identification and summary of impacts and alternatives considered; in order to ensure that the coastline and water resources of Central Maui remain protected, the negative effects of stormwater inundation ensuing from development activities should be evaluated in the Draft EA. The project area is located in an open space area in the evolving Maui Business Park. Based on the review material and information available to OP, it is unclear to what extent drainage infrastructure has been developed in and around the Maui Business Park. Typically, during heavy storm events, drainage canals, roadway gutter systems, and stormwater collecting areas prevent stormwater ponding in urban areas. Upslope sediment, land-

based pollutants, and toxins can be transported by these drainage systems into nearshore waters such as Kahului Bay or, in this case, the sensitive wetland ecosystems of the Kanaha Pond State Wildlife Sanctuary.

The Draft EA should examine potential benefits and/or negative impacts resulting from this project on coastal and marine resources. Issues that may be examined in the Draft EA include, but are not limited to, project site characteristics in relation to, undeveloped open spaces, and the absorption characteristics of the soils. Furthermore, it should differentiate between the existing permeable surfaces versus hardened surfaces in the area. These items, as well as the marine water quality classification, should be considered when developing mitigation measures to protect the coastal ecosystem.

The Draft EA should examine the cumulative impact on coastal resources from land-based polluted runoff and sediment loss. It should take into account any of the natural features in the area, undeveloped open spaces, down-sloping topography, hardened non-permeable surfaces that have a cumulative effect on the volume and speed of storm runoff, and soil absorption rates.

Furthermore, since this project involves the construction of parking areas, please consider the use of permeable surfaces and vegetated filter strips to treat the water in place, rather than allow the rainfall to flow offsite. Permeable roadway material, such as porous concrete pavers, will allow rainfall to be filtered on site, rather than to sheet flow into the stream area, and ultimately inundate the marine resources of Kahului Bay and Kanaha Pond.

OP has a number of resources available to assist in the development of projects which ensure sediment and stormwater control on land, thus protecting the nearshore environment. OP recommends consulting these guidance documents and stormwater evaluative tools when developing strategies to address polluted runoff. They offer useful techniques to keep land-based pollutants and sediment in place and prevent contaminating nearshore waters.

- Hawaii Watershed Guidance provides direction on mitigation strategies in urban areas that will safeguard Hawaii's watersheds and implement watershed plans http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI Watershed Guidance Final.pdf

- Stormwater Impact Assessments can be used to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_imapct/final_storm water_impact_assessments_guidance.pdf

- Low Impact Development (LID), A Practitioners Guide covers a range of structural best management practices (BMP's) for stormwater control management, roadway development, and urban layout that minimizes negative environmental impacts http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf

If you have any questions regarding this comment letter, please contact Josh Hekekia of our office at (808) 587-2845.

Sincerely,

Leo R. Asuncion
Director

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925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
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September 28, 2016

Mr. Leo R. Asuncion
Director
State of Hawai'i
Office of Planning
P.O. Box 2359
Honolulu, HI 96804

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Asuncion:

Thank you for your comment letter dated July 28, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project. The following responses are offered to your comments.

1. The Draft EA will include an analysis that addresses the project's conformance to the Hawai'i State Plan's goals, objectives, policies, and priority guidelines.
2. The Draft EA will include an assessment of the project's conformance to the Coastal Zone Management objectives and policies.
3. The Draft EA will discuss drainage infrastructure improvements for the project site, potential stormwater impact to the nearshore waters, and stormwater management best practices that could be incorporated into the project design. We will review the recommended stormwater control guidance documents and incorporate these strategies as much as practicable.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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 4, 2016

Group 70 International, Inc.
Attention: Ms. Christine Mendes Ruotola via email: cruotola@group70int.com
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Ms. Ruotola:

SUBJECT: Draft Environmental Assessment for the Proposed Maui County Service Center

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the Commission on Water Resources Management on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION
2016 AUG -3 AM 10: 38
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

SUZANNE D. CASE
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

July 12, 2016

RECEIVED
COMMISSION ON WATER
RESOURCE MANAGEMENT
2016 JUL 12 PM 12: 15

MEMORANDUM

TO: **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed Maui County Service Center
LOCATION: Kahului, Island of Maui; TMK: (2) 3-8-101:001-007
APPLICANT: County of Maui

Transmitted for your review and comment is information on the above referenced project. We would appreciate your comments on this project. Please submit any comments by **August 3, 2016.**

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(x) Comments are attached.

Signed: /s/ Jeffrey T. Pearons, P.E.

Print Name: Deputy Director
Date: August 2, 2016

cc: Central Files

RFD. 4450.6
14608

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON

WILLIAM D. BALFOUR, JR.
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
MILTON D. PAVAO
VIRGINIA PRESSLER, M.D.

JEFFREY T. PEARSON, P.E.
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

August 2, 2016

REF: RFD.4450.6

TO: Mr. Russell Tsuji, Administrator
State of Hawaii, DLNR Land Division Oahu, DLNR-LD

FROM: Jeffrey T. Pearson, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Draft Environmental Assessment for the Proposed Maui County Service Center

FILE NO.: RFD.4450.6
TMK NO.: (2) 3-8-101:001-007

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

[X] 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

[ ] 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

[ ] 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.

[X] 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.

[X] 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://hawaii.gov/dbedt/czm/initiative/lid.php.

[X] 6. We recommend the use of alternative water sources, wherever practicable.

[X] 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.

[X] 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

[ ] 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

[ ] 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

[ ] 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

[ ] 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

[ ] 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

[ ] 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

[ ] 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

[ ] 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

[ ] 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

[ ] 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

[X] OTHER: The DEA should discuss the projected water demands for the project, both potable and non-potable, and provide the calculations used to estimate demands. Water conservation and efficiency measures to be implemented should also be discussed.

Act 170, Session Laws of Hawaii, 2016, establishes as an objective of the Hawaii Water Plan the utilization of reclaimed water for uses other than drinking and for potable water needs in one hundred percent of state and county facilities by December 31, 2045. If there are projected non-potable needs associated with the project, and if the project is anticipated to be functional for 30 years or more, please describe how this project will comply with the goals of Act 170.

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.

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925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
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September 28, 2016

Mr. Jeffrey T. Pearson, P.E., Deputy Director
State of Hawai'i
Department of Land and Natural Resources
Commission on Water Resource Management
P.O. Box 621
Honolulu, HI 96809

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Pearson:

Thank you for your comment letter dated August 2, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project. The following responses are offered to your comments.

1. Maui County Planning Department and Department of Water Supply are included as part of the environmental review process.
2. Water efficient fixtures and water efficient practices will be incorporated to the extent practicable.
3. Best Management Practices for stormwater management will be incorporated to minimize the impact of the project to the existing area's hydrology.
4. We acknowledge that the use of alternative water sources is recommended whenever practicable.
5. Thank you for your recommendation on the Hawai'i Green Business Program.
6. Landscape irrigation conservation Best Management Practices will be incorporated to the extent practicable.
7. The Draft EA will discuss the projected potable and non-potable water demands for the project, as well as potential water conservation and efficiency measures. The Draft EA will also discuss project's compliance with the goals of Act 170.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR OF HAWAII

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
File:
EPO 16-253

RECEIVED
AUG 10 2016
GROUP 70 INT'L

August 4, 2016

Ms. Christine Mendes Ruotola, AICP, LEED AP
Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307
Email: cruotola@group70int.com

Dear Ms. Mendes-Ruotola:

SUBJECT: Pre-Consultation for Draft Environmental Assessment (PC DEA)
Maui County Service Center, Kahului, Maui
TMK: (2) 3-8-101:001-007

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your PC DEA to our office on July 13, 2016.

In the development and implementation of all projects, EPO strongly recommends regular review of State and Federal environmental health land use guidance. State standard comments and available strategies to support sustainable and healthy design are provided at: http://health.hawaii.gov/epo/landuse. Projects are required to adhere to all applicable standard comments. EPO has recently updated the environmental Geographic Information System (GIS) website page. It now compiles various maps and viewers from our environmental health programs. The eGIS website page is continually updated so please visit it regularly at: http://health.hawaii.gov/epo/egis.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal at: https://eha-cloud.doh.hawaii.gov. This site provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings.

We suggest you review the requirements of the Clean Water Branch (HAR, Section 11-54-1.1, -3, 4-8) and/or the National Pollutant Discharge Elimination System (NPDES) permit (HAR, Chapter 11-55) at: http://health.hawaii.gov/cwb. If you have any questions, please contact the Clean Water Branch, Engineering Section at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov. If your project involves waters of the U.S., it is highly recommended that you contact the Army Corps of Engineers, Regulatory Branch at: (808) 835-4303.

Please note that all wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". We reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at: http://health.hawaii.gov/wastewater and contact the Planning and Design Section of the Wastewater Branch at (808) 586-4294.

You may also wish to review the draft Office of Environmental Quality Control (OEQC) viewer at: http://eha-web.doh.hawaii.gov/oeqc-viewer. This viewer geographically shows where some previous Hawaii Environmental Policy Act (HEPA) {Hawaii Revised Statutes, Chapter 343} documents have been prepared.

In order to better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: http://www.epa.gov/ejscreen.

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design. Thank you for the opportunity to comment.

Mahalo nui loa,

Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

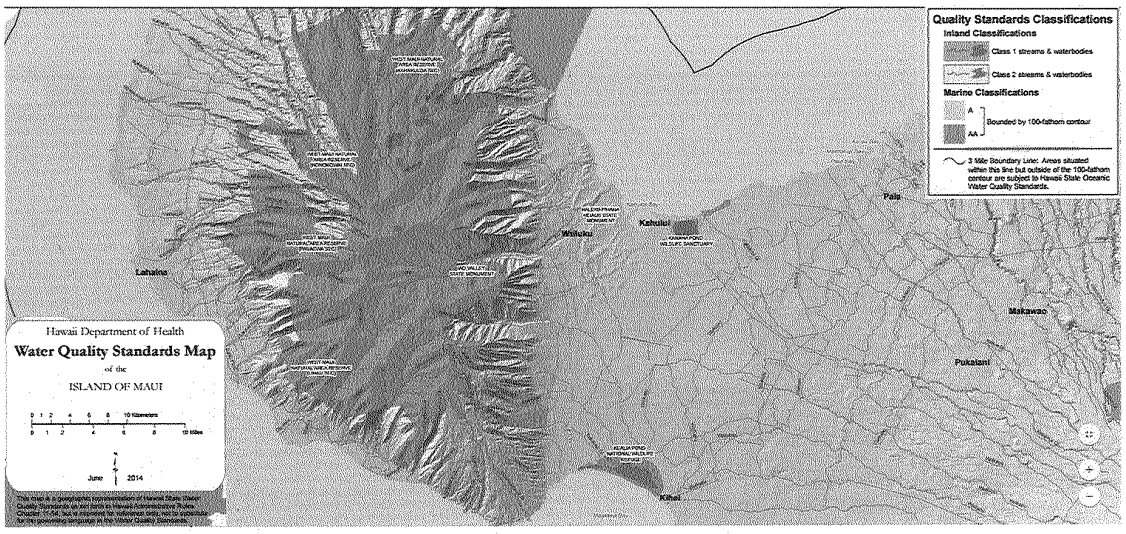
LM:nn

Attachment 1: Environmental Health Management Web App Snipit of Project Area: http://health.hawaii.gov/epo/egis
Attachment 2: Clean Water Branch: Water Quality Standards Map - Maui
Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area
Attachment 4: Historic Sugarcane Map of Project Area
Attachment 5: OEQC Viewer Map of Project Area
Attachment 6: U.S. EPA EJSCREEN Report for Project Area

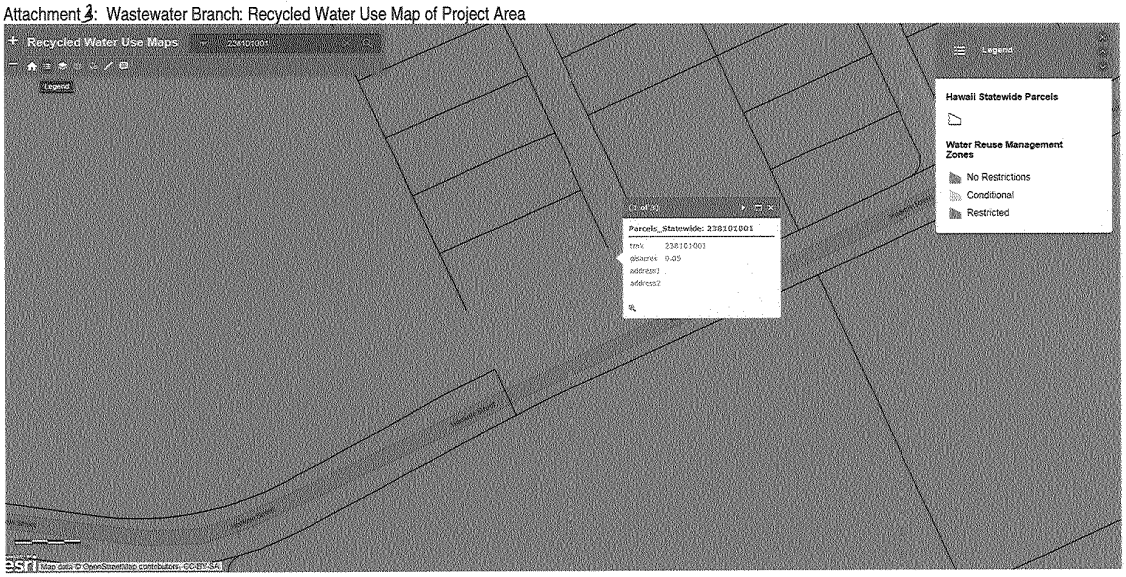
c: DOH: DHO Maui, CWB, WWB {via email only}

Attachment 1: Environmental Health Management Web App Snipit of Project Area: http://health.hawaii.gov/epo/egis

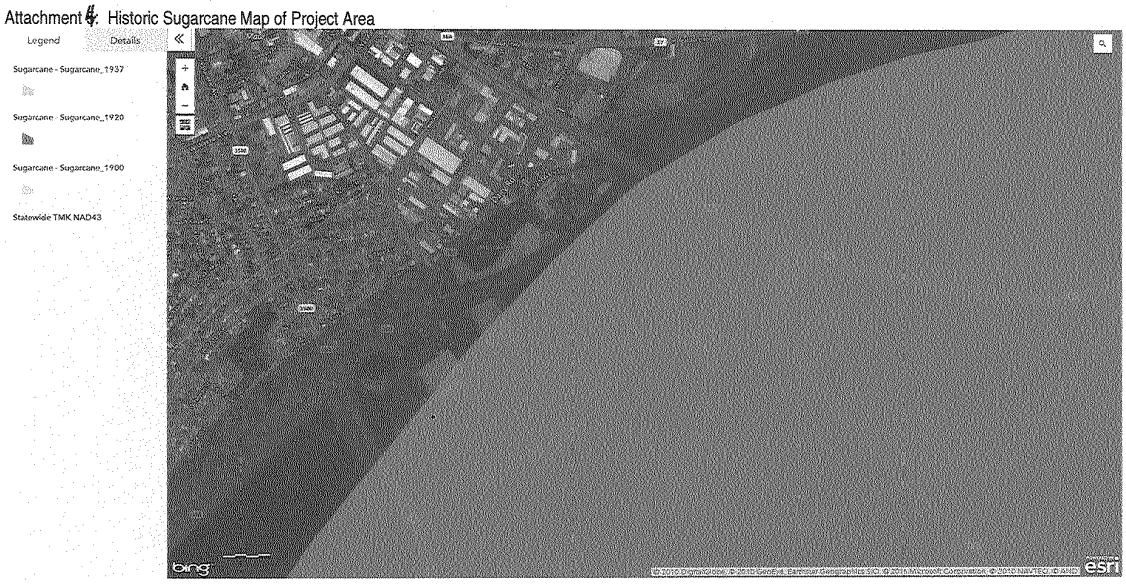
Attachment 2: Clean Water Branch: Water Quality Standards Map – Maui



Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area



Attachment 4: Historic Sugarcane Map of Project Area



Attachment 5: OEQC Viewer Map of Project Area

Attachment B U.S. EPA EJSCREEN Report for Project Area

EPA United States Environmental Protection Agency

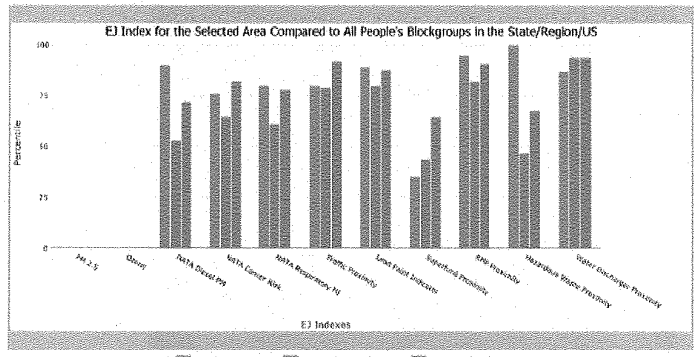
EJSCREEN Report (Version 2016)

1 mile Ring Centered at 20.878047,-156.448649, HAWAII, EPA Region 9

Approximate Population: 2,493

Input Area (sq. miles): 3.14

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	N/A	N/A	N/A
EJ Index for Ozone	N/A	N/A	N/A
EJ Index for NATA* Diesel PM	90	53	72
EJ Index for NATA* Air Toxics Cancer Risk	76	65	82
EJ Index for NATA* Respiratory Hazard Index	80	61	78
EJ Index for Traffic Proximity and Volume	80	79	92
EJ Index for Lead Paint Indicator	89	80	88
EJ Index for Superfund Proximity	35	44	65
EJ Index for RMP Proximity	95	82	91
EJ Index for Hazardous Waste Proximity	100	47	68
EJ Index for Water Discharger Proximity	87	94	94



State Percentile Regional Percentile USA Percentile

This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

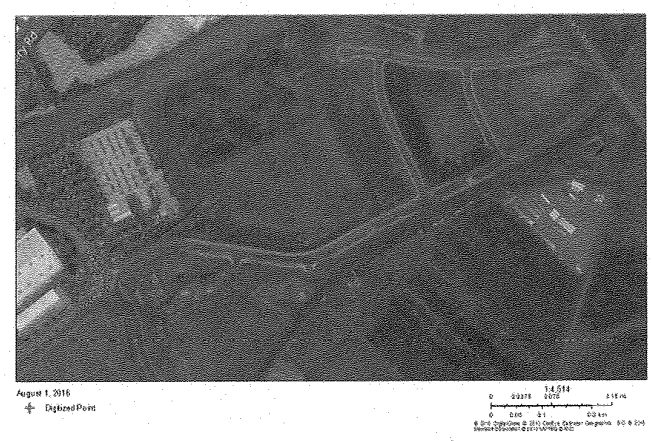
EPA United States Environmental Protection Agency

EJSCREEN Report (Version 2016)

1 mile Ring Centered at 20.878047,-156.448649, HAWAII, EPA Region 9

Approximate Population: 2,493

Input Area (sq. miles): 3.14



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0
National Pollutant Discharge Elimination System (NPDES)	0

EPA United States Environmental Protection Agency

EJSCREEN Report (Version 2016)

1 mile Ring Centered at 20.878047,-156.448649, HAWAII, EPA Region 9

Approximate Population: 2,493

Input Area (sq. miles): 3.14

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m³)	N/A	N/A	N/A	9.37	N/A	9.32	N/A
Ozone (ppb)	N/A	N/A	N/A	51	N/A	47.4	N/A
NATA* Diesel PM (µg/m³)	0.26	0.149	84	0.978	<50th	0.937	<50th
NATA* Cancer Risk (lifetime risk per million)	31	34	49	43	<50th	40	<50th
NATA* Respiratory Hazard Index	1.1	1	69	2	<50th	1.8	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	790	990	73	1100	67	590	84
Lead Paint Indicator (% Pre-1960 Housing)	0.38	0.16	83	0.24	70	0.3	67
Superfund Proximity (site count/km distance)	0	0.098	29	0.15	13	0.13	16
RMP Proximity (facility count/km distance)	0.67	0.19	93	0.57	76	0.43	81
Hazardous Waste Proximity (facility count/km distance)	0	0	100	0.11	19	0.072	26
Water Discharger Proximity (facility count/km distance)	0.49	0.34	76	0.2	91	0.31	83
Demographic Indicators							
Demographic Index	60%	52%	76	47%	89	36%	81
Minority Population	91%	77%	74	58%	84	37%	91
Low Income Population	29%	26%	62	36%	44	35%	46
Linguistically Isolated Population	12%	6%	84	9%	71	5%	88
Population With Less Than High School Education	22%	9%	92	17%	67	14%	79
Population Under 5 years of age	7%	6%	61	7%	54	6%	58
Population over 64 years of age	18%	15%	65	13%	79	14%	75

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

August 01, 2016 3/3

Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch at 586-4700.

2. Control of Fugitive Dust:

A significant potential for fugitive dust emissions exists during all phases of construction and operations. Proposed activitie that occur in proximity to existing residences, businesses, public areas or thoroughfares, exacerbate potential dust problems. is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. The plan, which does *not* require DOH approval, would help with recognizing and minimizing the dust problems from the proposed project.

Activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance problems.

The contractor should provide adequate measures to control the fugitive dust from the road areas and during the various pha of construction. Examples of measures that can be implemented to control dust include, but are not limited to, the following

a. Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of th least impact;

b. Providing an adequate water source at the site prior to start-up of construction activities;

c. Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;

d. Minimizing dust from shoulders and access roads;

e. Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and

f. Controlling dust from debris being hauled away from the project site.

ou have any questions, please contact the Clean Air Branch at 586-4200.

Clean Water Branch
Standard Comments
December 19, 2014

Clean Water Branch

The Clean Water Branch (CWB) protects the public health of residents and tourists who enjoy playing in and around Hawaii's coastal and inland water resources. The CWB also protects and restores inland and coastal waters for marine life and wildlife. This is accomplished through statewide coastal water surveillance and watershed-based environmental management through a combination of permit issuance, monitoring, enforcement, administering polluted runoff control projects, and public education.

Permit Issuance

- Any project and its potential impacts to State waters must meet the State's:
  1) Antidegradation policy, 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;
  2) Designated uses, as determined by the classification of the receiving State waters; and
  3) Water quality criteria [Hawaii Administrative Rules (HAR), Chapter 11-54].

- A Section 401 Water Quality Certification (WQC) is required if your project/activity:
  - Requires a federal permit, license, certificate, approval, registration, or statutory exemption; and
  - May result in a discharge into State waters. The term "discharge" is defined in Clean Water Act, Subsections 502(16), 502(12), and 502(6). Examples of "discharge" include, but are not limited to, allowing the following pollutants to enter State waters from the surface or in-water: solid waste, rock/sand/dirt, heat, sewage, construction debris, any underwater work, chemicals, fugitive dust/spray paint, agricultural wastes, biological materials, industrial wastes, concrete/sealant/epoxy, and washing/cleaning effluent.

  Determine if your project/activity requires a federal permit, license, certificate, approval, registration, or statutory exemption by contacting the appropriate federal agencies (e.g. Department of the Army (DA), U.S. Army Corps of Engineers (COE), Pacific Ocean Division Honolulu District Office (POH) Tel: 808-835-4303; U.S. Environmental Protection Agency Tel: 415-947-8021; Federal Energy Regulatory Commission Tel: 866-208-3372; U.S. Coast Guard Office of Bridge Programs Tel: 202-372-1511).

STANDARD COMMENTS-MAUI

Please contact Roland Tejano, Environmental Engineer, at 808 984-8232 if you have any questions.

A private water system will be used. The Department of Health does not have jurisdiction over private water systems. If the water is to be used for domestic purposes, it is highly recommended that the owner take every precaution to ensure that the water is safe and wholesome.

A private water system will serve the subdivision. The Department of Health's authority over drinking water quality applies only to "private public water systems" as defined in Chapter 11-20, Hawaii Administrative Rules, Chapter 11-20, "Potable Water Systems." The responsibility for water quality for this water systems falls upon the owner of the water system. It is highly recommended that steps are taken to assure that the water is safe and wholesome and is not detrimental to the health and safety of the consumer.

A rain catchment water system will be installed. The Department of Health does not have jurisdiction over rain catchment systems. If the water is to be used for domestic purposes, it is highly recommended that the owner take every precaution to ensure that the water is safe and wholesome. The University of Hawaii, College of Tropical Agriculture and Human Resources has published, "Guidelines in Rainwater Catchment Systems for Hawaii." Copies of the guidelines are available at this office.

A Public Water System will be used. Please contact the Safe Drinking Water Branch at 808 586-4258.

A Section 401 Water Qualification Certification (WQC) maybe required.

All requirements of Hawai`i Administrative Rules Chapter 11-62, Wastewater Systems must be complied with. Plan review and approval of all new wastewater disposal systems are required prior to construction of the systems. If you have any questions, please contact Roland Tejano, Environmental Wastewater Engineer at 808 984-8232.

Noise, Radiation & Indoor Air Quality Branch Standard Comments Dated 5/2012

Project activities shall comply with the Administrative Rules of the Department of Health:

- Chapter 11-39 Air Conditioning and Ventilating.
- Chapter 11-45 Radiation Control.
- Chapter 11-46 Community Noise Control.
- Chapter 11-501 Asbestos Requirements.
- Chapter 11-502 Asbestos-Containing Materials in Schools.
- Chapter 11-503 Fees for Asbestos Removal and Certification
- Chapter 11-504 Asbestos Abatement Certification Program

Should there be any questions, please contact Jeffrey Eckerd, Environmental Health Program Manager, Indoor and Radiological Health Branch, at 586-4700.

Hazard Evaluation & Emergency Response Office Standard Comments

May 27, 2016

1. A phase I Environmental Site Assessment (ESA) and site investigation should be conducted for residential development or redevelopment projects on formerly and currently zoned agricultural land used for growing sugar, pineapple or other agricultural products. If the investigation shows that a release of petroleum, hazardous substance, pollutants or contaminants may have occurred at the site, the site should be properly characterized through an approved Hawaii State Department of Health (DOH)/Hazard Evaluation and Emergency Response Office (HEER) soil and/or groundwater sampling plan. Please refer to Sections 3 and 4 of the HEER Office Technical Guidance Manual http://www.hawaiidoh.org/ If the site is found to be contaminated, then all removal and remedial actions to clean up hazardous substance or oil releases by past and present owners/tenants must comply with Chapter 128D, Environmental Response Law, HRS, and Title 11, Chapter 451, HAR, State Contingency Plan.

To identify HEER records related to the property, visit http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/public-records

2. All lands formerly in the production of sugarcane should be characterized for arsenic contamination. For more information please refer to Soil Arsenic Guidance and Information at http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/soil-arsenic-guidance-and-information If arsenic is detected above the Hawaii Department of Health Hazard Evaluation and Emergency Response (HEER) Office Environmental Action Levels , contact the Hazard Evaluation and Emergency Response (HEER) Office of the State Department of Health for further guidance and instruction @ 586-4249.

3. If the land has a history of previous releases of petroleum, hazardous substances, pollutants, or contaminants, we recommend that the applicant contact the Hawaii State Department of Health (DOH)/Hazard Evaluation and Emergency Response (HEER) Office for guidance and direction prior to the approval of the land use change or permit approval.

Safe Drinking Water Branch
Standard Comments

April 10, 2012

Safe Drinking Water Branch

The Safe Drinking Water Branch administers programs in the areas of: 1) public water systems; 2) underground injection control; and 3) groundwater protection. Our general comments on projects are as follows.

Public Water Systems

- Federal and state regulations define a public water system as a system that serves 25 or more individuals at least 60 days per year or has at least 15 service connections. All public water system owners and operators are required to comply with Hawaii Administrative Rules, Title 11, Chapter 20, titled Rules Relating to Public Water Systems.

- All new public water systems are required to demonstrate and meet minimum capacity requirements prior to their establishment. This requirement involves demonstration that the system will have satisfactory technical, managerial and financial capacity to enable the system to comply with safe drinking water standards and requirements.

- Projects that propose development of new sources of potable water serving or proposed to serve a public water system must comply with the terms of Section 11-20-29 of Chapter 20. This section requires that all new public water system sources be approved by the Director of Health prior to its use. Such approval is based primarily upon the submission of a satisfactory engineering report which addresses the requirements set in Section 11-20-29.

- The engineering report must identify all potential sources of contamination and evaluate alternative control measures which could be implemented to reduce or eliminate the potential for contamination, including treatment of the water source. In addition, water quality analyses for all regulated contaminants, performed by a laboratory certified by the State Laboratories Division of the State of Hawaii, must be submitted as part of the report to demonstrate compliance with all drinking water standards. Additional parameters may be required by the Director for this submittal or additional tests required upon his or her review of the information submitted.

- All sources of public water systems must undergo a source water assessment which will delineate a source water protection area. This process is preliminary to the creation of a source water protection plan for that source and activities which will take place to protect the source of drinking water.

- Projects proposing to develop new public water systems or proposing substantial modifications to existing public water systems must receive approval by the Director of Health prior to construction of the proposed system or modification. These projects include treatment, storage and distribution systems of public water systems. The approval authority for projects owned and operated by a County Board or Department of Water or Water Supply has been delegated to them.

- All public water systems must be operated by certified distribution system and water treatment plant operators as defined by Hawaii Administrative Rules, Title 11, Chapter 11-25 titled; Rules Relating to Certification of Public Water System Operators.

- All projects which propose the use of dual water systems or the use of a non-potable water system in proximity to an existing potable water system to meet irrigation or other needs must be carefully designed and operated to prevent the cross-connection of these systems and prevent the possibility of backflow of water from the non-potable system to the potable system. The two systems must be clearly labeled and physically separated by air gaps or reduced pressure principle backflow prevention devices to avoid

Solid and Hazardous Waste Branch
Standard Comments

July 31, 2008

Solid and Hazardous Waste Branch

The Solid and Hazardous Waste Branch administers programs in the areas of:
1) Management of hazardous waste;
2) Regulation of underground storage tanks; and
3) Management of solid waste.

