University of Hawai'i Community Colleges
Administrative Affairs

UNIVERSITY of HAWAI'I SYSTEM

December 26, 2019

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

RE: FINAL ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT FOR THE PROPOSED MOLOKAI EDUCATION CENTER EXPANSION, KAUNAKAKAI, MOLOKA'I, TMK (2) 5-3-003:013 and (2) 5-3-003:014

Dear Mr. Glenn:

With this letter, the University of Hawaii (UH) hereby transmits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the proposed Molokai Education Center Expansion situated on TMK parcels (2) 5-3-003:013 and (2) 5-3-003:014, on the island of Moloka'i, for publication in the next available edition of The Environmental Notice.

Transmitted with this letter are four (4) copies of an unlocked & searchable .pdf document of the FEA and a shapefile with the project boundary. We have entered information about the proposed action in pertinent fields of the Office of Environmental Quality Control's (OEQC's) online Submittal Form, including the action summary.

Should you have any questions, please contact our authorized agent of this project, Tom Schnell, of PBR HAWAII at (808) 521-5631.

Mahalo,

Michael T. Unebasami
Associate Vice President for Administrative Affairs
University of Hawai'i Community Colleges

Copy: Glenn Yokotake, GD Design
Tom Schnell, PBR HAWAII

2327 Dole Street
Honolulu, Hawai'i 96822
Telephone: (808) 956-6023
Fax: (808) 956-3763

20-188

From: webmaster@hawaii.gov
To: HI Office of Environmental Quality Control
Subject: New online submission for The Environmental Notice
Date: Tuesday, January 28, 2020 3:05:11 PM

Action Name

Molokai Education Center Expansion

Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds

Judicial district

Molokaʻi, Maui

Tax Map Key(s) (TMK(s))

(2) 5-3-003:013; (2) 5-3-003:014

Action type

Agency

Other required permits and approvals

State Land Use District Boundary Ammendment (less than 15 acres), Change of Zoning, Special Management Area Permit, Lot Consolidation

Proposing/determining agency

University of Hawai'i

Agency contact name

Shawn Kodani

Agency contact email (for info about the action)

kodani@hawaii.edu

Agency contact phone

(808) 956-0864

Agency address

2327 Dole Street
Honolulu, Hawaii 96822
United States
Map It

Was this submittal prepared by a consultant?

Yes

Consultant

PBR Hawaii & Associates

Consultant contact name

Tom Schnell

Consultant contact email

tschnell@pbrhawaii.com

Consultant contact phone

(808) 521-5631

Consultant address

1001 Bishop Street
Suite 650
Honolulu, Hawaii 96813
United States
Map It

Action summary

The University of Hawaii (UH) proposes the expansion of the Molokai Education Center (MEC), including: 1) a new multi-purpose classroom building connected to the existing MEC building; 2) a new storage building; and 3) additional parking. The multi-purpose classroom building will accommodate up to 250 people for classes, community events, and graduation ceremonies. The expansion will extend from the existing MEC building on TMK (2) 5-3-003:014 to the adjacent TMK (2) 5-3-003:013. UH owns both parcels. Permitting required for the expansion includes: 1) a State Land Use District Boundary Amendment (less than 15 acres) from the State Agricultural District to the State Urban District; 2) a Change in Zoning from Interim to Public/Quasi-Public; 3) a Special Management Area Use Permit; and 4) consolidation of the two TMK parcels. The Moloka'i Island Community Plan already designates the parcels as Public/Quasi-Public Use.

Reasons supporting determination

See FEA Chapter 8 "Findings and Determination"

Attached documents (signed agency letter & EA/EIS)

- 2020-01-28-FEA-MEC-Expansion-EA-DBA-CIZ-SMA-FINAL.pdf
- 19-12-26-MEC-EXPANSION-FEA_UH-Fonsi-Letter.pdf

Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

Action location map

- MEC-Project_Area.zip

Authorized individual

Tom Schnell

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

Molokai Education Center Expansion

Final Environmental Assessment

Finding of No Significant Impact

Proposing / Approving Agency

University of Hawai'i Community Colleges

Prepared by:

PBR HAWAII
& ASSOCIATES, INC.

January 2020

MOLOKAI EDUCATION CENTER EXPANSION

Final Environmental Assessment
Finding of No Significant Impact

In Support of Applications for:

State Land Use District Boundary Amendment
(less than 15 acres)

Change in Zoning

and

Special Management Area Use Permit

Environmental Assessment Approving Agency:
University of Hawai'i Community Colleges

Prepared by:

PBR HAWAII
& ASSOCIATES, INC.

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

December 2019

SUMMARY

Project Name:	Molokai Education Center Expansion
Location:	Kaunakakai, Molokaʻi, Hawaiʻi
Judicial District:	Kaunakakai
Applicant:	University of Hawaiʻi
Environmental Assessment (EA) Approving Agency:	University of Hawaiʻi Community Colleges (UHCC)
Tax Map Key (TMK):	(2) 5-3-003:013 and (2) 5-3-003:014 Throughout this document TMKs (2) 5-3-003:013 and (2) 5-3-003:014 are referred to collectively as the "Site."
Recorder Fee Owner:	University of Hawaiʻi (UH)
Land Area (the Site):	Approximately 5 acres
Existing Use:	University Education Center and vacant lot
Proposed Action:	The expansion involves building additional classroom space to accommodate increasing student population (Figure 1).
Current Land Use Designations:	*State Land Use:* Agricultural *County Zoning:* Interim *Molokaʻi Island Community Plan:* Public/Quasi-Public Use *Special Management Area (SMA):* Portion (TMK (2) 5-3-003:013) within SMA
Major Approvals Required:	State Land Use District Boundary Amendment (less than 15 acres) Change in Zoning Special Management Area Use Permit Subdivision/ Lot Consolidation Approval National Pollutant Discharge Elimination System Permit Special Flood Hazard Area Development Permit Grading/Building Permit
Alternatives Considered:	No Action Alternative Auditorium Alternative Instructional Cluster Alternative

Potential Impacts and Mitigation Measures:	• Short-term construction impacts to air quality, noise, solid waste generation, storm water quality/quantity are anticipated. The Molokai Education Center will address these impacts through compliance with County, State, and Federal rules, regulations, permit, and variance requirements regarding fugitive dust, community noise control, and non-point source discharges. In addition, best management practices will be implemented which include structural and non-structural controls designed to inhibit run-off, erosion, and fugitive dust. • Long-term potential impacts to storm water quality/quantity are not anticipated with implementation of recommended design and civil engineering mitigation measures.
Determination:	Finding of No Significant Impact (FONSI)

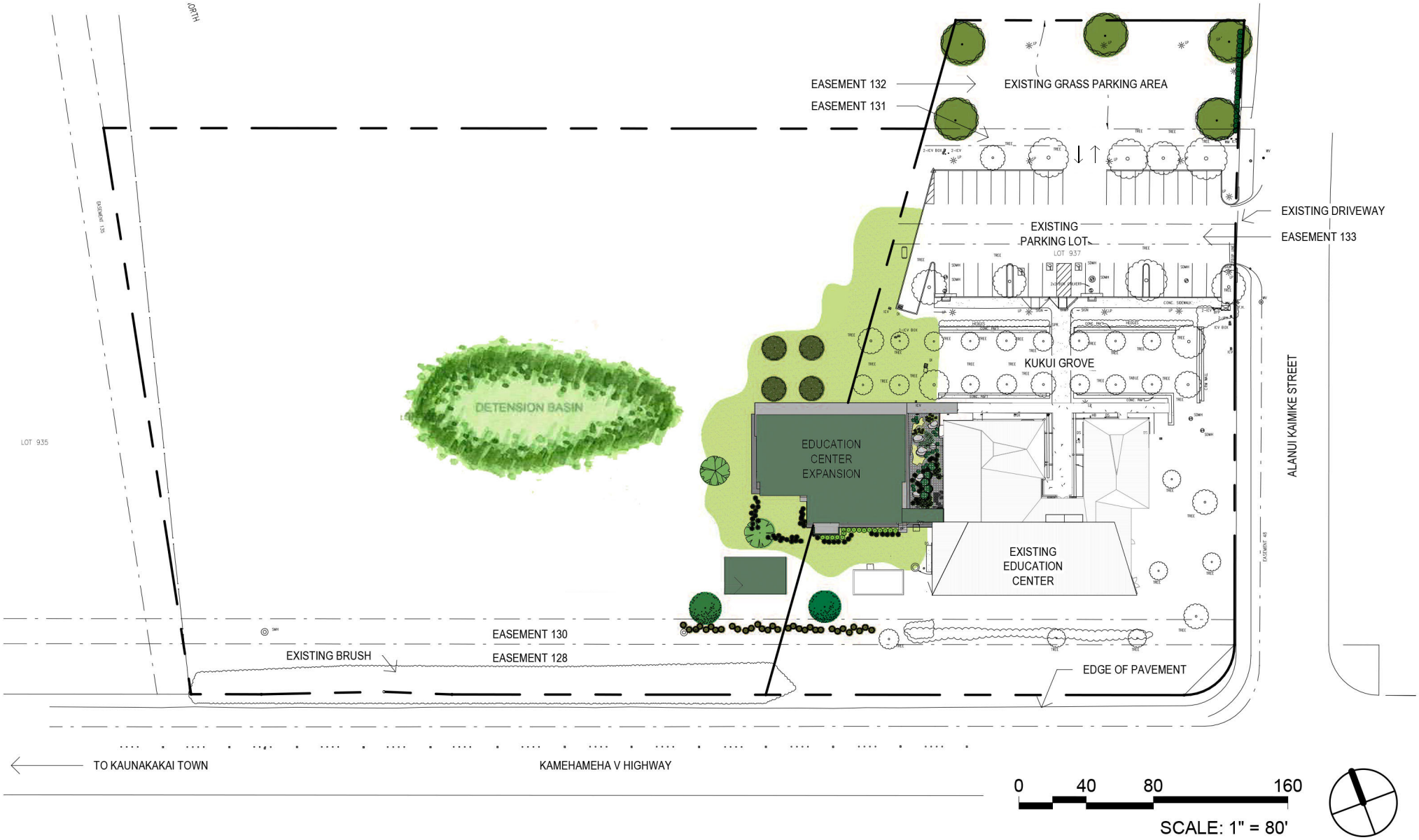

Figure 1:
Site Plan

Molokai Education Center
University of Hawaii — Island of Molokai

GDdesign

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

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TABLE OF CONTENTS

FIGURES

TABLES

APPENDICES

ACRONYMS

AECOM	AECOM Pacific, Inc.
ALISH	Agricultural Lands of Importance
BMP	Best Management Practice
CIZ	Change in Zoning
CZM	Coastal Zone Management Program
DBA	State Land Use District Boundary Amendment
DLNR	State of Hawai‘i Department of Land & Natural Resources
DOH	State of Hawai‘i Department of Health
DOT	State of Hawai‘i Department of Transportation
DPR	County of Maui Department of Parks and Recreation
DWS	County of Maui Department of Water Supply
EA	Environmental Assessment
EIS	Environmental Impact Statement
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
HAR	Hawai‘i Administrative Rules
HRS	Hawai‘i Revised Statutes
LRDP	Long Range Development Plan
LSB	University of Hawai‘i Land Study Bureau
MCC	Maui County Code
MEC	Molokai Education Center
NPDES	National Pollutant Discharge Elimination System
OEQC	State of Hawai‘i Office of Environmental Quality Control
SHPD	State Historic Preservation Division
SLR	Sea Level Rise
SLR-XA	Sea Level Rise Exposure Area
SMA	Special Management Area
TIAR	Transportation Impact Assessment Report
TMK	Tax Map Key
UH	University of Hawai‘i
UHCC	University of Hawai‘i Community Colleges

USFWS	United States Fish and Wildlife Service
WWRF	Wastewater Reclamation Facility

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1 INTRODUCTION

This Environmental Assessment (EA) is prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS) for the Molokai Education Center Expansion. This EA also serves as the main review document for the State Land Use District Boundary Amendment (DBA), Change in Zoning (CIZ), and Special Management Area (SMA) Use Permit applications submitted to the County of Maui Department of Planning as part of and concurrent with this EA. As such this EA contains information in satisfaction of the requirements under 1) Title 11; Chapter 200, Hawai‘i Administrative Rules (HAR) for an EA; 2) Title 19 of the Maui County Code (MCC), for a DBA (less than 15 acres) and a CIZ; and 3) Title MC-12, Subtitle 02, Chapter 202, for a SMA Use Permit.

1.1 LANDOWNER

The recorded fee owner is the University of Hawai‘i.

1.2 APPLICANT

The Applicant is the University of Hawai‘i.

Contact: University of Hawai‘i Community Colleges
ATTN: Jan Gouveia
2444 Dole Street
Bachman Hall 109H
Honolulu, Hawai‘i 96822
Phone: (808) 956-6405

1.3 APPROVING AGENCY & DECISION-MAKING AUTHORITY

The approving agency for the EA is the University of Hawai‘i Community Colleges.

Contact: University of Hawai‘i Community Colleges
ATTN: Jan Gouveia
2444 Dole Street
Bachman Hall 109H
Honolulu, Hawai‘i 96822
Phone: (808) 956-6405
Fax: (808) 956-3763

The decision-making authority for the:

- DBA is the Maui County Council
- CIZ is the Maui County Council
- SMA Use Permit is the Moloka‘i Planning Commission

Contact: County of Maui Department of Planning-Current Division
ATTN: Sybil Lopez, Molokaʻi Planner
2200 Main Street
One Main Plaza, Suite 619
Wailuku, Hawaiʻi 96793
Maui Telephone: (808) 270-5529
Molokaʻi Telephone: (808) 553-4190
Fax: (808) 270-1775

1.4 PLANNING CONSULTANT & AGENT

PBR HAWAII is the University of Hawaiʻi's planning consultant and Agent for this EA and the DBA, CIZ, and SMA Use Permit applications submitted to the County of Maui Department of Planning as part of and concurrent with this EA.

Contact: PBR HAWAII & Associates, Inc.
ATTN: Tom Schnell, AICP
1001 Bishop Street, Suite 650
Honolulu, Hawaiʻi 96813
Phone: (808) 521-5631
Fax: (808) 523-1402

1.5 COMPLIANCE WITH STATE OF HAWAIʻI ENVIRONMENTAL LAWS

Preparation of this document is in accordance with the provisions of Chapter 343, HRS and Title 11, Chapter 200, Hawaiʻi Administrative Rules (HAR) pertaining to Environmental Impact Statements. Section 343-5, HRS establishes nine actions that "trigger" compliance and require the need for either an EA or an Environmental Impact Statement (EIS). The use of State or County lands or funds is one of these "triggers." Because the Project will be built on State lands using State funds, the preparation of an EA is required.

1.6 STUDIES CONTRIBUTING TO THIS ENVIRONMENTAL ASSESSMENT

The information contained in this report has been developed from site visits, generally available information regarding the characteristics of the Site and surrounding areas, and technical studies. Technical studies are provided as appendices to this EA. These studies include:

- Flora and Fauna Surveys
- Archeological Site Inspection
- Transportation Impact Assessment Report

2 MOLOKAI EDUCATION CENTER EXPANSION DESCRIPTION

2.1 BACKGROUND INFORMATION

2.1.1 Location and Property Description

The Molokai Education Center (MEC) is located on the eastern edge of Kaunakakai Town, at the corner of Kamehameha V Highway and Alanui Kaʻimiʻike Street, Kaunakakai ahupuaʻa, Island of Molokaʻi, County of Maui, State of Hawaiʻi (Figure 2). The MEC property (herein referred to as the Site) is approximately five acres consisting of two parcels identified as Tax Map Key (TMK) (2) 5-3-003:014 (Lot 937) and TMK (2) 5-3-003:013 (Lot 936) (Figure 3). The Site is owned by the University of Hawaiʻi. The two TMKs/lots are described further below.

- **TMK (2) 5-3-003:014 (Lot 937)** is a 2.056-acre parcel that abuts both Kamehameha V Highway and Alanui Kaʻimiʻike Street. The parcel includes the existing MEC building, a paved parking lot with access from Alanui Kaʻimiʻike Street, and landscaping. A 64-foot setback easement, located at the upper portion of the parcel, is set aside for open space in favor of Lot 938 to the north. A 12-foot wide access easement allows access to Lot 936 from Alanui Kaʻimiʻike Street.
- **TMK (2) 5-3-003:013 (Lot 936)** is a 3.213-acre parcel located adjacent to and west of Lot 937 and abuts Kamehameha V Highway to the south and Duke Maliu Kaunakakai Regional Park to its west. The parcel is currently undeveloped, vacant land. The parcel can be accessed from Alanui Kaʻimiʻike Street via an access easement that traverses Lot 937. This parcel is within the SMA.

Elevations range from approximately four to 11 feet above mean sea level, with average slope of approximately one percent in northeasterly to southwesterly direction. The MEC Site represents a relatively small portion of agricultural land that was previously owned by Molokai Ranch and used for corn cultivation. The same area had been in pineapple cultivation for many decades before. TMK (2) 5-3-003:014 of the Site was redeveloped into the MEC in 1998.

The MEC facility consists of a Main Building with three wings that house the Administrative Offices, Distance Learning and Technology Center, and Library/Learning Center. One general purpose classroom is located at the southwest corner of the building. A portable maintenance shed is located next to the northwest corner of the Main Building. An 80-foot antenna pole is located next to the general-purpose classroom.

The existing MEC Main building is oriented with the front of the building facing mauka following the Molokai Education Center's Long Range Development Plan (LRDP). The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point

of the campus functioning as a unifying element and providing shaded student areas. As such, future buildings are intended to be oriented facing the kukui grove.

Vehicle access to the Site is from Alanui Kaʻimiʻike Street. There are currently 35 paved parking stalls and an overflow grassed parking area with planters and security lighting (see Figure 4).

2.1.2 Existing Land Use Designations

Current land use designations for the Site are:

- State Land Use District: Agricultural (Figure 5)
- County Zoning: Interim
- Special Management Area (SMA): Portion within SMA (Figure 6)
- Molokaʻi Island Community Plan: Public/Quasi-Public Use (Figure 7)

2.1.3 Surrounding Uses

The Site is bordered by Alanui Kaʻimiʻike to the east, Kamehameha V Highway to the south, Duke Maliu Kaunakakai Regional Park to the west, and Molokai Ranch lands to the north. Kapaʻakea Homesteads is located further east across from Alanui Kaʻimiʻike. Further south and makai of Kamehameha V Highway is the Koheo Wetland, a freshwater emergent wetland surrounded by residential house lots. Beyond that lies the Pacific Ocean, approximately 800 feet makai of the Site. Residential subdivisions, Kaunakakai Elementary School, commercial and service businesses, and civic uses are located in Kaunakakai town further north and west of the Site. The Kaunakakai Fire Station is located mauka and northeast of the Site.

2.1.4 Detailed Land Use History

The Site and immediate area around the Site, including abutting parcels, was in agricultural use for most of the twentieth century. Based on historic aerial photos from the US Geological Survey and the US Department of Agriculture, the Site featured active agricultural production from at least 1950 through 1977 with no structures on both TMK (2) 5-3-003:013 and (2) 5-3-003:014.

The land was first used for pineapple cultivation, and then for corn cultivation. According to Agricultural Land Use Maps obtained from the State Office of Planning, the Site was classified as F-1 for “Vegetables/Melons” from 1978 to 1980.

Molokai Ranch owned the land for several decades. The Site remained in agricultural use until 1998 when Molokai Ranch donated parcel TMK (2) 5-3-003:014 to the University of Hawaiʻi for a phased development of the MEC. The existing facility, built on the two-acre parcel TMK (2) 5-3-003:014, was constructed soon after Molokai Ranch donated the parcel, while the adjoining three-acre parcel TMK (2) 5-3-003:013 has remained as fallow agricultural land. The University of Hawaiʻi (UH) acquired TMK (2) 5-3-003:013 from Molokai Ranch in 2012.

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DATE: 1/13/2017

Legend

Moloka' i Education Center

Figure 2:
Regional Location

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Molokai

North

Linear Scale (feet)

0 100 200 400

PBR HAWAII & ASSOCIATES, INC

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

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DATE: 6/6/2019

Legend

Moloka'i Education Center

*A lot consolidation is being sought as part of the project.

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

Figure 3:
Tax Map Key

MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Island of Molokai

Linear Scale (feet)

0 100 200 400

PBR HAWAII
& ASSOCIATES, INC.

1. Existing Molokai Education Center building entrance

2. View of parking lot and the MEC building on the back

3. View from parking lot looking west toward parcel (2) 5-3-003:013

4. View looking west toward parcel (2) 5-3-003:013 and Kamehameha V Hwy

5. Alanui Ka'imi'ike St looking mauka

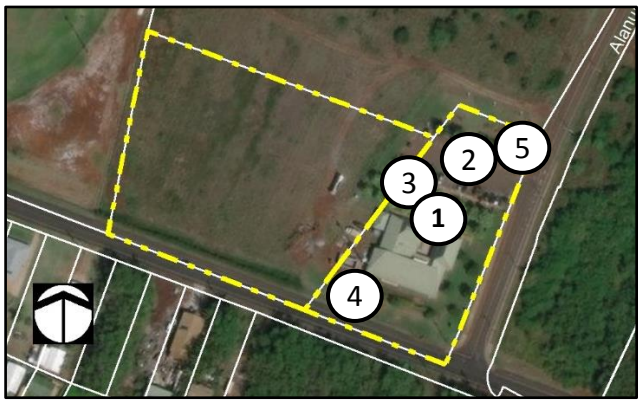

Figure 4:
Site Photos

MOLOKAI EDUCATION CENTER
University of Hawai'i — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

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DATE: 1/30/2017

Legend

- Moloka‘ i Education Center
- A - Agricultural
- U - Urban

Figure 5:
State Land Use District

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Molokai

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui (May 2013); ESRI (2016)

Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

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DATE: 1/30/2017

Legend

- Moloka' i Education Center
- Special Management Area

Figure 6:
Special Management Area

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Molokai

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui (May 2013); ESRI (2016)

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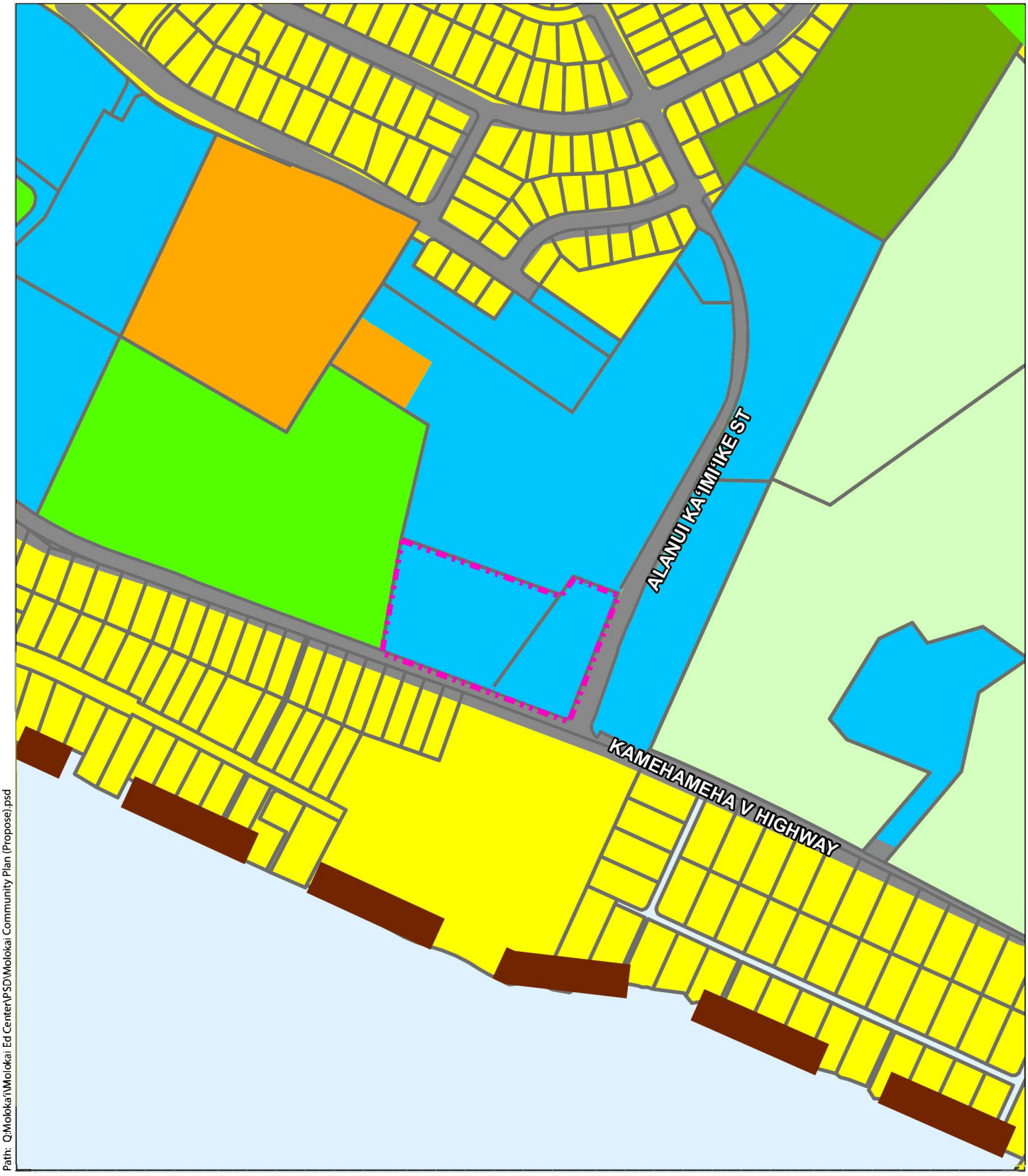

Path: Q:\Moloka'i\Molokai Ed Center\PSD\Molokai Community Plan (Propose).psd

DATE: 2/13/2019

LEGEND

Molokai Education Center

Central

Kalawao County

2014 Parcels

Single Family
Multi-family
Hotel
Commercial
Light Industrial

Heavy Industrial
Airport
Agriculture
Rural
Project District

Open Space
Conservation
Public/Quasi-public
Park
Park/Golf Course

Figure 7:
Moloka'i Island Community Plan (2018)

MOLOKAI EDUCATION CENTER

UH Maui College
North

Island • Moloka'i

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

County of Maui, 2016

Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

2.1.5 Molokai Education Center Origins and History

The MEC serves as the focal point for higher educational teaching and learning for the University of Hawai‘i System on the island of Moloka‘i. Approximately 250 students call MEC their home campus, although not all students attend classes on campus daily as MEC has distance-learning technology, which allows students to participate in classes and learn and remotely. The campus hosts the largest native Hawaiian student body—over 75 percent—of all branches of the UH system. MEC is comprised of two educational facilities: the MEC located in Kaunakakai, and the Molokai Farm located in Ho‘olehua.

MEC is one of the four Education Centers affiliated with the University of Hawai‘i system. Through MEC, students can pursue certificate and associate degrees in seven primary majors from UH Maui College, including Liberal Arts, Agriculture and Natural Resources, Business Careers, Early Childhood Education, Hawaiian Studies, Human Services, and Nurse Aide. Plans to include UH Maui College’s three Bachelor of Science degrees are underway. A wide variety of Bachelor and Master’s degrees are also available from other UH campuses, facilitated by University Center, Maui, which connects Moloka‘i students to UH Mānoa, UH Hilo, and UH West O‘ahu through interactive television, off-island travel, and the web.

Maui College first offered off-campus instruction to Moloka‘i residents in 1970 as part of its Molokai Outreach Program. Hotel Operations and Liberal Arts classes were taught at the Kaunakakai Elementary School. The Molokai Farm, acquired in 1982, offered Agricultural Careers, the first onsite full-time college degree program accessible to residents. In 1986 the College rented a 2,000 sq. ft. facility in Kaunakakai, and enrollment doubled.

Flexible instructional delivery modes played an integral role in expanding Moloka‘i offerings with self-paced, cable, and SkyBridge classes. Maui College’s first cable course was broadcast to Moloka‘i in 1986, followed shortly by the SkyBridge interactive classroom in 1988. Implementation of HITS in 1991 gave access to advanced degrees from other University of Hawai‘i Institutions. Many Moloka‘i-based lecturers were hired as onsite instructors for programs including Human Services, Business Technology, Business Careers, Agriculture, Nurse Aide, and Liberal Arts.

While MEC increased awareness and visibility of the Maui College on Moloka‘i, the rented facility was expensive, temporary, marginally accessible, hazardous, and too small to accommodate the growing program. In addition, courses were being taught at five different locations on the island and lacked the support resources found commonly on most college campuses. The Academic Development Plans for MEC envisioned a more stable and comprehensive post-secondary educational program for the residents of Moloka‘i through the development of a permanent facility.

Search for a permanent site began in 1988 and a 2-acre parcel—where the existing MEC is located—was selected in 1993. Molokai Ranch donated this site (TMK (2) 5-3-003:014) to the College in 1998 with the option of purchasing an additional 3 acres (TMK (2) 5-3-003:013) in the future. The vision of a permanent facility became a reality when the facility first opened its doors to the public in August 1999.

Ten years later in July of 2009, the State legislature appropriated $500,000 for the purchase of the additional 3 acres (TMK (2) 5-3-003:013) adjacent to the existing MEC facility. Development of the parcel will provide facilities to accommodate the curricula offerings and student population which are increasing.

In the original Molokaʻi Community Plan drafted in 1994, MEC and the County agreed to set aside 15 acres of land for the MEC. The policy to support the expansion of the MEC has been maintained in the Molokaʻi Island Community Plan (2018). Because funds were not available at the time, development was split into phases, starting with the existing two acres of land. The second phase expands the campus from two acres to five. Future phases would expand the campus to the ultimate size of 15 acres.

2.1.6 Previous Planning Efforts

An EA was prepared for the MEC in 1998 to assess the development of the permanent facility in Kaunakakai. The conceptual long-range master plan included in the EA was shown as a phased development with Phase 1 covering the existing 2-acre facility and Phase 2 expanding the campus to 5 acres. The physical components of the plan include buildings, a site for a theater, landscaped grounds, parking, and support infrastructure. Since plans for the theater were highly conceptual at that time, the Maui Planning Department recommended that the site plan be changed to remove the footprint of the proposed theater and that a separate EA be completed at the time the theater is likely to be constructed and programmatic uses are better defined. As such, the theater was not covered under the 1998 EA.

The Main Building proposed in the 1998 EA has since been constructed. Plans for the future theater site have been omitted and instead an addition to the Main Building is proposed to include a Multi-Purpose Classroom. Based on the recommendation of the Maui Planning Department, a new EA is required for the buildout of the Multi-Purpose Classroom which deviates substantially from the original site plan proposed in the 1998 Final EA.

2.2 MOLOKAI EDUCATION CENTER EXPANSION DESCRIPTION

2.2.1 Proposed Action

The University of Hawaiʻi is proposing an expansion of the Molokai Education Center consisting of 1) an addition to the existing MEC building; and 2) a new storage building. The addition will be a Multi-new Purpose Classroom building connected to the existing MEC building by a covered

walkway. The new Purpose Classroom Building will accommodate up to 250 people at any one time for various classes, lectures, community events, and graduation ceremonies. The new storage building will replace an existing storage shed used to store grounds and building maintenance equipment and supplies.

Multi-Purpose Classroom

The new Multi-Purpose Classroom building, with a net area of approximately 3,300 square feet, will contain approximately three 800-square foot multi-purpose bays arranged adjacent to each other with openable walls allowing all three to be combined into a larger, flexible, meeting and learning space. The classrooms are designed to be flexible learning spaces that support various campus and community activities.

The new building will also include support spaces: three gender neutral restrooms, an electrical and telecom room, and a storage room. These support spaces are located away from areas which are quiet learning spaces, but along a major path so they are convenient and easy to reach from many areas.

In addition, the design includes a covered lanai and a covered walkway connected to the existing Education Center building. The lanai will serve as a student gathering and waiting area open to the prevailing northeasterly trade winds. A native Hawaiian garden will be planted in the space between the existing Education Center building and the new Multi-Purpose Classroom building.

The new Multi-Purpose Classroom building will be single story with an approximate height of 20 feet. The origination of the building takes advantage of the prevailing north-east trade winds to provide natural ventilation. Exterior glazing will maximize natural daylighting, thereby reducing energy use for lighting.

The mauka-facing orientation of the new Multi-Purpose Classroom building is consistent with the existing MEC building orientation and the Molokai Education Center's LRDP. The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point of the campus functioning as a unifying element and providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded MEC campus. The poetic phrase 'kukui malamalama' combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, future buildings are intended to be oriented facing the kukui grove. In addition, the new Multi-Purpose Classroom building faces mauka to diminish distractions for students from traffic from Kamehameha V Highway.

The architects of the existing MEC building have explained the concept and design of the existing building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented

technological architectural features." The peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

The single slope roof of the new Multi-Purpose Classroom is designed for optimum solar exposure for a future PV system installation as part of UH Maui College's Energy Net Zero goal. The roof maximizes solar exposure area and the 2:12 slope is optimal for solar exposure. In the future, should integrated thin film PV[1] be used, it can be installed easily over the metal standing seam roof. Since Hawai'i has the highest dollar per kilowatt hour in the nation, energy efficiency was a high priority in the design of the new Multi-Purpose Classroom building.

The new Multi-Purpose Classroom building roof framing design will use glulam beams with stacked heavy timber cross-framing members. This design highlights the glulam beams while simplifying the framing plan. The simple, yet open wood framing will offer a rural warmth to the interior design appropriate to the vicinity and its use.

Vertical elements of the new Multi-Purpose Classroom building include standing seam metal panels on the south facing façade and heavy timber vertical framing on the north facing façade. The design also includes guardrails and staircases at the corridor and lanai facing Kamehameha V Highway. These design elements will add architectural interest and detail to the façade facing the highway. The railings will also serve as student hang-out areas and are designed to be leaned against for casual conversation and viewing makai.

Storage Building

As part of the MEC expansion a new storage building, oriented mauka, will be located near the southwest corner of the new Multi-Purpose Classroom building. This new storage building will replace an existing storage shed used to store grounds and building maintenance equipment and supplies. For functional reasons the MEC staff and maintenance team recommended having the storage building located away from areas which are quiet learning spaces, but conveniently accessible to many areas. The architectural aesthetic of the storage building will complement the existing MEC building and the new Multi-Purpose Classroom building.

[1] Integrated thin film PV is flexible solar cell material that ranges in thickness from a few nanometers (nm) to tens of micrometers (μm).

Figure 1 shows the Site plan. Appendix A contains architectural plans (including the floor plan, section drawings, and elevation drawings) and landscape plans.

Access and Parking

Access to and egress from the Site will be off Alanui Kaʻimiʻike Street from the existing MEC paved driveway. The existing parking lot has 36 stalls and the existing overflow grass area lot can accommodate up to 24 vehicles. The MEC Expansion project will require 22 stalls and will use the existing grass overflow parking area. The grass parking area is in keeping with environmental sensitivities toward reducing impervious surfaces to reduce stormwater runoff, heat island effect, and maintaining a rural feel to the development. A new wax ficus hedge will be added to the grass parking area to prevent access from Alanui Kaʻimiʻike Street. The new hedge will mitigate potential muddy conditions from occurring off property. Connectivity between the two parking areas will be internal to MEC's boundaries. Furthermore, an unpaved lot is more consistent with the rural character of the community. Access and egress to the grass parking will be through the existing parking.

The connectivity between the MEC buildings follows the LRDP, which envisions creating a campus community where buildings face each other or the central focal point to increase interaction, for community building and safety. The project did not include local connectivity features to nearby parcels, because the MEC is in a rural area of the community and there are no pedestrian facilities in any of the abutting properties: vacant land, a wetland and the Duke Maliu Regional park. While there are currently no paved walkways or sidewalks between the park and MEC site, there are also no barriers impeding pedestrian access between the park and the site.

Landscape Design and Irrigation

Rows of kukui trees, lawns, and shade trees are the principal landscape elements of the existing campus which contribute to the aesthetic quality of the campus and create the unique identity.

The landscape design for the new Multi-Purpose Classroom building will integrate the addition with the existing campus landscaping and create more opportunities for gathering. The intent of the new landscaping is to complement the building design, screen specific areas, provide visual relief, and enhance cultural and education aspects of the MEC spaces.

With cultural activities and education planned for the MEC spaces, plants were deliberately selected to support the educational and cultural functions of the campus and include appropriate Native Hawaiian and canoe plants commonly found in the area. Plant selection also reflects the unique environment and microclimatic conditions of the Site, while at the same time reducing the water requirements. The landscaping will also include xeriscape groundcover and shrubbery to conserve water use.

For the new grass parking area, Native Hawaiian coastal trees such as milo, kou, and kamani, were considered for landscaping, however they were determined not suitable due to the hard and round seeds which create hazardous conditions in that area. The University of Hawai‘i now discourages the use of these trees within parking areas or near pedestrian pathways. The Rainbow Shower tree was selected to match the existing trees in the parking area and provide good canopy coverage. Matching the existing trees ties the Expansion seamlessly to the existing site design. Kou, kukui, and ‘ulu trees are proposed away from the parking area.

A Native Hawaiian garden will be planted between the existing MEC building and the new Multi-Purpose Classroom building. The Native Hawaiian garden will include plants such as dryland taro, kupukupu fern, ‘uki‘uki, and Rhapis Palm. The palapalai plant is also is proposed within the Native Hawaiian garden because of its cultural significance. Palapalai is sacred to the hula goddess Laka, is important in hula, and is used to adorn hula altars. Hula dancers sometimes wear palapalai plant on their head, wrists, and ankles. Micro-climatic conditions in the Native Hawaiian garden will allow the palapalai plant to adapt. The buildings will provide shade from the sun and protection from the wind. The ground will be covered with inert mulch which retain moisture and be kept cool from a drip irrigation system. Also, combination with other native plant species can create favorable environments for palapalai. Of note is that palapalai is grown in a Native plant garden at Leeward Community College on Oahu, which is in a dry and hot area and provides an example of the adaptability of the plant and evidence that it can thrive at the MEC.

Proposed Plant Palette

Trees

- ‘Ulu — *Artocarpus altilis*
- Kukui — *Aleurites mollucana*
- Rainbow Shower Trees — *Cassia x nealiae*
- True Kou — *Cordia subcordata*

Shrubs

- Ko — *Saccharum officinarum*
- Ti — *Cordyline fruticose*
- Naupaka — *Scaevola taccada*

Groundcovers

- ‘Uki‘Uki — *Dianella sandwicense*
- Palapalai — *Microlepia strigosa var. strigosa*
- Pili Grass — *Heteropogon contortus*
- Kupukupu — *Nephrolepis cordifolia*

The existing irrigation system will be modified and expanded to include the new landscaped area. The entire system be automated and use water-efficient fixtures. Various landscaped areas will be

irrigated separately based upon the irrigation demands of each type of plant material as much as feasible.

Lighting

All lighting will be directed away from residential properties. Exterior building and parking lot lights will be carefully selected and located to address aesthetics, security, and safety. Over illumination will be avoided and energy-efficient LED lights are proposed for exterior and interior areas.

All exterior lighting will be in compliance with Chapter 20.35 MCC, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. Exterior lighting will be also designed to meet the light requirements in HRS § 205A-30.5(b) and 205A-7l(b), so that no direct light will escape the property line, thus light will not reach the shoreline/ocean water. All exterior luminaires will be less than 3,000 lumens and be controlled so they are not energized after 11:00pm to mitigate the influence of artificial light on migratory birds.

Site Development Requirements

The MEC Expansion will require the consolidation of the two lots that comprise the Site. As such, a lot subdivision application for the consolidation was submitted to the Department of Public Works Development Services Administration on July 17, 2019. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with this EA.

Both parcels are currently located within the State Land Use Agricultural District, with the existing MEC building operating under a Special Use Permit (SUP2 980010). As such, a State Land Use District Boundary Amendment (less than 15 acres) to the State Urban District will be sought for the Site. A Change in Zoning from Interim to Public/Quasi-Public (P-2) will also be sought.

While parcel (2) 5-3-003:014 (lot with existing MEC building) is located outside of the SMA, parcel (2) 5-3-003:013 is located within the SMA. Therefore, an SMA permit will be required for the MEC Expansion.

2.2.2 Purpose and Need

As MEC continues to mature into a regional facility for higher learning, its campus must evolve to meet the growing needs of its student body, faculty and administration. The new Multi-Purpose

Classroom building will provide necessary additional instructional and assembly space for the campus and the Molokaʻi community.

Currently, approximately 250 students call MEC their home campus, although not all students attend classes on campus daily as MEC has distance-learning technology, which allows students to participate in classes and learn and remotely.

With its current facility MEC offers most on-campus classes from 9 am to 9 pm, Monday through Thursday with an estimated on-campus capacity as follows:

- 15 classes per day;
- 100 students (approximately) total in the 15 classes
- 10 staff, 5 student workers, and 5 lectures
- 15 other people (approximately) coming for appointments, meetings, to use the library, etc.
- 150 people total campus population Monday-Thursday disbursed throughout a 12-hour period

With the new Multi-Purpose Classroom building MEC would have the capability to accommodate an estimated on-campus capacity as follows:

- 18 classes per day;
- 160 students (approximately) total in the 18 classes
- 10 staff, 7 student workers, and 8 lectures
- 25 other people (approximately) coming for appointments, meetings, to use the library, etc.
- 220 people total campus population Monday-Thursday disbursed throughout a 12-hour period

Because the Multi-Purpose Classroom will provide flexible space with openable walls allowing three individual classroom areas to be combined into one large room, the building can be used for larger classes, classes needing more space and flexibility, and larger periodic events MEC hosts. With larger periodic events the on-campus population could accommodate approximately 350 people.

The Multi-Purpose Classroom building is needed to:

- Meet the needs of increasing student population, faculty, and administration;
- Increase student enrollment (up to 350), including students participating in distance learning programs;
- Offer additional programs and degrees;
- Expand non-credit programs;
- Increase flexibility with class and lab schedules;
- Provide learning spaces designed to fit current instructional needs, such as more space:

  - With computers, as programs transition to web-based textbooks and lab instruction; especially in core areas such as English and math;
  - For distance learning "Zoom" classes as programs move away from HITS technology;
- Provide space for events with more than 50 participants, such as graduation exhibitions, Pāʻina Panikau, First Year Welcome.

Current programs at UHMC Molokai include: Liberal Arts, Hawaiian Studies, Human Services, Early Childhood Education, Agriculture and Nurse Aide Training. However, classroom limitations prevent expansion to offer additional degrees and certificates, and MEC is already serving 35 additional students enrolled in non-credited programs. Additionally, facility rentals may generate revenue to supplement the operating budget and provide for essential student support initiatives, student worker positions, professional development, equipment needs, and operating supplies. The expansion could provide even more opportunities to offer facilities rentals and meet the financial needs of UHMC Molokai.

Located adjacent to the existing MEC building, the new Multi-Purpose Classroom will further cement the campus within the University of Hawaiʻi system as well as continue the campus mission of providing quality distance learning education options.

2.2.3 Statement of Objectives

The objectives of the MEC Expansion are to:

- Provide MEC the ability to better serve existing students and increase enrollment;
- Provide a Multi-Purpose Classroom for additional course offerings;
- Allow for continued growth of a campus that is orderly and cost-effective;
- Provide a space for student and community gatherings that will enhance cultural education and involvement on Molokaʻi; and
- Further the campus mission of providing quality education at home.

2.2.4 Sustainable Planning and Design

Per the University of Hawaiʻi Sustainability Policy, best practices involving energy efficiency and conservation will be employed. In addition, pending County approvals, the 2015 International Energy Conservation Code may be followed. Sustainability goals for the MEC Expansion include:

Reduce energy use, cost, and greenhouse gas emissions:

- Design building massing and orientation for effective passive systems such as daylighting and natural ventilation;
- Design energy-efficient and comfortable lighting and HVAC systems;

- Use intuitive and robust control systems; and
- Collaborate with facility maintenance staff.

Create a healthy place to learn and work:

- Incorporate daylighting;
- Encourage natural ventilation and filtered fresh air;
- Increase thermal and visual comfort;
- Achieve high indoor air quality; and
- Use the building and landscaping as an education tool.

Conserve water and manage stormwater:

- Select water conserving fixtures and landscaping;
- Design irrigation systems with water-efficient fixtures;
- Use landscape to create habitat and manage stormwater;
- Use native or site-appropriate vegetation; and
- Minimize impervious surfaces to create functional and appealing site drainage.

2.2.5 Development Timeline and Preliminary Costs

The construction of the MEC Expansion will commence once all entitlements and permits are acquired and is expected to be completed in 12 months. The MEC Expansion is estimated to cost approximately $3.7 million.

3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

3.1 CLIMATE

Existing Conditions

Kaunakakai is characterized by its hot and dry climate with mean annual rainfall of approximately 13 inches near the coast (Giambelluca, et al., 2011). The months of November through March are typically the wetter periods of the year, and April through October being the drier period. Trade winds are generally from the northeast. Strong winds do occur at times in connection with storm systems moving through the area. Daily variations include diurnal effects of winds from the southwest quadrant during the night and morning hours, shifting to the northeast during the day. The average annual temperature in Kaunakakai is 75°F.

Potential Impacts and Mitigation Measures

The MEC Expansion is not expected to have a significant impact on the region's climate, and no mitigation measures are warranted or planned. Modification of the Site's specific microclimate may occur from the planting of trees and other landscape elements.

The most dominant climatic feature of the Site is its exposure to the trade winds. Building orientation is such that the adjacent land downwind may be partially buffered from trade wind exposure, thereby reducing the potential of airborne particles impacting neighboring land uses.

3.2 GEOLOGY AND TOPOGRAPHY

Existing Conditions

Moloka'i, the fifth largest of the Hawaiian Islands, is approximately 38 miles long (oriented in east-west direction), 10 miles wide, and 259 square miles in area. The island is formed by two domes interconnected by a central plateau. The larger eastern dome Wailau, also known as the East Moloka'i shield volcano, rises to an elevation of 4,970 feet; the western dome rises to 1,346 feet.

The Site is situated within the town of Kaunakakai at the leeward base of the eastern dome along the southern coast. The topography of the Site is nearly level with elevations ranging from 4 to 11 feet above mean sea level (msl). The existing ground generally slopes in a northeasterly to southwesterly direction in the vicinity. Average slope is approximately 1%.

An existing swale along the southerly edge of the Site abutting Kamehameha V Highway discharges into an inlet of a box culvert across the highway.

Potential Impacts and Mitigation Measures

The MEC Expansion is not expected to significantly impact the topographic nature of the Site relative to the surrounding lands; therefore, no mitigation measures are planned. Any grading necessary will be kept to a minimum to maintain the existing natural state as much as possible and to keep adjacent lands undisturbed. All ground-altering activity will be conducted in accordance with Chapter 20.08, MCC.

3.3 SOILS AND AGRICULTURAL IMPACT

Existing Conditions

Hirata and Associates Inc. conducted a Preliminary Geotechnical Investigation for the MEC Expansion (2017). Key findings from these reports are summarized below. The surface soil at the proposed MEC Expansion site consists of brown to reddish brown silty clay. The upper portion of the silty clay in a medium stiff condition, but at depths of about 4 feet, the soil generally transitions to a softer and moderately compressible condition. Underlying the silty clay is gray silty sand with gravel. The silty sand is in a loose to medium dense and moderately compressible condition, extending down to the maximum depths drilled. Borings drilled at the proposed parking lot also encountered brown to reddish brown silty clay from ground surface down to the maximum depths drilled in the borings. However, a layer of grayish brown silty gravel, about 1.5 to 2 feet in thickness, was encountered within the silty clay at depths of about 1 to 1.5 feet below surface. The silty gravel is in a medium dense to dense condition.

Three soil suitability studies prepared for lands in Hawai‘i describe the physical attributes of land and the relative productivity of different land types for agricultural production; these are: 1) the U.S. Department of Agriculture Soil Survey; 2) the University of Hawai‘i Land Study Bureau (LSB) Detailed Land Classification; and 3) the State Department of Agriculture’s Agricultural Lands of Importance to the State of Hawai‘i (ALISH) system. The three soil suitability studies are discussed below.

U.S. Department of Agriculture Soil Survey

According to the *Soil Survey of Island of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, prepared by the U.S. Department of Agriculture (1972), the soil within the Site is classified as Mala Silty Clay and Kealia Silt Loam (Figure 8). Mala Silty Clay is the predominant soil covering the majority of the Site mauka of Kamehameha V Highway. Kealia Silt Loam occurs along the southern border of the Site. The soils classified as Mala Silty Clay (MmA) consist of well-drained soils on bottoms of drainageways and on alluvial fans on the coastal plains. The mean annual soil temperature is 75° F. Permeability is moderate. Runoff is slow, and the erosion hazard is no more than slight. The available water capacity is about 1.4 inches per foot of soil. In low areas this soil is subject to flooding for short periods during heavy rains. The soil is easily compacted, and

subsoiling may be necessary. Kealia Silt Loam (KMW) is poorly drained and has high salt content. Ponding occurs in low areas after a heavy rain. When the soil dries, salt crystals accumulate on the surface. The hazard of water erosion is no more than slight, but the hazard of wind erosion is severe when the soil is dry, and the surface layer becomes loose and fluffy.

Land Study Bureau Detailed Land Classification

The University of Hawai‘i LSB document, Detailed Land Classification, Island of Hawai‘i, classifies non-urban land by a five-class productivity rating system, which indicates the degree of overall suitability of the land for agricultural use, using the letters A, B, C, D, and E, where “A” represents the highest class of productivity and “E” represents the lowest class of productivity. The soils at the Site are classified as “A” or well-suited for agriculture (Figure 9).

Agricultural Lands of Importance to the State of Hawai‘i

The State of Hawai‘i Department of Agriculture’s ALISH system rates agricultural land as “Prime,” “Unique,” or “Other.” The Site is classified as Prime agricultural land (Figure 10).

Potential Impacts and Mitigation Measures

The Site includes soils with characteristics that are well suited for supporting agricultural crops and which have historically been used for agricultural production. The proposed use will effectively remove these lands for future agricultural use; however, the potential use of the approximately five-acre Site represents a relatively small portion (less than 0.07 percent) of the total “Prime” agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. Further, the proposed use of these lands as a site for an educational center will provide new opportunities to provide training in, among other things, agricultural science, an important component to agricultural production that may otherwise not be available to the residents of Moloka‘i. Therefore, the potential loss of a relatively small portion of agricultural lands should be weighed against the potential benefits to the public that would result from the new educational opportunities provided throughout the construction of the MEC.

Construction of the MEC Expansion will cause some land disturbance, including removal of some of the existing vegetation (clearing and grubbing) and grading. Impacts to the soils include the potential for soil erosion and the generation of dust during construction. Clearing and grubbing activities will temporarily disturb the soil retention values of the existing vegetation and expose soils to erosional forces. Some wind erosion of soils could occur without a proper watering and re-grassing program. Heavy rainfall could also cause erosion of soils within disturbed areas of land.

All construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control. Appropriate engineering, design, and construction measures will be undertaken to minimize potential erosion due to grading of soils during construction. To minimize

potential impacts, necessary grading will be segmented, and exposed areas will be immediately grassed or landscaped before commencement of grading in the next phase, in compliance with Chapter 20.08, MCC. Measures to control erosion during the Site development period may include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;
- Providing a water truck on site during the construction period to provide for immediate sprinkling, as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt screens, where appropriate.

The Department of Land and Natural Resources Division of Forestry and Wildlife in their comment letter on the Draft EA dated May 10, 2019 recommended establishing inspection and decontamination protocols to avoid importing to Molokaʻi soil or other plant material on any off-island equipment and team members. MEC and its consultants are aware of the importance of protecting Molokaʻi's natural environment and ecosystem. It is intended that materials and labor be sourced from on-island resources as much as possible. Soil used for grading will come from the site. If materials, equipment, or manpower needs to be brought in, proper protocol will be included in contracts. From a landscape standpoint, on-site soils striped from the ground during clearing and grubbing activities will be used as much as possible by amending the existing soils rather than bringing in topsoil from elsewhere. A provision for using imported soils is intended only if there is not enough on-site soil available to meet required finished grade or when existing soils are determined not suitable (which is unlikely per the Preliminary Geotechnical Investigation).

3.4 IDENTIFICATION OF CHEMICALS AND FERTILIZERS

Existing Conditions

Agricultural cultivation on the Site ceased in the late 1990s when Molokai Ranch donated parcel TMK (2) 5-3-003:014 to University of Hawaiʻi for a phased development of the MEC and the adjoining three-acre parcel TMK (2) 5-3-003:013 was left as fallow agricultural land.

Historic aerial photos from the US Geological Survey and the US Department of Agriculture show that the Site was in active agricultural production from at least 1950 through 1977. These photos

indicate the Site was used for agricultural fields and do not show any structures or other uses, such as agricultural base-yards, agricultural equipment storage, or chemical mixing stations.

The agricultural fields of the Site were first used for pineapple cultivation and then for corn cultivation. According to Agricultural Land Use Maps obtained from the State Office of Planning, the Site was classified as F-1 for "Vegetables/Melons" from 1978 to 1980.

As part of historical agricultural cultivation on the Site it is likely that fertilizers, pesticides, herbicides, and plant growth regulators were used as part of cultivation and it is assumed that these were applied in compliance with all product labeling and applicable government regulations. No agricultural fertilizers, pesticides, herbicides, and plant growth regulators are believed to have been applied to the Site in over 20 years, as the Site has not been in cultivation.

Potential Impacts and Mitigation Measures

Use of the Site over the last 20 years for the MEC has likely eliminated or greatly reduced the use of chemicals and fertilizers on the Site, although some common nitrogen/phosphorus/potash mixed fertilizers are likely to be used for landscape grounds maintenance along with herbicides and some limited pesticides as a preventative measure as needed.

Kukui trees, lawns, and shade trees are the principal landscape elements of the existing campus and the landscape design for the Multi-Purpose Classroom will reflect the unique environment and microclimatic conditions of the Site by using appropriate native Hawaiian and canoe plants that are commonly found in the area. Xeriscape groundcover and shrubbery will also be planted to conserve water. The use of native and canoe plants adapted for the microclimatic conditions and xeriscape groundcover is not expected to require extensive use of fertilizers, herbicides, and pesticides. In addition, using these plants will ensure the landscaping is not over irrigated, thus limiting the potential for leaching and runoff of any fertilizers, herbicides, and pesticides that may be used.

3.5 HYDROLOGY AND DRAINAGE

Existing Conditions

A watershed area captures rainfall and atmospheric moisture from the air and allows the water to drip slowly into underground aquifers or enter stream channels and eventually the ocean. The Site is located within the Kaunakakai Gulch watershed, which measures 19.7 square miles, from mountain to the sea (Parham, et al., 2008). The Kaunakakai Gulch watershed reaches a maximum elevation of 4,150 feet above mean sea level where average annual rainfall is approximately 102 inches.

Surface water in the Kaunakakai Gulch watershed area collects into a number of major drainage features (gulches) including Kamiloloa Gulch, Kaunakakai Stream, and Kapa‘akea Stream. There

are no streams classified as perennial within the vicinity of the Site. There are no wetlands on the Site. However, the U.S. Fish and Wildlife Service has identified the area directly south of Kamehameha V Highway across the street from the Site as a Freshwater Emergent Wetland (Figure 11), the Koheo Wetland.

The existing onsite and offsite stormwater runoff sheet flows through the Site in the direction of an existing box culvert located on the southern boundary of the Site crossing Kamehameha V Highway. This box culvert discharges into an existing wetland area where it eventually flows into the ocean.

Near shore marine waters downstream of the Site are classified as Class "AA" waters by the State Department of Health (DOH) (State of Hawai'i Department of Health, 2013). According to DOH water quality standards, "it is the objective of Class AA waters that these waters remain in their natural pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or actions" (HAR §11-54-03(c)(1)).

Potential Impacts and Mitigation Measures

The MEC Expansion is not anticipated to have a significant adverse impact on surface water resources or marine water quality. While there will be an increase in the amount of impermeable surface area, any runoff generated onsite will either be diverted to the existing box culvert or collected in a new onsite subsurface detention system.

The existing pre-development surface runoff volume will be allowed to sheet flow to the box culvert as in the present condition. The additional surface runoff volume generated by the MEC Expansion will be conveyed to an adequate drainage outlet, the MEC Expansion will not adversely affect the adjoining properties.

All construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control. Appropriate engineering, design, and construction measures will be undertaken to minimize potential erosion due to grading of soils during construction. To minimize potential impacts, necessary grading will be segmented, and exposed areas will be immediately grassed or landscaped before commencement of grading in the next phase, in compliance with Chapter 20.08, MCC. Measures to control erosion during the Site development period may include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;

PDF - Q:\Moloka'i\Molokai Ed Center\PDF\Regional Location.pdf
Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\2017 Figures\Soils.mxd

DATE: 1/30/2017

Legend

- Moloka' i Education Center
- Jaucas sand, 0 to 15 percent slopes
- Kealia silt loam
- Mala silty clay, 0 to 3 percent slopes
- Very stony land, eroded

Source: County of Maui (May 2013); ESRI (2016)

Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

Figure 8:
Soil Survey

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Molokai

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

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DATE: 1/30/2017

Legend

- Moloka' i Education Center
- A
- B
- C
- D
- E

Source: County of Maui (May 2013); ESRI (2016)

Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

Figure 9:
Land Study Bureau

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Molokai

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

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DATE: 1/30/2017

Legend

- Moloka' i Education Center
- Prime ALISH
- Other ALISH
- Unclassified

Source: County of Maui (May 2013); ESRI (2016)

Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

Figure 10:
Agricultural Lands of Importance to the State of Hawaii (ALISH)

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Molokai

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

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Legend

- Molokai Education Center
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

Figure 11: Wetlands

MOLOKAI EDUCATION CENTER

University of Hawai'i

Island of Moloka'i

North

Linear Scale (feet)
0 100 200

PBR HAWAII & ASSOCIATES, INC.

Source: U.S. Fish & Wildlife Service, 2018. County of Maui, 2018. ESRI basemap, 2016.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

- Providing a water truck on site during the construction period to provide for immediate sprinkling, as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt screens, where appropriate.

In addition, to protect groundwater resources and the aquifer, Best Management Practices (BMPs) will be considered to:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground;
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work;
- Retain groundcover until the last possible date;
- Stabilize denuded areas by sodding and planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment;
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off; and
- Keep run-off on site.

The discharge of pollutants from point sources is generally regulated through the National Pollutant Discharge Elimination System (NPDES). An NPDES permit will be obtained specifying measures to prevent stormwater discharges from affecting coastal water quality. Before issuance of a grading permit by the County of Maui, the final erosion control plan and BMPs required for the NPDES permit will be completed and submitted. BMPs to minimize erosion and the discharge of other pollutants may include use of silt fences, sediment traps, and diversion swales. After construction, the establishment of permanent landscaping will provide long-term erosion control.

3.6 NATURAL HAZARDS

Hawai‘i is susceptible to potential natural hazards, such as flooding, tsunami inundation, hurricanes, and wildfires. This section provides an analysis of the Site’s vulnerability to such hazards. Impacts from natural hazards can be further mitigated by adherence to appropriate civil defense measures as determined by the State and County of Maui civil defense agencies.

The State of Hawai‘i Department of Defense, Office of Civil Defense operates a system of civil defense sirens throughout the State to alert the public of emergencies and natural hazards, particularly tsunamis and hurricanes.

The State of Hawai‘i Department of Defense (DOD), Hawai‘i Emergency Management Agency operates a system of civil defense sirens throughout the State to alert the public of emergencies and natural hazards, particularly tsunamis and hurricanes. The siren closest to the Property, the Kaunakakai, Moloka‘i siren (MA502) is approximately 1,600 feet away. This siren is audible from an approximately 2,200-foot (or 0.41 mile) radius and, therefore is audible from the Site.

3.6.1 Flood

Existing Conditions

The Federal Emergency Management Agency (FEMA) publishes flood information in the form of Flood Insurance Rate Maps (FIRM) used by government and insurance agencies to determine the relative potential for damage during flood events. The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44 CFR regulations as stipulated in Section 60.12. FIRM are based on historical data and do not reflect future projections of other hazards; however, the map for the area was updated in 2017 and therefore should be accurate in its characterization of current flood risk.

The majority of the Site is located in Zone AE which is considered a flood fringe area (Figure 12). The existing paved parking lot and overflow grassed parking is located in Zones X and XS or outside of the floodplain. The portions of the Site within Zone AE will have habitable structures built above the designated flood elevation and the new storage building will be built at existing grade, since it will not be habitable. Applicable Flood Zones are defined as follows:

- Zone “AE” is a special flood hazard area subject to inundation by the 100-year flood with whole-foot base flood elevations (BFE) shown at selected intervals within this zone. The base flood elevations within the Site is elevation 8 feet.

- Zone “X” is a non-special flood hazard area determined to be outside of the 0.2% annual chance floodplain and in a low-to-moderate risk flood zone.

- Zone “XS” is a non-special flood hazard area determined to be within areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Potential Hazards and Mitigation Measures

The MEC Expansion is not anticipated to increase the Site’s exposure to flooding. Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot or receive a variance. In compliance with CFR 44 and the

Chapter 19.62, MCC, the finished floor of the MEC multi-purpose classroom building will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet. The new storage building will be built at existing grade. For development within Zone AE, a Special Flood Hazard Area Development Permit must be obtained which requires that certain flood-mitigation features be incorporated into the design of the multi-purpose classroom building.

For any development to occur within the floodway, including Zone AE, the cumulative effect of the proposed development, when combined with all other existing and anticipated development (including fill), cannot increase the water surface elevation of the base flood at any point (Chapter 19.62.060, MCC). In addition, the proposed development must be certified by a professional civil engineer licensed in the State of Hawai‘i, with supporting data, that the proposed development will not cause any increase in base flood elevations during the occurrence of the base flood discharge. Constructing the multi-purpose classroom building in compliance with current flood regulations will address potential flooding issues for the expected life of the building under current standards and regulations.

3.6.2 Sea Level Rise

Existing Conditions

Sea level rise (SLR) is one of many growing concerns associated with global climate change and can be especially taxing on the limited resources of island ecosystems. Coastal areas are vulnerable to SLR, which poses a threat to the long-term safety and operation of buildings and infrastructure for communities located in coastal regions. In addition, changing climate patterns, extreme weather events, and SLR can affect the climate patterns, magnitude of wind, flood, and rain impacts, and storm surges in coastal regions (EPA, 2016). The *Moloka‘i Island Community Plan* acknowledges that potential future impacts from SLR to existing coastal development are important factors to consider for Moloka‘i.

The *Hawai‘i Sea Level Rise Vulnerability and Adaptation Report* (Report) (Hawai‘i Climate Change Mitigation and Adaptation Commission , 2017), provides a picture of the potential future exposure of each island as a result of SLR by the year 2100. The Report chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to “depict hazards that may occur in the mid to latter half of this century.” While the Report used the best available data and methods in Hawai‘i, not all hazards were modeled for each island due to limited historical information and geospatial data. For the island of Moloka‘i the SLR-XA was only based on modeling passive flooding, meaning that other hazards that can affect chronic flooding, such as high wave flooding and coastal erosion, were not modeled. As of October 2019, due to limited data, no local SLR studies or models include challenges of other stresses, such as wind, wave action, tide or others, for the island of Moloka‘i.

Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs, and capital improvement decisions.

With Site elevations ranging from 4 to 11 feet above mean sea level, the Site elevation is high enough that direct inundation due to SLR based on the 3.2 feet scenario, where the Multi-Purpose Classroom is proposed, is unlikely.

Potential Hazards and Mitigation Measures

SLR of 3.2 feet is not anticipated to have a significant immediate impact to the new Multi-Purpose Classroom by the year 2100 (in the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to sea level rise based on the 3.2 feet scenario, where the new Multi-Purpose Classroom is proposed, is unlikely. In addition, the final floor elevation of the new Multi-Purpose Classroom will be +9 feet, decreasing the potential impacts of SLR.

The majority of the Site is located in FIRM Zone AE which is considered a flood fringe area (Figure 12) and the BFE within the Site is 8 feet. In compliance with Chapter 19.62, MCC, the finished floor of the new Multi-Purpose Classroom will be constructed at elevation 9 feet. The Multi-Purpose Classroom will be placed at 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR scenario. Thus, the final floor elevation of the new Multi-Purpose Classroom (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The new storage building is anticipated to be built at existing grade. However, since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

The west-south end of TMK (2) 5-3-003:013 is within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south part of the Site) is currently undeveloped/vacant land, and no changes are to the west-south end of the Site are proposed as part of the current expansion covered under this EA.

Given the Site elevations and the anticipated finished floor of the MEC Multi-Purpose Classroom at elevation +9 feet, impacts to the building due to sea level rise of 3.2 feet is not anticipated (see Figure 13).

For future projects, longer-term flooding concerns and infrastructure risk may emerge on other portions of the Site and at a neighborhood scale. The challenges that SLR will generate should be addressed at a project-by-project basis and at a regional level.

3.6.3 Tsunami

Existing Conditions

Since the early 1800's, approximately 50 tsunamis have inundated the State of Hawai'i's shores. Seven historical events have caused major damage. According to the FEMA FIRM, the Site is located within an area which would be impacted by coastal flooding (from a tsunami). The most recent tsunami to impact Maui County, occurred on March 11, 2011 following an 8.9-magnitude earthquake in Japan. Damage was done to low-laying properties.

The Site is located approximately 675 feet from the shoreline in Kaunakakai. The tsunami evacuation zone extends from the shoreline mauka of Kamehameha V Highway to Ala Malama Avenue, which includes the Site.