Our general comments on projects are as follows.

Hazardous Waste Program

- The state regulations for hazardous waste are in Chapters 11-260 to 11-280, Hawaii Administrative Rules (HAR). These rules apply to the identification, handling, transportation, storage and disposal of regulated hazardous waste. Generators, transporters and treatment, storage and disposal facilities of hazardous waste must adhere to these requirements or be subject to fines and penalties.

Solid Waste Section

- The Solid Waste Section (SWS) enforces laws and regulations contained in Hawaii Revised Statutes (HRS) Chapters 342H and 342I; and Hawaii Administrative Rules, Title 11, Chapter 58.1 "Solid Waste Management Control".

- The purpose of the rules is to establish minimum standards governing the design, construction, installation, operation, and maintenance of solid waste disposal, recycling, reclamation and transfer systems.

- All facilities that accept solid wastes are required to obtain a solid waste management permit from the SWS. Examples of the types of facilities governed by these regulations include landfills, transfer stations and convenience centers, recycling facilities, composting facilities, salvage facilities. Medical waste, infectious waste and foreign waste treatment facilities are also included.

- Generators of solid waste are required to ensure that their wastes are properly delivered to permitted solid waste management facilities. Managers of construction and demolition projects should require their waste contractors to submit disposal receipts and invoices to ensure proper disposal of wastes.

Office of Solid Waste Management

- The Office of Solid Waste Management administers integrated solid waste management planning requirements, which apply to the counties, as well as the Glass Advance Disposal Fee (ADF) and Deposit Beverage Container (DBC) Programs. Management of the DBC

Advisory Committee where no new cesspools will be allowed. It is also located in the Pass Zone.

- The subject project is located in the Critical Wastewater Disposal Area (CWDA) as determined by the Oahu Wastewate Advisory Committee where no new cesspools will be allowed. It is also located in the No Pass Zone where subdivisions are not approved unless connection to the County sewer system is possible.

2. Maui:

- The subject project is located in the Critical Wastewater Disposal Area (CWDA) as determined by the Maui County Wastewater Advisory Committee where no new cesspools will be allowed.
- The subject project is located in the Non-Critical Wastewater Disposal Area (CWDA) as determined by the Maui Count Wastewater Advisory Committee where new cesspools may be allowed with specific criteria.
- The subject project is located in the One – Acre Lot Exception Critical Wastewater Disposal Area (CWDA) as determin by the Maui County Wastewater Advisory Committee where new cesspools may be allowed, provided there is at least o acre of land.

3. Kauai:

- The subject project is located in the Critical Wastewater Disposal Area (CWDA) as determined by the Kauai County Wastewater Advisory Committee where no new cesspools will be allowed.

4. Hawaii:

- The subject project is located in the Non-Critical Wastewater Disposal Area (CWDA) as determined by the Hawaii Cou Wastewater Advisory Committee where new cesspools may be allowed with specific criteria.
- The subject project is located in the One – Acre Lot Exception Critical Wastewater Disposal Area (CWDA) as determin by the Hawaii County Wastewater Advisory Committee where new cesspools may be allowed, provided there is at least one-acre of land.
- The subject project is located in the Five – Acre Lot Exception Critical Wastewater Disposal Area (CWDA) as determin by the Hawaii County Wastewater Advisory Committee where new cesspools may be allowed, provided there is at least five-acres of land.
- The subject project is located in the Critical Wastewater Disposal Area (CWDA) as determined by the Hawaii County Wastewater Advisory Committee where no new cesspools will be allowed.

5. Statewide:

- As the project will be served by the City & County of Honolulu/ County/ Private sewer system, we have no objections t the development. If available, we highly encourage the developer to work with the City/ County/ Private Wastewater Re Facility to utilize recycled water for irrigation and other non-potable water purposes. The use of recycled wastewater should be encouraged and utilized in major common areas such as parks, golf courses and other open spaces or landscap areas.
- Wastewater treatment and disposal have not been adequately addressed in the subject document; therefore, we can not o any substantial comments. If a City/County/Private sewer connection is not available, domestic wastewater generated b the project shall be handled by wastewater systems that comply with our chapter 11-62, Hawaii Administrative Rules.
- As connection to a City/County/Private sewer system may not possible, we highly recommend the construction and use individual wastewater treatment systems (IWSs) for each unit/lot serving no more than five (5) bedrooms or bedroom lil each lot will be determined by the wastewater rules in effect at the time of building permit application.
- Domestic wastewater will not be generated by the subject project; therefore, we have no comments to provide at this tim
- We do not have any records of a treatment system for the subject property; therefore, we cannot offer any substantial comments at this time.

6. Subdivision Requests:

- The Wastewater Branch does not concur with the subdivision request because a minimum lot size of 10,000 square feet required in order to utilize individual wastewater systems.
- The properties to be subdivided are less than 10,000 square feet; therefore, we will have to deny this subdivision request
- The subdivision consists of 50 lots/dwelling units or more with lot sizes that are greater than an acre. The use of individu wastewater systems are allowed under the provisions of Hawaii Administrative Rules (HAR), Chapter 11-62.
- The subdivision is located with 1000' radius of a public drinking water source. The WWB cannot concur with the proposed subdivision unless connection to a public sewer system is available.
- The source of potable water is not shown. Please provide this office with the source of potable water such that we can further review the subdivision request.
- The subdivision consists of less than 50 lots/dwelling units. The use of individual wastewater systems are allowed under the provisions of Hawaii Administrative Rule Chapter 11-62. The type and number of individual wastewater treatment systems to be used on each lot will be determined by the wastewater rules in effect at the time of the building permit.
- The subdivision consists of 50 lots/dwelling units or more. The use of individual wastewater systems are not allowed un the provisions of Hawaii Administrative Rule Chapter 11-62. Please have your engineer submit plans for a wastewater treatment works to the Wastewater Branch.
- Show all proposed existing structures and wastewater disposal systems on the final plot map including setback distances the newly adjusted property lines and buildings.
- In accordance with Hawaii Revised Statutes 343, an environmental assessment is required for any proposed wastewater treatment unit except for individual wastewater systems or a wastewater treatment system unit serving fewer than fifty single-family dwellings or the equivalent.

7. Other:

- The installation of individual wastewater systems will not be allowed if the design flow for the project exceeds 15,000 gallons per day. Hawaii Administrative Rules (HAR), Chapter 11-62, Wastewater Systems, section 11-62-31.1(2)(B) states that for developments involving buildings other than dwellings, the total wastewater flow of the development shal not exceed 15,000 gallons per day. A wastewater treatment plant will be required to be designed and constructed in accordance with our chapter 11-62, HAR if design flows for the project exceeds 15,000 gallons per day.
- The Wastewater Branch has records for the existing wastewater system(s) that are located on the subject property. Pleas have your engineer or contractor submit completed cesspool information card(s) identifying the location of all wastewat system(s) and their locations to the existing and proposed adjusted property lines.
- In 1999, EPA promulgated regulations under the Safe Drinking Water Act's Underground Injection Control (UIC) Prog required closure of all existing large capacity cesspools (LCC) by April 5, 2005. Under federal regulations, a large capacity cesspool is a cesspool which serves multiple dwellings, or for nonresidential facilities has the capacity to serve or more persons per day. Operation of a large capacity cesspool after this date is a violation of federal regulations and subject to enforcement and fines. If you have any questions about LCC, please contact Kate Rao of EPA at (415) 972-

Program is conducted pursuant to HRS Chapter 342G, which contains compliance and enforcement provisions, and HAR Title 11, Chapter 232 "Deposit Beverage Recycling." OSWM is also responsible for limited enforcement and compliance of solid waste management facilities that operate primarily as certified DBC redemption centers pursuant to HRS Chapter 342H and HAR Title 11, Chapter 58.1, entitled: "Solid Waste Management Control." Authority for the integrated solid waste management planning and ADF programs is contained in HRS Chapter 342G.

- Glass Advance Disposal Fee Program: Businesses that manufacture, or import glass containers into Hawaii are required to register with the Department of Health and pay a 1.5-cent per container fee. Fee revenue is distributed to the counties for the operation of glass recycling programs.

- Deposit Beverage Container Program: Business that manufacture, or import, deposit beverage containers into Hawaii are required to register with the Department of Health and pay the five-cent deposit and one-cent container fee on each deposit container. Deposits and fees are deposited into a special fund and are used to reimburse DBC redemption center refunds paid to consumers; and to pay handling fees to redemption/recycling companies to process and recycle collected deposit beverage containers; and to pay program administrative costs.

- The Department of Health reimburses and pays an associated handling fee for the redemption of legitimate deposit beverage containers (DBC). These transactions are conducted only with certified redemption centers. Certification requires obtaining a solid waste management permit from the SWS (which addresses environmental issues) and a certification from the DBC program (which addresses business issues).

- HRS Chapter 342G encourages the reduction of waste generation, reuse of discarded materials, and the recycling of solid waste. Businesses, property managers and developers, and government entities are highly encouraged to develop solid waste management plans to ensure proper handling of wastes.

- Solid waste management plans should also seek to maximize waste diversion and minimize disposal. Such plans should include designated areas to promote the collection of reusable and recyclable materials.

Underground Storage Tank

- The state regulations on underground storage tanks (USTs), Chapter 11-281, Hawaii Administrative Rules (HAR), became effective on January 28, 2000. The state UST regulations include, among other things, specific requirements that UST owners and operators must meet when installing and permanently closing their UST system and addressing releases from USTs.

- A guidance manual entitled "Technical Guidance Manual for Underground Storage Tank Closure and Release Response" (dated March 2000) have been developed to assist responsible parties and their consultants and contractors in complying with the state UST closure requirements and release response activities.

- A permit is required prior to the installation and operation of an UST. The UST system that will be installed must have secondary containment. Refer to Subchapter 2-5 of the HAR. The installation permit expires in 1 year from the date of issue. The operation permit expires in 5 years from the date of issue.

- The HAR section 11- 281-61 requires owners and operators of USTs or tank systems to notify DOH within twenty-four (24) hours, and follow the procedures in section 11-281-63, for any of the following conditions:
  1) The discovery by any person of evidence of regulated substances which may have been released at the UST or tank system site or in the surrounding area (such as the presence of free product or vapors in soils, basements, sewer and utility lines, and nearby surface water;
  2) Unusual UST or tank system operating conditions observed or experienced by owners and operators (such as the erratic behavior of product dispensing equipment, the sudden loss of product from the UST or tank system, or an unexplained presence of water in the tank), unless a component of the UST or tank system is found to be defective but not leaking, and is immediately repaired or replaced; or
  3) Monitoring results from a release detection method required under section 11-281-51(e) indicate a release may have occurred unless, the monitoring device is found to be defective, and is immediately repaired, calibrated, or replaced, and additional monitoring results do not confirm the initial result

For further information about these programs, please contact the Solid and Hazardous Waste Branch at (808) 586-4226.

contaminating the potable water supply. In addition backflow devices must be tested periodically to assure their proper operation. Further, all non-potable spigots and irrigated areas should be clearly labeled with warning signs to prevent the inadvertent consumption on non-potable water. Compliance with Hawaii Administrative Rules, Title 11, Chapter 11-21 titled; Cross-Connection and Backflow Control is also required.

- All projects which propose the establishment of a potentially contaminating activity (as identified in the Hawai`i Source Water Assessment Plan) within the source water protection area of an existing source of water for a public water supply should address this potential and activities that will be implemented to prevent or reduce the potential for contamination of the drinking water source.

- For further information concerning the application of capacity, new source approval, operator certification, source water assessment, backflow/cross-connection prevention or other public water system programs, please contact the Safe Drinking Water Branch at 586-4258.

Underground Injection Control (UIC)

- Injection wells used for the subsurface disposal of wastewater, sewage effluent, or surface runoff are subject to environmental regulation and permitting under Hawai`i Administrative Rules, Title 11, Chapter 11-23, titled Underground Injection Control (UIC). The Department of Health's approval must be first obtained before any injection well construction commences. A UIC permit must be issued before any injection well operation occurs.

- Authorization to use an injection well is granted when a UIC permit is issued to the injection well facility. The UIC permit contains discharge and operation limitations, monitoring and reporting requirements, and other facility management and operational conditions. A complete UIC permit application form is needed to apply for a UIC permit.

- A UIC permit can have a valid duration of up to five years. Permit renewal is needed to keep an expiring permit valid for another term.

For further information about the UIC permit and the Underground Injection Control Program, please contact the UIC staff of the Safe Drinking Water Branch at 586-4258.

Groundwater Protection Program

- Projects that propose to develop a golf course are asked to use the Guidelines Applicable to Golf Courses in Hawai`i (Version 6) in order to address certain groundwater protection concerns, as well as other environmental concerns.

All wastewater generated from the proposed subdivision shall be discharged to the County of Maui sewer system.

Applicant must comply with Hawaii Administrative Rules, Chapter 11-50, "Food Safety Code" if serving food.

Areas applicable to Individual Wastewater Systems (IWS) shall meet all the requirements of Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems." If you have any questions, please call Roland Tejano, Wastewater Engineer, at 808 984-8232.

Chapter 11-23, "Underground Injection Control" (UIC). Questions about UIC may be directed to the Safe Drinking Water Section at 808 586-4258.

During our preliminary review, we did not require to have a cesspool record inspection. In 2005, revised Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems", requires you to submit a Cesspool inspection on the property. Please have your engineer or licensed contractor inspect the cesspool and complete the attached form as we do not have a record on file on Lot 4-C-2. If you have any questions, please call Roland Tejano, Wastewater Engineer at 808 984-8232.

HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design and construction of the building and installation of these types of equipment.

If meals are to be served, the kitchen must comply with Hawaii Administrative Rules, Chapter 11-50, "Food Safety Code."

In order to determine if you must comply with Hawaii Administrative Rules, Chapter 11-50, "Food Safety Code" please submit a detailed description of these events that are going to be taking place.

It is strongly recommended that the Standard Comments found at the Department's website: http://health.hawaii.gov/epo/home/landuse-planning-review-program/ be reviewed and any comments specifically applicable to this project should be adhered to.

It is recommended that a mosquito control plan be developed for the landfill. Aedes albopictus is a dominant mosquito species in the Hana Area. It is also the vector of the Dengue fever virus. The accumulation of tires, vehicles and other objects that hold water serves as ideal breeding sources for mosquito. A comprehensive mosquito control program is needed for the Hana land fill. Should you have any questions, please call our Vector Control Branch at 808 873-3560.

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

Please be informed that during our preliminary review in 2004 we did not require cesspool information. In 2005, under revised Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems" you are required to submit cesspool information on the "New Cesspool Information Form". Please have your engineer or licensed contractor inspect the cesspool and complete the attached form as we do not have any record on file. If you have any questions, please call Roland Tejano, Wastewater Engineer at 808 984-8232.

Please contact the Safe Drinking Water Branch (SDWB) at 808 586-4258 regarding the private water system currently serving the

The area is subject to cane smoke and hydrogen sulfide (H_2S) odors from agricultural operations. If you have any questions, please call the Clean Air Branch at 808 984-8234.

Proposed subdivision is recommended for construction approval as Individual Wastewater System (IWS) can be utilized as a means of onsite wastewater disposal.

Provide plot plan and details of the wastewater disposal system.

The approved construction plans for Individual Wastewater System (IWS) for the project must be installed, inspected and have final approval by the Department of Health prior to use. Should you have any questions, please call Roland Tejano, Environmental Wastewater Engineer at 808 984-8232.

The area is subject to cane smoke and hydrogen sulfide (H_2S) odors from agricultural operations. If you have any questions, please call the Clean Air Branch at 808 984-8234.

The Army Corp of Engineers should be contacted at (808) 438-9258 to identify whether a Federal license or permit is required for this project.

The Department of Health's (DOH) authority over drinking water quality is limited to "public water systems" as defined in Hawaii Administrative Rules (HAR), Chapter 11-20, "Rules Relating to Potable Water Systems." Therefore the responsibility for the water quality for this water system falls upon the owner of the private water system; it is highly recommended that steps are taken to ensure that the water is safe and not detrimental to the health and safety of the consumer.

The project is located on the critical wastewater disposal area as determined by the Maui County Wastewater Advisory Committee.

We are unable to offer any further comments on the proposed project at this time as domestic wastewater collection, treatment and disposal have not been addressed. Information pertaining to the wastewater collection, treatment and disposal system should be provided in order that we may be able to evaluate any impact and make any determination related to the wastewater project.

Please be informed that the proposed wastewater system for the subdivision/development may have to include predesign consideration to address any effects associated with the construction of and/or discharges from the wastewater system to any public trust, Native Hawaiian resources or the exercise of traditional cultural practices. In addition, all wastewater plans must conform to applicable provisions to the Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems". If you have any questions, please call Roland Tejano, Wastewater Engineer at 808 984-8232.

HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design and construction of the building and installation of these types of equipment.

There is no Cesspool inspection record on file. Please have your engineer or licensed contractor inspect the cesspool and complete the attached Cesspool form and return to our office for processing. If you have any questions please contact Roland Tejano, Environmental Engineer at 808 984-8232.

The approved construction plans for Individual Wastewater System (IWS) for the project must be installed, inspected and have final approval by the Department of Health prior to use.

The project is located on the critical wastewater disposal area as determined by the Maui County Wastewater Advisory Committee. We are unable to offer any further comments on the proposed project at this time as domestic wastewater treatment and disposal have not been addressed. Preliminary design/study pertaining to the treatment unit and disposal system should be provided in order that we may be able to evaluate any determination related to the wastewater plan.

Please be informed that the proposed wastewater system for the subdivision may have to include design consideration to address any effects associated with the construction of and/or discharges from the wastewater system to any public trust, Native Hawaiian resources or the exercise of traditional cultural practices. In addition, all wastewater plans must conform to applicable provisions to the Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems"
The use of individual wastewater systems will be allowed. The type and number of individual wastewater systems to be used on each lot will be determined by the wastewater rules in effect at the time of the building permit application(s).

We have no comments to offer.

We recommend that wastewater generated for the proposed subdivision be hooked up to the county sewer. If you have any questions, please call Roland Tejano, Wastewater Engineer at 808 984-8232.

October 29, 2015

To request a Section 401 WQC, you must complete and submit the Section 401 WQC application. This application is available on the e-Permitting Portal website located at: https://eha-cloud.doh.hawaii.gov/epermit/.

Please see HAR, Chapter 11-54 for the State's Water Quality Standards and for more information on the Section 401 WQC. HAR, Chapter 11-54 is available on the CWB website at: http://health.hawaii.gov/cwb/.

- National Pollutant Discharge Elimination System (NPDES) permit coverage is required for:
  - Storm water associated with construction activities for land disturbances of one (1) acre or more. Land disturbance includes, but is not limited to, clearing, grading, grubbing, excavation, demolition, uprooting of vegetation, equipment staging, and storage areas.
  - Storm water associated with industrial activities for facilities with Standard Industrial Classification Codes regulated in 40 CFR 122.26(b)(14)(i) through (ix) and (xi).
  - Storm water and certain non-storm water from a small Municipal Separate Storm Sewer System.
  - Discharges of water pollutants into State surface waters. Examples of these discharges include, but are not limited to, cooling water, hydrotesting waters, dewatering effluent, and process wastewater.
  - Discharges from the application of pesticides (including insecticides, herbicides, fungicides, rodenticides, and various other substances to control pest) to State waters.

An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge or start of construction activities. To request an NPDES individual permit, you must complete and submit the NPDES individual permit application. This application is available on the e-Permitting Portal website located at: https://eha-cloud.doh.hawaii.gov/epermit/.

A Notice of Intent (NOI) for coverage under a specific NPDES general permit must be submitted at least 30 calendar days before the commencement of the discharge or start of construction activities. To request NPDES general permit coverage, you must complete and submit the NOI. The NOI is available on the e-Permitting Portal website located at: https://eha-cloud.doh.hawaii.gov/epermit/.

Please see HAR, Chapter 11-55 for more information on the NPDES individual permit and NPDES general permits. The specific NPDES general permits are located in HAR, Chapter 11-55, Appendices B through M. HAR, Chapter 11-55 and HAR, Chapter 11-55, Appendices B through M are available on the CWB website at: http://health.hawaii.gov/cwb/.

- According to State law, 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.

Monitoring

- Effluent discharge and/or receiving water monitoring may be required as conditions of Section 401 Water Quality Certifications and NPDES General and Individual permits.

Enforcement

- 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.
- Violations of Hawaii Revised Statutes 342D and 342E may elicit administrative, civil and criminal penalties for such violations.

Polluted Runoff Control

- Manage projects identified in watershed-based plans that reduce polluted runoff and educate the public about nonpoint source pollution. Projects are selected through an annual request for proposals. Funding is provided by the EPA through the Clean Water Act. For more information on projects and funding opportunities, please visit: www.hawaii.gov/doh/pollutedrunoffcontrol.

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September 28, 2016

Ms. Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Ms. McIntyre:

Thank you for your comment letter dated August 4, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project.

We appreciate the resources you have provided relating to Standard Comments, the Environmental Health Portal, Water Quality Standards Maps, and various sources on strategies to support the sustainable and healthy design of communities and buildings. The project will apply sustainability strategies and principles to the extent possible.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR OF HAWAII

VIRGINIA PRESSLER, 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, HAWAII 96793-3378

August 22, 2016

Ms. Christine Mendes Ruotola, AICP
Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307
Email: cruotola@group70int.com

Dear Ms. Mendes Ruotola;

Subject: Pre- Consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawaii)

Thank you for the opportunity to review this project. We have the following comments to offer:

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. This land was formerly in the production of sugarcane and/or pineapple production. Please contact the Department of Health, Hazard Evaluation and Emergency Response office at 808 586-4249.

3. The project must connect to the county sewer.

Should you have any questions, please contact me at 808 984-8230 or email me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c EPO

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September 28, 2016

Ms. Pattie Kitkowski
Maui District Health Office
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Ms. Kitkowski:

Thank you for your comment letter dated August 22, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project. The following responses are offered to your comments:

1. We acknowledge that a National Pollutant Discharge Elimination System (NPDES) permit may be required for this project. The Clean Water Branch will be included in the environmental review process.
2. We appreciate the resources you have provided on the land's former use as sugarcane and/or pineapple production. The Department of Health, Hazard Evaluation and Emergency Response will be included in the environmental review process.
3. We acknowledge that the project must connect to the county sewer system. A discussion on utilities is included in Section 2.12 of the Draft EA.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
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ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:
STP 8.2009

RECEIVED
AUG 26 2016
GROUP 70 INT'L

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

August 24, 2016

Ms. Christine Mendes Ruotola, AICP, LEED AP
Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Ms. Ruotola:

Subject: Maui County Service Center
Pre-Consultation for Draft Environmental Assessment
Kahului, Maui, Hawaii
TMK: (2) 3-8-101:001-007

Our Department of Transportation's (DOT) comments on the subject project are as follows:

Airports Division (DOT-AIR)

1. The subject project is located 1.15 miles southerly from the end of Runway 2 at Kahului Airport (OGG). Additionally, it is only 0.83 miles from the proposed runway extension and 0.43 miles from the edge of the proposed Runway Protection Zone currently under consideration in the draft Kahului Airport Master Plan (reference Project Relationship to OGG exhibit attached).

2. The developer should be aware that photovoltaic (PV) systems, located in or near the approach path of aircraft into an airport, can create a hazardous condition for a pilot due to possible glint and glare reflected from the PV array. The following website may assist with preparation of a glint and glare analysis: www.sandia.gov/glare. (note: this website no longer provides a free analysis service, but does provide a link to a pay for analysis website). It is recommended that the highest rated non-glare materials be used in the PV system installed to mitigate potential hazard to the greatest degree possible. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the photovoltaic system must be prepared to immediately mitigate the hazard, upon notification by the Department of Transportation, Airports Division (DOT-AIR) or the Federal Aviation Administration (FAA).

3. The proposed project is located within the 65-70 Day Night Level (DNL) noise contours on the Kahului Airport 1993 Base Year Noise Exposure Map. Due to the proposed project's location, the developer should be cognizant of potential single event noise impacts affecting building tenants and occupants from aircraft arriving and departing OGG and build into the project design appropriate noise attenuation measures and mitigations as needed.

4. Federal Aviation Administration Advisory Circular 150/5200-33B, *Hazardous Wildlife Attractants On or Near Airports*, requires a minimum distance of five (5) statute miles between the farthest edge of the Air Operations Area and the hazardous wildlife attractant if the attractant could cause hazardous wildlife movement into or across the approach or departure space. This includes using appropriate landscaping that deters bird nesting and foraging.

5. The developer should submit a FAA Form 7460-1 "Notice of Proposed Construction or Alteration," in accordance with Code of Federal Regulations, Title 14, Part 77.9. In addition, a FAA Form 7460-1 should be submitted for any tall equipment, such as cranes, that may be used during construction. This form and criteria for submittal can be found at the website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

   If the applicant files a FAA Form 7460-1, we request a copy be provided to DOT-AIR when the project proponent receives the FAA determination

Highways Division (DOT-HWY)

DOT-HWY is still reviewing the subject project. Supplemental comments will be sent as soon as the review is completed.

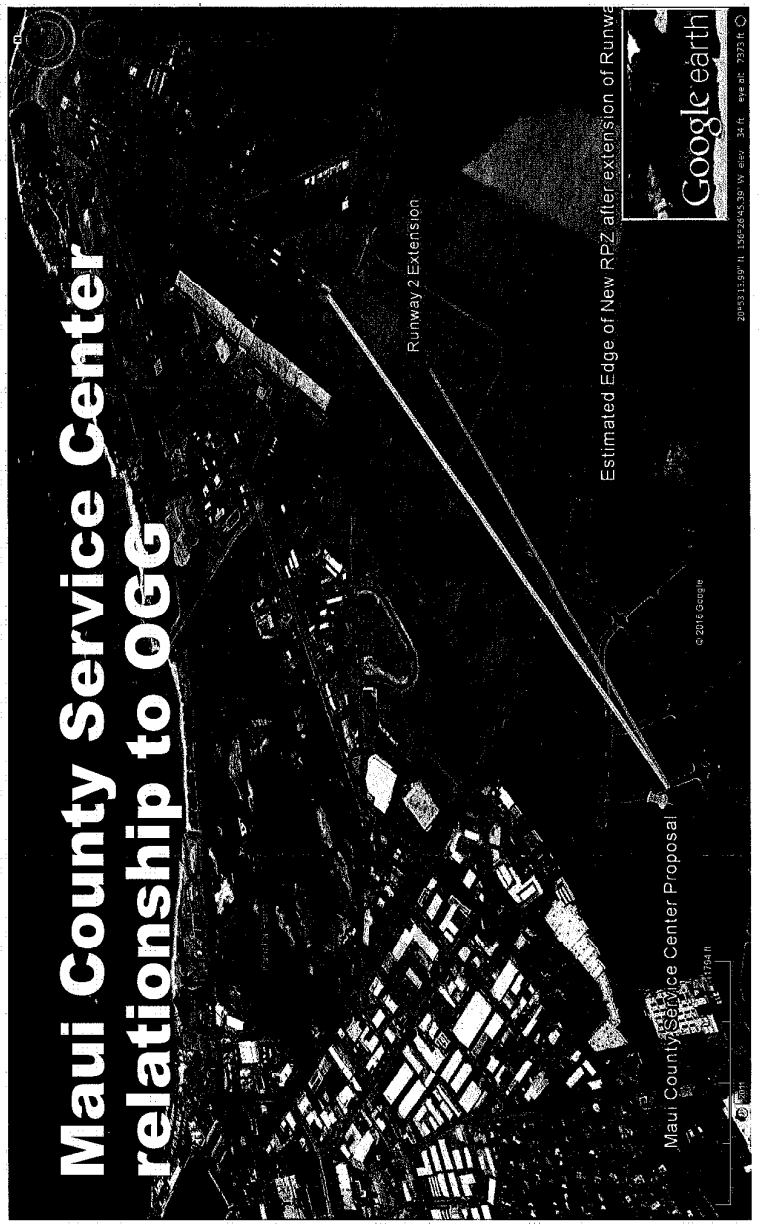
If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

FORD N. FUCHIGAMI
Director of Transportation

Attachment: Project Relationship to OGG Exhibit

c: Gordon Wong, Federal Aviation Administration



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September 28, 2016

Mr. Ford N. Fuchigami
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Fuchigami:

Thank you for your comment letter dated August 24, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project. The following responses are offered to your comments.

1. In response to the Airports Division:
   a. We acknowledge that the project is located 0.83 miles from the proposed runway extension and 0.43 miles from the edge of the proposed Runway Protection Zone currently under consideration in the draft Kahului Airport Master Plan.
   b. We acknowledge that photovoltaic (PV) systems located in or near the approach flight path of aircraft into an airport can create a hazardous condition due to possible glint and glare reflected from the PV, and the highest rated non-glare materials should be used in the PV system. And also that upon notification by the Department of Transportation-Airports Division or the Federal Aviation Administration of the hazardous condition, the County will be required to mitigate the hazard immediately.
   c. We acknowledge that the proposed project is within the 65-70 Day Light Level noise contours and there is a potential for noise impact. Appropriate noise attenuation measures will be built into the project design.
   d. We acknowledge that appropriate landscaping should be used at the project to deter bird nesting and foraging in order to not create hazardous wildlife movement into airport aircraft.
   e. We acknowledge that the County should submit to FAA, Form 7460-1 "Notice of Proposed Construction or Alteration", for the proposed development and for any tall equipment such as cranes that may be used during construction.
2. In response to the Highways Division:

   a. We acknowledge that the Highways Division is still reviewing the subject project, and that supplemental comments will be sent as soon as the review is completed.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

September 13, 2016

IN REPLY REFER TO:
Log No. 2016.01825
Doc No. 1608GC02
Archaeology

Russell Y. Tsuji, Administrator
Land Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Dear Mr. Tsuji,

SUBJECT: **Chapter 6E-8 Historic Preservation Review**
Pre Consultation – Draft Environmental Assessment
Maui County Service Center
Wailuku Ahupua‘a (Kahului), Wailuku District, Island of Maui
TMK: (2) 3-8-101:001 thru 007, [Formerly (2) 3-8-006:075 thru 079]

Thank you for the opportunity to comment on this request for pre-consultation for a Draft Environmental Assessment for the proposed construction of the new Maui County Service Center, Wailuku. SHPD received this submittal on July 27, 2016. The County of Maui proposes to construct a new 60,000 square foot, two-story building with appurtenances, and approximately 360 at grade parking stalls on 4 acres of County of Maui-owned lands. The submittal indicates that the proposed project site is vacant and near an existing retention basin.

A SHPD records review indicates that these parcels have not been subjected to an archaeological inventory survey (AIS). However, several archaeological studies conducted within the vicinity have identified historic plantation-era sites including a Sugar Mill (Site 1532), the Pu‘unene District (Site 1579), historic retaining walls, culverts, road crossings (Site 6228), historic plantation reservoir and #10 historic reservoir ditch (Site 6229), and remnants of the historic Kahului Railroad tracks (Site 3112). In addition, several human skeletal remains and fragments (Site 7622) were identified and collected within imported sand material used as backfill.

Based on the above information, **SHPD has insufficient information** to determine the proposed project will not affect significant historic properties. The project involves extensive proposed ground disturbance and significant historic properties have been identified in the vicinity.

Pursuant to HAR §13-275, **SHPD requests** that an archaeological inventory survey (AIS) with a subsurface testing component be conducted and that an AIS report meeting the requirements of HAR §13-276-5 be submitted to SHPD for review and acceptance **prior to initiation of project related work**.

The AIS shall be conducted by a qualified archaeologist in order to adequately identify and document any archaeological historic properties that may be present, to assess their significance, to determine the potential impacts of this project on any identified archaeological historic properties, and to identify and ensure appropriate mitigation is implemented, if needed. A list of permitted archaeological firms is provided on the SHPD website at: http://dlnr.hawaii.gov/shpd/about/branches/archaeology/.

SHPD requests the project proponent and archaeological firm consult with our office regarding an appropriate testing strategy **prior to initiation of the AIS**.

SHPD will notify you when the required reports and/or plans have been reviewed and accepted and project work may proceed.

Please contact me at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 if you have any questions regarding this letter.

Aloha,

Susan A. Lebo

Susan A. Lebo, PhD
Archaeology Branch Chief

cc: Christine Ruotola
Group 70 International, Inc.
cruotola@group70int.com

Lydia Morikawa
DLNR, Land Division
Lydia.M.Morikawa@hawaii.gov

County of Maui
Department of Planning
Planning@co.maui.hi.us

County of Maui
Department of Public Works – DSA
Renee.Segundo@co.maui.hi.us

County of Maui
Cultural Resources Commission
Annalise.Kehler@co.maui.hi.us

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December 9, 2016

Ms. Susan A. Lebo, PhD, Archaeology Branch Chief
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd, Suite 555
Kapolei, HI 96707

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Ms. Lebo:

Thank you for your comment letter dated September 13, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project.

We note that SHPD records indicated that these parcels have not been subjected to an archaeological inventory survey (AIS), and that pursuant to HAR 13-275, an AIS with a subsurface testing component is required for SHPD review and acceptance prior to initiating project related work. We will provide additional information in regards to the site and will coordinate with your department on the requirement of an AIS.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR

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

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IN REPLY REFER TO:

STP 8.2027

September 29, 2016

Ms. Christine Mendes Ruotola, AICP, LEED AP
Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

RECEIVED
OCT 07 2016
GROUP 70 INT'L

Dear Ms. Ruotola:

Subject: Maui County Service Center
Pre-Consultation for Draft Environmental Assessment (DEA)
Kahului, Maui, Hawaii
TMK: (2) 3-8-101:001-007

Our State Department of Transportation (DOT) previously commented on the subject project in our letter STP 8.2009 dated August 24, 2016 (copy attached) and now offers the following supplemental comments:

Highways Division

1. A traffic assessment prepared by a traffic engineer licensed in the State of Hawaii should be included in the DEA. The study area should include the two intersections connected to the State highway facilities (South Puunene Avenue and Hana Highway) as follows:

   a. Hookele Street and South Puunene Avenue/Mokulele Highway (Route 311)
   b. Hookele Street and Hana Highway (Route36).

2. A copy of the DEA should be sent to our Maui District, Highways Division.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

FORD N. FUCHIGAMI
Director of Transportation

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November 3, 2016

Mr. Ford N. Fuchigami, Planning Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

Subject: Pre-consultation for Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Fuchigami:

Thank you for your comment letter dated September 29, 2016 concerning the Draft Environmental Assessment (DEA) pre-consultation for the Maui County Service Center project. A response letter from the project's traffic engineer is attached for your review.

We will provide your office with a copy of the Draft Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

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

TERRANCE S. ARASHIRO, P.E.
IVAN K. NAKATSUKA, P.E.
ADRIENNE W. L. H. WONG, P.E., LEED AP
DEANNA HAYASHI, P.E.
PAUL K. ARITA, P.E.
ERIK S. KANESHIRO, L.P.L.S, LEED AP
MATT NAKAMOTO, P.E.

#16-503

October 26, 2016

Mr. Ford N. Fuchigami
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Fuchigami:

Subject: Maui County Service Center TA
Kahului, Maui, Hawaii
Response to Comments dated Sept. 29, 2016

The Traffic Impact Analysis Report (TIAR) for the Maui County Service Center (MCSC), conducted by Austin, Tsutsumi & Associates, Inc. (ATA), dated October 26, 2016 shall hereinafter be referred to as "Project TIAR". This letter was written in response to comments by the Hawaii Department of Transportation (HDOT) dated September 29, 2016 (STP 8.2027), regarding the Project TIAR for the MCSC, in Kahului, Maui, Hawaii, hereinafter referred to as "Project".

Comment 1

A traffic assessment prepared by a traffic engineer licensed in the State of Hawaii should be included in the DEA. The study area should include the two intersections connected to the State highway facilities (South Puunene Avenue and Hana Highway) as follows:

1. Hookele Street and South Puunene Avenue/Mokulele Highway (Route 311)
2. Hookele Street and Hana Highway (Route 36)

Response to Comment 1

The Hookele Street/Puunene Avenue and Hookele Street/Hana Highway intersections were not included in the Maui County Service Center TIAR dated October 26, 2016. However, the following qualitative assertions and traffic analysis forecasts show negligible traffic impacts generated by the Maui County Service Center (hereinafter referred to as "Project") at Hookele Streets intersection with Puunene Avenue and Hana Highway. Since the PM peak hour of traffic is the more critical peak hour, it's used as the basis of our response to comment 1.

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
HILO, HAWAII

Mr. Ford Fuchigami
State of Hawaii
Department of Transportation

October 26, 2016

- **Minimal Project Traffic Increase @ Hana Highway & Puunene Avenue**
  - Overall Project traffic increases minimally by 0.6 to 1.2 percent.
    - A portion of overall Project generated trips are likely NOT new trips, but rerouted trips. Existing trips currently traveling on Hana Highway and Puunene Avenue will just be rerouted to Hookele Street due to the consolidation/relocation of existing County offices from Wailuku/Kahului Town to the proposed Project site off Hookele Street.
  - Project increases critical left-turns at Puunene Avenue and Hana Highway intersections by only about 20 vehicles during the each AM/PM peak hour. Translates to only 1 additional vehicle every 3 minutes.
  - See attached Figure A for Project generated traffic forecast.
- **Minimal Traffic Operational Impacts @ Hana Highway & Puunene Avenue – Comparisons WITHOUT and WITH Project scenarios**
  - Hookele Street intersection with Hana Highway & Puunene Avenue
    - Project increases overall delay by 1 to 2 sec. LOS remains generally unchanged between scenarios.
    - Project increases movement delays by 1-3 seconds. LOS generally remains unchanged between scenarios.
    - Negligible v/c ratio increases of 0.01 to 0.03. All movements to continue operating below capacity for both scenarios.
  - See attached Table A for delay, v/c ratio and LOS at the two (2) intersections for the Existing, Base Year 2019 without Project and Future Year 2019 with Project conditions during the PM peak hour of traffic.

Comment 2

A copy of the DEA should be send to our Maui District, Highways Division.

Response to Comment 2

Comment is acknowledged.

Mr. Ford Fuchigami
State of Hawaii
Department of Transportation

October 26, 2016

Should you have any questions or require further information, please feel free to contact me at 244-8044.

Very truly yours,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

By

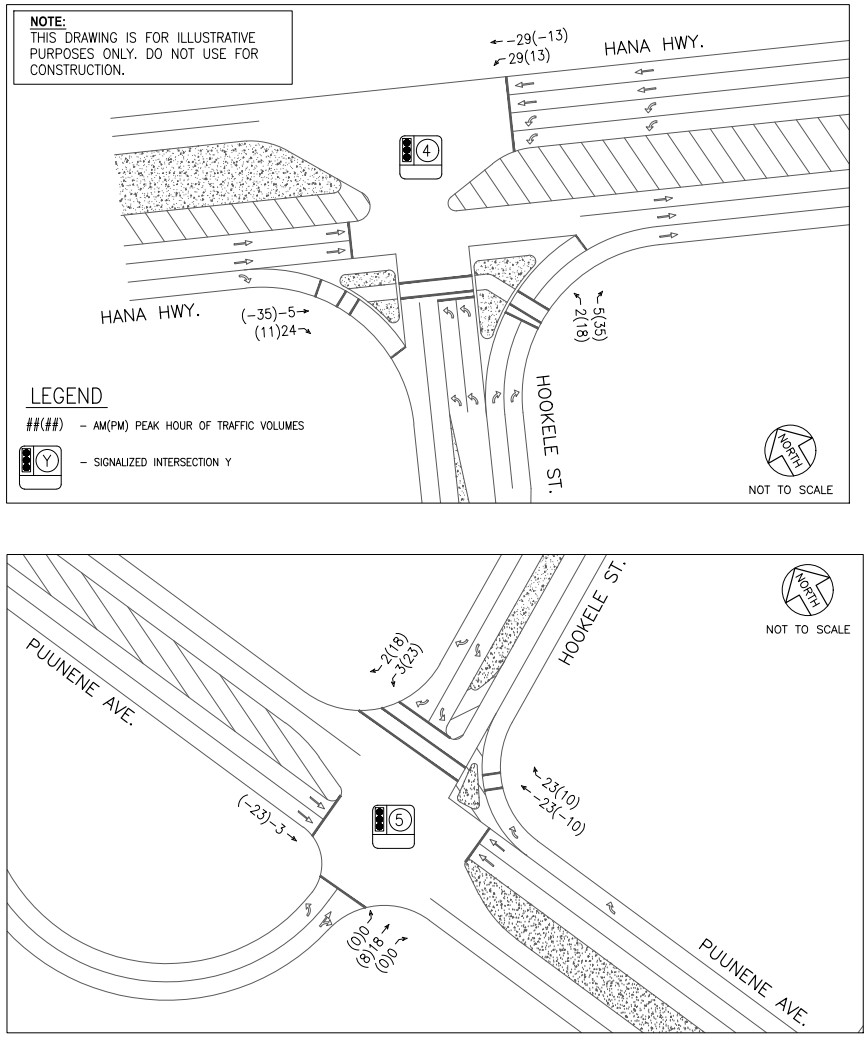
TYLER FUJIWARA, P.E.
Project Manager

TKF

Attachments: Table A
Figure A

Y:\2013\13-101\TRAFFIC\Report\DOT & DPW Response to Comments\151204 - Signal Optimization

Table A: Traffic Conditions at Hana Highway and Puunene Avenue									
	Existing, BY 2019, and FY 2019 PM Peak Hour Conditions LOS								
	Existing PM			BY 2019 PM			FY 2019 PM		
Intersection	HCM Delay	v/c Ratio	LOS	HCM Delay	v/c Ratio	LOS	HCM Delay	v/c Ratio	LOS
Hookele Street & Hana Highway									
EB TH	12.0	0.75	B	19.9	0.83	B	20.8	0.83	C
EB RT	6.0	0.12	A	9.9	0.21	A	11.1	0.27	B
WB LT	44.0	0.67	D	49.3	0.79	D	50.0	0.80	D
WB TH	3.8	0.46	A	5.6	0.49	A	6.0	0.48	A
NB LT	36.2	0.32	D	39.2	0.41	D	39.3	0.43	D
NB RT	32.9	0.52	C	33.4	0.59	C	33.6	0.61	C
Overall	13.1	–	B	19.8	–	B	20.6	–	C
Hookele Street & Puunene Avenue									
EB TH	19.2	0.52	B	36.0	0.69	D	37.9	0.70	D
WB TH	19.9	0.55	B	37.6	0.74	D	40.2	0.77	D
WB RT	0.0	0.00	A	0.0	0.00	A	0.0	0.00	A
NB LT	87.6	0.77	F	86.3	0.76	F	86.3	0.76	F
NB TH/RT	66.1	0.84	E	78.7	0.92	E	79.3	0.92	E
SB LT	77.6	0.92	E	70.3	0.94	E	70.9	0.94	E
SB RT	36.4	0.12	D	24.1	0.21	C	22.8	0.22	C
Overall	30.9	–	C	46.5	–	D	48.4	–	D



MAUI COUNTY SERVICE CENTER TIAR

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

PROJECT-GENERATED TRAFFIC VOLUMES AT HANA HWY AND PUUNENE AVE

FIGURE
A

Appendix C

Draft Environmental Assessment
Comments and Responses

DAVID Y. IGE
GOVERNOR

ARTHUR J. LOGAN
MAJOR GENERAL
ADJUTANT GENERAL

KENNETH S. HARA
BRIGADIER GENERAL
DEPUTY ADJUTANT GENERAL

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

January 13, 2017

RECEIVED
JAN 17 2017
G70

Ms. Christine Ruotola, AICP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Ms. Ruotola:

Subject: Chapter 343, HRS Draft Environmental Assessment/Anticipated Finding of No Significant Impact (DEA-AFONSI)
Maui County Service Center
Kahului, Island of Maui, Hawaii
TMK: (2) 3-8-101:001-007

Thank you for the opportunity to comment on the above application.

The Department of Defense has no comments to offer relative to the proposed project.

Should there be any questions, please contact Mr. Lloyd Maki, Assistant Chief Engineering Officer at (808)733-8441.

Sincerely,

NEAL S. MITSUYOSHI, P.E.
Colonel, Hawaii National Guard
Chief Engineering Officer

c: Ms. Havinne Okamura, Hawaii Emergency Management Agency

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925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
www.g70.design

July 14, 2017

Colonel Neal S. Mitsuyoshi, P.E.
Hawai'i National Guard, Chief Engineering Officer
State of Hawai'i Department of Defense
Office of the Adjutant General
3949 Diamond Head Road
Honolulu, HI 96816

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Colonel Mitsuyoshi:

Thank you for your comment letter dated January 13, 2017 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We acknowledge that the Department of Defense has no comments at this time.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawaii 96850

In Reply Refer To:
01EPIF00-2017-TA-0094

JAN 19 2017

Ms. Christine Mendes Routola, AICP
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Subject: Comments on Draft Environmental Assessment for Proposed Maui County Service Center, Kahului, Maui

Dear Ms. Routola:

The U.S. Fish and Wildlife Service (Service) received your correspondence on December 22, 2017, requesting comments on a draft environmental assessment (DEA) for the proposed construction of a Maui County Service Center in Kahului, Maui (Portion of Tax Map Key [TMK] number: [2] 3-8-101: Parcels 001-007). The undeveloped property is on the corner of Hookele and Alaihi Street in the Maui Business Park Phase II subdivision. The proposed plan includes the construction of a two-story, 60,000 square foot office building and 360 stall parking lot. After reviewing the DEA, we have several comments regarding species listed under the Endangered Species Act (ESA) of 1973 [16 U.S.C. 1531-1544 *et seq.*], as amended, including the Blackburn's sphinx moth (*Manduca blackburni*), Hawaiian stilt (*Himantopus mexicanus knudseni*), Hawaiian coot (*Fulica alai*), Newell's shearwater (*Puffinus newelli*), Band-rumped storm-petrel (*Oceanodroma castro*), Hawaiian petrel (*Pterodroma sandwichensis*), and Hawaiian hoary bat (*Lasiurus cinereus semotus*).

Blackburn's Sphinx Moth:
At this time, we do not believe that the DEA takes into full account the impact that the project may have on Blackburn's sphinx moth (BSM). BSM adult moths feed on nectar from native plants, including pohuehue (*Ipomoea pescaprae*), iliee (*Plumbago zeylanica*), and maiapilo (*Capparis sandwichiana*). BSM larvae feed upon the native aiea (*Nothocestrum* sp.), which is found in dry to moist forests at elevations ranging from 1,500 to 5,000 ft, and also the non-native tree tobacco (*Nicotiana glauca*), which occupies disturbed areas such as open fields and roadway margins. The DEA mentions that tree tobacco is present on the property. From section 2-5:

> *Larvae of the endangered Blackburn's sphinx moth are sometimes found on tree tobacco plants, a plant that was identified on the site during the botanical survey. To ensure that the Project will not adversely impact any sphinx moths that may be present on the plants, the former land owner, Alexander & Baldwin, Inc. (A&B) submitted a plan of action to the US Fish and Wildlife Service for removal of the tree tobacco plants. Upon review of the plan of action, USFWS stated that the implementation measures for the Project are unlikely to result in violating the Endangered Species Act.*

While it is entirely possible that we have provided technical assistance to A&B on this matter before, the DEA does not detail the terms of the "plan of action" or indicate when it was reviewed by the Service. Furthermore, the DEA does not include recent survey information for the amount and size of tree tobacco in the project area. Best management practices (BMPs) and methods for avoiding take of BSM have been refined over the past few years as we have learned more about their natural history. Avoiding take is likely possible, but depending on the specific circumstance, it may be time consuming.

Surveys for BSM and their host plants should be conducted by a qualified individual during the wettest portion of the year (Maui North shore: November to April; rest of Maui: October to April – early surveys can be done if there have been Kona storms), approximately four to eight weeks following a significant rainfall event when the growth rate of tree tobacco is increased. In cases where the weather is unseasonably rainy or dry, multiple surveys may be recommended.

Broadly speaking, given that tree tobacco is present on site, take of BSM can be minimized or avoided by:

- If tree tobacco is less than three feet in height and no BSM eggs, larvae, or signs indicating the possibility of pupating larvae (such as frass, chewed stems or other browsing characteristics) are detected, the entire plant(s) may be removed and the soil within 33 ft (10 m) may be disturbed.

- If tree tobacco is more than three feet in height, it is possible that the signs of Blackburn's sphinx moth foraging have been shed and pupating larvae may be in the ground in the area beneath the plant(s). Therefore, if there are no signs of BSM on tree tobacco more than three feet in height, the above-ground portion of the plant(s) may be cut off and removed and the following measures implemented to minimize the potential for future use of the plant by BSM and potential impact to pupae that may already be in the soil near the plant:

  - Stems should be treated with herbicide or re-trimmed to prevent leaf growth and potential use by the BSM.

  - A 33-ft (10-m) disturbance-free buffer should be established around the plant's location for one year. After one year, the plant roots may be removed and the soil disturbed if necessary. The one year waiting period will ensure any larvae pupating in the soil will have pupated and emerged from the soil prior to disturbance of the plant(s) or soil.

We *strongly* recommend that you discuss the specific plans and timeline for the project, as well as the current status of tree tobacco at the site with the Service, so that we can better provide recommendations for avoiding take of this species as the project goes forward.

Waterbirds:
Given that the project site directly abuts a water retention pond and that the project description includes creating up to a four-acre water-impermeable surface area (parking-lot and building), your project could result in standing or open water. This could be an attractant to endangered Hawaiian stilt and Hawaiian coot from nearby Kahana Pond. In particular, the endangered Hawaiian stilt is known to nest in sub-optimal locations (e.g., any ponding water) if water is present. Hawaiian waterbirds attracted to sub-optimal habitat may suffer adverse impacts, such as predation and reduced reproductive success, and thus the project may create an attractive nuisance. We recommend that you analyze any changes in waterflow that could result from this project, in particular the possibility that water could be directed into the retention basin more frequently or in greater volume. If the creation of standing water is likely and unavoidable, we recommend you work with our office during project planning so that we may assist you in developing measures to avoid impacts to listed species (e.g., fencing, vegetation control, predator management).

Seabirds:
It is possible that threatened and endangered seabirds may transit over the site on the way to and from their colonies in upland Maui. The primary threat posed by the project is seabird fallout resulting from disorientation caused by bright and unshielded lights. We are encouraged to see that the DEA includes wildlife-friendly lighting plans including avoiding night work, shielding lights downwards, and installing fully shielded lights on the structure itself. We recommend that the project also use lights that are only as bright as necessary for public safety or as required by ordinance, code, or law. Additionally, we recommend that the project avoid lights with high levels of blue light, as lights with this wavelength are less wildlife-friendly.

Hawaiian hoary bat
The Hawaiian hoary bat is known to occur across a broad range of habitats throughout the State of Hawaii; however, the DEA notes that song-meters at the project site failed to detect any. Nevertheless, we recommend that the project follow bat-friendly BMPs and structure design. If trees or shrubs suitable for bat roosting are cleared during the breeding season, there is a risk that young bats could inadvertently be harmed or killed. To minimize impacts, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Additionally, we recommend against using barbed wire in any fencing as it can trap bats as they forage, leading to injury or death.

Implementation of these measures will minimize but does not ensure that take of listed species associated with this proposed action will be fully avoided. If it is determined that this project may affect federally listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency, then that agency should consult with us pursuant to section 7(a)(2) of the ESA. If no Federal agency is involved with the proposed project, the applicant should apply for an incidental take permit under section 10(a)(1)(B) of the ESA. A section 10 permit application must include a habitat conservation plan that identifies the effects of the action on listed species and their habitats, and defines measures to minimize and mitigate those adverse effects.

Thank you for your efforts to conserve listed species and native habitats. Please contact Fish and Wildlife Biologist Jon Sprague (808)-792-9573 or jonathan_sprague@fws.gov, if you have any questions or for further guidance.

Sincerely,

Rachel Francis

for Michelle Bogardus
Island Team Leader
Maui Nui and Hawaii Island

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925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
www.g70.design

July 14, 2017

Michelle Bogardus
Island Team Leader
Maui Nui and Hawai'i Island
United States Department of the Interior
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, HI 96850

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Ms. Bogardus:

Thank you for your comment letter dated January 19, 2017 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We acknowledge your comments as follows:

Blackburn's Sphinx Moth (BSM):
To clarify, in February 2003 A&B provided a removal plan for approximately three dozen tree tobacco plants on the larger 140-acre Maui Business Park (MBP) Phase II south project site area. The plants were concentrated in a rock-pile area of the 140-acre site. The proposed 4-acre MCSC site is located within the 140-acre Maui Business Park Phase II south project site. However, the rock-pile area no longer exists as the 140-acre site had gone through major grading and fill activities since then. As part of the 2003 removal plan, A&B proposed to conduct periodic maintenance at the site to prevent tree tobacco from re-infesting the area. The 2003 A&B tree tobacco removal plan and response letter from the Pacific Islands Fish and Wildlife Office are attached here for your reference.

During development of the subdivision in 2012 by A&B, the MCSC site was filled in and grassed. All existing vegetation was removed during that time. Therefore, when the Maui County purchased the property, there was only grass and brush no more than 2 feet in height. Since the purchase of the site by Maui County in 2014, a private landscaper was hired to cut the brush and grasses on a monthly basis. Therefore, it is very unlikely that the tree Tobacco could have re-established itself.

The site photos on the next page were taken on 7/7/2017 and show the site overgrown with grass (trees outside of the black construction fences are new street trees).

Michelle Bogardus
Pacific Islands Fish and Wildlife Office
July 14, 2017

The County of Maui will coordinate with USFWS regarding specific plans for the project and surveys associated with BSM and their host plants if USFWS deemed necessary.

Waterbirds:
The retention basin serves all lots within the 140-acre subdivision. The subdivision is required to have a retention basin to manage stormwater run-off and to prevent stormwater from getting into State waters as required by State law. The ponding of the retention basin cannot be addressed or mitigated by individual lot owners but rather by the subdivision association. The County of Maui will notify the MBP association of FWS concerns and the association should work directly with USFWS to mitigate any impacts.

Seabirds:
We acknowledge the primary threat posed by the project to seabirds is disorientation caused by bright and unshielded lights, and that the Pacific Islands Fish and Wildlife

Michelle Bogardus
Pacific Islands Fish and Wildlife Office
July 14, 2017

Office agreed with our proposed mitigation measures. We acknowledge your recommendations of using light brightness as necessary as required by code, and avoiding lights with high levels of blue light.

Hawaiian hoary bat:
The MCSC will implement bat-friendly BMPs and structure design, including avoiding the disturbance, removal, or trimming of trees or shrubs suitable for bat roosting during bat birthing and pup rearing season (June 1 through September 15), and not using barbed wire in fencing.

If it is determined that this project may affect federally listed species, the Maui County will contact your office to discuss ESA compliance, and to discuss the application for an incidental take permit under section 10(a)(1)(B) of the ESA.

We will provide your office with a copy of the Final Environmental Assessment. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR

PANKAJ BHANOT
DIRECTOR

BRIDGET HOLTHUS
DEPUTY DIRECTOR

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JAN - 3 2017
G70

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefit, Employment and Support Services Division
820 Mililani Street, Suite 606
Honolulu, Hawaii 96813

December 28, 2016

Re: 16-0646

Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813-4307
Attn: Christine Mendes Ruotola

Subject: Draft Environmental Assessment (DEA)/Anticipated Finding of No Significant Impact (AFONSI) for Maui County Service Center (Kahului, Maui, Hawaii, TMK (2) 3-8-101:001-007)

Dear Ms. Ruotola:

This is in response to your letter dated December 20, 2016 requesting the Department of Human Services (DHS) review and comment on the above-named project. The DHS has reviewed the digital copy of the DEA and does not foresee any significant impact on child care services in the area.

If you have any questions or need further information, please contact Ms. Kathy Ochikubo, Child Care Program Specialist, at 586-7110.

Sincerely,

Scott Nakasone
Assistant Division Administrator

c: Pankaj Bhanot, Director

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Honolulu, HI 96813
808.523.5866
www.g70.design

July 14, 2017

Mr. Scott Nakasone
Assistant Division Administrator
State of Hawai'i
Department of Human Services
820 Mililani Street, Suite 606
Honolulu, HI 96813

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Nakasone:

Thank you for your comment letter dated December 28, 2016 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We acknowledge that the Department of Human Services does not foresee any impact on childcare services in the area.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR OF HAWAII

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
File:
EPO 16-426

December 30, 2016

Ms. Christine Mendes Ruotola, AICP
Principal
G70
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813
Email: christiner@g70.design

Dear Ms. Mendes Ruotola:

SUBJECT: Draft Environmental Assessment (DEA) for Maui County Service Center, Kahului, Maui
TMK: (2) 3-8-101:001-007

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEA to our office on December 22, 2016.

In the development and implementation of all projects, EPO strongly recommends regular review of State and Federal environmental health land use guidance. State standard comments and available strategies to support sustainable and healthy design are provided at: http://health.hawaii.gov/epo/landuse. Projects are required to adhere to all applicable standard comments.

EPO has recently updated the environmental Geographic Information System (GIS) website page. It now compiles various maps and viewers from our environmental health programs. The eGIS website page is continually updated so please visit it regularly at: http://health.hawaii.gov/epo/egis.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal at: https://eha-cloud.doh.hawaii.gov. This site provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings.

We suggest you review the requirements of the Clean Water Branch (HAR, Section 11-54-1.1, -3, 4-8) and/or the National Pollutant Discharge Elimination System (NPDES) permit (HAR, Chapter 11-55) at: http://health.hawaii.gov/cwb. If you have any questions, please contact the Clean Water Branch, Engineering Section at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov. If your project involves waters of the U.S., it is highly recommended that you contact the Army Corps of Engineers, Regulatory Branch at: (808) 835-4303.

A phase I Environmental Site Assessment (ESA) and site investigation should be conducted for residential development or redevelopment projects on formerly and currently zoned agricultural land used for growing sugar, pineapple or other agricultural products. If the investigation shows that a release of petroleum, hazardous substance, pollutants or contaminants may have occurred at the site, the site should be properly characterized through an approved Hawaii State Department of Health (DOH)/Hazard Evaluation and Emergency Response Office (HEER) soil and/or groundwater sampling plan. Please refer to Sections 3 and 4 of the HEER Office Technical Guidance Manual http://www.hawaiidoh.org/. If the site is found to be contaminated, then all removal and remedial actions to

clean up hazardous substance or oil releases by past and present owners/tenants must comply with Chapter 128D, Environmental Response Law, HRS, and Title 11, Chapter 451, HAR, State Contingency Plan. To identify HEER records related to the property, visit http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/public-records

You may also wish to review the draft Office of Environmental Quality Control (OEQC) viewer at: http://eha-web.doh.hawaii.gov/oeqc-viewer. This viewer geographically shows where some previous Hawaii Environmental Policy Act (HEPA) {Hawaii Revised Statutes, Chapter 343} documents have been prepared.

In order to better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: http://www.epa.gov/ejscreen.

The Department of Health encourages the application of sustainability strategies and principles early in the planning, review and funding of projects. We also request that you consider conducting a Health Impact Assessment (HIA). More information is available on line at:

- World Health Organization (WHO) HIA information: http://www.who.int/hia/en
- U.S. Centers for Disease Control (CDC) HIA information: https://www.cdc.gov/healthyplaces/hia.htm
- U.S. Environmental Protection Agency (EPA) HIA information: https://www.epa.gov/healthresearch/health-impact-assessments

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design. Thank you for the opportunity to comment.