Potential Hazards and Mitigation Measures

The MEC Expansion will not exacerbate any tsunami hazard conditions. The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

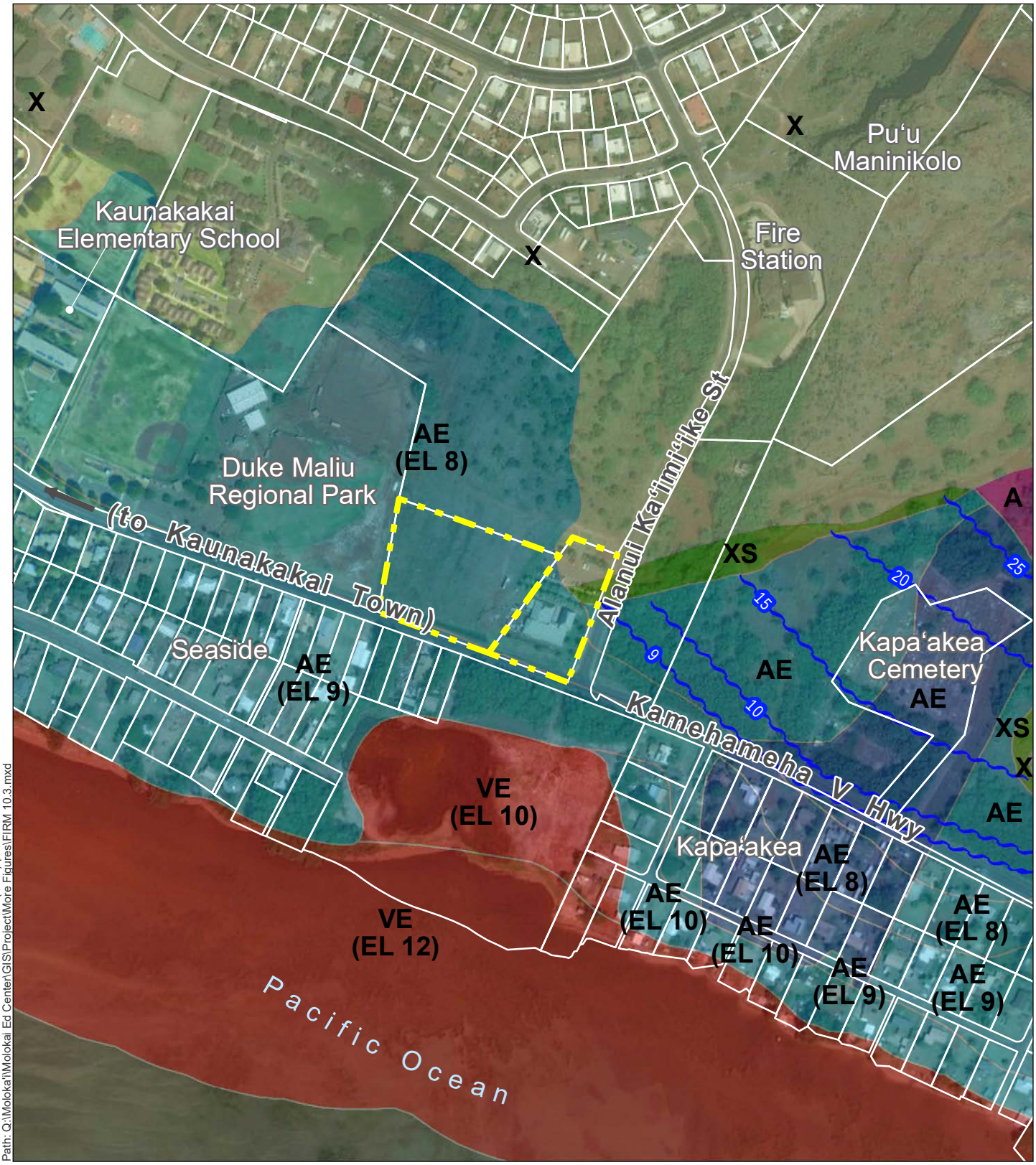
3.6.4 Hurricane

Existing Conditions

Records show that strong wind storms have struck all major islands in the Hawaiian Island chain since the beginning of history. The first officially recognized hurricane in Hawaiian waters was Hurricane Hiki in August of 1950. Since 1982 three devastating hurricanes have impacted Hawai'i: Hurricane 'Iwa in 1982, Hurricane 'Iniki in 1992, and Hurricane Iselle in 2014. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could likely occur given the recent record.

Potential Impacts and Mitigation Measures

In the event of a hurricane, the potential impact of destructive winds and torrential rainfall will be mitigated through compliance with the 2006 International Building Code for any new construction.



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DATE: 3/5/2019

Legend

- Molokai Education Center
- Base Flood Elevation (BFE) Line

Flood Zone

- A: 1% annual chance flood, no BFE
- AE: 1% annual chance flood, with BFE
- VE: 1% annual chance coastal flood, with BFE
- Floodway areas in AE
- XS: 0.2% annual chance flood
- X: Minimal flood areas

Figure 12: Flood Insurance Rate Map

MOLOKAI EDUCATION CENTER

University of Hawai'i

Island of Moloka'i

North

Linear Scale (feet)
0 100 200

PBR HAWAII & ASSOCIATES, INC.

Source: Federal Emergency Management Agency, 2018. County of Maui, 2018. ESRI basemap, 2016.

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DATE: 3/25/2019

Legend

- Molokai Education Center
- Sea Level Rise Exposure Area (3.2-ft)

Figure 13:
Sea Level Rise Exposure Area
(3.2-ft Sea Level Rise Scenario)

MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Linear Scale (feet)
0 100 200 400

Island of Moloka'i

PBR HAWAII
& ASSOCIATES, INC.

Source: University of Hawaii Coastal Geology Group (CGG), 2017. ESRI basemap, 2016.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

3.6.5 Wildfires

Existing Conditions

The greatest danger of fire is where wildland (trees and brush) borders urban areas. The Hawaiian Islands are vulnerable to wildland fires (especially during the summer months, prolonged drought and/or high winds), and the great majority of wildfires are human caused (intentionally caused or by negligence) and start along roadsides. Wildfires can and do also occur naturally.

Potential Impacts and Mitigation Measures

While the hazard of wildland fires exists, the Site is in a predominantly residential area and the MEC Expansion will minimize this risk by planting appropriate landscape that is properly irrigated. In the event of a fire, the Kaunakakai Fire Station is located 1,000 feet mauka of the Site on Alanui Kaʻimiʻike Street and would provide emergency fire response.

3.7 BIOLOGICAL RESOURCES

Robert W. Hobdy conducted a flora and fauna survey of the Site (2016). Field data was collected in September 2016. The results of the survey are summarized below. Appendix B contains the complete report. In addition, Arleone Dibben-Young, a Molokaʻi local bird expert, was consulted in response to comments to the Draft EA about the need to include discussion of the Kioea Bristle-thighed Curlew bird in the fauna section.

3.7.1 Flora

Existing Conditions

The Site represents a relatively small portion of agricultural land that was previously used for corn cultivation. The same area had been in pineapple cultivation for many decades before. Vegetation on the Site consists of typical herbaceous exotic weeds and grasses growing along the edges of the areas of former cultivation. There are no particularly unique or special habitat features essential to native wildlife on the property.

The vegetation on the eastern side that has been developed consists of mowed lawn grasses, ornamental shrubs and shade trees. The introduced landscaping of the Site includes two native species, kou (*Cordia subcordata*) and naupaka kahakai (*Scaevola taccada*) as well as two species of Polynesian origin, kukui (*Aleurites moluccana*) and kalo (*Colocasia esculenta*).

The vegetation in the undeveloped western side consisted of a variety of non-native grasses and low shrubs. Four species here were common native plants, kipukai (*Heliotropium curassavicum*), ʻuhaloa (*Waltheria indica*), ʻilima (*Sida fallax*) and pōpolo (*Solanum americanum*).

A total of 47 plant species were identified during the course of the survey. This included the six native species and the two Polynesian introductions. The remaining 39 are non-native species.

Potential Impacts and Mitigation Measures

The MEC Expansion will not impact any Federal or State of Hawai‘i listed Threatened, Endangered, or Candidate plant species, as none were detected during the survey. The native species are common throughout the tropical Pacific and are of no particular conservation concern. None of the non-native plant species are of any conservation interest or concern. No special plant habitats occur here either. The development of the Site is not expected to have a significant negative impact on the botanical resources in this part of Moloka‘i.

The flora survey recommends that in any future development of the Site, some native plants with special cultural connections to Moloka‘i that are suitable for this area and climate be incorporated into the landscape design. The landscape design for the MEC Expansion will incorporate native plants. See Section 2.2.1 for more information on landscape design and irrigation.

3.7.2 Fauna

Existing Conditions

As part of the biological survey, a total of seven bird species were observed at the Site. This included six non-native species and one migratory bird. Most common were the zebra dove (*Geopelia striata*) which was seen throughout the Site. Less common were the migratory kōlea or Pacific golden plover (*Pluvialis fulva*) and the cattle egret (*Bubulcus ibis*). Four other species were of rare occurrence, the gray francolin (*Francolimus pondicerianus*), the spotted dove (*Streptopelia chinensis*), the house sparrow (*Passer domeseticus*) and the house finch (*Carpodacus mexicanus*). Other non-native birds that are expected to traverse the area include the common myna (*Acridotheres tristis*), Japanese white-eye (*Zosterops japonicus*), and northern cardinal (*Cardinalis cardinalis*).

During the Draft EA comment period the Moloka‘i Planning Commission (letter dated May 1, 2019) and Aha Kiole o Moloka‘i (letter dated May 8, 2019) commented that the Kioea Bristle-thighed Curlew bird (*Numenius tahitiensis)* was not accounted in the Draft EA. While this species was not sighted within the Site during the biological survey, Arleone Dibben-Young, a Moloka‘i local bird expert, was consulted in June 2019 and she confirmed that Kioea Bristle-thighed Curlew birds use the MEC parking lot and lawn. In the last year the Kioea Bristle-thighed Curlew bird has not been seen on the MEC lawn, but the bird was spotted nearby at the Duke Maliu Regional Park and under the monkeypods at the Hale Mahaolu Home Pumehana.

No mammalian species were seen during the course of the survey. A number of non-native mammal species could be expected to occasionally occur in the area including axis deer (*Axis axis*), domestic dogs (*Canis familiaris*), domestic cats (*Felis catus*), mongoose (*Herpestes*

auropunctatus), rats (*Rattus rattus*) and mice (*Mus domesticus*). A special effort was made to look for the Hawaiian hoary bat by making an evening survey on the Site. When present in an area these bats can be easily identified as they forage for insects, their distinctive flight patterns clearly visible in the glow of twilight. No bats were seen though visibility was excellent. In addition, a bat detection device (Batbox IIID) was employed, set to the frequency of 27,000 Hertz which these bats are known to use in echolocation. No bats were detected using this device either.

A non-native mourning gecko (*Lepidodactylus lugubris*) was heard from kiawe trees during the evening survey.

Insect life was moderate in species represented but sparse in numbers of individuals. Eight non-native species were recorded at the Site during the course of the survey. No native insects were observed at the Site and no known host plants of native insects were found.

Potential Impacts and Mitigation Measures

The MEC Expansion is not expected to significantly affect any Federal or State of Hawai‘i listed Threatened, Endangered, or Candidate wildlife species, as none were detected during the survey. In addition, the MEC Expansion is not expected to result in negative impacts on the fauna resources on Moloka‘i.

Populations of two native seabirds, the Endangered ‘ua‘u or Hawaiian petrel (*Pterodroma sandwichensis*) and the Threatened ‘a‘o or Newells shearwater (*Puffinus newelli*) are known to nest during the summer and fall months on wet summit ridges like those to the north of this project. These birds fly over the lowlands during the late evening hours to reach their burrows and fly back to the ocean in the early dawn hours. These birds can be confused by bright lights and crash into poles, wires and other structures and be injured or killed by the strike or by vehicles or animals. Young inexperienced birds, taking their inaugural fledgling flights in the late fall are particularly vulnerable. It is recommended that any significant outdoor flood lights or pole lights be hooded to direct the light downward to minimize the distractions and dangers to these birds.

While not detected during the biological survey, the Kioea Bristle-thighed Curlew bird (*Numenius tahitiensis)* is a migratory bird that nests in Alaska and winters on atolls and islands in the tropical Pacific Ocean, including Moloka‘i. Although the MEC Expansion is not expected to negatively impact this species, Ms. Dibben-Young, a Moloka‘i local bird expert, communicated her concern about possible road kills because the birds fly from the Koheo wetland across the Kamehameha V highway. She noted a way to potentially mitigate road kills is to landscape the south side of the MEC property with shrubs or trees tall enough to force birds to fly higher when crossing the highway. In addition, Ms. Dibben-Young noted:

- “No negative impact is expected on any endangered, threatened or such candidate species”

- "The Bristle-thighed Curlew (*Numenius tahitiensis*, kioea and/or kiowea) nests in Alaska and no record is known to exist that the species has nested outside of this area"
- "Other than landscaping with native trees that grow tall enough to force shorebirds up and over Kamehameha V Hwy, no other action is necessary to mitigate negative impact to shorebirds is known at this time"

While not detected during the survey, in their letter dated January 30, 2017 the U.S. Fish and Wildlife Service (USFWS) recommended the following measures to avoid and minimize impacts to six additional species that could be present in the vicinity of the MEC Site: the Hawaiian hoary bat (*Lasiurus cinereus semotus*), Blackburn's sphinx moth (*Manduca blackgurni*), Hawaiian goose (*Branta sandvicensis*), Hawaiian coot (*Fulica alai*), Hawaiian common moorhen (*Gallinula chloropus sandvicensis*), and Hawaiian stilt (*Himantopus mexicanus knudseni*).

Hawaiian hoary bat

Hawaiian hoary bats are known to roost in native and non-native trees greater than 15 feet tall. To minimize impact, the biological survey recommends avoiding removal and trimming of trees greater than 15 feet tall during the pup rearing season between June 1 and September 15. In addition, the USFWS recommends that barbed wire not be used for fencing as part of the Project Elements. Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground. When barbed wire is used in fencing, Hawaiian hoary bats can become entangled.

Hawaiian goose

To avoid impacts to Hawaiian geese, the USFWS recommends a biologist familiar with the nesting behavior of the Hawaiian goose survey the area prior to the initiation of any work, or after any subsequent delay in work of three or more days (during which birds may attempt nesting). If a nest is discovered, work should cease immediately and the USFWS should be contacted for further guidance. Furthermore, all on-site project personnel should be apprised that Hawaiian geese may be in the vicinity of the project at any time during the year. If a Hawaiian goose (or geese) appears within 100 feet of ongoing work, all activity should be temporarily suspended until the Hawaiian goose (or geese) leaves the area on its own accord.

Blackburn's sphinx moth

No tree tobacco, the principal current host for the endangered Blackburn's sphinx moth, was observed during our surveys. The area would not seem to be suitable habitat for tree tobacco, but it is not inconceivable that it could be present. Because of the weedy, extremely fast-growing nature of the plant and the difficulty and expense of finding pupae in the ground under the plant after larvae have finished their life cycle, it is recommended that University of Hawai'i and its contractors prevent any infestations of tree tobacco from growing. Although it is advisable to

consult DLNR and/or USFWS before removing any plants, juvenile plants less than two feet tall are not generally utilized by the larvae and may be safely removed. In addition, the USFWS recommends that a qualified biologist survey areas of proposed construction activities for Blackburn's sphinx moth and its host plants prior to work initiation. Surveys are recommended to be conducted during the wettest portion of the year (usually November through April or several weeks after a significant rain) and immediately prior to construction. Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage).

Seabirds

Several species of migratory seabirds (including Hawaiian Petrels and Newell's Shearwaters) may fly over portions the Site at night between the months of May and November; however, none are known to nest within the Site. Any outdoor lighting could result in seabird disorientation, fallout, injury, or mortality. To minimize the threat of disorientation or downing of migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. In addition, the biological survey recommends that construction or unshielded equipment maintenance lighting should not be permitted after dark between the months of April and October.

Waterbirds

Hawaiian coot, Hawaiian common moorhen, and Hawaiian stilt (collectively known as waterbirds) may occur in fresh and brackish water including streams, rivers, marches, ponds, reservoirs, fishponds, taro lo‘i, impoundments, or other water sources. To avoid and minimize impacts to waterbirds, the USFWS recommends a biological monitor conduct Hawaiian waterbird and nest surveys at the Site prior to project initiation and a 100-foot buffer be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alteration should occur within this buffer. If a waterbird is observed within the Site or flies into the Site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity, mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area.

4 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes the existing conditions of the human environment, preliminary potential impacts of MEC Expansion, and the preliminary mitigation measures to minimize any impacts.

4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

Existing Conditions

The Site consists of lands that have been subject to agricultural cultivation. It is unlikely that significant historic sites are present given the long history of disturbance to these lands.

The State Historic Preservation Division (SHPD) was consulted on two previous projects within the Site. First, in a letter dated July 22, 1997, the SHPD determined that the build-out of the MEC will have "no effect" on significant historical sites. Second, in 2014, related to the construction of the cell phone antenna on the MEC property, SHPD stated "no historic properties will be affected by this undertaking."

TCP Hawaii, LLC conducted a site inspection on October 20, 2016 for the MEC Expansion. Fieldwork consisted of a 100% pedestrian survey of the entire Site as well as inspection of a block excavation and utility trenching related to the construction of the phone antenna on the MEC property. These open excavations provided opportunity to observe the character of the subsurface deposits and stratigraphy in a portion of the Site. The site inspection verified the Site is devoid of features or structures, other than the existing facilities of the MEC. The entire Site has been leveled due to over 100 years of commercial (industrial), mechanized plowing. The inspection of the exposed subsurface deposits did not indicate the presence of any historic properties or component features.

Appendix C contains the State Historic Preservation Division Determination and the Archeological Site Inspection Report.

Potential Impacts and Mitigation Measures

No historic properties are expected to be affected as: 1) the entire Site has been previously disturbed by over 100 years of commercial, industrial, and mechanized agriculture; and 2) the State Historic Preservation Division (SHPD) has issued several "no effect" determinations regarding the Site.

While SHPD had provided "no effect" determinations for the property in 1997 and 2014, in 2017 TCP Hawaii, LLC provided a detailed letter report regarding its 2016 site inspection to SHPD to

request an HAR §13-275-3 Letter of Determination of "No Historic Properties Affected" for the MEC Expansion.

In response, in a letter dated September 7, 2017, SHPD stated: "based upon review of the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of no historic properties affected for the proposed project."

Subsequently, on April 18, 2019 TCP Hawaii, LLC completed and submitted a SHPD HRS 6E Submittal Form to SHPD. In response, in a letter dated August 5, 2019 SHPD, stated "SHPD's determination is no historic properties affected."

In subsequent letter dated August 22, 2019 SHPD again made a determination of no historic properties affected for the following applications:

- State Land Use District Boundary Amendment Application – DBA 2019/0002
- Change of Zoning Permit Application – ClZ 2019/0002
- Special Management Area Application – SM1 2019/0002

In its August 22, 2019 letter also stated: "SHPD hereby notifies the County that the HRS 6E-8 historic preservation review process is ended."

Ground alteration, excavation, and/or digging will occur where the proposed building is located (See Figure 1). The UH and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Construction documents and permits will specify that in the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, work will cease work in the immediate vicinity of the find, the find will be protected from additional disturbance, and SHPD will be contacted.

4.2 CULTURAL RESOURCES

Existing Conditions

Historical Overview

In traditional times, the island of Molokaʻi was divided into two moku (districts), the Koʻolau (windward) and Kona (leeward) moku. Each district was further divided into smaller land divisions or ahupuaʻa. In pre-contact time, the population of the island was concentrated on the windward coasts of the island to take advantage of rich ocean resources and valleys with perennial streams which supported a lifestyle based on subsistence agriculture, most notably the production of taro. The Site is located in the traditional moku of Kona, Kaunakakai ahupuaʻa.

The traditional name for Kaunakakai is Kaunakahakai meaning "resting (on) the beach" which recalls the fishing canoes that would frequent the area to take advantage of the abundant fish supply. King Kamehameha V favored the island as a vacation spot and eventually located his beach home, "Malama," just west of the existing Kaunakakai Wharf. The beach fronting this site was reserved for the exclusive use of the aliʻi for sunbathing (Summers, 1971).

West of the Site are traditional salt pans. Sea water running during high tide was trapped and left to evaporate for up to three weeks to produce salt, reputedly less strong than that made from deep sea water. In the areas known as Kapaʻakea were two heiau and a fishpond (now filled) are located. Molokaʻi was well-known for its fishponds. At one time 58 fishponds ringed the southern coast of the island.

In 1935, Kaunakakai was established as the political center and economic nucleus of the island. The introduction of western style planation agriculture and ranching in 18th century dramatically impacted the social-economic environment of the island. Much of the population moved westward to the leeward side of the island and away from a subsistence lifestyle to one more dependent on plantation life. At the end of the 18th century, Molokai Ranch was established on lands once owned by Kamehameha V. With ranching came the introduction of herd animals like cattle and sheep and even more profound changes to the environment. Because of their grazing practices, sheep herding for instance had a notably adverse impact on the environmental landscape (Weisler & Kirch, 1982).

In 1859, the traditional moku divisions were eliminated and the entire island was made into one district, called the Molokaʻi district. Fifty years later, the island was divided into the Kalawao and Molokaʻi districts. Kalawao is comprised of those areas known as Kalaupapa, Kalawao, and Waikolu and is administratively distinct from Maui County. The remainder of the island constitutes the Molokaʻi district.

In the 1970's and 1980's, two of the islands' large pineapple plantations ceased operations. First established in the 1920's, these two operations added to the population shift westward. With their departure, diversified agriculture, ranching and tourism became the primary economic focus (Molokaʻi Community Plan 2001).

Land Tenure

The Mahele of 1848 divided all lands of Hawaiʻi between the king and chiefs. The Kuleana act followed two years later which authorized the Land Commission to award fee simple titles to native tenants for their land. Land Commission Awards, also known as kuleana parcels, were generally among the richest and most fertile in the islands and came from the king, government, or chiefs land. Government lands were sold as "Royal Patent Grants" to meet the increasing costs of operating the government. These grants differed from Land Commission Awards, as it was not

necessary for the recipients to obtain an award for their land from the Land Commission (Chinen, 1958).

Traditional and Customary Rights

The traditional and customary rights of Native Hawaiians can be broken down into access rights, gathering rights, burial rights, and religious rights. Native Hawaiians generally share the same access rights as the general public. However, they have the unique access to kuleana parcels and within ahupua‘a. Access to kuleana parcels may involve access via ancient trails or expanded routes. Additionally, the Kuleana Act granted unobstructed access within the ahupua‘a to obtain items necessary to make the kuleana parcel productive (Mackenzie, 1991). No kuleana parcels are known to exist within the Site.

Gathering

The Hawai‘i Supreme Court has upheld gathering rights within an ahupua‘a for firewood, house timber, ‘aho cord, thatch, and ti leaf under three conditions: 1) tenants must physically reside within the ahupua‘a; 2) the right to gather is limited to undeveloped lands within the ahupua‘a; and 3) may only be exercised for the purpose of practicing Native Hawaiian customs and traditions (Mackenzie, 1991).

Burial

Burial sites are chosen by Hawaiians for symbolic purposes in places for safekeeping. According to traditional Hawaiian burial beliefs, following death, the ‘uhane or spirit, must remain near iwi, or bones. Ancestral bones, or iwi kupuna, were often hidden in caves, cliffs, sand dunes, or deposited in the ocean to protect them from being disturbed or worse, stolen or desecrated. Today, federal and state laws protect both unmarked and marked burial sites. There are no known burials that exist within the Site.

Religious

Hawaiian religion and beliefs were intimately tied to the land. While some practices and traditions were lost over the years, basic Hawaiian religious concepts remain. Hawaiians honored and worshiped ‘aumakua (deities) and akua (gods). There were numerous akua of farming, fishing, tapa making, dancing, sports, and any other activity of Hawaiian life. The concept of mana or sacred attachment to places, people, or things also remains as a significant aspect of Hawaiian religion (Mackenzie, 1991).

Existing MEC Main Building

The design of the existing MEC Main Building incorporates cultural references and symbolism. The architects of the existing MEC building have explained the concept and design of the existing

building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented technological architectural features." The peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

Potential Impacts and Mitigation Measures

There are no indications of traditional and customary practices, such as gathering, access, or religious traditions known to be associated with the Site. A review of existing historical information, cultural studies, and records suggest the land underlying the Site was primarily maintained for ranching activities. More recently, the Site has been utilized in support of the MEC activities and programs. Regarding the MEC Expansion, no adverse impact to cultural resources, practices, and traditions is anticipated.

For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

4.3 VISUAL RESOURCES

Existing Conditions

Visual corridors are open areas that provide unobstructed views from distant vantage points. The Site is located at the corner of Kamehameha V Highway and Alanui Kaʻimiʻike Street and is adjacent to a mixture of residential and agricultural uses. Mauka views are available from the Site, as are intermittent makai views of the Pacific Ocean. There are no unique scenic resources or views located on or across the Site.

The Site consists of a Main Building, portable maintenance shed, an 80-foot antenna pole, parking, and landscaping. From distant views, the building has a silhouette which is based on contemporary Hawaiian architecture on Molokaʻi. Pitched roofs of varying heights reduce the overall mass of the building. Much of the exterior building materials satisfy the design standards established for Kaunakakai town. Close-up views and building interiors are strongly inspired by the modern distance-learning technology housed within.

Potential Impacts and Mitigation Measures

Visual impacts will be mitigated by attractive architectural design, adhering to or exceeding setback standards, and by providing appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building.

All lighting will be directed away from residential properties. Exterior building and parking lot lights will be carefully selected and located to address aesthetics, security, and safety. All lights will be shielded/full cut-off downward facing fixtures placed at appropriate locations and heights so that light does not spill on to any residential properties. Over illumination will be avoided.

Energy-efficient LED lights are proposed for exterior and interior areas. All outdoor lighting will be in compliance with Chapter 20.35 MCC, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting.

4.4 NOISE

Existing Conditions

Noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area's aesthetic appeal. Noise levels in the vicinity of the Site are generally low with vehicular traffic along Kamehameha V Highway being the predominant source of background noise. Kaunakakai Fire Station to the north and Duke Maliu Regional Park to the west are additional sources of noise in this area.

Potential Impacts and Mitigation Measures

In the short-term, the MEC Expansion could generate some adverse impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, material-carrying trucks and trailers would be the dominant source of noise during the construction period. Noise from construction activities will be short-term and will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, HAR). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit must be obtained from the DOH. Specific permit restrictions for construction activities are:

- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 7:00 AM and after 6:00 PM of the same day, Monday through Friday.
- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 9:00 AM and after 6:00 PM on Saturday.
- No permit shall allow any construction activities that would emit noise in excess of the maximum permissible sound levels on Sundays and holidays.
- The use of pile drivers, hoe rams, jack hammers 25 lbs. or larger, high-pressure sprayers, and chain saws may be restricted to 9:00 AM to 5:30 PM, Monday through Friday.

In the long-term, the MEC Expansion is not expected to significantly increase noise in the area relative to existing conditions: 1) due to the relatively small increase in traffic-generated noise expected; and 2) because the educational uses typically do not generate significant noise levels.

4.5 TRAFFIC AND ACCESS

AECOM prepared a Transportation Impact Assessment Report (TIAR) for the MEC Expansion (AECOM Technical Services, 2017). Key findings from the TIAR are summarized below. Appendix D contains the complete TIAR.

Existing Conditions

While MEC has a current enrollment of approximately 250 students, not all students attend classes on campus daily, as MEC has distance-learning technology which allows students to learn and participate in classes remotely. MEC estimates that currently approximately 150 total people per day (students, lecturers, and staff), disbursed throughout a 12-hour period, visit the campus Monday – Thursday. The TIAR assumptions are similar with an existing on-campus enrollment of 150 full-time equivalent students, but an actual student enrollment of 250 students (unduplicated headcount) due to distance-learning technology.

The Site can be accessed from Kamehameha V Highway by way of Alanui Kaʻimiʻike Street, which is a two-lane, asphalt-paved, undivided roadway with curb, gutter and sidewalk on the westerly side (see Figure 1). The intersection of Kamehameha V Highway and Alanui Kaʻimiʻike Street is unsignalized with STOP-sign control on the Alanui Kaʻimiʻike Street Approach.

Kamehameha V Highway is a two-lane State highway that is one of the main transportation arteries for the island. It typically has a 22 ft. wide asphalt-paved travel way and 4 ft. wide asphalt-paved shoulders along the frontage of the Site. The posted speed limit in the vicinity of the Site is 25 mph. Kamehameha V Highway continues east of the Site, narrowing to a single lane (12-foot wide paved travel way) without paved shoulders approximately ten miles east of Kaunakakai.

Alanui Kaʻimiʻike Street intersects Kamehameha V Highway as a mauka-makai collector roadway. In addition to providing access to the Site, it also provides access to the Molokaʻi Fire Station and residential subdivision. It is a two-lane roadway with paved shoulders on both sides of the roadway. There are speed humps on Alanui Kaʻimiʻike Street, and one of them is located just mauka of the MEC Driveway. The speed limit is assumed to be 25 mph. There is an attached sidewalk on the west side of Alanui Kaʻimiʻike Street along the frontage of the Site. An access easement is provided from Alanui Kaʻimiʻike Street through the Site from TMK (2) 5-3-003:014 to TMK (2) 5-3-003:013.

The MEC has relatively few large events. The largest event the MEC hosts is its graduation ceremony once every 4 years, which brings about 350 guests. The MEC has effective traffic

management mechanisms and procedures to ensure orderly traffic flow and public safety during the graduation ceremony that could be put in place for other large events, if needed. During the graduation ceremony three or more parking attendants: 1) direct traffic and ingress and egress of vehicles; and 2) assist with parking. The main parking lot is reserved for special guests and guests with a handicap placard. In previous years, the MEC utilized the property across the street (east) to stage overflow parking, however, that property is overgrown with trees now. At future ceremonies, the remaining vacant area on the State could be used as an overflow parking space for large events.

Smaller events MEC hosts, such as the Molokaʻi Business Conference, Scholarship AHA, and Pāʻina Panikau, accommodate 100 people or less because the existing MEC capacity. These smaller events have not yet generated traffic impacts that affect the public roads but might require some traffic management in the future. Since Molokaʻi is a small community, events are either advertised in the Molokaʻi Dispatch or the community usually is aware of events expected to draw crowds and is able to plan accordingly.

Traffic Conditions

Traffic turning movement counts were conducted on Tuesday, April 25, 2017 between 2:30 PM and 4:45 PM and on Wednesday, April 26, 2017 between 6:30 AM and 8:30 AM at the Kamehameha V Highway/Alanui Kaʻimiʻike Street and the Alanui Kaʻimiʻike Street/MEC Driveway intersections. The AM peak hour was identified to occur between 7:00 AM to 8:00 AM and the PM peak hour was identified to occur between 2:45 PM and 3:45 PM.

Traffic at the Kamehameha V Highway/Alanui Kaʻimiʻike Street and the Alanui Kaʻimiʻike Street/MEC Driveway intersections experience little delay and both intersections are judged to operate very well during AM and PM peak hour conditions. Both bicycle and pedestrian activity in the vicinity of these intersections is very low. Therefore, conflicts between transportation modes are also very low.

Potential Impacts and Mitigation Measures

MEC Expansion related traffic will be generated by employees, students, and visitors to the MEC.

With the MEC Expansion of a multi-purpose classroom building with three flexible classrooms, the TIAR conservatively assumed an on-campus enrollment of 300 full-time equivalent students, and an actual student enrollment of up to 450 students (unduplicated headcount) due to distance-learning technology. With the expansion, MEC estimates approximately 220 total people (students, lecturers, and staff), disbursed throughout a 12-hour period, may be on-campus Monday – Thursday, which is less than the number of people the TIAR analysis is based on. Thus, the

TIAR assumption of future traffic impacts take into account a "worse case" scenario, that is not likely to occur on a regular basis.

The TAIR estimated future incremental traffic generated by the MEC Expansion, potential increases in background traffic not associated with MEC, and evaluated future peak hour intersection operational impacts at the Kamehameha V Highway/Alanui Ka'imi'ike Street and Alanui Ka'imi'ike Street/MEC Driveway intersections. Transit, pedestrian, and bicycle impacts were qualitatively evaluated.

No significant impact to future peak hour intersection operations due to the MEC Expansion are anticipated. Level of service, a measure of quality of intersection operation, was projected at very good operational levels without or with the traffic added by the expansion. The State Department of Transportation (DOT), in their comment letter on the Draft EA, the stated: "Based upon the information provided in the TIAR, the project does not have significant traffic impacts to the State highway facilities."

Because of the low level of traffic generated by the proposed MEC Expansion and the resultant low levels of impacts, the TIAR concludes that the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations under the currently observed conditions. Should these conditions change, roadway, pedestrian, and bicycle facilities may need modification, but the need for these changes would not be due to the MEC Expansion.

Standard best management practices will be used during construction to minimize impacts to adjacent roadways. These include the use of appropriate methods to minimize the tracking of material from the construction site onto roadways. Care will also be taken to minimize construction vehicle ingress and egress during commuter traffic peak periods.

There is a possibility that the proposed MEC Expansion may provide more space for additional special events and community meetings. While this is a benefit to the community, the TIAR recommends that, should community use of the MEC building increase in the future, traffic operations should be monitored to assure that increased use is not negatively impacting traffic, pedestrian, or bicycle operations.

The MEC currently has an effective traffic management plan for their largest event, the graduation ceremony, which happens every 4 years. The MEC could implement similar traffic management efforts if additional special events made possible with the expansion where to impact traffic.

4.6 AIR QUALITY

Existing Conditions

Air quality refers to the presence or absence of pollutants in the atmosphere. It is the combined result of the natural background and emissions from many pollution sources. The impact of land

development activities on air quality in a proposed development's locale differs by project phase (site preparation, construction, occupancy) and project type. In general air quality in the Kaunakakai region is considered good. There are no point sources of airborne emissions in the immediate vicinity of the Site. Non-point sources (e.g. automobiles) of emissions are not significant enough to generate a high concentration of pollutants. The relatively high air quality can also be attributed to the region's consistent exposure to wind, which quickly disperses concentrations of emissions.

Potential Impacts and Mitigation Measures

The MEC Expansion is not anticipated to significantly impact local air quality. Air impacts attributed to the MEC Expansion could include dust generated by short-term, construction related activities. Site work such as grading and building construction, for example, could generate airborne particulate. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions.

In the long term, the small amount of traffic generated by MEC may result in a slight increase in the volume of traffic in the region, which would increase vehicular emissions such as carbon monoxide. However, this increase is not expected to be significant when compared to the overall number of vehicles in Kaunakakai and in consideration of the existing high air quality ambient conditions.

4.7 INFRASTRUCTURE

AECOM Pacific, Inc. (AECOM) prepared preliminary calculations for water, wastewater, and drainage for the MEC Expansion. Appendix E contains the calculations. Sections 4.7.1 (Water System), 4.7.2 (Wastewater System), and 4.7.3 (Drainage System) provide information regarding existing conditions and projected demands with the MEC Expansion.

4.7.1 Water System

Existing Conditions

The Site overlies the Kamiloloa aquifer, which has a sustainable yield of three million gallons per day (gpd) (Commission on Water Resource Management, 2018)) Commission on Water Resource Management (CWRM) data shows that the existing water use of the Kamiloloa aquifer is 0.04 million gpd, which is 1.3% of the sustainable yield. Factoring in existing permit allocations, the unallocated sustainable yield of the Kamiloloa aquifer is 2.789 million gpd.

The Maui County Department of Water Supply (DWS) manages the Kaunakakai Water System. This system services Kaunakakai, Kamiloloa, and areas east to Kawela. The main source of potable water is provided by a well at Kualapu‘u which is supplemented by a low capacity well in Kawela.

Two 12-inch waterlines run along Kamehameha V Highway and Alanui Ka‘imi‘ike Street adjacent to the Site. The Site is served by a two-inch meter. There are two fire hydrants on the Site. The waterline and meter along Alanui Ka‘imi‘ike Street provide domestic water service and fire flow protection to the Site. There are no non-potable water resources available for the Site; the County of Maui’s Kaunakakai Wastewater Reclamation Facility (WWRF) has not produced recycled water since 2013.

In 2018 water use at the MEC facility was 2,566 gpd based on FY2018 County of Maui Department of Water Supply consumption records. This includes water for: 1) domestic use (water fixtures such as toilets, sinks, drinking fountains, etc.); and 2) landscape irrigation. The campus does not have a cafeteria or food service facility.

Potential Impacts and Mitigation Measures

AECOM projects that the daily water demand for the MEC with the expansion is expected to average 4,195 gpd. Of this total approximately 1,750 gpd will be for domestic use and 2,445 gpd will be for irrigation use (see Appendix E for water calculations).

The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler, and new landscaped area (see Section 2.2.1 and Appendix A). With the new landscaped area, the total amount of irrigation water used on campus is expected to decrease because the entire campus irrigation system will be upgraded with water-efficient irrigation fixtures, including drip irrigation in some areas. The upgraded irrigation system irrigation will be automated, and various areas will be irrigated separately based on the type of plants in specific areas.

Water for the Expansion will be provided from the existing two-inch water meter servicing the existing building. The meter’s adequacy will be determined as part of the building permit application process.

The fire protection system will connect to the existing 12-inch waterline stub on Alanui Ka‘imi‘ike Street. The MEC Expansion will feature an automatic fire sprinkler system. A remote fire department connection monument will be added on the mauka side of the highway to facilitate Maui County Fire Department connection requirements. Fire flow requirements will be determined as part of the building permit process.

The DWS recommends the following conservation measures for implementation into the MEC Expansion.

Indoor Conservation Measures

- Use EPA WaterSense labeled plumbing fixtures;
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible;
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less; and
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.

Outdoor Conservation Measures:

- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads;
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible;
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species; and
- Consider using reclaimed water as an alternative source for dust control during construction.

4.7.2 Wastewater System

Existing Conditions

The County of Maui's Kaunakakai WWRF is located approximately one mile from the Site and is managed by the Maui County Department of Environmental Management (DEM) Wastewater Reclamation Division. The Kaunakakai WWRF services the area in and around Kaunakakai. Sewer lines along King Kamehameha V Highway convey wastewater to the Kaunakakai WWRF. An existing 10" sewer line along the mauka side of Kamehameha V Highway provides sewer service to the Site. AECOM estimates the existing average wastewater flow from MEC is approximately 750 gpd.

DEM, in a transmittal dated May 8, 2019, stated: "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."

The State Department of Health (DOH), sent a letter dated February 7, 2019 to DEM regarding DOH's inspection and data review of the Kaunakakai WWRF for 2018 which noted that the "average flow is currently at 100% of design capacity."

While statements provided by the DEM and DOH regarding the capacity of the Kaunakakai WWRF are not consistent, the MEC expansion will continue forward based on the information provided by the DEM, who has the authority to approve connection to the county wastewater system.

Potential Impacts and Mitigation Measures

AECOM estimates that with the Expansion the average wastewater flow from MEC will be approximately 1,750 gpd. The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler.

Wastewater service for the MEC expansion will be provided by an underground sewer pipe connecting to the existing building's lateral connected to the County system (see Appendix E for infrastructure plans). Non-contact cooling water and condensate will not drain to the wastewater system; this will be achieved by terminating the condensate drain lines above grade on a splash block or in a gravel bed.

Although DEM states that wastewater capacity at the Kaunakakai WWRF is available (as of May 8, 2019), DEM also states that wastewater system capacity cannot be ensured until the issuance of the building permit. Thus, MEC's architect or civil engineer will provide wastewater contribution calculations for the MEC Expansion to DEM as part of the building permit process. If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC Expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;
b) If wastewater capacity is not available when the MEC Expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;
c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

Wastewater plans will conform to applicable provisions of the DOH Administrative Rules, Chapter 11-62, "Wastewater Systems."

4.7.3 Drainage System

Existing Conditions

The Site comprises two distinct drainage areas: 1) TMK (2) 5-3-003:013, the undeveloped parcel on the west side of the Site; and 2) TMK (2) 5-3-003:014 the parcel on the east side of the Site where the existing MEC facility is located (which includes existing MEC building, a paved parking lot, and landscaped areas). See Figure 3, Tax Map Key.

The majority of onsite surface runoff from the existing MEC facility (TMK (2) 5-3-003:014) is captured by drain inlets and swales. The runoff is then conveyed through an underground drainage system to the inlet of a box culvert near the corner of Kamehameha V Highway and Alanui Ka‘imi‘ike Street that conveys runoff under Kamehameha V Highway. The box culvert is within the Kamehameha V Highway right-of-way and is under the jurisdiction of DOT.

TMK (2) 5-3-003:013 (site of the MEC Expansion), which is between the Duke Maliu Regional Park and TMK (2) 5-3-003:014, generally slopes in a northeasterly to southwesterly direction. Storm runoff from TMK (2) 5-3-003:013 that does not percolate into the ground sheet flows into an existing swale that runs along Kamehameha V Highway and the south edge of Duke Maliu Regional Park and TMK (2) 5-3-003:013. The runoff then discharges into the box culvert near the corner of Kamehameha V Highway and Alanui Ka‘imi‘ike Street which conveys the runoff under the highway, downstream toward the Koheo Wetland and eventually to the ocean. At times, ponding may occur at both the box culvert inlet and outlet (across Kamehameha V Highway). The ponding occurs because:

1) The highway embankment and the culvert are slightly elevated above the adjacent land (on both the mauka and makai sides of the highway), so runoff reaching the box culvert may initially pond at the box culvert inlet, then build up sufficient headwater to discharge through the culvert under the highway, where it may pond again at the culvert outlet before building up sufficient headwater to eventually drain downstream; and
2) Due to very flat topography, silt may have accumulated over the years upstream, through the culvert, and downstream of the culvert

Since the culvert is under the jurisdiction of DOT, DOT could clean the silt from the culvert, but that will not reduce the ponding or increase the flow as elevations on both the mauka and makai sides of the highway are higher than the culvert. AECOM concludes that because the highway embankment and the culvert are slightly elevated above the adjacent land, the ponding may be an intentional “holding” design.

AECOM estimates that under existing conditions runoff from the entire site (TMK (2) 5-3-003:013 and TMK (2) 5-3-003:014) is 1.35 cubic feet per second (cfs). This is the “pre-development” condition (i.e. without the MEC Expansion).

Potential Impacts and Mitigation Measures

AECOM estimates after buildout ("post-development") of the Multi-Purpose Classroom building and other new impervious surfaces of the MEC Expansion runoff from the entire site (TMK (2) 5-3-003:013 and TMK (2) 5-3-003:014) will be 2.43 cfs, an increase of 1.08 cfs increase over existing conditions (i.e. "pre-development" condition without the MEC Expansion) (see drainage calculations in Appendix E).

The additional runoff generated by the Multi-Purpose Classroom building and other new impervious surfaces will be conveyed by a new drainage system to a new detention basin on Parcel 14 west of the Multi-Purpose Classroom building. Thus, the MEC Expansion will not: 1) adversely affect adjoining properties; 2) contribute any increase in runoff to the existing drainage system; and 3) increase runoff flowing to the box culvert near the corner of Kamehameha V Highway and Alanui Kaʻimiʻike Street that conveys runoff under Kamehameha V Highway.

All drainage improvements will comply with the Maui County Department of Public Works standards for flood control and water quality. The final design of the detention basin is expected to exceed the required drainage flow capacity.

Soil erosion and sediment control measures during the site development period and may include the following:

- Minimizing the time of construction;
- Retaining existing ground cover until latest date to complete construction;
- Early construction of drainage control features;
- Use of temporary area sprinklers in non-active construction areas when ground cover is removed;
- Use of a water truck on site during construction in active construction zones;
- Use of temporary berms and cut-off ditches, where needed, for erosion control;
- Thoroughly watering areas after construction activity has ceased for the day and on weekends; and
- Sodding or planting of all cut and fill slopes immediately after grading work has been completed.

4.7.4 Solid Waste Disposal

Existing Conditions

Solid waste generated at the Site is collected and disposed of at the County landfill in Palaʻau.

Potential Impacts and Mitigation Measures

Waste generated by site preparation will primarily consist of vegetation, rocks, and debris from clearing, grubbing, and grading. Soil and rocks displaced from grading and clearing will be used as fill within the Site as needed and if of suitable quality. Construction material debris will be recycled or disposed at the County landfill. As much as possible re-usable materials will be diverted from the landfill. During site preparation and construction of the Expansion MEC and its contractors will comply with all requirements of the Maui County Code, including the requirements of Chapter 8.04 - Refuse Collection and Landfills. Hazardous waste is not expected to be generated from the construction of the Expansion. Sampling and testing of the exiting building confirm there is no presence of hazardous materials.

4.7.5 Electrical and Communication Systems

Existing Conditions

Overhead electrical, telephone and cable TV service are provided by Maui Electric Company, Limited, Hawaiian Telcom, and Spectrum Cable, respectively along Kamehameha V Highway.

A Verizon cellular tower is located on the Site, west of the existing MEC building. The Verizon cellular tower consists of an 80-foot antenna pole and storage area for a 50KVA transformer, 30 KW generator, load center with integral transfer switch, and branch circuits.

Potential Impacts and Mitigation Measures

New telecommunications infrastructure will be provided to support telephone, data, and CATV for the MEC Expansion. Telecommunications infrastructure shall consist of inter-building pathways, new telecommunications room, and a horizontal distribution within the new facilities.

Maui Electric Company, Limited, in their comment letter on the Draft EA, stated: “In reviewing our records and the information received, Maui Electric Company, Limited has no objection or comments to the project at this time.”

4.8 SOCIO-ECONOMIC CHARACTERISTICS

Existing Conditions

The resident population of the island of Molokaʻi (excluding Kalawao), as determined by the 2010 Census was 7,255.

According to the State of Hawaiʻi Department of Labor and Industrial Relations in December 2018 Molokaʻi had an unemployment rate of 4.3 percent, in average in 2018 it was 5.2 percent. Molokaʻi had in 2018 a larger number of unemployed, compared to Maui County overall and the State of

Hawai‘i. The unemployment rate for Maui County was 2.27 percent, and for the State of Hawai‘i 2.25 percent.

Potential Impacts and Mitigation Measures

The MEC Expansion will not increase area population and will not create additional strain on other area facilities. The MEC Expansion will benefit the Moloka‘i community by providing additional classroom and event space near residents.

4.9 PUBLIC SERVICES AND FACILITIES

4.9.1 Schools

Existing Conditions

There are five public schools on Moloka‘i. Four are public elementary schools: Kaunakakai, Kilohana, Kualapu‘u, and Maunaloa. There is one secondary school, Moloka‘i High and Intermediate School, located in Ho‘olehua.

School	Enrollment 2016-2017	Enrollment Capacity
Kaunakakai Elementary School	280	464
Kilohana Elementary School	82	209
Maunaloa Elementary School	51	121
Kualapu‘u Elementary (Charter) School	310	436
Moloka‘i Intermediate School	168	343
Moloka‘i High School	335	756

Aka‘ula School is a private school with students in grades 5-12 located in Kualapu‘u.

MEC is the only post-secondary educational institution on island. Through MEC, students can pursue certificate and associate degrees in seven primary majors from UH Maui College, including Liberal Arts, Agriculture and Natural Resources, Business Careers, Early Childhood Education, Hawaiian Studies, Human Services, and Allied Health. Plans to include UH Maui College’s three Bachelor of Science degrees are underway. A wide variety of Bachelor and Master’s degrees are also available from other UH campuses, facilitated by University Center, Maui, which connects Moloka‘i students to UH Mānoa, UH Hilo, and UH West O‘ahu through interactive television, off-island travel, and the web.

Potential Impacts and Mitigation Measures

The MEC Expansion will not generate new residents or introduce new school-aged children to the area. Therefore, no additional demands will be placed on the Department of Education facilities.

The construction of the MEC Expansion will improve MEC facilities, reduce overcrowding, provide needed classroom space, and meet the future growth demands of incurring enrollment.

4.9.2 Police and Fire Services

Existing Conditions

Police services on Molokaʻi are provided by the Maui County Police Department. The Molokaʻi station is located in the Mitchell Pauole Center in Kaunakakai which is located 0.6 miles from the MEC.

Fire prevention, protection, and suppression services are provided by the Maui County Department of Fire and Public Safety. The fire station nearest the Site is the newly built Kaunakakai Fire Station located Alanui Kaʻimiʻike Street approximately 1,000 feet from the Site.

Potential Impacts and Mitigation Measures

There may be an occasional and unavoidable demand for police and fire services associated with MEC, however, it is anticipated that the existing services will not be adversely affected by the MEC Expansion.

The Police Department, in their comment letter on the Draft EA, stated: "…we have no comments or recommendations as long as proper precautions are taken to address the ingress and egress of any construction materials or equipment onto public roadways, as well as minimizing noise and dust pollution."

Standard best management practices will be used during construction to minimize impacts to adjacent roadways. These include the use of appropriate methods to minimize the tracking of material from the construction site onto roadways. Care will also be taken to minimize construction vehicle ingress and egress during commuter traffic peak periods.

Appropriate measures will also be undertaken to minimize short-term noise (see Section 4.4) and dust pollution (see Section 4.5).

4.9.3 Medical Services

Existing Conditions

Molokaʻi General Hospital, which is operated by the Queen's Health System, is the only major medical facility on the island. Licensed for 15 beds, the hospital located in Kaunakakai provides acute, emergency, and obstetrics care services. The hospital also houses the Women's Health Center, which offers family planning services and prenatal care to local residents.

Other medical facilities include the Molokaʻi Family Health Center in Kaunakakai.

Potential Impacts and Mitigation Measures

The Project is not anticipated to have an adverse impact on existing medical facilities or services on Molokaʻi.

4.9.4 Recreational Facilities

Existing Conditions

Duke Maliu Regional Park is a 10-acre park located immediately west of the Site. According to the County Department of Park and Recreation (DPR), there are three fields and a covered pavilion with a kitchen that is used by the general public, as well as a DPR maintenance building. The fields have various sports leagues for youth and adult throughout the year, both during the day and in the evenings. The pavilion is used for parties, primarily during the weekends.

Within the vicinity of the Site, between Alanui Kaʻimiʻike Street and Ala Malama Street, the DPR operates the Mitchell Pauole Complex with community center, gym, pool, tennis courts, little league and softball fields, and a multi-purpose/soccer field. DPR is currently in the beginning stage of developing a District Plan to look at future planning of these facilities along with Duke Maliu Regional park, and their interaction within the area. The effort will also include Kaunakakai Elementary School, Home Pumehana, and MEC.

Potential Impacts and Mitigation Measures

The MEC Expansion will not generate new residents. Therefore, no additional demands will be placed on recreational facilities. The MEC Expansion will provide an additional facility where community events may be held.

In their comment letter on the Draft EA, the Department of Parks and Recreation stated: “We have no comments at this time.”

4.9.5 Emergency Management Facilities

Existing Conditions

The State of Hawaiʻi Department of Defense (DOD), Hawaiʻi Emergency Management Agency operates a system of civil defense sirens throughout the State to alert the public of emergencies and natural hazards, particularly tsunamis and hurricanes. The siren closest to the Site, the Kaunakakai, Molokaʻi siren (MA502) is approximately 1,600 feet away. This siren is audible from an approximately 2,200 foot (or 0.41 mile) radius and, therefore is audible from the Site.

Shelter designation is the responsibility of the counties. The Maui County expressed that they no longer release shelter lists, given that not all shelters are opened for all emergency events. The County maintains a non-published list of predesignated shelters and the shelter locations to be

opened are prioritized according to the type of threat. During an emergency or threat of disaster, the Maui Emergency Management Agency will inform the public through multiple sources, including press releases, social media, Maka‘ala -Maui County's emergency alert system- and media broadcasts, over local radio and TV stations. When an evacuation is necessary, these broadcasts may include information about the location of public emergency shelters in affected areas and opening times (Maui County Emergency Management Agency, 2019). Hawai‘i State and Maui County emergency management agencies emphasize that public emergency shelters are a last resort, only to be used if all other options are unavailable, such as sheltering at home, at work, with friends and family, or at commercial lodging.

Potential Impacts and Mitigation Measures

In general there may be an occasional and unavoidable demand for the use of emergency shelters depending on the type of emergency. Which shelter becomes available, depends on the emergency or threat of disaster and will be determined by the Maui Emergency Management Agency.

The MEC Expansion is not anticipated to increase the population of Moloka‘i, therefore it is anticipated that no additional demands will be placed on the island’s emergency management facilities due the expansion.

5 CONTEXTUAL ISSUES

This section summarizes the cumulative, secondary, and unavoidable impacts of the MEC Expansion in context with other development in the area.

5.1 PROBABLE ADVERSE ENVIRONMENTAL EFFECTS THAT CAN BE AVOIDED

Potential environmental effects resulting from the development of the MEC Expansion have been discussed throughout this EA, and mitigation measures have been provided for adverse impacts. The potential adverse impacts, while minimal can be mitigated as follows:

- Short-term construction impacts to air quality, noise, solid waste generation, storm water quality/quantity are anticipated. The MEC or their contractors will coordinate/inform with the neighbors and the community prior to commencing construction activities. The MEC will address these impacts through compliance with County, State, and Federal rules, regulations, permits, regarding fugitive dust, community noise control, and non-point source discharges.
- Long-term potential impacts to storm water quality/quantity are not anticipated with implementation of recommended design and civil engineering mitigation measures. To address storm water quality/quantity issues, mitigation measures will include a retention basin and other drainage improvements to capture additional runoff as a result of the additional impervious surfaces. In addition, best management practices that include structural and non-structural controls designed to inhibit runoff and erosion will be implemented.
- The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). During 100-year storm events, ponding may occur onsite. The drainage system will operate as designed and capture stormwater runoff, allowing it to infiltrate into the ground rather than leave the Site. The requirements of Chapter 19.62, MCC, will be followed to ensure that there is no rise in base flood elevation and no adverse impact to the flood plain due to the Site improvements.

5.2 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The MEC Expansion will involve the commitment of certain land and fiscal resources. Major resource commitments include the land and capital, construction materials, non-renewable resources, labor, and energy required for the MEC Expansion's completion. The impacts represented by the commitment of resources should be weighed against the significant positive and recurring benefits that will be derived from the MEC Expansion versus the consequences of either taking no action or pursuing another less beneficial use of the Site.

The MEC Expansion, and the change in the State Land Use District designation of the Site from Agricultural to Urban, will effectively remove the Site from future agricultural use. While the five-acre site is classified as "Prime" agricultural land under the State DOH ALISH system (Figure 10), the Site represents a relatively small portion (less than 0.07 percent) of the total "Prime" agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. In addition, the Site has not been in agricultural use for over 20 years.

Although the Site will be removed from future agricultural use, the use of the land for the MEC will provide new opportunities for training in, among other things, agricultural science, an important component of agricultural production that may otherwise not be available to the residents of Molokaʻi.

Further, the *Molokaʻi Island Community Plan* designates the Site as Public/Quasi Public, which demonstrates the community's intent and vision for the Site.

5.3 CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are the result of incremental impacts of an action when added to other past, present, and reasonably foreseeable future actions within the area, regardless of who initiates the action. In the prior Molokaʻi Community Plan (2001) MEC and the County agreed to set aside 15 acres of land for the MEC. The policy to support the expansion of the MEC has been maintained in the Molokaʻi Island Community Plan (2018) and the MEC Expansion is part of the implementation of the LRDP. Therefore, the MEC Expansion is part of a larger action that has been considered in context with foreseeable future actions. The cumulative impact of the MEC Expansion will be improved educational and community facilities on the island of Molokaʻi. The cumulative impact of the overall expansion in this context is anticipated to be positive. Significant adverse cumulative impacts are, therefore, not anticipated as a result of the MEC Expansion.

Secondary impacts, or indirect impacts, are those which have the potential to occur later in time or farther in distance but are still reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of a project. They may include growth inducing effects, and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems. For example, secondary impacts from highway projects can occur because they can induce development by removing one of the impediments to growth, transportation access.

The MEC Expansion is not expected to present significant adverse secondary impacts. Potential impacts can be mitigated, as discussed throughout this EA. The MEC Expansion provides for increased student enrollment which may attract more pedestrian and vehicle traffic to the Site. The Molokaʻi Island Community Plan calls for "the expansion of facilities and programs at the UHMC-

Molokai campus based on the current LRDP to include approximately 15 total acres in Kaunakakai for expansion." This long-term vision for MEC provides for potential future acquisition of 10 additional acres to expand the MEC site from 5 acres to 15 acres. Potential secondary impacts could include development of a larger campus in Kaunakakai.

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6 LAND USE CONFORMANCE, POLICIES, AND CONTROLS

State of Hawai‘i and Maui County land use plans, policies, and ordinances relevant to the proposed MEC Expansion are described below.

6.1 STATE OF HAWAI‘I

6.1.1 State Environmental Review Law (Chapter 343, HRS)

The State Environmental Review Law (Chapter 343, HRS) (State of Hawai‘i, 2001) requires an EA for any action that proposes the use of State or County lands. This EA has been prepared in compliance with Chapter 343, HRS as described in Section 1.5.

6.1.2 State Environmental Policy, Chapter 344, HRS

§344-3 Environmental policy. *It shall be the policy of the State, through its programs, authorities, and resources to:*

(1) Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.

(2) Enhance the quality of life by:

(A) Setting population limits so that the interaction between the natural and artificial environments and the population is mutually beneficial;

(B) Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments;

(C) Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian; and

(D) Establishing a commitment on the part of each person to protect and enhance Hawaii's environment and reduce the drain on nonrenewable resources.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. These facilities are designed to support educational programs that will develop

skills necessary for employment in a technologically advanced society. The MEC Expansion contributes to the overall enhancement of quality of life for Molokaʻi residents.

§344-4 Guidelines. *In pursuance of the state policy to conserve the natural resources and enhance the quality of life, all agencies, in the development of programs, shall, insofar as practicable, consider the following guidelines:*

(1) Population.

(A) Recognize population impact as a major factor in environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation;

(B) Recognize optimum population levels for counties and districts within the State, keeping in mind that these will change with technology and circumstance, and adopt guidelines to limit population to the levels determined.

Discussion: The MEC Expansion involves the construction of new classroom and support spaces. The MEC Expansion will not affect area population and will not create additional strain on other area facilities.

(2) Land, water, mineral, visual, air, and other natural resources.

(A) Encourage management practices which conserve and fully utilize all natural resources;
(B) Promote irrigation and waste water management practices which conserve and fully utilize vital water resources;
(C) Promote the recycling of waste water;
(D) Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas;
(E) Establish and maintain natural area preserves, wildlife preserves, forest reserves, marine preserves, and unique ecological preserves;
(F) Maintain an integrated system of state land use planning which coordinates the state and county general plans;
(G) Promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling so that all our wastes become utilized.

Discussion: The MEC Expansion involves the construction of new classroom and support spaces. The MEC Expansion is not anticipated to significantly impact natural, water, or mineral resources. The MEC Expansion will be designed to visually complement the architectural style of the existing MEC building, adhere to or exceed setback standards, and provide appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building.

Potential air impacts attributed to the Project could include dust generated by short-term, construction related activities. Site work such as grading and building construction, for example, could generate airborne particulate. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions.

(3) Flora and fauna.

(A) Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard;

(B) Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.

Discussion: The MEC Expansion will not impact any Federal or State of Hawai‘i listed threatened, endangered, or candidate plant or animal species, as none were detected during the flora and fauna surveys. In addition, the Site does not include any areas designated or proposed as critical habitat by the U.S. Fish & Wildlife. Appropriate native plant species will be used in the landscaping of the MEC Expansion.

(4) Parks, recreation, and open space.

(A) Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses;

(B) Protect the shorelines of the State from encroachment of artificial improvements, structures, and activities;

(C) Promote open space in view of its natural beauty not only as a natural resource but as an ennobling, living environment for its people.

Discussion: The Site is former agricultural land surrounded by park and open space. While there are no historic or cultural resources onsite or in the vicinity of the Site, the MEC Expansion will be designed to visually complement the architectural style of the existing MEC building, adhere to or exceed setback standards, and provide appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building.

(5) Economic development.

(A) Encourage industries in Hawaii which would be in harmony with our environment;

(B) Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands;

(C) Encourage federal activities in Hawaii to protect the environment;

(D) Encourage all industries including the fishing, aquaculture, oceanography, recreation, and forest products industries to protect the environment;

(E) Establish visitor destination areas with planning controls which shall include but not be limited to the number of rooms;

(F) Promote and foster the aquaculture industry of the State; and preserve and conserve productive aquacultural lands.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events, further cementing the MEC's solidarity on the island.

(6) Transportation.

(A) Encourage transportation systems in harmony with the lifestyle of the people and environment of the State;

(B) Adopt guidelines to alleviate environmental degradation caused by motor vehicles;

(C) Encourage public and private vehicles and transportation systems to conserve energy, reduce pollution emission, including noise, and provide safe and convenient accommodations for their users.

Discussion: The MEC Expansion will not cause a significant increase in traffic. Given the low level of traffic generated by the proposed MEC Expansion and the resultant low levels of impacts, it is concluded that the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations under the currently observed conditions.

(7) Energy.

(A) Encourage the efficient use of energy resources.

Discussion: Per the University of Hawai‘i Sustainability Policy, best practices involving energy efficiency and conservation will be employed at MEC. In addition, pending County approvals, the 2015 International Energy Conservation Code may be followed.

(8) Community life and housing.

(A) Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community;

(B) Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education, and recreation;

(C) Encourage the reduction of environmental pollution which may degrade a community;

(D) Foster safe, sanitary, and decent homes;

(E) Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban areas; and preserve and promote mountain-to-ocean vistas.

Discussion: The MEC Expansion involves the construction of new classroom and support spaces. The MEC Expansion will be designed to visually complement the architectural style of the existing MEC building, adhere to or exceed setback standards, and provide appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events, further cementing the MEC's solidarity on the island.

(9) Education and culture.

(A) Foster culture and the arts and promote their linkage to the enhancement of the environment;

(B) Encourage both formal and informal environmental education to all age groups.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. These facilities are designed to support educational programs that will develop skills necessary for employment in a technologically advanced society. The MEC Expansion contributes to the overall enhancement of quality of life for Molokaʻi residents.

(10) Citizen participation.

(A) Encourage all individuals in the State to adopt a moral ethic to respect the natural environment; to reduce waste and excessive consumption; and to fulfill the responsibility as trustees of the environment for the present and succeeding generations; and

(B) Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.

Discussion: Opportunity for public input was provided through this EA process. Pre-assessment consultation was conducted (comments and responses reproduced in Appendix F). In addition, this EA discusses potential impacts and mitigation measures of the MEC Expansion and provide an opportunity for input during the Draft EA public comment period.

6.1.3 State Land Use Law, Chapter 205, HRS

The State Land Use Law (Chapter 205, HRS) establishes the State Land Use Commission and authorizes this body to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. The MEC Expansion is located within the State Agricultural District (Figure 5). The Agricultural District includes lands for the cultivation of crops, aquaculture, raising livestock, wind energy facility, timber cultivation, agriculture-support activities (i.e., mills, employee quarters, etc.) and land with significant potential for agriculture uses. Section 15-15-95(b) of the Land Use Law makes provisions for certain "unusual and reasonable" uses within agricultural districts other than those for which the district is classified; provided a Special Use Permit is obtained and such uses comply with the objectives of the Land Use Law and meet the guidelines established by the Commission.

The existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Use Permit (SUP2 980010). According to their letter dated April 11, 2017, the Maui Planning Department stated that "the proposed project will need further consultation with the Maui Planning Department and most notably, the proposed action needs to comply with Condition No. 8 of the State Land Use Commission Special Use Permit (SUP2 980010), which reads: "That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property."

The MEC Expansion involves the construction of new classroom and support spaces. The Multi-Purpose Classroom will be attached to the existing MEC building to minimize development and to maximize efficiencies. A DBA is being sought to reclassify the 5-acre Site from the State Land Use Agricultural District to the State Land Use Urban District to accommodate the full build-out of the entire 5-acre Site.

State Land Use District Boundary Amendment/Reclassification

DBA applications involving fifteen acres or less are processed by the Maui County Planning Department and decided upon by the Maui County Council.

Decision-making criteria to be used in the Maui County Council's review of the DBA application for reclassification of district boundaries is found in Chapter 19.68, State Land Use District Boundaries, MCC which requires a description of how the proposed State Land Use District change conforms to the standards establishing the use district as identified in Land Use Commission Rules Chapter 15, Subchapter 2, Establishment of State Land Use Districts, HAR. The following is an analysis of how MEC conforms to these criteria and standards.

§15-15-18 <u>Standards for determining "U" urban district boundaries</u>. Except as otherwise provided in this chapter, in determining the boundaries for the "U" urban district, the following standards shall be used:

(1) It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related land uses;

Discussion: The majority of Kaunakakai is located in the State Land Use Urban District which extends east along the coast, including Kamiloloa Heights, to Kawela. The Site is located in Kaunakakai in a populated area with structures, streets, and public services and facilities. The existing and proposed uses at the Site include higher education, university-type instruction and assembly spaces.

(2) It shall take into consideration the following specific factors:

a. Proximity to centers of trading and employment except where the development would generate new centers of trading and employment;

b. Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection; and

c. Sufficient reserve areas for foreseeable urban growth;

Discussion: The Site is in proximity to Moloka'i's main employment center in Kaunakakai. MEC provides higher education opportunities for those individuals seeking to advance their careers and employment opportunities. While MEC employs faculty and staff members, the facility itself will not serve as a new employment center.

MEC is the only post-secondary educational institution on island. The Site is located along a major thoroughfare, Kamehameha V Highway, and adjacent to Duke Maliu Regional Park. The Kaunakakai Fire Station is located approximately 1,000 feet from the Site on Alanui Ka'imi'ike Street. MEC is serviced by domestic water and wastewater systems and public utilities.

(3) It shall include lands with satisfactory topography, drainage, and reasonably free from the danger of any flood, tsunami, unstable soil condition, and other adverse environmental effects;

Discussion: The topography of the Site is nearly level with elevations ranging from four to 11 feet above mean sea level (msl). Average slope is approximately 1%. The existing onsite and offsite stormwater runoff sheet flows through the Site in the direction of an existing box culvert located on the southern boundary of the Site crossing Kamehameha V Highway. This box culvert discharges into an existing wetland area where the sheets eventually flow into the ocean. However, the makai outlet channel between the box culvert and the wetlands is clogged and needs to be cleared. The proposed onsite subsurface detention system designed as a contingency plan until the

clogged box culvert issue is resolved and a drainage easement is obtained will be designed to accommodate the additional runoff volume generated by the project. The existing pre-development surface runoff volume will be allowed to sheet flow to the box culvert as in the present condition. The additional surface runoff volume generated by the development of the project will be conveyed to an adequate drainage outlet, the project will not adversely affect the adjoining properties.

The MEC Expansion is not anticipated to increase the Site's exposure to flooding. The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit will be obtained, and the building will be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least one foot. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it one vertical foot above the Base Flood Elevation of 8 feet.

The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

No unstable soil conditions or other adverse environmental effects are known to exist within the Site.

(4) Land contiguous with existing urban areas shall be given more consideration than non-contiguous land, particularly when indicated for future urban use on state or county general plans or county community plans or development plans;

Discussion: The Site is contiguous with Urban land to the south and in proximity to the main urban hub in Kaunakakai. The Site is designated as Public/Quasi-Public use in the Moloka‘i Island Community Plan.

(5) It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the state and county general plans or county community plans or development plans;

Discussion: The Site is designated as Public/Quasi-Public in the Moloka‘i Island Community Plan and identified as the location for a University Center.

(6) It may include lands which do not conform to the standards in paragraphs (1) to (5):
- *a. When surrounded by or adjacent to existing urban development; and*
- *b. Only when those lands represent a minor portion of this district;*

Discussion: The MEC conforms to the standards as discussed above. In addition, the Site is adjacent to existing urban development and represents a minor portion of this district.

(7) It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services; and

Discussion: The Site is an existing University Education Center serviced by domestic water and wastewater systems and public utilities. The MEC Expansion will not necessitate unreasonable investment in public infrastructure or support services.

(8) It may include lands with a general slope of twenty per cent or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any federal, state, or county agency, are adequate to protect the public health, welfare and safety, and the public's interests in the aesthetic quality of the landscape.

Discussion: The Site does not include lands with a general slope of 20% or more. The topography of the Site is nearly level with elevations ranging from four to 11 feet above mean sea level (msl). Average slope is approximately 1%.

6.1.4 Hawai‘i Coastal Zone Management Program, Chapter 205A, HRS

The National Coastal Zone Management (CZM) Program was created through passage of the Coastal Zone Management Act of 1972. Hawai‘i's CZM Program, adopted as Chapter 205A, HRS, provides a basis for protecting, restoring, and responsibly developing coastal communities and resources. The objectives and policies of the CZM Program encompass broad concerns such as impact on recreational resources, historic and archaeological resources, coastal scenic resources and open space, coastal ecosystems, coastal hazards, and the management of development. Each of the Counties have adopted SMAs in which a development's consistency with the objectives and policies of the CZM program are evaluated through the SMA permitting process. A portion of the Site is located within Maui County's designated SMA (See Figure 6). As such, subsequent to the EA process, an SMA permit will be sought prior to development. SMA permits on Moloka‘i are processed by the Maui County Planning Department and decided upon by the Moloka‘i Planning Commission. MEC Expansion is consistent with the objectives and policies of the CZM program as discussed below.