We request a written or electronic response confirming your receipt of this DOH EPO comment letter. You may mail your response directly to EPO at 919 Ala Moana Blvd., Suite 312, Honolulu, Hawaii 96814. However, we would prefer an electronic reply to DOH.EPO@doh.hawaii.gov. We expect that our letter(s) and your response(s) will be included in the final document. If you have any questions, please contact me by calling (808) 586-4337.

Mahalo nui loa,

Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

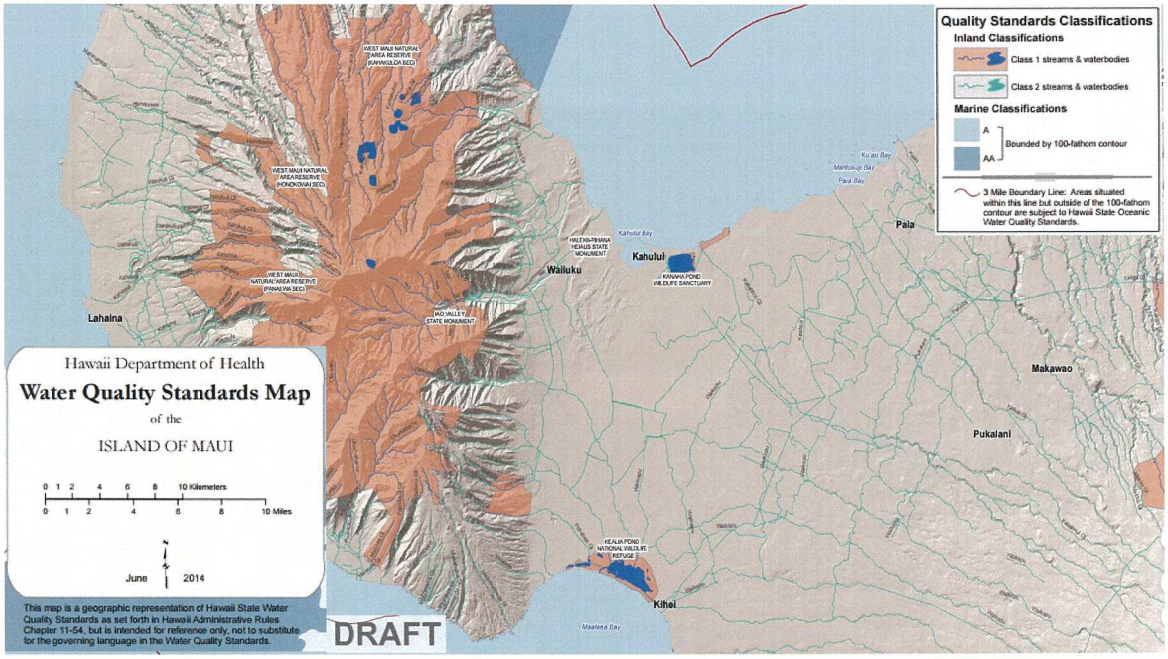
LM:nn

Attachment 1: Environmental Health Management Web App Snipit of Project Area: http://health.hawaii.gov/epo/egis
Attachment 2: Clean Water Branch: Water Quality Standards Map - Maui
Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area
Attachment 4: Historic Sugarcane Map of Project Area
Attachment 5: U.S. EPA EJSCREEN Report for Project Area

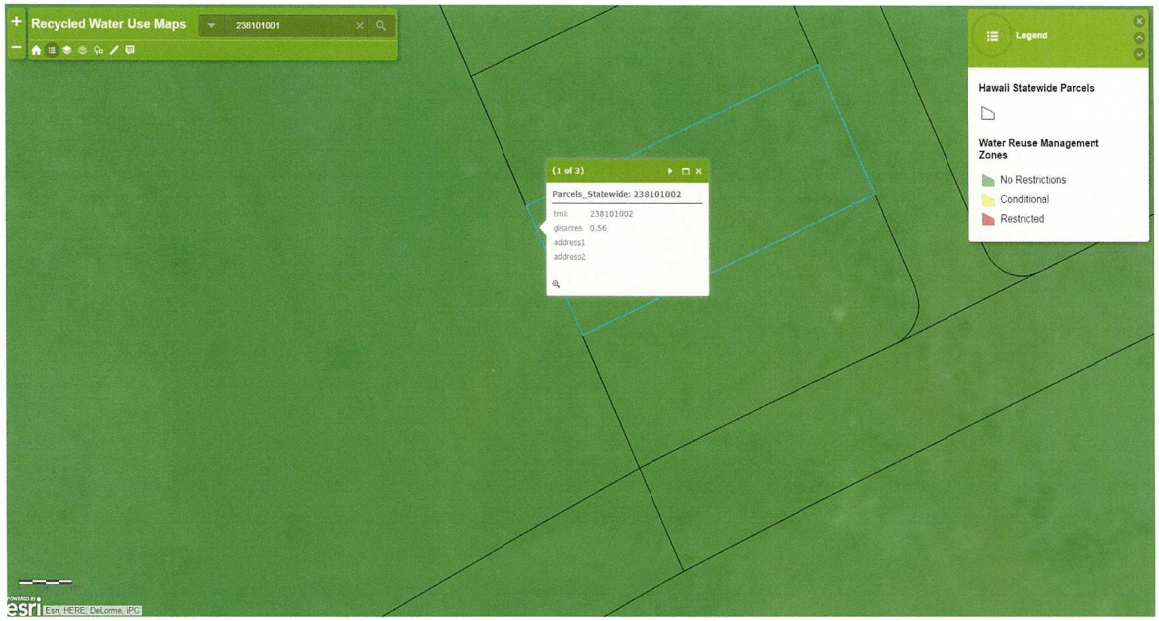
c: DOH: DDEH, CWB {via email only}

Attachment 1: Environmental Health Management Web App Snipit of Project Area: http://health.hawaii.gov/epo/egis

Attachment 2: Clean Water Branch: Water Quality Standards Map - Maui



Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area



Attachment 4: Historic Sugarcane Map of Project Area

Attachment 5: U.S. EPA EJSCREEN Report for Project Area

EPA United States Environmental Protection Agency

EJSCREEN Report (Version 2016)

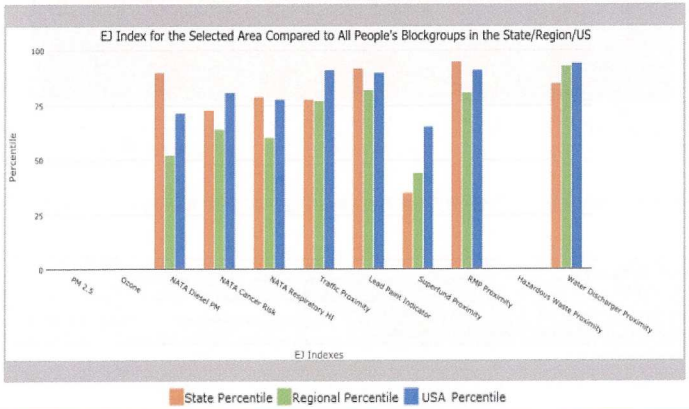
1 mile Ring Centered at 20.880723,-156.451116, HAWAII, EPA Region 9

Approximate Population: 3,878

Input Area (sq. miles): 3.14

Maui County Service Center

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	N/A	N/A	N/A
EJ Index for Ozone	N/A	N/A	N/A
EJ Index for NATA* Diesel PM	90	52	71
EJ Index for NATA* Air Toxics Cancer Risk	73	64	81
EJ Index for NATA* Respiratory Hazard Index	79	60	78
EJ Index for Traffic Proximity and Volume	78	77	91
EJ Index for Lead Paint Indicator	92	82	90
EJ Index for Superfund Proximity	35	44	65
EJ Index for RMP Proximity	95	81	91
EJ Index for Hazardous Waste Proximity*	N/A	N/A	N/A
EJ Index for Water Discharger Proximity	85	93	94



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

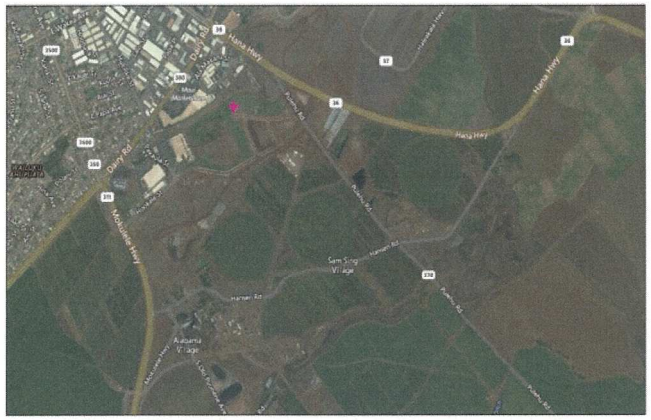
EJSCREEN Report (Version 2016)

1 mile Ring Centered at 20.880723,-156.451116, HAWAII, EPA Region 9

Approximate Population: 3,878

Input Area (sq. miles): 3.14

Maui County Service Center



January 5, 2017

Digitized Point

Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0
National Pollutant Discharge Elimination System (NPDES)	0

EJSCREEN Report (Version 2016)

1 mile Ring Centered at 20.880723,-156.451116, HAWAII, EPA Region 9

Approximate Population: 3,878

Input Area (sq. miles): 3.14

Maui County Service Center

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m³)	N/A	N/A	N/A	9.37	N/A	9.32	N/A
Ozone (ppb)	N/A	N/A	N/A	51	N/A	47.4	N/A
NATA* Diesel PM (µg/m³)	0.254	0.149	83	0.978	<50th	0.937	<50th
NATA* Cancer Risk (lifetime risk per million)	31	34	49	43	<50th	40	<50th
NATA* Respiratory Hazard Index	1.1	1	69	2	<50th	1.8	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	710	990	72	1100	65	590	83
Lead Paint Indicator (% Pre-1960 Housing)	0.47	0.16	88	0.24	76	0.3	73
Superfund Proximity (site count/km distance)	0	0.098	29	0.15	13	0.13	16
RMP Proximity (facility count/km distance)	0.68	0.19	93	0.57	76	0.43	81
Hazardous Waste Proximity+ (facility count/km distance)	N/A	0.14	N/A	0.14	N/A	0.11	N/A
Water Discharger Proximity (facility count/km distance)	0.5	0.34	76	0.2	91	0.31	84
Demographic Indicators							
Demographic Index	61%	52%	77	47%	70	36%	82
Minority Population	92%	77%	77	58%	85	37%	91
Low Income Population	30%	26%	63	36%	45	35%	47
Linguistically Isolated Population	9%	6%	77	9%	62	5%	81
Population With Less Than High School Education	21%	9%	91	17%	64	14%	76
Population Under 5 years of age	6%	6%	48	7%	43	6%	47
Population over 64 years of age	19%	15%	70	13%	82	14%	79

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.

+ The hazardous waste environmental indicator and the corresponding EJ index will appear as N/A if there are no hazardous waste facilities within 50 km of a selected location.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

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July 14, 2017

Ms. Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office
State of Hawaii
Department of Health
919 Ala Moana Blvd., Suite 312
Honolulu, Hawaii 96814

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Ms. McIntyre:

Thank you for your comment letter dated December 30, 2016 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We appreciate the resources you have provided relating to Standard Comments, the Environmental Health Portal, Water Quality Standards Maps, and various sources on strategies to support the sustainable and healthy design of communities and buildings. The project will apply sustainability strategies and principles to the extent possible.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

SHAN S. TSUTSUI
LT. GOVERNOR
STATE OF HAWAII

JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.
DEPUTY TO THE CHAIRMAN

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

January 12, 2017

RECEIVED
JAN 17 2017
G70

G70
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307
Attn: Christine Ruotola, AICP

Dear Ms. Ruotola:

Subject: Chapter 343, HRS Draft Environmental Assessment/Anticipated Finding of No Significant Impact (DEA-AFONSI)
Maui County Service Center
Kahului, Island of Maui, Hawai`i
TMK: (2) 3-8-101:001-007

The Department of Hawaiian Home Lands acknowledges receiving the request for comments on the above-cited project. After reviewing the materials submitted, due to its lack of proximity to Hawaiian Home Lands, we do not anticipate any impacts to our lands or beneficiaries from the project.

However, we highly encourage all agencies to consult with Hawaiian Homestead community associations and other (N)native Hawaiian organizations when preparing environmental assessments in order to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.

Mahalo for the opportunity to provide comments. If you have any questions, please call Julie-Ann Cachola, Planner, at 620-9483 or contact via email at julie-ann.cachola@hawaii.gov.

Sincerely,

M. Kaleo Manuel
Acting Planning Program Manager

cc: Maui Homestead Associations

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5th Floor
Honolulu, HI 96813
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www.g70.design

July 14, 2017

Mr. M. Kaleo Manuel
Acting Planning Program Manager
State of Hawai'i
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Manuel:

Thank you for your comment letter dated January 12, 2017 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We acknowledge that the Department of Hawaiian Home Lands (DHHL) does not anticipate any impacts to DHHL lands or DHHL beneficiaries due to this project.

G70 will continue to consult with Hawaiian Homestead community associations and other Native Hawaiian organizations when preparing our Environmental Assessments to better assess potential impacts to cultural and natural resources, access, and other rights of Native Hawaiians.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

OFFICE OF PLANNING
STATE OF HAWAII

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

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: http://planning.hawaii.gov/

Ref. No. P-15442

January 19, 2017

RECEIVED
JAN 23 2017
G70

Ms. Christine Mendes Ruotola, AICP
Principal
G70
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Ms. Ruotola:

Subject: Draft Environmental Assessment for the Maui County Service Center, Kahului, Island of Maui, Hawaii; TMK: (2) 3-8-101:001-007

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (Draft EA) for the proposed Maui County Service Center (MCSC). The Draft EA review material was transmitted to our office by letter dated December 20, 2016.

It is our understanding that the proposed MCSC will replace the existing MCSC, which is currently located in a leased space at the Maui Mall in Kahului. The proposed MCSC will be located on county owned property, which will provide additional office space and parking for current county functions and should accommodate the projected growth for county employees.

The proposed construction of the MCSC will include two stories of office space and a landscaped parking lot. The construction is anticipated to provide roughly 60,000 square feet of building area, and a parking area for employees, fleet vehicles, and visitors.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. The Draft EA addresses some of our comments made in a previous pre-consultation letter dated July 28, 2016 (Reference Number P-15251). The Draft EA:

   a. details the temporary erosion control measures will be incorporated during construction to minimize soil loss and erosion hazards;

   b. examines the project impacts and mitigation of water resources, concluding that no significant impact to groundwater underlying the project site is anticipated during the construction and operation of the office buildings; and,

   c. describes the use of low impact development concepts that will be used to limit the impact of storm water runoff, stating that increased landscaping and on-site drainage improvements will significantly reduce sediments in runoff in comparison to the current condition.

2. Section 4.1, pages 4-1 to 4-4 examines the Hawaii State Planning Act, HRS Chapter 226. Rather than listing the individual statutes that this project is compliant with, the Draft EA lists the general themes.

   Section 4.2, examines State Functional Plans by identifying major statewide concerns, current strategies, and strategies for departmental policies, programs, and priorities. It lists the following State Functional Plans supported by the MCSC: Energy, Employment, Health, and Historic Preservation.

   The Draft EA does not include an analysis of the project's consistency with the priority guidelines of the Hawaii State Planning Act. The Final Environmental Assessment (Final EA) must include an analysis that examines the project's adherence to all of the themes of the Hawaii State Planning Act listed therein, including the priority guidelines. If any of these are not applicable, the Final EA should affirmatively state this. The most efficient method is summarizing these in tabular form, followed by discussion.

3. Section 4.5, pages 4-6 to 4-7 of the Draft EA includes an analysis on the project's consistency with four of the ten objectives and policies of the Hawaii Coastal Zone Management (CZM) program as listed in HRS § 205A-2. The Draft EA does not include a discussion on (1) Recreational Resources, (4) Coastal Ecosystems, (7) Managing Development, (8) Public Participation, (9) Beach Protection, and (10) Marine Resources.

   The Final EA should contain an analysis on all ten of the goals and objectives of HRS § 205A-2. If there is a conflict with any of the objectives and policies of the Hawaii CZM program, the analysis should indicate what steps will be taken to reconcile the project with HRS § 205A-2. If the applicant deems that the objectives and policies are not pertinent to the project, the discussion on HRS § 205A-2 should justify this conclusion.

We have no further comments at this time. If you have any questions regarding this comment letter, please contact Joshua Hekekia of our office at (808) 587-2845.

Sincerely,

Leo R. Asuncion
Director

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5th Floor
Honolulu, HI 96813
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July 14, 2017

Mr. Leo R. Asuncion
Director
State of Hawaii
Office of Planning
235 South Beretania Street, 6th Floor
Honolulu, Hawaii 96804

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Director Asuncion:

Thank you for your comment letter dated January 19, 2017 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

1. We acknowledge Section 4.1 of the DEA examines the Hawaii State Planning Act, HRS Chapter 226, in general themes rather than the individual statutes that this project is compliant with. The Final EA will examine the project's adherence to all of the themes of the Hawaii State Planning Act, HRS Chapter 226 including the priority guidelines. Any non-applicable guidelines will be stated as such.

2. We acknowledge your comments on Section 4.5 of the DEA regarding the Hawaii CZM program per HRS 205A-2. The Final EA will include a discussion on the project's consistency with the following objectives and policies of the CZM: (1) Recreational Resources, (4) Coastal Ecosystems, (7) Managing Development, (8) Public Participation, (9) Beach Protection, and (10) Marine Resources, including justification of why any objectives or policies were deemed not pertinent to the project.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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

January 20, 2017

G70
Attention: Ms. Christine Mendes Ruotola, AICP via email: christiner@g70.design
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Ms. Mendes Ruotola:

SUBJECT: Draft Environmental Assessment (DEA) for the Proposed Maui County Service Center Project

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, the DLNR has no comments to offer on the subject matter. If you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

cc: Central Files

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.design

925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
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July 14, 2017

Mr. Russell Y. Tsuji
Land Administrator
State of Hawai'i
Department of Land and Natural Resources, Land Division
P.O. Box 621
Honolulu, HI 96809

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Tsuji:

Thank you for your comment letter dated January 20, 2017 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We acknowledge that the Department of Land and Natural Resources, Land Division has no comments at this time.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

DEPARTMENT OF HEALTH | 235 South Beretania Street, Suite 702, Honolulu, HI 96813 | oeqchawaii@doh.hawaii.gov

DAVID Y. IGE
GOVERNOR

SCOTT GLENN
DIRECTOR

(808) 586-4185

January 23, 2017

Alan Murata
County of Maui
Department of Public Works
200 South High Street, 9th Floor
Wailuku, HI 96793

Dear Mr. Murata,

Subject: Draft Environmental Assessment (EA) for Maui County Service Center

The Office of Environmental Quality Control (OEQC) has reviewed the Draft EA for the subject project and offers the following comments:

1. The OEQC recommends considering climate change for this and all future projects. Climate change is accompanied by dangerous conditions such as drought, extreme rainfall, flooding, increasingly violent hurricanes, sea level rise, coastal and streambank erosion, immense winter waves, rising ocean temperatures, ocean acidification, and coral bleaching. In the Final EA, as appropriate, please detail any impacts these conditions may have on the project and identify relevant mitigation measures. In particular, climate change may result in more stormwater runoff and higher flood levels than those indicated in the draft. More information can be found at https://www3.epa.gov/climatechange/impacts/islands.html.

2. The Office of Planning commented that stormwater may transport sediment, pollutants, and toxins to sensitive waters such as Kahului Bay or the Kanahā Pond State Wildlife Sanctuary. They suggested using permeable roadway material (such as pavers) and vegetated strips to filter rainwater onsite. Section 2.4 of the draft confirms that the project will increase stormwater quantities and flow rates, and that stormwater runoff will be directed to the existing subdivision retention basin. It also mentions that increased landscaping and on-site drainage improvements will reduce sediments in runoff. In the Final EA, please detail these improvements and show how they will effectively manage stormwater, optimally keeping it on-site. Please also show that permeable roadway material and vegetated filter strips were considered and, if these features aren't included, explain why. Further resources for low-impact development and green buildings can be found here: http://planning.hawaii.gov/lud/.

Thank you for the opportunity to comment on the Draft EA. We look forward to a response that will also be included in the Final EA. If you have any questions, please contact our office at (808) 586-4185.

Sincerely,

Scott Glenn, Director

cc: Christine Mendes Ruotola, G70

17-309

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Honolulu, HI 96813
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July 14, 2017

Mr. Scott Glenn, AICP
Director
State of Hawai'i
Department of Land and Natural Resources
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Director Glenn:

Thank you for your comment letter dated January 23, 2017 concerning the Draft Environmental Assessment (EA) for the Maui County Service Center project.

We acknowledge your comments, and will include discussion on potential impacts of climate change as part of this EA in applicable portions of Section 2.0 - Description of the Environmental Setting, Potential Impacts, and Mitigation Measures.

Discussion on how the proposed site and drainage improvement will effectively manage stormwater will be explained in further detail in Final EA Section 2.4. The Final EA Section 2.4 will also include discussion on the consideration of permeable roadway material and vegetated filter strips and why these features aren't included.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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

January 31, 2017

G70
Attention: Ms. Christine Mendes Ruotola, AICP via email: christiner@g70.design
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Ms. Mendes Ruotola:

SUBJECT: Draft Environmental Assessment (DEA) for the Proposed Maui County Service Center Project

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you on January 20, 2017, enclosed are comments from the Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
LAND DIVISION
2017 JAN 30 P
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 23, 2016

RECEIVED
COMMISSION ON WATER RESOURCE MANAGEMENT
2016 DEC 27 AM 10:21

MEMORANDUM

TO: **DLNR Agencies:**
__ Div. of Aquatic Resources
__ Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
__ Div. of State Parks
X Commission on Water Resource Management
__ Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FR:

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment (DEA) for the Proposed Maui County Service Center Project
LOCATION: Kahului Island of Maui; TMK: (2) 3-8-101:001-007
APPLICANT: Maui County Department of Public Works

TO:

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by **January 19, 2017.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on the Current Environmental Notice under Quick Links on the right.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(x) Comments are attached.

Signed: /s/ Jeffrey T. Pearson, P.E.
Print Name: Deputy Director
Date: January 30, 2017

cc: Central Files

FILE ID: RFD-4450.6
DOC ID: 14396.1

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON

WILLIAM D. BALFOUR, JR.
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
MILTON D. PAVAO
VIRGINIA PRESSLER, M.D.

JEFFREY T. PEARSON, P.E.
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

January 30, 2017

REF: RFD.4450.6

TO: Mr. Russell Tsuji, Administrator
State of Hawaii, DLNR Land Division Oahu, DLNR-LD

FROM: Jeffrey T. Pearson, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Draft Environmental Assessment (DEA) for the Proposed Maui County Service Center Project

FILE NO.: RFD.4450.6
TMK NO.: (2) 3-8-101:001, (2) 3-8-101:002, (2) 3-8-101:003, (2) 3-8-101:004, (2) 3-8-101:005, (2) 3-8-101:006, (2) 3-8-101:007

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

[X] 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

[ ] 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

[ ] 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.

[X] 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.

[X] 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/

[X] 6. We recommend the use of alternative water sources, wherever practicable.

[ ] 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.

[X] 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

☐ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

☐ 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

☐ 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

☐ 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

☐ 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

☐ 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

☐ 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

☐ 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

☐ 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

☒ OTHER: The DEA notes that water conservation measures will be incorporated into the project design and that LEED sustainable design principles will be integrated. The Commission strongly encourages the implementation of water conservation measures, best management practices to mitigate stormwater runoff, and the reuse of stormwater and other alternative non-potable sources, where practicable. A listing of fixtures certified by the EPA as having high water efficiency can be found at http://www.epa.gov/watersense/products/index.html. The Commission has also published a Water Conservation Manual for State of Hawaii Facilities (2007) - which can also be applied to County facilities - that lists conservation measures for restrooms and shower facilities; kitchens, cafeterias, and staff rooms; and landscaping. In addition, the Commission has published a Handbook for Stormwater Reclamation and Reuse Best Management Practices in Hawaii (2008). Please visit the Commission's website at http://hawaii.gov/dlnr/cwrm to view or download a copy of these documents.

The DEA references Act 170, SLH 2016, that establishes as an objective of the Hawaii Water Plan the utilization of reclaimed water for uses other than drinking and for potable water needs in one hundred percent of state and county facilities by December 31, 2045. We are not clear how the proposed use of an existing irrigation well to supply the irrigation needs of the project meets the goals of Act 170, which is focused on the use of reclaimed water.

If you have any questions, please contact Lenore Ohyeof the Commission staff at 587-0216.

G70 .design

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Honolulu, HI 96813
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www.g70.design

July 14, 2017

Mr. Jeffrey T. Pearson, P.E.
Deputy Director
State of Hawai'i
Department of Land and Natural Resources
Commission on Water Resource Management
P.O. Box 621
Honolulu, HI 96809

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Pearson:

Thank you for your comment letter dated January 30, 2017 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We acknowledge the Department of Land and Natural Resources, Commission on Water Resource Management (CWRM) comments regarding water resources below:

1. The project team will continue to coordinate with the county to incorporate the project into the county's Water Use and Development Plan. The project team is currently coordinating with the Department of Water Supply and the Planning Department.
4. Water efficient fixtures will be specified and water efficient practices will be implemented throughout the development to the extent possible.
5. BMPs for stormwater management will be used to minimize the impact to the area's hydrology and to prevent polluted runoff.
6. An alternative water sources will be used wherever practicable.
8. Irrigation conservation BMPs will be adopted to the extent possible.

In regards to the project compliance with Act 170, Currently there is no reclaimed water system within the vicinity of the project area. To comply with Act 170, a private wastewater treatment system would have to be developed on site which is not economically feasible and will require special approval from the State Department of Health. Furthermore, Chapter 62 of Title 11, Hawaii Administrative Rules, entitled "Wastewater Systems" requires that all buildings and places of assembly generating wastewater or with toilets, sinks, drains, or other plumbing fixtures capable of conveying wastewater and located within or near an available public sewer system as determined by the director, shall connect to the public sewer. Maui County Code Chapters 14.25A and 18.20 also require subdivisions to connect to the public wastewater system if one is available. The County of Maui will continue to explore opportunities to incorporate the use of reclaimed water to the project.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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

February 8, 2017

G70
Attention: Ms. Christine Mendes Ruotola, AICP via email: christiner@g70.design
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Ms. Mendes Ruotola:

SUBJECT: Draft Environmental Assessment (DEA) for the Proposed Maui County Service Center Project

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you on January 20 and 31, 2017, enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION
2017 FEB -7 AM 11:47
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

SUZANNE D. CASE
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

'16 DEC 23 AM 10:55 ENGINEERING

December 23, 2016

MEMORANDUM

TO: **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
From: X Engineering Division
X Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
__Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: To: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment (DEA) for the Proposed Maui County Service Center Project
LOCATION: Kahului Island of Maui; TMK: (2) 3-8-101:001-007
APPLICANT: Maui County Department of Public Works

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by **January 19, 2017.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on the Current Environmental Notice under Quick Links on the right.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed: _____

Print Name: Carty S. Chang, Chief Engineer
Date: 1/3/17

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Draft Environmental Assessment (DEA) for the Proposed Maui County Service Center Project

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a designated Flood Hazard.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zone designations can be found using the Flood Insurance Rate Map (FIRM), which can be accessed through the Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4846.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 1/3/17

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Honolulu, HI 96813
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July 14, 2017

Mr. Carty S. Chang, P.E.
Chief Engineer
State of Hawai'i
Department of Land and Natural Resources, Engineering Division
P.O. Box 621
Honolulu, HI 96809

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Chang:

Thank you for your comment letter dated December 23, 2016 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We acknowledge the Department of Land and Natural Resources, Engineering Division comments regarding the National Flood Insurance Program and the responsibility of the owner of the project property to research the Flood Hazard Zone designation for the project. The project property is located in Zone X, designated as minimal flood risk outside of the 0.2% annual chance floodplain. The Flood Insurance Program does not have regulations for development within this district. Flood hazard information is provided in Section 2.5 of the EA.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

DAVID Y. IGE
GOVERNOR

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

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:
DIR 1652
HWY-PS 2.4608

April 17, 2017

RECEIVED
APR 24 2017
G70

Ms. Christine Mendes Ruotola
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Ms. Ruotola:

Subject: Request Review of Draft Environmental Assessment
Maui County Service Center, Maui Business Park Phase II Subdivision
Kahului, Wailuku, Maui
TMK: (2) 3-8-101: 001-007

Thank you for consulting with us regarding the Draft Environmental Assessment (DEA) required by Chapter 343, Hawaii Revised Statutes on the subject project, which also contains the Traffic Impact Analysis Report (TIAR) dated October 26, 2016.

The proposed County office facility will involve the construction of approximately 60,000 sf of building area and 360 parking spaces for employees, visitors, and fleet vehicles. The 4-acre site is located within the proposed Maui Business Park Phase II subdivision approved for office uses and is accessible from Ala'Ihi Street that intersects South Puunene Avenue/Mokulele Highway and Hana Highway, both of which are State facilities.

In the response letter of October 26, 2016, by Austin Tsutsumi & Associates, it has been confirmed that the overall project traffic increase minimally by 0.6 to 1.2 percent at the Hana Highway/Puunene Avenue intersection. Based on the TIAR and the representations on the response letter, the proposed project does not appear to significantly impact the State highway system, and therefore, we have no other comments on the DEA. This facility should also be incorporated and accounted for in the future TIAR updates on the Maui Business Park Masterplan to be submitted by A&B Properties, Inc.

If you have any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Division, Planning Branch, at (808) 587-1830. Please reference file review number PS 2017-002.

Sincerely,

FORD N. FUCHIGAMI
Director of Transportation

c: Office of Environmental Quality Control

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925 Bethel Street
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Honolulu, HI 96813
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www.g70.design

July 14, 2017

Mr. Ford N. Fuchigami, Planning Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Fuchigami:

Thank you for your comment letter dated April 17, 2017 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We acknowledge your comments that the proposed project is unlikely to have significant impact to the State highway system, and that your department has no other comments on the DEA. The MCSC TIAR will be made available to A&B, up on request, for their future Maui Business Park Master Plan TIAR update.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola

Christine Mendes Ruotola, AICP, LEED AP
Principal

POLICE DEPARTMENT
COUNTY OF MAUI

ALAN M. ARAKAWA
MAYOR

OUR REFERENCE

YOUR REFERENCE

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

December 28, 2016

RECEIVED
JAN - 6 2017
G70

Ms. Christine Ruotola, AICP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Ms. Ruotola:

SUBJECT: Chapter 343, HRS Draft Environmental Assessment/Anticipated Finding of No Significant Impact (DEA-AFONSI)
Maui County Service Center
Kahului, Island of Maui, Hawaii
TMK: (2) 3-8-101:001-007

This is in response to your letter dated December 2, 2016, requesting comments on the above subject.

We have received the information submitted and have no objections to the upcoming project at this time, from the police standpoint, in regards to pedestrian and vehicle movement. However, consideration is requested for sufficient lighting be installed for the safety of vehicular movement and for crime prevention and deterrence as well.

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

Sincerely,

Acting Assistant Chief Sterling Kiyota
for: TIVOLI S. FAAUMU
Chief of Police

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925 Bethel Street
5th Floor
Honolulu, HI 96813
808.523.5866
www.g70.design

July 14, 2017

Acting Assistant Chief Sterling Kiyota
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Acting Assistant Chief Kiyota:

Thank you for your comment letter dated December 28, 2016 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project. The following responses are offered to your comments:

1. We acknowledge that you have no comment in regards to pedestrian and vehicle movement.
2. The project will install adequate lighting for the safety of vehicular movement and to prevent and deter criminal activity in the area.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

ALAN M. ARAKAWA
Mayor

DON MEDEIROS
Director

MARC I. TAKAMORI
Deputy Director

(808) 270-7511

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
2145 Kaohu Street, Suite 102
Wailuku, Hawaii, USA 96793

RECEIVED
JAN - 3 2017
G70

December 29, 2016

Ms. Christine Ruotola
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment for Maui County Service Center

Ms. Ruotola,

Thank you for the opportunity to comment on this project. We have no comments to make regarding this project at this time.

Please feel free to contact me if you have any questions.

Sincerely,

Don Medeiros
Director

S:\Letters\DOT Response - Maui County Service Center - 2nd Response.doc

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925 Bethel Street
5th Floor
Honolulu, HI 96813
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July 14, 2017

Mr. Don Medeiros
Director
County of Maui
Department of Transportation
2145 Kaohu Street, Suite 102
Wailuku, HI 96793

Subject: Draft Environmental Assessment
Maui County Service Center (Kahului, Maui, Hawai'i)

Dear Mr. Medeiros:

Thank you for your comment letter dated December 29, 2016 concerning the Draft Environmental Assessment (DEA) for the Maui County Service Center project.

We acknowledge that the Department of Transportation has no comments at this time.

We will provide your office with a copy of the Final Environmental Assessment for your review. Thank you for your participation in the environmental review process. Please contact us if you have any questions or require additional information.

Sincerely,

Christine Mendes Ruotola, AICP, LEED AP
Principal

Appendix D

SHPD Meeting Materials
and Final Determination Letter

EXHIBIT A

DAVID Y. IGE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

September 13, 2016

IN REPLY REFER TO:
Log No. 2016.01825
Doc No. 1608GC02
Archaeology

Russell Y. Tsuji, Administrator
Land Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Dear Mr. Tsuji,

SUBJECT: **Chapter 6E-8 Historic Preservation Review**
Pre Consultation – Draft Environmental Assessment
Maui County Service Center
Wailuku Ahupua‘a (Kahului), Wailuku District, Island of Maui
TMK: (2) 3-8-101:001 thru 007, [Formerly (2) 3-8-006:075 thru 079]

Thank you for the opportunity to comment on this request for pre-consultation for a Draft Environmental Assessment for the proposed construction of the new Maui County Service Center, Wailuku. SHPD received this submittal on July 27, 2016. The County of Maui proposes to construct a new 60,000 square foot, two-story building with appurtenances, and approximately 360 at grade parking stalls on 4 acres of County of Maui-owned lands. The submittal indicates that the proposed project site is vacant and near an existing retention basin.

A SHPD records review indicates that these parcels have not been subjected to an archaeological inventory survey (AIS). However, several archaeological studies conducted within the vicinity have identified historic plantation-era sites including a Sugar Mill (Site 1532), the Pu‘unene District (Site 1579), historic retaining walls, culverts, road crossings (Site 6228), historic plantation reservoir and #10 historic reservoir ditch (Site 6229), and remnants of the historic Kahului Railroad tracks (Site 3112). In addition, several human skeletal remains and fragments (Site 7622) were identified and collected within imported sand material used as backfill.

Based on the above information, **SHPD has insufficient information** to determine the proposed project will not affect significant historic properties. The project involves extensive proposed ground disturbance and significant historic properties have been identified in the vicinity.

Pursuant to HAR §13-275, **SHPD requests** that an archaeological inventory survey (AIS) with a subsurface testing component be conducted and that an AIS report meeting the requirements of HAR §13-276-5 be submitted to SHPD for review and acceptance **prior to initiation of project related work**.

The AIS shall be conducted by a qualified archaeologist in order to adequately identify and document any archaeological historic properties that may be present, to assess their significance, to determine the potential impacts of this project on any identified archaeological historic properties, and to identify and ensure appropriate mitigation is implemented, if needed. A list of permitted archaeological firms is provided on the SHPD website at: http://dlnr.hawaii.gov/shpd/about/branches/archaeology/.

SHPD requests the project proponent and archaeological firm consult with our office regarding an appropriate testing strategy **prior to initiation of the AIS**.

SHPD will notify you when the required reports and/or plans have been reviewed and accepted and project work may proceed.

Please contact me at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 if you have any questions regarding this letter.

Aloha,

Susan A. Lebo

Susan A. Lebo, PhD
Archaeology Branch Chief

cc: Christine Ruotola
Group 70 International, Inc.
cruotola@group70int.com

Lydia Morikawa
DLNR, Land Division
Lydia.M.Morikawa@hawaii.gov

County of Maui
Department of Planning
Planning@co.maui.hi.us

County of Maui
Department of Public Works – DSA
Renee.Segundo@co.maui.hi.us

County of Maui
Cultural Resources Commission
Annalise.Kehler@co.maui.hi.us

DAVID Y. IGE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

February 6, 2017

IN REPLY REFER TO:
Log No. 2016.02978
Doc No. 1701GC06
Archaeology

Russell Y. Tsuji, Administrator
Land Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Dear Mr. Tsuji:

SUBJECT: **Chapter 6E-8 Historic Preservation Review –**
Draft Environmental Assessment (DEA) – Proposed Maui County Services Center
Wailuku Ahupua‘a (Kahului), Wailuku district, Island of Maui
TMK: (2) 3-8-101: 001 thru 007, [Formerly (2) 3-8-006:075 thru 079]

Thank you for the opportunity to review and comment on the *Maui County Service Center, Kahului, Island of Maui, Hawai‘i, TMK: (2) 3-8-101: 001-007, Draft Environmental Assessment (DEA)/Anticipated Finding of No Significant Impact (AFONSI)*, (G70, December 2016). SHPD received this submittal on January 5, 2017. The DEA was prepared for the proposed development of a new Maui County Services Center. The project involves constructing a new 60,000 sq. ft. building area with appurtenances and approximately 360 at grade parking stalls on 4 acres of County of Maui-owned lands. The DEA indicates that the project site is vacant and near an existing retention basin.

According to the DEA, the site and surrounding area have been used for sugarcane cultivation since 1937, and have been altered by mechanized cultivation. The DEA indicates that an archaeological survey was conducted by Xamanek Researches LLC (Fredericksen and Fredericksen 1988) for the Maui Business Park Phase 1B District Boundary Amendment. The results of the study indicate a long history of sugarcane cultivation of the area, and SHPD determined that the project area is not likely to contain archaeological resources and, thus, no additional archaeological work would be required.

The DEA indicates that SHPD recently requested that an archaeological inventory survey (AIS) with subsurface testing be conducted for the project site because the Fredericksen and Fredericksen (1988) report does not meet the standards specified in Hawaii Administrative Rules (HAR) §13-276 for archaeological inventory surveys, and because nearby studies have documented historic-period plantation sites and features, and skeletal fragments (Site 7622) in imported fill deposits (September 13, 2016; Log No. 2016.01825, Doc. No. 1608GC02); plantations sites and features frequently were not documented in earlier reconnaissance surveys. The DEA also states in Section 4.0 Plans and Policies, Chapter 4-2, Historic Preservation, *Discussion*, that an "AIS will be conducted for the site."

Pursuant to HAR §13-275, **SHPD requests** that an AIS with a subsurface testing component be conducted and that an AIS report meeting the requirements of HAR §13-276-5 be submitted to SHPD for review and acceptance prior to issuance of project related permits.

The AIS shall be conducted by a qualified archaeologist in order to adequately identify and document any archaeological historic properties that may be present, to assess their significance, to determine the potential impacts of this project on any identified archaeological historic properties, and to identify and ensure appropriate mitigation is implemented, if needed. A list of permitted archaeological firms is provided on the SHPD website at: http://dlnr.hawaii.gov/shpd/about/branches/archaeology/.

SHPD requests the project proponent and archaeological firm consult with our office regarding an appropriate testing strategy prior to initiation of the AIS.

SHPD will notify you when the required reports and/or plans have been reviewed and accepted and project work may proceed.

Please contact me at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 for any questions regarding archaeological resources or this letter.

Aloha,

Susan A. Lebo

Susan A. Lebo, PhD
Archaeology Branch Chief

cc: Christine Ruotola
Group 70, International, Inc.
cruotola@group70.com

Lydia Morikawa
DLNR Land Division
Lydia.M.Morikawa@hawaii.gov

County of Maui
Department of Planning
Planning@co.maui.hi.us

County of Maui
Department of Public Works-DSA
Renee.Segundo@co.maui.hi.us

County of Maui
Cultural Resources Commission
Annalise.Kehler@co.maui.hi.us

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

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

GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

JOHN R. SMITH, P.E., ACTING
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

May 10, 2017

Matthew Barker Fariss, Ph.D.
Maui Lead Archaeologist
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
101 Maalaea Boat Harbor Road
Wailuku, Maui, Hawaii 96793

Dear Dr. Barker Fariss:

Subject: REQUEST FOR OFFICIAL DETERMINATION LETTER UNDER HAWAII REVISED STATUTES, SECTION 6E-8 FOR MAUI COUNTY SERVICE CENTER DRAFT ENVIRONMENTAL ASSESSMENT (KAHULUI, MAUI, HAWAII)
SHPD LOG NO. 2016.01825 DOC NO. 1608GC02 AND SHPD LOG NO. 2016.02978 DOC NO. 1701GC06

In response to the State Historic Preservation Division's (SHPD) comment letters dated September 13, 2016 and February 6, 2017 (**Exhibit A**) requiring an Archaeological Inventory Survey (AIS) for the above project, a meeting was held on April 20, 2017 between our consultant, Kawika McKeague of G70, and SHPD archaeologists Dr. Susan Lebo, Ms. Kimi Matsushima, Ms. Stephanie Hacker, Ms. Garnet Clark, and via phone: Dr. Barker Fariss. Additional documents were presented at the meeting in support of our request for SHPD's reconsideration of the AIS requirement including:

- **Exhibit B**: SHPD determination letter for the 2004 Maui Business Park Ph II Final Environmental Assessment where the subject project is located, which suggests no historic properties present within the project area.

- **Exhibit C**: Project site grading plans and sections which indicate that anticipated subsurface disturbance would only occur within the previously filled area of the site.

As a result of this meeting, SHPD agreed that an AIS will not be required. However, an Archaeological Monitoring Plan (AMP) will be required for all ground disturbance activities. The AMP will be submitted and approved by SHPD prior to construction.

We kindly ask if an official determination letter per Hawaii Revised Statutes (HRS), Section 6E-8 could be provided at your earliest convenience as to then allow G70 and its archaeological consultant to proceed in the preparation of the AMP in coordination with your office. The County of Maui authorizes G70 to continue direct coordination with you and your staff to complete the historic preservation review process.

Sincerely,

DAVID C. GOODE
Director of Public Works

DCG:jso
Enclosures
xc: Susan Lebo, Ph.D., Archaeology Branch Chief, State Historic Preservation Division
Kawika McKeague, Director of Cultural Resources, G70
s:\david2\matthew barker fariss_maui county service center draft ea

EXHIBIT B

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

HAWAI'I HISTORIC PRESERVATION
DIVISION REVIEW

Log #: 2003.0700
Doc #: 0305CD59

Applicant/Agency: Tom Schneil
Address: PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

SUBJECT: Chapter 6E-42 Historic Preservation Review – Information Request for the Proposed Maui Business Park Phase II
Ahupua`a: Kahului
District, Island: Wailuku, Maui
TMK: (2) 3-8-001:002 (portion) and 3-8-079:013

1. We believe there are no historic properties present, because:

✓ a) intensive cultivation has altered the land
___ b) residential development/urbanization has altered the land
✓ c) previous grubbing/grading has altered the land
✓ d) an acceptable archaeological assessment or inventory survey found no historic properties
✓ e) other: see SHPD DOC NO.: 9308KD01/LOG NO.:9086; SHPD DOC NO.: 9308AG35/LOG NO.: 9147; SHPD DOC NO.: 9310AG43/LOG NO.: 9851; SHPD DOC NO.: 9401AG23/LOG NO.: 10576; SHPD DOC NO.: 9406KD37/LOG NO.: 11896; SHPD DOC NO.: 9704SC35/LOG NO.: 19217; SHPD DOC NO.: 0004CD05/LOG NO.: 25198; SHPD DOC NO.: 0107CD34/LOG NO.: 27908.

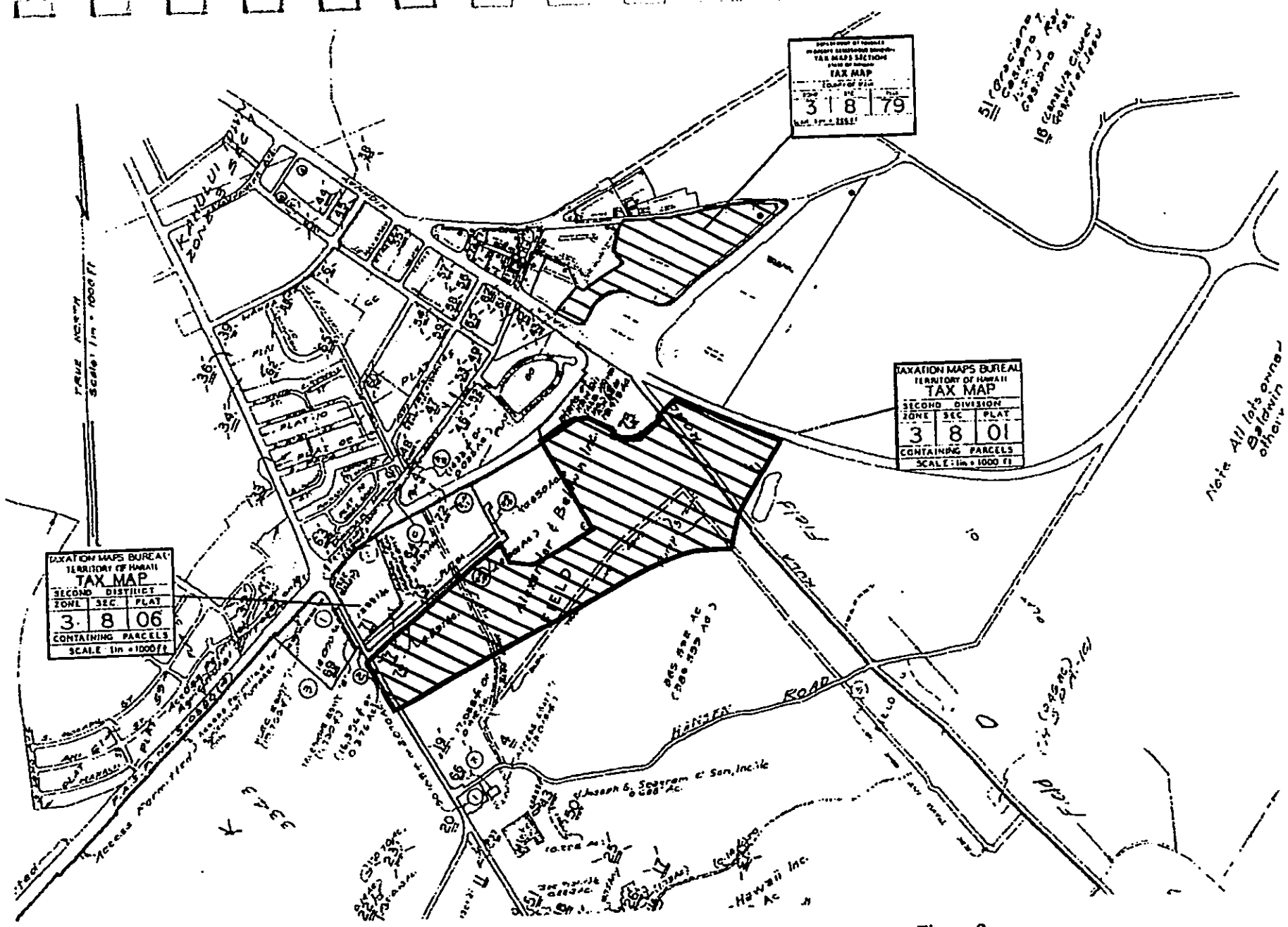
2. This project has already gone through the historic preservation review process, and mitigation has been completed ___.

✓ Thus, we believe that "no historic properties will be affected" by this undertaking

Staff: Cathleen A. Dagher
Cathleen A. Dagher
Assistant Maui/Lana`i Island Archaeologist
(808) 692-8023

Date: 23 May 2003

Project



LEGEND

Maui Business Park Phase II

Source: Tax Map Key

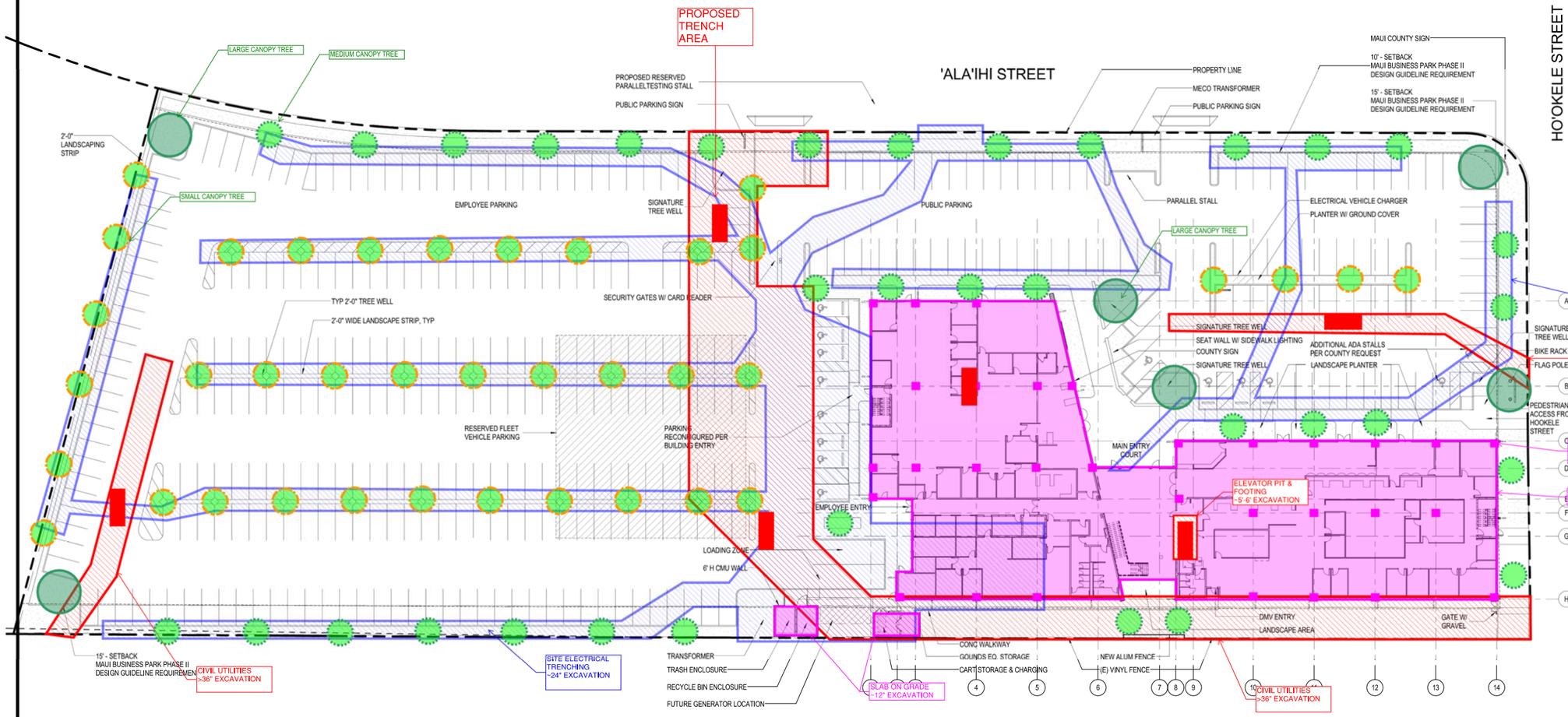
Figure 2
Tax Map Key
Maui Business Park Phase II
A & B Properties, Inc.
Kahului, Maui

NORTH

LINEAR SCALE (FEET)
750 0 1500

PBR

EXHIBIT C



1 SITE PLAN
SCALE: 3/64" = 1'-0"

PARKING

COUNTY ZONING PARKING REQUIREMENT:	1 STALL PER 500SF FOR BUSINESS BUILDINGS • 60,000 SF / 500SF = **120 STALLS REQUIRED**
PARKING:	100 PUBLIC STALLS (INCLUDES 1 RESERVED STALL FOR DMV TESTING) 267 EMPLOYEE STALLS (INCLUDES 44 RESERVED STALLS FOR FLEET VEHICLES) **367 TOTAL STALLS PROVIDED**
LOADING:	2 REQUIRED PER 19.36A.190 **2 TOTAL LOADING PROVIDED**

REVISIONS

No.	Date	Description

50% DESIGN DEVELOPMENT

This work was prepared by me or under my supervision and construction of this project will be under my observation

Supervision and Observation of this project is as defined in Section 16-115-9 of the Hawaii Administrative Rules, Title 16, Chapter 115, Professional Engineers, Architects, Land Surveyors, and Landscape Architects.

04/30/18
License Expiration Date

PROJECT TITLE

Maui County Service Center

FILENAME:
C:\Users\carey\Documents\MauiServiceCenter - Central_A16__carey.rvt

DRAWING TITLE

OVERALL SITE PLAN / PARKING

SCALE: 3/64" = 1'-0"

DRAWN BY: Author
CHECKED BY: Checker

PROJECT NO. 215020-01
DRAWING NO. A001
DATE: 09/14/2016

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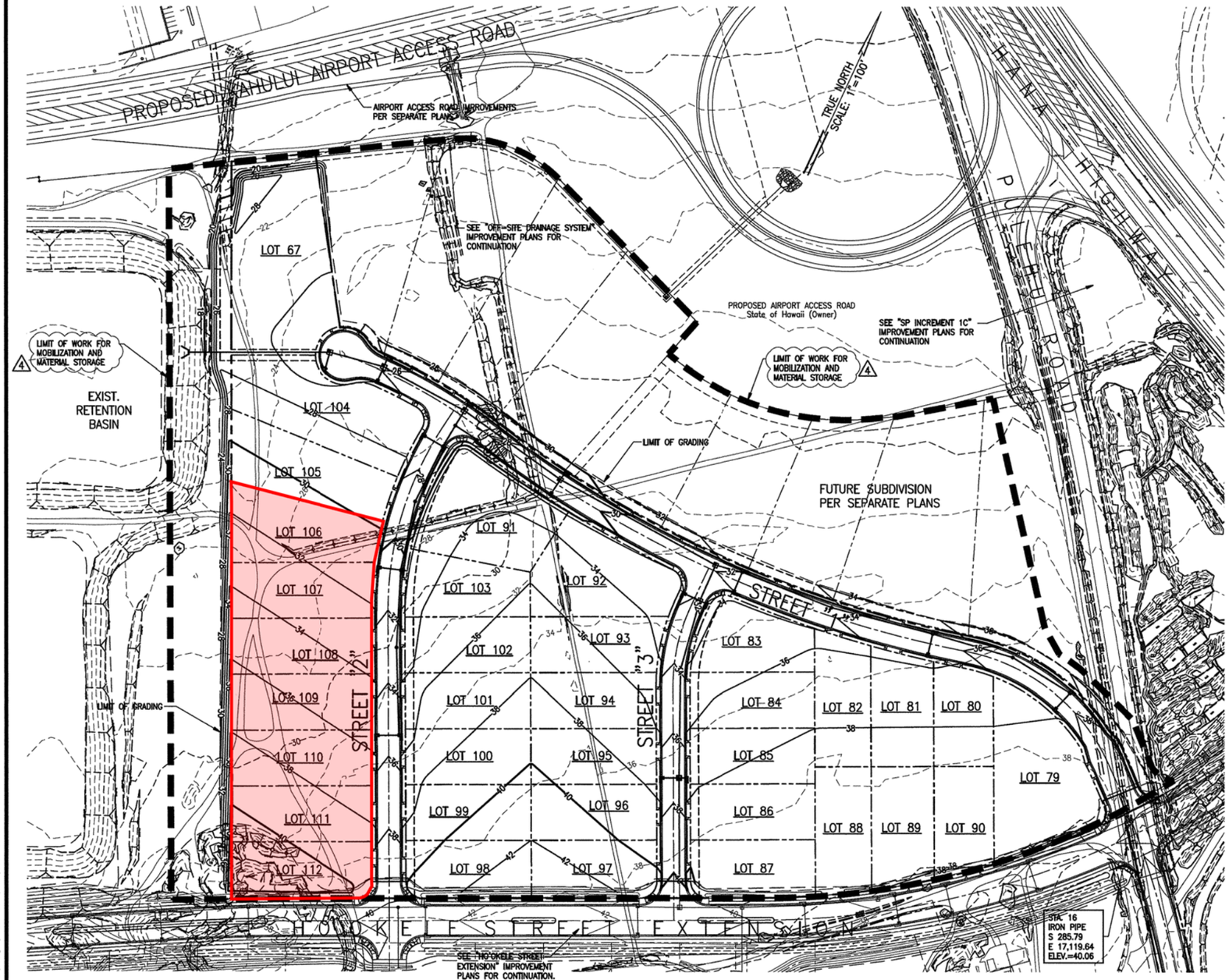
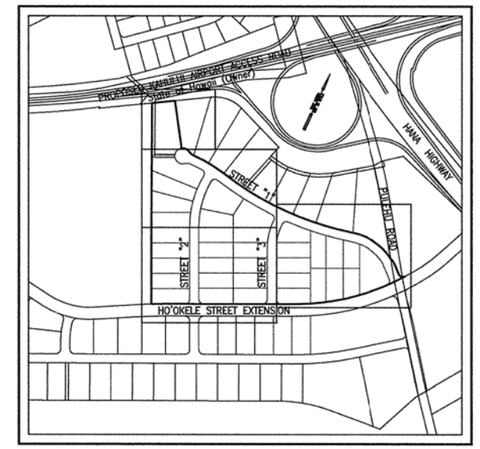


GENERAL GRADING PLAN

SCALE: 1"=100'



KEY MAP

NOTES:

1. ALL GRADING WORK SHALL BE DONE IN ACCORDANCE TO COUNTY GRADING ORDINANCES, THE SOILS REPORT BY HIRATA & ASSOC., INC. DATED FEBRUARY 20, 2009 AND ALL ADDENDA THEREAFTER.
2. GRADING PLAN ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY BY AUSTIN, TSUTSUMI & ASSOC. DATED AUGUST 27, 2008.
3. 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 SHALL IMPORT SUITABLE MATERIALS AS SPECIFIED AT THE CONTRACTOR'S EXPENSE. IF EXCAVATED MATERIALS ARE IN EXCESS, THE CONTRACTOR SHALL DISPOSE OF THE MATERIALS AWAY FROM THE PROJECT AREA AT THE CONTRACTOR'S EXPENSE.
4. EARTHWORK QUANTITIES SHOWN ON PLAN ARE FOR PERMIT PURPOSE AND ESTIMATE ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSE. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE EXACT QUANTITIES FOR BIDDING PURPOSES.
5. SEE SHEETS C301–C304 FOR DETAILED GRADING PLANS.

ESTIMATED ON–SITE EARTHWORK SUMMARY:

AREA OF CLEARING, GRUBBING, AND GRADING (ACRES)	= 26.50 ACRES
TOTAL EXCAVATION (CUBIC YARDS)	= 5,300 C.Y.
TOTAL EMBANKMENT (CUBIC YARDS)	= 105,500 C.Y.

RECORD DRAWING
SHEET 11 OF 69
DATE 6/25/13

WARNING

These Record Drawings have been prepared based on the information provided by others. The Engineer has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions that may be incorporated as a result of erroneous information provided by others.