Recreational Resources

***Objective**: Provide coastal recreational opportunities accessible to the public.*

Policies

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

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

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

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

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

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

(v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;

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

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

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

Discussion: MEC Expansion is not anticipated to generate additional demands on existing public parks and beach areas. To protect water resources for purposes including recreation, the State of Hawai‘i has adopted water quality standards. Generally, these standards will require the submittal and adherence to a NPDES permit. This permit requires compliance with BMPs during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation.

Historic Resources

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

Policies

(A) Identify and analyze significant 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.

Discussion: The MEC Expansion will not adversely affect historic resources. No archaeological or historic resources were found during the course of the archaeological assessment survey.

Scenic and Open Space Resources

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

Policies

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

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

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

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

Discussion: The MEC Expansion will not impinge upon any significant public scenic view corridors and will have no significant impact on views toward the ocean or mauka. Any visual impacts to neighboring residences will be mitigated by utilizing setback standards and by providing landscape planting to visually screen and soften building.

Coastal Ecosystems

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

Policies

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

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

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

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

(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Discussion: The MEC Expansion is not a coastal development and is not located on the coastline. To protect marine water quality the MEC Expansion will be designed to avoid direct impacts to drainageways. It will also be designed and built in compliance with all applicable Federal, State, and County regulations pertaining to storm water management. Appropriate BMPs and erosion control measures will be implemented to ensure that coastal ecosystems are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impact to surrounding properties.

Economic Uses

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

Policies

(A) Concentrate coastal dependent development in appropriate areas;

(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor 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

(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.

Discussion: MEC Expansion does not directly impact the State's coastal-dependent economy. During construction the MEC Expansion will generate short-term employment (and accompanying State income and excise tax revenue). In the long-term, an effective educational system can improve the local economy with a larger educated workforce. The MEC Expansion will enable the students to broaden their educational sphere while also creating a foundation for MEC students' educational success.

Coastal Hazards

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

Policies

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

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

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

(D) Prevent coastal flooding from inland projects.

Discussion: The MEC Expansion is not anticipated to increase the Site's exposure to flooding. The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). During 100-year storm events, ponding may occur onsite. As applicable, a flood hazard area development permit will be obtained for Site development which will be in accordance with the standards for development set forth by Section 19.62.060, MCC.

The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

Managing Development

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

Policies

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

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

(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Discussion: The MEC Expansion is not a coastal development and is not located on the coastline. Stakeholders were engaged in workshops early in the design phase of the Project. Pre-consultation comments were obtained and are reproduced in Appendix F. In addition, this EA discusses potential impacts and mitigation measures of the Project and provides an opportunity for input.

Public Participation

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

Policies

(A) Promote public involvement in coastal zone management processes;

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

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

Discussion: This EA serves as a disclosure document of potential impacts and mitigation measures, including coastal management issues. The EA is published in the Office of Environmental Quality Control's Environmental Notice, whereby opportunity for comment by agencies and the public are provided.

Pre-consultation comments for this EA were obtained and are reproduced in Appendix F.

Beach Protection

Objective: *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;

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

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

(D) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and

(E) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.

Discussion: The Site is located away from the shoreline, such that adverse impacts on beach processes are not expected. Appropriate BMPs and erosion control measures will be implemented to ensure that coastal ecosystems are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impact to surrounding properties.

Marine Resources

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

Policies

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

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

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

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

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

Discussion: The MEC Expansion will not have a significant adverse impact on marine or coastal resources. Appropriate BMPs and erosion control measures will be implemented to ensure that marine and coastal resources are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impact to surrounding properties.

6.1.5 Special Management Area Guidelines, Chapter 205A-26, HRS

In addition to the objectives and policies of the Hawai‘i CZM Program in Section 5.1.4, Chapter 205A-26, HRS, provides guidelines for approving any development within the SMA.

The guidelines listed in Chapter 205A-26, HRS, along with a detailed discussion of how the MEC Expansion conforms to these guidelines is discussed below.

(1) All development in the special management area shall be subject to reasonable terms and conditions set by the authority in order to ensure:

(A) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;

(B) Adequate and properly located public recreation areas and wildlife preserves are reserved;

(C) Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources; and

(D) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, wind damage, storm surge, landslides, erosion, siltation, or failure in the event of earthquake.

Discussion: The Site is not located along the shoreline and does not impact any access to beaches, recreation areas, or natural reserves. Duke Maliu Regional Park is a 10-acre park located immediately west of the Site.

Solid and liquid waste treatment, disposition, and management are provided by the County.

To protect water resources, the State of Hawai‘i has adopted water quality standards. Generally, these standards will require the submittal and adherence to a NPDES permit. This permit requires compliance with BMPs during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation. An NPDES permit will be required for the development of the MEC Expansion.

The MEC Expansion is not anticipated to generate additional demands on existing public parks and recreational amenities. The MEC Expansion will not impinge upon any significant public scenic view corridors and will have no significant impact on views toward the ocean. Any visual impacts to neighboring residences will be mitigated by utilizing setback standards and by providing landscape planting within the setback area to visually screen and soften the parking lot and adjacent structures.

The MEC Expansion is not anticipated to increase the Site’s exposure to flooding. The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit will be obtained, and the building will be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least one foot.

In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it one vertical foot above the Base Flood Elevation of 8 feet.

The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

(2) No development shall be approved unless the authority has first found:

(A) That the development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interests. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options;

(B) That the development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature; and

(C) That the development is consistent with the county general plan and zoning. Such a finding of consistency does not preclude concurrent processing where a general plan or zoning amendment may also be required.

Discussion: Taken together with other proposed and planned developments, the MEC Expansion will not add to any adverse environmental or ecological effect or eliminate any planning options. The MEC Expansion is consistent with the objectives and policies of the SMA guidelines (Chapter 205A-26), the Maui Countywide Policy Plan and Molokaʻi Island Community Plan.

The County zoning for the Site is "interim," and designated as "Public/Quasi-Public" by the Molokaʻi Island Community Plan. The Site is located in the State Land Use Agricultural District. To allow development of the MEC, a DBA is being sought to reclassify the 5-acre Site from the State Land Use Agricultural District to the State Land Use Urban District to accommodate the full build-out of the entire 5-acre Site which is consistent with the Molokaʻi Island Community Plan.

(3) The authority shall seek to minimize, where reasonable:

(A) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

(B) Any development which would reduce the size of any beach or other area usable for public recreation;

(C) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;

(D) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and

(E) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

Discussion: The Site is located away from the shoreline and will not alter any marine water body, reduce the size of any beach or restrict public access to any ocean or stream.

Kamehameha V Highway is the nearest State highway to the Site and coast. The coast is not visible from Kamehameha V Highway in the vicinity of the Site.

The MEC Expansion will not adversely affect water quality. To protect water resources, the State of Hawai‘i has adopted water quality standards. Generally, these standards will require the submittal and adherence to a NPDES permit. This permit requires compliance with BMPs during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation. An NPDES permit will be required for the development of the MEC Expansion.

The MEC Expansion will not impact the habitat of any wildlife species due to the highly disturbed Site. In addition, the Site is not suitable for Hawai‘i’s endangered waterbirds or other native bird species.

While the Site includes soils with characteristics that are well suited for supporting agricultural crops and which have historically been used for agricultural production, there are no existing agricultural uses occurring at the Site. The proposed use will effectively remove these lands for future agricultural use; however, the potential use of the approximately 5-acre Site represents a relatively small portion (less than 0.07 percent) of the total “Prime” agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. Further, the proposed use of these lands as a site for an educational center will provide new opportunities to provide training in agricultural science, an important component to agricultural production that would otherwise not be available to the residents of Moloka‘i. Therefore, the potential loss of a relatively small portion of agricultural lands should be weighed against the potential benefits to the public that would result from the new educational opportunities provided throughout the construction of the MEC.

6.1.6 Hawai‘i State Plan, Chapter 226, HRS

The Hawai‘i State Plan (Chapter 226, HRS), establishes a set of goals, objectives and policies that serve as long-range guidelines for the growth and development of the State. Objectives and policies pertinent to the proposed project are as follows:

§ 226-21: Objectives 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.

(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.
(3) Provide appropriate educational opportunities for groups with special needs.
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.
(8) Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. The Project will also provide opportunities for learning community-wide.

HRS §226-107 Quality education.
Priority guidelines:

(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:
(A) The electronic exchange of information;
(B) Statewide electronic mail; and
(C) Access to the Internet.
Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;
(7) Develop resources and programs for early childhood education;
(9) Strengthen and expand educational programs and services for students with special needs.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students

have a quality environment in which to learn. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. The Project will also provide opportunities for learning community-wide.

HRS § 226-108: Priority guidelines and principles to promote sustainability.

(1) Encouraging balanced economic, social, community, and environmental priorities;
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;
(3) Promoting a diversified and dynamic economy
(4) Encouraging respect for the host culture;
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
(6) Considering the principles of the ahupua'a system; and
(7) Emphasizing that everyone, including individuals, families, communities, business, and government, has the responsibility for achieving a sustainable Hawaii.

Discussion: Per the University of Hawai'i Sustainability Policy, best practices involving energy efficiency and conservation will be employed. In addition, pending County approvals, the 2015 International Energy Conservation Code may be followed. County of Maui

County-specific land use plans and ordinances pertaining to the MEC Expansion include the Countywide Policy Plan, Moloka'i Island Community Plan, and Chapter 19.90A, MCC.

6.1.7 State Functional Plans, Chapter 226, HRS

The Hawai'i State Plan, Chapter 226, HRS, provides a long-range guide for Hawai'i's future and includes the formulation of twelve State Functional Plans to manage and coordinate functional area activities and to guide resource allocation decision-making. Each plan addresses statewide needs, problems, and issues, and recommends policies and priority actions, to mitigate those problems and bring about desirable conditions. The State Functional Plans are the primary guideposts for implementing the Hawai'i State Plan.

Of the twelve plans, the State Higher Education Functional Plan (1984) provides objectives, policies, and actions relevant to MEC. In addition, the State Higher Education Functional Plan provides for a wide range of programs and activities that interface with the other functional plans including, the State Education, Agriculture, Energy, and Tourism Functional Plans. The relevant objectives, policies and implementing actions, along with a discussion of how the project conforms, are discussed below.

A. OBJECTIVE: A number and variety of postsecondary education institutions sufficient to provide the diverse range of programs required to satisfy individual and societal needs and interests.

A(2). POLICY. Provide professional and job-related training which responds to the needs of, and opportunities within, the State of Hawaii.

A(2)(a). IMPLEMENTING ACTION. Expand and improve programs for vocational training in agriculture and related fields, including aquaculture.

A(2)(b). IMPLEMENTING ACTION. Strengthen and expand opportunities for education and training in high technology, marine sciences, international business, and computer technology and applications.

Discussion: The MEC serves as the focal point for higher educational teaching and learning for the University of Hawai‘i System on the island of Moloka‘i. As MEC continues to mature into a regional facility for higher learning, its campus must evolve to meet the growing needs of its student body, faculty and administration. The MEC Expansion will provide additional course offerings for vocational training and education in agriculture, high technology, marine sciences, and business applications. Located adjacent to the existing MEC building, the expansion will further cement the campus within the University of Hawai‘i system as well as continue the campus mission of providing quality education at home.

C. OBJECTIVE: Provide appropriate educational opportunities for all who are willing and able to benefit from postsecondary education.

1. *POLICY. Provide appropriate options within the state's postsecondary education community for all qualified people of Hawaii, in which each participant has a reasonable chance for success.*
2. *POLICY. Extend educational opportunities to persons who are unable to attend classes on a campus through off-campus outreach programs.*

Discussion: The purpose of the MEC Expansion is to provide needed instructional and assembly space for the campus as enrollment continues to increase and it matures into a regional facility for higher and postsecondary learning. The MEC Expansion will support an expanded array of adult education that prepares Moloka‘i residents for future occupations and business opportunities. In addition to educational classes, the MEC Expansion will allow for continued growth to facilitate future off-campus outreach programs.

6.2 COUNTY OF MAUI

6.2.1 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 plan replaces the *General Plan of the County of Maui 1990 Update* and provides the policy framework for the Maui Island Plan as well as for updating the nine detailed Community Plans.

The Countywide Policy Plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. Goals are intended to describe a desirable condition of the County by the year 2030 and are intentionally general. Objectives tend to be more specific and may be regarded as milestones to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy.

The relevant goals, objectives, policies and implementing actions, along with a discussion of how the project conforms, are discussed below.

Core theme: **IMPROVE EDUCATION**

Goal: *Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.*

Objective:

(2) Provide nurturing learning environments that build skills for the 21st century.

Policies:

(b) Plan for demographic, social, and technological changes in a timely manner.
(c) Encourage collaborative partnerships to improve conditions of learning environments.
(d) Promote development of neighborhood schools and educational centers.
(e) Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.
(f) Support coordination between land use and school-facility planning agencies.
(g) Encourage the upgrade and ongoing maintenance of public-school facilities.
(h) Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawai'i among the top tier of states nationally for its financial support of public schools.
(i) Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.
(j) Encourage the State to support the development of benchmarks to measure the success of Hawai'i's public-education system and clarify lines of accountability.
(k) Design school and park facilities in proximity to residential areas.
(l) Support technology- and natural-environment-based learning.
(m) Encourage the State to support lower student-teacher ratios in public schools.

Discussion: The MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere

while also offering the opportunity to host campus and community events, further cementing the MEC's solidarity on the island.

6.2.2 Molokaʻi Island Community Plan

The Molokaʻi Island Community Plan (2018) is one of nine community plans for the County of Maui developed to address unique aspects of each region. The Molokaʻi Island Community Plan was adopted in December 2018 and it replaces the *Molokaʻi Community Plan (2001).*The community plan provides direction for addressing the goals, objectives and policies contained in the Maui County General Plan.

The Molokaʻi Island Community Plan confirmed the land use designation of the Site as "Public/Quasi-Public Use". This land use includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers. This designation allows for public, nonprofit or quasi-public uses such as the MEC.

Discussion of how MEC Expansion conforms to the relevant objectives and policies of the Molokaʻi Island Community Plan is provided below.

Opportunities

> *C. Distinct Rural Character: Molokaʻi's natural beauty and rural character are key assets of the island. Unlike other Islands in the State, Molokaʻi's beaches are still generally accessible and uncrowded. In addition, the rural character and genuine sense of aloha is a draw for many visitors, affording an experience that is different from other islands. Based on several community workshops and interviews, it is clear that a slow and cautious approach to future development on the island is preferred by many to retain Molokaʻi's distinctive rural character.*

Chapter 4. Hazards:
Policies

6. *Encourage the location or relocation of all critical infrastructure, facilities, and development out of the evacuation and inundation zones vulnerable to coasted hazards in accordance with the 2012 Hawaiʻi State Climate Change Adaption Adaptation Priority Guidelines and the HMP.*

Chapter 7. Community Design:
Design Principles

- *Preserve and maintain the traditional features of the built and natural landscape that reflect Molokaʻi's history and give the island its distinctive character. Some of the character-defining features include the wide-open spaces between communities, unobstructed views of the ocean, access to the shoreline, and simple, understated buildings.*

- *Preserve and enhance the historic character of Moloka'i. Renovate historic structures as a way of maintaining Moloka'i's history. Design new buildings and other improvements to complement and enhance the town's historic character.*

Policies

7. *Encourage creative innovative approaches to site design, subdivision layout, and architecture to maintain the island's rural character and to protect coastal areas, natural resources, and cultural/historic resources.*

9. *Promote the use of sustainable building and development practices, such as those presented in the Leadership In Energy and Environmental Design (LEED) standards.*

Chapter 9. Public Facilities and Services:

Education Goal

Moloka'i will have high-quality educational facilities and programs that accommodate the community's diverse learning needs.

Policies

1. *Support the expansion of facilities and programs at the UHMC-Molokai campus based on the current Long Range Master Plan (LRDP) to include approximately 15 total acres in Kaunakakai for expansion.*

2. *Support an expanded array of adult education, post-secondary, vocational, English as a second language, business, technical, professional, early college high school, and career counseling programs that prepare Moloka'i residents for future occupations and business opportunities.*

9. *Support the development of a performing arts center on Moloka'i*

10. *Encourage all educational institutions to participate in energy and resource audits to help the schools be greener and environmentally responsible and lead the community in using resources wisely.*

11. *Support adult and post-secondary education programs.*

12. *Support English as a second language classes.*

13 *Support programs to explore career path options, including vocational programs.*

14. *Support opportunities to increase enrollment in post-secondary education.*

Actions

Hazards 4.14 - Coordinate with Federal, State and County agencies to obtain current SLR information and maps. Plan phased relocation of critical structures and roadways. Plan long-

term strategic retreat of buildings. Identify priority planning areas where resources and planning efforts should be focused. Identify how and where to use adaptation strategies such as retreat, accommodation, and protection.

Education 9.4.03 - Provide training for job preparedness, such as proper work ethic, responsibility, resume writing, and interviewing.

Education 9.4.04 - Continue to assess and provide recommendations and funding to eliminate achievement gaps in education for Native Hawaiian students.

Discussion: The purpose of the MEC Expansion is to provide needed instructional and assembly space for the campus as enrollment continues to increase and it matures into a regional facility for higher learning. The Moloka‘i Island Community Plan confirmed the land use designation of the Site as "Public/Quasi-Public Use," substantiating that the Site will continue to be used in the future as an educational facility. The MEC Expansion will support an expanded array of adult education that prepares Moloka‘i residents for future occupations and business opportunities. In addition to educational classes, the new Multi-Purpose Classroom will provide space for events and gatherings, such as performances and ceremonies. In addition, the MEC Expansion is designed to maintain the rural character of the island, while promoting sustainable building and development practices. See Section 2.2.2 for more information regarding the purpose and need for the MEC Expansion. The Moloka‘i Island Community Plan notes that SLR will increase risk for low-lying areas, however as Section 3.6.2. outlines, SLR of 3.2 feet is not anticipated to have significant immediate impacts to the MEC Expansion by the year 2100, in the next 80 years.

6.2.3 Maui County Zoning

The Maui County Code (MCC) establishes zoning districts, permitted uses, and development standards within the zoning districts. It also regulates development in special districts such as the Flood Hazard District.

The Site is zoned "Interim". The purpose of interim zoning is to provide interim regulations pending the formal adoption of a comprehensive zoning ordinance and map which considers orderly development in accordance with the land use directives of the Hawai‘i Revised Statutes, the revised charter of the County, and the general and the community plans of the County. A change in zoning change from Interim to Public/Quasi-Public (P-2) is being sought for TMKs (2) 5-3-003:013 and (2) 5-3-003:014.

Under Section 19.510.040.4 – Change of zoning, MCC a change in zoning approval must meet the following criteria:

a. *The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;*

Discussion: As described in Sections 6.2.1 and 6.2.2 of this EA, the proposed use meets the intent of the Countywide Policy Plan (General Plan) and the objectives and policies established in the *Moloka'i Island Community Plan.*

b. The proposed request is consistent with the applicable community plan land use map of the county;

Discussion: All of the parcels which comprise the MEC, including the proposed addition, are designated "P - Public/Quasi Public" on the *Moloka'i Island Community Plan* Land Use Map (See Figure 7).

c. The proposed request meets the intent and purpose of the district being requested;

Discussion: MCC Section 19.31.010, referring to the intent and purpose of the Public/Quasi Public District, states that: "public/quasi-public districts provide for public, nonprofit, or quasi-public uses". The primary purpose of the MEC Expansion is to increase the capacity of the facility to offer higher learning to the public as well as providing improved space for public meetings and events to benefit the greater community of Moloka'i. The proposed rezoning will maintain the use of the parcels for fulfillment of the phased long-range master plan for public use. Therefore, the MEC Expansion meets the intent and purpose of the district being proposed.

d. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements;

Discussion: As described in Sections 4.7 and 4.9 of this EA, the MEC Expansion will not produce a detrimental impact upon schools, parks, playgrounds, water, sewage, solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements. Traffic volume should be monitored for any future public events utilizing the upgraded meeting space, however, overall impact of the addition is not expected to adversely affect roadways beyond their current functionality as outlined in Section 4.6. The addition is not expected to encourage any major influx in new residents that may adversely impact other public services and facilities, such as primary or secondary schools, which explained in more detail in Section 4.9.

e. The application, if granted would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and

Discussion: As described in Sections 3 and 4 in this EA, the proposed action will not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area.

f. If the application change of zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and the U.S. Natural Resource Conservation Service.

Discussion: The change in zoning does not involve the establishment of an agricultural district with a minimum lot size of two acres.

6.3 MAJOR APPROVALS AND PERMITS

A listing of permits and approvals required for the Project is presented below:

Table 1: Approvals and Permits

Permit/Approval	Responsible Agency
Chapter 343, HRS Compliance	University of Hawai‘i
State Land Use District Boundary Amendment (DBA) (less than 15 acres)	Processing Agency: Maui County Planning Department Approving Authority: Maui County Council
Change in Zoning	
Special Management Area (SMA) Use Permit	Processing Agency: Maui County Planning Department Approving Authority: Moloka‘i Planning Commission
Subdivision/Lot Consolidation[2] Approval	Maui County Department of Public Works
Special Flood Hazard Area Development Permit	Maui County Planning Department
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health
Building Permit	Maui County Department of Public Works
Grading Permit	

[2] On July 17, 2019, ControlPoint Surveying Inc., the project surveyor, submitted a lot subdivision application for the consolidation of the parcels to the Department of Public Works Development Services Administration. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with this EA

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7 ALTERNATIVES

This section identifies and evaluates a range of alternatives that could meet the purpose and need and possibly avoid, reduce, or minimize adverse environmental effects. The alternatives analyzed in the EA are within the MEC Site, the land that the Applicant owns. Alternatives for re-location of MEC on land that the Applicant does not own are not practical or feasible in the foreseeable future and therefore have not been considered in this EA. The reference point to compare alternatives is the "No Action" alternative.

7.1 NO ACTION ALTERNATIVE

Under the "No Action" alternative, the MEC Expansion would not be built and the Site would remain in its current state with a Main Building that houses Administrative Offices, Distance Learning and Technology Center, Library/Learning Center and one general purpose classroom. There would be no multi-purpose classroom that provides much needed instructional and assembly space. At some point in the future the undeveloped portion of the Site could be developed in conformance with the existing State Land Use Agricultural District (which allows for the cultivation of crops, aquaculture, raising livestock, wind energy facility, timber cultivation, and agriculture-support activities), or an attempt may be made to obtain a DBA from Agricultural to Urban.

With the "No Action" alternative, the additional instructional and assembly space needed to support the student population growth at MEC would not be built. As a result, the following project objectives would not be met:

- Provide MEC the ability to increase enrollment;
- Provide a multi-purpose classroom for additional course offerings;
- Allow for continued growth of a campus that is orderly and cost-effective;
- Provide a space for student and community gatherings that will enhance cultural education and involvement on Moloka‘i; and
- Continue the campus mission of providing quality education at home.

The "No Action" alternative would also result in the majority of the Site not being utilized for its highest and best use; therefore, this alternative has been eliminated.

7.2 AUDITORIUM ALTERNATIVE

A previous proposal included the development of an auditorium or theater. The Auditorium Alternative groups MEC program requirements into three buildings: 1) a 500-fixed seating auditorium; 2) a two-story classroom building; and 3) the existing 10,000-sq ft administrative/ distance learning building.

The Auditorium/Theater would be sited at the northeast corner of the Site to utilize as much slope as possible to achieve the arena-type seating. A student gathering area may be sited at the front of the building under the large overhang located at the front of the building.

Open space is limited to the Kukui Mall at the center of the campus which also functions as a student gathering area. Although parking largely dominates the remaining open space, the total number of stalls does not meet the minimum parking requirement for the types of functions and activities proposed to be housed within the three buildings. As such, a parking variance would be required. A possible parking solution includes temporary/event parking for the Auditorium/Amphitheater. Large events are not expected on a daily basis and can be accommodated elsewhere when needed. On-site parking would be able to accommodate the daily load of students, faculty, and staff during normal instructional activities. The existing parking lot will be expanded and reconfigured to allow three more rows of parking.

Because the Auditorium Alternative layout is fixed and does not provide for multi-functional space to accommodate various types of event and instructional spaces, this alternative was rejected.

7.3 INSTRUCTIONAL CLUSTER ALTERNATIVE

The Instructional Cluster Alternative groups MEC program requirements into five (5) one-story instructional classroom buildings. This alternative provides for the maximum amount of instructional space that could possibly fit within the developable area.

Similar to the Auditorium Alternative, a parking variance would be required. A possible parking solution includes shared and/or grassed parking on neighboring parcels should those landowners agree to such an arrangement. If not, the remaining open space on-site would be designated as overflow, grassed parking.

Because this alternative does not provide for assembly space or present the most cost-effective plan by consolidating uses as much as possible into fewer buildings, this alternative was rejected.

8 FINDINGS AND DETERMINATION

To determine whether the implementation of the Project may have a significant impact on the physical and human environment, all phases and expected consequences of the proposed project have been evaluated, including potential primary, secondary, short-range, long-range, and cumulative impacts. Based on this evaluation, the Approving Agency (UHCC) anticipates issuing Finding of No Significant Impact (FONSI). The supporting rationale for this finding is presented in this chapter.

8.1 SIGNIFICANCE CRITERIA

The discussion below evaluates the significance of the Project's impacts based upon the Significance Criteria set forth in Hawai'i Administrative Rules section 11-200-12.

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

Discussion: The Site is an existing Education Center and undeveloped, vacant land. The MEC Expansion will not result in an irrevocable commitment to loss or destruction of any natural or cultural resources. The Site is vacant with sparse vegetative coverage consisting of a few trees and large open spaces covered with gravel. The Site does not provide unique habitat and no Federal or State of Hawai'i listed threatened, endangered, or candidate plant or animal species will be disturbed.

The Site has been the subject of archaeological and cultural studies conducted in and around the Site. Studies reveal the absence of any resource potentially subject to irrevocable loss as a result of construction. The SHPD made the determination in their 6E review letter dated August 22, 2019 that no historic properties are affected and noted that: "SHPD hereby notifies the County that the HRS 6E-8 historic preservation process is ended".

(2) Curtails the range of beneficial uses of the environment;

Discussion: The current use of the Site as an Education Center will maintain its designated use as a result of the Project. The Site will continue to be utilized as a college campus.

(3) Conflicts with the State's long term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

Discussion: The Environmental Policies enumerated in Chapter 344, HRS promote conservation of natural resources, and an enhanced quality of life for all citizens. The MEC Expansion is not expected to significantly impact any natural resources as none are present within the Site. The MEC Expansion is expected to enhance the quality of life for the surrounding community by

improving access to quality education and educational facilities. Further, the proposed use of these lands as a site for an educational center will provide new opportunities to provide training in agricultural science, conservation and important education that would otherwise not be available to the residents of Molokaʻi.

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

Discussion: The MEC Expansion is anticipated to have a beneficial impact on the social welfare of the community by improving the educational facilities at MEC.

(5) Substantially affects public health;

Discussion: The MEC Expansion is expected to have a positive impact on public health and improve community health and wellness by providing convenient access to quality education facilities and programs. The construction and operation of the MEC Expansion should not result in long-term adverse impacts to ambient air quality and noise levels.

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

Discussion: The construction and operation of the MEC Expansion will not generate resident population to Molokaʻi. The new facility may also be available for community uses at the discretion of the MEC administration, thereby having a beneficial impact by increasing venues potentially available to the Molokaʻi community.

(7) Involves a substantial degradation of environmental quality;

Discussion: MEC Expansion will not substantially degrade environmental quality. Construction-related impacts such as noise and air quality will be temporary and short-term and will be minimized and mitigated to avoid environmental degradations.

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

Discussion: The Molokaʻi Island Community Plan calls for "the expansion of facilities and programs at the UHMC Molokai campus based on the current LRDP to include approximately 15 total acres in Kaunakakai for expansion." Therefore, the MEC Expansion is part of a larger action that has been considered in context with foreseeable future actions. The cumulative impact of the MEC Expansion will be improved educational and community facilities on the island of Molokaʻi. Significant adverse cumulative impacts are (including effects on the environment) therefore not anticipated as a result of the MEC Expansion.

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

Discussion: No Federal or State of Hawai‘i listed Threatened, Endangered, or Candidate species or their habitat will be impacted by the MEC Expansion as none were identified during the biological surveys.

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

Discussion: No State or Federal air quality standards will be violated during or after the construction of the Project. The only anticipated issues related to air quality may be during construction; however, construction activities would be temporary. Long-term negative impacts related to air quality are not expected.

No State or Federal water quality standards will be violated during or after the construction of the Project. The quantity and quality of storm water runoff will not be impacted by the Project.

Construction activities will inevitably create temporary noise impacts. If necessary, contractors will employ mitigation measures to minimize those temporary noise impacts including the use of mufflers and implementing construction curfew periods. Pursuant to Chapter 11-46, Hawai‘i Administrative Rules, all construction activities must comply with all community noise controls. Long-term noise impacts are expected to return to preconstruction levels.

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

Discussion: The MEC Expansion will not affect or be likely to suffer damage by being located in a flood fringe area. The FEMA Flood Insurance Rate Map places the Site within Zone AE (EL 8), a Special Flood Hazard Area subject to 100-year flooding with a Base Flood Elevation of 8 feet (Figure 12).

Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit must be obtained, and the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet.

The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC campus population will be evacuated to safe areas outside the tsunami evacuation zone.

(12) Substantially affects scenic vistas and view planes identified in County or State plans or studies; or,

Discussion: The MEC Expansion will not impinge upon any significant public scenic view corridors and will have no significant impact on views toward the ocean or mauka. Any visual impacts to neighboring residences will be mitigated by utilizing setback standards and by providing landscape planting to visually screen and soften building.

(13) Requires substantial energy consumption.

Discussion: The MEC Expansion may result in an increase in energy demand. However, energy efficiency is a high priority in the design of the MEC Expansion and energy conservation will be incorporated into the project design. The new buildings will include energy saving design elements, such as orienting the building to maximize natural ventilation and day lighting, and including a single slope roof designed for optimum solar exposure for a possible future PV system installation as part of UH Maui College's Energy Net Zero goal. The preliminary engineering analysis has determined that power is currently available in the area and the capacity can support the Project.

8.2 ANTICIPATED DETERMINATION

Pursuant to Chapter 343, HRS, the approving agency, UHCC, is anticipated to issue a FONSI based on this EA. This finding is founded based on impacts and mitigation measures examined in this document, public comments received during the pre-consultation and public review phases, and as analyzed under the above criteria.

9 CONSULTATION

9.1 PRE-CONSULTATION

Pre-consultation was conducted prior to preparation of the Draft EA. The purpose of the pre-consultation period is to consult with individuals, community organizations, private groups, and government agencies with technical expertise, or an interest or will be affected by the proposed action. This process is part of the scoping process for the Draft EA. Comments and input received during this period are used to identify environmental issues and concerns to be addressed in the Draft EA, which in turn undergoes a 30-day public comment period.

As part of the pre-consultation process the Planning Consultant mailed letters in 2017 to the following individuals, community organizations, private groups, and government agencies notifying them that an EA was being prepared for MEC Expansion and soliciting any concerns and comments. Appendix F contains comments received and corresponding responses.

State of Hawai‘i

- Department of Accounting and General Services
- Department of Business, Economic Development & Tourism (DBEDT)
    - DBEDT – Energy Office
    - DBEDT – Office of Planning
- Department of Defense
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
    - DLNR – Historic Preservation Division
- Department of Transportation
- Office of Hawaiian Affairs
- UH Water Resources Research Center

Federal

- U.S. Army Corps of Engineers – Engineering Division
- U.S. Fish and Wildlife Service
- Federal Emergency Management Agency

County of Maui

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

9.1.1 Community Engagement

Community Meeting

A neighborhood open house meeting was held at the Molokai Education Center on Friday, October 12, 2018 from 4:00 p.m. to 6:00 p.m. Approximately 15 people attended the meeting. The UHCC representatives presented an overview of the proposed plans, the permitting requirement and process, and the project's timeline. After the presentation the floor was open for questions and comments from the attendees. The overall feedback was supportive of the project. Comments about the design of the multi-purpose room, the permitting process, infrastructure near shoreline and budgetary restraints where addressed.

Neighborhood Canvasing

On December 11 and December 21, 2018 representatives of the MEC and the project architect canvased the nearby Kapa'akea and Seaside neighborhoods. The team went door-to-door with an informational flyer to update the community on the proposed changes to the MEC. Personal contact was made with over half of the residences visited. The neighbors that were engaged were supportive of the MEC Expansion project. The informational flyer was left at homes where nobody answered the door; for a couple of residences a loose dog or locked gate prevented the team from making contact and leaving the flyer.

9.2 DRAFT ENVIRONMENTAL ASSESSMENT

The Draft EA was published in the State of Hawai'i OEQC's *The Environmental Notice* on April 8, 2019, initiating a 30-day public review period that ended on May 8, 2019.

As part of the Draft EA public review process, the following agencies, organizations, and individuals were sent either a hard copy of the Draft EA or a letter including a link to the online digital copy of the Draft EA. Copies of the written comments and responses are reproduced in Appendix F.

State of Hawai‘i

- Department of Accounting and General Services
- Department of Agriculture
- Department of Business, Economic Development & Tourism (DBEDT)
- DBEDT – Energy Office
- DBEDT – Office of Planning
- DBEDT – Land Use Commission
- Department of Defense
- Department of Education (DOE)
- Department of Education – Maui
- Department of Hawaiian Home Lands
- Department of Health (DOH)
- DOH – Environmental Planning Office
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
- DLNR – Historic Preservation Division
- DLNR – Land Division, Maui District Office
- Department of Transportation - DOT
- DOT – Statewide Transportation Planning Office
- DOT – Highways, Maui District Office
- Office of Hawaiian Affairs
- UH Water Resources Research Center

Federal

- Environmental Protection Agency
- Federal Emergency Management Agency
- U.S. Army Corps of Engineers
- U.S. Coast Guard
- U.S. Fish and Wildlife Service
- USDA, NRCS – Molokai-Lanai Soil & Water Conservation
- USDA, NRCS – Maui

Maui County

- Department of Finance
- Department of Fire and Public Safety
- Department of Emergency Management
- Department of Environmental Management
- Department of Housing and Human Concerns
- Department of Parks and Recreation

- Department of Public Works
- Department of Transportation
- Department of Water Supply
- Molokaʻi Planning Commission
- Police Department

Elected Officials

- State Senator J. Kalani English
- State Representative Lynn DeCoite
- Council Member Keani Rawlins-Fernandez

Private Organizations & Individuals

- AHA Kiole o Molokai
- Hale Mahaoulu Home Pumehana Center
- Hawaiian Telcom
- Kapaʻakea Homestead Association
- Maui Economic Opportunity
- Maui Electric Company, Ltd
- Molokaʻi Land Trust

Libraries

- Hawaiʻi State Library – Hawaiʻi Documents Center
- Molokaʻi Public Library

9.2.1 Public Meetings During the Draft EA Comment Period

During the DEA comment period, the applicant gave a presentation about the MEC Expansion at two meetings that are open to the public, the Molokaʻi Planning Commission regular meeting in Molokaʻi on April 24, 2019 and at the Urban Design Review Board meeting in Maui on May 7, 2019.

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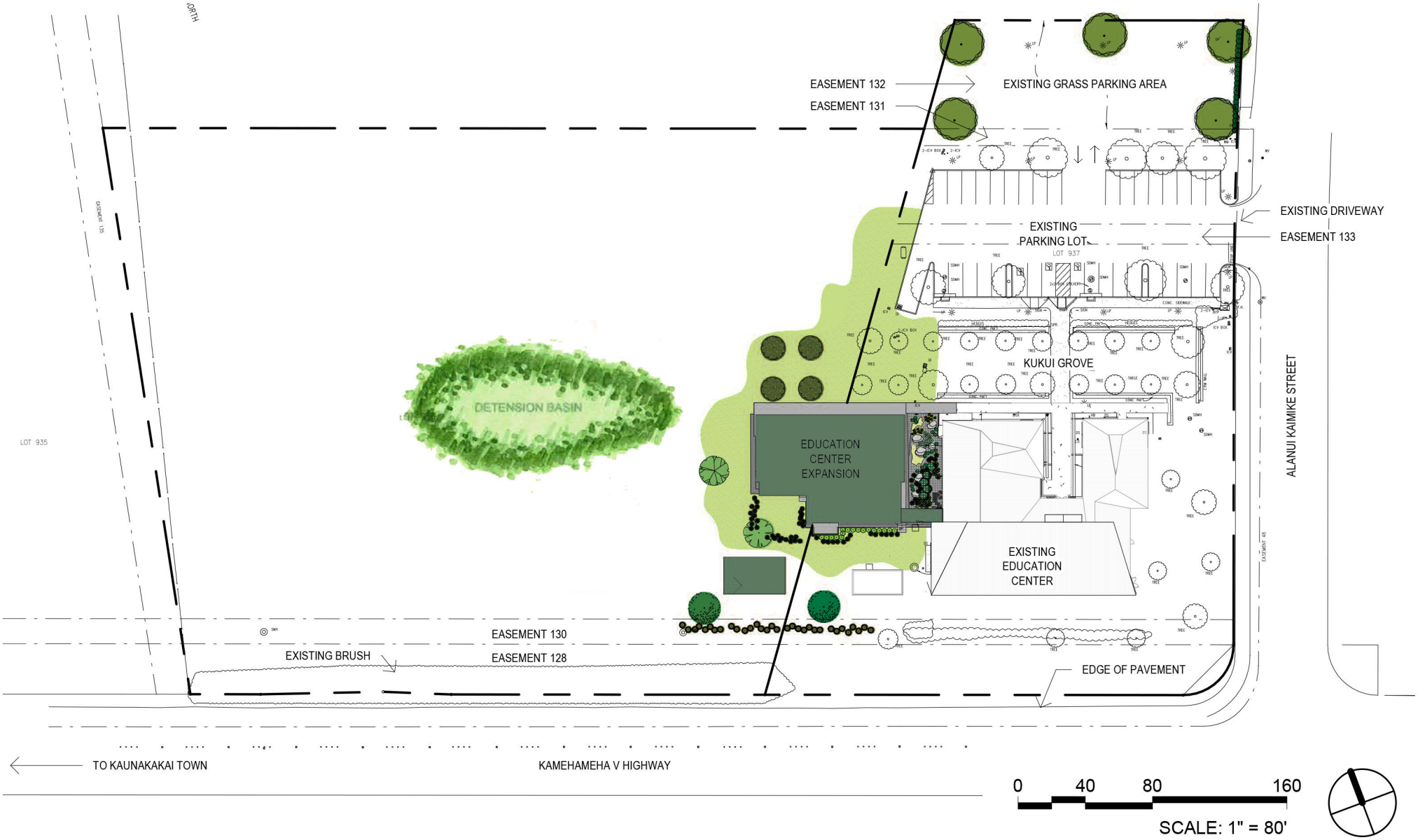
APPENDIX A

Architectural Plans

MEC Plans



SITE PLAN

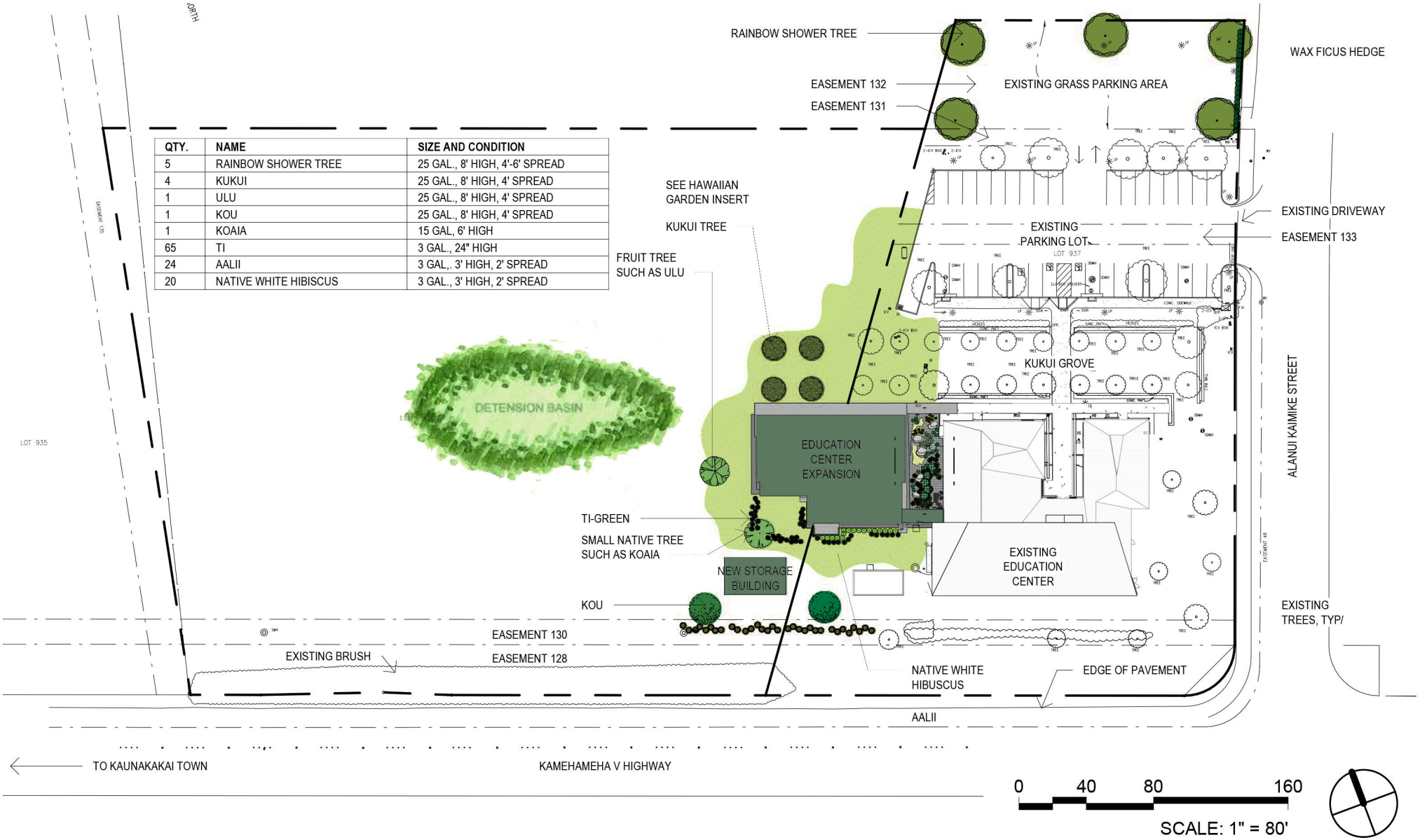
Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.



QTY.	NAME	SIZE AND CONDITION
5	RAINBOW SHOWER TREE	25 GAL., 8' HIGH, 4'-6' SPREAD
4	KUKUI	25 GAL., 8' HIGH, 4' SPREAD
1	ULU	25 GAL., 8' HIGH, 4' SPREAD
1	KOU	25 GAL., 8' HIGH, 4' SPREAD
1	KOAIA	15 GAL, 6' HIGH
65	TI	3 GAL., 24" HIGH
24	AALII	3 GAL,. 3' HIGH, 2' SPREAD
20	NATIVE WHITE HIBISCUS	3 GAL., 3' HIGH, 2' SPREAD

LANDSCAPE PLAN

Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

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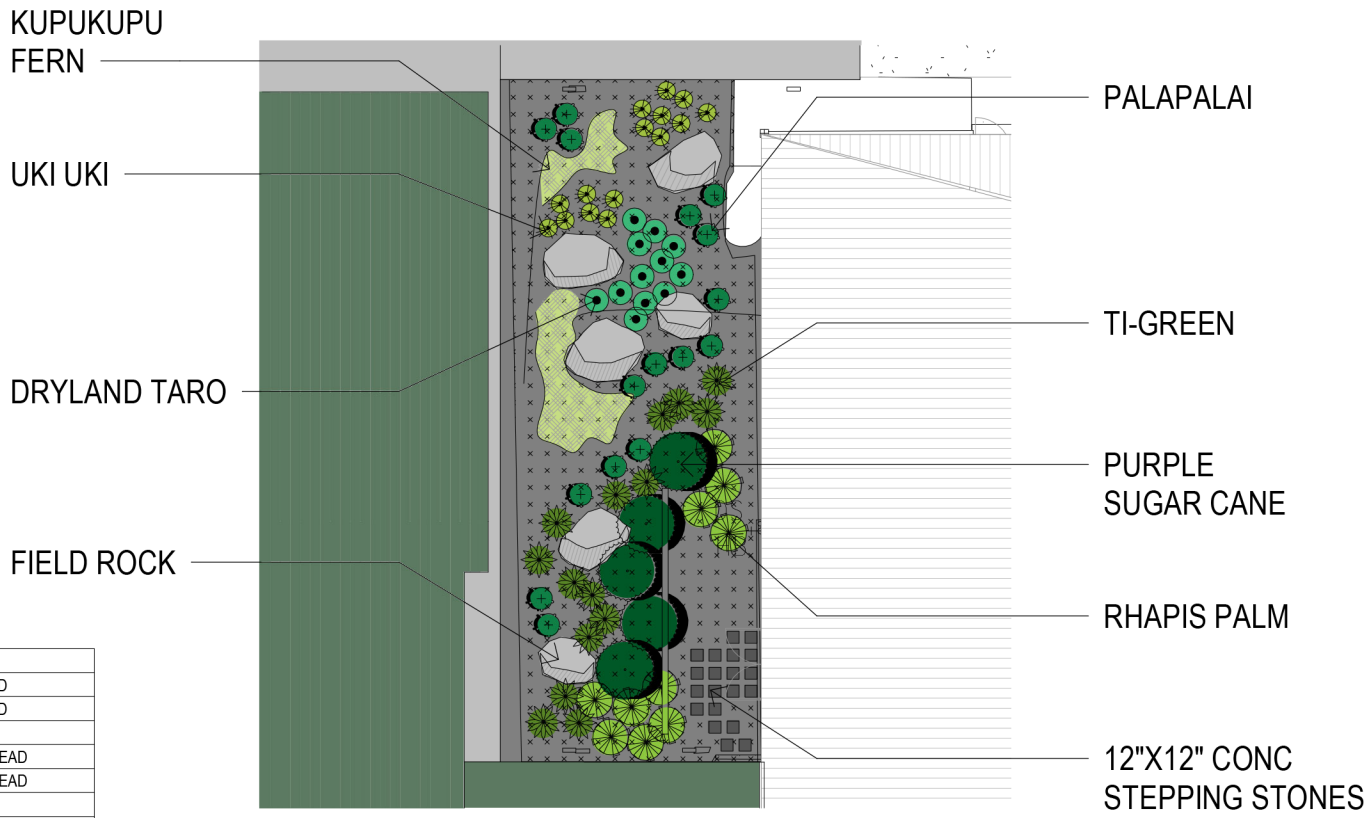


QTY.	NAME	SIZE AND CONDITION
28	RHAPIS PALM	5 GAL., 4' HIGH, 2' SPREAD
5	PURPLE SUGAR CANE	5 GAL., 4' HIGH, 2' SPREAD
15	TI	3 GAL., 24" HIGH
12	DRYLAND TARO	1 GAL., 18" HIGH, 12" SPREAD
16	PALAPALAI	1 GAL., 18" HIGH, 12" SPREAD
15	UKI UKI	6" POT
80 SF	KUPUKUPU FERN	4" POT, 12" SPREAD

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

HAWAIIAN GARDEN LANDSCAPE PLAN

Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

NEW BUILDING - NORTH ELEVATION

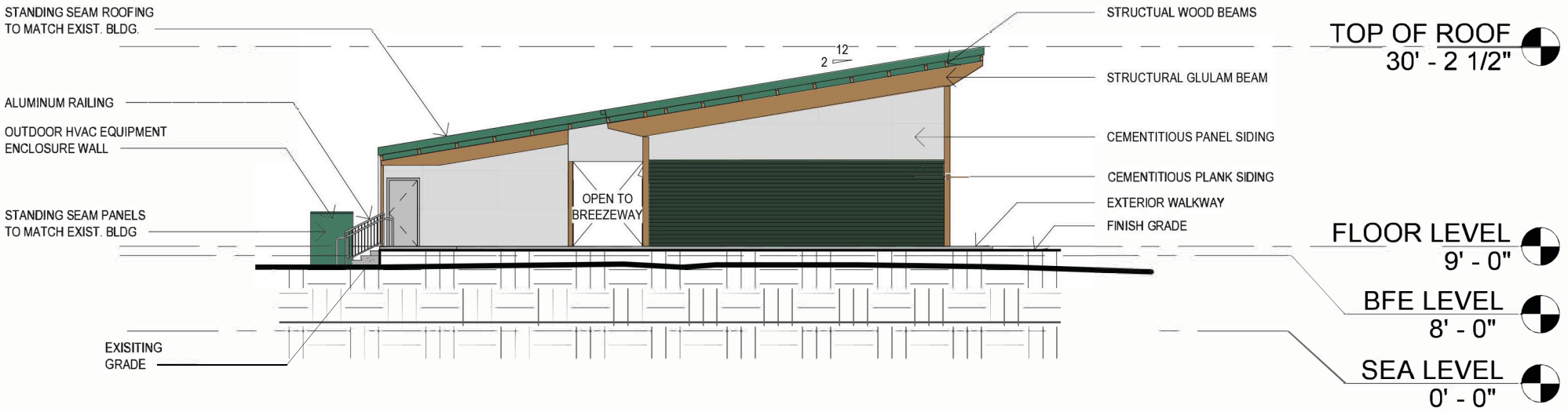
Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, Inc.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.



0 8' 16' 32'

SCALE: 1/16" = 1'-0"

NEW BUILDING - EAST ELEVATION

Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

NEW BUILDING - SOUTH ELEVATION

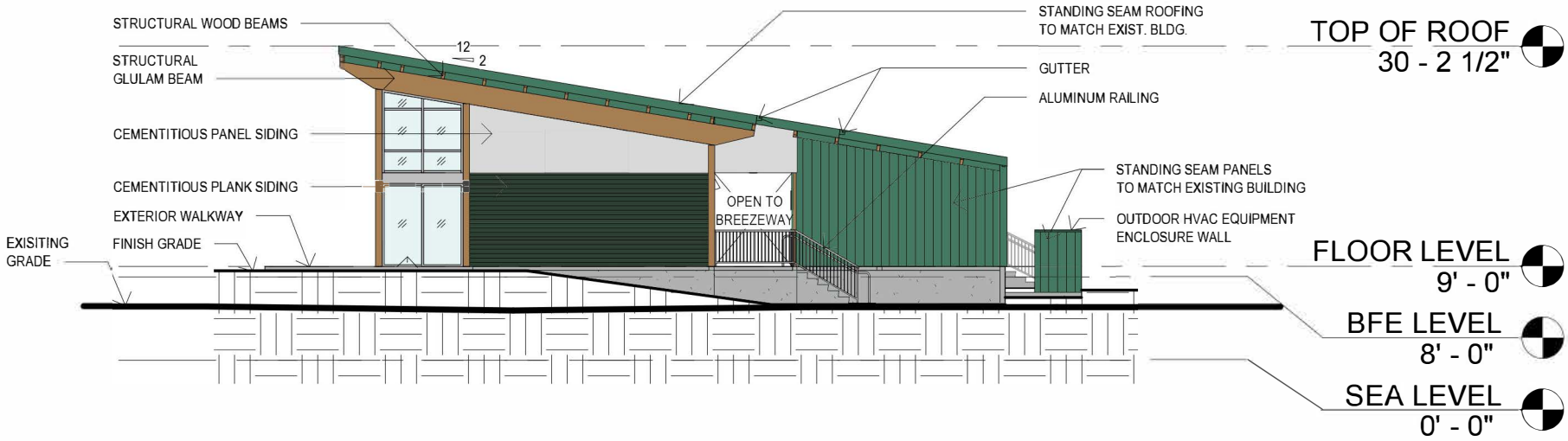
Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, Inc.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.



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SCALE: 1/16" = 1'-0"

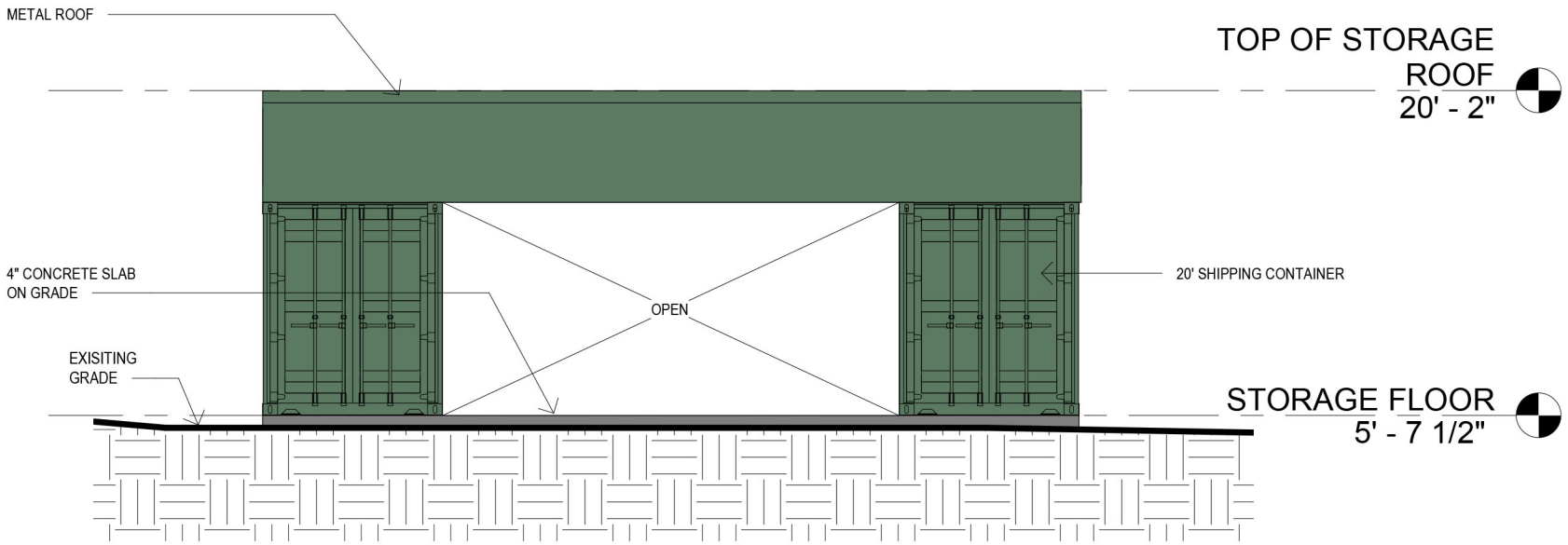
NEW BUILDING - WEST ELEVATION

Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, Inc.

Source: GD Design Hawaii, LLC (2019).



0 4' 8' 16'

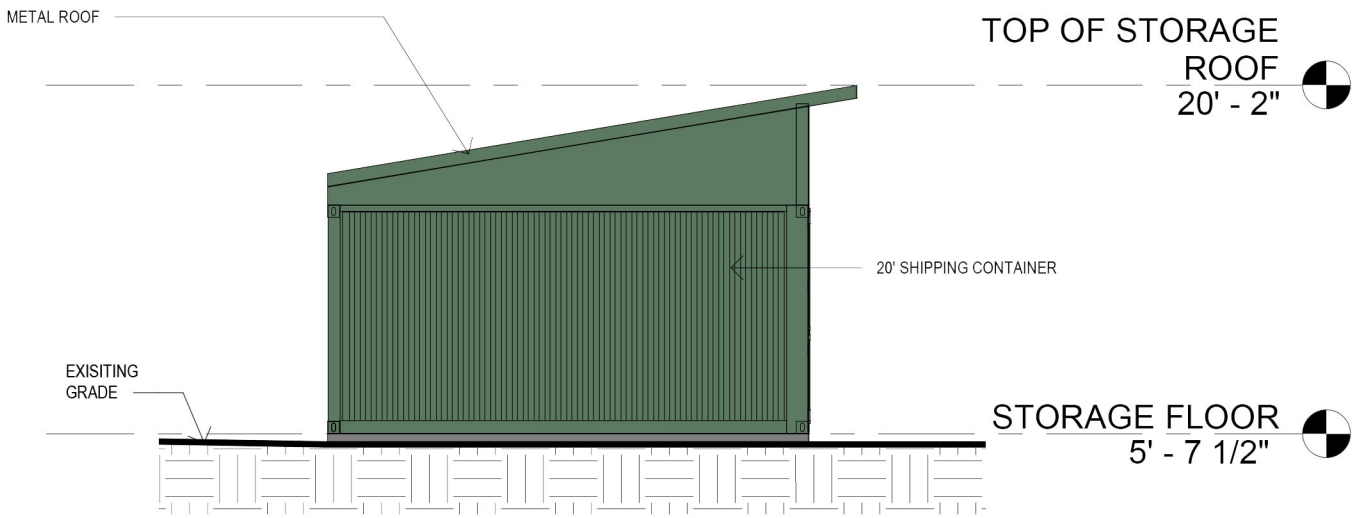
SCALE: 1/8" = 1'-0"

STORAGE - NORTH ELEVATION

Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

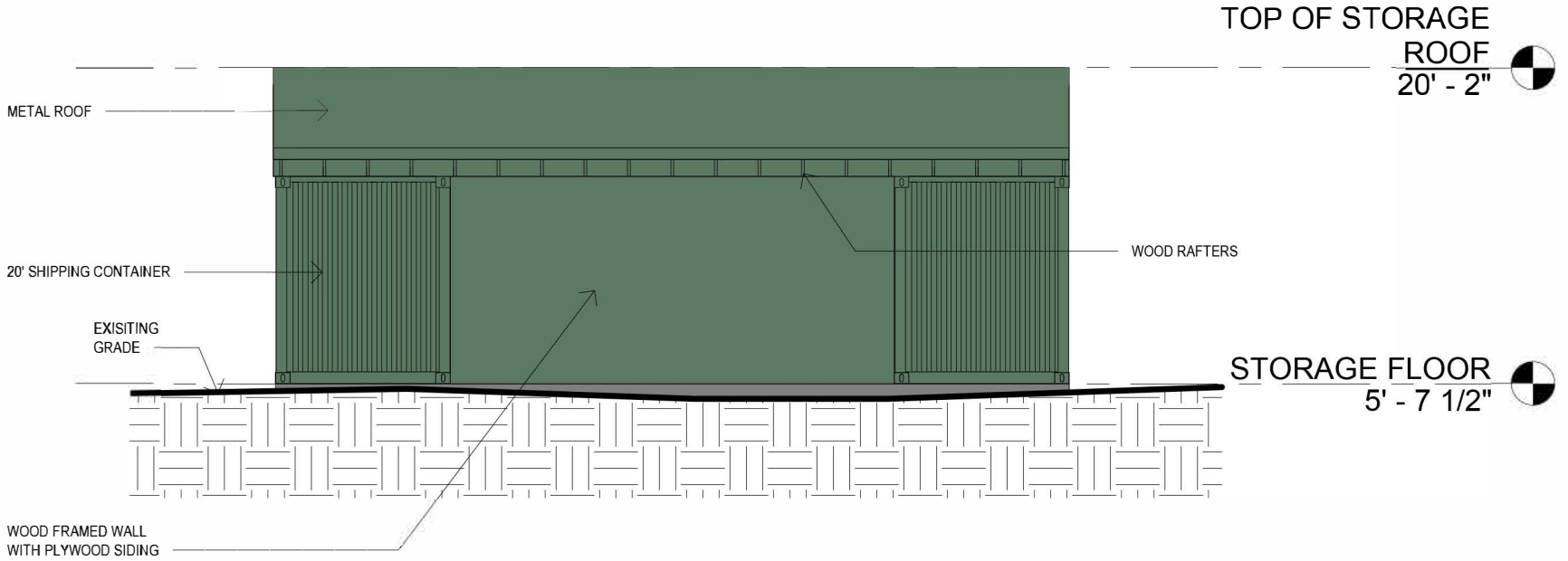
STORAGE - EAST ELEVATION

Molokai Education Center
University of Hawaii
Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - SOUTH ELEVATION

Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

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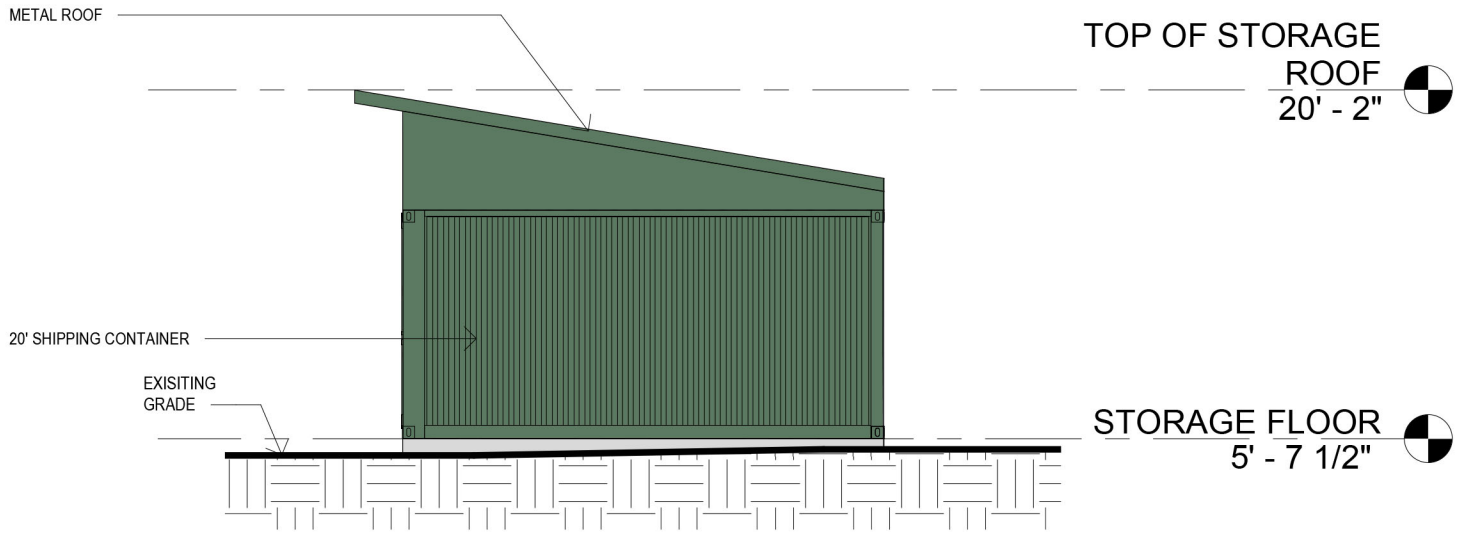

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - WEST ELEVATION

Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

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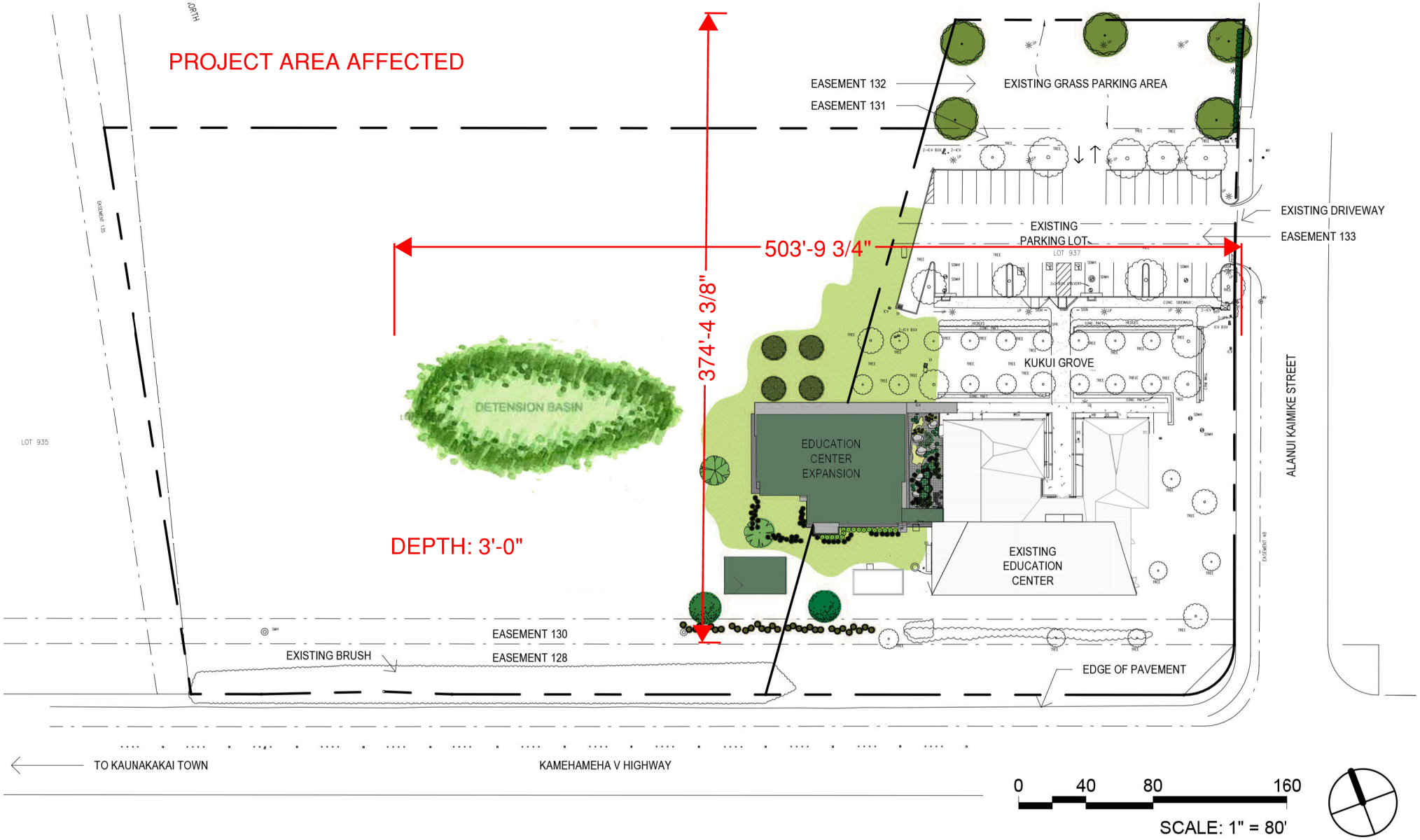


SITE PLAN

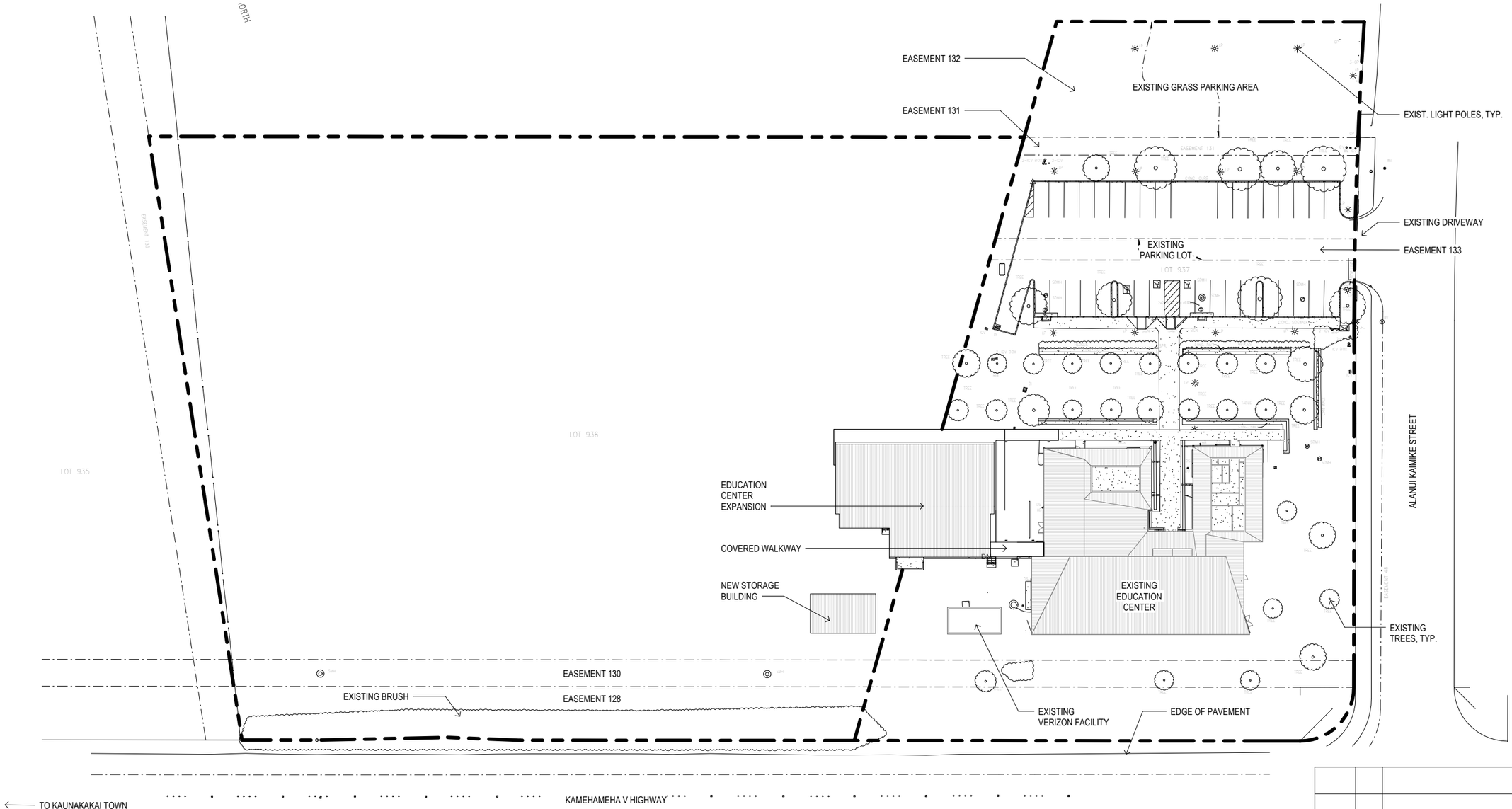
Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

Architectural Plans



1 OVERALL SITE PLAN

SCALE: 1" = 30'-0"

60' 30' 15' 0

SCALE: 1" = 30'

REVISION NO.		DESCRIPTION	SHT. OF	DATE	APPROVED ADMINISTRATOR

GLENN Y. H. YOKOTAKE
LICENSED PROFESSIONAL ARCHITECT
No. 9616
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

SIGNATURE

EXPIRATION DATE: 04/30/20

UH MAUI COLLEGE
STATE OF HAWAII

MOLOKAI EDUCATION CENTER EXPANSION
KAUNAKAKAI, MOLOKAI, HAWAII

SITE PLAN

GD DESIGN HAWAII, LLC		PROJECT NO. CC-18-5398	SHEET A101
DESIGNED BY: GY	CHECKED BY: EE	DATE 07/05/2019	2 OF 8 SHEETS
DRAWN BY: AK	APPROVED BY: GY		

FILE_____ DRAWER_____ FOLDER_____

1 2 3 4 5 6

16' - 0" 16' - 0" 16' - 0" 16' - 0" 16' - 0"

80' - 0"

25' - 8" 27' - 0" 27' - 4"

ROOF LINE ABOVE

1 A204 2 A301 EXTERIOR WALKWAY

FIXED GLASS FIXED GLASS FIXED GLASS

A B C D

SLIDING GLASS DOORS SLIDING GLASS DOORS SLIDING GLASS DOORS

CLASSROOM A103 797 SF

CLASSROOM A102 796 SF

CLASSROOM A101 797 SF

32' - 0"

1 A301

1 A205

SLIDING DOOR POCKET

SLIDING DOOR POCKETS

PROJECTION SCREEN

PROJECTION SCREEN

2 A204

PROJECTION SCREEN

4' - 3"

7' - 8 1/2"

BREEZEWAY A111 661 SF

ELECTRIC WATER COOLERS

16' - 0 3/4"

7' - 11" 8' - 1 3/4"

COL GUARDRAIL

DN

STAIR NO. 2

COMM. A109 56 SF

3' - 9"

RESTROOM 2 A105 59 SF

RESTROOM 1 A104 58 SF

LANAI A110 242 SF

8' - 11"

NEW WALL MOUNTED TELECOM EQUIPMENT RACK

NEW FIRE ALARM CONTROL PANEL

NEW ELECTRICAL PANEL

FIRE ALARM RISER

20' - 0"

STORAGE A108 389 SF

ROOF LINE ABOVE

TO EXISTING BUILDING VIA COVERED WALKWAY

RESTROOM 3 A106 51 SF

UTILITY A107 50 SF

2 A205

7' - 8 1/2"

WIDE RAILING

COL

DN

2' - 8 3/4"

2' - 3"

OUTDOOR HVAC EQUIPMENT

7' - 2"

23' - 4"

4' - 6"

ENCLOSURE WALL

40' - 8"

STAIR NO. 1

8' 4' 2' 0

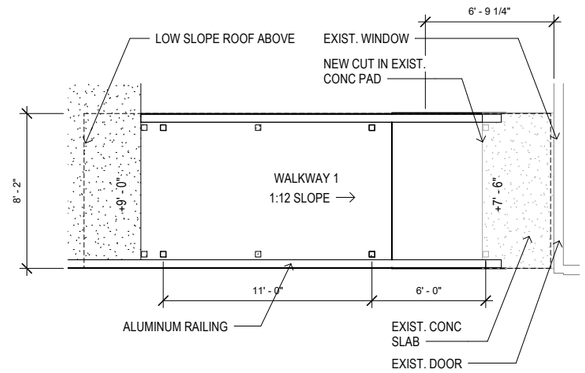
SCALE: 1/4" = 1'-0"

1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

TO EXISTING BUILDING

WALKWAY 2 5% SLOPE



2 COVERED WALKWAY PLAN

SCALE: 1/4" = 1'-0"

REVISION NO.		DESCRIPTION	SHT. OF	DATE	APPROVED: ADMINISTRATOR
	GYM				

GLENN Y. H. YOKOYAMA LICENSED PROFESSIONAL ARCHITECT No. 9616 HAWAII, U.S.A.