SCALE: 1"=100'
100' 50' 0 100'

REV. #	Description	Date	Appvd
3	ADDED LIMIT OF WORK	2/24/12	DTN

D. TRANG NGUYEN
LICENSED PROFESSIONAL ENGINEER
No. 10724-C
HAWAII, U.S.A.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION
EXP. 4/30/12

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

Designed: DTN/DMC | Drawn: DMC/VVT | Checked: DTN | Date: SEPTEMBER 2011

APPROVED _____ DATE _____ SUBMITTED BY _____ DATE _____ FIRM MEMBER

MAUI BUSINESS PARK PHASE II
SOUTH PROJECT AREA – INCREMENT 1B
KAHULUI, MAUI, HAWAII
TMK: (2)3-8-006: 004 (PORTIONS)

GENERAL GRADING PLAN

DWG. NO.
C-300

SHEET 11 OF 41

JOB NO. M-06-536
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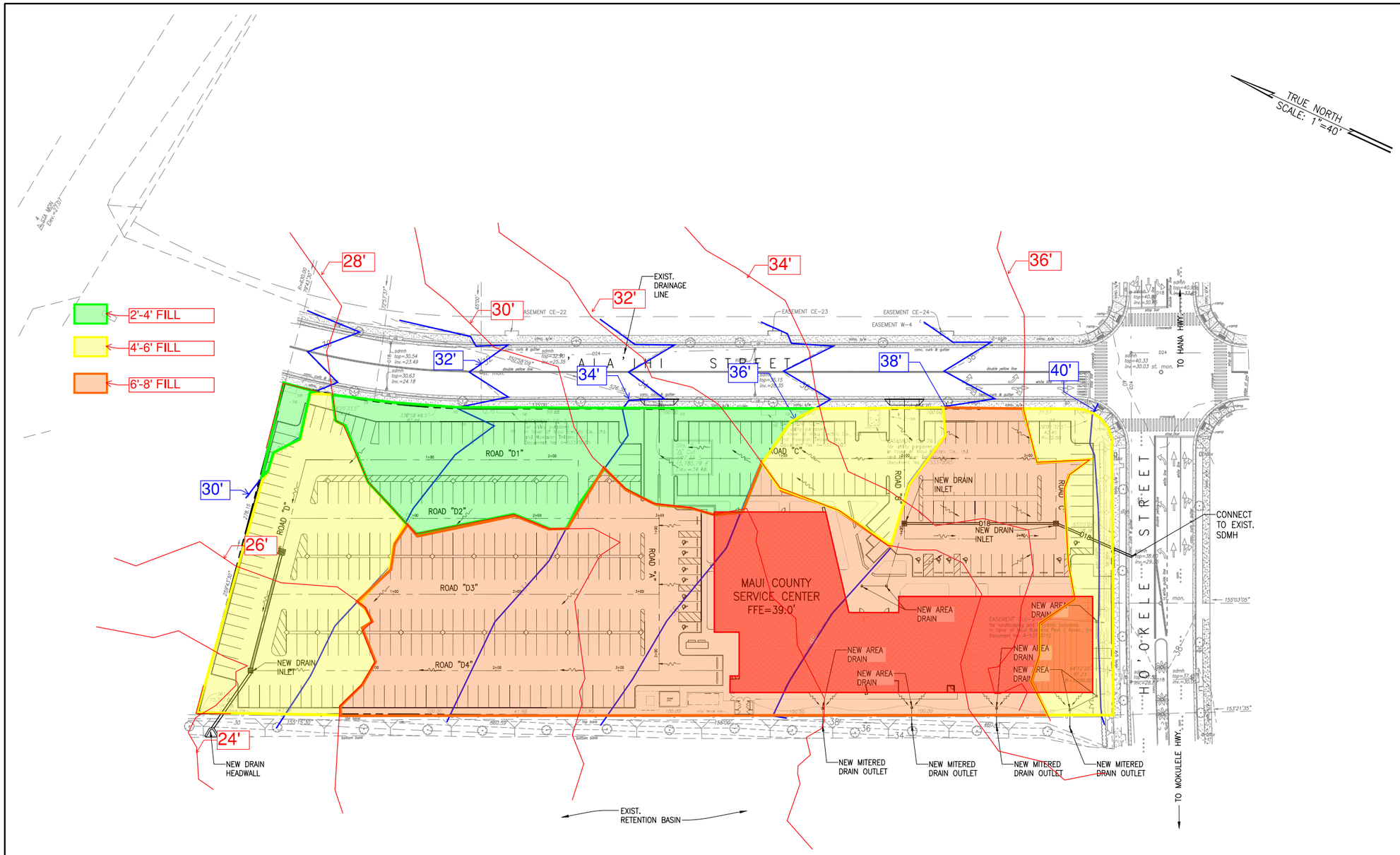

GENERAL GRADING PLAN

SCALE: 1"=40'

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

1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96973
TELEPHONE: (808) 244-8044
FAX: (808) 242-9163

REVISIONS

No.	Date	Description

50% DESIGN DEVELOPMENT

This work was prepared by me or under my supervision and construction of this project will be under my observation

Supervision and Observation of this project is as defined in Section 16-115-9 of the Hawaii Administrative Rules, Title 16, Chapter 115, Professional Engineers, Architects, Land Surveyors, and Landscape Architects.

GARRETT K. TOKUOKA
LICENSED PROFESSIONAL ENGINEER
No. 12354-C
HAWAII, U.S.A.

04/30/18
License Expiration Date

PROJECT TITLE

Maui County Service Center

County of Maui
Enter address here

FILENAME:
P:\2015\215020-01 Maui County Service Center\cadd\consultants\structural\sent\06162016_Revit Model\MauiServiceCenter -A16.rvt

DRAWING TITLE

GENERAL GRADING PLAN

SCALE: AS NOTED

DRAWN BY:	CHECKED BY:
ATA	GKT/JL

PROJECT NO.	DRAWING NO.
16-503	C-300
DATE: SEPTEMBER 13, 2016	

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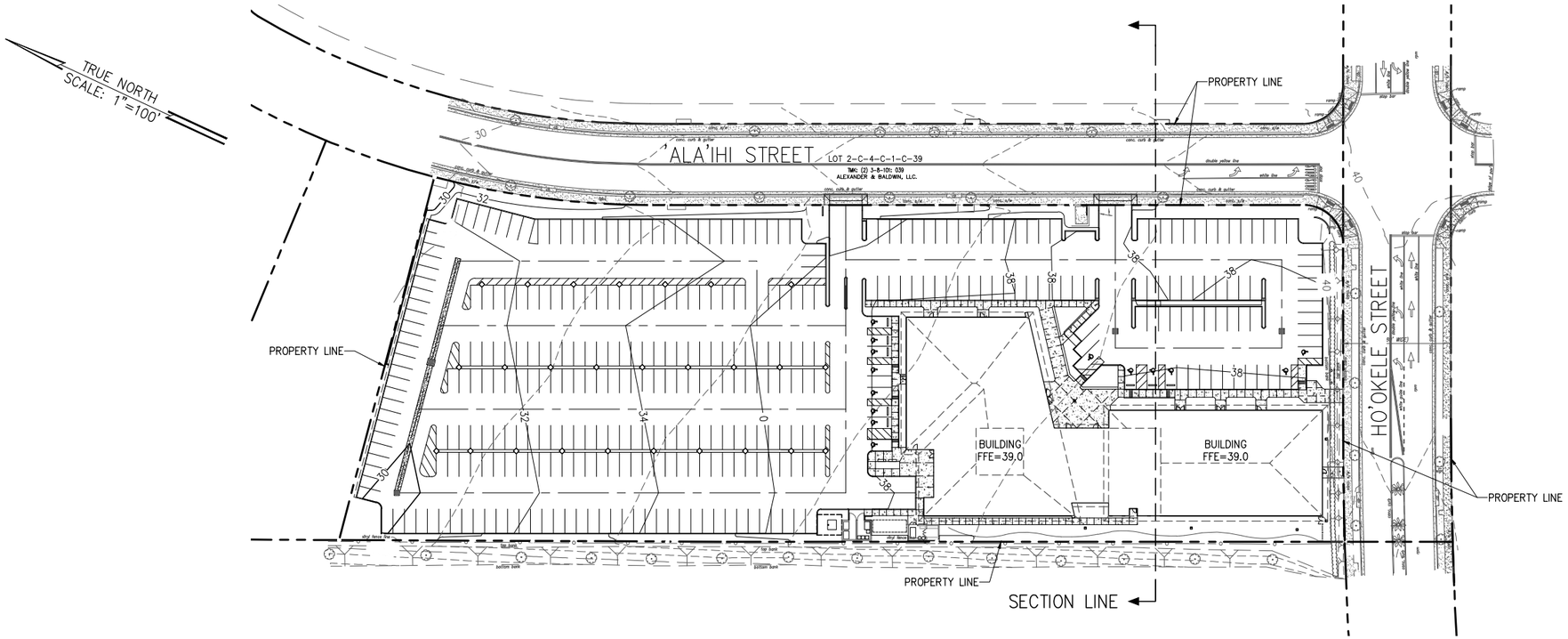

SITE PLAN

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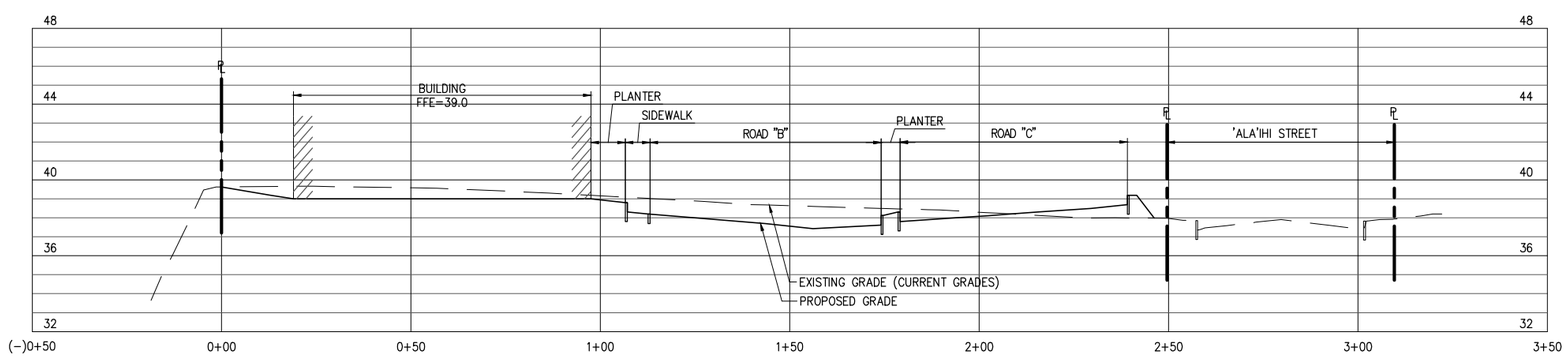

SITE SECTION

SCALE: HORIZ: 1"=40'
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LINE IS 1 INCH AT FULL SIZE
(If NOT 1-inch : Scale Accordingly)

MAUI COUNTY SERVICE CENTER

KAHULUI, MAUI, HAWAII

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

SITE SECTION SHOWING PROPOSED FINISH GRADE VERSUS CURRENT EXISTING GRADE

EXHIBIT

1

OCTOBER 2016

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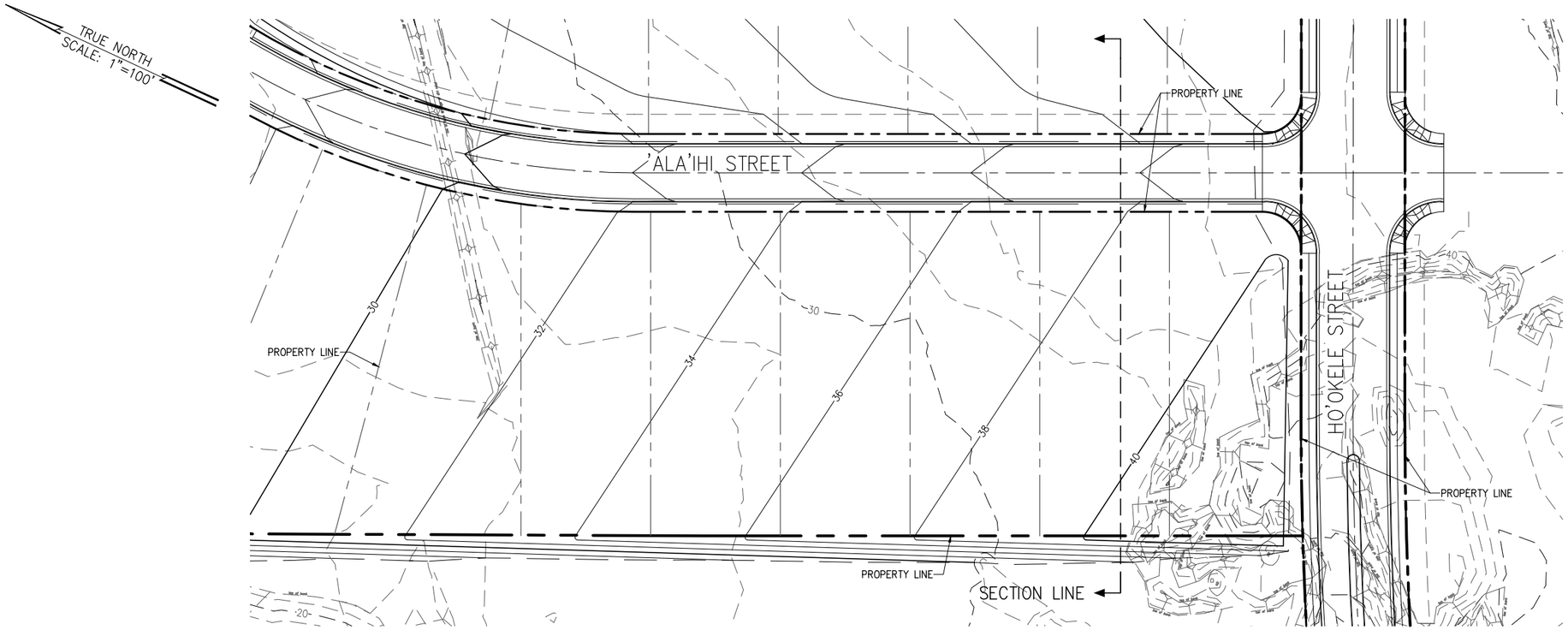

SITE PLAN

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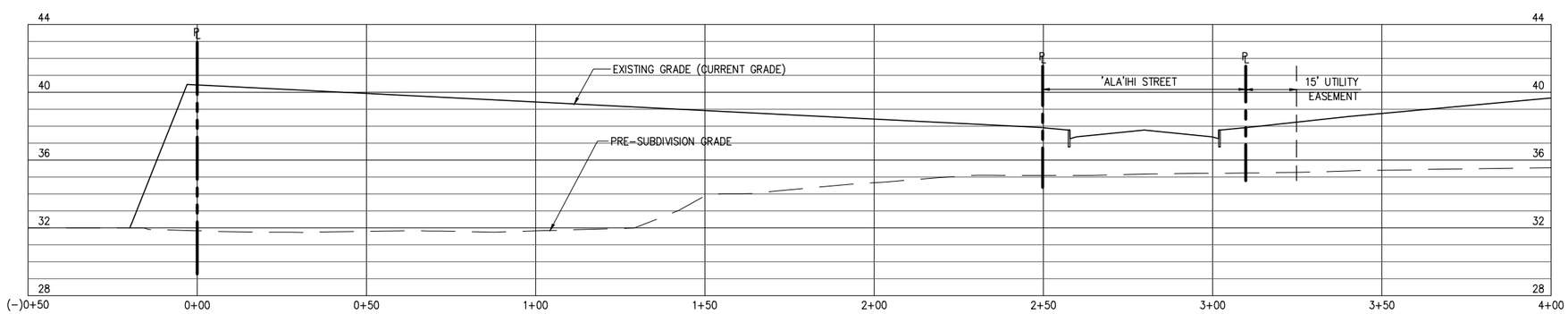

SITE SECTION

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VERT.: 1"=8'

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LINE IS 1 INCH AT FULL SIZE
(If NOT 1-Inch : Scale Accordingly)

MAUI COUNTY SERVICE CENTER

KAHULUI, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS, SURVEYORS ● HONOLULU, WAILUKU, HILO, HAWAII

SITE SECTION SHOWING CURRENT EXISTING GRADE VERSUS PRE-SUBDIVISION GRADE

EXHIBIT

2

OCTOBER 2016

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DAVID Y. IGE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

June 22, 2017

IN REPLY REFER TO:
Log No. 2017.01058
Doc No. 1706MBF06
Archaeology

David C. Goode, Director
Public Works
County of Maui
public.works@mauicounty.gov

Dear Mr. Goode:

SUBJECT: **Chapter 6E-8 Historic Preservation Review –**
Request for an Official Determination Letter for the Maui County Service Center
Wailuku Ahupua‘a (Kahului), Wailuku district, Island of Maui
TMK: (2) 3-8-101:001 thru 007 [Formerly (2) 3-8-006:075 thru 079]

Thank you for the opportunity to review and comment on the *Maui County Service Center, Kahului, Island of Maui, Hawai‘i, TMK: (2) 3-8-101: 001-007, Draft Environmental Assessment (DEA)/Anticipated Finding of No Significant Impact (AFONSI)* (G70, December 2016). The State Historic Preservation Division (SHPD) received this submittal on January 5, 2017. The DEA was prepared for the proposed development of a new Maui County Services Center. The project involves constructing a new 60,000 sq. ft. building area with appurtenances and approximately 360 at grade parking stalls on four acres of County of Maui-owned lands. The DEA indicates that the project site is vacant and near an existing retention basin. On May 20, 2017, the SHPD received a submittal titled *Request for Official Determination Letter under HRS 6E-8 for Maui County Service Center Draft Environmental Assessment, Kahului, Maui, Hawaii; RE: SHPD Log No. 2016.01825, Doc No. 1608GC02 and SHPD Log No. 2016.02978, Doc No. 1701GC06*.

According to the DEA, the site and surrounding area have been used for sugarcane cultivation since 1937, and have been altered by mechanized cultivation. The DEA indicates that an archaeological survey was conducted by Xamanek Researches LLC (Fredericksen and Fredericksen 1988) for the Maui Business Park Phase 1B District Boundary Amendment. The results of the study indicate a long history of sugarcane cultivation of the area, and SHPD determined that the project area is not likely to contain archaeological resources and, thus, no additional archaeological work would be required.

The DEA indicates that SHPD recently requested that an archaeological inventory survey (AIS) with subsurface testing be conducted for the project site because the Fredericksen and Fredericksen (1988) report does not meet the standards specified in Hawaii Administrative Rules (HAR) §13-276 for archaeological inventory surveys, and because nearby studies have documented historic-period plantation sites and features, and skeletal fragments (Site 50-50-14-7622) in imported fill deposits (September 13, 2016; Log No. 2016.01825, Doc. No. 1608GC02); plantations sites and features frequently were not documented in earlier surveys. The DEA also states in Section 4.0 Plans and Policies, Chapter 4-2, Historic Preservation, *Discussion*, that an “AIS will be conducted for the site.”

Pursuant to HAR §13-275, the SHPD previously requested that an AIS with a subsurface testing component be conducted and that an AIS report meeting the requirements of HAR §13-276-5 be submitted to SHPD for review and acceptance prior to issuance of project related permits. On April 20, 2017, a meeting was held between G70 Consultant, Kawika McKeague, and SHPD archaeologists Dr. Susan Lebo, Ms. Kimi Matsushima, Ms. Stephanie Hacker, Ms. Garnet Clark, and Dr. Barker Fariss, SHPD Maui Lead Archaeologist. Additional documentation was provided to SHPD for reconsideration of the original request for an AIS. The result of the meeting was an agreement that an AIS would not be required and an archaeological monitoring plan (AMP) will be developed in conjunction with the Maui Lead Archaeologist to cover all ground disturbing activities associated with the proposed project.

Based on the information above, **SHPD requests archaeological monitoring** be conducted for all ground disturbing activities to identify and document any subsurface archaeological historic properties. The County of Maui has authorized G70 to consult with the SHPD on the subject project.

SHPD also requests an archaeological monitoring plan meeting the requirements of Hawai‘i Administrative Rules §13-279-4 be submitted for SHPD review and acceptance **prior to issuance of the permit**.

SHPD will notify you when the plan has been accepted and permitting may proceed.

Please contact Dr. Barker Fariss at (808) 243-4626, or by email at matthew.b.fariss@hawaii.gov, for any questions regarding archaeological resources or this letter.

Aloha,

Susan A. Lebo

Susan A. Lebo, PhD
Archaeology Branch Chief

cc: Kawika McKeague, Director of Cultural Resources, G70
Group 70, International, Inc.
kawikam@g70.design

Russell Y. Tsuji, Administrator
DLNR Land Division
russell.y.tsuji@hawaii.gov

County of Maui
Department of Planning
Planning@co.maui.hi.us

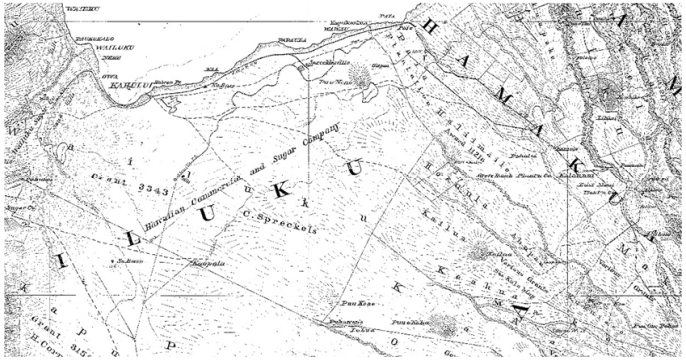
County of Maui
Cultural Resources Commission
Annalise.Kehler@co.maui.hi.us

Appendix E

Draft Archaeological Monitoring Plan

DRAFT—Archaeological Monitoring Plan for the Proposed Maui County Service Center, Wailuku Ahupua‘a, Wailuku District, Island of Maui, Hawai‘i

TMK: (2) 3-8-101:001–007



Prepared For:

G70
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

June 2017

Keala Pono Archaeological Consulting, LLC ● PO Box 1645, Kaneohe, HI 96744 ● Phone 808.381.2361

DRAFT—Archaeological Monitoring Plan for the Proposed Maui County Service Center, Wailuku Ahupua‘a, Wailuku District, Island of Maui, Hawai‘i

TMK: (2) 3-8-101:001–007

Prepared For:

G70
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Prepared By:

Windy McElroy, PhD
and
Christine Hitt, BA

June 2017

Keala Pono Archaeological Consulting, LLC ● PO Box 1645, Kaneohe, HI 96744 ● Phone 808.381.2361

MANAGEMENT SUMMARY

Archaeological monitoring will be conducted for ground disturbing activity associated with construction of the proposed Maui County Service Center at TMK: (2) 3-8-101:001–007 Wailuku Ahupua‘a, Wailuku District, on the island of Maui. This monitoring plan is designed to identify and appropriately treat archaeological resources that might be encountered during construction. Full time archaeological monitoring will be carried out for all ground disturbance associated with construction.

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Māhele Land Tenure 9
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INTRODUCTION

At the request of G70, Keala Pono Archaeological Consulting has prepared an archaeological monitoring plan for TMK: (2) 3-8-101:001–007 in Wailuku Ahupuaʻa, Wailuku District, on the island of Maui, where the proposed Maui County Service Center (MCSC) will be constructed. This monitoring plan is designed to identify historic properties that might be exposed during construction, and to treat them properly, in accordance with the State Historic Preservation Division (SHPD) *Rules Governing Standards for Archaeological Monitoring Studies and Report*s (§13-279-4). The plan includes background information on the project area and an outline of field methods and post-field actions proposed for the archaeological monitoring. Hawaiian words and flora and fauna are defined in the glossary at the end of the document.

Project Location and Description

The project area consists of 1.660 ha (4.101 ac.) in Wailuku Ahupuaʻa, Wailuku District, on the island of Maui (Figure 1). Note that some sources suggest the project area lies in the district of Pūʻali Komohana (e.g., OHA Kīpuka database), although most sources (Sterling 1998; previous archaeological reports) identify the district as Wailuku. The project includes seven adjacent parcels, TMK: (2) 3-8-101:001–007, owned by the County of Maui (Figure 2). The project parcels are bounded by vacant lots to the north and west, ʻAlaʻihi Street to the east, and Hoʻokele Street to the south. This area is relatively flat and barren. It lies 2 km (1.2 mi.) south of the coast, and the closest major watercourse is Kalialinui, a non-perennial stream approximately 2 km (1.2 mi.) to the south.

The proposed MCSC will replace the existing MCSC, which is currently located in a leased space at the Maui Mall in Kahului. The proposed MCSC will be a County owned property, which will provide additional office space and parking for current County functions and year 2030 projected employee growth. The development will include construction of a new office building and site improvements. The proposed construction of the MCSC will include two stories of offices and a landscaped at-grade parking lot. The construction is anticipated to provide roughly 60,000 square feet of building area and 150 paved stalls for public and employee parking, and provide an open unpaved lot to accommodate additional employee parking.

Physical Environment

The island of Maui was created by two separate shield volcanoes, Haleakalā in the east and Puʻu Kukui in the west. The two land masses are connected by an isthmus when "lavas of Haleakala banked against the already existing West Maui volcano" (Macdonald et al. 1983:380). The project area is located in the large ahupuaʻa of Wailuku in West Maui. Wailuku consists of Kahului Bay, from Paūkukalo to Kapukaulua; ʻĪao Valley; and the northern part of the island's isthmus, which includes Waikapū, Waiehu, Waiheʻe, Kahakuloa, and Pulehunui. Wailuku is bordered by the ahupuaʻa of Kaʻanapali and Lahaina to the west, and Hamakuapoko to the east.

The isthmus on which the majority of Wailuku lies has soils composed of "alluvial fans of outwashed silts and gravels, overlain by coralline sands blown inland from the coast. The lower levels have become firmly lithified, forming a soft rock known as colianite" (Stearns 1966:10). The lithified sand dunes occur on the alluvial fans along the coast and farther inland from Kahului to Waiheʻe. Some of these dunes reach heights as great as 60 m (197 ft.) (Macdonald et al. 1983:388; Carlquist 1980:60).

Soils of the project area consist entirely of Ewa silty clay loam, 0–3% slopes, abbreviated as EaA (Figure 3). Foote et al. (1972:20) describe these soils as occurring in basins and on alluvial fans and having developed in alluvium. They are used for pasture, truck crops, and sugarcane (Foote et al. 1972:29).

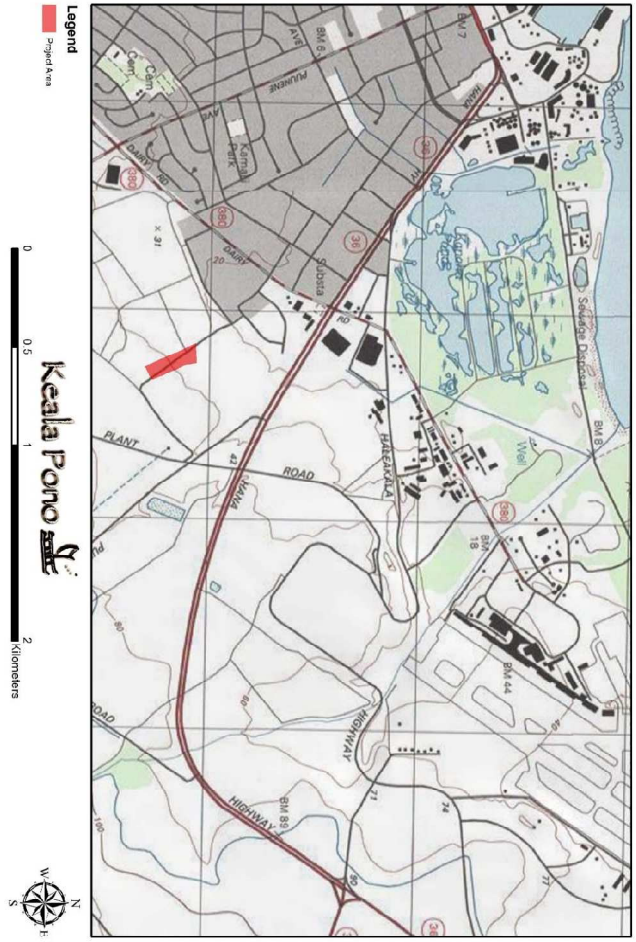

Figure 1. The project area (in red) on a 7.5 minute USGS Wailuku quadrangle map.

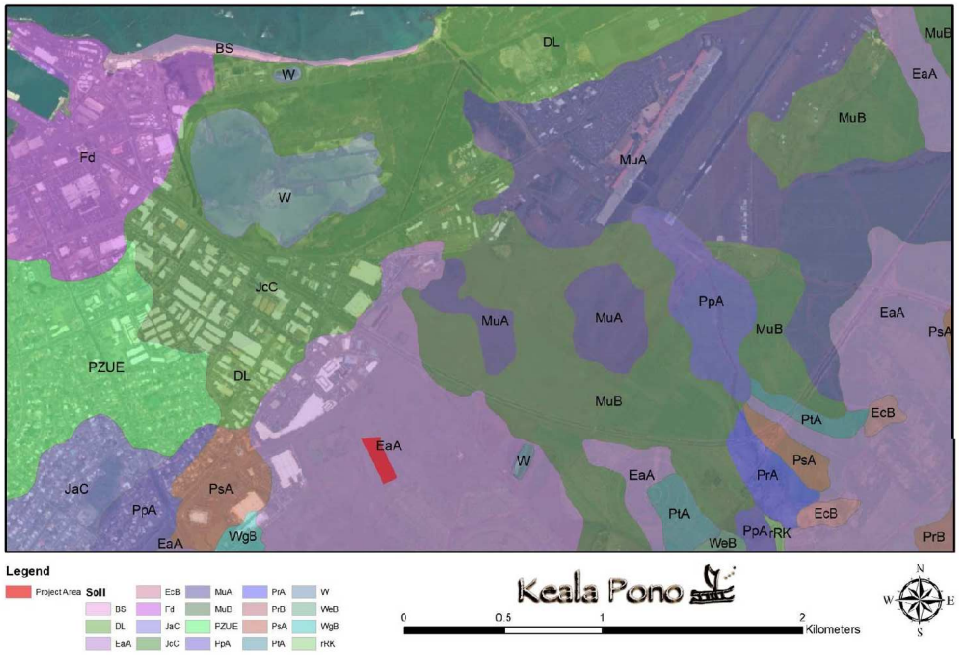

Figure 3. Soils in the vicinity of the project area. The project area is shown in red.