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SIGNATURE

EXPIRATION DATE: 04/30/20

UH MAUI COLLEGE
STATE OF HAWAII

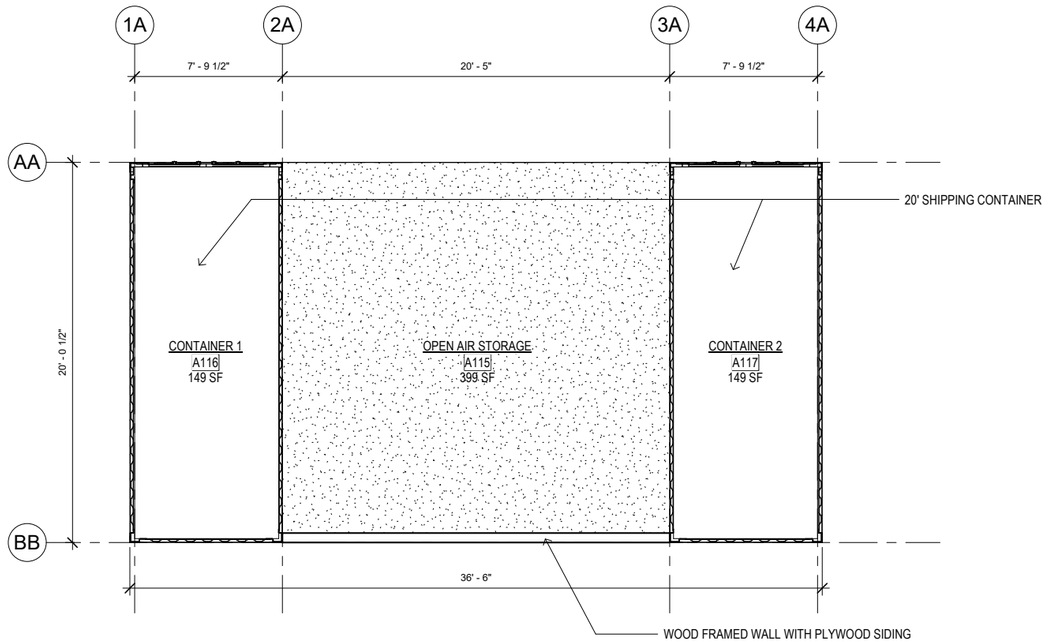
MOLOKAI EDUCATION CENTER EXPANSION

KAUNAKAKAI, MOLOKAI, HAWAII

FLOOR PLAN

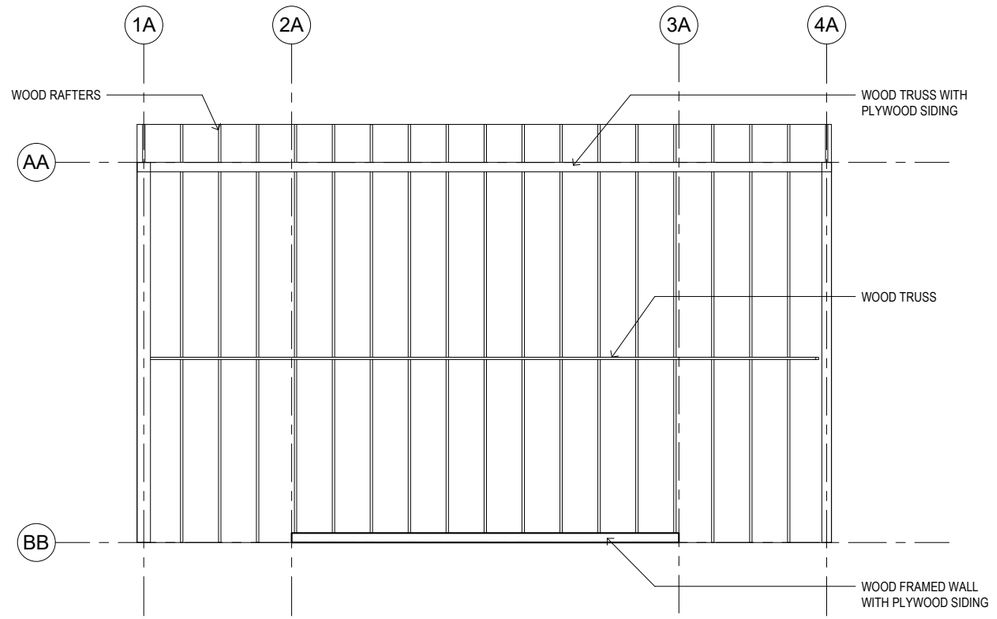
GD DESIGN HAWAII, LLC		PROJECT NO. CC-18-5398	SHEET A102
DESIGNED BY: GY	CHECKED BY: EE	DATE 07/05/2019	3 OF 8 SHEETS
DRAWN BY: AK	APPROVED BY: GY		

FILE_____ DRAWER_____ FOLDER_____



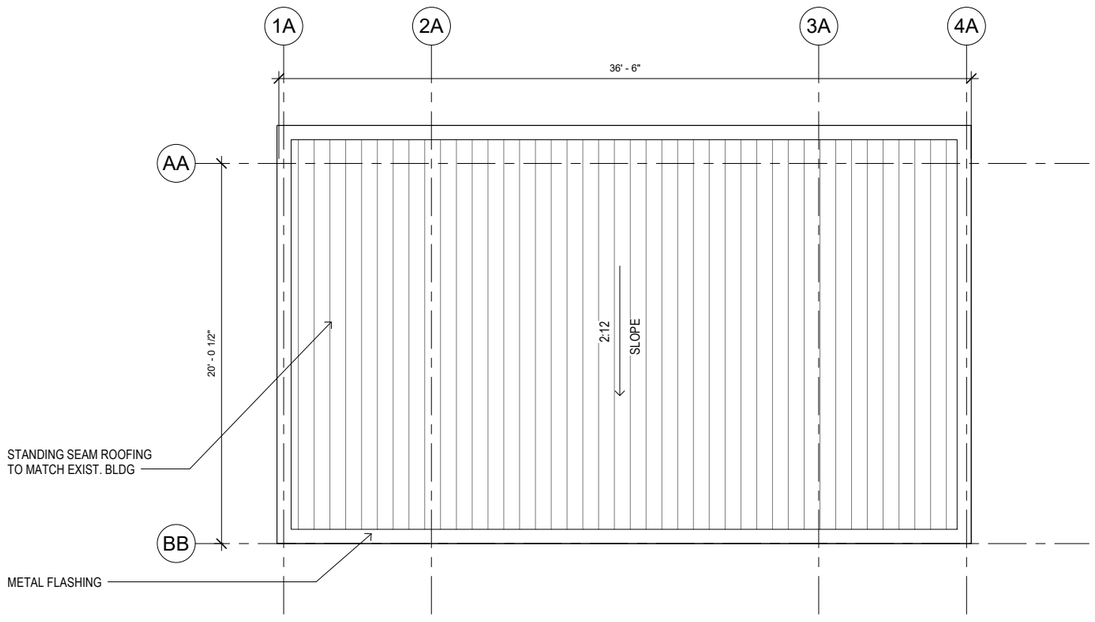
1 FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



3 ROOF PLAN

SCALE: 1/4" = 1'-0"

8' 4' 2' 0

SCALE: 1/4" = 1'-0"

REVISION NO.	△SYM	DESCRIPTION	SHT. OF	DATE	APPROVED: ADMINISTRATOR

GLENN Y. H. YOKOTAKE
LICENSED PROFESSIONAL ARCHITECT
No. 9616
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

SIGNATURE

EXPIRATION DATE: 04/30/20

UH MAUI COLLEGE
STATE OF HAWAII

MOLOKAI EDUCATION CENTER EXPANSION

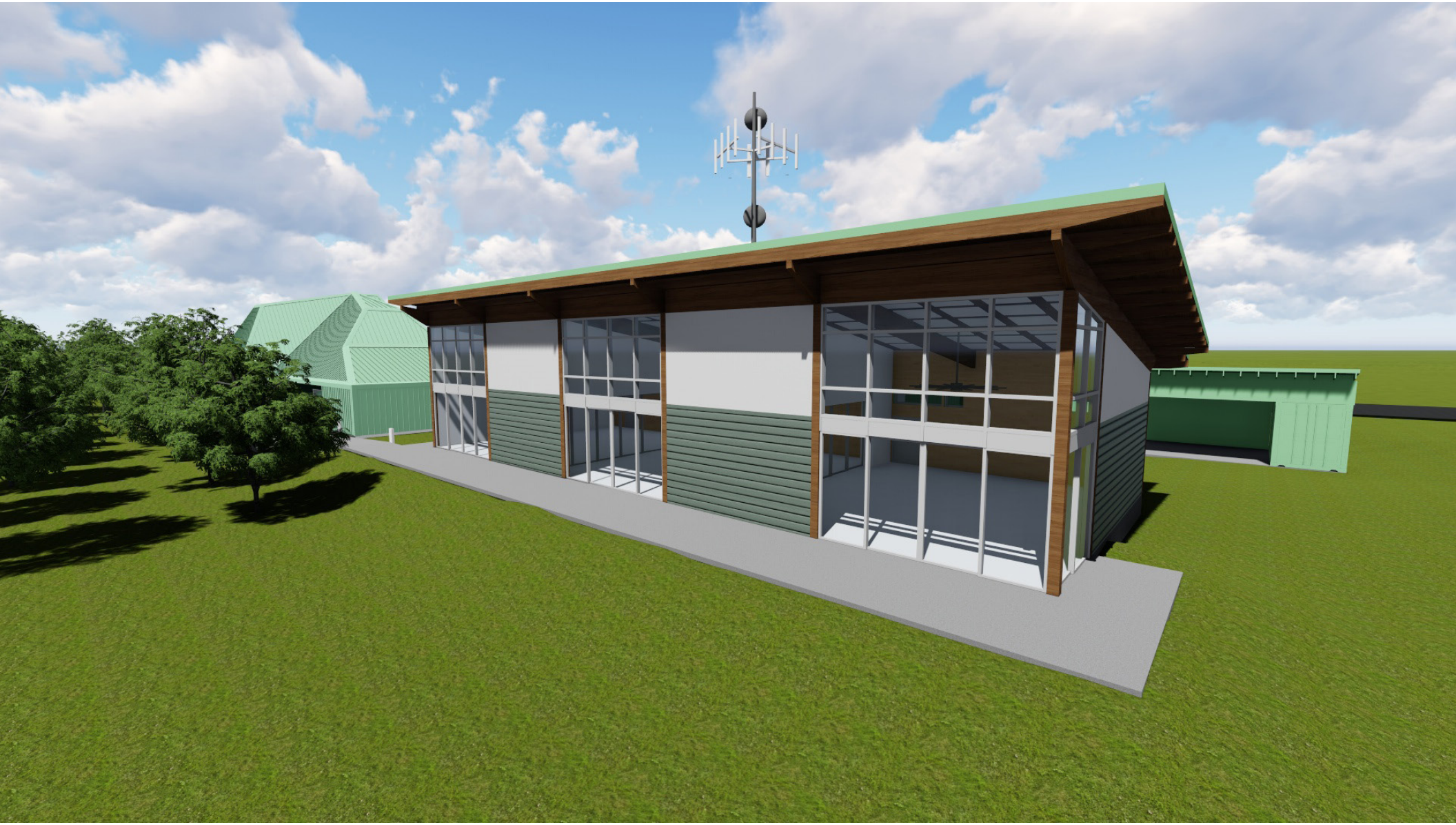
KAUNAKAKAI, MOLOKAI, HAWAII

STORAGE BUILDING PLANS

GD DESIGN HAWAII, LLC		PROJECT NO. CC-18-5398	SHEET X111
DESIGNED BY: GY	CHECKED BY: EE	DATE 07/05/2019	
DRAWN BY: AK	APPROVED BY: GY	Author OF 8 SHEETS	

FILE_____ DRAWER_____ FOLDER_____

Colored Drawings



APPENDIX B

Flora & Fauna Survey

BIOLOGICAL RESOURCES SURVEY

FOR THE

MOLOKAʻI EDUCATION CENTER EXPANSION PROJECT

KAUNAKAKAI, MOLOKAʻI, HAWAIʻI

by

Robert W. Hobdy
Environmental Consultant
Kokomo, Maui
September 2016

Prepared for:
PBR HAWAII

BIOLOGICAL RESOURCES SURVEY
MOLOKAʻI EDUCATION CENTER EXPANSION PROJECT
KAUNAKAKAI, MOLOKAʻI, HAWAIʻI

INTRODUCTION

The Molokaʻi Educaton Center Expansion project is located on the island of Molokaʻi at the eastern edge of Kaunakakai Town (see Figure 1). It lies on 5.269 acres above Kamehameha V Highway on the west side of Alanui Kaimike Street, and to the east of the "Duke" Maliu Regional Park TMK's (2) 5-3-03:13,14 (see Figure 2). This biological resources survey was initiated by the University of Hawaii Community Colleges in compliance with environmental requirements of the planning process.

SITE DESCRIPTION

This site lies on a gently sloping coastal plain at elevations ranging from 8 to 12 feet above sea level. Parcel 14 on the east side is fully developed with educational facilities, parking and landscaping. Parcel 13 on the west side is presently undeveloped and was formerly used to grow agricultural seed corn crops. It presently has a low grass and shrub vegetation. Soil here consists of Mala Silty Clay, 0 – 3% slopes (Foote et al, 1972) which is a deep alluvial soil of the coastal plain. Annual rainfall here averages 13 inches to 15 inches with most falling within the winter months (Armstrong, 1983).

SURVEY OBJECTIVES

This report summarizes the findings of a flora and fauna survey of the Molokaʻi Education Center Expansion project in Kaunakakai, Molokaʻi that was conducted in September 2016. The objectives of the survey were to:

1. Document what plant and animal species occur on the property or may likely occur in the existing habitat.

2. Document the status and abundance of each species.

3. Determine the presence or likely occurrence of any native flora and fauna, particularly any that are Federally listed as Threatened or Endangered. If such occur, identify what features of the habitat may be essential for these species.

4. Determine if the project area contains any special habitats which if lost or altered might result in a significant negative impact on the flora and fauna in this part of the island.

BOTANICAL SURVEY REPORT

SURVEY METHODS

A walk-through botanical survey method was used to cover the entire project area. Notes were made on plant species, distribution and abundance as well as on terrain and substrate.

DESCRIPTION OF THE VEGETATION

The vegetation on the eastern side that has been developed consisted of mowed lawn grasses, ornamental shrubs and shade trees. Two native species, kou (*Cordia subcordata*) and naupaka kahakai (*Scaevola taccada*) as well as two species of Polynesian origin, kukui (*Aleurites moluccana*) and kalo (*Colocasia esculenta*) had been planted into the landscape design. The vegetation in the undeveloped western side consisted of a variety of non-native grasses and low shrubs. Four species here were common native plants, kipukai (*Heliotropium curassavicum*), ʻuhaloa (*Waltheria indica*), ʻilima (*Sida fallax*) and popolo (*Solanum americanum*).

A total of 47 plant species were found during the survey. This included the above six native species and the two Polynesian introductions as well as thirty nine non-native species.

DISCUSSION AND RECOMMENDATIONS

All of the native plant species found in the project area during the survey are indigenous in Hawaii as well as on other Pacific Islands and all of them are common throughout their range. No Endangered, Threatened or otherwise rare Hawaiian plant species (USFWS, 2016) occur on or near the project area. No special native plant habitats occur here either. None of the non-native plant species are of any conservation interest or concern. The further development of this project area is not expected to have a significant negative impact on the botanical resources in this part of Molokaʻi.

It is recommended, however, that in any future developments some native plants with special cultural connections to Molokaʻi that are suitable for this area and climate be incorporated into the landscape design. The Maui County Planting Plan can be consulted for ideas. This document can be acquired from the Maui County Department of Parks and Recreation.

PLANT SPECIES LIST

Following is a checklist of all those vascular plant species inventoried during the field studies. Plant families are arranged alphabetically within two groups: Monocots and Dicots. Taxonomy and nomenclature of the flowering plants are in accordance with Wagner et al. (1999).

For each species, the following information is provided:

1. Scientific name with author citation

2. Common English or Hawaiian name.

3. Bio-geographical status. The following symbols are used:

   endemic = native only to the Hawaiian Islands; not naturally occurring anywhere else in the world.
   indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
   Polynesian introduction = plants introduced to Hawai'i in the course of Polynesian migrations and prior to western contact.
   non-native = all those plants brought to the islands intentionally or accidentally after western contact.

4. Abundance of each species within the project area:

   abundant = forming a major part of the vegetation within the project area.

   common = widely scattered throughout the area or locally abundant within a portion of it.

   uncommon = scattered sparsely throughout the area or occurring in a few small patches.

   rare = only a few isolated individuals within the project area.

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MONOCOTS			
ARACEAE (Aroid Family)			
Colocasia esculenta (L.) Schott	kalo	Polynesian	rare
ARECACEAE (Palm Family)			
Washingtonia robusta H. Wendl.	Mexican Washingtonia	non-native	rare
CYPERACEAE (Sedge Family)			
Cyperus gracilis R. Br.	McCoy sedge	non-native	rare
Cyperus rotundus L.	nut sedge	non-native	uncommon
POACEAE (Grass Family)			
Bothriochloa bladhii (Retz.) S.T. Blake	beardgrass	non-native	rare
Cenchrus ciliaris L.	buffelgrass	non-native	uncommon
Chloris gayana Kunth	Rhodes grass	non-native	common
Cynodon dactylon (L.) Pers.	Bermuda grass	non-native	common
Digitaria ciliaris (Retz.) Koeler	Henry's crabgrass	non-native	rare
Eleusine indica (L.) Gaertn.	wiregrass	non-native	uncommon
Megathyrsus maximus (Jacq.) Simon & Jacobs	Guinea grass	non-native	rare
Paspalum conjugatum Bergius	Hilo grass	non-native	rare
Paspalum dilatatum Poir.	Dallis grass	non-native	rare
Sporobolus diander (Retz.) P. Beauv.	Indian dropseed	non-native	rare
Sporobolus piliferus (Trin.) Kunth	Mozambique dropseed	non-native	rare
DICOTS			
ACANTHACEAE (Acanthus Family)			
Graptophyllum pictum (L.) Griffith	caricature plant	non-native	rare
Pseuderantherum carruthersii (Seemann) Guillaumin	false eranthemum	non-native	rare
AMARANTHACEAE (Amaranth Family)			
Amaranthus viridis L.	slender amaranth	non-native	rare
Atriplex semibaccata R. Br.	Australian saltbush	non-native	uncommon
Atriplex suberecta Verd.	saltbush	non-native	rare
ASTERACEAE (Sunflower Family)			
Calyptocarpus vialis Less.	straggler daisy	non-native	rare
Pluchea carolinensis (Jacq.) G. Don	sourbush	non-native	rare
Pluchea indica (L.) Less.	Indian fleabane	non-native	common
Pluchea x fosbergii Cooperr. & Galang	hybrid pluchea	non-native	rare
BORAGINACEAE (Borage Family)			
Cordia subcordata Lam.	kou	indigenous	uncommon
Heliotropium curassavicum L.	kipukai	indigenous	uncommon
CONVOLVULACEAE (Morning Glory Family)			
Merremia aegyptia (L.) Urb.	hairy merremia	non-native	rare
Euphorbia hirta L.	hairy spurge	non-native	rare
Euphorbia hypericifolia L.	graceful spurge	non-native	rare
FABACEAE (Pea Family)			
Cassia x nealiae H. Irwin & Barneby	rainbow shower	non-native	uncommon

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
Desmanthus pernambucanus (L.) Thellung	slender mimosa	non-native	rare
Indigofera spicata Forssk.	creeping indigo	non-native	uncommon
Leucaena leucocephala (Lam.) de Wit	koa haole	non-native	uncommon
Macroptilium lathyroides (L.) Urb.	wild bean	non-native	rare
Neonotonia wightii (Wight & Arnott) Lackey	glycine	non-native	rare
Prosopis pallida (Humb. & Bonpl. ex Willd.) Kunth	kiawe	non-native	rare
GOODENIACEAE (Goodenia Family)			
Scaevola taccada (Gaertn.) Roxb.	naupaka kahakai	indigenous	uncommon
MALVACEAE (Mallow Family)			
Malva parviflora L.	cheeseweed	non-native	rare
Malvastrum cormandelianum (L.) Garcke	flase mallow	non-native	uncommon
Sida fallax Walp.	'ilima	indigenous	rare
Waltheria indica L.	'uhaloa	indigenous	uncommon
RUBIACEAE (Coffee Family)			
Gardenia augusta (L.) Merr.	gardenia	non-native	rare
Spermacoce assurgens Ruiz & Pav.	buttonweed	non-native	rare
SOLANACEAE (Nightshade Family)			
Solanum americanum Mill.	pōpolo	indigenous	rare
ZYGOPHYLLACEAE (Creosote Bush Family)			
Tribulus terrestris L.	puncture vine	non-native	rare

FAUNA SURVEY REPORT

SURVEY METHODS

A walk-through fauna survey method was conducted in conjunction with the botanical survey. All parts of the project area were covered. Field observations were made with the aid of binoculars and by listening to vocalizations. Notes were made on species, abundance, activities and location as well as observations of trails, tracks, scat and signs of feeding. In addition, an evening visit was made to the area to record crepuscular activities and vocalizations and to see if there was any evidence of occurrence of the Hawaiian hoary bat (*Lasiurus cinereus semotus*) in the area.

RESULTS

MAMMALS

None were seen during three site visits to the project area.

A number of non-native mammal species could be expected to occasionally occur in this project area. These include axis deer (*Axis axis*), domestic dogs (*Canis familiaris*), domestic cats (*Felis catus*), mongoose (*Herpestes auropunctatus*), rats (*Rattus* spp.) and mice (*Mus domesticus*).

A special effort was made to look for the Hawaiian hoary bat by making an evening survey on the property. When present in an area these bats can be easily identified as they forage for insects, their distinctive flight patterns clearly visible in the glow of twilight. No bats were seen though visibility was excellent. In addition a bat detection device (Batbox IIID) was employed, set to the frequency of 27,000 Hertz which these bats are known to use in echolocation. No bats were detected using this device either.

BIRDS

Birdlife was rather sparse in both species representation and in total numbers. Taxonomy and nomenclature follow American Ornithologists' Union (2014). A total of seven bird species was observed during three site visits. This included six non-native species and one migratory bird species. Most common was the zebra dove (*Geopelia striata*) which was seen throughout the project area. Less common were the migratory kōlea or Pacific golden plover (*Pluvialis fulva*) and the cattle egret (*Bubulcus ibis*). Four other species were of rare occurrence, the gray francolin (*Francolinus pondicerianus*), the spotted dove (*Streptopelia chinensis*), the house sparrow (*Passer domesticus*) and the house finch (*Carpodacus mexicanus*). Other non-native birds one might expect to see include the common myna (*Acridotheres tristis*), the northern cardinal (*Cardinalis cardinalis*) and the Japanese white-eye (*Zosterops japonicus*).

REPTILE

One non-native reptile, the mourning gecko (*Lepidodactylus lugubris*) was heard calling during the evening survey.

INSECTS

Insect life was moderate in species represented but sparse in numbers of individuals. Eight non-native insect species were recorded during the survey in three site visits. Taxonomy and nomenclature follow Nishida et al (1992). Just one species was uncommon in the project area, the dung fly (*Musca sorbens*). Seven other species were of rare occurrence (see the fauna inventory).

No native insects were observed in the project and no known host plants of native insects were found

DISCUSSION AND RECOMMENDATIONS

During the course of the fauna survey, which included one evening visit to the project area, seven bird species, one reptile and eight insects were recorded. Of these, only one species, the kōlea or Pacific golden-plover, was a migratory bird that regularly spends its non-breeding fall and winter months in Hawaii. Kōlea are common throughout Hawaii during these months. All of the other animal species are non-native in Hawaii and are of no special conservation interest or concern.

No Endangered ōpeʹapeʹa or Hawaiian bats were detected on or around the project area. No other animal species here are Endangered or Threatened and none are candidates for such status.

Populations of two native seabirds, the Endangered ʹuaʹu or Hawaiian petrel (*Pterodroma sandwichensis*) and the Threatened aʹo or Newells shearwater (*Puffinus newelli*) are known to nest during the summer and fall months on wet summit ridges like those to the north of this project. These birds fly over the lowlands during the late evening hours to reach their burrows and fly back to the ocean in the early dawn hours. These birds can be confused by bright lights and crash into poles, wires and other structures and be injured or killed by the strike or by vehicles or animals. Young inexperienced birds, taking their inaugural fledgling flights in the late fall are particularly vulnerable. It is recommended that any significant outdoor flood lights or pole lights be hooded to direct the light downward to minimize the distractions and dangers to these birds.

Except for the above concern regarding seabirds, the further development of the project area is not expected to result in negative impacts on the fauna resources on Molokaʹi.

ANIMAL SPECIES LIST

Following is a checklist of the animal species inventoried during the field work. Animal species are arranged in descending abundance within three groups: Birds, Reptiles and Insects. For each species the following information is provided:

1. Common name

2. Scientific name

3. Bio-geographical status. The following symbols are used:

   endemic = native only to Hawaii; not naturally occurring anywhere else in the world.
   indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
   non-native = all those animals brought to Hawaii intentionally or accidentally after western contact.
   migratory = spending a portion of the year in Hawaii and a portion elsewhere. In Hawaii the migratory birds are usually in the overwintering/non-breeding phase of their life cycle.

4. Abundance of each species within the project area:

   abundant = many flocks or individuals seen throughout the area at all times of day.
   common = a few flocks or well scattered individuals throughout the area.
   uncommon = only one flock or several individuals seen within the project area.
   rare = only one or two seen within the project area.

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MAMMALS			
none			
BIRDS			
Gepelia striata L.	zebra dove	non-native	common
Pluvialis fulva Gmelin	Pacific golden-plover	migratory	uncommon
Francolinus pondicerianus Gmelin	gray francolin	non-native	rare
Streptopelia chinensis Scopoli	spotted dove	non-native	rare
Passer domesticus L.	house sparrow	non-native	rare
Carpodacus mexicanus Muller	house finch	non-native	rare
Bubulcus ibis L.	cattle egret	non-native	rare
REPTILES			
Lepidodactylus lugubris Dumeril & Bibron	mourning gecko	non-native	rare

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MAMMALS			
none			
BIRDS			
Geopelia striata L.	zebra dove	non-native	common
Pluvialis fulva Gmelin	Pacific golden-plover	migratory	uncommon
Francolinus pondicerianus Gmelin	gray francolin	non-native	rare
Streptopelia chinensis Scopoli	spotted dove	non-native	rare
Passer domesticus L.	house sparrow	non-native	rare
Carpodacus mexicanus Muller	house finch	non-native	rare
Bubulcus ibis L.	cattle egret	non-native	rare
REPTILES			
Lepidodactylus lugubris Dumeril & Bibron	mourning gecko	non-native	rare

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
INSECTS			
Order ARANAE - true spiders			
ARANEIDAE (Orb Weaver Family)			
Argiope appensa Walkenaer	common garden spider	non-native	rare
Order DIPTERA - flies			
CULICIDAE (Mosquito Family)			
Culex quinquefasciatus Say	Southern house mosquito	non-native	rare
MUSCIDAE (Housefly Family)			
Musca sorbens Wiedemann	dung fly	non-native	uncommon
SYRPHIDAE (Hoverfly Family)			
Eristalis tenax L.	drone fly	non-native	rare
Order HETEROPTERA - true bugs			
APHROPHORIDAE (Spittle Bug Family)			
Philaenus spumarius L.	spittle bug	non-native	rare
Order LEPIDOPTERA - butterflies, moths			
LYCAENIDAE (Gossamer-winged Butterfly Family)			
Brephidium exilis Boisduval	Western pygmy blue	non-native	rare
Lampides boeticus L.	long-tailed blue	non-native	rare
Order ORTHOPTERA - grasshoppers, crickets			
ACRIDIDAE (Grasshopper Family)			
Oedaleus abruptus Thunberg	short-horned grasshopper	non-native	rare

Figure 1. Molokaʻi Education Center Expansion – project boundary

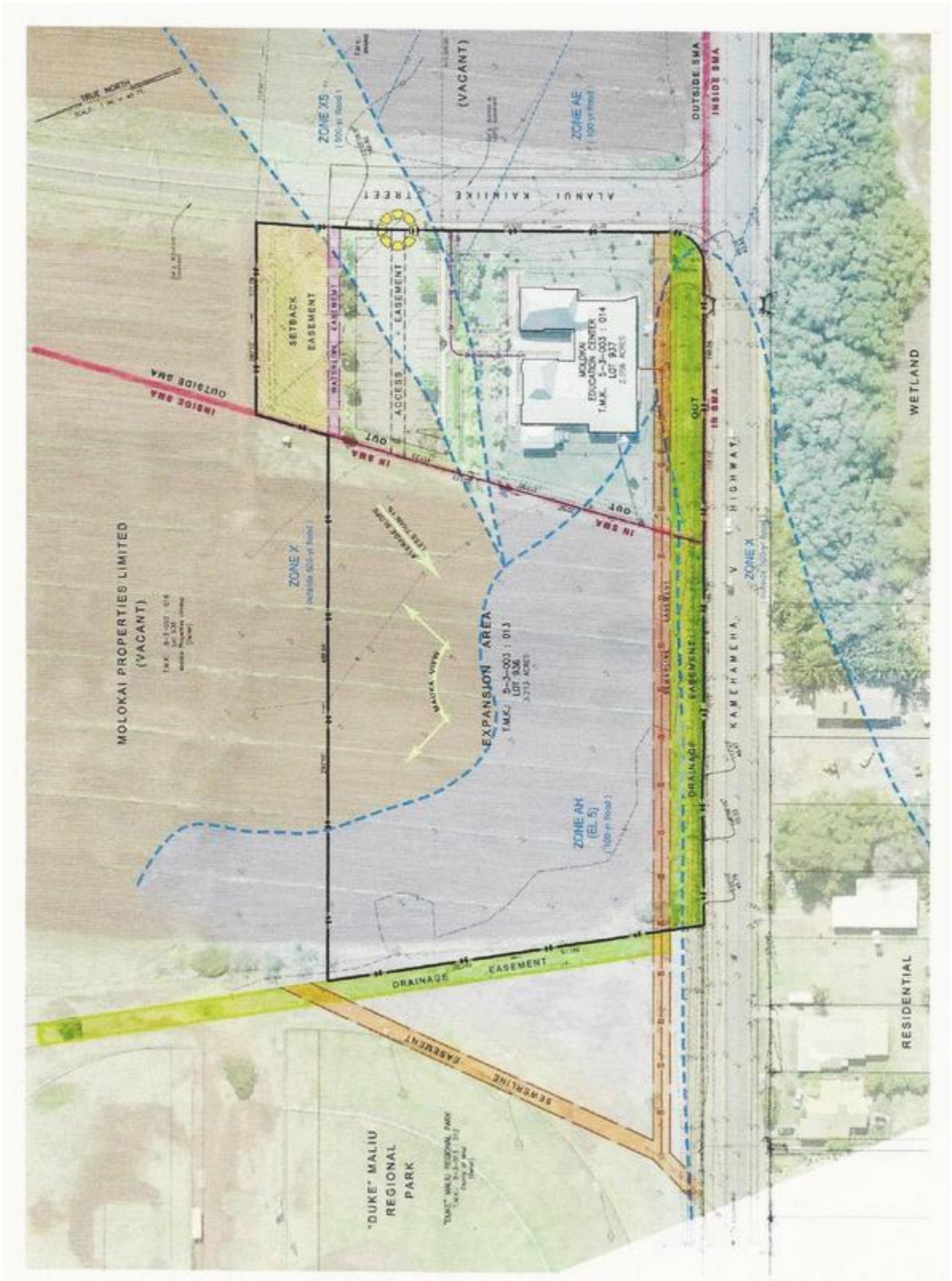


Figure 2. Molokaʻi Education Center Expansion – project boundary

Figure 3. Molokaʻi Education Center. Fully developed portion with building, parking area and landscaping.

Figure 4. Molokaʻi Education Center expansion area – an open field on former agricultural land that now has grasses, low shrubs and herbaceous vegetation.

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APPENDIX C

State Historic Preservation Division Determination &

Archeological Site Inspection

State Historic Preservation Division Determination

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

August 22, 2019

IN REPLY REFER TO:
Log No. 2019.01726
Doc No. 1908GC15
Archaeology

Mr. Glen Ueno, Administrator
Development Services Administration, Subdivision Section
250 South High Street
Wailuku, HI 96793

Dear Mr. Ueno:

SUBJECT: **Chapter 6E-8 Historic Preservation Review –**
Preliminary Plat Map Review (File No. 5.693)
Land Court Application 632 – Moloka'i Education Center
Kaunakakai Ahupua'a, Kona District, Island of Moloka'i
TMK: (2) 5-3-003:013 and 014

This letter provides the State Historic Preservation Division's (SHPD's) review comments regarding the subject application (File No. 5.693) titled, *Land Court Application 632.* The owner, the University of Hawaii, proposes to consolidate Lot 936 (3.19 acres, parcel 013) and Lot 937 (1.75 acres, parcel 014) into Lot 945.

In a letter dated September 7, 2017 (Log No. 2017.00530, Doc. No. 1709MBF05), SHPD concurred with a determination of *no historic properties affected* for the proposed expansion of the Moloka'i Education Center based on prior archaeological work which identified no historic properties within the project area. SHPD received a draft environmental assessment (EA) for the project on April 9, 2019 (Log No. 2019.00757). Additionally, SHPD again made a determination of no historic properties affected (August 5, 2019; Log No. 2019.00888, Doc. No. 1908LS07) for the following applications:

- State Land Use District Boundary Amendment Application – DBA 2019/0002
- Change of Zoning Permit Application - CIZ 2019/0002
- Special Management Area Application - SM1 2019/0002

Based on the available information, **SHPD has no objections** to the requested consolidation of Lots 936 and 937 into Lot 945. Pursuant to HAR §13-275-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The permit issuance process may proceed.

SHPD hereby notifies the County that the HRS 6E-8 historic preservation review process is ended.

Please attach to appropriate permits: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 243-1285.

Please contact Dr. Susan A. Lebo, Archaeology Branch Chief at (808) 692-8019 or at Susan.A.Lebo@hawaii.gov for any questions regarding this letter.

Aloha,
Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy, State Historic Preservation Officer

cc: Michele McLean, michele.mclean@co.maui.hi.us
Planning@co.maui.hi.us
Annalise.Kehler@co.maui.hi.us
Sybil Lopez, sybil.lopez@mauicounty.gov
Jan Gouveia, jgouveia@hawaii.edu
Lesli Otani, lesli.otani@co.maui.hi.us

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

August 5, 2019

Michele Chouteau McLean, Director
Planning Department
County of Maui
2200 Main Street
One Main Plaza, Suite 315
Wailuku, Hawai'i 96793

IN REPLY REFER TO:
Log No. 2019.00888
Doc. No. 1908LS07
Archaeology

Dear Ms. McLean:

SUBJECT: **Chapter 6E-8 Historic Preservation Review**
State Land Use District Boundary Amendment Application – DBA 2019/0002
Change of Zoning Permit Application - ClZ 2019/0002
Special Management Area Application - SM1 2019/0002
Molokai Education Center, Kaunakakai - Expansion
Kaunakakai Ahupua'a, Kona District, Moloka'i Island
TMK: (2) 5-3-003:013, 014

This letter provides the State Historic Preservation Division's (SHPD's) review of the subject permit applications for the proposed expansion of the MEC. The SHPD received this submittal on April 22, 2019. The submittal includes a permit application. Parcel 013 (Lot 936) totals approximately 3.213 acres and parcel 014 (Lot 937) totals 2.056 acres. Parcel 013 is currently vacant land and parcel 014 includes the existing MEC building, a paved parking lot with access from Alanui Ka'imi'ike Street, and landscaping. In addition, parcel 013 is within the SMA. The University of Hawai'i proposes to construct additional classroom spaces to accommodate the increasing student population at the MEC. The proposed project will include excavation to a maximum of 5 ft. below grade.

A review of SHPD records indicates that the SHPD previously reviewed a request for concurrence with an effect determination of no historic properties affected for the proposed expansion of the MEC on September 7, 2017 (Log No. 2017.00530, Doc. No. 1709MBF05). SHPD received a draft environmental assessment (EA) for the project on April 9, 2019 (Log No. 2019.00757).

Based on the information provided, SHPD's determination is **no historic properties affected** for the subject permit. Pursuant to HAR §13-275-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The historic preservation review process is ended. The permit issuance process may proceed.

Please attach to the permit: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 243-1285.

Please contact Dr. Susan A. Lebo, Archaeology Branch Chief, at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 for any questions regarding this letter.

Aloha,

Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Sybil Lopez, sybil.lopez@mauicounty.gov

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

September 7, 2017

IN REPLY REFER TO:
Log No. 2017.00530
Doc No. 1709MBF05
Archaeology

Christopher M. Monahan, PhD
Principal Investigator, Archaeologist
TCP Hawai`i, LLC
333 Aoloa Street, #303
Kailua, HI 96734
mookahan@gmail.com

Dear Dr. Monahan,

SUBJECT: **Chapter 6E-8 Historic Preservation Review –**
Request for Determination of "No Historic Properties Affected" in Support of an EA for proposed expansion of Moloka'i Education Center
Kaunakakai Ahupua'a, Kone District, Moloka'i Island
TMK: (2) 5-3-003:013 and 014

Thank you for the request for a determination letter titled, *Request for an HAR § 13-275-3 Letter of Determination of "No Historic Properties Affected" in Support of an EA for proposed expansion of Moloka'i Education Center Kaunakakai Ahupua'a, Kone District, Moloka'i Island TMK: (2) 5-3-003:013 & 014* (Monahan, March 2017). The State Historic Preservation Division (SHPD) received this submittal on March 22, 2017.

On behalf of the landowner, University of Hawai'i, and the project planner, PBR Hawai'i & Associates, Inc., TCP Hawai'i prepared materials for SHPD review regarding the request for concurrence with an effect determination for the proposed expansion of the Moloka'i Education Center.

The project area is 5.269 acres. The scope of work was not provided in the materials provided to the SHPD for concurrence with an effect determination. However, based on the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of **no historic properties affected** for the proposed project.

Please be advised for all future submittals that, pursuant to HAR §13-275-1(c)(1), the appropriate process for historic preservation review stipulates that the principal participants must prepare materials for review; and the lead agency must initiate consultation with the SHPD. Written consent to delegate this authority should be provided if a third-party will consult with the SHPD on behalf of principal participants involved in the historic preservation review process. If the principal participants, including the County, wish to be contacted regarding SHPD's review, the complete contact information for all parties must be provided upon submittal of the proposed project.

For each agency involved with the project, please attach the following condition to all permits before final approval:

In the event that historic resources; including human skeletal remains, structural remains, cultural deposits, or sand deposits are identified during construction activities, please cease work in the vicinity of the find, protect the find from any disturbance, and contact the State Historic Preservation Division at (808) 243-1285.

You may contact Dr. Matthew Barker Fariss at matthew.b.fariss@hawaii.gov, or by phone at (808) 243-4626, regarding any questions.

Aloha,

Susan A. Lebo

Susan A. Lebo, PhD
Archaeology Branch Chief

cc: PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai‘i 96813

County of Maui
Department of Planning
Planning@co.maui.hi.us

Archeological Site Inspection

TCP Hawai‘i, LLC

Documenting Traditional Cultural Properties of Hawai‘i
Preserving and Restoring Cultural and Natural Resources of Hawai‘i

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March 14, 2017

To: Dr. Susan Lebo, Archaeology Branch Chief, State Historic Preservation Division

Re: Request for an HAR § 13-275-3 Letter of Determination of "No Historic Properties Affected" in Support of an EA for proposed expansion of Moloka‘i Education Center, Kaunakakai Ahupua‘a, Kona District, Moloka‘i Island, TMK (2) 5-3-003:013 & 014

Aloha Dr. Lebo,

On behalf of the landowner, the University of Hawai‘i, and the project planner, PBR Hawai‘i & Associates, Inc., TCP Hawai‘i is submitting this request for a determination letter of "no historic properties affected," in support of an Environmental Assessment of the aforementioned project. The purpose of this letter report containing map figures, recent photographs of the project area, and attachments is to provide the State Historic Preservation Division, Department of Land and Natural Resources (SHPD/DLNR), with sufficient information to make a determination. The information includes (a) observations from a site inspection—where we were able to observe subsurface deposits and stratigraphy resulting from previous excavation by another (permitted) project (Verizon Wireless), (b) results of previous archaeological studies in the vicinity of the project area, and (c) other archival research. The decision to conduct a site inspection—regardless of the fact that two previous undertakings in the subject project area have received determinations of "no effect"—is consistent with our ongoing efforts to go above and beyond the typical historic preservation review so that the SHPD/DLNR can make an informed decision.

Figure 1 (USGS topographic map), Figure 2 (aerial image), and Figure 3 (TMK map) depict the project area location in Kaunakakai Ahupua‘a. A portion of the current project area, which measures 5.269 acres, contains the existing structures, infrastructures and appurtenances of the Moloka‘i Education Center (an outreach of Maui Community College), which first opened in 1999, as well as undeveloped land used for agriculture for many decades.

Historic Preservation Context

The SHPD/DLNR has been consulted on two previous proposed projects in the current project area. First, in a letter (Log No: 19853, Doc No: 9707SC18) to PBR Hawai‘i dated July 22, 1997 (see Attachment #1), the SHPD Administrator Don Hibbard commented on the (then) proposed (now constructed) "Molokai Community College," and stated:

> Although the land has not undergone an archaeological inventory survey, we have no record of historic sites on this parcel. Judging from aerial photographs taken in the 1970s, the proposed development site was formerly under pineapple cultivation. Consequently, it is unlikely that

significant historic sites are still present. Therefore, we believe that the proposed undertaking will have "no effect" on significant historic sites.

Second, starting in 2006 and finishing in 2014, Section 106 consultation by Verizon Wireless was conducted in advance of cell tower and facility improvements in a portion of the current project area (i.e., TMK [2] 5-3-003:014), adjacent to the existing structures. In June, 2014, SHPD staff archaeologist Morgan Davis concurred with the determination that "no historic properties will be affected by this undertaking" (see Attachment #2). *An archaeological assessment in 2006 by Dye and Jourdane of parcel 014 concluded the project area contained no historic properties*.[1]

Methods

In addition to conducting a records review at the SHPD library in Kapolei on January 20, 2017, and searching several online databases for relevant cultural, historical and archaeological data (listed below), the principal investigator (Chris Monahan, Ph.D.) also conducted a site inspection of the project area on October 20, 2016. The online database resources we consulted include:

- Office of Hawaiian Affairs Papakilo database (http://papakilodatabase.com/main/main.php)
- OHA's Kipuka database (http://kipukadatabase.com/kipuka/)
- Bernice P. Bishop Museum archaeological site database (http://has.bishopmuseum.org/index.asp)
- Bishop's Hawaii Ethnological Notes (http://data.bishopmuseum.org/HEN/browse.php?stype=3)
- University of Hawai'i-Mānoa's digital maps (http://magis.manoa.hawaii.edu/maps/index.html)
- DAGS' State Land Survey (http://ags.hawaii.gov/survey/map-search/)
- Waihona 'Aina website (www.waihona.com)
- Digital newspaper archive "Chronicling America, Historic American Newspapers" (http://chroniclingamerica.loc.gov/lccn/sn82014681/)
- Hawai'i State Archives digital collections (http://archives1.dags.hawaii.gov/)

Fieldwork consisted of a 100% pedestrian survey of the entire project area as well as inspection of a block excavation and utility trenching conducted by contractors working for Verizon Wireless. These open excavations afforded us an opportunity to observe the character of the subsurface deposits and stratigraphy in a portion of the project area. Figure 4 depicts the location, areal extent, maximum depth, and orientation of these excavated areas. Figure 5 to Figure 9 show the excavations and exposed stratigraphy.

Two recent archaeological reports (McElroy and Elison 2014; Liston and Robins 2016)[2] provide a comprehensive cultural, historical and archaeological portrait of Kaunakakai Ahupua'a, town, and environs, including the current project area. While mostly focusing on the area of Kaunakakai Town, these reports include numerous historical maps that include the current project area.

Analysis

Figure 10 is a portion of an 1897 survey map by Alexander showing the current project area devoid of structures or any other features, and depicts the location of settlement ("Village") near Kaunakakai Town. A 1900 survey map produced by American Sugar Company (see McElroy and Elison 2014:12) shows the

[1] Dye, T.S., and E.H.R. Jourdane (2006). *Archaeological Assessment for the Proposed Verizon Wireless H12 Kaunakakai Cell Site VZW No. 2004005296, Moloka'i Education Center, 375 Kamehameha V Highway, Kaunakakai, Kona District, Moloka'i, Hawai'i (TMK 5-3-03:014).* T.S. Dye Colleagues, Archaeologists, Inc., Honolulu.

[2] McElroy, W.K., and M. Elison (2014). *Archaeological Monitoring Report for Kaunakakai Wharf Improvements, Kaunakakai Ahupua'a, Kona District, Island of Moloka'i, TMK: (2) 5-3-001:005 and :011.* Keala Pono Archaeological Consulting, LLC., Kāne'ohe, Hawai'i.

Liston, J., and J. Robins (2016). *Archaeological Monitoring Plan for Former Kaunakakai Chevron Bulk Storage Terminal, Kaunakakai Ahupua'a, Kona District, Moloka'i Island, Hawai'i, TMK: (2) 5-3-001:002, 005, 009, 01, 065, 097, and 100.*

current project area entirely within an extensive area marked "Cane Field," reflecting the early years of commercial sugarcane agriculture that began in the 1890s. Figure 11 and Figure 12 depict site conditions between 1922 and 1924-5, respectively. Both of these images show no development or structures in the current project area. Aerial photographs from 1949-50, 1964-5, and 1977 (Figure 13, Figure 14 and Figure 15) clearly show the entire project area was part of an extensive complex of agricultural fields. These images correlate with the introduction of commercial pineapple agriculture just after World War II. Pineapple agriculture continued until the late 1980s. The project area and immediate environs continues to be used for agriculture, as shown in a 2013 aerial image (Figure 16).

Pedestrian survey conducted by TCP Hawai'i in October, 2016, showed the entire project area is devoid of features or structures, other than the existing facilities of the education center. The entire project area has been leveled due to over 100 years of commercial (industrial), mechanized plowing.

Likewise, our October, 2016, inspection of the exposed subsurface deposits (see Figures 5 through Figure 9), a block (squared-shaped) excavation at the southwest corner of the existing main building measuring approximately 6.9 m (length) by 6.9 m (width) by 1.4 m (depth) and a trench along the south side of the main building measuring approximately 22.4 m (length) by 0.7 m (average depth), did not indicate the presence of any historic properties or component features. We did observe extensive gray, rocky silt deposits of fill material, probably associated with the original (late 1990s) construction of the existing facilities. Other deposits below the gray deposit consist of silty agricultural soils with no apparent structure. These reddish-brown silts appear to represent the plow zone that was repeatedly turned over using mechanical means for over a century.

Conclusion

Taking into consideration all available evidence described and cited in the subject document, we believe the entire project area has been adversely impacted by over 100 years of commercial, industrial, mechanized agriculture—first sugarcane, then pineapple, and, most recently, other crops—such that no historic properties or component features remain. We therefore request the SHPD write a letter of determination of "no historic properties affected," in accordance with HAR § 13-275-3.

Please feel free to contact me if you have any questions about this request for a determination letter of "no historic properties affected" by the proposed expansion of the Moloka'i Education Center.

With aloha,

Christopher M. Monahan, Ph.D.
Principal Investigator, Archaeologist
TCP Hawai'i, LLC
333 Aoloa Street, #303
Kailua, HI 96734
(808) 754-0304
mookahan@gmail.com

Figure 1. Project area location on a portion of U.S.G.S. topographic map (source: ESRI's ArcMap 10.2.2)

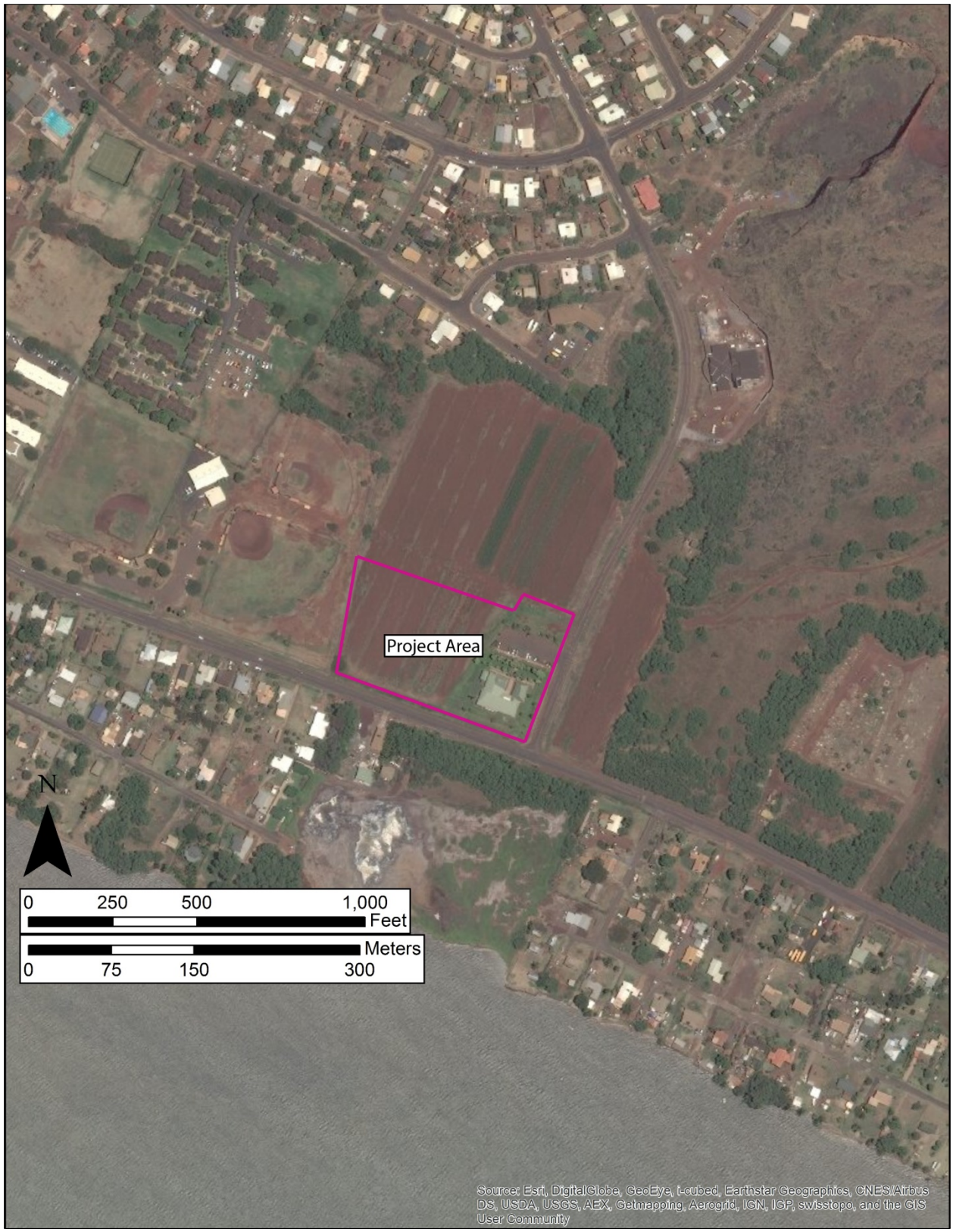

Figure 2. Project area location on an aerial image (source: ESRI's ArcMap 10.2.2)

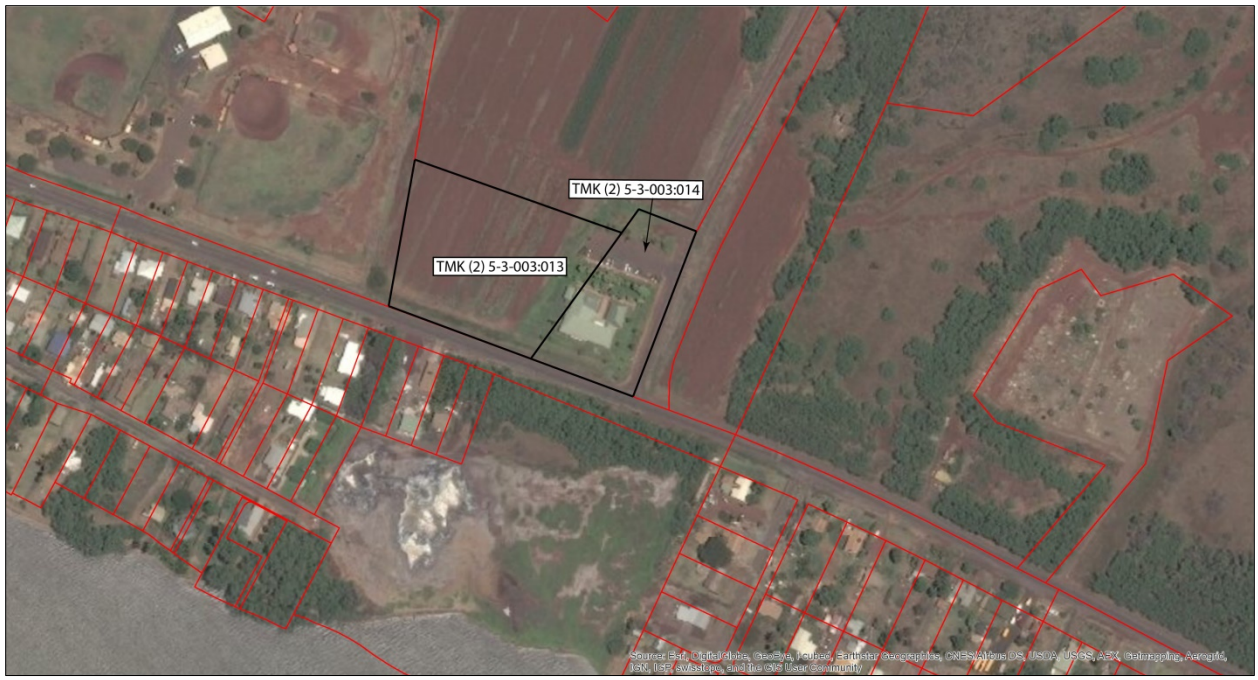

Figure 3. TMK map of the project area (parcel data from State of Hawai‘i GIS)

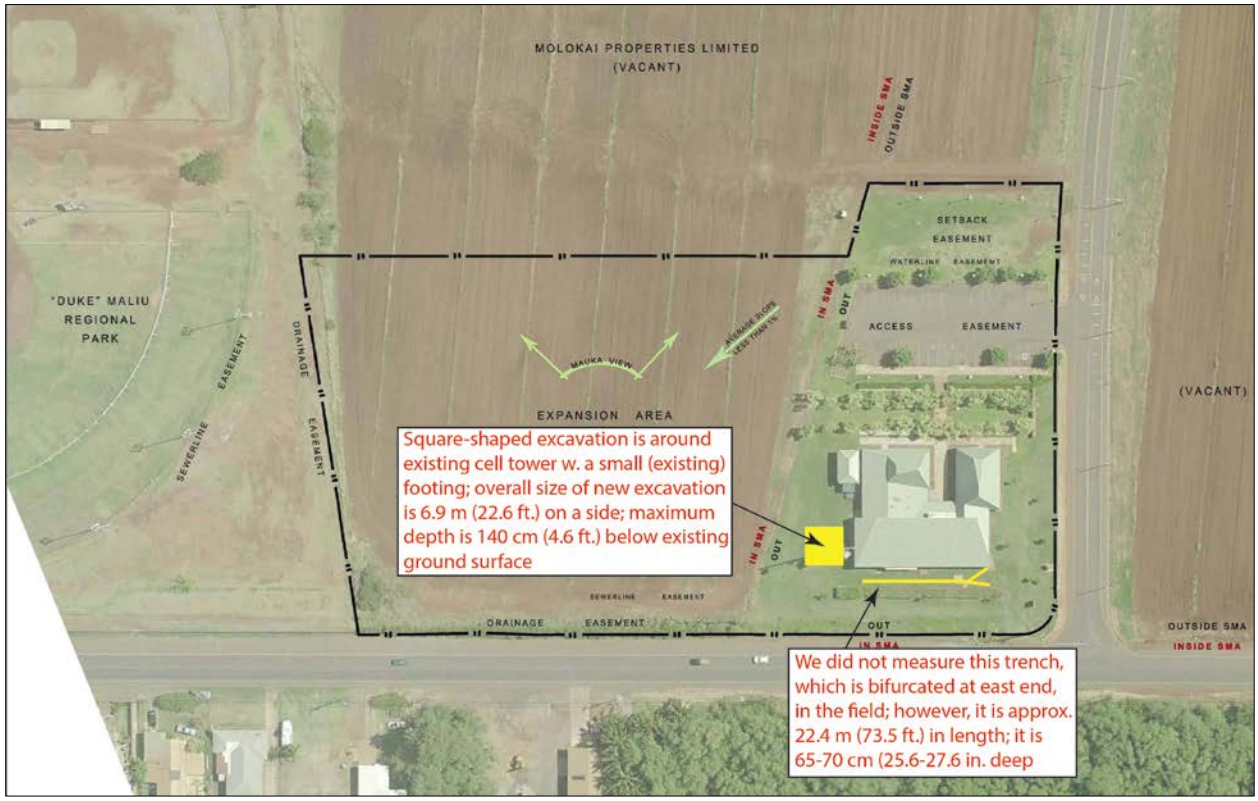

Figure 4. Location of open excavations (yellow) by Verizon’s contractor observed by TCP Hawai‘i on October 20, 2016

Figure 5. Location of large, square-shaped excavation around (and deeper than) existing cell tower and smaller (old) footing; view northeast

Figure 6. Detail of large, square-shaped excavation; view east

Figure 7. Detail of east-side of square-shaped excavation at cell tower location; view northeast

Figure 8. Overview of long trench at south side of main building; view west

Figure 9. Detail of long trench at south side of building

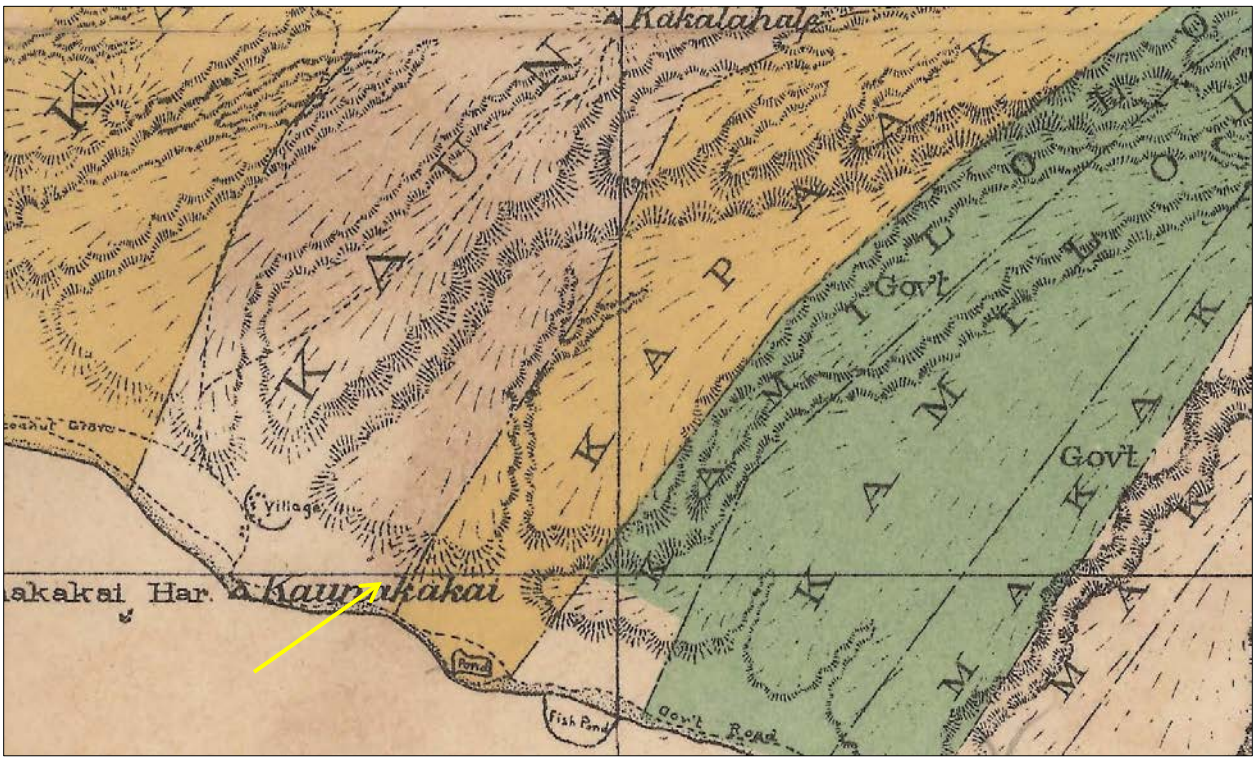

Figure 10. Portion of 1897 survey map by Alexander showing a village in Kaunakakai Town environs and no structures in the approximate location of the current project area (arrow) (source: DAGS online digital map collection)

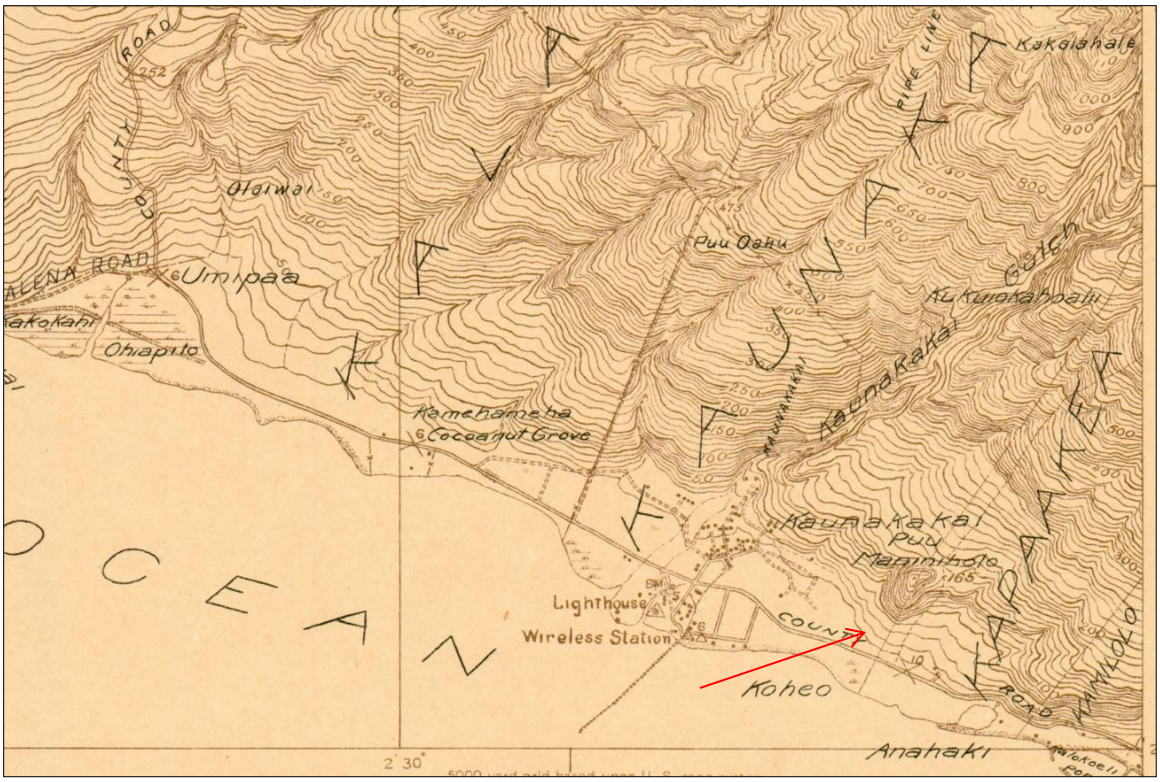

Figure 11. Portion of 1922 U.S.G.S. topographic map (Kualapuu quadrangle) showing no development or structures in project area (arrow) (source: UH-Mānoa online digital map collection)

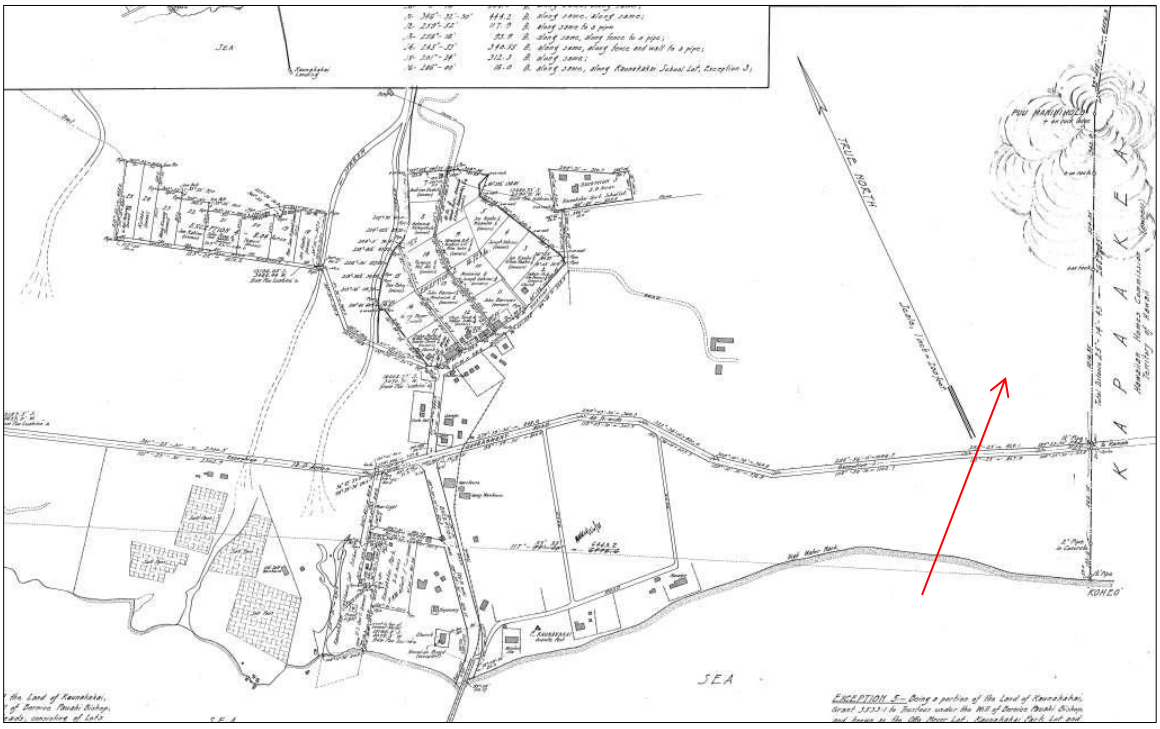

Figure 12. Portion of 1924-5 Land Court Application map showing no development of structures in project area (arrow) (source: DAGS online digital map collection)

Figure 13. 1949-50 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)

Figure 14. 1964-5 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)

Figure 15. 1977 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)

Figure 16. 2013 aerial image showing project area completely engaged as agricultural lands (source: Google Earth)

ATTACHMENT #1

1997 “No Effect” Letter from SHPD/DLNR

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
Gilbert Coloma-Agaran

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

July 22, 1997

Ms. Yukie Ohashi, Project Manager
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813

LOG NO: 19853
DOC NO: 9707SC18

Dear Ms. Ohashi:

SUBJECT: **Chapter 6E-8 Historic Preservation Review of the Proposed Construction of Molokai Community College**
Kaunakakai, Moloka'i **TMK: 5-3-003: 001**

Thank you for the opportunity to comment on the proposed development of a campus for the Molokai Community College on lands in Kaunakakai, Moloka'i. 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 parcel.