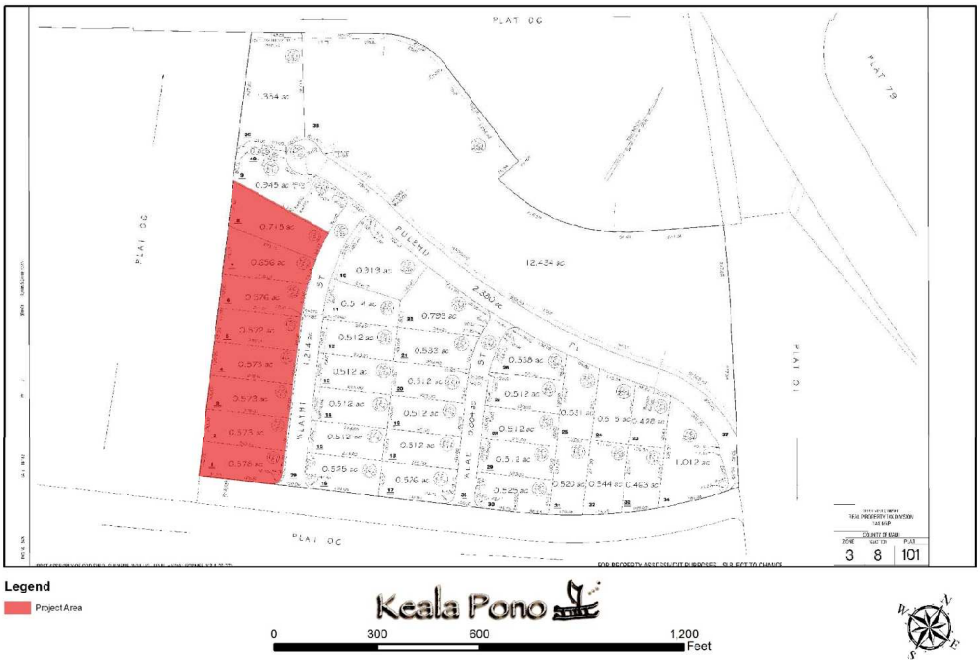

Figure 2. TMK plat (2) 3-4-013, showing the project area in red.

BACKGROUND

This section of the report presents background information as a means to provide a context through which one can examine the cultural and historical significance of the project lands. In the attempt to record and preserve both the tangible (i.e., traditional and historic archaeological sites) and intangible (i.e., moʻolelo, ʻōlelo noʻeau) culture, this research assists in the discussion of anticipated finds. Research was conducted at the Hawaiʻi State Library, the University of Hawaiʻi at Mānoa libraries, the SHPD library, and online on the Waihona ʻAina database and the State of Hawaiʻi Department of Accounting and General Services (DAGS) website. Historical maps, archaeological reports, Māhele data, and historical reference books were among the materials examined.

Wailuku in Traditional Times

Place names often shed light on traditional views of an area and can provide important contextual information. Wailuku literally means "water of destruction" (Pukui et al. 1974:225) due to the battles that took place there, most notably the battle at ʻĪao Valley between Kamehameha the Great and Kahekili. Wailuku is also referred to as Nā Wai ʻEhā, which translates to "the four waters," after the four streams that run through its valleys: Waiehu, Waikapū, Wailuku, and Waiheʻe. The old ʻokana (land division) named Nā Wai ʻEhā comprised the four great valleys which cut far back into the slopes of West Maui and drain the eastward watershed of Puʻu Kukui and the ridges radiating from it.

Subsistence and Traditional Land Use

Wailuku was a gathering place and home to important chiefs and their attendants (ʻĪʻī 1959:135). Handy et al. (1991:272) assert that there were five centers of population on the island of Maui, one of which was the part of West Maui, "where four deep valley streams watered four areas of taro land spreading fanwise to seaward: the Four Waters (Na-wai-ʻeha) famed in song and story–Waiheʻe, Waiehu, Wailuku, and Waikapu."

Wailuku is the third of the four streams that flows from the uplands of Puʻu Kukui's ridges and down through ʻĪao Valley. Portions of the current city of Wailuku were built on old agricultural terraces (Handy et al. 1991:497):

> Along the broad stream bed of ʻIao Valley, extending several miles up and inland, the carefully leveled and stone-encased terraces may be seen. In the lower section of the valley these broad terraces served, in 1934, as sites for Camps 6 and 10 of Wailuku Sugar Plantation, being utilized for houses, gardens, playgrounds, and roads. A little farther up, neat private homes and vegetable and flower gardens covered these old taro terraces; while at their upper limit the terraces were submerged in guava thickets. Here a few wild taros were found, but we saw no terraces in ʻIao or Wailuku being used as flooded taro patches. It is significant that here, as at Waiheʻe, the old terraces were adapted to market gardening (Chinese bananas, vegetables, and flowers) by Japanese and Portuguese gardeners. (Handy et al. 1991:497)

The waters of Waikapū Stream were once diverted to feed loʻi systems, and its overflow was discharged on the dry plains on the isthmus between East and West Maui (Handy et al 1991:496). These abundant waters were later tapped for sugarcane irrigation (see Historic Wailuku section). Cheever commented on the loʻi of Wailuku in the mid-19th century:

> As you get into the valley and vega of Wailuku, you see numerous remains of old kihapais, or cultivated lots, and divisions of land now waste, showing how much more extensive

> formerly was the cultivation, and proportionally numerous the people than now…The whole valley of Wailuku, cultivated terrace after terrace, gleaming with running waters and standing pools, is a spectacle of uncommon beauty to one that has a position a little above it. (Cheever 1851 in Sterling 1998:75)

In addition to agricultural cultivation, fishponds were constructed in the region, near Kahului. Two major ponds are thought to have been constructed around AD 1500 during the rule of Kiha-a-Piʻilani (Kamakau 1992:42; Pukui et al. 1974:83). The ponds were named Kanahā and Mauʻoni. Kiha-a-Piʻilani also built the ala loa, a trail that circled the entire island. Another source states that the fishponds were constructed by Kapiʻioholokalani, an aliʻi of Oʻahu and Molokaʻi, and that the walls were built by men passing stones from one to another in a line that extended from Makawela to Kanahā (Puea-a-Makakaualii in Sterling 1998:87).

Moʻolelo

The island of Maui was named after the legendary demigod Māui (Pukui et al. 1974), known for his trickiness. Legends tell of how he stole fire, raised the sky and snared the sun, trapped winds, and changed landscapes. Among all of the moʻolelo, one of his biggest accomplishments was fishing land out of the ocean and creating the Hawaiian Islands. Earlier accounts share that the name of the island was once called Ihikapalaumaewa in ancient times, prior to Papa and Wākea and before their child Māui became famous (Sterling 1998).

The wind name for Wailuku is Makani-lawe-malie, or "the wind that takes it easy" (Nuuhiwa in Sterling 1998:62). And it is said that the aliʻi of the area spent much time surfing (Kamakau 1992:82).

The plains of Kamaʻomaʻo in Wailuku were a place of wandering souls:

> There are many who have died and have returned to say that they had no claim to an ʻaumakua {realm} (kuleanaʻole). These are the souls, it is said, who only wander upon the plain of Kamaʻomaʻo on Maui or on the plain at Puʻuokapolei on Oahu. Spiders and moths are their food. (Kamakau 1991:29)

A final moʻolelo concerns the appearance of foreigners in Wailuku in the mid-13th century, long before the first written record of foreigners arriving in the islands (Fornander 1969 [1878–1885]: 80–82). A chief named Wakalana governed the windward side of Maui and lived in Wailuku. At this time, a ship called Mamala came to Wailuku. The ship's captain was named Kaluikia-Manu, and other men and women on board were named Neleike, Malaea, Haakoa, and Hika. Nelieke later became Wakalana's wife, and together they bore fair skinned children with bright, shining eyes (Fornander 1969 [1878–1885]:81). Their descendants intermarried with other Hawaiians and many of them lived in Waimalu and Honouliuli on Oʻahu. Fornander posits that the moʻolelo may refer to a Japanese fishing vessel that was blown off course, as Europeans were not near Hawaiian waters at that time (1969 [1878–1885]:81).

ʻŌlelo Noʻeau

Four ʻōlelo noʻeau were found that speak of Wailuku. They provide further insight to the traditional landscape and history of the region.

> **Kei nu aku la paha aʻu ʻĀlapa I ka wai o Wailuku.**
>
> *My ʻĀlapa warriors must now be drinking the water of Wailuku.*
>
> Said when an expected success has turned into failure. This was a remark made by Kalaniōpuʻu to his wife Kalola and son Kiwalaʻō, in the belief that his selected warriors,

the ʻĀlapa, were winning in their battle against Kahekili. Instead they were utterly destroyed (Pukui 1983:184).

Na wai ʻehā.

The four wai.

A poetic term for these places on Maui: Wailuku, Waiehu, Waiheʻe, Waikapū, each of which has a flowing water (*wai*) (Pukui 1983:251).

Pili ka hanu o Wailuku.

Wailuku holds its breath.

Said of one who is speechless or petrified with either fear or extreme cold. There is a play on *luku* (destruction). Refers to Wailuku, Maui (Pukui 1983:290).

Wailuku i ka malu he kuawa.

Wailuku in the shelter of the valleys.

Wailuku, Maui, reposes in the shelter of the clouds and the valley (Pukui 1983:290).

War and Conquest in Wailuku

Maui's ahupuaʻa of Wailuku was wrought with warfare through much of its known history, including what some would term as a 100 years' war. Many stories and accounts have been passed down. Rev. Cheever, in his book, *Life in the Sandwich Islands: or, The Heart of the Pacific, As It Was and Is*, wrote of how the various wars had an effect on how each stream in Wailuku was named:

> There are in this region four streams in succession from the different gorges of the mountain, significantly named, it is thought, from the events of battles which have transpired upon them. Waikapu—The water where the conch was blown, and the engagement began. Waiehu—The water where the combatants smoked with dust and perspiration. Wailuku—The water of destruction, where the battle began to be fierce and fatal. Waihee—The water of total rout and defeat, where the army melted away. (Cheever 1851:59)

One of the earliest battles was that between owls and men: "The owls retaliated against an act committed by a cruel man by flocking to Wailuku and descending upon him" (Silva n.d). Another mention of this battle refers to the origin of the ahupuaʻa's name: "The cruel man was punished, and the battle place still bears the name Wailuku, Water-of-killing" (Pukui and Curtis 1974:179).

In addition to the battles with owls, many battles were fought between chiefs. In the 16th century, the 15th mōʻī of Maui, Piʻilani, united the island's districts through war, and gave his daughter to marry the current mōʻī of Hawaiʻi Island. Due to this marriage, there was peace between the two kings of each island, until Piʻilani died and a rivalry sparked between his two sons, Lono-a-Piʻilani and Kiha-a-Piʻilani (Speakman 1978). The eldest son, Lono, had inherited Maui and he sought to kill his brother Kiha, who then escaped to Hana and met a young chiefess, Koleamoku. They fell in love and secretly married, even though she had been promised to Lono. The couple moved to Hawaiʻi Island, where Kiha's sister was still living with ʻUmi, to avoid being captured by Lono. ʻUmi took the side of Kiha and launched a war with Maui. Lono was defeated and ʻUmi took partial control of the island of Maui, in Hana, and peace was once again observed until the 17th century.

In the early 18th century, Kekaulike united the kingdom of Maui through war. While there were times of peace after this, things got worse for Maui by the end of the century with many wars with Hawaiʻi Island's king, Alapaʻi who was trying to gain control of it. Kekaulike perished when fleeing to Wailuku:

> When Ke-kau-like heard that the ruling chief of Hawaii was at Kohala on his way to war against Maui, he was afraid and fled to Wailuku in his double war canoe named Ke-aka-milo. He sailed with his wives and children…his officers, war leaders, chiefs, and fighting men, including warriors, spearmen, and counselors. Some went by canoe and some overland, and the fleet landed at Kapaʻahu at the pit of ʻAi-hakoʻko in Kula. Here on the shore the chiefs prepared a litter for Ke-kau-like and bore him upland to Halekii in Kukahua. There Ke-kau-like died, and sound of lamentation for the dead arose. (Kamakau 1992:69)

In an important battle, Kalaniʻōpuʻu was defeated in Wailuku (Kamakau 1992:85–91). It was in 1776 that Kalaniʻōpuʻu returned to war with Maui and was overthrown by Kahekili's army. It is said that Kalaniʻōpuʻu's forces "were slain like fish enclosed in a net," and the slaughter was known as *Ahulau ka Piʻipiʻi Kakanilua*, or Slaughter of the Piʻipiʻi at Kakanilua (Kamakau 1992:86). Unthwarted, however, Kalaniʻōpuʻu prepared for another assault. Kahahana, the aliʻi of Oʻahu and Molokaʻi, came to assist Kahekili. This battle was fought in the area between Wailuku and Waikapū. Again, Kalaniʻōpuʻu's forces were surrounded and killed.

Afflicted by war, Maui became impoverished, and Vancouver mentioned during his visit in 1793 that King Kahekili was having trouble finding enough provisions for his own ship (Speakman 1978). Kahekili was the last king of Maui and was able to rule Molokaʻi, Lanaʻi, and Oʻahu during his reign but was unable to conquer Hawaiʻi Island.

Foreigners increasingly visited Hawaiʻi after Captain Cook arrived at Kahului Bay in the late 18th century, and this was happening as Kamehameha was rising to power. Kamehameha, armed with a cannon he acquired by foreigners, went to battle in Wailuku.

> The bay from Kahului to Hopukoa was filled with war canoes. For two days there was constant fighting in which many of the most skillful warriors of Maui took part, but Kamehameha brought up the cannon, Lopaka, with men to haul it and the white men, John Young and Isaac Davis, to handle it; and there was a great slaughter. Had they fought face-to-face and hand-to-hand, as the custom was, they would have been equally matched. But the defensive was drawn up in a narrow pass in ʻIao , and the offensive advanced from below and drew up the cannon as far as far as Kawelowelo'ula and shot from there into ʻIao and the hills about, and the men were routed. The victors pursued them and slew the vanquished as they scrambled up the cliffs. There was a great slaughter, but mostly among the commoners; no important chief was killed in the battle. "Clawed off the cliff" (Ka ʻuwaʻu-pali) and "The damming of the waters" (Ka-pani-wai) this battle was called." (Kamakau 1992:148–149)

After winning the battle on Maui, Kamehameha moved on to conquer the remaining islands of Molokaʻi, Oʻahu, and later Kauaʻi.

Historic Wailuku

In 1832, missionaries began arriving in Maui and established a girls' school in Wailuku. Around that time, the sugar industry was introduced, greatly affecting Wailuku. The Hungtai Sugar Works company, founded in 1828, was the first place of sugar production on the island. The Wailuku Sugar Company was established in 1862 and later took over the Waihee Plantation (Wilcox 1997). Much of the sugarcane cultivation took place in the western portion of Wailuku until 1876 when industry advancements enabled expansion to other dryer areas.

The sugar industry grew in the second half of the 19th century as a result of the 1876 Reciprocity Treaty between the U.S. and the Hawaiian Kingdom, which gave the U.S. market free access to

Hawai‘i’s land for sugar and other products. In 1878, Claus Spreckels, who would later found the Hawaiian Commercial & Sugar Company (HC&S), purchased and leased 40,000 acres of eastern Wailuku, including the Wailuku Commons. And in 1882, after obtaining the Wailuku Commons, Spreckels gained water and transport rights for his crops, creating a thriving sugar industry and plantation. Spreckels’ Waihee Ditch was the center of conflict at that time, with the Wailuku Sugar Company objecting that Spreckels did not have a right-of-way through their land or rights to waters of Waihe‘e Stream. Spreckels eventually lost control of HC&S and a new ditch was constructed. By the 1900s, a complicated system of ditches wove its way through both East and West Maui. The project area lies between two large ditch networks, not in the immediate vicinity of any major ditches (Figure 4).

An 1885 map shows the project area during the sugarcane era (Figure 5). A large expanse of land is labeled as “Hawaiian Commercial and Sugar Company,” and a mill was situated to the southwest of the current project area. The Spreckelsville Railroad line ran very close to the project site, just south of the southernmost project parcel. The railroad extended past the town of Spreckelsville, named after the sugar baron Claus Spreckels.

Māhele Land Tenure

The change in the traditional land tenure system in Hawai‘i began with the appointment of the Board of Commissioners to Quiet Land Titles by Kamehameha III in 1845. The Māhele took place during the first few months of 1848 when Kamehameha III and more than 240 of his chiefs worked out their interests in the lands of the Kingdom. This division of land was recorded in the Māhele Book. The King retained roughly a million acres as his own as Crown Lands, while approximately a million and a half acres were designated as Government Lands. The Konohiki Awards amounted to about a million and a half acres, however title was not awarded until the konohiki presented the claim before the Land Commission.

In the fall of 1850 legislation was passed allowing citizens to present claims before the Land Commission for parcels that they were cultivating within the Crown, Government, or Konohiki lands. By 1855 the Land Commission had made visits to all of the islands and had received testimony for about 12,000 land claims. This testimony is recorded in 50 volumes that have since been rendered on microfilm. Ultimately between 9,000 and 11,000 kuleana land claims were awarded to kama‘āina totaling only about 30,000 acres and recorded in ten large volumes.

In the mid-1900s, the majority of the Wailuku Ahupua‘a was marked as Crown Land. And in 1872, when Kamehameha V died, his sister Princess Ruth Ke‘elikōlani inherited the land. She owned part, while 743.4 acres in the ‘ili of Owa in Wailuku was granted to Kamehameha’s steward Kuihelani. Princess Ruth eventually sold half of the Crown Lands in 1882 to Claus Spreckels even though he already held a lease for 16,000 acres in Wailuku. There were no LCAs awarded in the immediate vicinity of the project area.

Previous Archaeology

Numerous archaeological studies have been conducted in Wailuku. The following discussion provides information on archaeological investigations that have been carried out in the vicinity of the project area, based on reports found in the SHPD library in Kapolei, Hawai‘i (Figure 6, Table 1). State Inventory of Historic Places (SIHP) numbers are prefaced by 50-50-04.

Many archaeological studies have been completed for the Kahului Airport, to the northeast of the project area. The earliest was an archaeological reconnaissance that identified a burial site (SIHP

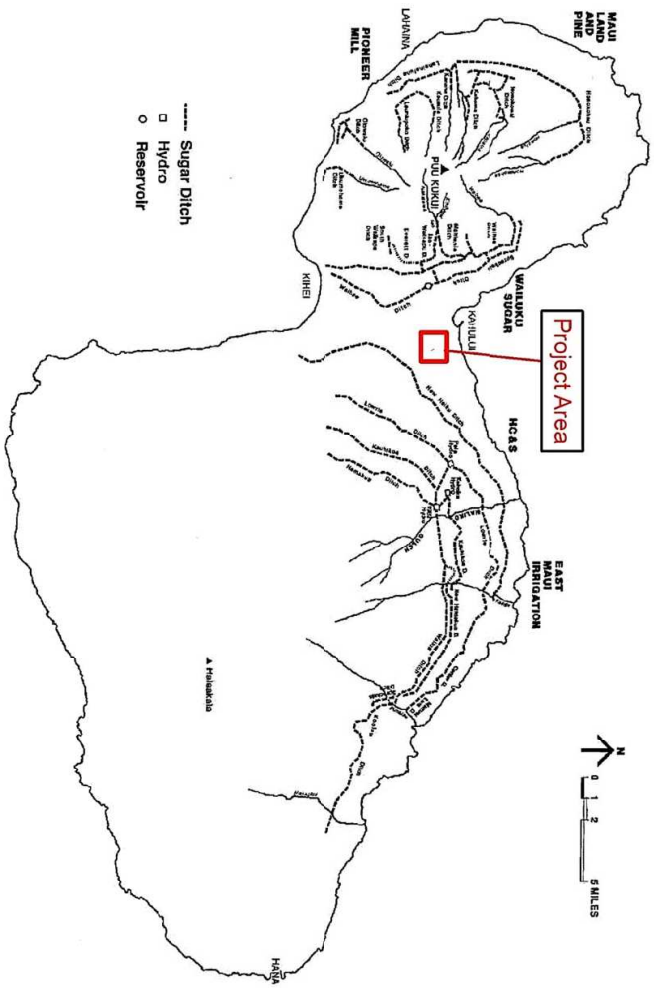

Figure 4. The project area in relation to major sugarcane irrigation ditches on the island of Maui (adopted from Wilcox 1996:120).

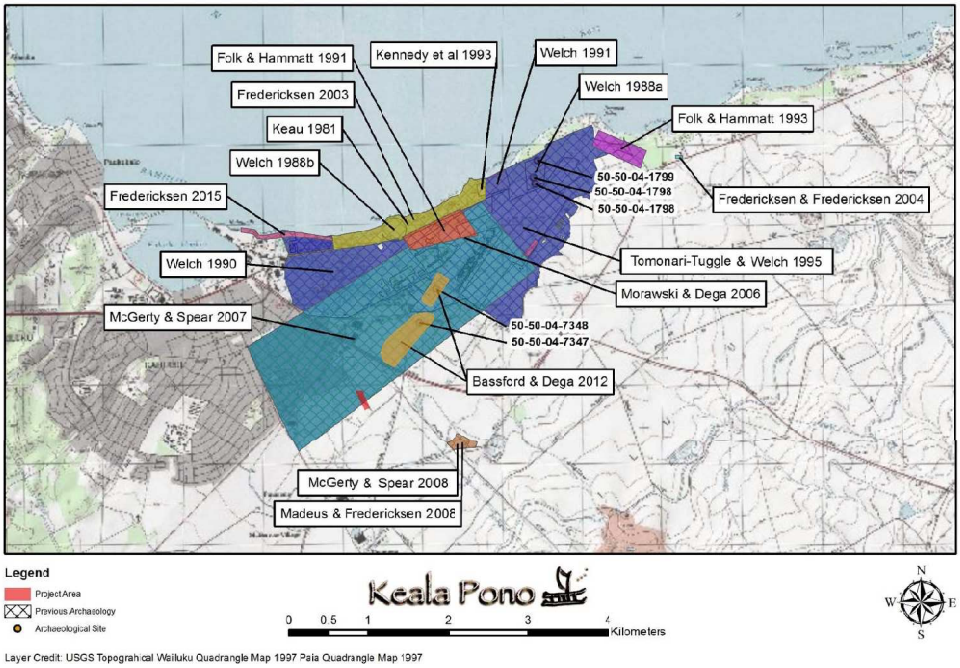

Figure 6. Previous archaeological studies and sites in the vicinity of the project area.

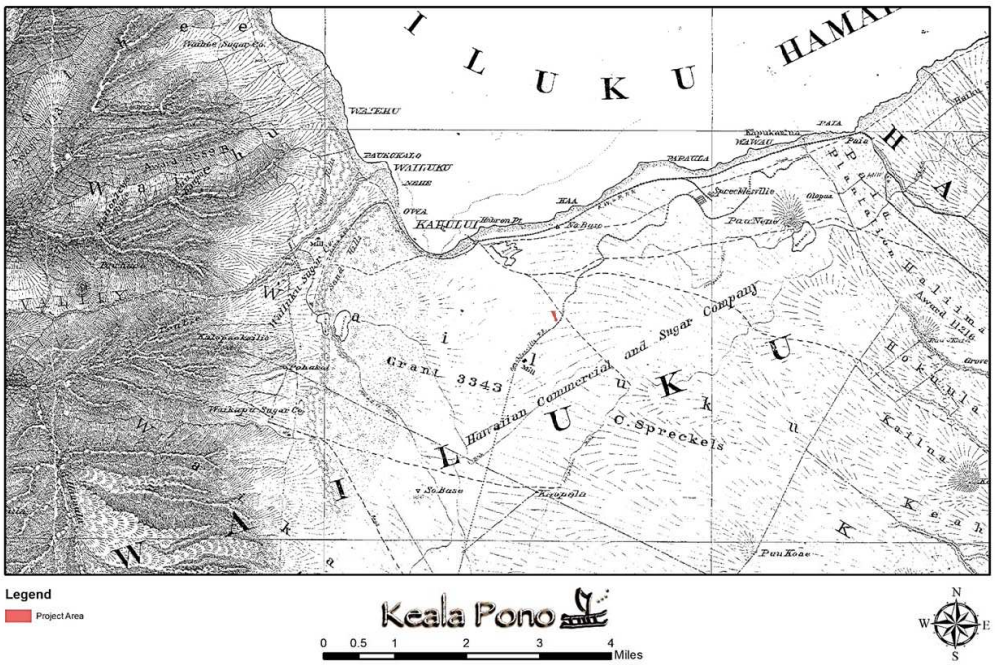

Figure 5. Portion of a map of Maui (Dodge 1885).

Table 1. Previous Archaeological Studies in the Vicinity of the Project Area

Author(s)	Year	Location	Study	Results
Connolly	1981	Kahului Airport	Archaeological Reconnaissance Survey	Located a burial site (SIHP 1798) and a complex of two alignments and a grinding stone (SIHP 1799).
Keau	1981	Kamaole Beach Park, Kanaha Beach Park, & Kahului Sewage Treatment Plant	Archaeological Reconnaissance Survey	No findings.
Welch	1988a	Kahului Airport	Archaeological Inventory Survey	Relocated SIHP 1798 and 1799; recommended subsurface testing in dune areas.
Welch	1988b	Kahului Airport	Subsurface Testing	No findings.
Welch	1990	Kanaha Beach Park	Subsurface Testing	Noted possibly-modern charcoal lenses.
Folk & Hammatt	1991	Kahului Airport	Archaeological Inventory Survey	No findings.
Welch	1991	Kanaha Beach Park	Subsurface Testing	No findings.
Folk & Hammatt	1993	Kahului Airport	Subsurface Testing	No findings.
Kennedy et al.	1993	TMK: (2) 3-8-001:019	Archaeological Inventory Survey	No findings.
Tomonari-Tuggle & Welch	1995	Kahului Airport	Literature Review and Limited Archaeological Survey	Identified surface WWII-era features; SIHP numbers were not assigned at the time of the survey.
Fredericksen	2003	Kanaha Beach Park	Archaeological Assessment	Located one site consisting of several WWII-era features. SIHP numbers were not assigned at the time of the survey.
Fredericksen & Fredericksen	2004	Kaunoa Senior Center	Archaeological Assessment	No findings.
Morawski & Dega	2006	Kahului Airport	Archaeological Assessment	No findings.
Dagher & Dega	2007	Kahului Airport	Archaeological Assessment	No findings.
McGerty & Spear	2007	Kahului Airport	Cultural Impact Assessment	Identified no adverse effects on cultural properties or practices.
Madeus & Fredericksen	2008	TMK: (2) 3-8-001:002	Archaeological Inventory Survey	Located a historic structure, the Pu‘unene Hospital (SIHP 6360).

Table 1. (Continued)

Author(s)	Year	Location	Study	Results
McGerty & Spear	2008	TMK: (2) 3-8-001:002	Cultural Impact Assessment	Identified no adverse effects on cultural properties or practices.
Bassford & Dega	2012	Kahului Airport	Archaeological Inventory Survey	Identified two sites: SIHP 7347, a concrete flume; and 7348, a historic building.
Fredericksen	2015	Wailuku-Kahului Wastewater Reclamation Facility	Archaeological Monitoring	No findings.

1798) and a complex of two alignments and a grinding stone (SIHP 1799) (Connolly 1981). Welch (1988a) later relocated the two sites during an archaeological inventory survey, and recommended subsurface testing in the dune areas at the airport. A limited archaeological survey recorded surface WWII-era features; SIHP numbers were not assigned at the time of the survey (Tomonari-Tuggle and Welch 1995). Most recently, an archaeological inventory survey identified two additional historic sites: SIHP 7347, a concrete flume; and 7348, a historic building (Bassford and Dega 2012).

Other projects at the airport yielded no findings. These include archaeological inventory surveys (Folk and Hammatt 1991; Morawski and Dega 2006; Dagher and Dega 2007), subsurface testing (Welch 1988b; Folk and Hammatt 1993), and a cultural impact assessment (McGerty and Spear 2007).

Just north of the Kahului Airport is Kanaha Beach Park, where several more archaeological studies were conducted. Subsurface testing noted possibly-modern charcoal lenses (Welch 1990). An archaeological assessment recorded several WWII-era features, although SIHP numbers were not assigned (Fredericksen 2003). An archaeological reconnaissance survey (Keau 1981) and another subsurface testing project (Welch 1991) did not produce any findings.

Southeast of the current project area, at Hansen Road, an archaeological inventory survey identified a historic structure (Madeus and Fredericksen (2008). This consisted of the remains of the old Pu‘unene Hospital, which were designated as SIHP 6360. Two portions of the hospital were recorded: the new wing and power plant, constructed between 1948 and 1949; and the original kitchen building, built between 1912 and 1913. No further work was recommended.

Other studies in the vicinity of the project area produced no findings. These consist of archaeological surveys (Kennedy et al. 1993; Fredericksen and Fredericksen 2004), archaeological monitoring (Fredericksen 2015), and a cultural impact assessment (McGerty and Spear 2008).

One key report for the project area could not be located. This report is referenced in SHPD correspondence as Fredericksen and Fredericksen 1988 (Appendix A). The report was not found in the SHPD library in Kapolei, and multiple attempts were made by G70 to obtain the report from Xamanek Researches, with no response. The SHPD letters state that the Fredericksen and Fredericksen (1988) study had no findings (see Appendix A).

Summary and Anticipated Finds

Wailuku was a center of population during pre-contact times on the island of Maui. Its four major streams supported taro lo‘i and other agriculture, while fishponds provided resources from the ocean. Probably because of this abundance of the land and sea, Wailuku has been wrought with warfare throughout much of its known history, and several famous battles were fought there. In the post-contact period, the sugarcane industry took hold in the region, particularly in the vicinity of the project area, where a railroad passed by, just to the south.

The closest previous archaeological studies to the project area were conducted at the Kahului Airport, to the northeast. Among the archaeological features identified at the airport are human burials, alignments, surface WWII-era structures, and sugarcane-related features. These kinds of remains might be expected in the project area as well. Informal discussions and consultation with SHPD have been on-going between Dec 2016 to April 2017, with meetings with SHPD personnel held in December and April to confirm the requirement of providing sufficient information to lend to SHPD’s determination.

PROJECT DESIGN

Archaeological monitoring will be conducted for all ground disturbing activity during construction of the proposed Maui County Service Center on TMK: (2) 3-8-101:001–007. On-site archaeological monitoring will be carried out because 1) there is a lack of information as to the source of fill that was used for the project site, and 2) there have been past occurrences of human remains identified from imported sand material that was used as backfill in areas not far from the project.

Project Personnel

A senior archaeologist, qualified under §13-281, HAR, will serve as principal investigator for the project. The principal investigator will be responsible for overall project organization and management, will ensure high standards for field sampling and laboratory analyses, may conduct field visits and direct supervision of field personnel as appropriate, and will review the content of the monitoring report. The archaeological monitor will have sufficient fieldwork experience in Hawai‘i or have completed sufficient college-level coursework in Anthropology and Hawaiian Archaeology. If archaeological remains are identified, the monitor has the authority to halt ground disturbing activities in the immediate area of the find.

Fieldwork

Prior to fieldwork, the archaeological monitor and/or principal investigator will meet with the construction team to discuss the monitoring plan. The archaeologist will ensure that the construction team understands the purpose of the monitoring and that the monitor has the authority to halt construction activity.

One archaeological monitor will be present for each piece of earth-moving equipment in operation on site. Field recording and sampling may include, but are not limited to, the drawing of stratigraphic profiles, photography, and controlled excavation of exposed features. Accurate map locations of test units, stratigraphic profiles, and archaeological features, deposits, and artifacts will be maintained. Field recording and sampling are intended to mitigate any potentially adverse effects to historic properties. Standards of documentation, recording, and analysis shall accord with HAR §13-279. All significant pōhaku should remain on site.

If human remains are discovered during monitoring, work in the vicinity of the remains will cease and the archaeological monitor will protect any exposed iwi, secure the area, and notify the proper authorities. No further work will take place in the immediate vicinity, although work in other areas of the project site may continue. Any fill material in the vicinity of the find will be screened on-site. An on-site secured storage area will be provided by the contractor for the curation of any potential cultural resources or iwi that are encountered; If iwi are encountered, a burial treatment plan will be submitted to the Maui Island Burial Council (MIBC), SHPD, the Office of Hawaiian Affairs (OHA), as well as cultural descendants of other iwi kūpuna encountered within the district.

In the event of inadvertent discovery of non-burial historic properties, SHPD shall be consulted concerning appropriate mitigation measures. Any inadvertent discovery of burial historic properties will follow procedures as indicated in HAR §13-300-40 and HRS Chapter 6E-43. All burial material will be addressed as directed by SHPD.

Post-Field Actions

The nature and scope of post-field actions will vary according to the results of the fieldwork. At minimum, if no archaeological remains are discovered, a report documenting the negative findings

will be produced and submitted to SHPD. If archaeological remains are discovered, appropriate analyses will be conducted and reported.

Laboratory analyses of cultural material and sediments will be conducted in accordance with HAR §13-279 and will follow the SHPD *Rules Governing Standards for Archaeological Monitoring Studies and Report*s (§13-279-4). The specific procedures employed in laboratory analysis will vary according to the kinds of remains that are recovered. For example, artifacts will be measured, weighed, sketched or photographed, and identified as appropriate. Faunal material will be weighed, counted, and taxonomically identified to the highest level of detail possible.

Materials not associated with burials will be temporarily stored at the contracted archeologist's facility and will be turned over to the landowner at the close of the project. Any departure from these provisions will be in consultation with and written concurrence from SHPD.

Preparation of a final report shall conform to HAR §13-279. Photographs of excavations will be included in the monitoring report even if no historically-significant sites are documented. A draft monitoring report shall be prepared and submitted to SHPD in a timely manner, within four months following the end of fieldwork. A revised final report will be submitted within one month following receipt of review comments on the draft report. Should burials and/or human remains be identified, other letters, memos, and/or reports may be required.

SUMMARY AND RECOMMENDATIONS

Archaeological monitoring will be conducted for ground disturbing activity associated with construction of the proposed Maui County Service Center on TMK: (2) 3-8-101:001–007 in Wailuku Ahupua‘a, Wailuku District, on the island of Maui. On-site archaeological monitoring will be conducted for all ground disturbance activities for this project because 1) there is a lack of information as to the source of fill that was used for the project site, and 2) there have been past occurrences of human remains identified from imported sand material that was used as backfill in areas not far from the project. One archaeological monitor will be present for each piece of earth-moving equipment in operation on site.

GLOSSARY

ahupuaʻa Traditional Hawaiian land division usually extending from the uplands to the sea.

ala loa Highway, belt road around island.

aliʻi Chief, chiefess, monarch.

ʻaumakua Family or personal gods. The plural form of the word is ʻaumākua.

ʻauwai Ditch, often for irrigated agriculture.

bermuda grass The grass *Cynodon dactylon*, originally from the Middle East. This fast growing species is often used for turf grass.

hala The indigenous pandanus tree, or *Pandanus odoratissimus*, which had many uses in traditional Hawaiʻi. Leaves were used in mats, house thatch, and basketry; flowers were used for their perfume; keys were utilized in lei and as brushes; roots and leaf buds were used medicinally; and wood was fashioned into bowls and other items.

heiau Place of worship and ritual in traditional Hawaiʻi.

ʻili Traditional land division, usually a subdivision of an ahupuaʻa.

imu Underground pit or oven used for cooking.

iwi Bone.

kamaʻāina Native-born.

koa haole The small tree *Leucaena glauca*, historically-introduced to Hawaiʻi.

konohiki The overseer of an ahupuaʻa ranked below a chief; land or fishing rights under control of the konohiki; such rights are sometimes called konohiki rights.

kula Plain, field, open country, pasture, land with no water rights.

kuleana Right, title, property, portion, responsibility, jurisdiction, authority, interest, claim, ownership.

kupuna Grandparent, ancestor; kūpuna is the plural form.

lantana The historically introduced shrub, *Lantana camara*.

loʻi, loʻi kalo An irrigated terrace or set of terraces for the cultivation of taro.

Māhele The 1848 division of land.

makai Toward the sea.

mauka Inland, upland, toward the mountain.

mōʻī King.

monkeypod A large tree, *Samanea saman*, introduced to Hawaiʻi from tropical America.

moʻolelo A story, myth, history, tradition, legend, or record.

ʻōhiʻa Two kinds of forest trees. See also oʻōhiʻaʻai and ʻōhiʻa lehua.

ʻōhiʻa ʻai The mountain apple tree, *Eugenia malaccensis*, a forest tree that grows to 50 ft. high.

ʻōhiʻa lehua The native tree *Metrosideros polymorpha*, the wood of which was utilized for carving images, as temple posts and palisades, for canoe spreaders and gunwales, and in musical instruments.

ʻokana Subdivision or district, usually consisting of several ahupuaʻa.

ʻōlelo noʻeau Proverb, wise saying, traditional saying.

pōhaku Rock, stone.

post-contact After A.D. 1778 and the first written records of the Hawaiian Islands made by Captain James Cook and his crew.

pre-contact Prior to A.D. 1778 and the first recorded arrival of Westerners in the islands.

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APPENDIX A: SHPD CORRESPONDENCE

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

HAWAI'I HISTORIC PRESERVATION
DIVISION REVIEW

Log #: 2003.0700
Doc #: 0305CD59

Applicant/Agency: Tom Schneil
Address: PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

SUBJECT: Chapter 6E-42 Historic Preservation Review – Information Request for the Proposed Maui Business Park Phase II
Ahupua'a: Kahului
District, Island: Wailuku, Maui
TMK: (2) 3-8-001:002 (portion) and 3-8-079:013

1. We believe there are no historic properties present, because:

✓ a) intensive cultivation has altered the land
___ b) residential development/urbanization has altered the land
✓ c) previous grubbing/grading has altered the land
✓ d) an acceptable archaeological assessment or inventory survey found no historic properties
✓ e) other: see SHPD DOC NO.: 9308KD01/LOG NO.:9086; SHPD DOC NO.: 9308AG35/LOG NO.: 9147; SHPD DOC NO.: 9310AG43/LOG NO.: 9851; SHPD DOC NO.: 9401AG23/LOG NO.: 10576; SHPD DOC NO.: 9406KD37/LOG NO.: 11896; SHPD DOC NO.: 9704SC35/LOG NO.: 19217; SHPD DOC NO.: 0004CD05/LOG NO.: 25198; SHPD DOC NO.: 0107CD34/LOG NO.: 27908.

2. This project has already gone through the historic preservation review process, and mitigation has been completed ___.

✓ Thus, we believe that "no historic properties will be affected" by this undertaking

Staff: Cathleen A. Dagher
Cathleen A. Dagher
Assistant Maui/Lana'i Island Archaeologist
(808) 692-8023

Date: 23 May 2003

Project

PBR HAWAII

April 23, 2003

Holly McIlduff/Greg Sharp
Acting Administrator
State Historic Preservation Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

ATTN: Cathleen Dagher

SUBJECT: HISTORIC PRESERVATION REVIEW OF MAUI BUSINESS PARK PHASE II (TMK 3-8-001:002 (portion); TMK 3-8-079:013 (portion); and TMK 3-8-79:13)

Dear Mrs. McIlduff/Greg:

PBR HAWAII is assisting A&B Properties, Inc. in obtaining a State Land Use District Boundary Amendment for approximately 30 acres of land in Kahului, Maui, Hawaii. The Boundary Amendment is for the proposed Maui Business Park Phase II.

1. The Maui Business Park Phase II site is comprised of two noncontiguous properties totalling approximately 179 acres (see Figure 1). These properties are identified by TMK 3-8-001:4 (portion), TMK 3-8-012 (portion), TMK 3-8-79:13 (see Figure 2).

Our consulting archaeologist, Aki Sinoto, previously contacted the State Historic Preservation Division and spoke to Cathleen Dagher and Melissa Kirkendall regarding conducting an archaeological survey of the Maui Business Park Phase II site. During the course of coordinating with the State Historic Preservation Division, the staff archaeologist determined that no further archaeological procedures were warranted for the Maui Business Park Phase I site. This determination was given verbally during a telephone conversation and subsequently confirmed in a letter dated April 4, 1994. Since the Maui Business Park Phase II site is adjacent to the previously surveyed Maui Business Park Phase I site, we have relied on the previously completed surveys by Kennedy Resources (Fredericksen & Fredericksen 1988) (see attached) and several "no effect" determinations for portions of the subject area or adjoining areas (see attached).

Based on this determination, we have not undertaken a new archaeological survey for the Maui Business Park Site, however Aki Sinoto is preparing a cultural impact assessment for this project.

With this letter we are requesting a formal written "no effect" letter from the State Historic Preservation Division regarding the Maui Business Park Phase II site. Your letter is necessary for us to proceed with the State Land Use District Boundary Amendment and zoning in Zoning requests that will be filed soon with the County of Maui.

Holly McIlduff/Greg Sharp
SUBJECT: HISTORIC PRESERVATION REVIEW OF MAUI BUSINESS PARK PHASE II
(TMK 3-8-001:4 (portion); TMK 3-8-012 (portion); and TMK 3-8-79:13)
April 23, 2003
Page 2

Thank you for your attention to this request. Please contact me if you have any questions or require additional information.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Associate

cc: Richard Sneed/A&B Properties, Inc. (w/o attachments)
Aki Sinoto/Aki Sinoto Consulting (w/o attachments)
Melissa Kirkendall/SHPD Maui (with attachments)

JOHN WAIHEE
GOVERNOR OF HAWAII

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

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HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

October 29, 1993

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

LOG NO: 9851
DOC NO: 9310AG43

Dear Mr. Miskae:

SUBJECT: County of Maui, Historic Preservation Review the SMA Use Permit Application for Sam's Club (93/SM1-27)
Kahului, Wailuku, Maui
TMK: 3-8-79: 12

Thank you for the opportunity to comment on the proposed construction of Sam's Club, a wholesale store, and accessory parking.

The applicant's consultant, Michael T. Munekiyo Consulting, Inc., consulted our office regarding historic preservation concerns. Our letter of June 2, 1993 has been attached to this application as Appendix B. Portions of this letter have been used on pages 13 and 20 of the Project Assessment Report.

The field inspection conducted by our staff archaeologist identified no remains of historic sites and it is highly unlikely that significant historic sites are present due to extensive alteration of the property. Therefore, we have determined that the proposed Sam's Club will have "no effect" on historic sites.

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:jen

c: Steve Tagawa, OCBA

JOHN WAIHEE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
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January 14, 1994

Mr. Bert Ratte, Engineer
Department of Public Works
Land Use and Codes Administration
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 10616
DOC NO: 9401AG23

Dear Mr. Ratte:

SUBJECT: County of Maui, Historic Preservation Review of the Construction Plans for the Kahului Industrial Park, Phase IB
Kahului, Wailuku, Maui
TMK: 3-8-5: 4 (por.)

Thank you for the opportunity to comment on these plans for the proposed Kahului Industrial Park.

We believe that the proposed project will have no effect on historic sites. The findings of an archaeological survey indicate the absence of significant historic sites in the proposed construction area. Sheet 2 of the plans include two Notes providing for the procedures to be followed in case of the inadvertent discovery of historic sites during construction work. The note under REQUIREMENTS OF STATE HISTORIC PRESERVATION DIVISION is more appropriate to follow.

Please contact our office at 587-0047 if you have any questions.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

AG:jen

Aki Sinoto Consulting – Cultural Resource Management
2331 Kapiolani Blvd. No. 710A, Honolulu, Hawai'i 96826 Tel. (808)941-4539 Fax (808)942-4896

April 16, 2003

Mr. Richard Stack, Jr.
A & B Properties, Inc.
822 Bishop Street
Honolulu, Hawai'i 96813

Dear Mr. Stack:

Subject: Historic Preservation Review of the Maui BusinessPark- Phase II
Kahului, Wailuku, Maui (TMK: 3-8-06:74 and 3-8-75:13)

Following the execution of our agreement to undertake the archaeological inventory survey in conjunction with the proposed phase II development of the Maui Business Park, during the course of coordinating the scope of subsurface testing with the State Historic Preservation Division (SHPD), the staff archaeologist determined that no further archaeological procedures are warranted for the subject area. This was based on the negative results of the previously completed survey by Xamanek Researches (Fredericksen & Fredericksen 1988) and the issuance of several "no effect" determinations for portions of the subject area or adjoining area on previous occasions.

The following eight letters with "no effect" determinations are attached herewith:

1. August 16, 1993 to Mr. Glen Ueno (LOG/DOC NO: 9086/9308KD01)
2. August 23, 1993 to Mr. Glen Ueno (LOG/DOC NO: 9147/9308AG35)
3. November 15, 1993 to Mr. Brian Miskae (LOG/DOC NO: 9851/9310AG43)
4. January 14, 1994 to Mr. Bert Ratte (LOG/DOC NO: 10576/9401AG23)
5. June 30, 1994 to Mr. Brian Miskae (LOG/DOC NO: 11896/9406KD37)
6. May 1, 1997 to Mr. Robert Siarot (LOG/DOC NO: 19217/9704SC35)
7. April 11, 2000 to Mr. Michael Munekiyo (LOG/DOC NO: 25198/0004CD05)
8. August 3, 2001 to Mr. Michael Summers (LOG/DOC NO: 27908/0107CD34)

Based on the current determination, the proposed archaeological inventory procedures are not necessary. According to the SHPD/DLNR, a new letter of "no effect" shall not be forthcoming until the matter comes to them for review.

The cultural impact assessment report is being revised and will be submitted shortly. Should you have any questions or comments, please contact me at the numbers listed above or by email at akihikosinoto@aol.com. We appreciate this opportunity to work with you on this project.

Sincerely,

Aki Sinoto
Consulting Archaeologist

cc with attachments: Mr. Tom Schnell, PBR Hawaii

JOHN WAIHEE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
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August 16, 1993

Mr. Glen Ueno
Department of Public Works
Land Use and Codes Administration
County of Maui
250 S. High Street
Wailuku, HI 96793

LOG NO: 9086
DOC NO: 9308KD01

Dear Mr. Ueno:

SUBJECT: Historic Preservation Review of the Preliminary Plat for the Kahului Industrial Park Subdivision
(LUCA File No. 3.1597)
Kahului, Wailuku, Maui
TMK: 3-8-05: portion of 4

Thank you for the opportunity to comment on the proposed Kahului Industrial Park Subdivision.

The subject subdivision is located near the intersection of Dairy Road and Puunene Avenue, adjacent to the First Assembly of God Church. Parcel 4, which is being subdivided, is a portion of Land Grant 3343 to Claus Spreckels; it is currently owned by Alexander and Baldwin, Inc. The subdivision will create a 23.8 acre parcel, to be further subdivided for light industrial use; a road easement consisting of 2.59 acres; and a large parcel consisting of 387.4 acres. The large parcel will continue to be used for sugar cultivation.

The proposed subdivision was inspected June 29, 1993 by our staff archaeologist Theresa K. Dunham. The entire property is in active use for sugar cultivation and is transected by irrigation ditches, field roads and cane fields. A single area of rock accumulation was observed. This was examined and found to consist of large boulders that had been moved by machinery. No traces of historic sites were observed within the area.

Based on the results of the field inspection and the long history of sugar cane cultivation in this area, we believe that historic sites are highly to be present. Therefore, we have determined that the proposed subdivision will have "no effect" on historic sites.

Please contact Ms. Theresa K. Dunham at 243-5169 or
Ms. Annie Griffin at 587-0013 if you have any questions regarding these comments.

Sincerely,

for DON HIBBARD, Administrator
State Historic Preservation Division

KD:111

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

MICHAEL D. WILSON, CHAIRPERSON
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HISTORIC PRESERVATION
LAND
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

July 8, 1996

Scientific Consultant Services, Inc.
711 Kapiolani Boulevard, Suite 777
Honolulu, Hawai'i 96813

LOG NO: 17431
DOC NO: 9606SC22

Dear Dr. Spear:

SUBJECT: Historic Preservation Review of a Revised Archaeological Inventory Survey of the Puunene Bypass/Mokulele Highway Improvements Corridor
Pulehunui and Waihaku, Waihaku District, Maui
TMKs: 3-8: 04, 05, 06, 07

Thank you for the prompt submission of requested revisions to the archaeological inventory survey report for the proposed Puunene Bypass/Mokulele Highway corridor (Inventory Survey of Puunene Bypass/Mokulele Highway Improvements Corridor, Pulehunui and Waihaku Ahupua'a, Waihaku District, Island of Maui, Hawai'i. TMK: 3-8: 04, 05, 06, 07). 1996. Burgett & Spear). We provide the following comments.

In general, the requested revisions have been made acceptably. We now find that the report acceptably inventories sites in the area, and we agree with significance evaluations.

We do not concur, however, with the proposed mitigation plan for the dump site portion of Site 50-50-09-4164 that appears to lie within the proposed improvements corridor. We believe that the proposed mitigation -- passive preservation through depositing fill on top of the portions of dump site within the corridor -- will have an "adverse effect" on the significant historic aerospace artifacts. According to representatives of the Pacific Aerospace Museum (PAM), the dump site was originally formed in 1947 when Naval Air Station personnel pushed a number of outdated, damaged, and/or surplus aircraft, aircraft parts, and other military vehicles into an excavated pit and then covered the abandoned materials with dry fill. According to the PAM representatives, the placing of new fill and a portion of the highway over the dump site would likely have an adverse effect on the hollow aircraft within the dump site, causing the aircraft and other intact wreckage to collapse.

In view of these findings, we believe that an alternative, acceptable mitigation plan will be needed. We would encourage you and your client to meet with us, in order to review the available information and develop an acceptable mitigation plan for Site 50-50-09-4164. This work on a mitigation plan can be handled separately from the report, with the resulting plan not needing to be in the report. Then, the report is considered complete.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha,

for DON HIBBARD, Administrator
State Historic Preservation Division

SC:jen

JUL 8 1996

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawai'i 96707

TIMOTHY E. JOHNS, CHAIRPERSON
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April 11, 2000

Michael T. Munekiyo
Munekiyo, Arakawa and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

LOG NO: 25188
DOC NO: 0004CD05

Dear Mr. Munekiyo,

SUBJECT: Chapter 6E-42 Historic Preservation Review of the Draft Environmental Assessment for the Proposed Maui Business Park, Phase 1B Subdivision
Kahului Ahupua'a, Wailuku District, Island of Maui
TMK: 3-8-08:072

Thank you for the opportunity to comment on your Draft Environmental Assessment of January 21, 2000. Our review is based on reports, maps and aerial photographs maintained at the State Historic Preservation Office; no field inspection was made of the subject property.

From the submitted plans, we understand the proposed undertaking entails the development of a light industrial subdivision and the subject property will be divided into ten lots. The proposed undertaking includes improvements involving the State-Right-of-Way, such as the installation of traffic signals.

In 1988, an archaeological inventory survey was conducted of the subject property by Xamanek Researches Inc. (Fredericksen and Fredericksen 1988). No significant historic sites were identified during this investigation, however, a volcanic glass-like substance was recovered. Subsequent analysis conducted on this material determined it not to be volcanic glass.

Given the above information, it seems unlikely that significant historic sites will be impacted by the proposed undertaking. Therefore, we believe that this project will have "no effect" on significant historic sites.

If at a future date, expansion of this subdivision is planned for the lot adjacent to Phase 1B, we request the opportunity to review all plans for development.

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

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

APR 17 2000

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawai'i 96707

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August 3, 2001

Michael J. Summers
Chris Hart & Partners, Inc.
1955 Main Street, Suite 200
Wailuku, Hawai'i 96793-1706

LOG NO: 27908
DOC NO 0107CD34

Dear Mr. Summers,

SUBJECT: Chapter 6E-42 Historic Preservation Review of an Information Request Pertaining to a Special Management Area Use Permit Application for the Proposed Construction of the Costco Wholesale Addition on a Property Located in Kahului
Kahului Ahupua'a, Wailuku District, Island of Maui
TMK: 3-8-79: 013

Thank you for the opportunity to provide comments pertaining to the information request for the Special Management Area Use Permit for the proposed construction of the Costco Wholesale Addition to be located on a property in Kahului. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was conducted of the subject parcel.

Based on the submitted information request, we understand the proposed project area is adjacent to the existing Costco and was previously utilized as the site of the Central Maui Power Plant. The subject property had previously been grubbed and graded and currently there are several dilapidated buildings on-site.

A search of our records indicates an archaeological inventory survey has not been conducted of the subject parcels. The general area seems likely to have once been the location of pre-Contact farming, perhaps with scattered houses. However, the subject property has undergone extensive alteration due to the construction of the power plant, making it unlikely that significant historic sites remain.

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

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

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

AUG 16 2001

JOHN WAIHEE
GOVERNOR OF HAWAII

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

DON ERIC HIBBARD, CHAIRPERSON
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June 30, 1994

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

LOG NO: 11894 [illegible]
DOC NO: 9106SD37

Dear Mr. Miskae:

SUBJECT: County of Maui, Historic Preservation Review of the Special Use Permit -- K-Mart Parking Lot Expansion
Kahului, Wailuku, Maui (T.D. No. 94/SUP-0061
TMK: 3-8-73: 13

Thank you for the opportunity to review and comment on the proposed K-Mart parking lot expansion project. The project involves a c. 6,000 square foot area directly behind and adjacent to the existing K-Mart facility. The purpose of the expansion is to replace parking lot stalls that will be lost when Dairy Road is widened.

The proposed parking lot expansion area is located on abandoned agricultural lands that have been impacted by mechanical cane cultivation and more recently by construction of the K-Mart store. The proposed construction will involve minor grading and paving.

Due to the extent of prior disturbance in the area, and the nature of the proposed construction, we believe that the proposed parking lot expansion project will have "no effect" on historic sites.

Page 2

Please contact Ms. Theresa Donham at 243-5169 if you have any questions.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

KD:tn

cc: Roger Evans (CCZA File No. 94-487)

JUL 5 1994

JOHN WAIHEE
GOVERNOR OF HAWAII

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
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May 1, 1997

Mr. Robert Sierot, District Engineer
State of Hawaii Department of Transportation
650 Palapala Drive
Kahului, Maui, Hawaii 96732

LOG NO: 19917
DOC NO: 9704SC35

Dear Mr. Sierot:

SUBJECT: Chapter 6E-8 Historic Preservation Review of a Draft Environmental Assessment Prepared for the Proposed Mokulele Highway/Puunene Bypass,
Project No. 311A-02-92, Wailuku District, Maui
TMKs: 3-8-004: Portions of 23, 24 & 27; 3-8-005: Portions of 02, 19, 20, 21, 22, 27, 28, 29, 30, 31 & 34; 3-8-006: Portions of 02 03, 04, & 20; 3-8-008: Portions of 01, 07, 08 & 32; 3-8-077: Portion of 09

Thank you for the opportunity to comment on the draft Environmental Assessment (EA) prepared for the proposed Mokulele Highway/Puunene Bypass project. The subject undertaking will consist of two phases of roadway improvements: the widening of Mokulele Highways and Puunene Avenue from two-lane to four-lane roadways; and the future construction of the "Puunene Bypass" by the County of Maui. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcels.

We have previously reviewed an archaeological inventory survey of the proposed Mokulele Highway/Puunene Bypass Corridor, and concurred with the findings of the survey (*Inventory Survey of Puunene Bypass/Mokulele Highway Improvements Corridor, Pulehunui and Wailuku Ahupua'a, Wailuku District, Island of Maui, Hawai'i.* (TMK: 3-8: 04, 03, 06, 07). 1996. Burgett & Spear). At the time our office concluded its review of the inventory survey, it appeared that the proposed widening of Mokulele Highway would have an "adverse effect" on a significant historic site (SHIP No. 50-30-04-4164, Naval Air Station Puunene) known to lie just to the east of the existing roadway. Site 4164 includes what may be a large dump site for abandoned aircraft and machinery which lies just to the east of the existing Mokulele Highway corridor. Then, we advised the archaeological consultants that an acceptable mitigation plan would be needed in order to ensure that the proposed widening of Mokulele Highway would have "no adverse effect" on Site 4164.

Subsequent to our previous determination of "adverse effect" on Site 4164 and the recommendation to prepare a mitigation plan (see attached copy of Hibbard to Spear, dated July 8, 1996, DOC NO: 9606SC22), we received copies of 1951 aerial photographs taken of the vicinity of the dump site. The aerial photographs clearly show existing topographic features such as the highway, railroad berm, and the margins of the dump site. Our review of these photographs indicates that the proposed widening of Mokulele Highway at this point will not, in fact, adversely affect the dump site.

Mr. Robert Sierot
Page 2

Additionally, an addendum to the archaeological inventory survey report was prepared (*Addendum to: Inventory Survey of Puunene Bypass/Mokulele Highway Improvements Corridor, Pulehunui and Wailuku Ahupua'a, Wailuku District, Island of Maui, Hawai'i. (TMK: 3-8, 04, 03, 06, 07).* 1996. Burgett & Spear). This addendum documents several representative structures from the Plantation Camp at McGerrow Village since the village may be under impact from the proposed highway improvements. Subsequent to the field work conducted pursuant to the subject undertaking, all buildings in the proposed corridor impact zone have been razed, and one structure (Building 4014) was preserved and moved to the grounds of the sugar museum.

Consequently, in view of these facts, we can now say that the proposed undertakings will have "no effect" on significant historic sites known to be in the vicinity of the project site.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

SC:jen

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, Maui Planning Department, 250 S. High Street, Wailuku, HI 96793

JOHN WAIHEE
Governor of Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
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August 23, 1993

LOG NO: 9147
DOC NO: 9308AG35

Mr. Glen Ueno
Department of Public Works
Land Use and Codes Administration
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Ueno:

SUBJECT: County of Maui, Historic Preservation Review of the First Assembly of God Subdivision (LUCA File No. 3.1610)
Kahului, Wailuku, Maui
TMK: 3-8-06: por. 2 of 04

Thank you for the opportunity to comment on the proposed subdivision of a portion of this parcel into 3 lots.

This area has been extensively disturbed by sugarcane cultivation. Archaeological surveys conducted in former cane lands near this property have identified no historic sites. It is highly unlikely that historic sites are present in the proposed subdivision. Therefore, we believe that this subdivision will have "no effect" on historic sites.

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

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

AG:111

November 15, 1993

LOG NO: 9989
DOC NO: 9311AG14

MEMORANDUM

TO: Roger C. Evans, Administrator
Office of Conservation and Environmental Affairs

FROM: Don Hibbard, Administrator

SUBJECT: Historic Preservation Review of SMA Management Area Permit Application (93/SM1-27), Sam's Club (File No.: 94-235)
Kahului, Wailuku, Maui
TMK: 3-8-75: por. 12

We have sent our comments directly to the Maui County Planning Department. Attached for your information is a copy of our October 29, 1993 letter.

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

AG:jen

Attachment

NOV 16 1993