Although the land has not undergone an archaeological inventory survey, we have no record of historic sites on this parcel. Judging from aerial photographs taken in the 1970s, the proposed development site was formerly under pineapple cultivation. Consequently, it is unlikely that significant historic sites are still present. Therefore, we believe that the proposed undertaking will have "no effect" on significant historic sites.

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

JUL 25 1998

ATTACHMENT #2

Summary Information on Verizon's (2006-2014) Section 106 Consultation and SHPD/DLNR Concurrence of "No Effect"

Addendum to

FCC Section 106 Compliance Report for the Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center Cell Site (VZW Project ID #2004085427), Located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748, dated January 9, 2008, Project No. 17006-006320.00

Addendum #1
Dated June 5, 2014

The project site, identified as the Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site (VZW ID #2004085427), is located in the western portion of the subject parcel. The site conditions remain unchanged. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Because it has been over 5 years since the Section 106 review was completed, Bureau Veritas North America, Inc. (Bureau Veritas) re-consulted with the Hawaii State Historic Preservation Division (SHPD) and OHA to request that their concurrence remained unchanged. In an e-mail response dated June 4, 2014, SHPD indicated that their concurrence remains unchanged. In an e-mail response dated June 4, 2014, OHA indicated that their original comments remain applicable and that they have no additional comments. Copies of the SHPD and OHA e-mail responses are attached to this addendum.

This addendum prepared by:

Lori Ford
Senior Project Manager
Health, Safety, and Environmental Services

June 5, 2014
Project No. 17014-014090.00

Lori Ford

From: Morgan.E.Davis@hawaii.gov
Sent: Wednesday, June 04, 2014 2:29 PM
To: Theresa.K.Donham@hawaii.gov
Cc: Lori Ford
Subject: Re: Fw: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

Aloha Lori,

I do concur that no historic properties will be affected by this undertaking. Thank you for providing all the documentation from 2006.

Mahalo,

Morgan

From: Theresa K Donham/DLNR/StateHiUS
To: Morgan E Davis/DLNR/StateHiUS@StateHiUS,
Date: 06/03/2014 03:27 PM
Subject: Fw: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

---

Morgan,
Would you like to review and if you agree with Lori's assessment, can email a response to her, or ask her for more info.

----- Forwarded by Theresa K Donham/DLNR/StateHiUS on 06/03/2014 03:25 PM -----

From: "Lori Ford" <lford@hawaii.rr.com>
To: "Theresa Donham" <Theresa.K.Donham@hawaii.gov>,
Date: 06/03/2014 02:07 PM
Subject: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

---

Theresa,

We have previously (in 2006) corresponded with the State Historic Preservation Division (SHPD) regarding the proposed Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center cell site located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748.

The site conditions and the proposed action has not changed. The following describes the site conditions and proposed action:

- The site conditions remains unchanged. The subject property is located in the western portion of the subject parcel. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

- The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Attached is SHPD's previous response letters dated November 8, 2006 and December 12, 2006.

Attached is the Historic Properties Assessment report prepared by T.S. Dye & Colleagues, Archaeologists, Inc. for the site.

We are requesting your "concurrence" of no historic properties will be affected by this undertaking at this time (remain unchanged).

An email response will suffice. Thank you for your time and assistance in this matter. If you need additional information, please contact me.

Thanks,

Lori Ford
Senior Project Manager
(808) 295-0604 cell
(808) 531-6708 BV office
lford@hawaii.rr.com
[attachment "SHPO Response 006320.pdf" deleted by Morgan E Davis/DLNR/StateHiUS] [attachment "SHPO Reponse 006320 #2.pdf" deleted by Morgan E Davis/DLNR/StateHiUS] [attachment "TS Dye Molo_Edu_Ctr AA.pdf" deleted by Morgan E Davis/DLNR/StateHiUS]

Lori Ford

From: Jerry Norris <jerryn@oha.org>
Sent: Wednesday, June 04, 2014 1:38 PM
To: Lori Ford
Subject: RE: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

Aloha Ms. Ford: Regarding the above listed Verizon Wireless proposal, according to the T.S. Dye & Colleagues, Archaeologists, Inc. and an inspection by Clayton Group Services, it would appear that there are no historic properties that will be affected at this time. However, if, by chance, should iwi kupuna or Native Hawaiian cultural or traditional deposits are found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law. Thank you for the opportunity to assist you with this effort.

Jerry B. Norris
'AHO PUEO KIA'I' KANAWAI
Compliance Specialist
Office of Hawaiian Affairs
560 N. Nimite Hwy. Suite 200
Honolulu, Hawai'i 96817
Phone: (808) 594-0227
Fax: (808) 594-1825
Email: jerryn@oha.org
Web: www.oha.org

From: Lori Ford [mailto:lford@hawaii.rr.com]
Sent: Tuesday, June 03, 2014 2:01 PM
To: Jerry Norris
Subject: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

Jerry,

Based on our phone conversation, we have previously (in 2006) corresponded with the Office of Hawaiian Affairs (OHA) regarding the proposed Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center cell site located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748.

The site conditions and the proposed action has not changed. The following describes the site conditions and proposed action:

- The site conditions remains unchanged. The subject property is located in the western portion of the subject parcel. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

- The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Attached is OHA's previous response letter dated November 2, 2006. At that time, a public notice was published in the Molokai Island Times in January/February 2007. In addition, a letter dated November 27, 2007 was sent to the Molokai Community Resource Coordinator; however, no response was received.

Attached is the Historic Properties Assessment report prepared by T.S. Dye & Colleagues, Archaeologists, Inc. for the site.

We are requesting your "concurrence" of no historic properties will be affected by this undertaking at this time (remain unchanged).

An email response will suffice. Thank you for your time and assistance in this matter. If you need additional information, please contact me.

Thanks,

Lori Ford
Senior Project Manager
(808) 295-0604 cell
(808) 531-6708 BV office
lford@hawaii.rr.com

APPENDIX D

Transportation Impact Assessment Report

Transportation Impact Assessment Report

Molokaʻi Education Center Expansion
Kaunakakai, Hawaiʻi

July 2017

AECOM Technical Services, Inc.
1001 Bishop Street, Suite 1600
Honolulu, Hawaiʻi 96813
Ph. (808) 521-5031

Project Reference: 60543186

Transportation Impact Assessment Report

Molokaʻi Education Center Expansion
Kaunakakai, Molokaʻi, Hawaiʻi

July 2017

Prepared for:

PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaiʻi 96813
(808) 521-5631

Prepared by:

AECOM Technical Services
1001 Bishop Street, Suite 1600
Honolulu, Hawaiʻi 96813
(808) 521-5031

Project Reference: 60543186

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List of Tables

I. INTRODUCTION

The Moloka‘i Education Center (MEC) is a branch campus of the University of Hawai‘i Maui College. It is located on the northwest corner of the Kamehameha V Highway/Alanui Kaimike Street on the island of Moloka‘i. Figure 1 shows site location map, while Figure 2 illustrates a more detailed view of the campus location.

Figure 1 Location of Moloka‘i Education Center of Moloka‘i

The proposed action is to implement an increment of the Moloka‘i Education Center Long-Range Development Plan (MECLRDP) that will provide additional configurable classroom space for MEC.

The purpose of this transportation impact analysis report (TIAR) is to identify transportation impacts associated with this incremental expansion and recommend actions to address them.

Figure 2 Moloka'i Education Center Site with Existing Buildings

II. EXISTING CONDITIONS

A. Site Description

The proposal is to expand the existing Moloka'i Education Center Campus. The existing campus is located on the northwest corner of the Kamehameha V Highway/Alanui Kaimike Street intersection. The town of Kaunakakai is located northwest of the campus along Kamehameha V Highway. Figure 3 illustrates the existing site plan.

The existing campus is surrounded by primarily vacant land parcels. Lands immediately to the north, west and east of the parcel appear to be used for agricultural purposes. The vacant land to the south does not appear to be in active use. Further to the west is a park with baseball fields. Further north and southwest of the campus are lands in residential development.

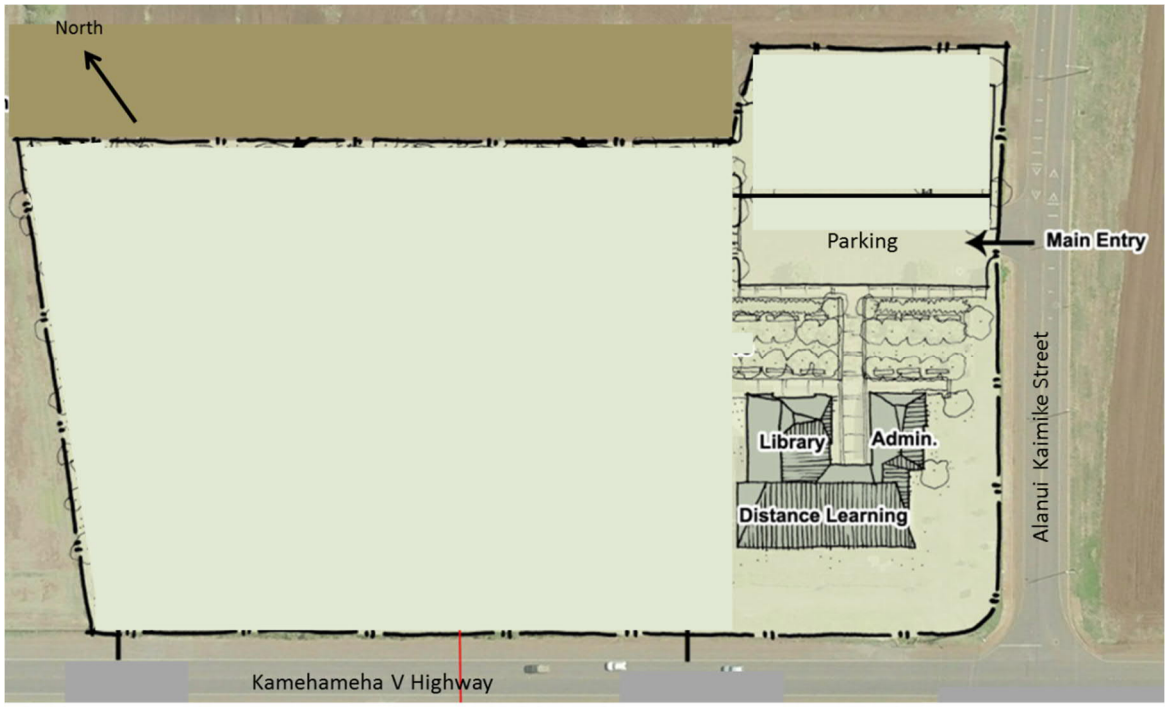


Figure 3 Existing MEC Site

B. Roadway Conditions

The roadways adjacent to the proposed development are Kamehameha V Highway and Alanui Kaimike Street. Kamehameha V Highway borders the makai (south) side of the existing campus parcel and Alanui Kaimike Street borders the East side of the existing campus parcel. Access to existing campus is from Alanui Kaimike Street.

Kamehameha V Highway is the major roadway providing east-west mobility on Moloka'i. In this area it provides mobility between Kaunakakai town and the south shore of Moloka'i to the Hālawa Bay on the east end of the island. The State of Hawaii Department of Transportation (HDOT) has jurisdiction of this roadway. Kamehameha V Highway is primarily a two-lane, undivided roadway with paved shoulders. The posted speed limit in the vicinity of the campus is 25 mph. Figure 4 is a picture of Kamehameha V Highway just east of its intersection with Alanui

Kaimike Street looking toward Kaunakakai town. The existing Maui Education Center is the cluster of green building to the right of the picture.

Figure 4 Kamehameha V Highway

Alanui Kaimike Street intersects Kamehameha V Highway as a mauka-makai collector roadway. In addition to providing access to MEC, it also provides access to the Moloka'i Fire Station and a residential subdivision. It is a two-lane roadway with paved shoulders on both sides of the roadway. Curb and gutter is provided on both sides of the roadway from Kamehameha V Highway to the mauka end of the MEC parcel. There are speed humps on Alanui Kaimike Street, and one of them is located just mauka of the MEC Driveway. The posted speed limit is assumed to be 25 mph.

Figure 5 Alanui Kaimike Street at MEC

The intersection of Kamehameha V Highway and Alanui Kaimike Street is unsignalized with STOP-sign control on the Alanui Kaimike Street approach.

C. Bicycle & Pedestrian Conditions

There is an attached sidewalk on the west side of Alanui Kaimike Street along the frontage of the MEC parcel. Elsewhere in the vicinity of MEC, pedestrians were observed to utilize the paved shoulder on both sides of Alanui Kaimike Street and on Kamehameha V Highway.

During the AM and PM peak traffic periods, there were only a few pedestrians observed. Most were not associated with MEC but appeared to be walking to exercise.

Bicycle activity was also very light during the AM and PM peak traffic periods. Less than five bicycles were observed during each of the peak periods. The bicyclists were observed to use the paved shoulders of Kamehameha V Highway and Alanui Kaimike Street.

D. Public Transit Conditions

Public transit service is provided by Maui Economic Opportunity, Inc. (MEO). Scheduled public transit service is provided Monday through Friday by three routes: East Expanded Rural Shuttle, West Expanded Rural Shuttle, and Central Expanded Rural Shuttle.

The East Expanded Rural Shuttle provides service between Kaunakakai Town and Pukoʻo Fire Station to the east. Eight runs occur per day starting at 4:45 AM in Kaunakakai with the last run leaving at 4:05 PM.

The West Expanded Rural Shuttle provides service between Kaunakakai Town and Maunaloa Post Office on the west side of the island. Six runs occur per day starting at 5:20 AM in Kaunakakai with the last run leaving at 3:40 PM. Two of the six runs also service Kaulaloi Villas.

The Central Expanded Rural Shuttle provides service between Kaunakakai Town and Kualapuʻu Post Office/Kalae Lookout. Six runs occur per day with three of them going all the way to Kalae Lookout and three of them terminating at Kualapuʻu Post Office. The runs start at 6:40 AM in Kaunakakai with the last run leaving at 4:05 PM.

There is also on-demand service provided via the Rural Shuttle Service, MEO Nutritions Program, and Kaunakakai Shuttle Service.

E. Traffic Conditions

Traffic turning movement counts were conducted on Tuesday, April 25, 2017 between 2:30 PM and 4:45 PM and on Wednesday, April 26, 2017 between 6:30 AM and 8:30 AM at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections. The traffic count summary sheets are located in Appendix A.

The AM peak hour was identified to occur between 7:00 AM to 8:00 AM and the PM peak hour was identified to occur between 2:45 PM and 3:45 PM.

Figure 6 summarizes the existing Year 2017 AM and PM peak hour turning movements at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections.

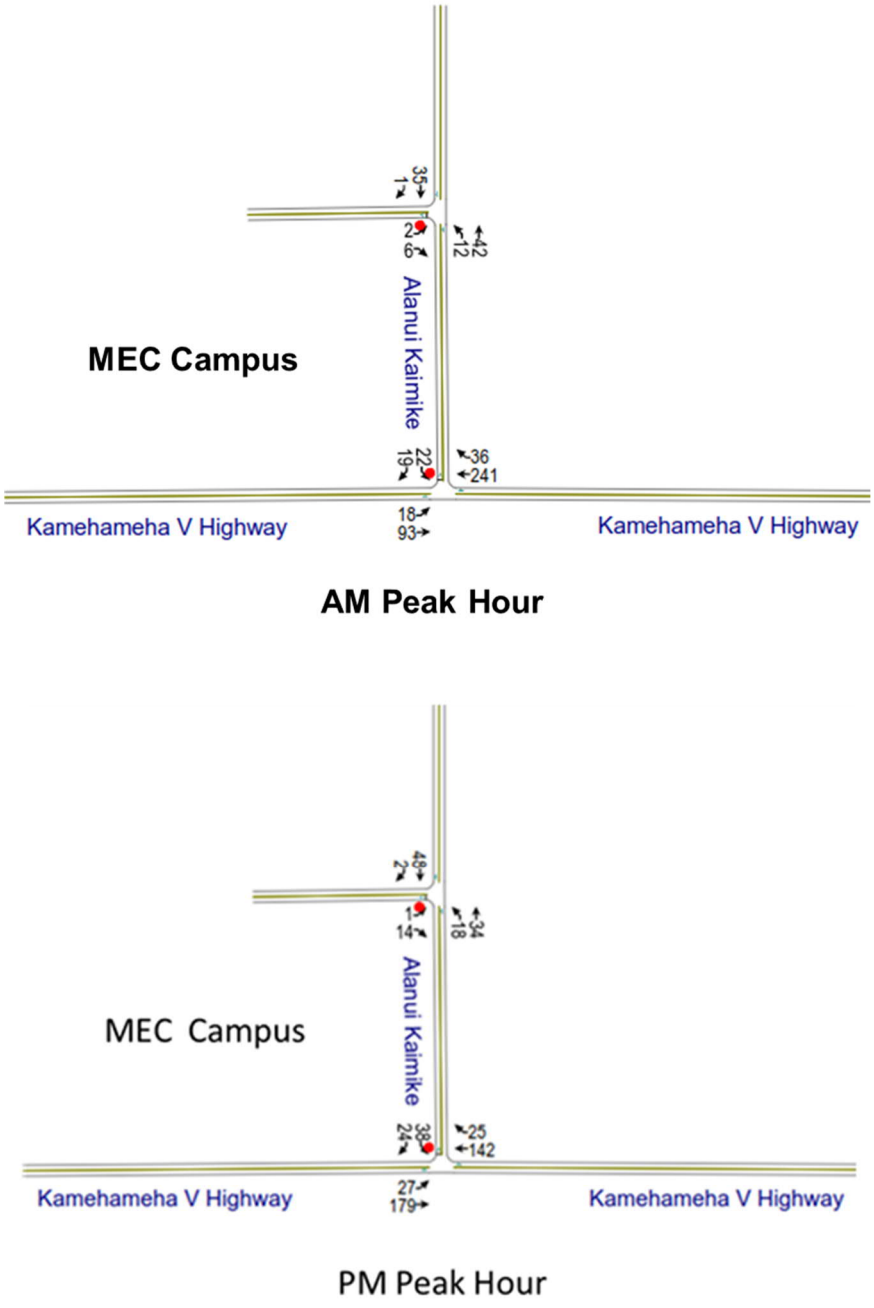


Figure 6 Existing 2017 Peak Hour Traffic Volumes

Table 1 summarizes intersection operations at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections for these time periods.

The unsignalized intersections were analyzed using the method described in Chapter 16 of the 2010 Highway Capacity Manual (HCM) through the Synchro software. The analysis worksheets are included in the Appendix B of this report.

Table 1 Existing 2017 Peak Hour Intersection Operations

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (seconds)	LOS	Delay (seconds)	LOS
Kamehameha V Highway/ Alanui Kaimike Street	1.4/10.9/10.9	A/B/B	1.1/11.0/11.0	A/B/B
Alanui Kaimike Street/ MEC Driveway	1.7/9.0/9.0	A/A/A	2.6/8.6/8.6	A/A/A
Note: xx/xx/xx = left turn into minor/left turn out from minor/right turn out minor Delay is in seconds/vehicle AM Peak Hour: 7:00 AM – 8:00 AM, PM Peak Hour: 2:45 PM – 3:45 PM Synchro worksheets are in Appendix B				

As shown in Table 1, traffic at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections experience little delay and both intersections are judged to operate very well during AM and PM peak hour conditions. As noted in the previous discussions in this report, both bicycle and pedestrian activity in the vicinity of these intersections is very low. Therefore, conflicts between transportation modes are also very low.

III. FUTURE CONDITIONS

A. Proposed Development

Figure 7 illustrates the proposed site plan for the MEC expansion.

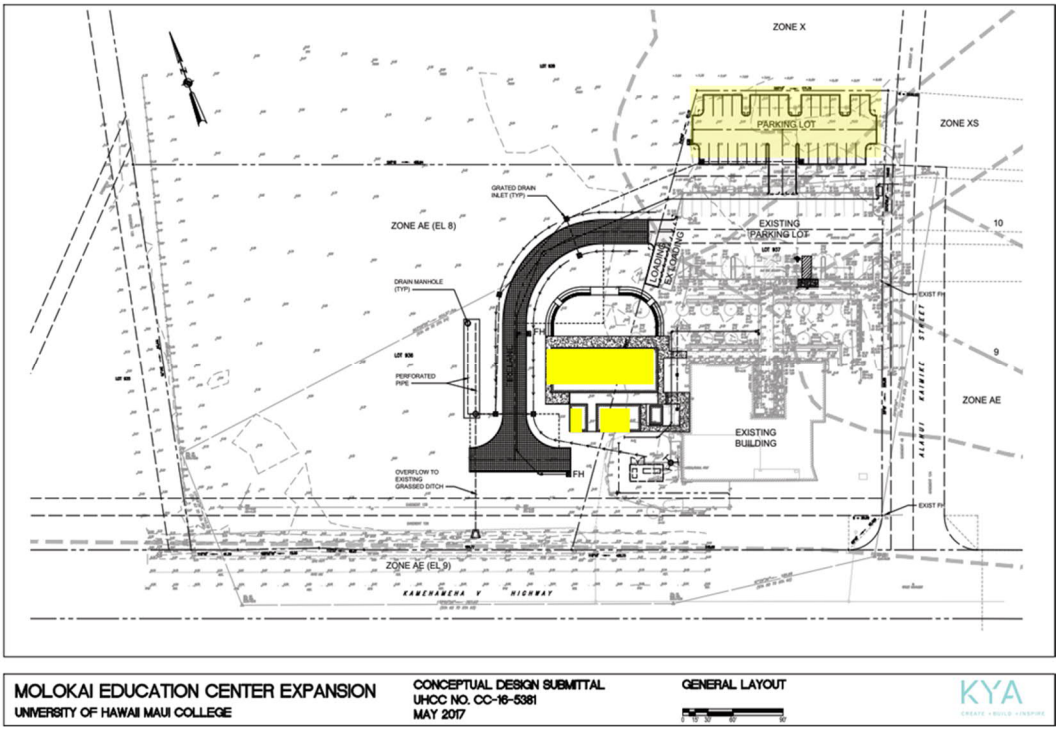


Figure 7 Proposed MEC Expansion Site Plan

The yellow highlighted areas on the proposed MEC expansion site plan indicate the key additions to the existing site. The larger building is proposed to be a three classroom building. The middle-sized building is a proposed bathroom building and the smallest building is a proposed multi-use room. The existing parking lot is also proposed to be expanded from the current 37 parking stalls to 65 parking stalls.

B. Vehicular Trips Generated by Proposed MEC Expansion

MEC is a non-traditional campus in that distance learning is a major part of its operation. Students are able to interact with classes on Maui and on O'ahu as part of their curriculum. As such, floor area and number of classrooms are not necessarily good indicators of traffic generated by the site. A better indicator is judged to be the number of students enrolled at MEC.

Table 2 summarizes the existing a proposed future level of student enrollment at MEC.

Table 2 Existing and Projected MEC Student Enrollment

	Year	Student Enrollment (FTE)	Student Population (unduplicated headcount)
Existing Conditions	2017	150	250
Build-Out Completion	2022	300	450

For the purpose of this transportation impact analysis, the existing vehicular activity counted at the MEC driveway is increased proportionately to the increase in student enrollment projected and summarized in Table 2.

Table 3 summarizes the existing and projected 2022 vehicular turning movements at the MEC Driveway/Alanui Kaimike Street intersection for the AM and PM peak hours.

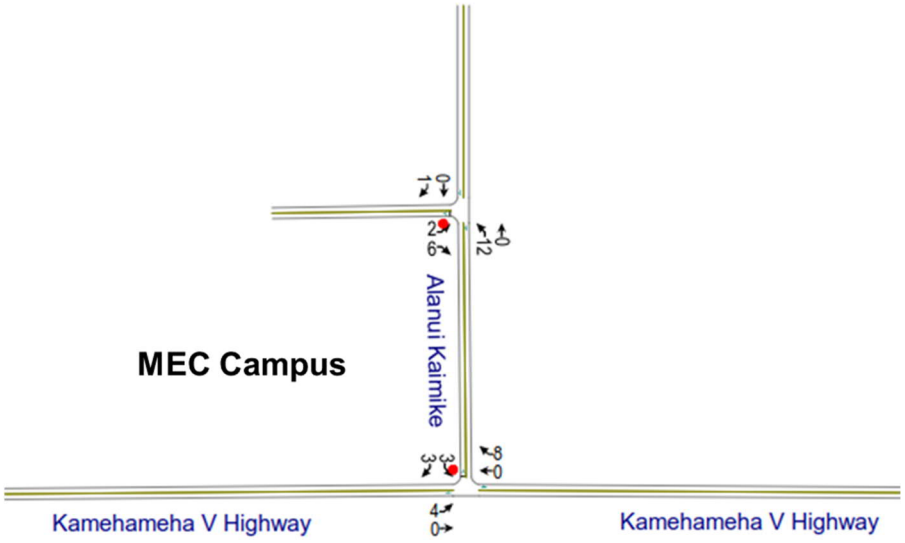
Based on the projected doubling in student enrollment for MEC, peak hour traffic turning movement volumes are assumed to double.

Table 3 Existing 2017 and Projected 2022 MEC Traffic Volumes

MEC Driveway/Alanui Kaimike Street

Turn Movement	Existing 2017		Projected 2022	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Left out of driveway	2	1	4	2
Right out of driveway	6	14	12	28
Left into driveway	12	18	24	36
Right into driveway	1	2	2	4
Note: Units are vehicles per hour (vph) Peak hours refer to commuter peak hour				

The projected traffic volumes generated by the MEC expansion were assumed to have the same directional distribution at the Alanui Kaimike Street/Kamehameha V Highway intersection as existing traffic volumes. The resulting incremental peak hour traffic generated by the MEC expansion is shown in Figure 8.



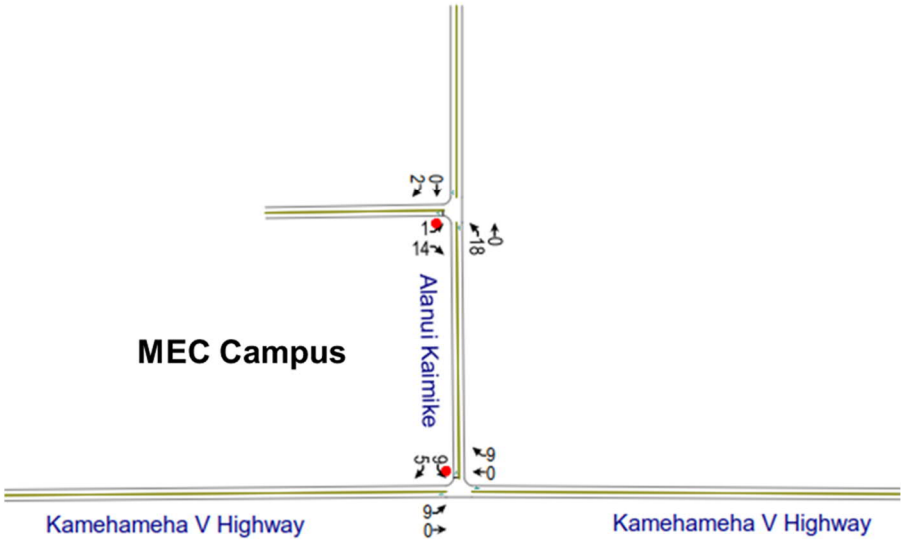


Figure 8 Projected Incremental MEC-Generated Traffic Volumes

C. Projected Year 2022 Peak Hour Background Traffic Volumes

Background traffic refers to traffic that is not related to MEC. To estimate the background traffic for the future Year 2022, the year that the MEC expansion is estimated to be complete, traffic volume counts conducted by AECOM on April 25-26, 2017 were compared with traffic volume counts conducted by HDOT on December 10, 2013. The AM and PM peak hour traffic volumes on Kamehameha V Highway, west of Alanui Kaimike Street are shown in Table 4.

Table 4 Peak Hour Traffic Volumes on Kamehameha V Highway West of Alanui Kaimike Street

Time Period	Eastbound		Westbound	
	HDOT-12/10/13	AECOM-4/25-26/17	HDOT-12/10/13	AECOM-4/25-26/17
AM Peak Hour	126	111	260	260
PM Peak Hour	231	206	177	166
Note: Volumes are vehicles per hour (vph) AM peak hour: 7:00 AM -8:00 AM PM Peak Hour: 2:45 PM-3:45 PM				

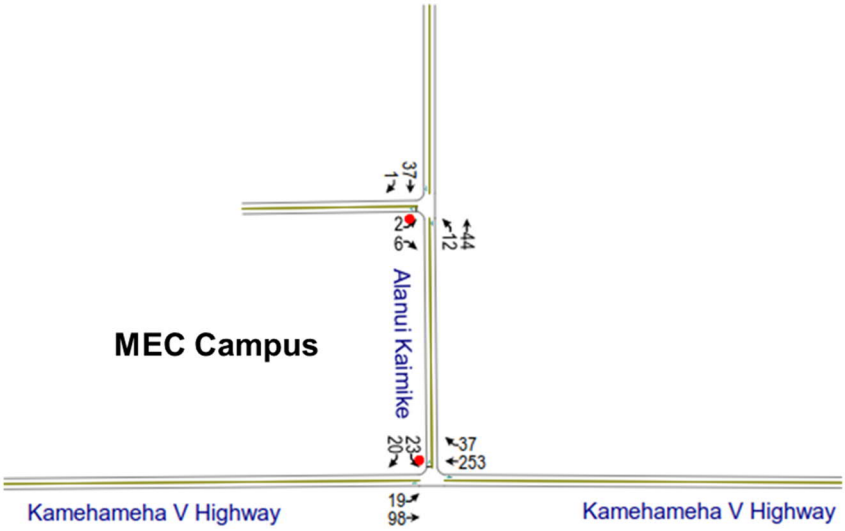
As shown in Table 4, there has not been significant growth in peak hour traffic volumes on Kamehameha V Highway in the vicinity of the MEC between the years 2013 and 2017. In fact, one could conclude the there was a slight decrease in peak hour traffic volume within the study area.

However, to provide an estimate of a worst case scenario, the existing traffic volumes counted by AECOM on April 25-26, 2017 were increase by an annual growth rate of 1 percent to project the future Year 2022 background traffic volumes.

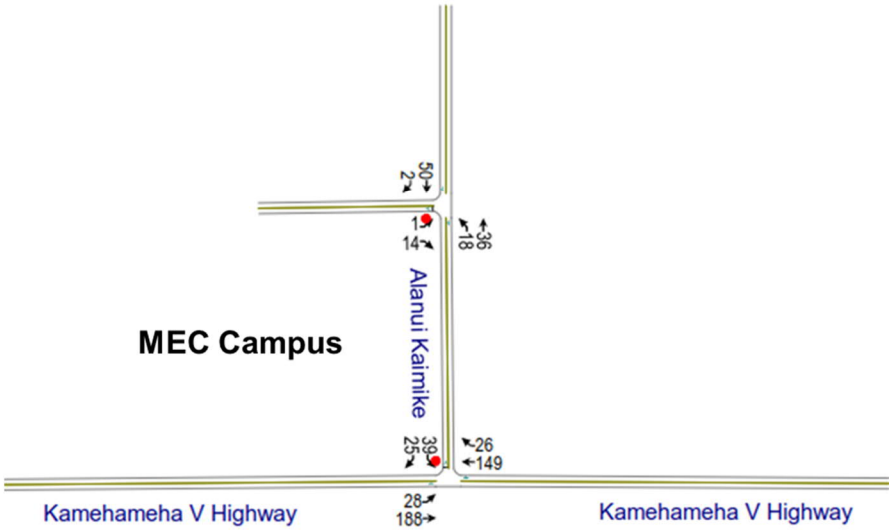
Figure 9 illustrates the projected year 2022 background traffic peak hour turning movement volumes at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/ MEC Driveway intersections.

D. Projected Year 2022 Total Peak Hour Traffic Volumes with Proposed MEC Expansion

The MEC expansion generated traffic volumes shown in Figure 8 were added to the projected Year 2022 background traffic volumes shown in Figure 9 to obtain the projected Year 2022 total traffic volumes. These total traffic volumes are shown in Figure 10.



AM Peak Hour



PM Peak Hour

Figure 9 Projected Year 2022 Background Peak Hour Traffic Volumes

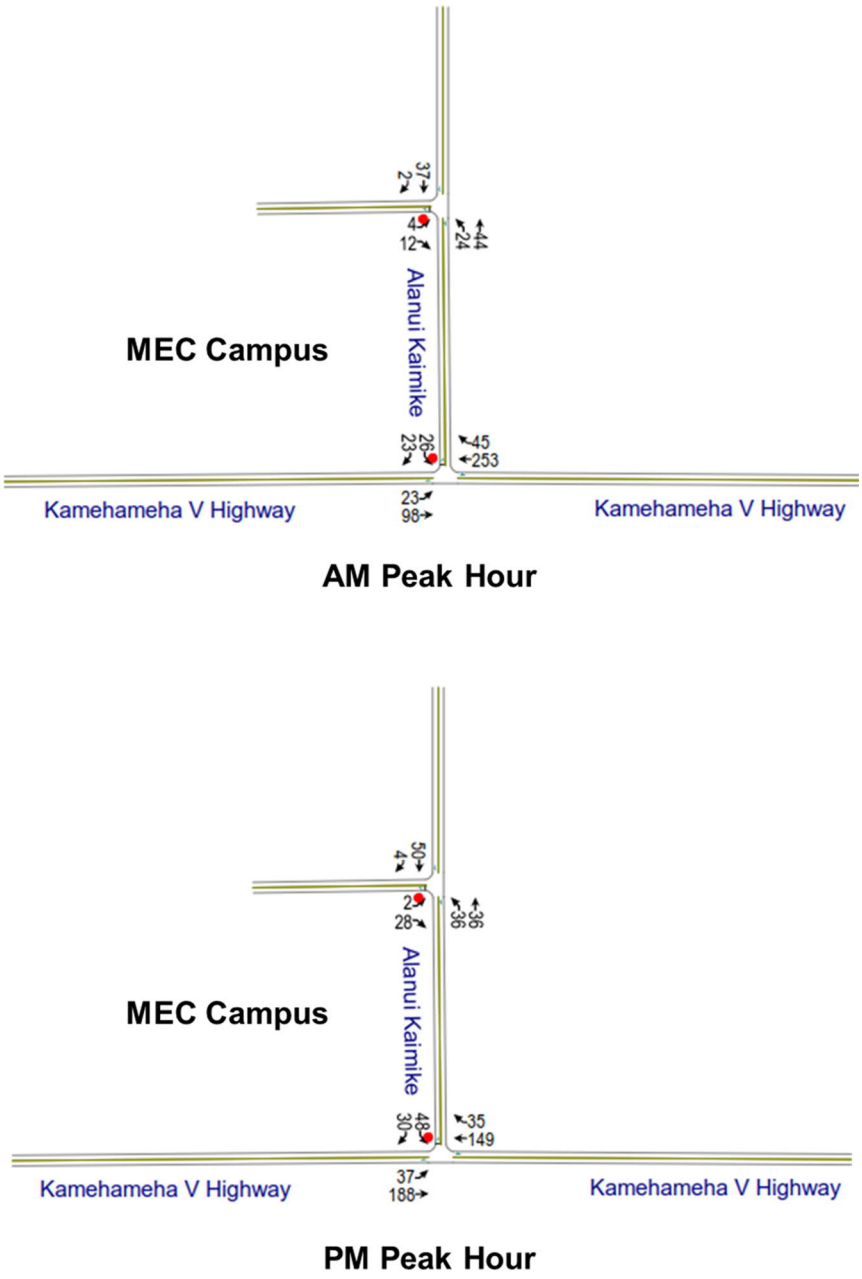


Figure 10 Projected Year 2022 Total Peak Hour Traffic Volumes

E. Projected Year 2022 PM Peak Hour Intersection Operations

Projected Year 2022 PM peak hour traffic volumes without and with the proposed MEC Expansion were evaluated at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections.

The two-way, stop-sign controlled unsignalized method as documented in the 2010 Highway Capacity Manual and implemented in the Synchro, version 9 software was used to evaluate the intersections. This type of analysis produces an estimate of delay for specific traffic movements. These delays are linked to a qualitative level of service (LOS) for each specific traffic movement.

The results of the analyses are summarized in Table 5.

Table 5 Projected Year 2022 Peak Hour Intersection Operations

Intersection	Background w/o MEC Expansion				Total w/ MEC Expansion			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Kamehameha V/Alanui Kaimike	A/B	7.9/11.5	A/B	7.7/11.6	A/B	8.0/11.3	A/B	7.7/11.6
Alanui Kaimike/MEC Driveway	A/A	7.3/8.7	A/A	7.4/8.7	A/A	7.3/8.8	A/A	7.4/8.8

Notes: X/X = LOS left turn movement into minor street/LOS combined movements out of minor street
#/# = control delay in seconds/vehicle
left turn movement into minor street/combined movements out of minor street

Synchro worksheets in Appendix B

As shown in Table 5, the proposed MEC Expansion is not projected to significantly change LOS at the intersections evaluated.

F. Transit, Pedestrian, and Bicycle Issues

Given the minor increases in traffic attributed to the proposed MEC Expansion, it is projected that impacts to transit, pedestrian and bicycle operations would be very minor.

IV. SUMMARY AND RECOMMENDATIONS

A. Summary

The Moloka'i Education Center (MEC) is proposing to expand its existing campus by constructing a new 3-classroom building, a restroom facility, and a multi-purpose room. This expansion is projected to increase enrollment from 150 to 300 full time equivalent (FTE) students.

This study estimated future incremental traffic generated by this proposed expansion, potential increases in background traffic not associated with MEC, and evaluated future peak hour intersection operational impacts at the Kamehameha V Highway/Alanui Kaimike Street and Alanui Kaimike Street/MEC Driveway intersections. Transit, pedestrian, and bicycle impacts were qualitatively evaluated.

It was found that there was no significant impact to future peak hour intersection operations due to the proposed MEC expansion. Level of service, a measure of quality of intersection operation, was projected at very good operational levels without or with the traffic added by the proposed MEC expansion.

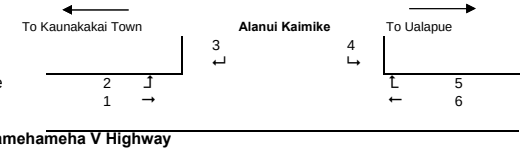
B. Recommendations

Given the low level of traffic generated by the proposed MEC expansion and the resultant low levels of impacts, it is concluded that the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations under the currently observed conditions. Should these conditions change, roadway, pedestrian, and bicycle facilities may need modification, but the need for these changes would not be due to the MEC expansion.

There is a possibility that the proposed MEC Expansion may provide more community meeting spaces. While this is a benefit to the community, it is recommended that, should community use of MEC building increase in the future, traffic operations should be monitored to assure that increased use is not negatively impacting traffic, pedestrian, or bicycle operations.

Appendix A –Traffic Count Worksheets

Moloka'i Education Center



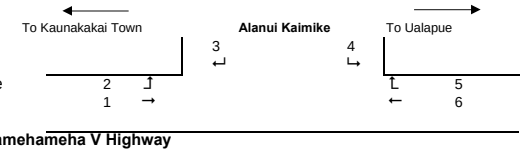
LOCATION: Kamehameha V Highway/Alanui Kaimike
DATE: 4/26/17 (Wednesday)
TIME: 6:30a-8:30a
WEATHER: Clear
RECORDER: WYY

`

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
6:30-6:45a	16	2	2	4	3	40						
6:45-7:00a	15	1	4	4	4	70						
7:00-7:15a	14	3	6	4	5	66						
7:15-7:30a	25	4	5	8	8	63						
7:30-7:45a	22	2	7	4	7	71						
7:45-8:00a	32	9	1	6	16	41						
8:00-8:15a	30	4	7	5	4	35						
8:15-8:30a	32	4	3	3	3	38						
7:00-8:00a	93	18	19	22	36	241						

Notes:

Moloka'i Education Center

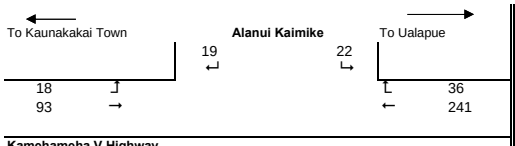


LOCATION: Kamehameha V Highway/Alanui Kaimike
DATE: 4/25/17 (Tuesday)
TIME: 2:30p-4:30p
WEATHER: Clear
RECORDER: WYY

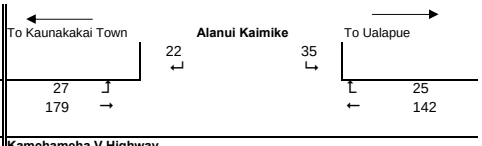
`

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
2:30-2:45p	42	5	2	12	11	38						
2:45-3:00p	38	4	7	8	7	40						
3:00-3:15p	51	9	5	7	7	35						
3:15-3:30p	37	8	6	6	7	33						
3:30-3:45p	53	6	4	14	4	34						
3:45-4:00p	44	4	1	8	8	36						
4:00-4:15p	46	5	2	5	8	25						
4:15-4:30p	38	7	4	7	4	39						
4:30-4:45p	49	2	5	7	2	28						
2:45-3:45p	179	27	22	35	25	142						

Notes:

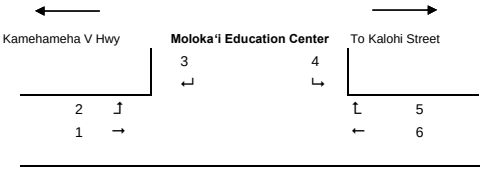


AM Peak Hour
7:00-8:00a



PM Peak Hour
2:45-3:45p

Moloka'i Education Center



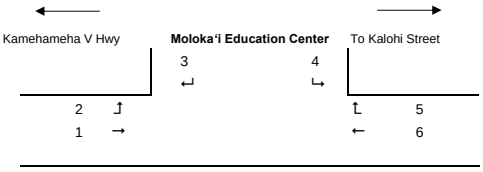
LOCATION: Alanui Kaimike/MEC Driveway
DATE: 4/26/17 (Wednesday)
TIME: 6:30a-8:30a
WEATHER: Clear
RECORDER: WYY

`

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
6:30-6:45a	4	1	0	0	0	7						
6:45-7:00a	3	2	0	0	1	7						
7:00-7:15a	6	0	0	0	0	11						
7:15-7:30a	13	1	1	0	0	12						
7:30-7:45a	7	0	2	0	1	10						
7:45-8:00a	16	7	2	0	0	7						
8:00-8:15a	6	2	1	0	0	9						
8:15-8:30a	4	3	1	0	1	7						
7:00-8:00a	42	10	6	0	1	38						

Notes:

Moloka'i Education Center

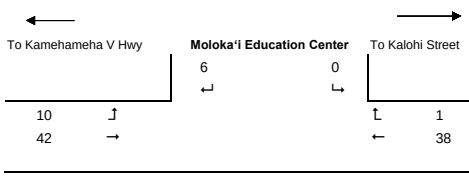


LOCATION: Alanui Kaimike/MEC Driveway
DATE: 4/25/17 (Tuesday)
TIME: 2:30p-4:30p
WEATHER: Clear
RECORDER: WYY

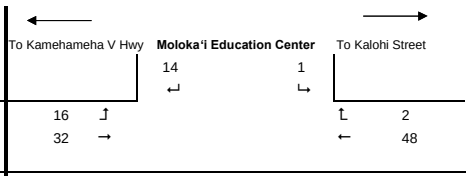
`

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
2:30-2:45p	16	0	0	0	0	13						
2:45-3:00p	7	2	3	0	0	11						
3:00-3:15p	10	5	1	0	0	11						
3:15-3:30p	9	4	7	0	1	9						
3:30-3:45p	6	5	3	1	1	17						
3:45-4:00p	10	3	1	2	0	8						
4:00-4:15p	13	1	0	0	0	7						
4:15-4:30p	8	3	3	0	0	8						
4:30-4:45p	3	0	2	0	0	11						
2:45-3:45p	32	16	14	1	2	48						

Notes:



AM Peak Hour
7:00-8:00a



PM Peak Hour
2:45-3:45p

Appendix B –HCS 2010 Intersection Analysis Worksheets

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	19	98	253	37	23	20
Future Vol, veh/h	19	98	253	37	23	20
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	21	107	275	40	25	22

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	315	0	-	0	443	295
Stage 1	-	-	-	-	295	-
Stage 2	-	-	-	-	148	-
Critical Hdwy	4.12	-	-	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1245	-	-	-	525	744
Stage 1	-	-	-	-	713	-
Stage 2	-	-	-	-	855	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1245	-	-	-	518	744
Mov Cap-2 Maneuver	-	-	-	-	518	-
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	840	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	11.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1245	-	-	-	603
HCM Lane V/C Ratio	0.017	-	-	-	0.078
HCM Control Delay (s)	7.9	0	-	-	11.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	6	12	44	37	1
Future Vol, veh/h	2	6	12	44	37	1
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	-	-	-	-	-
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	2	7	13	48	40	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	115	41	41	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	74	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	881	1030	1568	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	949	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	873	1030	1568	-	-	-
Mov Cap-2 Maneuver	873	-	-	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	940	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	1.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1568	-	986	-	-
HCM Lane V/C Ratio	0.008	-	0.009	-	-
HCM Control Delay (s)	7.3	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	28	188	149	26	39	25
Future Vol, veh/h	28	188	149	26	39	25
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	30	204	162	28	42	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	190	0	-	0	441	176
Stage 1	-	-	-	-	176	-
Stage 2	-	-	-	-	265	-
Critical Hdwy	4.12	-	-	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1384	-	-	-	527	867
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	740	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1384	-	-	-	517	867
Mov Cap-2 Maneuver	-	-	-	-	517	-
Stage 1	-	-	-	-	806	-
Stage 2	-	-	-	-	722	-

Approach	EB	WB	SB
HCM Control Delay, s	1	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1384	-	-	-	614
HCM Lane V/C Ratio	0.022	-	-	-	0.113
HCM Control Delay (s)	7.7	0	-	-	11.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	14	18	36	50	2
Future Vol, veh/h	1	14	18	36	50	2
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	-	-	-	-	-
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	1	15	20	39	54	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	133	55	57	0	-	0
Stage 1	55	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	861	1012	1547	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	945	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	850	1012	1547	-	-	-
Mov Cap-2 Maneuver	850	-	-	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	933	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	2.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1547	-	999	-	-
HCM Lane V/C Ratio	0.013	-	0.016	-	-
HCM Control Delay (s)	7.4	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	98	253	45	26	23
Future Vol, veh/h	23	98	253	45	26	23
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	25	107	275	49	28	25

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	324	0	-	0	456	299
Stage 1	-	-	-	-	299	-
Stage 2	-	-	-	-	157	-
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	1236	-	-	-	562	741
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	871	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1236	-	-	-	550	741
Mov Cap-2 Maneuver	-	-	-	-	550	-
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	853	-

Approach	EB	WB	SB
HCM Control Delay, s	1.5	0	11.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1236	-	-	-	626
HCM Lane V/C Ratio	0.02	-	-	-	0.085
HCM Control Delay (s)	8	0	-	-	11.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	12	24	44	37	2
Future Vol, veh/h	4	12	24	44	37	2
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	-	-	-	-	-
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	4	13	26	48	40	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	141	41	42	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	100	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	852	1030	1567	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	924	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	838	1030	1567	-	-	-
Mov Cap-2 Maneuver	838	-	-	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	908	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	2.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1567	-	974	-	-
HCM Lane V/C Ratio	0.017	-	0.018	-	-
HCM Control Delay (s)	7.3	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	37	188	149	35	48	30
Future Vol, veh/h	37	188	149	35	48	30
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	40	204	162	38	52	33

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	200	0	-	0	466	181
Stage 1	-	-	-	-	181	-
Stage 2	-	-	-	-	285	-
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	1372	-	-	-	555	862
Stage 1	-	-	-	-	850	-
Stage 2	-	-	-	-	763	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1372	-	-	-	537	862
Mov Cap-2 Maneuver	-	-	-	-	537	-
Stage 1	-	-	-	-	850	-
Stage 2	-	-	-	-	738	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1372	-	-	-	628
HCM Lane V/C Ratio	0.029	-	-	-	0.135
HCM Control Delay (s)	7.7	0	-	-	11.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	28	36	36	50	4
Future Vol, veh/h	2	28	36	36	50	4
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	-	-	-	-	-
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	2	30	39	39	54	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	174	57	59	0	-	0
Stage 1	57	-	-	-	-	-
Stage 2	117	-	-	-	-	-
Critical Hdwy	7.12	6.22	4.12	-	-	-
Critical Hdwy Stg 1	6.12	-	-	-	-	-
Critical Hdwy Stg 2	6.12	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	789	1009	1545	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	888	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	773	1009	1545	-	-	-
Mov Cap-2 Maneuver	773	-	-	-	-	-
Stage 1	930	-	-	-	-	-
Stage 2	865	-	-	-	-	-

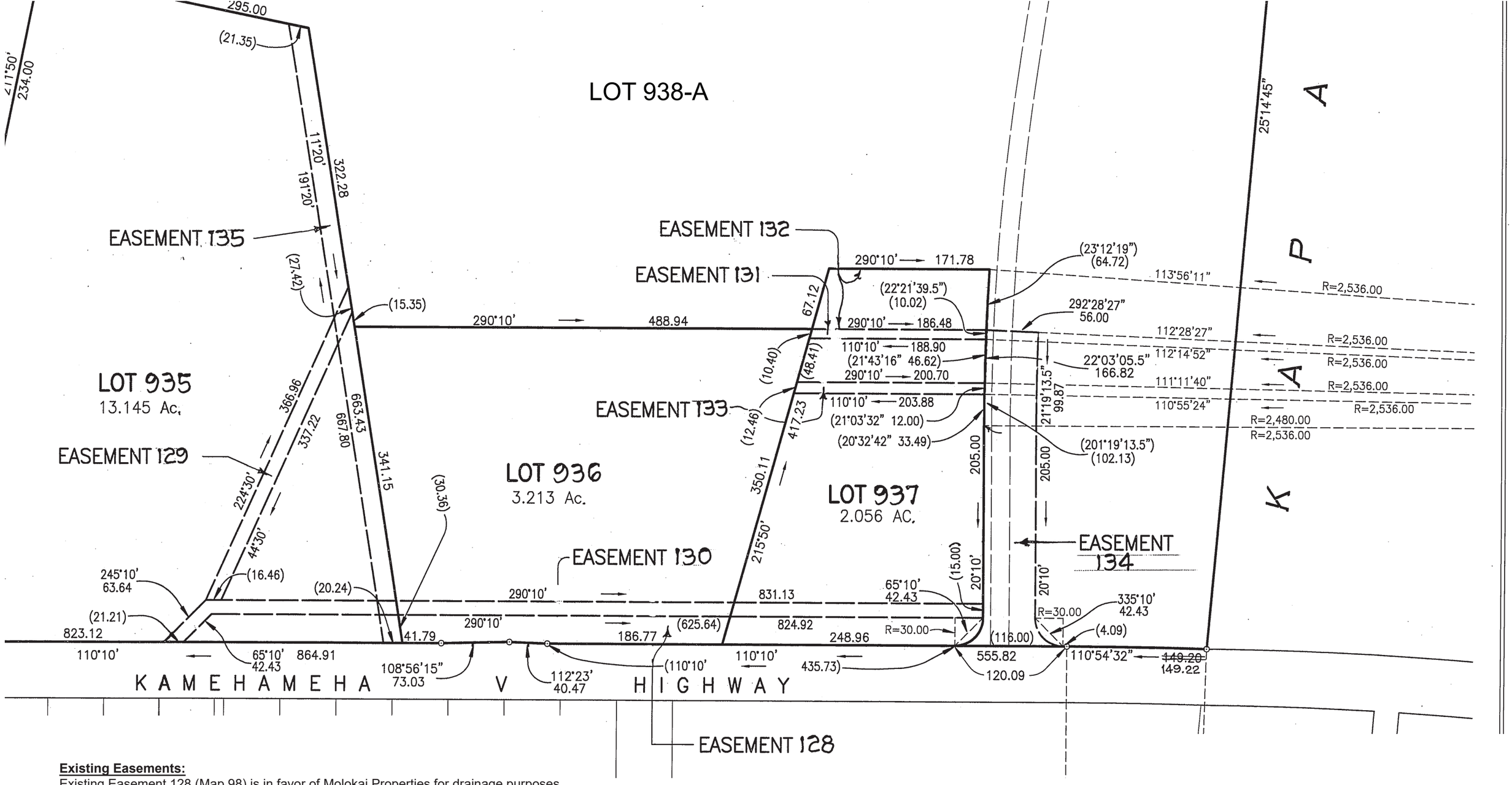
Approach	EB	NB	SB
HCM Control Delay, s	8.8	3.7	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1545	-	989	-	-
HCM Lane V/C Ratio	0.025	-	0.033	-	-
HCM Control Delay (s)	7.4	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

APPENDIX E

Infrastructure Plans and Calculations

Infrastructure and Easement Plans



Existing Easements:

Existing Easement 128 (Map 98) is in favor of Molokai Properties for drainage purposes.
Existing Easement 129 (Map 98) is in favor of Lot 938-A for sewerline purposes.
Existing Easement 130 (Map 98) is in favor of Lots 936, 937 and 938-A for sewerline purposes.
Existing Easement 131 (Map 98) is in favor of Lot 936 for water line purposes.
Existing Easement 132 (Map 98) is in favor of 938-A for open space purposes, and in which no buildings shall be constructed.
Existing Easement 133 (Map 98) is in favor of Lot 936 for access purposes.
Existing Easement 134 (Map 98) for access purposes.
Existing Easement 135 (Map 98) is in favor of Lots 936 and 938-A for drainage purposes.
Existing Easement 149 (Map 104) for slope purposes affecting Lot 938-A.

Source: Basemap from the Land Court Application 632 (Map 98) with added annotations.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interprestations or other spatial analysis beyond the limitations of the data.

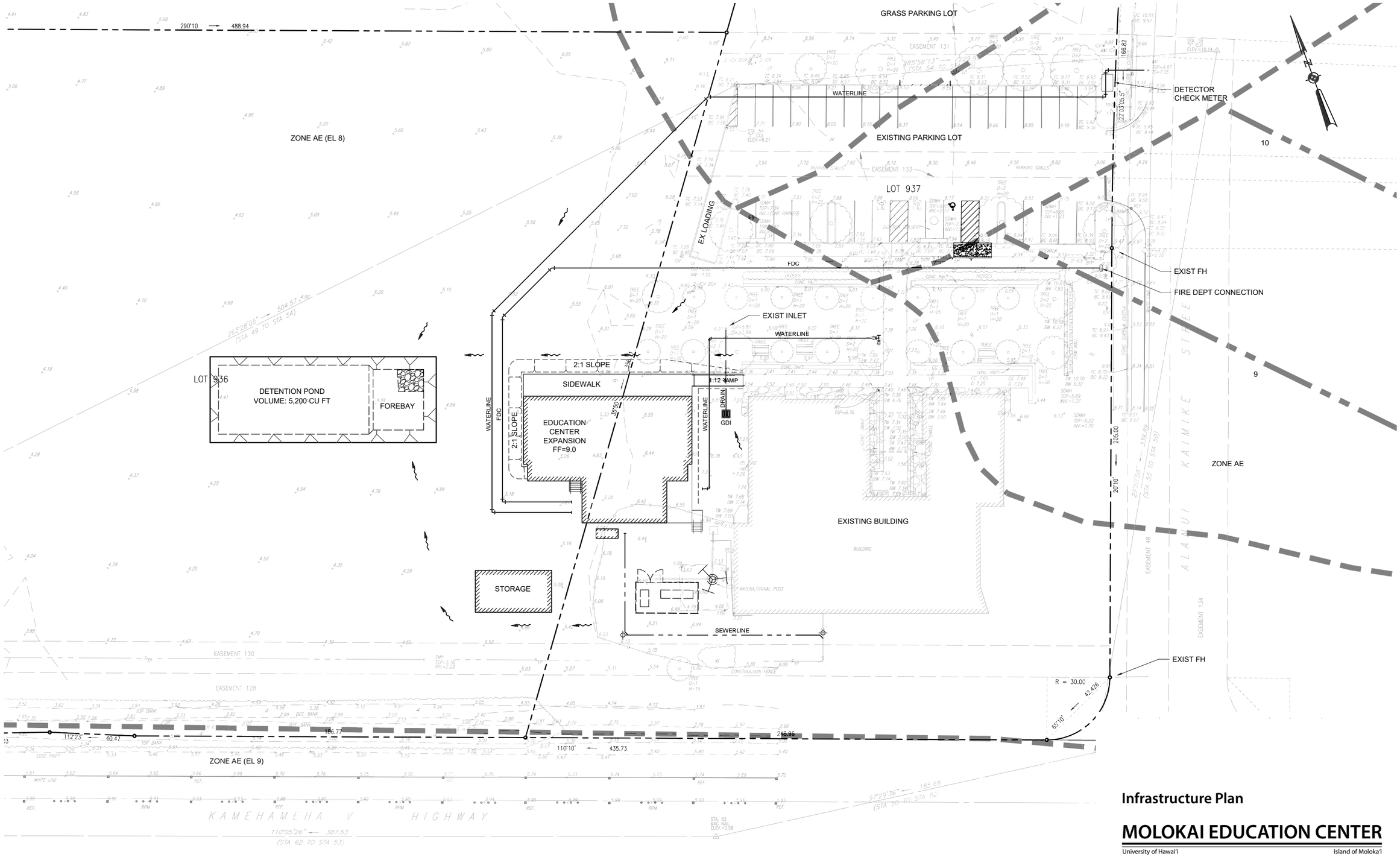
Existing Easements

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

GDdesign

PBR HAWAII & ASSOCIATES, INC.



Source: AECOM (2019)
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interprestations or other spatial analysis beyond the limitations of the data.

Infrastructure Plan

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

0 20 40 60
SCALE FEET

GDdesign

PBR HAWAII & ASSOCIATES, INC.

Infrastructure Calculations

Molokai Education Center Expansion

Kaunakakai, Molokai, Hawaii

Calculations – Water/Sewer/Drainage

TMK (2) 5-3-003:13 and 14

January 2020

Prepared for:

University of Hawaii – Maui Community College
UHCC Project Number: CC-18-5398

Prepared by:

AECOM Pacific, Inc.
1001 Bishop Street, Suite 1600
American Savings Bank Building
Honolulu, Hawaii 96813

Molokai Education Center Expansion

Kaunakakai, Molokai, Hawaii

Water Calculations

TMK (2) 5-3-003:13 and 14

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WATER METER CALCULATIONS

Project Title:	Molokai Ed Center Exp	**Prepared By:**	dk	**Date:**	10/22/2019
Location:	Kaunakakai, Molokai HI	**Checked By:**	man	**Date:**	10/22/2019
Tax Map Key:	(2)-5-3-003:13 & 14				
Item:	Water Meter Sizing				

I. PURPOSE: Determine the water meter size required with the addition of the Molokai Education Center Expansion and the anticipated average daily water demand.

II. REFERENCE:

A. "Water Meter Sizing Worksheet - Non-Residential", Department of Water Supply, County of Maui
B. "Wastewater Flow Standards" dated February 2, 2006, Wastewater Reclamation Division, County of Maui
C. "Molokai Education Center - Offsite Improvements", Approved Plans dated 05 September 1991 Warren S. Unemori Engineering
D. Uniform Plumbing Code, Chart A-3 for converting FU to GPM.
E. Existing FU Count, Randolph, H. Murayama and Associates, Mechanical Engineers
F. Irrigation Demand, Tomo Murata, Landscape Architect.

III. CRITERIA:

A. Water meter size is Type "D" Water lateral with 2" meter, Ref B
B. Please note that this campus does not have a cafeteria or food service facility, therefore the guideline of 60 gals/student/day for this campus was not used. Based on the campus usage where student attend classes and leave, we are using 5 gallons per capita per day (Ref. B) with a total amount of students of 350 students
C. Capita, see below (Estimated Campus Poplulations Per Draft EA)

Current campus traffic (per day M-Th)

- 15 classes
- 100 students
- 10 staff, 5 student workers, 5 lecturers
- 15 miscellaneous (appointments, meeting, facilities rental, etc.)
- **Total campus population: 150**

Estimated campus traffic with MEC Expansion

- 18 classes
- 160 students
- 10 staff, 7 student workers, 8 lecturers
- 25 miscellaneous (appointments, meeting, facilities rental, etc.)
- **Total campus population: 220**

Total campus population per day: 350 MAX (conservative EA estimates)

Based on the information above, we will use 5 gpcd with 350 students because similar to a theater, there is a max capacity however the students will not be there the whole time and may only stay for 1 class.

IV. CALCULATIONS

Irrigation demand: (Ref F.)
Peak Demand 52 GPM (existing to remain)
Estimated Average Daily Demand: 2,445 GPD.

Assumptions: Water grass everyday for 15 minutes and 45 minutes for drip system at the garden (conservative estimate). if the Education Center uses irrigation system only three times a week, the number will change: 2,445gpd X .428571(3/7) = 1,048 gpd (average daily irrigation water demand assuming water frequency of 3 times a week).

Note - Assuming the same watering frequency, the Molokai Education Center will be using less water for irrigation

Existing irrigation demand per existing plan plan:

Total GPM for the system: 406 gpm (Valve 1: 23 gpm, Valve 2: 20 gpm, Valve 3: 23 gpm, Valve 4 27 gpm, valve 5: 25 gpm, Valve 6: 16 gpm, Valve 7: 38 gpm, Valve 8: 17 gpm, Valve 9: 45 gpm, Valve 10: 32 gpm, Valve 11: 38 gpm, Valve 12: 20 gpm, Valve 13: 30 gpm, Valve 15: 52 gpm = Total 406 gpm)

New irrigation demand per new plan:

Total GPM for the system: 399 gpm (Valve 1: 23 gpm, Valve 2: 20 gpm, Valve 3: 23 gpm, Valve 4 28 gpm, valve 5: 15 gpm, Valve 6: 16 gpm, Valve 7: 38 gpm, Valve 8: 17 gpm, Valve 9: 45 gpm, Valve 10: 32 gpm, Valve 11: 38 gpm, Valve 12: 20 gpm, Valve 13: 30 gpm, Valve 15: 52 gpm, Valve B1 NEW: 2 gpm = Total 399 gpm.)

Domestic Demand - Total

350 students
5 gpcd (Ref. B)

Average Daily Demand:	1750 gpd	350 x 5

Irrigation	2445
Domestic	1750
TOTAL DEMAND	**4195 gpd**

Note -The existing water use is 2,566 gpd per FY2018 Department of Water Supply records

Department of Water Supply
WATER METER SIZING WORKSHEET - NON-RESIDENTIAL

Project Name: MOLOKAI EDUCATION CENTER EXPANSION **Building Permit No.(if applicable):** _____

Contact Name: DIANE KODAMA **Phone No.:** 808-529-7226 **Email Address:** diane.kodama@aecom.com

Property Address: 375 Kamehameha V Hwy, Kaunakakai, HI 96748 **TMK:** (2) 5-3-003:013

Account Number: _____ **Meter Number:** _____ **Existing Meter Size:** 2"

INSTRUCTIONS: This form must be completed, signed and stamped by a licensed engineer or architect. Complete the items below and submit one Water Meter Sizing Worksheet for each water meter on the property as applicable. Refer to page 2 for additional information and requirements. Should you have any questions, please contact the DWS Engineering Division at 808-270-7835.

❶ ZERO WATER USE SCENARIO? YES ☐ NO ☑

By selecting "YES", the applicant signing this worksheet certifies that no additional water demand is being added, removed or replaced with this application. If you propose zero water use you do not need to complete below items 2, 3, 4 and 5.

❷ DOMESTIC WATER DEMAND? YES ☑ NO ☐ **If yes, refer to note 2H on page 2 and indicate if the flush valve or tank values apply:** SEE ATTACHED

Type of Fixture	Fixtures Added PR LF	Fixtures Added PU LF	+	Fixtures in Existing Structure$^{\Psi}$ PRIVATE LF	Fixtures in Existing Structure$^{\Psi}$ PRIVATE NLF	Fixtures in Existing Structure$^{\Psi}$ PUBLIC LF	Fixtures in Existing Structure$^{\Psi}$ PUBLIC NLF	-	Fixtures Removed if Applicable PRIVATE LF	Fixtures Removed if Applicable PRIVATE NLF	Fixtures Removed if Applicable PUBLIC LF	Fixtures Removed if Applicable PUBLIC NLF	=	Total Fixtures PRIVATE LF	Total Fixtures PRIVATE NLF	Total Fixtures PUBLIC LF	Total Fixtures PUBLIC NLF	x	Fixture Unit Multiplier PRIVATE LF	Fixture Unit Multiplier PRIVATE NLF	Fixture Unit Multiplier PUBLIC LF	Fixture Unit Multiplier PUBLIC NLF	=	Total Fixture Unit Values
Bathtub/Shower COMBO			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Showerheads in stall only			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Bathtub ONLY			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Sink (1 faucet)			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Sink, small (bar/hand)			+					-					=					x	0.6	*1.0*	1.2	*2.0*	=	
Sink (3-comp., 2-faucet)			+					-					=					x	3.2	*4.0*	6.4	*8.0*	=	
Lavatory Sink			+					-					=					x	0.6	*1.0*	1.2	*2.0*	=	
Urinal			+					-					=					x	1.7	*3.0*	2.8	*5.0*	=	
Water Closet (Toilet) - FT			+					-					=					x	1.7	*3.0*	2.8	*5.0*	=	
Water Closet (Toilet) - FV			+					-					=					x	3.4	*6.0*	5.6	*10.0*	=	
Bidet			+					-					=					x	2.0	*2.0*	4.0	*4.0*	=	
Laundry Tray/Tub			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Washing Machine			+					-					=					x	2.0	*2.0*	4.0	*4.0*	=	
Dishwasher			+					-					=					x	2.0	*2.0*	4.0	*4.0*	=	
Drinking Fountain (single)			+					-					=					x	1.0	*1.0*	2.0	*2.0*	=	
Ice Machine			+					-					=					x	1.0	*1.0*	1.0	*1.0*	=	
Soda Machine			+					-					=					x	1.0	*1.0*	1.0	*1.0*	=	
Trap Primer			+					-					=					x	1.0	*1.0*	1.0	*1.0*	=	
Hose Bib			+					-					=					x	3.0	*3.0*	5.0	*5.0*	=	
Other:_____			+					-					=					x					=	
_____			+					-					=					x					=	

$^{\Psi}$Date Existing Fixtures Verified by Applicant: ___/___/_____ **DOMESTIC WATER DEMAND FIXTURE UNIT TOTAL:**

Existing Fixture Unit Total (if applicable): **DOMESTIC WATER DEMAND FIXTURE UNIT TOTAL CONVERTED TO GPM*:**

**Refer to Table 2 on Page 2 for Flow to Fixture Unit Conversions.*

❸ SWIMMING POOL/SPA/TANK & OTHER MISCELLANEOUS WATER DEMAND? YES ☐ NO ☐

Swimming Pool/Spa/Tank: Please indicate how your swimming pool/spa/tank is to be filled: ☐ Hose Bib or ☐ Dedicated Line. If filled by hose bib, no additional water demand is assessed. If filled by dedicated water line, please provide the required flow rate in GPM:

Other Miscellaneous Water Demand: Attach detailed justification information sufficient to describe the water demand. Total proposed GPM:

SWIMMING POOL/SPA/TANK & OTHER MISCELLANEOUS WATER DEMAND TOTAL IN GPM:

❹ IRRIGATION WATER DEMAND? YES ☐ NO ☐

Option A: State the measured flow rate for the largest separate circuit of your irrigation system in GPM:

Option B: Describe the largest separate circuit. Provide the number of sprinkler heads _____ and rated flow in GPM per head _____ to obtain a total flow rate in GPM: _____. Attach additional sheets as necessary to sufficiently justify the proposed irrigation water demand.

IRRIGATION WATER DEMAND TOTAL IN GPM:

❺ TOTAL WATER DEMAND in GPM (the sum of total GPM from above items 2, 3 and 4):

Verify the total water demand is within your existing meter's capacity, otherwise a meter upgrade may be required. Refer to Note K on Page 2 for additional information.

❻ CERTIFICATION: I certify that the above water demand is the **TOTAL AMOUNT OF WATER DEMAND ON THE METER**. If I intend to create additional water demand on the property, I will inform the Department of Water Supply prior to creating any additional water demand.

Applicant's Signature:_____ **Date:**_____ **Seal/Stamp:**

Print Name:_____

If this form is to be signed by an authorized representative, written evidence of authority to represent the applicant shall be provided.

Form Rev 10/2015

WATER METER SIZING WORKSHEET ADDITIONAL INFORMATION
NON-RESIDENTIAL

NOTES:

❷**A. Domestic Water Demand Calculation:** Complete the columns of the chart by supplying the quantity and type of fixtures being added, remaining, and/or removed. Accuracy of the fixture count is necessary to determine the appropriate meter size and GPM. Refer to Table 1 below for details on Meter Sizing. For new facilities, all quantities for all proposed fixtures shall be provided.

❷**B. Low Flow ("LF") vs. Non-low Flow ("NLF"):** All water fixtures manufactured after 1992 are low flow fixtures. For applications that propose to receive fixture unit credits for changing non-low flow fixtures to low-flow fixtures, photographs of certain fixtures may be required by DWS to obtain the appropriate fixture unit credits.

❷**C. Fixtures Added:** In this column, list the number of new fixtures or the number of fixtures being added to an existing project under the appropriate fixture type.

❷**D. Fixtures in Existing Structure:** In this column, list the number of fixtures that will remain and/or that will be relocated during and preceding the construction phase of the project. For existing facilities, "Fixtures in Existing Structure" may alternatively be provided as a total sum of fixture units in the space provided on page 1. Applicant shall provide the date the existing fixtures were field verified in the space provided on page 1.

❷**E. Fixtures Removed if Applicable:** In this column, list the number of fixtures that are actually being removed which will create a reduction in the water demand. If water fixtures are being demolished, photographs of the water fixtures may be required by DWS to obtain the appropriate fixture unit credits.

❷**F. Fixture Unit Multiplier:** Each plumbing fixture is given a fixture unit value. Fixture units are used for water meter sizing purposes. The unit count for each fixture is determined by multiplying the number of each fixture type by the appropriate number in the multiplier column.

❷**G. Public ("PU") vs. Private ("PR") Fixture Unit Determination:** Public Fixture Units are for fixtures used by the general public, whereas Private Fixture Units are for fixtures not available for public use.

❷**H. Flush Tank ("FT") vs. Flush Valve ("FV") Fixture Unit Determination:** The predominant type of water closet (a.k.a. "toilet") fixture will determine the Fixture Unit values utilized for your application. Please refer to the following two examples for further explanation. Both examples assume the application contains 10 low flow private water closets with different quantities of flush tanks and flush valves:

Example 1: 6 Flush Tanks x 1.7 FU's = 10.2 FU's compared to 4 Flush Valves x 3.4 FU's = 13.6 FU's. Because 13.6 > 10.2, Flush Valve Fixture Units will apply to this application. The total FU's = 23.8 FU's, using below Table 2, 23.8 FU's = 37.4 GPM.

Example 2: 7 Flush Tanks x 1.7 FU's = 11.9 FU's compared to 3 Flush Valves x 3.4 FU's = 10.2 FU's. Because 11.9 > 10.2, Flush Tank Fixture Units will apply to this application. The total FU's = 22.1 FU's, using below Table 2, 22.1 FU's = 15.6 GPM.

Interpolation of GPM between values included in Table 2: For values between values included in Table 2, linear interpolation should be used to determine the exact GPM. For example 2, the following calculation was performed for reference: GPM = 16 - (16 - 15) x ((23 - *22.1*) / (23 - 21)) = 15.6 GPM.

TABLE 1 - Meter Sizing

Meter Size	Maximum Capacity (GPM)	Fixture Units	
		Flush Tank	Flush Valve
5/8"	**20**	31	-
3/4"	**30**	53	13
1"	**50**	128	48
1-1/2"	**100**	380	245
2"	**160**	692	631
3"	**320**	1926	1926
4"	**500**	3620	3620
6"	**1000**	8300	8300
8"	**1600**	12000	12000

Table 2 - Flow to Fixture Unit Conversions**

Flow GPM	Fixture Units											
	Flush Tank	Flush Valve										
1	0	-	**12**	16	-	**26**	44	9	**40**	86	28
2	1	-	**13**	18	-	**27**	46	10	**41**	90	30
3	3	-	**14**	20	-	**28**	49	11	**42**	95	31
4	4	-	**15**	21	-	**29**	51	12	**43**	99	33
5	6	-	**16**	23	-	**30**	53	13	**44**	103	35
6	7	-	**17**	24	-	**31**	56	14	**45**	107	37
7	8	-	**18**	26	-	**32**	58	15	**46**	111	39
8	10	-	**19**	28	-	**33**	60	16	**47**	115	42
9	12	-	**20**	31	-	**34**	63	18	**48**	119	44
10	13	-	**21**	32	-	**35**	66	20	**49**	123	46
11	15	-	**22**	34	5	**36**	69	21	**50**	128	48
			23	36	6	**37**	74	23	**51**	130	50
			24	39	7	**38**	78	25	**52**	135	52
			25	42	8	**39**	83	26	**53**	141	54

*** Additional flow to Fixture Unit Conversions for higher flows are available upon request. Refer to above Note 2H to determine if the Flush Tank or Flush Valve fixture units apply to your application.*

❸**. Other Miscellaneous Water Demand**: There are some process water demands that are not listed, such as car washes, industrial sized washing machines, etc. Each of these will be assessed on a case by case basis by DWS and assigned either a fixture unit value or demand in GPM. Refer to Table 2 above.

❹**. Irrigation Water Demand:** The largest separate circuit of your irrigation system can not exceed half of the water meter's maximum capacity. For example, a 5/8" water meter is allowed 10 GPM maximum water demand for the largest separate circuit of a proposed irrigation system.

OTHER NOTES:

I. Water Meter and Other DWS Fee's: The total cost of the various size water meters and other fee's are determined on a fiscal year annual basis ending June 30 and beginning on July 1 of each year. Detail of the fees are included in the County Maui Revenues - Fees, Rates, Assessments and Taxes for the current year are available on the County Maui website on the following link: *http://www.co.maui.hi.us/index.aspx?NID=216*

J. DWS Agreements: Provide copies of any existing DWS related agreements that apply to your property and/or water meter(s) with your application. DWS will require an elevation agreement be in place prior to installation of water meter(s) and approval of building permits if the available water pressure is less than 40 PSI at the proposed connection point. Other DWS agreements may be required based on your application and will be determined on a case by case basis.

K. Water System Improvements ("WSI"): Applications may require WSI and will be determined on a case by case basis. For non-residential applications, if fixture units are increasing or additional water demand is proposed, WSI's will be required to bring the water system to current DWS Standards. DWS Standards are available for purchase by contacting the DWS Fiscal Division at 808-270-7730, extension 2.

MOLOKAI CC FIXTURE UNIT COUNT 01/03/2020

EXISTING FIXTURES:

WOMENS

FIXTURE	QTY	FU	TOTAL
LAV (PRIVATE)	3	0.6	1.8
WATER CLOSET (PRIVATE, VALVE)	5	3.4	17
HOSEBIBB	1	3	3

MENS

FIXTURE	QTY	FU	TOTAL
LAV (PRIVATE)	3	0.6	1.8
WATER CLOSET (PRIVATE, VALVE)	2	3.4	6.8
URINAL	3	1.7	5.1
HOSEBIBB	1	3	3

PRIVATE RESTROOM

FIXTURE	QTY	FU	TOTAL
LAV (PRIVATE)	1	0.6	0.6
WATER CLOSET (PRIVATE, TANK)	1	1.7	1.7
HOSEBIBB	1	3	3

PUBLIC AREAS

FIXTURE	QTY	FU	TOTAL
WATER COOLER	2	1	2
SERVICE SINK	1	2	2
HOSEBIBB (GROUND HYDRANT)	5	3	15

TOTAL, EXISTING FIXTURES	62.8	FU
UPC CHART A-3 (FLUSH VALVE CURVE)	56	GPM

PLEASE NOTE THAT THIS DOES NOT INCLUDE IRRIGATION GPM

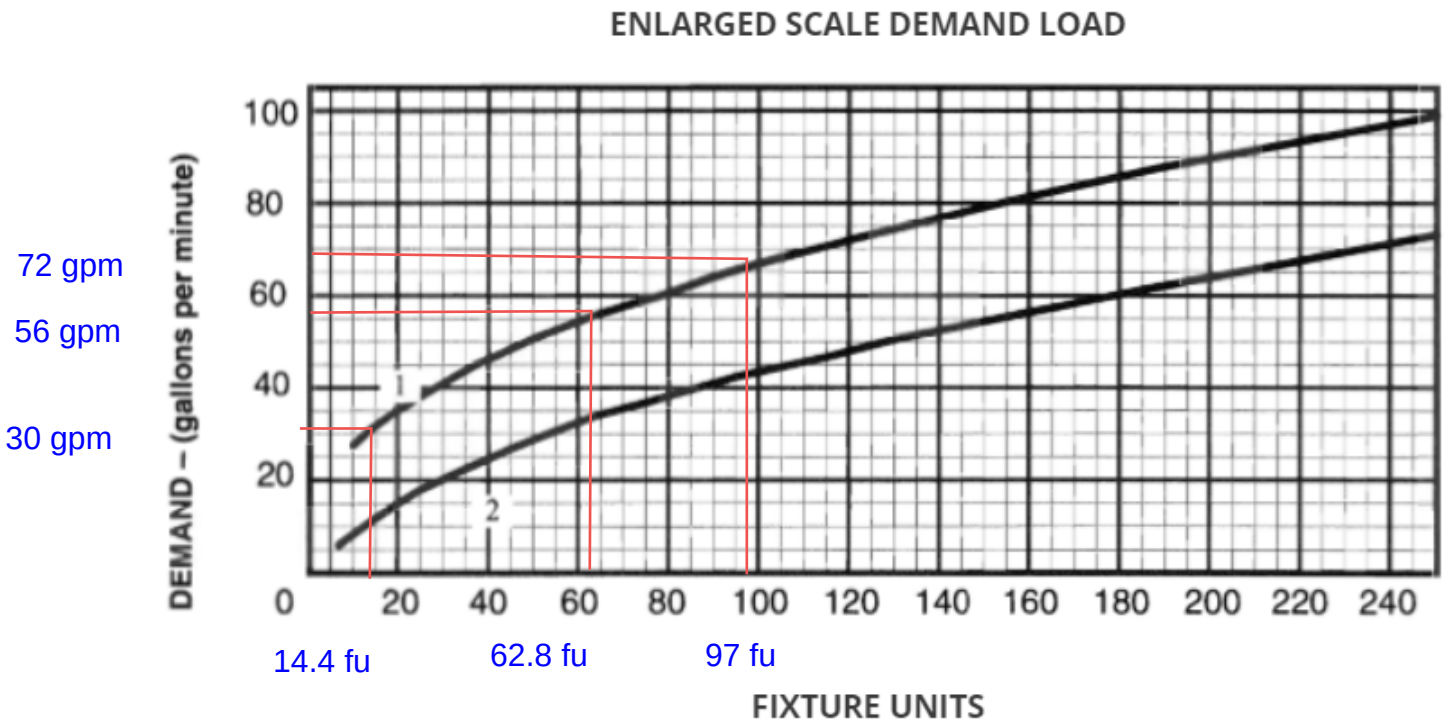
NEW FIXTURES:

LAV (PRIVATE)	3	0.6	1.8
WATER CLOSET (PRIVATE, VALVE)	3	3.4	10.2
MOP SINK	1	2	2
SINK	2	1.6	3.2
WATER COOLER	2	1	2
HOSEBIBB	5	3	15

TOTAL, NEW FIXTURES	34.2	
GRAND TOTAL	97	FU
UPC CHART A-3 (FLUSH VALVE CURVE)	72	GPM

EXISTING METER SIZE IS 2” WHICH HAS A CAPACITY OF 101 TO 160 GPM

REFERENCE C


ENLARGED SCALE DEMAND LOAD
DEMAND – (gallons per minute)
100
80
60
40
20
0
20
40
60
80
100
120
140
160
180
200
220
240
1
2
72 gpm
56 gpm
30 gpm
14.4 fu
62.8 fu
97 fu
FIXTURE UNITS

Sewer Flow Calculation

Project Title:	Molokai Ed Center Exp	**Prepared By:**	dk	**Date:**	12/9/2019
Location:	Kaunakakai, Molokai HI	**Checked By:**	RA	**Date:**	12/9/2019
Tax Map Key:	(2)-5-3-003:13 & 14				
Item:	Sewer Flows				

I. PURPOSE: Determine the quantity of flow in cubic feet per second of the additional sewer flows generated by the proposed Molokai Education Center Expansion located in Kaunakakai Molokai.

II. REFERENCE:

A. "Wastewater Flow Standards" dated February 2, 2006, Wastewater Reclamation Division, County of Maui

III. CRITERIA:

A. Based on the information above, we will use 5 gallons per capita per day (gpcd) with 350 students because similar to a theater, there is a max capacity however the students will not be there the whole time and may only stay for 1 class.

B. Area=1.2 Acres (Project work limits, Autocad)

C. Dry Weather I/I (Ref. A)
5 gpcd - Wastewater lines laid above the normal ground water table.

D. Wet Weather I/I (Ref. A)
1250 gad - Wastewater lines laid above the normal ground water table.

E. Capita, see below (Estimated Campus Poplulations Per Draft EA)

Current campus traffic (per day M-Th)

- 15 classes
- 100 students
- 10 staff, 5 student workers, 5 lecturers
- 15 miscellaneous (appointments, meeting, facilities rental, etc.)
- **Total campus population: 150**

Estimated campus traffic with MEC Expansion

- 18 classes
- 160 students
- 10 staff, 7 student workers, 8 lecturers
- 25 miscellaneous (appointments, meeting, facilities rental, etc.)
- **Total campus population: 220**

Total campus population per day: 350 MAX (conservative EA estimates)

IV. CALCULATIONS:

EXISTING CONDITION

1. **Average Wastewater Flow**
Average Flow = 150 c x 5 gpcd
Average Flow = 750 gpd = 0.00075 mgd

2. **Maximum Wastewater Flow**
Max Flow = Average Flow x Flow Factor
Flow Factor (from Fig. 22.2.4, pg. 30) = 5

Max Flow = 0.00075 mgd x 5
Max Flow = 0.00375 mgd

3. **Dry Weather Infiltration/Inflow (I/I)**
Total = 150 capita

Dry I/I = 5 gpcd x 150 capita
Dry I/I = 750 gpd = 0.00075 mgd

4. **Design Average Flow**
Design Average Flow = Average Flow + Dry I/I

Design Average Flow = 0.00075 mgd + 0.00075 mgd
Design Average Flow = 0.0015 mgd

5. **Design Maximum Flow**
Design Max. Flow = Max. Flow + Dry I/I

Design Max. Flow = 0.00375 mgd + 0.00075 mgd
Design Max. Flow = 0.0045 mgd

6. **Wet Weather Infiltration/Inflow (I/I)**

Wet I/I = 1250 gad x 1.2 acres
Wet I/I = 1500.0 gpd = 0.0015 mgd

7. **Design Peak Flow**
Design Peak Flow = Design Max. Flow + Wet I/I

Design Peak Flow = 0.0045 mgd + 0.0015 mgd
Design Peak Flow = 0.006 mgd
Design Peak Flow = 0.009 cfs

PROPOSED CONDITION

1. **Average Wastewater Flow**
Average Flow = 350 c x 5 gpcd
Average Flow = 1,750 gpd = 0.00175 mgd

2. **Maximum Wastewater Flow**
Max Flow = Average Flow x Flow Factor
Flow Factor (from Fig. 22.2.4, pg. 30) = 5

Max Flow = 0.00175 mgd x 5
Max Flow = 0.00875 mgd

3. **Dry Weather Infiltration/Inflow (I/I)**
Total = 350 capita
Dry I/I = 5 gpcd x 350 capita
Dry I/I = 1750 gpd = 0.00175 mgd

4. **Design Average Flow**
Design Average Flow = Average Flow + Dry I/I

Design Average Flow = 0.00175 mgd + 0.00175 mgd
Design Average Flow = 0.0035 mgd

5. **Design Maximum Flow**

Design Max. Flow = Max. Flow + Dry I/I

Design Max. Flow = 0.00875 mgd + 0.00175 mgd
Design Max. Flow = 0.0105 mgd

6. **Wet Weather Infiltration/Inflow (I/I)**

Wet I/I = 1250 gad x 1.2 acres
Wet I/I = 1500.0 gpd = 0.0015 mgd

7. **Design Peak Flow**

Design Peak Flow = Design Max. Flow + Wet I/I

Design Peak Flow = 0.0105 mgd + 0.0015 mgd
Design Peak Flow = 0.012 mgd
Design Peak Flow = 0.19 cfs

V. Summary: Total sewer anticipated is 0.19 cfs

Drainage Design Calculations

Project Title: UH Maui College - Molokai
Prepared By: dk **Date:** 4/16/19
Location: Molokai, HI **Checked By:** **Date:**
Item: CONCEPT DRAINAGE FLOW CALCULATIONS

A. PURPOSE

Determine the detention pond size required for the increase of impermeable surface. The 50-year, 1-hour storm was used to estimate the design flow for drainage areas of 100 acres or less for this project because it will be in a sump condition.

B. CRITERIA

Peak discharges shall be found using the Rational Method: $Q = C \times I \times A$.

C. CALCULATIONS

Surface runoff for the area of interest:

$$Q = C \cdot I \cdot A,$$

where, Q = flow rate in cubic feet per second (cfs);

C = runoff coefficient;

I = rainfall intensity in inches per hour (in./hr) for a duration equal to the time of concentration (T_c); and

A = drainage area in acres (Ac).

EXISTING CONDITIONS

Runoff Coefficient

The proposed runoff coefficient was determined using an estimate C= 0.50 for the site

(C_{P1}) = 0.50

Rainfall Intensity

Drainage length (L)

(L_{P1}) ≈ 100′, Slope (S) = 0.8%

Plate 3 (Reference 1)—*Overland Flow Chart*—yields a time of concentration of:

$T_{c,\,P1}$ = 8 minutes (estimated)

Plate 1 (Reference 1)—50-*Year 1-Hour Rainfall*—suggests a 50-year, 1-hour recurrent rainfall intensity of:

$$I_{50\text{-yr},\,1\text{-hr}} = 3.00 \text{ inches}$$

For all proposed drainage areas.

Plate 4 (Reference 1)—*Correction Factor*—indicates a converted, actual, working rainfall intensity for the project site to be used in the Rational Method as being:

I_{P1} = 3.00 inches x 2.5 (corr. Factor) = 7.50 in./hr.

Area

Estimated for parking and buildings

A_{P1} = 0.36 Ac.

Surface Runoff

The product of the aforementioned, determined values yields the anticipated drainage flow that sheet flows into and from the project site:

$$Q = C \times I \times A$$

$Q_{P1} = C \times I \times A = (0.50) \times (7.50 \text{ in./hr}) \times (0.36 \text{ Ac}) =$ **1.35 cfs**.

PROPOSED CONDITIONS

Runoff Coefficient

The proposed runoff coefficient was determined using an estimate C= 0.90 for the site

$(C_{P1}) = 0.90$

Rainfall Intensity

Drainage length (L)

(L_{P1}) ≈ 100′, Slope (S) = 0.8%

Plate 3 (Reference 1)—*Overland Flow Chart*—yields a time of concentration of:

$T_{c, P1}$ = 8 minutes (estimated)

Plate 1 (Reference 1)—50-*Year 1-Hour Rainfall*—suggests a 50-year, 1-hour recurrent rainfall intensity of:

$$I_{50\text{-yr, }1\text{-hr}} = 3.00 \text{ inches}$$

For all proposed drainage areas.

Plate 4 (Reference 1)—*Correction Factor*—indicates a converted, actual, working rainfall intensity for the project site to be used in the Rational Method as being:

I_{P1} = 3.00 inches x 2.5 (corr. Factor) = 7.50 in./hr.

Area

Estimated for parking and buildings

A_{P1} = 0.36 Ac.

Surface Runoff

The product of the aforementioned, determined values yields the anticipated drainage flow that sheet flows into and from the project site:

$$Q = C \times I \times A$$

$Q_{P1} = C \times I \times A = (0.90) \times (7.50 \text{ in./hr}) \times (0.36 \text{ Ac}) =$ **2.43 cfs**.

Difference in Q is 1.08 crs.

Pond Size for 50-year Flow for entire site

Tc = 8 min

Q =1.08 cfs

Vr = Volume Required

Vr = [(½ x 8 x 1.08) + (44 x 1.08) + (½ x 8 x 1.08)] x 60 sec/min

Vr = (4.32 + 47.52 + 4.32) x 60

Vr = 3,370 cubic feet

REFERENCES

1. *Maui County Drainage Criteria*

APPENDIX F

Consultation

Pre-Consultation

MOLOKAI EDUCATION CENTER EXPANSION
PRE-CONSULTATION COMMENTS

Agencies/Organizations/Individuals	Comment Date
COUNTY OF MAUI	
Department of Housing and Human Concerns	01.19.17
Department of Parks and Recreation	02.10.17
Department of Public Works	01.26.17
Department of Transportation	01.26.17
Department of Water Supply	02.13.17
Police Department	02.07.17
Planning Department	04.11.17
STATE	
Department of Accounting and General Services	02.07.17
Department of Business, Economic Development & Tourism (DBEDT) - Office of Planning	02.09.17
Department of Defense	02.07.17
Department of Health	01.26.17
Department of Health – Maui District Health Office	02.07.17
Department of Land and Natural Resources (DLNR) – Commission on Water Resource Management	02.27.17
Department of Land and Natural Resources (DLNR) – Land Division	02.10.17
Department of Transportation	03.20.17
FEDERAL	
Federal Emergency Management Agency	01.19.17
U.S. Army Corps of Engineers	02.07.17
U.S. Fish and Wildlife Service	01.30.17

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

February 10, 2017

Keli'i Kapali, Senior Planner
PBR HAWAII & Associates, Inc.
101 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Ms. Kapali:

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Thank you for the opportunity to comment on the proposed addition to the Molokai Education Center in Kaunakakai. As the Duke Maliu Regional Park is the neighbor directly to the east of the Molokai Education Center, the Department of Parks and Recreation (Parks) has a high interest in the proposed expansion. Although there are currently no paved or set pedestrian access along Kamehameha V Highway or between the sites, Parks would like possible pedestrian access to be considered during your assessment. Interaction between community and activity centers on the Island of Molokai is to be encouraged. Also, there have historically been drainage and water retention problems along the highway after heavy rains.

Duke Maliu Regional Park currently has three fields and a covered pavilion with a kitchen that is used by the general public, as well as a Parks maintenance building. The fields have various sports leagues for youth and adult throughout the year, both during the day and in the evenings. The pavilion is used for parties, primarily during the weekends, but during the weekdays as well.

Within the same area, between Alanui Ka'imi'ike Street and Ala Malama Street, Parks also has the Mitchell Pauole Complex, with community center, gym, pool, tennis courts, little league and softball fields, and a multi-purpose/soccer field. The Department is currently in the beginning stage of developing a District Plan, to look at future planning of these facilities along with Duke Maliu Regional Park, and their interaction within the area. This effort will also include Kaunakakai Elementary School, Home Pumehana, and the Molokai Education Center.

Feel free to contact me, David Yamashita, Planner VI, at 270-6508, or Robert Halvorson, Chief of Planning and Development, at 270-7387, should you have any questions.

Sincerely,

KA'ALA BUENCONSEJO
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning & Development
David Yamashita, Planner VI

KB:RH:as

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

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Principal

W. FRANK BRANDT, FASLA
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Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Karla Peters, Director
Department of Parks & Recreation
County of Maui
700 Hali‘a Nakoa Street, Unit 2
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Peters,

Thank you for your department’s letter dated February 10, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the proposing agency, University of Hawai‘i Community Colleges, we are responding to your comments.

We understand that the Department of Parks and Recreation (DPR) would like the possible consideration of pedestrian access between Duke Maliu Regional Park and the MEC Site. While there are currently no paved walkways or sidewalks between the park and MEC site, there are also no barriers impeding pedestrian access between the park and the site.

At this time, the MEC addition involves the construction of a multi-purpose classroom connected to the existing MEC building which is located away from the boundary abutting Duke Maliu Park. As the MEC Site develops further in the future toward full build-out of the 5-acre Site, DPR will be consulted regarding pedestrian access.

We thank the DPR for providing information on recreational facilities in the vicinity of the MEC Site. This information will be included in the Draft EA.

We thank the DPR for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

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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

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

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

January 26, 2017

Ms. Keli'i Kapali, Senior Planner
PBR HAWAII & ASSOCIATES, INC.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION;
TMK: (2) 5-3-003:013, 014

We reviewed the subject application 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,

DAVID C. GOODE
Director of Public Works

DCG:RMDA:da
xc: Engineering Division
S:\DSA\Engr\CZM\Draft Comments\53003013_014_molokai_education_cntr.rtf

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

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W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
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Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

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

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Goode,

Thank you for your letter dated January 26, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we acknowledge that the Department of Public Works has no comments at this time.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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ALAN M. ARAKAWA
Mayor

DAVID TAYLOR, P.E.
Director

GLADYS C.BAISA
Deputy Director

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

February 13, 2017

Ms. Keli'i Kapali
PBR HAWAII &Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Re: TMK: (2) 5-3-003:013 and (2) 5-3-003:014
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition Located In Kaunakakai, Island of Molokai, Maui County

Dear Ms. Kapali,

Thank you for your request for a pre-assessment consultation on the Molokai Education Center Addition Project.

Source Availability, System Infrastructure and Consumption
The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management. The property is served by a 2-inch meter. Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Kaimiike Street. Two fire hydrants are located on the property. Current water use at the facility is 3,213 gpd based on FY2016 consumption records. With the project addition and an increased student capacity, water demand is anticipated to increase.

Pollution Prevention
In order to protect groundwater resources and the aquifer, Best Management Practices should be implemented during construction. The mitigation measures below will alleviate adverse impacts on water quality during construction:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground.
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
- Retain ground cover until the last possible date.
- Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.

- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
- Keep run-off on site.

Conservation
The DWS recommends the following conservation measures for implementation in the project.
Indoor Conservation Measures:

- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi.

Outdoor Conservation Measures:

- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads.
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Dust control: Reclaimed water should be considered as an alternative source for dust control during construction.

Should you have any questions, please contact Staff Planner Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

David Taylor, P.E. Director
apd

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

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Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Jeffrey T. Pearson, P.E. Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, HI 96793-2155

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Pearson,

Thank you for your department's letter dated February 13, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge that the MEC Site overlies the Kamiloloa aquifer which has a sustainable yield of 3 million gallons per day and that the current water use at the MEC Site is 3,213 gallons per day. The MEC Expansion will connect to the existing domestic water system servicing the existing MEC building. The fire protection system will connect to the existing 12-inch waterline stub located on Alanui Ka'imi'ike Street. A double check detector assembly will be provided for metering and backflow prevention. If necessary, a 20-foot wide fire apparatus lane will be provided for access to the new fire hydrants for the proposed building. Domestic and Fire Protection systems will comply with Department of Water Supply Water System Standards.

We thank the Department of Water Supply for providing pollution prevention and water conservation measures for implementation into the MEC Addition. This information will be included in the Draft EA.

We thank the Department of Water Supply for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
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DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor
CAROL K. REIMANN
Director
JAN SHISHIDO
Deputy Director

35 LUNALILO STREET, SUITE 102 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX (808) 270-6284

January 19, 2017

Ms. Keli'i Kapali, Senior Planner
PBR HAWAII & Associates
1001 Bishop Street, Suite 650
Honolulu, HI 96813 - 3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition Located in Kaunakakai, Island of Molokai, Maui County TMK's (2) 5-3-003:013 and (2) 5-3-003:014

The Department has reviewed the request for Pre-Assessment Consultation for the above subject project. Based on our review, we have determined that the subject project is not subject to Chapter 2.96, Maui County Code. At the present time, the Department has no additional comments to offer.

Please call Mr. Veranio Tongson Jr. of our Housing Division at (808) 270-1741 if you have any questions.

Sincerely,

BUDDY A. ALMEIDA
Housing Administrator

cc: David Tamanaha, University of Hawaii Community Colleges ✓
Director of Housing and Human Concerns

PBR HAWAII
& ASSOCIATES, INC.

PRINCIPALS

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Managing Director - Kapolei

ROY TAKEMOTO
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Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

printed on recycled paper

CC Ruddy

January 13, 2017

Ms. Carol Reimann, Director
Department of Housing and Human Concerns
County of Maui
One Main Plaza Building
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Reimann,

The University of Hawai'i is proposing to develop an addition to the existing Molokai Education Center (MEC) building in Kauankakai, Molokai at the intersection of Kamehameha V Highway and Alanui Ka'imi'ike Street. The property is identified as Tax Map Key (TMK) (2) 5-3-003:013 and (2) 5-3-003:014 and totals approximately five acres. A location map is attached for your reference.

The project involves expansion of the MEC building to provide an additional multipurpose space that can accommodate up to 200 people at any one time for various classes, lectures, community events, and performances. The expansion will extend the existing MEC building on TMK (2) 5-3-003:013 to the west to the adjacent State-owned parcel TMK (2) 5-3-003:014. As such the project will require the consolidation of the two State-owned parcels.

On behalf of the University of Hawai'i, PBR HAWAII will be preparing an Environmental Assessment (EA) for the MEC property in Kaunakakai. A portion of the project is located in the Special Management Area (SMA) which will require an SMA Use Permit in the future.

With this letter, we seek your input as to whether the proposed Molokai Education Center addition may have an impact on any of your existing or proposed projects, plans, policies, or programs that we should consider when preparing the Environmental Assessment. Please send us any comments you may have by **February 13, 2017** to:

PBR HAWAII & Associates, Inc.
Attn: Ms. Keli'i Kapali
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Sincerely,
PBR HAWAII

Keli'i Kapali
Senior Planner

cc: David Tamanaha, University of Hawaii Community Colleges

Enclosure: Regional Location Map

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

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Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

William Spence, Director
Department of Housing and Human Concerns
County of Maui
2200 Main Street, Suite 546
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Spence,

Thank you for your department's letter dated January 19, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge that Department of Housing and Human Concerns (DHHC) has determined that the MEC expansion is not subject to Chapter 2.96, Maui County Code and that the DHHC has no additional comments to offer.

We thank DHHC for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 11, 2017

PBR Hawaii & Associates, Inc.
Attn: Ms. Keli'i Kapali
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Ms. Kapali:

SUBJECT: REQUEST FOR COMMENT ON A PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER (MED) ADDITION, LOCATED AT 375 KAMEHAMEHA V HWY, KAUNAKAKAI, ISLAND OF MOLOKAI, HAWAII; TMK (2) 5-3-003:014 (RFC 2017/0014)

The Department of Planning (Department) is in receipt of the above-referenced application for consultation in which the project involves expansion of the MEC building to provide an additional multipurpose space that can accommodate up to 200 people at any one time for various classes, lectures, community events, and performances. The expansion will extend the existing MEC building on TMK (2) 5-3-003:013 to the west to the adjacent State-owned parcel TMK (2) 5-3-003:014.

The proposed project will need further consultation with the Department and most notably, the proposed action needs to comply with Condition No. 8 of the State Land Use Commission Special Use permit (SUP2 980010), copy attached which reads:

8. That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.

The Applicant should also be aware that the Molokai Community Plan is being reviewed and updated. The current deadline for the adoption of the Molokai Community Plan update by the Council is December 29, 2017.

The Department would like to review the proposed site plan to determine whether a SMA Use Permit is required.

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Sybil K. Lopez by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Adminstrator

for WILLIAM SPENCE
Planning Director

Attachment
xc: John S. Rapacz, Planning Program Administrator (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Project File
General File
WRS:CIY:SKL:lk
K:\WP_DOCS\PLANNING\RFC\2017\0014_MolokaiEducCtr\CommentLetter.DOC

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI

DEPARTMENT OF PLANNING

March 4, 2014

Mr. Clyde Sakamoto, Chancellor
University of Hawaii Maui College
310 Kaahumanu Avenue
Kahului, Hawaii 96732

Dear Mr. Sakamoto:

SUBJECT: APPROVAL OF A TEN (10) YEAR TIME EXTENSION OF A STATE LAND USE COMMISSION SPECIAL USE PERMIT (SUP) FOR THE MOLOKAI EDUCATION CENTER POST-SECONDARY SATELLITE CAMPUS ON TWO (2.0) ACRES OF LAND IN THE STATE AGRICULTURAL DISTRICT, LOCATED AT 375 KAMEHAMEHA HIGHWAY V, KAUNAKAKAI, ISLAND OF MOLOKAI, HAWAII; TMK: (2) 5-3-003:001 (SUP2 980010)

At its regularly scheduled meeting on February 12, 2014, the Molokai Planning Commission (Commission) reviewed the above-referenced State Land Use Commission SUP time extension. After due deliberation, receipt of public testimony, and Agency comments, the Commission adopted the Department of Planning (Department) Report and Recommendation prepared for the February 12, 2014 meeting as its Findings of Fact and Conclusions of Law, and voted to grant a ten (10) year time-extension of a State Land Use Commission SUP, subject to the following amended conditions:

STATE LAND USE COMMISSION SPECIAL USE PERMIT

1. That the State Land Use Commission SUP shall be valid until **July 31, 2024**, subject to further extensions by the Commission upon a timely request for extension filed at least ninety (90) days prior to its expiration. The Commission may require a public hearing on the time extension.

2. That the conditions of this State Land Use Commission SUP shall be enforced pursuant to Sections 05-12 and 205-13, Hawaii Revised Statutes (HRS). Failure to comply with one or more of the conditions herein shall result in a notice of violation issued by the appropriate enforcement agency, notifying the permit holder of the violation and providing the permit holder not more than sixty (60) days to cure the violation. If the permit holder fails to cure the violation within sixty (60) days of said notice, the appropriate enforcement agency shall issue an order which may require one (1) or more of the following: that the violative activity cease; that the violative developments be removed; that a civil fine be paid not to exceed $1,000 per violation; that a civil fine not to exceed $5,000 shall be issued

if violation not cured within six (6) months of the issuance of the order. The order shall become final thirty (30) days after the date of its mailing or hand-delivery unless written request for a hearing is mailed or delivered to the Department within said thirty (30) days. Upon receipt of a request for a hearing, the Department shall specify a time and place for the permit holder to appear and be heard. The hearing shall be conducted by the Planning Director (Director) or the Director's designee in accordance with the provisions of Chapter 91, HRS, as amended.

3. That the subject State Land Use Commission SUP shall not be transferred without the prior written approval of the Commission. However, in the event that a contested case hearing preceded issuance of said State Land Use Commission SUP, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.

4. That the Applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the State Land Use Commission SUP. Failure to so develop the property may result in the revocation of the permit.

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

PROJECT SPECIFIC CONDITIONS

6. That the Applicant shall be in compliance with plans and conditions approved by the Commission at their August 26, 1998, and August 22, 2001 meetings, and with the addition of the 288 square foot (sq. ft.) storage shed constructed on the west side of the education center building.

7. That the Applicant shall construct and maintain the temporary onsite drainage system until the blockage of the existing makai channel and box culvert located across the street from the subject property is resolved. Discontinuation of the use and maintenance of the temporary onsite retention and drainage system shall not be permitted until the Applicant has provided sufficient evidence that the onsite retention and drainage system is not necessary and the Department of Public Works (DPW) has approved discontinuation of the temporary retention and drainage system. The Applicant shall notify the Department in writing that the DPW has approved the discontinuation of the temporary system.

8. That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Michelle Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. McLean,

Thank you for your department's letter (RFC 2017/0014) dated April 11, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

The existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Use Permit (SUP2 980010). PBR HAWAII has consulted with your department regarding Condition 8 of the Special Use Permit (SUP2 980010) which states that "prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property." Therefore, a State Land Use District Boundary Amendment (less than 15 acres) from the State Agricultural District to the State Urban District will be sought to accommodate the MEC Expansion. A Change in Zoning from Interim to Public/Quasi-Public (P-2) will also be sought.

The Draft EA discusses how the MEC Expansion conforms to the relevant objectives and policies of the current Moloka'i Island Community Plan, approved by the Maui County Council in December 2018. The Moloka'i Island Community Plan Land Use map designates the MEC property as Public/Quasi-Public Use.

A portion of the MEC property is located within the Special Management Area (SMA). As such, an SMA use permit will be sought.

We thank the Department of Planning for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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

February 7, 2017

Ms. Keli'i Kapali
Senior Planner
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition
Located in Kaunakakai, Island of Molokai, Maui County

This is in response to your letter dated January 13, 2017, requesting comments on the above subject.

Please refer to the enclosed copy of the to/from submitted by Officer Sepulona Falealii of our Community Policing Office.

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

Sincerely,

Acting Assistant Chief Ricky Uedoi
for: TIVOLI S. FAAUMU
Chief of Police

TO: TIVOLI FAAUMU, POLICE CHIEF, MAUI COUNTY POLICE DEPARTMENT

VIA: CHANNELS

FROM: SEPULONA FALEALII, PO III, MAUI POLICE DEPARTMENT, D-V

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I

SYNOPSIS:

On January 24, 2017 at about 0830 hours, I was assigned by Lieutenant Jamie WINFREY to assess the above mentioned construction project.

Location: The Proposed Project will affect two (2) properties at the intersection of Kamehameha V Highway and Alanui Ka'imi'ike Street in Kaunakakai, Molokai

Tax Map Keys (TMKs): (2) 5-3-003:013, and (2) 5-3-003:014
(Refer to 1 page of TMK with Figure attached)

Owner: State of Hawai'i, University of Hawaii

ASSESSMENT:

On January 25, 2017, at 1035 hours, I made contact with Keli'i KAPALI via landline and she related that the proposed project is on hold, depending on the Environmental Assessment outcome. According to KAPALI, the project will not affect any Molokai residences, County roads, or State Highways. Stated should any issues or concerns arise regarding this project, they should be addressed to her.

TRAFFIC:

The construction location appears to be a good distance from said intersection and roadways used by residents in the area so I do not foresee any major issues, however, proper precautions should be taken to address the ingress and egress of any construction materials or equipment onto public roadways.

POLLUTION:

Noise and dust pollution are usually the two main complaints made by the public in construction related situations. Therefore, it would be in the construction company's best interest to take the appropriate steps to minimize said issues.

CONTACT PERSON:

Ms. Keli'i KAPALI, Senior Planner for PBR Hawaii & Associates Inc. may be contacted for further information at (808) 521-5631.

DISPOSITION:

Should all issues regarding traffic control and noise/dust pollution be addressed, I do not foresee any reason why the construction cannot proceed as planned.

Submitted by:

Sepulona FALEALII E-12197
Police Officer III, D-V
01/25/2017 @ 1100 Hours.

Concur with assessment. No major impact to the community.

01/31/17 @ 0803Hr

CONCUR WITH OFC. FALEALII'S ASSESMENT WOULD RECOMMEND FOR HAWAII NOTIFY NEARBY RESIDENTS DUE TO CONSTRUCTION NOISE/POLLUTION & PROVIDE AN ESTIMATED TIME FRAME OF PROJECT.

SGT. E. LOGVAR 13615
01/31/17 @ 2330 HRS

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Tivoli S. Faaumu, Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Chief Faaumu,

Thank you for your letter dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We understand that proper precautions should be taken to address the ingress and egress of any construction materials or equipment onto public roadways.

Regarding your concerns on noise and dust pollution, appropriate engineering, design, and construction measures will be undertaken to minimize dust due to short-term, construction related activities. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions. Noise from heavy construction equipment, such as bulldozers, front-end loaders, material-carrying trucks and trailers would be the dominant source of noise during the construction period. Noise from construction activities will be short-term and will comply with Department of Health (DOH) noise regulations (Chapter 11-46, Community Noise Control, HAR). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit will be obtained from the DOH.

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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DAVID Y. IGE
GOVERNOR

RODERICK K. BECKER
Comptroller

AUDREY HIDANO
Deputy Comptroller

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

FEB 07 2017

(P)1035.7

Ms. Keli'I Kapali, Senior Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition
Kaunakakai, Island of Molokai, Maui County, Hawaii
T.M.K. # (2) 5-3-003:013 and (2) 5-3-003:014

Thank you for the opportunity to comment on the subject project. The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities and we have no comments to offer at this time.

If you have any questions, your staff may please contact Ms. Dora Choy of the Public Works Division at 586-0488.

Sincerely,

RODERICK K. BECKER
Comptroller

c: Mr. Wade Shimabukuro, DAGS-MDO, District Engineer

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Curt Otaguro, Comptroller
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, HI 96810-0019

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Otaguro,

Thank you for your department's letter ((P)1035.7) dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities and the Department has no comments to offer at this time.

We thank the Department of Accounting and General Services for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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 27, 2017

PBR Hawaii & Associates, Inc.
Attention: Ms. Keli'i Kapali
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tkapali@pbrhawaii.com

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you February 10, 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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 18, 2017

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: Pre-Assessment Consultation for Molokai Education Center Addition
LOCATION: Kaunakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: University of Hawaii

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 **February 9, 2017**.

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: February 22, 2017

cc: Central Files

RFD. 4555.4
14427

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

February 22, 2017

REF: RFD.4555.4

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: Pre-Assessment Consultation for Molokai Education Center Addition

FILE NO.: RFD.4555.4
TMK NO.: (2) 5-3-003:013 and 014

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.

- [ ] 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 Draft Environmental Assessment should discuss water requirements for the project, both potable and non-potable, the calculations for the demand projections, and the proposed water supply source(s). In general, the Commission encourages the use of alternative water sources for non-potable needs. Please also identify the water conservation and efficiency measures to be implemented. Please include a discussion of the ground and surface water resources of the project area and how these may be impacted by the proposed development.

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.

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 10, 2017

PBR Hawaii & Associates, Inc.
Attention: Ms. Keli'i Kapali
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tkapali@pbrhawaii.com

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition

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 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

'17 JAN 19 AM 10:27 ENGINEERING

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

RECEIVED
LAND DIVISION
2017 JAN 25 AM 11:31
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

January 18, 2017

MEMORANDUM

TO:

DLNR Agencies:
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
From 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: To: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition
LOCATION: Kaunakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: University of Hawaii

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 **February 9, 2017**.

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: 1/25/17

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Pre-Assessment Consultation for Molokai Education Center Addition

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.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 1/25/17

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Suzanne Case, Chairperson
Department of Land and Natural Resources
Commission on Water Resource Management
State of Hawai‘i
PO Box 621
Honolulu, HI 96809

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Case,

Thank you for your department's letters (Ref: RFD.4555.4) dated February 10 and February 27, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments provided by the Engineering Division and Commission on Water Resource Management.

Engineering Division

The MEC Site is located in Flood Zones AE, XS, and X. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE, a special flood hazard area. The MEC Expansion will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations.

We understand that projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The Draft EA will discuss the water supply source and water system for the MEC Expansion. Water requirements, calculations, and demand projections will be provided to the Engineering Division.

Commission on Water Resource Management (CWRM)

We acknowledge that CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. To protect groundwater resources and the aquifer, the following best management practices will be implemented:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground;
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work;
- Retain groundcover until the last possible date;

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai‘i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

- Stabilize denuded areas by sodding and planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment;
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off;
- Keep run-off on site.

The Draft EA will discuss the ground and surface water resources of the area and identify water conservation and efficiency measures to be implemented. Conservation measures may include:

- Use EPA WaterSense labeled plumbing fixtures;
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible;
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less;
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.
- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads;
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible;
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species;
- Reclaimed water should be considered as an alternative source for dust control during construction.

We thank the Department of Land and Natural Resources for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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

February 7, 2017

Ms. Keli'i Kapali
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition located in Kauanakakai, Island of Molokai, Maui County, TMK: (2) 5-3-003:013 and (2) 5-3-003:014

Thank you for the opportunity to comment on the above project. The Department of Defense has no comments to offer relative to the project.

Should there be any questions please contact Lloyd Maki, Assistant Chief Engineering Officer at (808)733-8441.

Sincerely,

NEAL S. MITSUYOSHI
Colonel, Hawaii National Guard
Chief Engineering Officer

c: Ms. Havinne Okamura, Hawaii Emergency Management Agency

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

First Lt. Shao Yu Lee
Department of Defense
State of Hawaii
3949 Diamond Head Road
Honolulu, HI 96816-4495

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear First Lt. Lee,

Thank you for your letter dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i, we acknowledge that the State Department of Defense has no comments to offer relative to the project.

Thank you for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA\Pre-Consultation\Response\State DOD.docx

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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 17-016

January 26, 2017

Ms. Kelii Kapali
Senior Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation (PAC) for Molokai Education Center Addition, Kaunakakai, Molokai, Maui County
TMK: (2) 5-3-003:013, (2) 5-3-003:014

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your PAC to our office on January 18, 2017.

We understand from the PAC that *"The project involves expansion of the MEC building to provide an additional multipurpose space that can accommodate up to 200 people at any one time for various classes, lectures, community events, and performances. The expansion will extend the existing MEC building on TMK (2) 5-3-003:013 to the west to the adjacent State-owned parcel TMK (2) 5-3-003:014. As such the project will require the consolidation of the two State-owned parcels."*

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.

EPO recommends you review the need and/or requirements for a Clean Air Branch permit. The Clean Air Branch can be consulted via e-mail at: Cab.General@doh.hawaii.gov or via phone: (808) 586-4200.

If noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor and Radiological Health Branch at (808) 586-4700 and review relevant information online at: http://health.hawaii.gov/irhb/noise.

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,

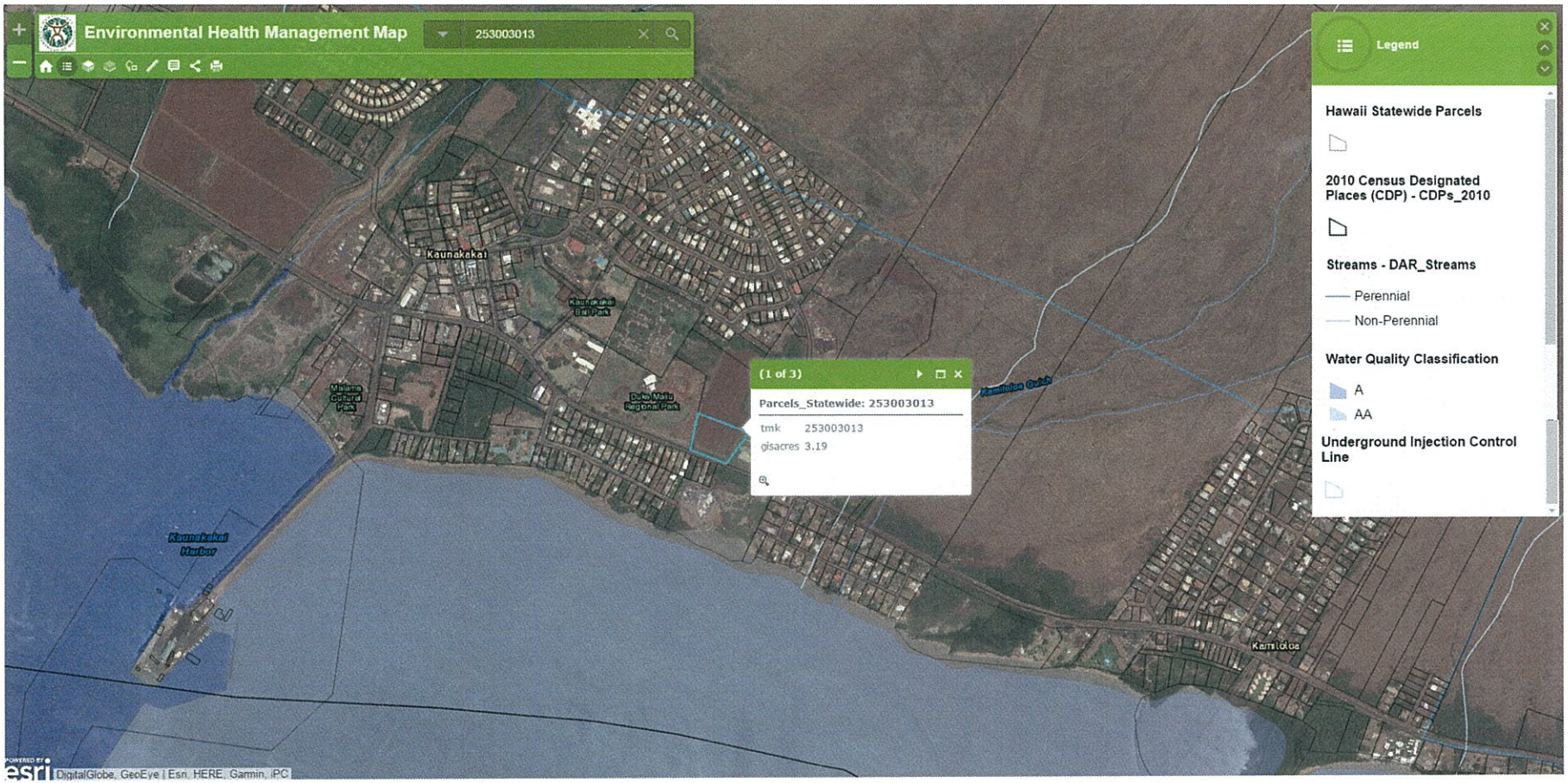
Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

LM:nn

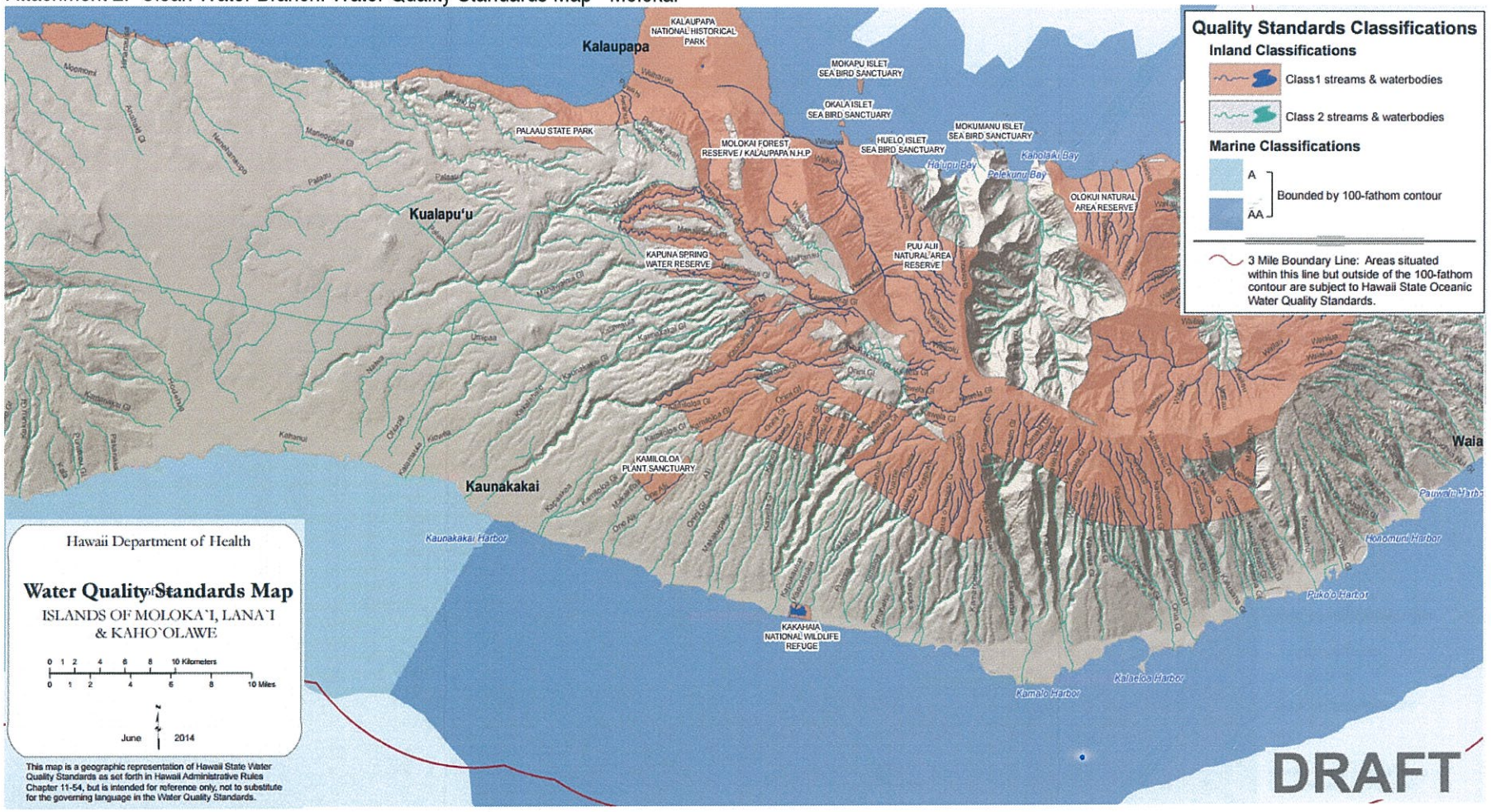
Attachment 1: Environmental Health Management Web App Snipit of Project Area: http://health.hawaii.gov/epo/egis
Attachment 2: Clean Water Branch: Water Quality Standards Map - Molokai
Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area
Attachment 4: U.S. EPA EJSCREEN Report for Project Area

c: DOH: DHO Maui {via email only}

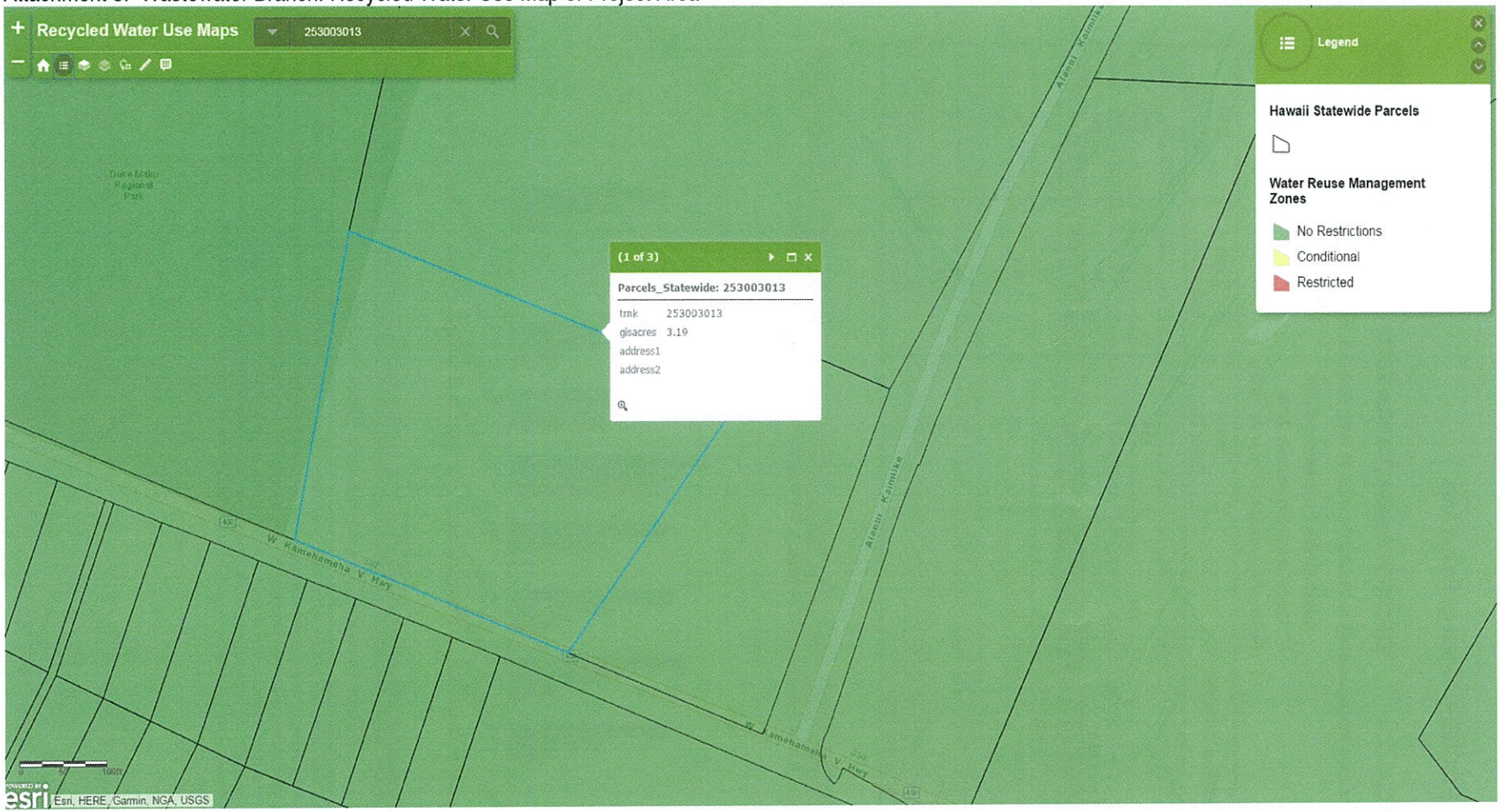
Attachment 1: Environmental Health Management Web App Snipit of Project Area: http://health.hawaii.gov/epo/egis



Attachment 2: Clean Water Branch: Water Quality Standards Map - Molokai



Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area



Attachment 4: U.S. EPA EJSCREEN Report for Project Area

EJSCREEN Report (Version 2016)

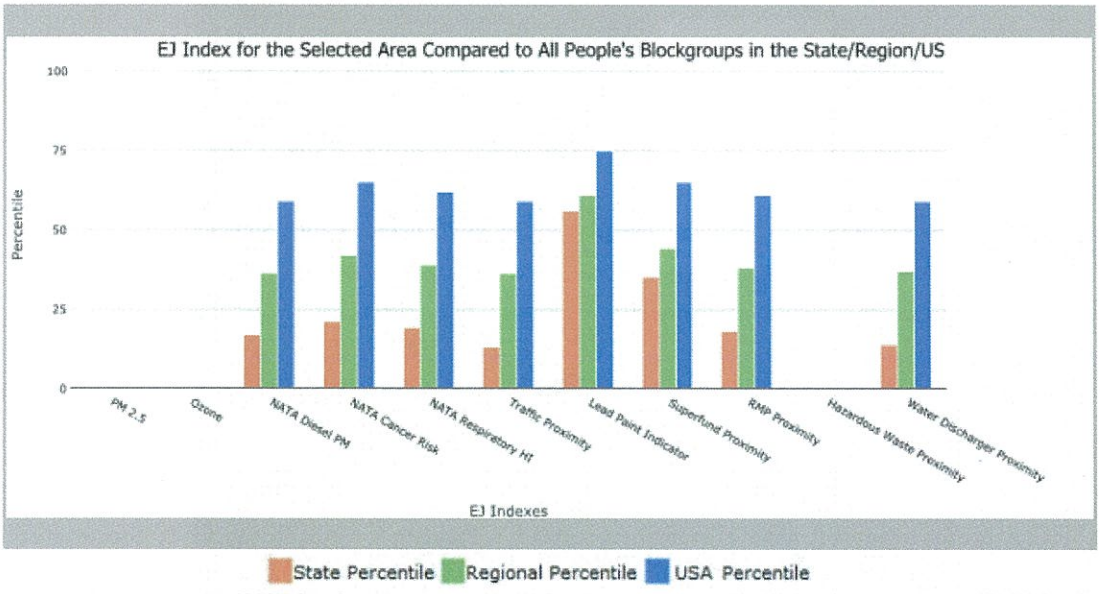
1 mile Ring Centered at 21.086572,-157.013437, HAWAII, EPA Region 9

Approximate Population: 1,806

Input Area (sq. miles): 3.14

Molokai Education Center Addition

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	17	36	59
EJ Index for NATA* Air Toxics Cancer Risk	21	42	65
EJ Index for NATA* Respiratory Hazard Index	19	39	62
EJ Index for Traffic Proximity and Volume	13	36	59
EJ Index for Lead Paint Indicator	56	61	75
EJ Index for Superfund Proximity	35	44	65
EJ Index for RMP Proximity	18	38	61
EJ Index for Hazardous Waste Proximity*	N/A	N/A	N/A
EJ Index for Water Discharger Proximity	14	37	59



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 21.086572,-157.013437, HAWAII, EPA Region 9

Approximate Population: 1,806

Input Area (sq. miles): 3.14

Molokai Education Center Addition

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 21.086572,-157.013437, HAWAII, EPA Region 9

Approximate Population: 1,806

Input Area (sq. miles): 3.14

Molokai Education Center Addition

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)	0.0183	0.149	13	0.978	<50th	0.937	<50th
NATA* Cancer Risk (lifetime risk per million)	24	34	1	43	<50th	40	<50th
NATA* Respiratory Hazard Index	0.47	1	1	2	<50th	1.8	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	0	990	4	1100	2	590	2
Lead Paint Indicator (% Pre-1960 Housing)	0.26	0.16	73	0.24	61	0.3	56
Superfund Proximity (site count/km distance)	0	0.098	29	0.15	13	0.13	16
RMP Proximity (facility count/km distance)	0.027	0.19	5	0.57	2	0.43	2
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	0.34	6	0.2	3	0.31	1
Demographic Indicators							
Demographic Index	53%	52%	55	47%	60	36%	76
Minority Population	78%	77%	40	58%	68	37%	83
Low Income Population	28%	26%	60	36%	42	35%	43
Linguistically Isolated Population	3%	6%	53	9%	38	5%	65
Population With Less Than High School Education	10%	9%	66	17%	42	14%	50
Population Under 5 years of age	7%	6%	63	7%	57	6%	61
Population over 64 years of age	27%	15%	91	13%	93	14%	93

* 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

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Bruce Anderson, Director
Department of Health
State of Hawai‘i
P.O. Box 3378
Honolulu, HI 96801-3378

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Anderson,

Thank you for the letter from the Environmental Planning Office (EPO 17-016) dated January 26, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

As recommended, the Environmental Planning Office’s (EPO) standard comments and sustainable and healthy design strategies for communities were reviewed and the project will adhere to all applicable requirements. The Draft EA will discuss compliance with various regulations such as Control of Fugitive Dust §11-60.1-33, Hawaii Administrative Rules (HAR) and National Pollutant Discharge Elimination System (NPDES) Permit Coverage §11-55 HAR.

Thank you for providing information regarding EPO’s updated environmental Geographic Information System (GIS) website. The Draft EA includes maps compiled using State GIS data.

We reviewed the inventory of environmental health information for Hawai‘i provided on the EPO Hawaii Environmental Health Portal. The project will utilize this information to increase sustainable, innovative, inspirational, transparent and healthy design.

We thank your department for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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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

February 7, 2017

Ms. Keli'i Kapali
Senior Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition located in Kaunakakai, Island of Molokai, Maui County
TMK: (2) 5-3-003:013 and 5-3-003:014

Thank you for the opportunity to review this project. We have the following comments to offer:

1. Please provide the wastewater disposal method for the proposed addition. 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 Maui Wastewater Branch, Mr. Roland Tejano, Environmental Engineer, at 808 984-8232.

2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.

3. 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.

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

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Patti Kitkowski, District Environmental Health Program Chief
Department of Health
State of Hawai‘i
Maui District Health Office
54 South High Street, Room 300
Wailuku, Hawaii 96796-3378

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Kitkowski,

Thank you for your letter dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

1. **Wastewater.** Wastewater service for the MEC Addition will be provided by an underground sewer pipe connecting to the existing MEC building’s 6-inch lateral connected to the County system. We acknowledge that all wastewater plans must conform to applicable provisions of the Department of Health’s (DOH) Administrative Rules, Chapter 11-62, “Wastewater Systems.”

2. **Noise.** In the short-term, the MEC Addition could generate some adverse noise impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, material-carrying trucks and trailers would be the dominant source of noise during the construction period. Noise from construction activities will be short-term and will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, Hawaii Administrative Rules). When construction noise exceeds, or is expected to exceed the DOH’s allowable limits, a permit must be obtained from the DOH.

3. **Stormwater.** A National Pollutant Discharge Elimination System (NPDES) permit will be obtained specifying measures to prevent stormwater discharges from affecting coastal water quality. Before issuance of a grading permit by the County of Maui, the final erosion control plan and Best Management Practices (BMPs) required for the NPDES permit will be completed and submitted. BMPs to minimize erosion and the discharge of other pollutants may include use of silt fences, sediment traps, and diversion swales. After construction, the establishment of permanent landscaping will provide long-term erosion control.

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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DAVID Y. IGE
GOVERNOR

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

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

IN REPLY REFER TO:
DIR 0053
HWY-PS 2.4246

March 20, 2017

Ms. Keli'i Kapali
PBR Hawaii and Associates
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment
Molokai Education Center Expansion
Kamehameha V Highway - Kaunakakai, Molokai, Maui
TMK: (2) 5-3-003: 013 and 14 (POR)

Thank you for the opportunity to review the subject project as an early consultation on the preparation of a Draft Environmental Assessment (EA) required by Chapter 343, Hawaii Revised Statutes prior to a Special Management Area (SMA) permit review.

The proposed expansion of the Molokai Education Center Building capable of accommodating up to 200 people will be utilized for multi-purposes, ranging from educational classes to community events and performances. As part of the University of Hawaii system, the 2-acre campus currently in operation is designated as Phase I, which accommodates up to 350 students. A Traffic Assessment (TA) contained within the Final EA was circulated and reviewed in 1998 for Phase I as part of the 5-acre, long-range campus plan. Both the existing campus site and the proposed expansion area totaling three acres are located immediately mauka of the State-owned, two-lane, Kamehameha V Highway. The campus access is on Alanui Kaimiiki Street via Kamehameha V Highway. It is a County-dedicated road and shared-use by the residential subdivision, north of the campus.

The Hawaii Department of Transportation has the following comments:

1. The previous TA approximately 19 years old is outdated, therefore the Draft EA should provide a new TA or an updated TA. The study should address potential traffic impacts onto Kamehameha V Highway by the proposed expansion and event uses to include days, evenings and weekends, as well as any transportation measures and mitigate the projects impacts to the State highway system.

2. The Draft EA should discuss any traffic impacts generated by the cumulative development of the campus as identified in the TA. The discussion should also include any transportation mitigation recommendations.

3. The Construction and traffic control plans should be provided to our Highways Division, Maui District Engineer.

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 2017-013 in all contacts and correspondence regarding these comments.

Sincerely,

FORD N. FUCHIGAMI
Director of Transportation

c: David Tamanaha – University of Hawaii, Maui Community Colleges

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Jade Butay, Director of Transportation
State Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Butay,

Thank you for your department's letter dated March 20, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. A Transportation Impact Assessment Report (TIAR) has been prepared for the MEC Expansion by AECOM. The TIAR assesses existing traffic conditions and future traffic conditions with and without the proposed project. This information will be discussed in the Draft EA and the TIAR will be included in its entirety in the Draft EA as an appendix.

2. The Draft EA will discuss potential traffic impacts generated by the existing MEC facility and proposed MEC Expansion as well as any mitigation measures.

3. Construction and traffic control plans will be provided to the Highways Division, Maui District Engineer.

We thank the Department of Transportation for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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E-mail: sysadmin@pbrhawaii.com

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OFFICE OF PLANNING
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

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/

Ref. No. P-15476

February 9, 2017

Ms. Keli'i Kapali
Senior Planner
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Educational Center Addition
Located in Kaunakakai, Island of Molokai, Maui County
TMKs: (2) 5-3-003: 013 and (2) 5-3-003: 014

Thank you for the opportunity to provide comments on this pre-assessment consultation request for the preparation of a Draft Environmental Assessment (Draft EA) on the Molokai Educational Center (MEC) Addition, in Kaunakakai, Molokai. The pre-assessment consultation review material was transmitted to our office via letter dated January 13, 2016.

It is our understanding that the University of Hawaii proposes the expansion of the MEC building to provide added multipurpose space. The added space is expected to accommodate up to 200 people for classes, lectures, events, and performances. The expansion will extend the existing building to the west, adjacent to the State-owned parcel.

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

1. The project site is located within the State Land Use Agricultural District. Pursuant to Hawaii Revised Statutes (HRS) § 205-4.5, an educational facility is not a permitted use within the State Land Use Agricultural District. Furthermore, pursuant to HRS § 205-6, a Special Permit, administered by the Molokai Planning Commission, must be obtained for non-compatible uses within the agricultural district that involve areas of less than 15 acres. The proposed action will require the consent of the Molokai Planning Commission in order to expand and operate the MEC. The Draft EA should disclose the permits the current MEC facility is operating under, and indicate what steps were/are being taken in obtaining a Special Permit from the Molokai Planning Commission.

2. 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. HRS Chapter 226, the Hawaii State Planning Act, provides goals, objectives, policies, and priority guidelines for growth, development, and the allocation of resources throughout the state in areas of state interest.

   The analysis on the Hawaii State Planning Act should include a discussion on the project's ability to meet all of the goals, objectives, policies, and priority guidelines or clarify where it is in conflict with them. If any of these themes are not applicable to the project, the Draft EA should affirmatively state such determination. The most efficient method is summarizing these in tabular form, followed by discussion paragraphs.

3. The coastal zone management (CZM) 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, the definition of "coastal zone management area").

   HRS Chapter 205A-5(b) requires all state and county agencies to enforce the CZM objectives and policies. The Draft EA should include an assessment as to how the proposed action conforms to the goals and objectives of the Hawaii CZM program as listed in HRS § 205A-2. Compliance with HRS § 205A-2 is an important component for satisfying the requirements of HRS Chapter 343.

4. The review material acknowledges that a portion of this project is within the boundaries of the Special Management Area (SMA) delineated by the County of Maui. Please consult with the Department of Planning, County of Maui on the requirements for SMA use.

5. 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 the island of Molokai remain protected, the negative effects of stormwater inundation caused by construction and the increase of impervious surfaces should be evaluated in the Draft EA. The project is located within lands classified for agricultural activity and is surrounded by land that has limited vegetation cover. Unstable soil, sediment, land-based pollutants, and toxins can be transported into nearshore waters by

stormwater runoff which may impact Molokai's coastal ecosystem.

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 include, but are not limited to, project site characteristics in relation to erosion controls, undeveloped open spaces, and the absorption characteristics of the soils. Furthermore, it should differentiate between the existing permeable surfaces versus hardened surfaces that have a cumulative effect on the volume and speed of storm runoff. These items, as well as the marine water quality classification, should be considered when developing mitigation measures to protect the coastal ecosystem.

Because this project may increase the impervious surfaces within the parcel, please consider the use of low impact development (LID) design features such as permeable surfaces and vegetated filter strips to treat the water in place, rather than allow the rainfall to flow offsite. LID features such as bio-retention basins, rain gardens, and grassed swales may enhance the drainage system being planned or currently in place.

OP has a number of resources available to assist in the development of projects which that may assist in the mitigation of sediment loss and stormwater control, 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 for urban development activities 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_stormwater_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, development, and building designs that minimize 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 Joshua Hekekia of our office at (808) 587-2845.

Sincerely,

Leo R. Asuncion
Director

PBR HAWAII
& ASSOCIATES, INC.

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

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Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
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Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

March 6, 2019

Leo Asuncion,
Planning Program Administrator II, Planning Division
Office of Planning
State of Hawaii
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Asuncion,

Thank you for your letter (P-15476) dated February 9, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i, we are responding to your comments.

1. **State Land Use District.** We acknowledge that the existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Use Permit (SUP2 980010). A State Land Use District Boundary Amendment is being sought to accommodate the MEC Expansion.

2. **Hawaii State Plan.** The Draft EA will include a general description of the project's technical, economic, social and environmental characteristics. The Draft EA will also include discussion on the Hawaii State Planning Act and the project's ability to meet the goals, objectives, policies, and priority guidelines in tabular form.

3. **Coastal Zone Management Act.** We acknowledge that the entire State of Hawai‘i is located within the Coastal Zone Management Area. As such, the Draft EA will include a discussion of MEC's ability to meet the Coastal Zone Management objectives and policies found in Hawai‘i Revised Statutes §205A.

4. **Special Management Area.** We have consulted with the Maui County Department of Planning on the procedures and requirements for addressing Special Management Area (SMA) regulations. Subsequent to the EA process, an SMA permit will be sought prior to development.

5. **Stormwater Management.** We acknowledge that the project site is surrounded by land that has limited vegetation cover. We understand that during heavy storm events, stormwater can transport unstable soil, sediment, land-based pollutants, and toxins into nearshore waters. The Draft EA will include discussion on how the proposed project could improve this situation and mitigate the danger posed by stormwater runoff if steps are taken to treat runoff in place, rather than merely move it quickly downstream, such as Low Impact Development (LID) drainage measures to promote infiltration through swales and other means.

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai‘i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

We reviewed the *Hawaii Watershed Guidance* document, *Stormwater Impact Assessment*, and *Low Impact Development (LID), A Practitioners Guide* to provide a thorough assessment of the area's hydrology, stressors, sensitivity of resources, and management considerations as well as to help develop site-appropriate methods to minimize negative environmental impacts.

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will let the Office of Planning know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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DEPARTMENT OF THE ARMY
HONOLULU DISTRICT, U.S. ARMY CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96858-5440

February 7, 2017

SUBJECT: No Permit Required for Molokai Education Center, Kaunakakai, Island of Molokai, Hawaii, DA File No. POH-2017-00021

Keli'I Kapali
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Ms. Keli'I Kapali:

We have received your letter dated January 18, 2017 requesting a determination of permitting requirements for the proposed Molokai Education Center located at Kaunakakai, Island of Molokai, Hawaii. We have assigned your project Department of the Army (DA) file number POH-2017-00021. Please reference this number in all future correspondence concerning this project.

We have reviewed your submittal pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). Section 10 requires that a DA permit be obtained for certain structures or work in or affecting navigable waters of the United States, prior to conducting the work (33 U.S.C. 403). Section 404 requires that a DA permit be obtained for the discharge of dredged and/or fill material into waters of the U.S., including wetlands and navigable waters of the U.S, prior to conducting the work (33 U.S.C. 1344).

Based on our review of the information you furnished, and assuming your project is conducted only as set forth in the information provided, this office has determined the proposed activity does not occur within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 or within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act Therefore, a DA permit will not be required.

Based on our review of the information you furnished, and assuming your project is conducted only as set forth in the information provided, this office has determined the proposed activity does not affect the course, capacity, condition, or location of a Navigable Water of the U.S. as defined by Section 10 and would not result in the discharge of dredged or fill material into waters of the U.S. as defined by Section 404. Therefore, a DA permit will not be required.

We have completed an approved jurisdictional determination (Enclosure 1) for your project area. This determination is valid for a period of five (5) years from the date of

this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an Administrative Appeal under 33 CFR 331. We have enclosed a Notification of Appeal Process and Request for Appeal (NAP/RFA) form. If you request to appeal this determination you must submit a completed RFA form, according to instructions in the RFA, to the Corps' Pacific Ocean Division office at the following address:

Civil Works and Regulatory Program Manager
U.S. Army Corps of Engineers
Pacific Ocean Division, ATTN: CEPOD-PDC
Building 525
Fort Shafter, HI 96858-5440

Although a permit is not required from this office, we recommend use of Best Management Practices to avoid and minimize adverse impacts.
It is your responsibility to ensure that your project complies with all other Federal, State, or local statutes, ordinances and regulations.

Thank you for your cooperation with the Honolulu District Regulatory Program. Should you have any questions related to this determination, please contact Becca Frager of my staff at 808-835-4307 or via e-mail at Rebecca.M.Frager@usace.army.mil. You are encouraged to provide comments on your experience with the Honolulu District Regulatory Office by accessing our web-based customer survey form at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0.

Sincerely,

MCELWAIN.TUNIS.W.1239553008

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Tunis W. McElwain
Chief, Regulatory Office

Enclosure(s)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **Keli'I Kapali**	File Number: **POH-2017-00021**	Date:7 Feb 2017

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of Permission)	B
	PERMIT DENIAL	C
X	**APPROVED JURISDICTIONAL DETERMINATION**	**D**
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A. INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT: If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.**
- **OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district commander. Your objections must be received by the district commander within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district commander will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district commander will send you a proffered permit for your reconsideration, as indicated in Section B below.**

B. PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

C. PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

D. APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

E. PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact:
Honolulu District, U.S. Army Corps of Engineers Regulatory Office, CEPOH-RO Building 230 Fort Shafter, Hawaii 96858-5440 808-835-4303	Dr. Linda Hihara-Endo Acting Regulatory Program Manager U.S. Army Corps of Engineers Building 525 Fort Shafter, HI 96858-5440 808-835-4621

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Commanders personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): January 25, 2017

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Honolulu District, POH- 2017-00021

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Hawaii County: Island of Molokai City: Kaunakakai
Center coordinates of site (lat/long in degree decimal format): Lat. 21.0860 ° N, Long. -157.0132 °W
Universal Transverse Mercator: 4N 706398.1 2332953.4
Name of nearest waterbody: Pacific Ocean/ project is in uplands
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Pcific Ocean/ project is in uplands
Name of watershed or Hydrologic Unit Code (HUC): 20050000

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: January 25, 2017

☐ Field Determination. Date(s): NONE

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. ***[Required]***

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☐ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☐ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
NONE

c. Limits (boundaries) of jurisdiction based on: Not Applicable

Elevation of established OHWM (if known): Not applicable

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- [x] Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Received from applicant 18 January 2018
- [ ] Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - [ ] Office concurs with data sheets/delineation report.
  - [ ] Office does not concur with data sheets/delineation report.
- [ ] Data sheets prepared by the Corps:
- [ ] Corps navigable waters' study:
- [ ] U.S. Geological Survey Hydrologic Atlas:
  - [ ] USGS NHD data.
  - [ ] USGS 8 and 12 digit HUC maps.
- [ ] Alaska District's Approved List of Navigable Waters
- [ ] U.S. Geological Survey map(s). Cite scale & quad name:
- [x] USDA Natural Resources Conservation Service Soil Survey. Citation: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm; 24 Jan 2017
- [x] National wetlands inventory map(s). Cite name: https://www.fws.gov/wetlands/Data/Mapper.html; 24 January 2017
- [ ] State/Local wetland inventory map(s):
- [ ] FEMA/FIRM maps:
- [ ] 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- [x] Photographs: [x] Aerial (Name & Date): GoogleEarthPro; 15 Jan 2013
  - [ ] or [ ] Other (Name & Date):
- [ ] Previous determination(s). File no. and date of response letter:
- [ ] Applicable/supporting case law:
- [ ] Applicable/supporting scientific literature:
- [ ] Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Project is located entirely within uplands

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Date: 2017.02.07 14:34:03 -10'00'

Rebecca Frager
Project Manager

January 25, 2017
Date

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Tunis W. McElwain, Chief
United States Department of Defense
Army Corps of Engineers
Honolulu District Regulatory Office
Fort Shafter, HI 96858-5440

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. McElwain,

Thank you for your letter (DA# POH-2017-00021) dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

We acknowledge that the Department of the Army (DA) has determined that the MEC addition does not occur within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 or within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act. In addition we note that the DA has determined that no Waters of the U.S. will be affected by the MEC Addition. Therefore, a DA permit is not required.

Thank you providing an approved jurisdictional determination for the MEC Expansion. We understand that if the description of the MEC Expansion should change that the determination may no longer be valid.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai‘i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052

FEMA

January 19, 2017

Ms. Keli'i Kapali, Senior Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

This is in response to your request for comments regarding the Pre-Assessment Consultation of Molokai Education Center Addition located at Kaunakakai Island of Molokai, Maui County, Hawaii.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Maui (Community Number 150003), Maps revised November 4, 2015. Please note that the County of Maui, Hawaii is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.

- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any ***development*** must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

- All buildings constructed within a coastal high hazard area, (any of the "V" Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at http://www.fema.gov/business/nfip/forms.shtm.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Maui County floodplain manager can be reached by calling Carolyn Cortez, FPA Staff Planner, at (808) 270-7253.

If you have any questions or concerns, please do not hesitate to call Sarah Owen of the Mitigation staff at (510) 627-7050.

Sincerely,

Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:
Carolyn Cortez, FPA Staff Planner, Maui County, Hawaii
Carol L. Tyau-Beam, NFIP State Coordinator, Hawaii Department of Land & Natural Resources
Sarah Owen, NFIP Compliance Specialist, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

PBR HAWAII
& ASSOCIATES, INC.

March 5, 2019

Gregor Blackburn, Branch Chief
United States Department of Homeland Security
Federal Emergency Management Agency – Region IX
Floodplain Management and Insurance Branch
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Blackburn,

Thank you for your letter dated January 19, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

We have reviewed the current effective countywide Flood Insurance Rate Maps (FIRM) for the County of Maui. The current FIRM places majority of the Site within Zone AE (EL 8), which is considered a flood fringe area. The existing paved parking lot and other areas are located in Zones X and XS or outside of the floodplain. The portions of the Site within Zone AE will have habitable structures built above the designated flood elevation. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE. The MEC addition will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations.

We understand that for any development to occur within the floodway, including Zone AE, the cumulative effect of the proposed development, when combined with all other existing and anticipated development (including fill), cannot increase the water surface elevation of the base flood at any point. In addition, the proposed development will be certified by a professional civil engineer licensed in the State of Hawai‘i, with supporting data, that the proposed development will not cause any increase in base flood elevations during the occurrence of the base flood discharge.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA\Pre-Consultation\Response\US FEMA.docx

HONOLULU OFFICE
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Fax: (808) 523-1402
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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-0104

JAN 30 2017

Ms. Keli'i Kapali
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Subject: Technical Assistance for the Pre-assessment Consultation for the Proposed Molokai Education Center Addition, Kaunakakai, Molokai

Dear Ms. Kapali:

The U.S. Fish and Wildlife Service (Service) received your letter on January 17, 2017, requesting pre-assessment technical assistance for the proposed Molokai Education Center (MEC) Addition project in Kaunakakai, Molokai. The MEC building is located at the intersection of Kamehameha Highway and Alanui Kaimiike Street on 5 acres of land [Tax Map Key (2) 5-3-003:013 and (2) 5-3-003:014]. The project involves expanding the MEC building to provide a multipurpose space for up to 200 people for various classes, lectures, and community events.

Based on information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Project, there are nine federally listed species in the vicinity of the project area: the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), Hawaiian goose or nene (*Branta sandvicensis*), Hawaiian petrel (*Pterodroma sandwichensis*), Hawaiian coot (*Fulica alai*), Hawaiian common moorhen (*Gallinula chloropus sandvicensis*), Hawaiian stilt (*Himantopus mexicanus knudseni*), band-rumped storm petrel (*Oceanodroma castro*), one endangered insect, the Blackburn's sphinx moth (*Manduca blackburni)*, and the threatened Newell's shearwater (*Puffinus newelli*). There is no proposed or final critical habitat within the vicinity of the project area. The Service recommends the following measures to avoid and minimize project impacts to listed species:

Hawaiian hoary bat

The Hawaiian hoary bat is known to occur across a broad range of habitats throughout the State of Hawaii. This bat roosts in both exotic and native woody vegetation and, while foraging, leaves young unattended in "nursery" trees and shrubs. If trees or shrubs suitable for bat roosting are cleared during the Hawaiian hoary bat breeding season (June 1 to September 15), there is a risk that young bats that cannot yet fly on their own could inadvertently be harmed or killed. The Service recommends that woody plants greater than 15 feet tall should not be removed or trimmed during the Hawaiian hoary bat breeding season. Additionally, Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground. When

barbed wire is used in fencing, Hawaiian hoary bats can become entangled. The Service therefore recommends that barbed wire not be used for fencing as part of this proposed action.

Nene

Nene are known to occupy various habitat and vegetation community types ranging from coastal dune vegetation and nonnative grasslands (such as golf courses, pastures, and rural areas) to sparsely vegetated low- and high-elevation lava flows, mid-elevation native and non-native shrubland, cinder deserts, native alpine grasslands and shrublands, and nonnative alpine shrubland-woodland community habitats. There is the potential for disturbance activities, including noise, to reduce the reproductive success or survival of nene. Nene have an extended breeding season with eggs reported from all months except May, June, and July, although the majority of nene in the wild nest during the wet (winter) season between October and March. Nesting peaks in December and most goslings hatch from December to January. Nene nest on the ground in a shallow scrape in the dense shade of a shrub or other vegetation. In order to avoid impacts to nene, the Service recommends that a qualified biologist survey the project area prior to the initiation of any work and conduct nest searches for nene if the project will occur during the breeding season. If a nest is discovered, work should cease immediately and our office be contacted for further guidance. A 100-foot (30m) buffer should be established and maintained around all active nests and broods until the goslings have fledged. No disruptive activities should occur within this buffer. If a nene appears during ongoing work, all activity should be temporarily suspended until the animal leaves on its own accord.

Seabirds

Hawaiian petrels, band-rumped storm-petrels, and Newell's shearwaters (collectively known as seabirds) may transit over the project area when flying between the ocean and nesting sites in the mountains during their breeding season (March through November). Seabird fatalities resulting from collisions with artificial structures that extend above the surrounding vegetation have been documented in Hawaii where high densities of transiting seabirds occur. Additionally, artificial lighting such as flood lighting or for construction work and site security, can adversely impact seabirds by causing disorientation which may result in collision with utility lines, buildings, fences and vehicles. Fledging seabirds are especially affected by artificial lighting and may exhaust themselves while circling the light sources and become grounded. Too weak to fly, these birds become vulnerable to depredation by feral predators such as small Indian mongoose (*Herpestes auropunctatus*), cats (*Felis catus*), and dogs (*Canis familiaris*). We therefore recommend that night work requiring artificial illumination be avoided during the seabird fledging season (September 15 through December 15). Additionally, any external lights associated with the facility should be full cut-off, equipped with a motion sensor, or fully shielded so that the light cannot be seen from above.

Waterbirds

Hawaiian coot, Hawaiian common moorhen, and Hawaiian stilt (collectively known as waterbirds) may occur in fresh and brackish water including streams, rivers, marshes, ponds, reservoirs, fish ponds, taro loi, impoundments, or other water sources. To avoid and minimize impacts to waterbirds, the Service recommends a biological monitor conduct Hawaiian waterbird and nest surveys at the proposed project site prior to project initiation and a 100-foot buffer be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alteration should occur within this buffer. If a waterbird is observed within the project site or flies into the project site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity,

mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area. The proposed project may result in standing water or creation of open water, thus attracting Hawaiian waterbirds to the site. In particular, the 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. Please address how the project will avoid creating standing or open water in the project area.

Blackburn's sphinx month

The Blackburn's sphinx moth may be in the vicinity of the proposed project area. Adult moths feed on nectar from native plants, including beach morning glory (*Ipomoea pes-caprae*), iliee (*Plumbago zeylanica*), and maiapilo (*Capparis sandwichiana*); larvae feed upon non-native tree tobacco (*Nicotiana glauca*) and native aiea (*Nothocestrum latifolium*). To pupate, the larvae burrow into the soil and can remain in a state of torpor for up to a year (or more) before emerging from the soil. Soil disturbance can result in death of the pupae. The Service recommends that a qualified biologist survey areas of proposed construction activities for Blackburn's sphinx moth and its host plants prior to work initiation. We recommend these surveys be conducted during the wettest portion of the year (usually November-April or several weeks after a significant rain) and immediately prior to construction. Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage). Any host plants of Blackburn's sphinx moth identified should not be cut or disturbed without further discussions with the Service. If moths or their host plants are found during the survey, please contact the Service for additional guidance to avoid take.

If the proposed project requires gravel or dirt fill to be used at the project location, the Service recommends getting the fill from a source that is certified weed free or a plant survey be conducted around the area where the fill will be extracted. The survey is a measure to avoid spreading non-native tree tobacco and other invasive plant species from where the fill is removed to the proposed project area. Non-native tree tobacco and other invasive species seeds could be found in the fill and unknowingly spread to the project area thus attracting Blackburn's sphinx moth to the project site and increasing the risk of future take.

If there are populations of host plants near the site such that they could spread into the site within a year, the site should also be monitored during the construction phase and after construction has been completed. This measure is primarily to detect tree tobacco entering the site and preventing it from growing >1 meter (3 feet) tall. Tree tobacco can grow to over one meter in approximately six weeks. Any emerging tree tobacco can and will be removed before it reaches 1m tall. If it grows >1m, the plants may become a host plant for BSM, and removal of the plant will not be possible without incurring take. Post-construction monitoring for BSM host plants can be completed by any groundskeeper or regular maintenance crew that will be responsible for maintaining the landscaping on a regular basis. We recommend providing maintenance crews, groundskeepers, and homeowners with picture placards of tree tobacco at different life stages and if detected, have it removed before it reaches 1m tall.

Landscape Suggestions – Native Species

Hawaii's native ecosystems are heavily impacted by exotic invasive plants. Whenever possible we recommend using native plants for landscaping purposes. If native plants do not meet the landscaping objectives, we recommend choosing species that are thought to have a low risk of becoming invasive. The following websites are good resources to use when choosing

landscaping plants: Pacific Island Ecosystems at Risk (www.hear.org/Pier), Hawaii-Pacific Weed Risk Assessment (http://www.botany.hawaii.edu/faculty/daehler/wra/full_table.asp.html) and Global Compendium of Weeds (www.hear.org/gcw).

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 there is a federal action agency funding, permitting, or assisting in the implementation of this project, we recommend that agency consult with the Service to address potential project impacts to listed species pursuant to section 7 (a)(2) of the Endangered Species Act. If there is no federal action agency associated with the project, but impacts to listed species cannot be fully avoided, the project should coordinate with the Service directly pursuant to section 10 (a)(1)(B) of the Endangered Species Act.

Thank you for your efforts to conserve listed species and native habitats. Please contact Fish and Wildlife Biologist William O'Neill (808-875-1582 ext 202, email: william_oneill@fws.gov) if you have any questions or for further guidance.

Sincerely,

Michelle Bogardus
Island Team Leader
Maui Nui and Hawaii Island

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

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Associate

Michelle Bogardus, Island Team Leader
United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, HI 96850

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Bogardus,

Thank you for your letter (01EPIF00-2017-TA-0104) dated January 30, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

Thank you for providing information on the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), Blackburn’s sphinx moth (*Manduca blackgurni*), Hawaiian goose (*Branta sandvicensis*), Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*), and the threatened Newell’s shearwater (*Puffinusauricularis newelli*), Hawaiian coot (*Fulica alai*), Hawaiian common moorhen (*Gallinula chloropus sandvicensis*), and Hawaiian stilt (*Himantopus mexicanus knudseni*). We note that there is no proposed or final critical habitat within the vicinity of the MEC Site.

While none of these species were sighted within the Site during the biological survey, the Draft EA will discuss measures to avoid and minimize potential impacts to these species. Specifically, the Draft EA will include the following discussion:

Hawaiian hoary bat
Hawaiian hoary bats are known to roost in native and non-native trees greater than 15 feet tall. To minimize impact, the biological survey recommends avoiding removal and trimming of trees greater than 15 feet tall during the pup rearing season between June 1 and September 15. In addition, the U.S Fish and Wildlife Service recommends that barbed wire not be used for fencing as part of the Project Elements. Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground. When barbed wire is used in fencing, Hawaiian hoary bats can become entangled.

Hawaiian goose
To avoid impacts to Hawaiian geese, the USFWS recommends a biologist familiar with the nesting behavior of the Hawaiian goose survey the area prior to the initiation of any work, or after any subsequent delay in work of three or more days (during which birds may attempt nesting). If a nest is discovered, work should cease immediately and the USFWS should be contacted for further guidance. Furthermore, all on-site project personnel should be apprised that Hawaiian geese may be in the vicinity of the project at any time during the year.

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If a Hawaiian goose (or geese) appears within 100 feet of ongoing work, all activity should be temporarily suspended until the Hawaiian goose (or geese) leaves the area on its own accord.

Blackburn's sphinx moth
No tree tobacco, the principal current host for the endangered Blackburn's sphinx moth, was observed during our surveys. The area would not seem to be suitable habitat for tree tobacco, but it is not inconceivable that it could be present. Because of the weedy, extremely fast-growing nature of the plant and the difficulty and expense of finding pupae in the ground under the plant after larvae have finished their life cycle, it is recommended that University of Hawaii and its contractors prevent any infestations of tree tobacco from growing. Although it is advisable to consult DLNR and or USFWS before removing any plants, juvenile plants less than two feet tall are not generally utilized by the larvae and may be safely removed. In addition, the USFWS recommends that a qualified biologist survey areas of proposed construction activities for Blackburn's sphinx moth and its host plants prior to work initiation. Surveys are recommended to be conducted during the wettest portion of the year (usually November through April or several weeks after a significant rain) and immediately prior to construction. Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage).

Seabirds
Several species of migratory seabirds (including Hawaiian Petrels and Newell's Shearwaters) may fly over portions of the Project Area at night between the months of May and November; however, none are known to nest within the Project Area. Any outdoor lighting could result in seabird disorientation, fallout, injury, or mortality. To minimize the threat of disorientation or downing of migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. In addition, the biological survey recommends that construction or unshielded equipment maintenance lighting should not be permitted after dark between the months of April and October.

Waterbirds
Hawaiian coot, Hawaiian common moorhen, and Hawaiian stilt (collectively known as waterbirds) may occur in fresh and brackish water including streams, rivers, marches, ponds, reservoirs, fishponds, taro loi, impoundments, or other water sources. To avoid and minimize impacts to waterbirds, the USFWS recommends a biological monitor conduct Hawaiian waterbird and nest surveys at the Site prior to project initiation and a 100-foot buffer be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alteration should occur within this buffer. If a waterbird is observed within the Site or flies into the Site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity, mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area.

Thank you for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

Draft EA Comments

MOLOKAI EDUCATION CENTER EXPANSION
DRAFT EA COMMENTS

Agencies/Organizations/Individuals	Draft DEA Sent	Comment Date
Maui Planning Department	04.05.19	05.08.19
Office of Environmental Quality Control	04.05.19	
COUNTY OF MAUI		
Department of Emergency Management	04.05.19	
Department of Environmental Management	04.11.19	05.08.19
Department of Finance	04.05.19	
Department of Fire and Public Safety	04.05.19	
Department of Housing and Human Concerns	04.05.19	04.23.19
Department of Parks and Recreation	04.05.19	04.25.19
Department of Public Works	04.05.19	04.26.19
Department of Transportation	04.05.19	
Department of Water Supply	04.05.19	05.03.19
Police Department	04.05.19	05.06.19
STATE		
Department of Accounting and General Services	04.05.19	04.30.19
Department of Business, Economic Development & Tourism (DBEDT)	04.05.19	
DBEDT - Energy Office	04.05.19	
DBEDT - Land Use Commission	04.05.19	04.11.19
DBEDT - Office of Planning	04.05.19	05.06.19
Department of Agriculture	04.05.19	
Department of Defense	04.05.19	
Department of Education	04.05.19	
Department of Education - Maui	04.05.19	
Department of Hawaiian Home Lands	04.05.19	05.06.19
Department of Health	04.05.19	05.06.19
Department of Health - Environmental Planning Office	04.05.19	
Department of Human Services	04.05.19	04.30.19
Department of Labor and Industrial Relations	04.05.19	
Department of Land and Natural Resources	04.05.19	05.08.19 / 05.10.19
Department of Transportation	04.05.19	04.23.19
Department of Transportation - Highways, Maui District	04.05.19	
Department of Transportation – Statewide Transportation Planning Office	04.05.19	

MOLOKAI EDUCATION CENTER EXPANSION
DRAFT EA COMMENTS

Department of Land and Natural Resources (DLNR) - Historic Preservation Division	04.05.19	
DLNR - Land Division, Maui District Office	04.05.19	
Office of Hawaiian Affairs	04.05.19	
FEDERAL		
Environmental Protection Agency	04.05.19	
Federal Emergency Management Agency	04.05.19	
U.S. Army Corps of Engineers	04.05.19	
U.S. Coast Guard	04.05.19	
U.S. Fish and Wildlife Service	04.05.19	
USDA, NRCS - Maui	04.05.19	
USDA, NRCS - Molokai-Lanai Soil & Water Conservation	04.05.19	
LIBRARIES		
Hawaii State Library - Hawaii Documents Center	04.05.19	
Molokai Public Library	04.05.19	
ELECTED OFFICIALS		
Council Member Keani Rawlins-Fernandez	04.05.19	
Molokai Planning Commission	04.05.19	05.01.19
State Representative Lynn Decoite	04.05.19	
State Senator J. Kalani English	04.05.19	
NEWS MEDIA		
Molokai Dispatch	04.05.19	
Maui News	04.05.19	
CITIZEN GROUPS/INDIVIDUALS, CONSULTED PARTIES		
AHA Kiole o Molokai	04.08.19	05.09.19
Hale Mahaoulu Home Pumehana Center	04.05.19	
Hawaiian Telecom	04.05.19	
Kapaakea Homestead Association	04.08.19	
Maui Economic Opportunity	04.05.19	
Maui Electric Company, Ltd	04.05.19	04.29.19
Molokai Education Center	04.05.19	
Molokai Land Trust	04.05.19	
UH Water Resources Research Center	04.05.19	

AGENCY TRANSMITTAL RESPONSE e-FORM

FOR DEPARTMENT OF PLANNING, COUNTY OF MAUI

5/8/2019

AGENCY NAME	Department of Environmental Mgmt.	PHONE	270-8230
PROJECT:	Molokai Education Center (MEC) Expansion		
APPLICANT:	University of Hawaii		
CONSULTANT	Tom Schnell (PBR Hawaii & Associates)		
PROJECT ADDRESS:	Kaunakakai Town, Island of Molokai, Hawaii		
PROJECT DESCRIPTION:	State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities		
TMK:	(2) 5-3-003:013 and (2) 5-3-003:014		
PERMIT NO.:	DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002		

☒ COMMENTS/RECOMMENDATIONS ☐ NO COMMENTS

WASTEWATER RECLAMATION DIVISION 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 is not required to pay assessment fees for this area at the current time.

d. Are TMK (2) 5-3-003:013 and 014 being consolidated? It looks like the proposed Education Center Expansion Building is being constructed over the shared property line.

e. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

f. Plans shall show how the wastewater from the proposed Education Center Expansion Building will be discharged to the County sewer system.

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. Non-contact cooling water and condensate should not drain to the wastewater system.

☒ COMMENTS/RECOMMENDATIONS ☐ NO COMMENTS

SOLID WASTE DIVISION COMMENTS

GENERAL REQUIREMENTS:

☐ All projects must comply with Maui County code(s) Chapter 8.04 pertaining to refuse collection and landfills.

☐ For all projects, demolition, new construction, remodel projects etc., applicants are requested to divert all re-usable materials throughout the project, maximizing efficiency and resource allocation to lessen the burden on the County of Maui landfill and resources. (For additional information regarding recycling options contact the County of Maui Environmental Protection and Sustainability Division. https://www.mauicounty.gov/742/Environmental-Protection-Sustainability-)

☐ Should there be any significant revisions or changes to the proposed document(s), permit or project under review other than what was originally submitted for review, the Solid Waste Division (SWD) reserves the right to revise comments accordingly.

☐ Refer to the following SWD link for general SWD information: https://www.mauicounty.gov/1017/Solid-Waste-Refuse-Services-and-Informat

LANDFILL:

- ☐ If construction and/or demolition (C&D) is expected to be disposed of at the landfill during project, a C&D application must be submitted and approved prior to delivery to the local landfill. Please see the SWD website link: C&D Waste Acceptance or https://www.mauicounty.gov/1739/Commercial-ConstructionDemo-Waste-Accept for details. In addition to a C&D Number, commercial customers must also have a valid landfill Disposal Permit/Account. The Solid Waste Division (SWD) should be immediately notified if there is any significant revisions or changes to the permitted C&D waste hauling.
- ☐ To obtain a landfill permit to dispose of commercial waste please pick up at a County landfill or download from the SWD website.
- ☐ Hazardous wastes are not accepted at County landfills. However, special wastes such as asbestos, contaminated soil, and canec may be permitted upon request. Contact landfill to inquire and/or make arrangements for special wastes.
- ☐ Check the latest County of Maui Rates and Fees schedule for tipping fees (and potentially reduced fees for oil-free earthen material, soil, rock, concrete, crushed glass, etc. if it can be reclaimed for landfill use).

MAUI COUNTY LANDFILL HOURS OF OPERATION			
Central Maui Landfill	6:00am to 3:00 pm (808-270-6153) C&D hrs 6:00 am to 1:00 pm Monday – Friday, excluding County holidays	Hana Landfill	8:00 am to 2:30 pm (808-264-6313)
		Molokai Landfill	8:00 am to 2:30 pm (808-553-3869)
		Lanai Landfill	8:00 am to 2:30 pm (808-559-0689)
Holiday hours vary, check SWD website			

Signed:		
Print Name:	**Shayne R. Agawa, Deputy Director**	**Date** 5/8/19

PBR HAWAII
& ASSOCIATES, INC.

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January 9, 2020

Eric Nakagawa
Department of Environmental Management
County of Maui
2050 Main Street Suite 2B
Wailuku, HI 96793-2155

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Nakagawa,

Thank you for your department's Agency Transmittal Response e-Form for the Department of Planning dated May 8, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the comments from the Wastewater Reclamation Division and the Solid Waste Division.

Wastewater Reclamation Division

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.*

Response: We acknowledge that wastewater system capacity is currently available as of the date of your transmittal, however wastewater system capacity cannot be ensured until the issuance of the building permit.

b. *Wastewater contribution calculations are required before building permit is issued.*

Response: We acknowledge wastewater contribution calculations are required before a building permit is issued and thus MEC's architect or civil engineer will provide wastewater contribution calculations for the MEC Expansion as part of the building permit process.

c. *Developer is not required to pay assessment fees for this area at the current time.*

Response: Thank you for letting us know that the developer/applicant is not required to pay assessment fees for this area at the current time.

d. *Are TMK (2) 5-3-003:013 and 014 being consolidated? It looks like the proposed Education Center Expansion Building is being constructed over the shared property line.*

Response: Yes, the MEC Expansion will require the consolidation of the two lots that comprise the site (TMK (2) 5-3-003:013 and 014). As such, a lot subdivision application for the consolidation was submitted to the Department of Public Works Development Services Administration on July 17, 2019. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with the EA.

e. *Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.*

Response: We acknowledge that the developer/applicant is required to fund any necessary off-site improvement to collection system and wastewater pump stations.

f. *Plans shall show how the wastewater from the proposed Education Center Expansion Building will be discharged to the County sewer system.*

Response: Wastewater service for the MEC Expansion Building will be provided by an underground sewer pipe connecting to the existing building's 6-inch lateral connected to the County system. The Final EA will include plans showing how the wastewater from the MEC Expansion will be discharged to the County sewer system. Detailed plans will be provided as part of the building permit application.

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.*

Response: The Final EA will include a survey map showing: 1) easements on the MEC property (Lot 936 and Lot 937) and adjacent lots; and 2) a list of which party each easement is in favor of. The following easements where identified by the surveyor:

- Existing Easement 128 (Map 98) is in favor of Molokai Properties for drainage purposes.
- Existing Easement 129 (Map 98) is in favor of Lot 938-A for sewerline purposes. This easement is on Lot 935 and not on the MEC property
- Existing Easement 130 (Map 98) is in favor of Lots 936, 937 and 938-A for sewerline purposes.
- Existing Easement 131 (Map 98) is in favor of Lot 936 for water line purposes.
- Existing Easement 132 (Map 98) is in favor of 938-A for open space purposes, and in which no buildings shall be constructed.
- Existing Easement 133 (Map 98) is in favor of Lot 936 for access purposes.
- Existing Easement 134 (Map 98) for access purposes.
- Existing Easement 135 (Map 98) is in favor of Lots 936 and 938-A for drainage purposes.
- Existing Easement 149 (Map 104) for slope purposes affecting Lot 938-A.

Lot Ownership:
Lot 936 - University of Hawai'i
Lot 937 - University of Hawai'i
Lot 938-A - Molokai Properties, Ltd.

h. Non-contact cooling water and condensate should not drain to the wastewater system.

Response: We acknowledge that non-contact cooling water and condensate should not drain to the wastewater system. For the MEC Expansion Building this will be achieved this by terminating the condensate drain lines above grade on a splash block or in a gravel bed.

Solid Waste Division

General Requirements:

- *All projects must comply with Maui County code(s) Chapter 8.04 pertaining to refuse collection and landfills.*

  Response: MEC and its contractors will comply with all requirements of the Maui County Code, including the requirements of Chapter 8.04, Refuse Collection and Landfills.

- *For all projects, demolition, new construction, remodel projects etc., applicants are requested to divert all re-usable materials throughout the project, maximizing efficiency and resource allocation to lessen the burden on the County of Maui landfill and resources. (For additional information regarding recycling options contact the County of Maui Environmental Protection and Sustainability Division. https://www.mauicounty.gov/742/Environmental-Protection-Sustainability-)*

  Response: MEC's contractors will be directed to divert re-usable materials from the County of Maui landfill as much as possible. Thank you for providing the link to the County of Maui Environmental Protection and Sustainability Division. MEC's contractors will be directed to incorporate the recommendations on recycling options when possible.

- *Should there be any significant revisions or changes to the proposed document(s), permit or project under review other than what was originally submitted for review, the Solid Waste Division (SWD) reserves the right to revise comments accordingly.*

  Response: We understand that the Solid Waste Division reserves the right to revise their comments should there be any significant revisions or changes to the proposed documents.

- *Refer to the following SWD link for general SWD information: https://www.mauicounty.gov/1017/Solid-Waste-Refuse-Services-and-lnformat*

  Response: Thank you for sending the link for general SWD information as a resource.

Landfill:

- *If construction and/or demolition (C&D) is expected to be disposed of at the landfill during project, a C&D application must be submitted and approved prior to delivery to the local landfill. Please see the SWD website link: C&D Waste Acceptance or https://www.mauicounty.gov/1739/Commercial-ConstructionDemo-Waste-Accept for details. In addition to a C&D Number, commercial customers must also have a valid landfill Disposal PermiUAccount. The Solid Waste Division (SWD) should be immediately notified if there is any significant revisions or changes to the permitted C&D waste hauling.*

  Response: We acknowledge that a construction and/or demolition application must be submitted if construction and/or demolition waste is expected to be disposed at the landfill.

- *Hazardous wastes are not accepted at County landfills. However, special wastes such as asbestos, contaminated soil, and canec may be permitted upon request. Contact landfill to inquire and/or make arrangements for special wastes.*

  Response: Hazardous waste is not expected to be generated during construction of the MEC expansion. Sampling and testing of the existing building confirm there is no presence of hazardous materials. Documentation can be provided upon request.

- *To obtain a landfill permit to dispose of commercial waste please pick up at a County landfill or download from the SWD website.*

  Response: We acknowledge that a landfill permit to dispose of commercial waste can be picked up at a County landfill or downloaded from the SWD website.

- *Check the latest County of Maui Rates and Fees schedule for tipping fees (and potentially reduced fees for oil-free earthen material, soil, rock, concrete, crushed glass, etc. if it can be reclaimed for landfill use).*

  Response: MEC's contractors will check the latest Maui Rates and Fees schedule for tipping fees.

Thank you for participating in the environmental review process. Your department's transmittal will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Acting Director

LINDA R. MUNSELL
Deputy Director

2065 MAIN STREET SUITE 108 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX 270-6284 • EMAIL housing@mauicounty.gov

April 23, 2019

PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment for the Molokai Education Center Expansion at Kaunakakai, Molokai, Hawaii. TMK (2)5-3-003:013 and 014

The Department has reviewed the Draft Environmental Assessment for the above subject project. Based on our review, we have determined that the subject project is not subject to Chapter 2.96, Maui County Code. At the present time, the Department has no additional comments to offer.

Please call me at (808) 270-7355 if you have any questions.

Sincerely,

BUDDY ALMEIDA
Housing Administrator

cc: Director of Housing and Human Concerns

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Lori Tsuhako, Director
Department of Housing and Human Concerns
County of Maui
2220 Main Street, Suite 546
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Tsuhako,

Thank you for the Department of Housing and Community Concerns' (DHHC) letter dated April 23, 2019 regarding the Molokai Education Center Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to DHHC's letter.

Thank you for DHHC's determination that the project is not subject to Chapter 2.96, Maui County Code. We acknowledge that the DHHC has no additional comments at this time.

Thank you for participating in the environmental review process. DHHC's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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HONOLULU OFFICE
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Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director

DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

April 25, 2019

PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: MOLOKAI EDUCATION CENTER EXPANSION

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Molokai Education Center Expansion. We have no comments at this time.

Should you have any further questions, please contact me or Robert Halvorson, Chief of Planning & Development at (808) 270-7387 or Robert.Halvorson@co.maui.hi.us.

Sincerely,

KARLA H. PETERS
Director of Parks and Recreation

c: Shawn Kodani, University of Hawaii (PDF)
Sybil Lopez, Staff Planner (PDF)

KHP:RH:lt

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

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Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

Karla Peters, Director
Department of Parks & Recreation
County of Maui
700 Hali‘a Nakoa Street, Unit 2
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA‘I, MAUI COUNTY

Dear Ms. Peters,

Thank you for your letter dated April 25, 2019 regarding the Molokai Education Center Expansion Draft Environmental Assessment (DEA).

As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we acknowledge that the Department of Parks and Recreation has no comments at this time.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

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19/2304

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Acting Director

STEPHEN M. WELLING, P.E.
Deputy Director

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

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

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

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

April 26, 2019

MEMO TO: MICHELE MCLEAN, PLANNING DIRECTOR

F R O M: ROWENA M. DAGDAG-ANDAYA, ACTING DIRECTOR OF PUBLIC WORKS

SUBJECT: **APPLICATIONS FOR STATE LAND USE DISTRICT BOUNDARY AMENDMENT, CHANGE IN ZONING, SPECIAL MANAGEMENT AREA, AND DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER (MEC) EXPANSION; TMK: (2) 5-3-003:013, 014 DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

We reviewed the subject application and have the following comments:

Comment from the Development Services Administration (DSA) Plans Review Section:

1. The proposed building straddles two properties which do not comply with the County Building Code.

If you have any questions regarding this memorandum, please call Stephen Welling at 270-7845.

RMDA:SW:da
xc: Highways Division
Engineering Division
S:\DSA\Engr\CZM\Draft Comments\53003013_014_molokai_education_cntr_dba_ciz_sm1.rtf

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

RECEIVED
2019 APR -8 PM 3:11
COUNTY OF MAUI
DEPT. OF PUBLIC WORKS

☐ RUSH

DEPT. OF PUBLIC WORKS

	INFO	ACTION	SEE ME	COMMENTS	COPY	SCAN	FILE
DIRECTOR							
DEP. DIR.							
ENGR.							
HWY.							
SECTY.							

Return to _____ Date _____
By _____

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL

April 4, 2019

	STATE AGENCIES
X	DAGS
X	DBEDT (3)
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	Dept of Human Services
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOE, Maui
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	Land Use Commission (Hard Copy)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
X	Civil Defense
X	DLIR
	OTHER
X	Hawaiian Telcom (Hard Copy)
X	Maui Electric Company
X	Kapaakea Homestead Association
X	Hale Mahaoulu Home Pumehana Center
X	AHA Kiole
X	Molokai Land Trust

	COUNTY AGENCIES
X	Civil Defense
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department
	FEDERAL AGENCIES
X	FEMA
X	EPA, Pacific Islands, (Region 9)
X	Fish & Wildlife
X	Molokai-Lanai Soil & Water Conservation
X	NRCS-USDA-Maui
X	U.S. Army Corp. of Engineers (Hard Copy)
X	U.S. Coast Guard

PROJECT:	**MOLOKAI EDUCATION CENTER (MEC) EXPANSION**
APPLICANT:	**University of Hawaii**
CONSULTANT:	**Tom Schnell (PBR Hawaii & Associates)**
PROJECT ADDRESS:	**Kaunakakai Town, Island of Molokai, Hawaii**
PROJECT DESCRIPTION:	**State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities**
TMK:	**(2) 5-3-003:013 and (2) 5-3-003:014**
PERMIT NO.:	**DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Rowena Dagdag-Andaya, Director
Department of Public Works
County of Maui
200 S. High Street, Room 434
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Dagdag-Andaya,

Thank you for your memo (addressed to Michele McClean, Planning Director) dated April 26, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comment.

The MEC Expansion will require the consolidation of the TMKs (2) 5-3-003:013 and 014, as noted in the DEA. The DEA figures show both parcels to represent current conditions.

On July 17, 2019, ControlPoint Surveying Inc., the project surveyor, submitted a subdivision application for the consolidation of the parcels to the Department of Public Works Development Services Administration. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with the EA and other necessary land use approvals.

Thank you for participating in the environmental review process. Your memo will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI'I 96793
www.mauiwater.org

May 3, 2019

Ms. Sybil Lopez, Staff Planner
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: TMKs: (2) 5-3-003:013 and (2) 5-3-003:014
SUBJECT: Molokai Education Center Expansion, Draft Environmental Assessment (DEA), State Land Use District Boundary Amendment (DBA 2019/0002), Change in Zoning (CIZ 2019/0002), and Special Management Area (SM1 2019/0002) Applications

Dear Mr. Schnell,

Thank you for the opportunity to comment on the Molokai Education Center Expansion DEA, DBA, CIZ, and SM1.

Source Availability, System Infrastructure and Consumption

The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management. The property is served by a 2-inch meter. Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Kaimiike Street. Two fire hydrants are located on the property. Current water use at the facility is 2,566 gallons per day (gpd) based on FY2018 County of Maui Department of Water Supply consumption records. According to Water System Standards, 2002, State of Hawaii, projected water demand for the expansion is 21,000 gpd for as many as 350 Students per day. The project could be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water.

The Department wishes to notify the applicant of the following recommended pollution prevention and conservation Best Management Practices from the attached signed comment letter dated February 13, 2017. Should you have any questions, please contact Staff Planner Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

Jeffrey T. Pearson, P.E.
Director
apd
cc: DWS engineering division
attachment

ALAN M. ARAKAWA
Mayor

DAVID TAYLOR, P.E.
Director

GLADYS C. BAISA
Deputy Director

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

February 13, 2017

Ms. Keli'i Kapali
PBR HAWAII &Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Re: TMK: (2) 5-3-003:013 and (2) 5-3-003:014
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition Located In Kaunakakai, Island of Molokai, Maui County

Dear Ms. Kapali,

Thank you for your request for a pre-assessment consultation on the Molokai Education Center Addition Project.

Source Availability, System Infrastructure and Consumption
The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management. The property is served by a 2-inch meter. Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Kaimiike Street. Two fire hydrants are located on the property. Current water use at the facility is 3,213 gpd based on FY2016 consumption records. With the project addition and an increased student capacity, water demand is anticipated to increase.

Pollution Prevention
In order to protect groundwater resources and the aquifer, Best Management Practices should be implemented during construction. The mitigation measures below will alleviate adverse impacts on water quality during construction:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground.
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
- Retain ground cover until the last possible date.
- Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.

- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
- Keep run-off on site.

Conservation

The DWS recommends the following conservation measures for implementation in the project.

Indoor Conservation Measures:

- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi.

Outdoor Conservation Measures:

- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads.
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Dust control: Reclaimed water should be considered as an alternative source for dust control during construction.

Should you have any questions, please contact Staff Planner Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

David Taylor, P.E. Director
apd

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Jeffrey T. Pearson, P.E., Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, HI 96793-2155

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Pearson,

Thank you for your letter dated May 3, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

Thank you for confirming:

- The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management (CWRM);[1]
- The property is served by a 2-inch meter;
- Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street;
- Two fire hydrants are located on the property; and
- Current water use at the facility is 2,566 gpd based on FY2018 County of Maui Department of Water Supply consumption records.

In your letter you state:

> *"According to Water System Standards. 2002, State of Hawaii, projected water demand for the expansion is 21,000 gpd for as many as 350 Students per day. The project could be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water."*

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[1] In addition, CWRM data shows that the existing water use of Kamiloloa aquifer is 0.04 million gpd, which is 1.3% of the sustainable yield. Factoring in existing permit allocations, the unallocated sustainable yield of the Kamiloloa aquifer is 2.789 million gpd. (Source: CWRM (2018) Hawai'i Water Plan: Water Resource Protection Plan 2019 Update Public Review Draft October 2018; see Appendix H Table H-8)

The Water System Standards. 2002, State of Hawai'i (Water System Standards) include Table 100-8, titled "Domestic Consumption ***Guidelines***" [emphasis added]. In this table the consumption guideline for schools in Maui County is 1,700 gals/acre or 60 gals/student. It appears that you have applied the 60 gals/student guideline to calculate the projected water demand of 21,000 gpd for as many as 350 students per day (60 gallons x 350 students = 21,000 gpd).

Note that Water System Standards Section 111.02, Domestic Consumption Guideline, states: "*These guidelines may be revised by the Manager based on variable factors that influence water consumption rates.*" Per the Water System Standards "Manager" means *"the Manager, Director, or Manager and Chief Engineer of the Department of Water Supply or his authorized representative.*"

The draft EA notes that MEC currently serves approximately 250 students that the expansion will allow MEC to serve up to 350 students. However, not all students attend classes on campus daily, as MEC has distance-learning technology, which allows students to participate in classes and learn and remotely.

MEC estimates that currently approximately 150 total people per day (students, lecturers, and staff), disbursed throughout a 12-hour period, may be on-campus Monday – Thursday. With the expansion, MEC estimates approximately 220 total people per day (students, lecturers, and staff), disbursed throughout a 12-hour period, visit the campus Monday – Thursday. This represents an increase of approximately 70 people (47%) over existing conditions.

As your letter stated, current water use at the facility is 2,566 gpd based on FY2018 County of Maui Department of Water Supply consumption records. This includes water for: 1) domestic use (water fixtures such as toilets, sinks, drinking fountains, etc.); and 2) landscape irrigation. The campus does not have a cafeteria or food service facility. Two 12-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street adjacent to the site, the site is served by a two-inch meter and there are two fire hydrants on the Site.

The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler, and new landscaped area. AECOM, the project civil engineer, suggests that, based on the anticipated campus expansion use disbursed throughout a 12-hour period, what would be more appropriate is to utilize a standard of 5 gallons per capita per day (gpcd). At 5 gpcd, 1,750 gdp (5 gallons x 350 students = 1,750 gdp) is a more appropriate potable water estimate. AECOM, projects that the daily water demand for the MEC with the expansion is expected to average 4,195 gpd. Of this total approximately 1,750 gpd will be for domestic use and approximately 2,445 gpd will be for irrigation use.

With the new landscaped area, the total amount of irrigation water used on campus is expected to decrease because the entire campus irrigation system will be upgraded with water-efficient irrigation fixtures, including drip irrigation in some areas. The upgraded irrigation system irrigation will be automated, and various areas will be irrigated separately based on the type of plants in specific areas.

Based on the current water use and the total projected water use of 4,195 gpd after the expansion, it seems that use of a guideline of 60 gals/student is not appropriate. As allowed under the Water System Standards, water use daily demand may be revised based on variable factors that influence water consumption rates. It seems that the MEC expansion, where, as under existing conditions students and facility will be disbursed throughout a 12-hour period, meets this criterion.

Based on the above, it seems unlikely the MEC expansion would be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water.

Thank you for attaching the Department of Water Supply’s letter from 2017 providing pollution prevention and conservation measures for implementation into the MEC Expansion. The measures pertinent to the MEC expansion were included in DEA and will be retained in the Final EA.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

May 1, 2019

Mr. Tom Schnell, AICP, PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: MOLOKAI PLANNING COMMISSION COMMENTS ON THE DRAFT ENIVORNMENTAL ASSESSMENT (DEA) FOR THE PROPOSED CONSTRUCTION OF A 1,100 SQ. FT. MULTI-PURPOSE CLASSROOM AND SITE IMPROVEMENTS OFA FIRE LANE, OUTDOOR COURTYARD, AND RESTROOM FACILITIES OF THE MOLOKAI EDUCATION CENTER ON 3.23 ACRES LOCATED AT 375 KAMEHAMEHA V HIGHWAY, KAUNAKAKAI MOLOKAI, HAWAII; TMK: (2) 5-3-003:013 AND 014 (SM1 2019/0002) (CIZ 2019/0002) (DBA 2019/0002)

At its regular meeting on April 24, 2019, the Molokai Planning Commission (MoPC) reviewed the Draft Environmental Assessment for the Molokai Education Center expansion. The MoPC offered the following comments:

1. Sea Level Rise/Climate Change: Please provide information on sea level and climate change and how it may affect the project within the 3.2 sea level rise exposure in a 50 year analysis. The analysis would include the challenges of other stresses including but not limited, to wind, wave action, tide, and considerations of potential mitigation measures.

2. Wastewater: Please discuss the Department of Health is 2019 report which concluded that the wastewater treatment facility was at an "unacceptable" rate being that the facility is at 100% capacity.

3. Flora/Fauna: The Palapalai mentioned in the environmental assessment refers to the proposed plant palette to reflect the new landscaping should be reconsidered. The plant is mentioned as not being a drought tolerant type of a plant, found in higher elevations, and should be revisited as part of the proposed plant palette. In addition, the Kioea bird with the long beak was not included in the Flora and Fauna section as well as in the report appendices. The Kioea bird with the long beak should be discussed in the draft Environmental Assessment.

Thank you for your cooperation. If you have any questions, please contact me by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

SYBIL K. LOPEZ
Staff Planner

Attachment
xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Jeffrey Dack
Sybil K. Lopez, Staff Planner (PDF)

MCM:CIY:SKL:xx
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PBR HAWAII
& ASSOCIATES, INC.

HONOLULU OFFICE
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January 9, 2020

Sybil Lopez, Staff Planner
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Lopez,

Thank you for your letter dated May 1, 2019 regarding the Moloka'i Planning Commission's (Commission) comments on the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA).

The Commission reviewed the Draft EA at its regular meeting on April 24, 2019. As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the Commission's comments. The pertinent information from the responses below will be incorporated into the Final EA.

1. *Sea Level Rise/Climate Change: Please provide information on sea level and climate change and how it may affect the project within the 3.2 sea level rise exposure in a 50 year analysis. The analysis would include the challenges of other stresses including but not limited, to wind, wave action, tide, and considerations of potential mitigation measures.*

   Response: The Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise (SLR) by the year 2100.

   The Report chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." While the Report used the best available data and methods in Hawai'i, not all hazards were modeled for each island due to limited historical information and geospatial data. For the island of Moloka'i the SLR-XA was only based on modeling passive flooding, meaning that other hazards that can affect chronic flooding, such as high wave flooding and coastal erosion, were not modeled. As of October 2019, due to limited data, no local SLR studies or models include challenges of other stresses, such as wind, wave action, tide or others, for the island of Moloka'i.

Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs and capital improvement decisions.

SLR of 3.2 feet is not anticipated to have a significant immediate impact to the new Multi-Purpose Classroom by the year 2100 (in the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to SLR based on the 3.2 feet scenario, where the new Multi-Purpose Classroom is proposed, is unlikely. In addition, the final floor elevation of the new Multi-Purpose Classroom will be +9 feet, decreasing the potential impacts of SLR.

The majority of the Site is located in Flood Insurance Rate Maps (FIRM) Zone AE which is considered a flood fringe area and the Base Flood Elevation (BFE) within the Site is 8 feet. In compliance with Chapter 19.62, MCC, the finished floor of the new Multi-Purpose Classroom will be constructed at elevation 9 feet. The Multi-Purpose Classroom will be placed at 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR-XA scenario. Thus, the final floor elevation of the new Multi-Purpose Classroom (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The new storage building will be constructed slightly above the existing elevation to avoid flood damage. Since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

The west-south end of TMK (2) 5-3-003:013 is within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south part of the property) is currently undeveloped/vacant land, and no changes are proposed to the west-south end of the property as part of the current expansion covered under this EA.

Given the Site elevations and the anticipated finished floor of the MEC Multi-Purpose Classroom at elevation +9 feet, impacts to the building due to SLR of 3.2 feet is not anticipated.

2. *Wastewater: Please discuss the Department of Health is 2019 report which concluded that the wastewater treatment facility was at an "unacceptable" rate being that the facility is at 100% capacity.*

Response: The State Department of Health (DOH) sent a letter dated February 7, 2019 to the County of Maui Department of Environmental Management (DEM) regarding an inspection and data review of the Kaunakakai Wastewater Reclamation Facility (WWRF) for 2018. In the letter DOH stated that the facility was rated "Unacceptable" and noted that the average flow is currently at 100% of design capacity.

However, DEM, in a transmittal dated May 8, 2019 providing their comments on the Draft EA, stated: "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."

While statements provided by the DEM and DOH regarding the capacity of the Kaunakakai WWRF are not consistent, MEC's architect or civil engineer will provide wastewater contribution calculations to DEM for the MEC Expansion as part of the building permit process. If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC Expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;
b) If wastewater capacity is not available when the MEC Expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;
c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

3. *Flora/Fauna: The Palapalai mentioned in the environmental assessment refers to the proposed plant palette to reflect the new landscaping should be reconsidered. The plant is mentioned as not being a drought tolerant type of a plant, found in higher elevations, and should be revisited as part of the proposed plant palette. In addition, the Kioea bird with the long beak was not included in the Flora and Fauna section as well as in the report appendices. The Kioea bird with the long beak should be discussed in the draft Environmental Assessment.*

Response: The palapalai plant was included in the plant palette because it is a culturally significant plant. With cultural activities and education planned for the MEC spaces, plants were deliberately selected to support educational and cultural use. Palapalai is sacred to the hula goddess Laka, is important in hula, and is used to adorn hula altars. Hula dancers sometimes wear palapalai plant on their head, wrists, and ankles.

As part of the landscape design there will be a Native Hawaiian Garden located between the existing building and the new Multi-Purpose Classroom building. Micro-climatic conditions in this area will allow the palapalai plant to adapt. The buildings will provide shade from the sun and protection from the wind. The ground will be covered with inert mulch which retain moisture and be kept cool from a drip irrigation system. Also,

combination with other native plant species can create favorable environments for palapalai. Of note is that palapalai is grown in a Native Plant Garden at Leeward Community College on O‘ahu, which is in a dry and hot area and provides an example of the adaptability of the plant and evidence that it can thrive at the MEC.

Thank you for noting the need to include discussion of the Kioea (Bristle-thighed Curlew) bird in the Fauna section of the EA.

It is likely that Kioea bird was not detected during the biological survey because it is a migratory bird and the biological survey was conducted during September. However, Kelley Dudoit from MEC consulted with Arleone Dibben-Young, a Moloka‘i local bird expert, to get more information about the bird.

Ms. Dibben-Young confirmed that Kioea birds use the MEC parking lot and lawn. In the last year she has not received reports of the Kioea on the MEC lawn, but the bird was spotted nearby at the Duke Maliu Regional Park and under the monkeypods at the Hale Mahaolu Home Pumehana. In addition, Ms. Dibben-Young noted:

- “No negative impact is expected on any endangered, threatened or such candidate species”
- “The Bristle-thighed Curlew (*Numenius tahitiensis*, kioea and/or kiowea) nests in Alaska and no record is known to exist that the species has nested outside of this area.
- “Other than landscaping with native trees that grow tall enough to force shorebirds up and over Kamehameha V Hwy, no other action is necessary to mitigate negative impact to shorebirds is known at this time”

Thank you for participating in the environmental review process. Your letter with the Commission’s comments will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793
May 8, 2019

Mr. Tom Schnell, AICP
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR THE PROPOSED CONSTRUCTION OF AN APPROXIMATELY 3,150 SQ. FT. EXPANSION OF THE MOLOKAI EDUCATION CENTER CONSISTING OF A NEW MULTI-PURPOSE CLASSROOM BUILDING WITH OPERABLE PARTITIONS BETWEEN THREE APPROXIMATELY 800 SQ. FT. CLASSROOMS AND SITE IMPROVEMENTS ON 3.23 ACRES LOCATED AT 375 KAMEHAMEHA V HIGHWAY, KAUNAKAKAI MOLOKAI, HAWAII; TMK: (2) 5-3-003:013 AND 014 (SM1 2019/0002) (CIZ 2019/0002) (DBA 2019/0002)

The Department of Planning (Department) is in receipt of the above-referenced DEA for the proposed construction of an approximately 3,150 sq. ft. expansion of the Molokai Education Center consisting of a new multi-purpose classroom building with operable partitions between three approximately 800 sq. ft. classrooms and site improvements. We offer the following comments:

1. Was a well noticed community meeting held within the DEA comment period?

2. EA require the legitimate analysis of alternatives. The area is in flood zone AE, and in an area affected by anticipated sea-level rise. Considering this is a long term State facility, the alternative of obtaining and building on either the property abutting mauka, or across Alanui Kamaike to the south should be analyzed.

3. Required permits should address flood zone designation.

4. What is the estimated cost of the proposed action?

5. Will sea level rise affect the current base flood elevation? Is there an anticipated change in frequency of flooding in this location? Is that factored into design and usability for the life of the facility? Is that duration sufficient for the anticipated usable life of a State facility? Is a more conservative approach warranted?

6. Directly across Kamehameha V Highway, TMK (2) 5-3-007:039 appears to be a wetland today. Will the facility be located within the shoreline setback within its usable life?

7. Is PacIOOS data available for this parcel?

8. Why is there no Cultural Impact Assessment Report?

9. Why is there no AIS and no subsurface testing for this project?

10. Why is there no Preliminary Drainage & Engineering Report? Will the subsurface storm water infrastructure referenced in the DBA work at this site over the long term? Will Low Impact Design features be included?

11. Students should be expected to walk to, from, and around the facility. General pedestrian connectivity features should be included.

12. What is the status of the drainage culvert called for in the State Special Permit (SUP2 98/0010), condition #7?

13. Prime agricultural land should be identified as an irrevocable commitment of resources for documentation purposes.

14. Is a cumulative impact analysis necessary?

15. Label the grass parking area in the revised site plan included in the Final EA;

16. Include a detailed landscaping and parking plan in the Final EA;

17. That the scope of the project in each application shall be consistent to include the lot consolidation;

18. That the Final EA shall include elevations and drawing plans for all new structures;

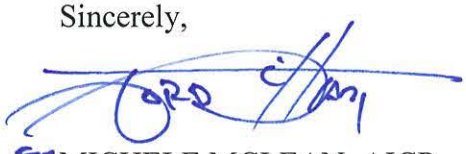
19. That the Final EA shall include the "Mo'olelo" or the story describing the design of the existing building and how the design of the new building

complements both the story and the existing building and also describe the reason for the building to be oriented towards the mountain and not the highway;

20. That the Applicant addresses the Department of Health 2019 report which concluded that the wastewater treatment facility was operating at an "unacceptable" rate being that the facility is at 100% capacity in the Final EA.

Thank you for your cooperation. If you have any questions, please contact Staff Planner Sybil Lopez by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,



For MICHELE MCLEAN, AICP
Planning Director

xc: Jordan Hart, Deputy Director (PDF)
Danny Dias, Acting Planning Program Administrator (PDF)
Jennifer Mayden, Long Range Staff Planner, Molokai Community Plan (PDF)
Jeffrey Dack, Planning Supervisor (PDF)
Sybil K. Lopez, Staff Planner (PDF)

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PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Michelle Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. McLean,

Thank you for your letter dated May 8, 2019 regarding the Planning Department's comments on the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments. The pertinent information from the responses below has also been incorporated into the Final EA.

1. *Was a well noticed community meeting held within the DEA comment period?*

   Response: During the DEA comment period two meetings that were open to the public where held:

   1. The Moloka'i Planning Commission regular meeting on April 24, 2019; and
   2. The Urban Design Review Board meeting on May 7, 2019.

   At these meetings public testimony was allowed, and the applicant gave a presentation about the MEC expansion. Neither Hawai'i Revised Status (HRS) Chapter 343 nor Hawai'i Administrative Rules (HAR) Chapter 11-200 require a community meeting to be held during the DEA comment period.

   Before the DEA public comment period there were opportunities for community input:

   - On October 12, 2018 a neighborhood open house meeting was held at the Molokai Education Center where the UHCC representatives presented an overview of the proposed plans, the permitting requirements and process, and the project's timeline. After the presentation the floor was open for questions and comments from the attendees.
   - On December 11 and December 21, 2018 representatives of the MEC and the project architect canvased the nearby Kapa'akea and Seaside neighborhoods. The team went door-to-door with an informational flyer to update the community on the proposed changes to the MEC.

   In addition, there have been notices informing neighbors and the public about the MEC expansion:

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

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Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

- On March 26, 2019 notice of the Change in Zoning was mailed to owners and lessees of property within 500 feet of the MEC property (TMKs (2) 5-3-003:013 and (2) 5-3-003:014); and
- On June 26, 2019 notice of the Special Management Area Use Permit was published in *The Molokai Dispatch*.

As the process moves forward other required notices will be: 1) mailed to owners and lessees of property within 500 feet of the MEC property; and 2) published in *The Molokai Dispatch*.

2. *EA require the legitimate analysis of alternatives. The area is in flood zone AE, and in an area affected by anticipated sea-level rise. Considering this is a long term State facility, the alternative of obtaining and building on either the property abutting mauka, or across Alanui Kamaike to the south should be analyzed.*

Response: The Draft EA includes a legitimate analysis of alternatives within the property that the University of Hawai'i Community Colleges owns (TMKs (2) 5-3-003:013 and (2) 5-3-003:014). The University of Hawai'i Community Colleges does not own the property abutting mauka, or across Alanui Kamaike Street and thus: 1) re-location of the MEC on land that the University of Hawai'i Community Colleges does not own is not practical or feasible in the foreseeable future; and 2) is not a legitimate alternative.

The Draft EA addresses that the MEC site is within: 1) the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Zone AE; 2) an area that may be impacted by sea-level rise (SLR). The Final EA will include additional information regarding these issues.

Regarding the potential for flooding, educational facilities are permitted in Zone AE, per Chapter 19.62, Maui County Code (MCC); however: 1) the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot or receive a variance; and 2) a Special Food Hazard Area Development Permit must be obtained. In compliance with Chapter 19.62, MCC and Title 44 of the Code of Federal Regulations (CFR), the new MEC Multi-Purpose Classroom building will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet. In addition, the MEC will apply for a Special Food Hazard Area Development Permit.

Regarding the potential impact of SLR, given site elevations and the anticipated finished floor of the MEC Multi-Purpose Classroom building at elevation +9 feet, impacts to the building due to SLR rise of 3.2 feet are not anticipated. The *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs, and capital improvement decisions.

3. *Required permits should address flood zone designation.*

   Response: The design and construction of the MEC expansion will comply with the requirements of: 1) the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations; and 2) County flood zone requirements (Chapter 19.62 MCC). Per Chapter 19.62 MCC, a Special Flood Hazard Area Development Permit must be obtained before construction of any development in Zone AE begins. The Draft EA notes that a Special Flood Hazard Area Development Permit will be required. The Final EA will also note that a Special Flood Hazard Area Development Permit will be required.

4. *What is the estimated cost of the proposed action?*

   Response: The MEC expansion is estimated cost approximately $3.7 million**.** This will be noted in the Final EA.

5. *Will sea level rise affect the current base flood elevation? Is there an anticipated change in frequency of flooding in this location? Is that factored into design and usability for the life of the facility? Is that duration sufficient for the anticipated usable life of a State facility? Is a more conservative approach warranted?*

   Response: Questions such as "will sea level rise affect the base flood elevation?" and "is there is an anticipated change in frequency of flooding?" are questions FEMA or other Federal, State, or County agencies may address in the future through revised FIRMs, regulations, or policies. Note that FEMA provided updated FIRMs for Moloka'i in 2018. FEMA also provided an updated digital version of the FIRM, cited as FEMA National Flood Hazard Layer, Version 1.1.1.0, in June 2019.

   The design and construction of the MEC expansion will comply with the requirements of: 1) the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations; and County flood zone requirements (Chapter 19.62 MCC).

   Regarding sea level rise, impacts to the Multi-Purpose Classroom building due to a SLR rise of 3.2 feet are not anticipated. The *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* (Report), chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs, and capital improvement decisions.

6. *Directly across Kamehameha V Highway, TMK (2) 5-3-007:039 appears to be a wetland today. Will the facility be located within the shoreline setback within its usable life?*

Response: The U.S. Fish and Wildlife Service identifies the area directly south of Kamehameha V Highway, across the street from the MEC property as a Freshwater Emergent Wetland, the Koheo Wetland. The MEC property (including the location of the proposed Multi-Purpose Classroom building) is not within the shoreline setback area. The design and construction of the MEC expansion will comply with all Federal, State, and County requirements at the time it is permitted.

A question such as "Will the facility be located within the shoreline setback within its usable life?" is unanswerable as there are many uncertain and unknowable variables that would play into an analysis of the location of shoreline setback area at any point in the future. The future location the shoreline setback area should be more appropriately addressed by Federal, State, or County agencies through regulations or policies at the appropriate time should the existing shoreline recede. If the existing shoreline recedes and Federal, State, or County requirements pertaining to the shoreline setback area change (and thus the MEC expansion would be within the shoreline setback area) before the permitting for the MEC expansion is completed, then the MEC expansion will comply with all applicable requirements.

7. *Is PacIOOS data available for this parcel?*

Response: The Pacific Islands Ocean Observing System (PacIOOS) website includes information for Maui County, but after reviewing, most of the online data online concerns short-term weather and oceanic forecasts. Besides sea level rise data, there is no other data specific to Moloka‘i. We contacted PacIOOS to inquire regarding additional data for Molokai and they responded that the model used for the *Hawai‘i Sea Level Rise Vulnerability and Adaptation Report* is the best data available at this moment for the island of Moloka‘i. They have no plans at this time to expand their modeling for erosion or wave runup for Moloka‘i.

8. *Why is there no Cultural Impact Assessment Report?*

Response: The Draft EA addresses cultural resources as required under HRS Chapter 343 and HAR Chapter11-200. HRS Chapter 343 and HAR Chapter11-200 do not require a separate Cultural Impact Assessment (CIA) report as an appendix to an EA. HRS Section 343-2, Definitions, defines: 1) "environmental assessment" as "a written evaluation to determine whether an action may have a significant effect; and 2) states that effects "may include ecological effects (such as effects on natural resources and on the components, structures, and functioning of affected ecosystems), aesthetic effects, historic effects, cultural effects [emphasis added], economic effects, social effects, or health effects, whether primary, secondary, or cumulative."

Section 4.2 of the Draft EA addresses cultural resources, including potential impacts (effects) and mitigation measures. The information was derived from review of previous historical research, records, and cultural studies conducted for Molokai and in the vicinity of the MEC property (site). Based on this information it was concluded that: 1) there are no indications of traditional and customary practices, such as gathering, access, or religious traditions known

to be associated with the property (site) and 2) no adverse impact to cultural resources, practices, and traditions is anticipated regarding the MEC expansion. Of note is that during the Draft EA comment period no comments were provided that countered the cultural resources conclusions.

In the Final EA Section 4.2 regarding cultural resources will be revised to: 1) include more complete reference citations; 2) include cultural references and symbolism of the existing MEC Main Building; and 3) delete wording that erroneously inferred that a cultural impact assessment report was conducted specifically for the MEC property (site).

9. *Why is there no AIS and no subsurface testing for this project?*

Response: There is no Archeological Inventory Survey (AIS) and no subsurface testing because the State Historic Preservation Division (SHPD) determined these were not warranted in several determinations regarding the property.

In 1997, in its review of the original development of the MEC, SHPD stated "we believe that the proposed undertaking will have 'no effect' on significant historic sites."

In 2014, related to the construction of the cell phone antenna on the MEC property, SHPD stated "no historic properties will be affected by this undertaking."

In 2017, project archeologist TCP Hawaii, LLC conducted a site inspection of the MEC property, reviewed previous archaeological studies in the vicinity of the property, and conducted relevant archival research. Based on this work, TCP Hawaii, LLC provided a detailed letter report to SHPD on March 14, 2017 to request a HAR §13-275-3 Letter of Determination of "No Historic Properties Affected" for the MEC expansion project.

In response, in a letter dated September 7, 2017 SHPD stated: "based upon review of the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of no historic properties affected for the proposed project."

Subsequently, on April 18, 2019 TCP Hawaii, LLC completed and submitted a SHPD HRS 6E Submittal Form to SHPD. In response, in a letter dated August 5, 2019 SHPD stated "SHPD's determination is no historic properties affected."

In subsequent letter dated August 22, 2019 SHPD again made a determination of no historic properties affected for the following applications:

- State Land Use District Boundary Amendment Application – DBA 2019/0002
- Change of Zoning Permit Application – ClZ 2019/0002
- Special Management Area Application – SM1 2019/0002

In its August 22, 2019 letter SHPD also stated: "SHPD hereby notifies the County that the HRS 6E-8 historic preservation review process is ended."

10. *Why is there no Preliminary Drainage & Engineering Report? Will the subsurface storm water infrastructure referenced in the DBA work at this site over the long term? Will Low Impact Design features be included?*

    Response: The Final EA will include preliminary calculations for water, wastewater, and drainage for the MEC expansion prepared by the current project civil engineering firm, AECOM Pacific, Inc. (AECOM). The Draft EA included information from a previous Preliminary Engineering Report (PER) prepared in 2014 by Warren S. Unemori Engineering, Inc. (Unemori) for the campus Long-Range Development Plan (LRDP). As the design of the new Multi-Purpose Classroom building proceeded, the architect contracted with AECOM for civil engineering services specific to the current design.

    Under existing conditions, the majority of onsite surface runoff from Parcel 14, which is the parcel where the existing MEC facility is located, is captured by drain inlets and swales. The runoff is then conveyed through an underground drainage system to the inlet of a box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street that conveys runoff under Kamehameha V Highway.

    To address runoff generated by the new Multi-Purpose Classroom building and other new impervious surfaces, a new detention basin and other drainage improvements will be included as part of the overall MEC expansion. All drainage improvements will comply with the Maui County Department of Public Works standards for flood control and water quality. The final design of the detention basin is expected to exceed the required drainage flow capacity. Low impact development features are unlikely to be effective for the property since the ground is generally saturated.

11. *Students should be expected to walk to, from, and around the facility. General pedestrian connectivity features should be included.*

    Response: The MEC expansion addresses connectivity within the campus as per the MEC LRDP which envisions a campus with buildings facing each other with a central focal point to increase interaction. It is beyond the scope of the MEC expansion to implement regional pedestrian improvements leading to the campus. The MEC is in a rural area and there are no pedestrian facilities on any of the abutting properties: vacant land, a wetland, and Duke Maliu Regional Park. While there are no paved walkways or sidewalks between the park and the MEC campus, there are no barriers impeding pedestrian access between the park and the campus.

    The Traffic Impact Analysis Report (TIAR) prepared for the MEC expansion evaluated not only automobile-related traffic impacts, but also potential transit, pedestrian, and bicycle impacts. The TIAR concludes that because of the low level of traffic generated by the MEC

expansion and the resultant low levels of impacts, the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations.

12. *What is the status of the drainage culvert called for in the State Special Permit (SUP2 98/0010), condition #7?*

Response: To understand the situation regarding drainage culvert referred to in the State Special Permit (SUP2 98/0010), Condition #7, the project architect (GD Design) and civil engineer (AECOM):

1) Checked previous civil engineering surveys and plans of the MEC property and surrounding properties;
2) Inspected the existing site conditions; and
3) Met with the Maui Department of Public Works (DPW) and the State Department of Transportation (DOT).

Based on this research, GD Design and AECOM learned that:

- Runoff from the existing MEC facility (TMK (2) 5-3-003:014) is captured by drain inlets and swales;
- The runoff is then conveyed through an underground drainage system to the inlet of a box culvert near the corner of Kamehameha V Highway and Alanui Ka‘imi‘ike Street that conveys runoff under Kamehameha V Highway;
- The box culvert is within the Kamehameha V Highway right-of-way and is under the jurisdiction of DOT; it is not under the jurisdiction of DPW or University of Hawai‘i Community Colleges;
- There is an existing swale along the mauka side of Kamehameha V Highway extending from and Duke Maliu Regional Park, along the edge of TMK (2) 5-3-003:013 (site of the MEC expansion), and to the box culvert;
- The swale captures runoff from Duke Maliu Regional Park and the MEC parcels (TMK (2) 5-3-003:013 and TMK (2) 5-3-003:014);
- At times, ponding may occur at both the box culvert inlet and outlet (across Kamehameha V Highway);
- Ponding occurs because:
    - The highway embankment and the culvert are slightly elevated above the adjacent land (on both the mauka and makai sides of the highway), so runoff reaching the box culvert may initially pond at the box culvert inlet, then build up sufficient headwater to discharge through the culvert under the highway, where it may pond again at the culvert outlet before building up sufficient headwater to eventually drain downstream; and
    - Due to very flat topography, silt may have accumulated over the years upstream, through the culvert, and downstream of the culvert;

Since the culvert is under the jurisdiction of DOT, DOT could clean the silt from the culvert, but that will not reduce the ponding or increase the flow as elevations on both the mauka and makai sides of the highway are higher than the culvert. GD Design and AECOM conclude that because the highway embankment and the culvert are slightly elevated above the adjacent land, the ponding may be an intentional “holding” design.

13. *Prime agricultural land should be identified as an irrevocable commitment of resources for documentation purposes.*

Response: The *Moloka‘i Island Community Plan* designates the MEC property as Public/Quasi Public, which demonstrates the community’s intent and vision for the MEC property. Also, the MEC land has not been in agricultural use for over 20 years. The following statements will be added to Section 5.2, Irreversible and Irretrievable Commitment of Resources:

The MEC Expansion, and the change in the State Land Use District designation of the Site from Agricultural to Urban, will effectively remove the Site from future agricultural use. Although the five-acre Site is classified as “Prime” agricultural land under the State DOH ALISH system (Figure 10), the Site represents a relatively small portion (less than 0.07 percent) of the total “Prime” agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. In addition, the Site has not been in agricultural use for over 20 years.

While the Site will be removed from future agricultural use, the use of the land for the MEC will provide new opportunities for training in, among other things, agricultural science, an important component of agricultural production that may otherwise not be available to the residents of Moloka‘i.

Further, the Moloka‘i Island Community Plan designates the Site as Public/Quasi Public, which demonstrates the community’s intent and vision for the Site.

Also note that at the request of the Department of Land and Natural Resources (DLNR) Commission on Water Resource Management (CWRM) on June 10, 2019 we sent a letter to the Hawai‘i Department of Agriculture (DOA) to inform them that a District Boundary Amendment (DBA) is being sought to reclassify the five-acre MEC property from the State Land Use Agricultural District to the State Land Use Urban District. We noted that the CWRM suggested that DOA incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan.

14. *Is a cumulative impact analysis necessary?*

Response: The DEA analyzes cumulative and secondary impacts in Section 5.3.

15. *Label the grass parking area in the revised site plan included in the Final EA;*

    Response: The grass parking area will be labeled in the revised site plan in the Final EA.

16. *Include a detailed landscaping and parking plan in the Final EA;*

    Response: A landscaping and parking plan will be included in the Final EA.

17. *That the scope of the project in each application shall be consistent to include the lot consolidation;*

    Response: The scope of the project has been updated for consistency and to include the lot consolidation in the District Boundary Amendment (DBA), the Change of Zoning (CIZ), and the Special Management Area (SMA) applications. The revised and updated application was sent to the Planning Department on June 10, 2019.

    A subdivision application for the consolidation was submitted to the Department of Public Works Development Services Administration on July 17, 2019. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with the EA.

18. *That the Final EA shall include elevations and drawing plans for all new structures;*

    Response: The Final EA will include elevations and drawings plans for all new structures.

19. *That the Final EA shall include the "Mo'olelo" or the story describing the design of the existing building and how the design of the new building complements both the story and the existing building and also describe the reason for the building to be oriented towards the mountain and not the highway;*

    Response: The Final EA will include an explanation of the cultural significance of the existing building and how the new Multi-Purpose Classroom building will compliment it.

    As noted on the Molokai Education Center website, the architects of the existing MEC building have explained the concept and design of the existing building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented technological architectural features." The peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

The mauka-facing orientation of the new Multi-Purpose Classroom building is consistent with the existing MEC building orientation and the Molokai Education Center's LRDP. The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point of the campus functioning as a unifying element and providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded MEC campus. The poetic phrase 'kukui malamalama' combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, future buildings are intended to be oriented facing the kukui grove. In addition, the new Multi-Purpose Classroom building faces mauka to diminish distractions for students from traffic from Kamehameha V Highway.

20. *That the Applicant addresses the Department of Health 2019 report which concluded that the wastewater treatment facility was operating at an "unacceptable" rate being that the facility is at 100% capacity in the Final EA.*

Response: The State Department of Health (DOH) sent a letter dated February 7, 2019 to the County of Maui Department of Environmental Management (DEM) regarding an inspection and data review of the Kaunakakai Wastewater Reclamation Facility (WWRF) for 2018. In the letter DOH stated that the facility was rated "Unacceptable" and noted that the average flow is currently at 100% of design capacity.

However, DEM, in a transmittal dated May 8, 2019 providing their comments on the Draft EA, stated: "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."

While statements provided by the DEM and DOH regarding the capacity of the Kaunakakai WWRF are not consistent, MEC's architect or civil engineer will provide wastewater contribution calculations to DEM for the MEC expansion as part of the building permit process. If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;
b) If wastewater capacity is not available when the MEC expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;

c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE

YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
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TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

May 6, 2019

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu HI 96813

Re: Molokai Education Center Expansion

Dear Ms. Uchiyama:

This is in response to your letter dated April 5, 2019 requesting comments on a Draft Environmental Assessment (EA) for the Molokai Education Center Expansion.

In review of the submitted documents, we have no comments or recommendations as long as proper precautions are taken to address the ingress and egress of any construction materials or equipment onto public roadways, as well as minimizing noise and dust pollution.

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

Sincerely,

Acting Assistant Chief Everett Ferreira
for: TIVOLI S. FAAUMU
Chief of Police

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Tivoli S. Faaumu, Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Chief Faaumu,

Thank you for the Police Department's letter dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding the Police Department's letter.

Proper precautions will be taken to address the ingress and egress of construction materials or equipment onto public roadways. In addition, appropriate measures will also be undertaken to minimize short-term noise and dust pollution as discussed in the Draft EA.

Standard best management practices will be used during construction to minimize impacts to adjacent roadways. These include the use of appropriate methods to minimize the tracking of material from the construction site onto roadways. Care will also be taken to minimize construction vehicle ingress and egress during commuter traffic peak periods. Appropriate measures will also be undertaken to minimize short-term noise as discussed in the Draft EA (see Section 4.4, Noise and Section 4.5, Air Quality).

We acknowledge that the Police Department has no additional comments at this time.

Thank you for participating in the environmental review process. The Police Department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

May 31, 2019

Mr. Tom Schnell, AICP,
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: THE URBAN DESIGN REVIEW BOARD COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT (DEA) AND SPECIAL MANAGEMENT AREA USE PERMIT (SM1) FOR THE PROPOSED CONSTRUCTION OF AN APPROXIMATELY 3,150 SQ. FT. EXPANSION OF THE MOLOKAI EDUCATION CENTER CONSISTING OF A NEW MULTI-PURPOSE CLASSROOM BUILDING WITH OPERABLE PARTITIONS BETWEEN THREE APPROXIMATELY 800 SQ. FT. CLASSROOMS LOCATED AT 375 KAMEHAMEHA V HIGHWAY, KAUNAKAKAI, MOLOKAI, HAWAII; TMKS: (2) 5-3-003:013 AND 014 (5.269 ACRES TOTAL AREA) (SM1 2019/0002) (CIZ 2019/0002) (DBA 2019/0002)

At a regular meeting held on May 7, 2019, the Urban Design Review Board (UDRB) reviewed the May 2019 UDRB submittal, presentation, and power point prepared by the Consultant regarding the DEA and the SM1 application for the above project.

While the UDRB did not receive the DEA, they commented on the May 2019 UDRB submittal (which included preliminary architectural plans), presentation, and power point by the Consultant and provided comments within the DEA comment period, which ended May 8, 2019. The UDRB issued comments as stated below:

1. That plans and elevation drawings of the proposed storage building shown on the site plan were not included in the UDRB submittal and should be provided in the Final Environmental Assessment (FEA);

2. That if photovoltaic (PV) panels are planned for the roof of the new multi-purpose classroom building, then the architect should consider the integration of the PV panels as part of the roof design;

3. That plans for new structures (new multi-purpose classroom building and storage structure) should include fenestration, detail, or other attractive design elements on the side of the structures facing Kamehameha V Highway so it does not appear that the new structures are "turning their backs" to the highway;

4. That the architect should consider a roof framing design for the new multi-purpose classroom building such as: a) a design with vertical lines similar to the roof lines of the existing Molokai Education Center structure; or b) an asymmetrical hip roof pattern;

5. That the applicant should provide a more detailed landscaping plan for the entire site including the Native Hawaiian garden in the FEA;

6. That the design of the project should be in harmony with the Kaunakakai design guidelines and the Molokai Island Community Plan;

7. That if grass parking for the additional parking required for the new multi-purpose classroom building is being requested, then: a) a soil type analysis should be provided to ensure that the grass parking area will not become muddy when it rains; or b) the applicant should consider grass paving to lessen potential muddy conditions, lessen runoff and flooding, and to avoid increased impervious surfaces that would result from a paved parking area;

8. That the green pallet of the exterior of the existing Molokai Education Center structure should be continued for the new multi-purpose classroom building as opposed to beige colors to offset the red dirt within the area; and

9. That the applicant should provide an alternative solution for wastewater disposal in the event that the County's wastewater treatment plant cannot accommodate the wastewater flows from the new multi-purpose classroom building.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Sybil Lopez by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

for BRANDIS SARICH
Chair, Maui County Urban Design Review Board

xc: Michele Chouteau McLean, AICP, Planning Director (PDF)
Clayton I. Yoshida, Planning Program Administrator (PDF)
Jeffrey P. Dack, AICP, Current Planning Supervisor (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Annalise Kehler, Cultural Resource Planner (PDF)
Project File

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PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Brandis Sarich, Chair
Maui County Urban Design Review Board
2200 Main Street, Suite 315
Wailuku, Hawai‘i 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA‘I, MAUI COUNTY

Dear Ms. Sarich,

Thank you for your letter dated May 31, 2019 regarding the Urban Design Review Board's (UDRB) comments on the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA).

While the UDRB did not receive the Draft EA, they commented on the UDRB submittal (which included preliminary architectural plans and was distributed to the UDRB before the UDRB's May 7, 2019 meeting) and the PowerPoint presentation by MEC's consultants at the UDRB's regular meeting on May 7, 2019.

As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to the UDRB's comments.

The pertinent information from the responses below has been incorporated into the Final EA. In addition, revised plans and elevations based on the UDRB's comments are attached with this letter and will be included in the Final EA.

1. *That plans and elevation drawings of the proposed storage building shown on the site plan were not included in the UDRB submittal and should be provided in the Final Environmental Assessment (FEA).*

   Response: The Final EA will include plans and elevation drawings of the proposed storage building shown on the site plan. These plans and drawings are also attached with this letter.

2. *That if photovoltaic (PV) panels are planned for the roof of the new multi-purpose classroom building, then the architect should consider the integration of the PV panels as part of the roof design.*

   Response: The single slope roof of the new Multi-Purpose Classroom is designed for optimum solar exposure for a future PV system installation as part of UH Maui College's Energy Net Zero goal. The roof maximizes solar exposure area and the 2:12 slope is optimal for solar exposure. In the future, should integrated

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thin film PV[1] be used, it can be installed easily over the metal standing seam roof. Since Hawai'i has the highest dollar per kilowatt hour in the nation, energy efficiency was a high priority in the design of the new Multi-Purpose Classroom building. The potential for energy savings along with cultural considerations (see response to #4 below) shaped the roof design.

3. *That plans for new structures (new multi-purpose classroom building and storage structure) should include fenestration, detail, or other attractive design elements on the side of the structures facing Kamehameha V Highway so it does not appear that the new structures are "turning their backs" to the highway.*

Response: Revised plans for the Multi-Purpose Classroom building include vertical elements such as standing seam metal panels on the south (makai) facing façade. The design also includes guardrails and staircases at the corridor and lanai on the south (makai) side of the building. These design elements will be visible from Kamehameha V Highway and will add architectural interest and detail to the façade facing the highway. The railings will also serve as student hang-out areas and are designed to be leaned against for casual conversation and viewing makai.

The mauka-facing orientation new Multi-Purpose Classroom building is consistent with the existing MEC building orientation and the Molokai Education Center's Long Range Development Plan (LRDP). The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point of the campus functioning as a unifying element and providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded MEC campus. The poetic phrase 'kukui malamalama' combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, future buildings are intended to be oriented facing the kukui grove. In addition, the new Multi-Purpose Classroom building faces mauka to diminish distractions for students from traffic from Kamehameha V Highway.

Regarding the new storage building, alternate locations were studied, including near the existing parking lot. However, in the LRDP that location is slated to be a student gathering space and a turn-around space. Having a storage building near the center of the campus would be detrimental to the LRDP's future development of the campus and challenge new elements to tie-in to the existing features. Moreover, functional reasons the MEC's maintenance team urged that the new storage building be away from areas which are quiet learning spaces, but along a major path so the storage building is convenient and easy to reach from many areas. Considering the LRDP and the MEC maintenance team's recommendation, the preferred location of the new storage building is on the makai side of the expansion. A revised site plan and elevations of the storage building are attached

[1] Integrated thin film PV is flexible solar cell material that ranges in thickness from a few nanometers (nm) to tens of micrometers (μm).

with this letter. The architectural aesthetic of the storage building will complement the existing MEC building and the new Multi-Purpose Classroom building.

4. *That the architect should consider a roof framing design for the new multi-purpose classroom building such as: a) a design with vertical lines similar to the roof lines of the existing Molokai Education Center structure; or b) an asymmetrical hip roof pattern.*

   Response: The architects of the existing MEC building explained the concept and design of the existing building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented technological architectural features." In addition, as explained during the UDRB meeting, peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

   For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

   The Multi-Purpose Classroom roof framing design will use glulam beams with stacked heavy timber cross-framing members. This design highlights the glulam beams while simplifying the framing plan. The simple, yet open wood framing will offer a rural warmth to the interior design appropriate to the vicinity and its use. Vertical heavy timber framing will also be prominent on the north facing façade. On the south (makai) facing façade vertical elements include standing seam metal panels.

5. *That the applicant should provide a more detailed landscaping plan for the entire site including the Native Hawaiian garden in the FEA.*

   Response: The Final EA will include a more detailed landscaping plan for the entire site including the Native Hawaiian garden. See the revised landscape plan attached.

6. *That the design of the project should be in harmony with the Kaunakakai design guidelines and the Molokai Island Community Plan.*

   Response: The MEC Expansion conforms to the objectives and policies of the *Moloka'i Island Community Plan* noted below.

   Moloka'i Island Community Plan
   Chapter 7. Community Design:
   Design Principles
   - *Preserve and maintain the traditional features of the built and natural landscape that reflect Moloka'i's history and give the island its distinctive character. Some*

of the character-defining features include the wide-open spaces between communities, unobstructed views of the ocean, access to the shoreline, and simple, understated buildings.

- *Preserve and enhance the historic character of Moloka'i. Renovate historic structures as a way of maintaining Moloka'i's history. Design new buildings and other improvements to complement and enhance the town's historic character.*

Policies

7. Encourage creative innovative approaches to site design, subdivision layout, and architecture to maintain the island's rural character and to protect coastal areas, natural resources, and cultural/historic resources.

9. Promote the use of sustainable building and development practices, such as those presented in the Leadership in Energy and Environmental Design (LEED) standards.

The purpose of the Moloka'i Community Design Guidelines is to establish architectural, landscape, and design guidelines for the business/commercial areas subject to zoning B-CT Country Town Business District. Although the Site is located outside the Kaunakakai Town Business District and the guidelines are specific to and "old town", pedestrian, retail type streetscape, the MEC's design took in considerations the following Kaunakakai Guidelines.

The MEC Expansion landscaping uses a variety of native plants. A native Hawaiian garden featuring Kupukupu ferns, Palapalai, 'Uki'uki and dryland Taro will be located between the existing building and the MEC Expansion building. Additionally, 'A'ali'i and Kou will be planted on the makai side of the building and visible from Kamehameha V Highway.

The single-story design with low sloped roof aligns with the overall characteristics of Kaunakakai town. Keeping with the rural character and old town feel of Kaunakakai, the exterior of the building will include more green tones. The simple color pallet features two shades of green and a neutral gray tone, the dark gray color previously shown in the design has been revised to a dark green color. The green and grey matches that of the existing structure.

7. *That if grass parking for the additional parking required for the new multi-purpose classroom building is being requested, then: a) a soil type analysis should be provided to ensure that the grass parking area will not become muddy when it rains; or b) the applicant should consider grass paving to lessen potential muddy conditions, lessen runoff and flooding, and to avoid increased impervious surfaces that would result from a paved parking area.*

Response: The additional parking required for the new multi-purpose classroom building will use the existing grass parking area. The existing grass parking has already been regularly utilized as additional parking spaces and has a permanent irrigation system. No

work will be done in the area other than repairing bare spots, adding trees, and planting hedge. Currently bare spots are found by the entry point off of Alanui Ka'imi'ike Street. A new hedge along Alanui Ka'imi'ike Street is intended to prevent cars from accessing from the street, which will reduce soil compaction and wear and tear of grass. The contractor will also be required to take representative soil samples from the existing grass area for soil analysis to ensure grass growth. By improved establishment of grass coverage, concerns for the area becoming muddy during a heavy rain should be reduced.

8. *That the green pallet of the exterior of the existing Molokai Education Center structure should be continued for the new multi-purpose classroom building as opposed to beige colors to offset the red dirt within the area.*

   Response: Revised versions of the building envelope utilize a dark green colored cementitious plank siding toward the lower portions of the walls. This is also in consideration of dirt that would accumulate on the building's exterior. The cementitious panel siding above the building's "base" is intended to be white in color. Upon further review of site conditions, most of the red dirt particles accumulate on the existing building's roof rather than the walls. However, to address concerns, the design team increased the height of the cementitious plank siding increasing area of darker tones on the walls. The revised transition occurs at 9'-0" above finished floor.

9. *That the applicant should provide an alternative solution for wastewater disposal in the event that the County's wastewater treatment plant cannot accommodate the wastewater flows from the new multi-purpose classroom building.*

   Response: The Department of Environmental Management provided comments on the Draft EA in a transmittal to the Planning Department dated May 8, 2019. In this transmittal DEM stated that wastewater capacity at the Kaunakakai Wastewater Reclamation Facility (WWRF) is available (as of May 8, 2019), however that wastewater system capacity cannot be ensured until the issuance of the building permit. Thus, MEC's architect or civil engineer will provide wastewater contribution calculations for the MEC Expansion to DEM as part of the building permit process.

   If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC Expansion are being explored:

   a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;

   b) If wastewater capacity is not available when the MEC Expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;

   c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would

incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

Wastewater plans will conform to applicable provisions of the DOH Administrative Rules, Chapter 11-62, “Wastewater Systems.”

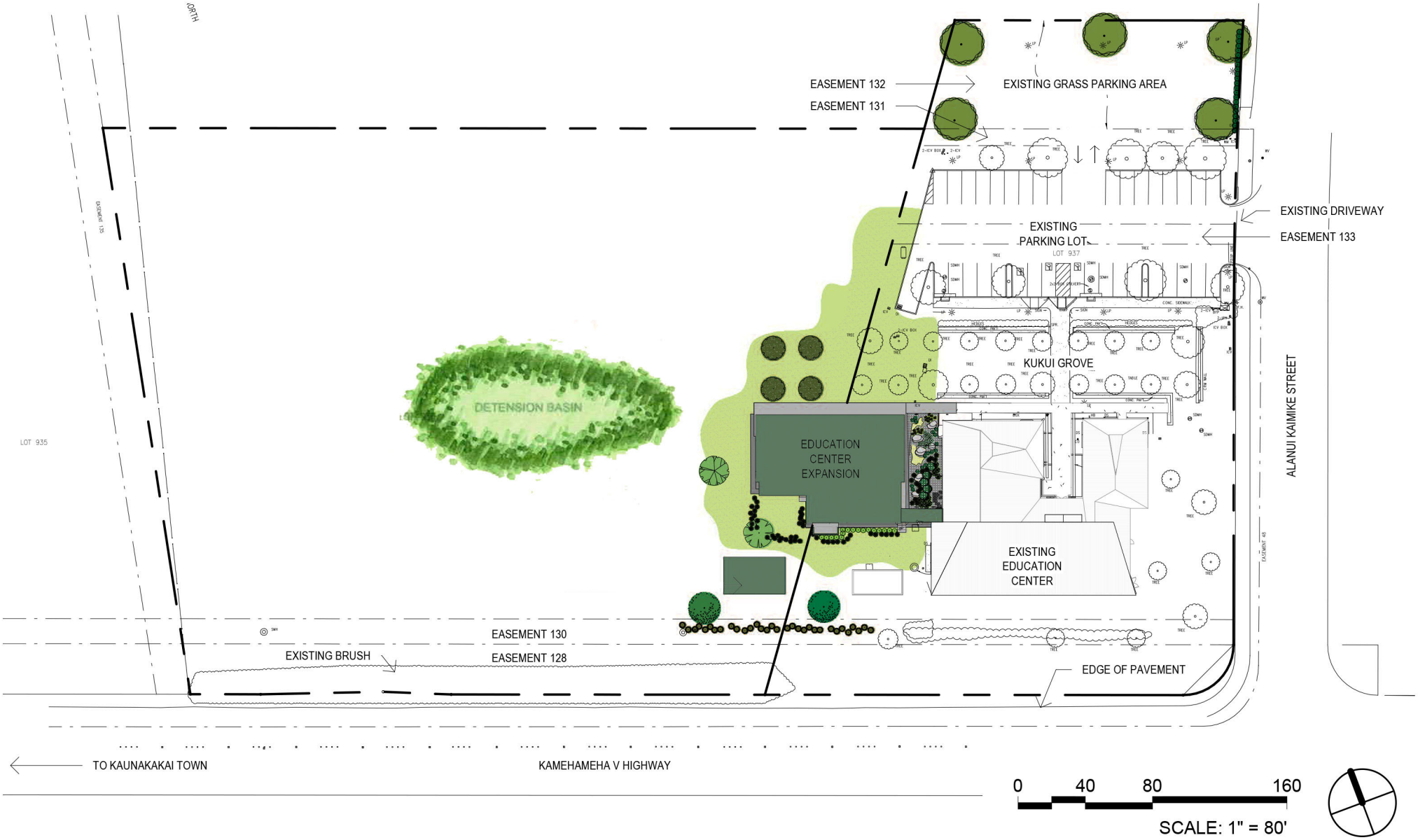
Thank you for participating in the environmental review process. The UDRB’s letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges



SITE PLAN

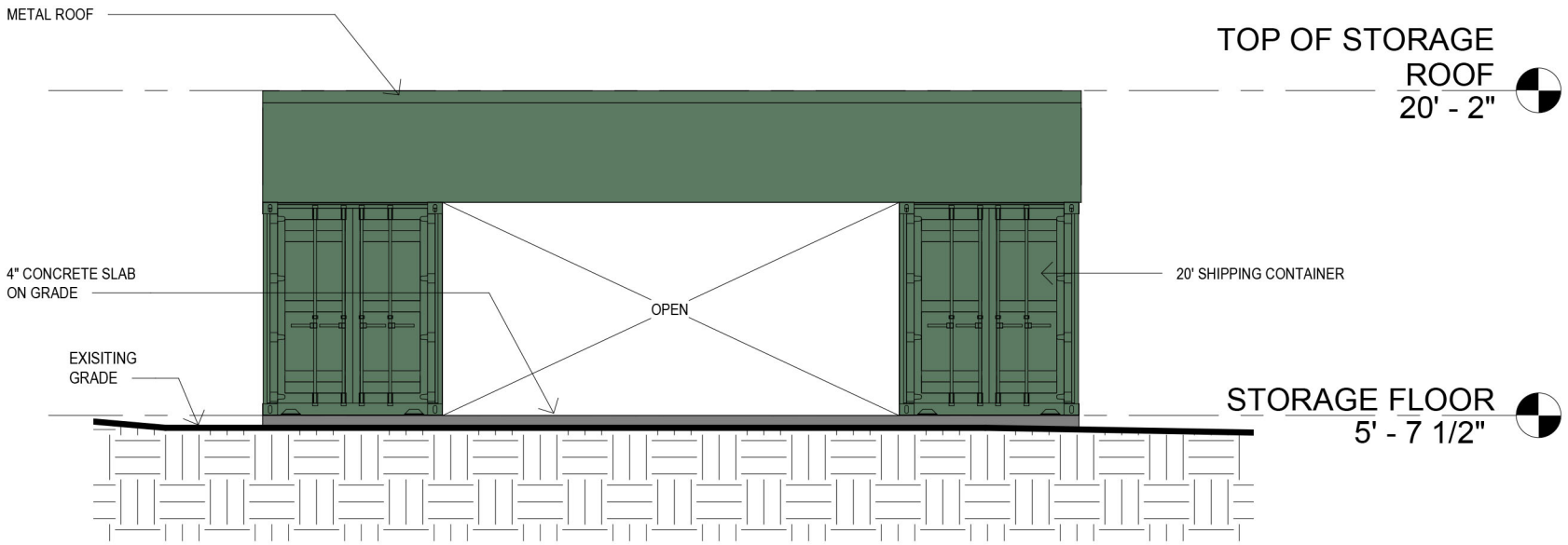
Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.



0 4' 8' 16'

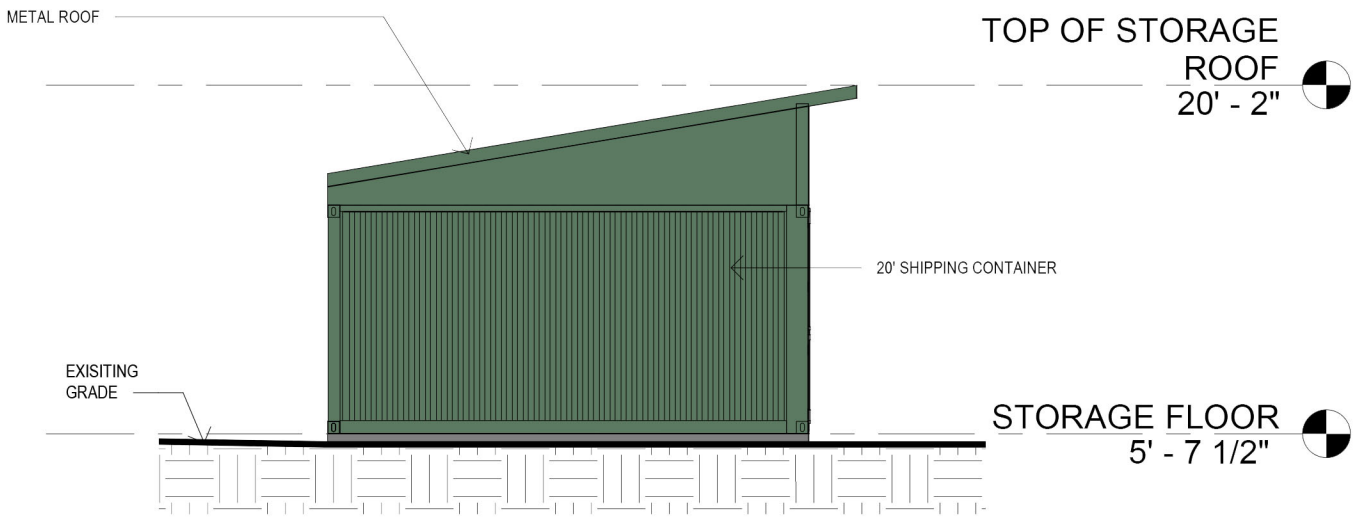
SCALE: 1/8" = 1'-0"

STORAGE - NORTH ELEVATION

Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

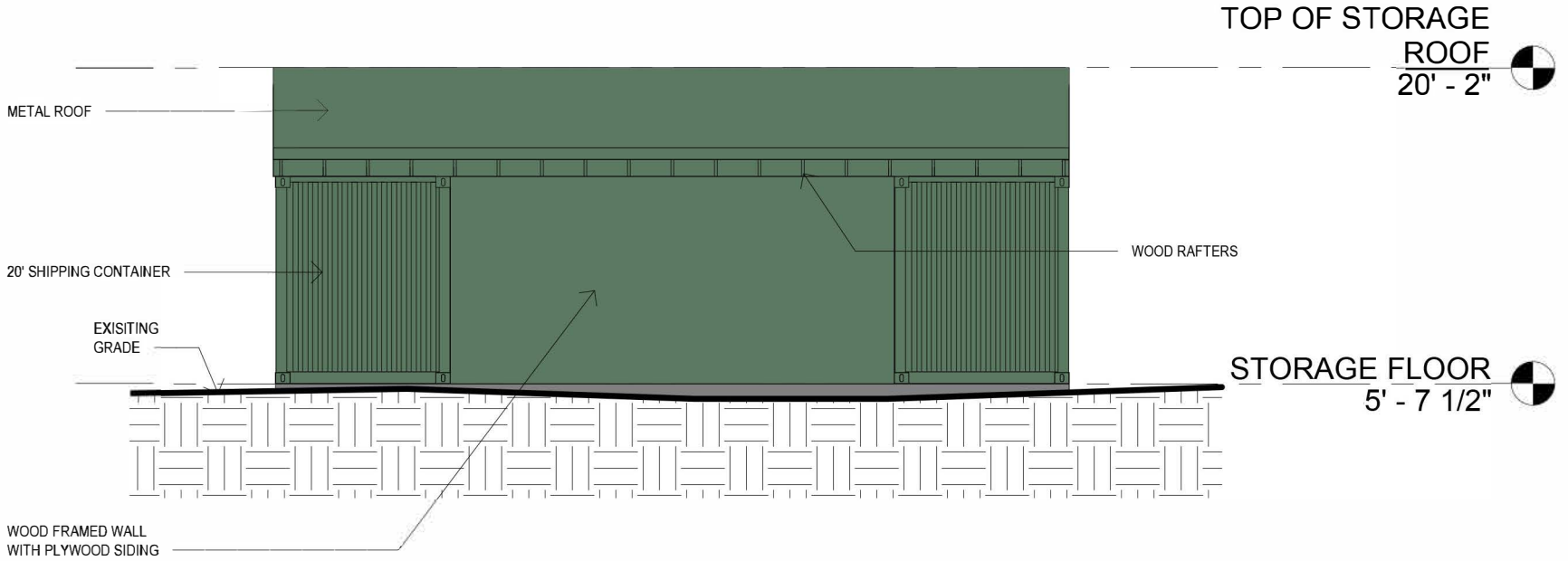
STORAGE - EAST ELEVATION

Molokai Education Center
University of Hawaii
Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - SOUTH ELEVATION

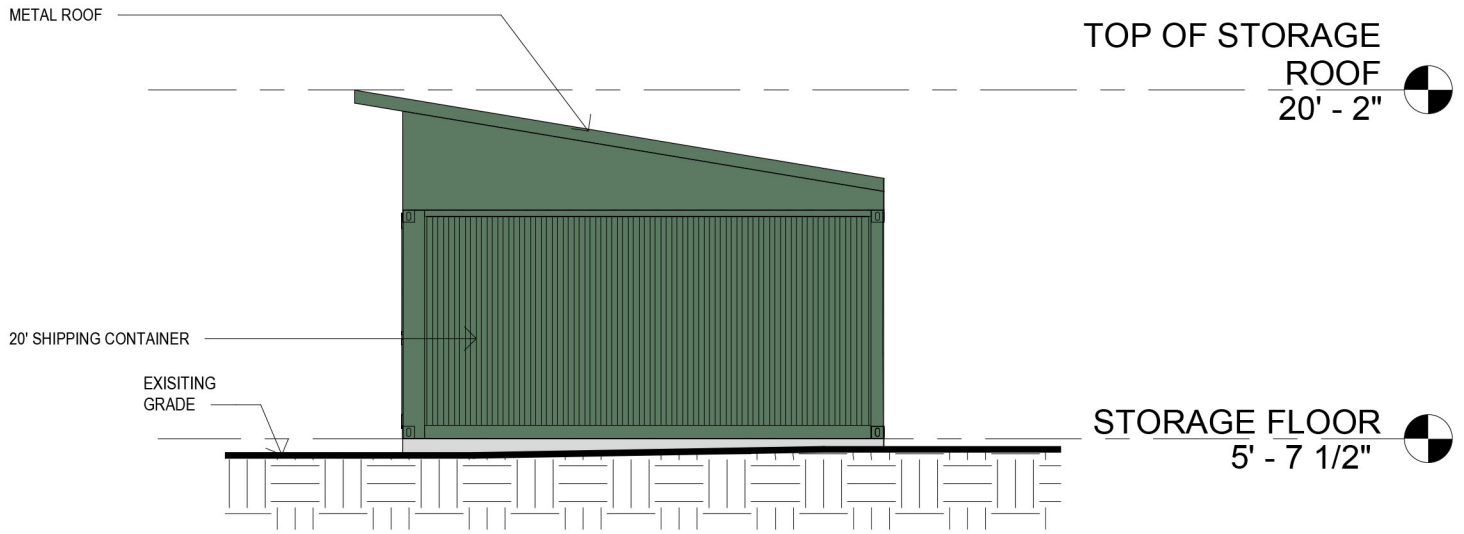
Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

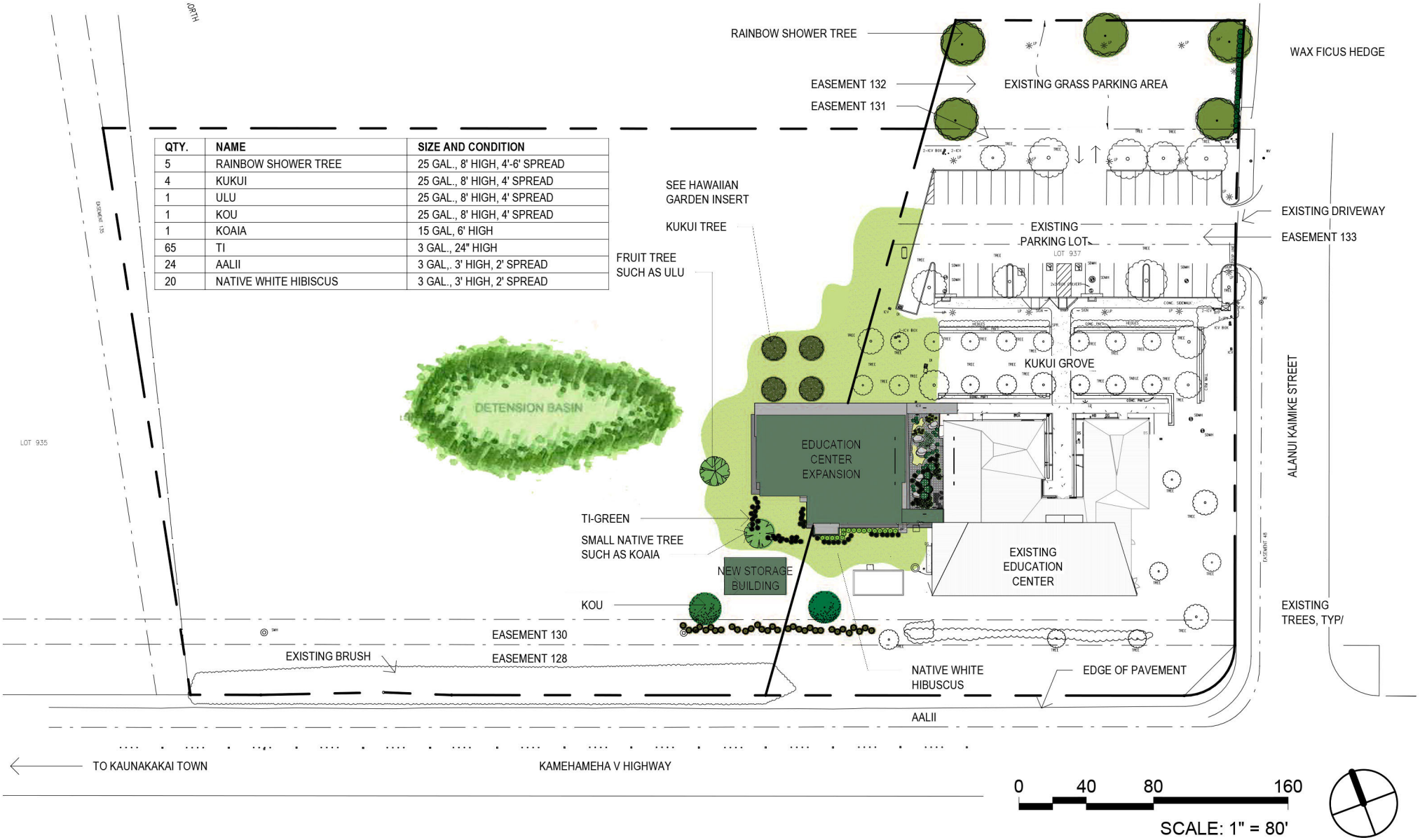
STORAGE - WEST ELEVATION

Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.



QTY.	NAME	SIZE AND CONDITION
5	RAINBOW SHOWER TREE	25 GAL., 8' HIGH, 4'-6' SPREAD
4	KUKUI	25 GAL., 8' HIGH, 4' SPREAD
1	ULU	25 GAL., 8' HIGH, 4' SPREAD
1	KOU	25 GAL., 8' HIGH, 4' SPREAD
1	KOAIA	15 GAL, 6' HIGH
65	TI	3 GAL., 24" HIGH
24	AALII	3 GAL,. 3' HIGH, 2' SPREAD
20	NATIVE WHITE HIBISCUS	3 GAL., 3' HIGH, 2' SPREAD

LANDSCAPE PLAN

Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

AHA KIOLE O MOLOKAI
P.O. Box 173 - Kualapuu, Hawai'I 96757
(808) 658-6010 - ahakiole.molokai@gmail.com

TO: PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Phone: (808) 521-5631

May 8, 2019

RE: Solicitation for agency comments regarding the Molokai Education Center Expansion project

Aloha PBR Hawaii,

Mahalo for the opportunity to provide comments regarding the Molokai Education Center expansion project proposal.

The Aha Kiole o Molokai advisory council utilizes generational native Hawaiian knowledge, traditional management philosophies and methodologies for the purpose of perpetuating traditional protocols, caring for and protecting the environment, ensuring future sustainability of natural resources, and strengthening cultural and spiritual connections. The Aha Kiole o Molokai advisory council is in full support of providing our Molokai people with optimal opportunities for higher education. Please consider the following comments as you move forward with the proposed expansion project.

Secure Future Sustainability of Resources

Comment: Consider designing the new building to be mobile/movable. Consider ways to maximize lifespan and usability of the new structure beyond 50 years. The proposed project building may be exposed to impacts of sea level rise and climate change within the lifespan of the structure. Should it eventually be necessary to retreat, a movable structure would extend the usable life of the building and reduce future landfill contributions that would result from the complete demolition of a fixed structure.

Protection and Preservation of Environment

Comment: The native and rare Kioea bird (Bristle-Thighed Curlew) is not accounted for in the Draft EA. It is strongly suggested that this be corrected before moving forward and provisions be made if necessary to minimize potential negative impacts. The kioea is one of the rarest shoreline birds in the world and was declared in 2011 by Mayor Arakawa to be the official bird of Kaunakakai, Molokai. The proposed expansion project is located directly across the street from a designated Kioea wetland habitat. Because these birds are seasonal and migratory it is possible that kioea may not have been present at the time of fauna data collection.

Respectfully submitted on behalf of Aha Kiole o Molokai by Mahina Poepoe, Secretary

PBR HAWAII
& ASSOCIATES, INC.

April 5, 2019

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: pbrhadmin@pbrhawaii.com

Dear Participant:

A Draft Environmental Assessment (EA) for the Molokai Education Center Expansion has been prepared pursuant to the State of Hawai'i EIS law (Hawai'i Revised Statutes, Chapter 343) and the State of Hawai'i EIS rules (Administrative Rules, Title 11, Chapter 200).

Notice of publication of the Draft EA will be provided in the April 8, 2019 edition of *The Environmental Notice* and will be available for public review at the Office of Environmental Quality Control's website: http://oeqc.doh.hawaii.gov/EA_EIS_Library/2019-04-08-HI-DEA-Molokai-Education-Center-Expansion.pdf. The link will be active when the comment period begins on the afternoon of April 8, 2019.

Written comments must be postmarked, and emailed comments received, by May 08, 2019.

Name of Project: Molokai Education Center Expansion

Location: Kaunakakai **Island:** Molokai **District:** Kaunakakai

Tax Map Keys: (2) 5-3-003:013 and 014

Agency Action: ___X___ **Applicant Action:** _____

Proposing / Determining Agency: University of Hawai'i Community Colleges
ATTN: Shawn Kodani
University of Hawaii - Community Colleges
Facilities & Environmental Health
2327 Dole Street
Honolulu, Hawaii 96822
Phone: (808) 956-0864
Email: [redacted]

Consultant: PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Phone: (808) 521-5631
Email: tschnell@pbrhawaii.com

Please send written or emailed comments to the Consultant and provide a physical mailing address to receive a response to your comments.

Thank you for participating in the environmental review process.

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

DEPARTMENT OF PLANNING

COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL April 4, 2019

	STATE AGENCIES
X	DAGS
X	DBEDT (3)
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	Dept of Human Services
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOE, Maui
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	Land Use Commission (Hard Copy)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
X	Civil Defense
X	DLIR
	OTHER
X	Hawaiian Telcom (Hard Copy)
X	Maui Electric Company
X	Kapaakea Homestead Association
X	Hale Mahaoulu Home Pumehana Center
X	AHA Kiole
X	Molokai Land Trust

	COUNTY AGENCIES
X	Civil Defense
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department
	FEDERAL AGENCIES
X	FEMA
X	EPA, Pacific Islands, (Region 9)
X	Fish & Wildlife
X	Molokai-Lanai Soil & Water Conservation
X	NRCS-USDA-Maui
X	U.S. Army Corp. of Engineers (Hard Copy)
X	U.S. Coast Guard

PROJECT:	**MOLOKAI EDUCATION CENTER (MEC) EXPANSION**
APPLICANT:	**University of Hawaii**
CONSULTANT:	**Tom Schnell (PBR Hawaii & Associates)**
PROJECT ADDRESS:	**Kaunakakai Town, Island of Molokai, Hawaii**
PROJECT DESCRIPTION:	**State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire,lane, outdoor courtyard, and restroom facilities**
TMK:	**(2) 5-3-003:013 and (2) 5-3-003:014**
PERMIT NO.:	**DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

AGENCY NAME		PHONE	

TRANSMITTED TO YOU ARE THE FOLLOWING:

Xx	Application(s)

THESE ARE TRANSMITTED AS CHECKED BELOW:

Xx	For your Comment and Recommendation

Please separate your comments into 1. A list of those you would like the Department of Planning to propose as conditions of project approval, and 2. Those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. When commenting on a Special Management Area (SMA) Use Permit application, please address the maintenance, restoration, and enhancement of the SMA consistent with the objectives, policies and guidelines of Chapter 205A, HRS, amended. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by **May 8, 2019.** Boxes for Recommended Conditions and General Comments are also provided to assist you. If you have no comment, please sign the "No Comment" box. Please reply either by email or regular mail. You may fill out this form and email to me as a PDF if that is more convenient.. Thank you for your time and assistance. For additional clarification, please contact me via email at sybil.lopez@mauicounty.gov or at (808) 270-5229.

Sincerely,

SYBIL K. LOPEZ
Staff Planner

Attachments:
xc: Jeffrey Dack, AICP, (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Project File
General File

SKL:SKL:xx
K:\WP_DOCS\PLANNING\RFC\2019\0023_MolokaiEducationCenter\AgencyTransmittal.doc

AGENCY NAME	AHA KULE O MOLOKAI	PHONE	808-658-6010

NO COMMENT			
Signed:		Dated:	
Print Name:		Title:	

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			
Please see enclosed letter			
Signed:		Dated:	5/8/19
Print Name:	MAHINA M. POEPOE	Title:	Secretary

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Mahina Poepoe, Secretary
Aha Kiole o Molokai
P.O. Box 173
Kualapuu, HI 96757

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Poepoe,

Thank you for submitting a letter on behalf of Aha Kiole o Molokai dated May 8, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge and appreciate that the Aha Kiole o Molokai advisory council is in full support of providing Moloka'i people with optimal opportunities for higher education.

Secure Future Sustainability of Resources

Thank you for your thoughtful comments regarding future sustainability of resources, sea level rise (SLR), and designing the new building to be movable.

The Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise (SLR) by the year 2100. The Report chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of sea level rise (SLR) to "depict hazards that may occur in the mid to latter half of this century."

Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR Exposure Area (SLR-XA) model of 3.2 feet and directs Maui County Departments to use the Report in plans, programs and capital improvement decisions.

SLR of 3.2 feet is not anticipated to a have significant immediate impact to the new Multi-Purpose Classroom by the year 2100 (in the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to SLR based on the 3.2 feet scenario, where the new Multi-Purpose Classroom is proposed, is unlikely. In addition, the final floor elevation of the new Multi-Purpose Classroom will be +9 feet, decreasing the potential impacts of SLR.

The majority of the Site in Flood Insurance Rate Maps (FIRM) Zone AE which is considered a flood fringe area and the Base Flood Elevation (BFE) within the Site is 8 feet. In compliance with Chapter 19.62, MCC, the finished floor of the new Multi-Purpose Classroom will be constructed at elevation 9 feet. The new Multi-Purpose Classroom will be placed at 1 vertical foot above the BFE of 8 feet (+9 feet), and over 4 feet above the SLR-XA scenario. Thus, the final floor elevation of the new Multi-Purpose Classroom (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100 (in the next 80 years).

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

An alternative of a movable structure has not been included in the Final EA given the above analysis and finding that SLR is not expected to impact to the new Multi-Purpose Classroom within the next 80 years. However, the architect analyzed the implications of a movable structure and noted that a movable structure would: 1) add tremendous cost to the design and construction of the building; and 2) present significant structural challenges; and 3) create design challenges related to compliance with the Americans with Disabilities Act (ADA).

The new storage building will be constructed slightly above the existing elevation to avoid flood damage. Since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

Protection and Preservation of Environment

Thank you for providing information on the native and rare Kioea Bristle-thighed Curlew bird.

It is likely that Kioea bird was not detected during the biological survey because it is a migratory bird and the biological survey was conducted during September. However, Kelley Dudoit from MEC consulted with Arleone Dibben-Young, a Moloka‘i local bird expert, to get more information about the bird.

Ms. Dibben-Young confirmed that Kioea birds use the MEC parking lot and lawn. In the last year she has not received reports of the Kioea on the MEC lawn, but the bird was spotted nearby at the Duke Maliu Regional Park and under the monkeypods at the Hale Mahaolu Home Pumehana. In addition, Ms. Dibben-Young noted:

- “No negative impact is expected on any endangered, threatened or such candidate species”
- “The Bristle-thighed Curlew (*Numenius tahitiensis*, kioea and/or kiowea) nests in Alaska and no record is known to exist that the species has nested outside of this area.
- “Other than landscaping with native trees that grow tall enough to force shorebirds up and over Kamehameha V Hwy, no other action is necessary to mitigate negative impact to shorebirds is known at this time”

The Final EA will include this information about the Kioea bird in section 3.7.2 “Fauna”.

Thank you for participating in the environmental review process. The Aha Kiole o Molokai advisory council’s letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

April 29, 2019

PBR Hawaii & Associates, Inc.
Attn: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell,

Subject: Molokai Education Center Expansion
Draft Environmental Assessment (EA)
Kaunakakai, Molokai, Hawaii
TMK: (2) 5-3-003:013 and 014

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

In reviewing our records and the information received, Maui Electric Company, Limited has no objection or comments to the project at this time.

Should you have any other questions or concerns, please feel free to call me at 871-2340.

Sincerely,

Ray Okazaki
Engineer II, Engineering

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

Ray Okazaki, Engineer II
Maui Electric Company, Limited
P.O. Box 398
Kahului, HI 96733

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Okazaki,

Thank you for your letter dated April 29, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA).

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that Maui Electric Company, Limited has no objection or comments at this time.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\Public MECO Response.doc

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

AUDREY HIDANO
DEPUTY COMPTROLLER

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

(P)19.075

APR 30 2019

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment (EA)
Molokai Education Center Expansion
Kaunakakai, Molokai, Hawaii
TMK: (2) 5-3-003:013 and 014

Thank you for the opportunity to comment on the subject project. We have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities.

If you have any questions, your staff may call Ms. Dora Choy of the Public Works Division at 586-0488.

Sincerely,

CURT T. OTAGURO
Comptroller

c: Mr. Shawn Kodani, UH-Community Colleges

PBR HAWAII
& ASSOCIATES, INC.

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

January 9, 2020

Curt Otaguro, Comptroller
Department of Accounting and General Services
State of Hawai'i
P.O. Box 119
Honolulu, HI 96810-0019

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Otaguro,

Thank you for your letter ((P) 19.075) dated April 30, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA).

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that the Molokai Education Center Expansion project does not impact any of the Department of Accounting and General Services' (DAGS) projects or existing facilities, and the DAGS has no additional comments at this time.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State DAGS Response.doc

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

JOSH GREEN
LT. GOVERNOR
STATE OF HAWAII

WILLIAM J. AILA, JR
ACTING CHAIRMAN
HAWAIIAN HOMES COMMISSION

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

May 6, 2019

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

Aloha Mr. Schnell:

Subject: Draft Environmental Assessment for Moloka'i Education Center Expansion

The Department of Hawaiian Home Lands acknowledges receiving the request for comments on the above-cited project and offers the following comments.

1. After reviewing the materials submitted, the proposed expansion is located near the Department of Hawaiian Home Lands' (DHHL) Kapa'akea landholdings. As described in the DEA, construction activities may result in short-term noise, air quality and traffic impacts. Due to the close proximity to beneficiaries living in Kapa'akea, DHHL recommends coordination with DHHL Molokai District Office staff, and the Kapa'akea Homestead Community prior to commencing high impact construction activities.

2. The promotion of native and canoe plants is commendable. However, the Rainbow Shower tree identified in the proposed plant palette is neither native, nor a canoe plant. In addition, this recent introduction is not typically utilized in modern lei-making activities. When developing the plant palate for MEC, DHHL encourages the use of shade trees that are culturally relevant or native to the area.

3. The Construction of both new buildings, the Education Center Expansion and the New Storage Building are both proposed within the flood zone, while the new parking lot is proposed in Zones X and XS. In addition, the proposed New Storage Building appears to be located very near the extent of the sea level rise exposure area. DHHL recommends an evaluation of the current site plan and a consideration of an alternative that sites the new facilities to reduce the potential impacts of flooding and sea-level rise.

4. The expansion of the MEC has the potential to benefit DHHL beneficiaries on Molokai by providing expanded educational opportunities as well as meeting space. However, as

described in the DEA there is a potential to impact traffic long-term. A system should be developed to monitor increases in use (i.e. use of facility for community gatherings rather than for educational purposes) above those described in the DEA and identify levels that would require additional monitoring of traffic.

5. 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 Malia Cox, at 620-9485 or contact via email at malia.m.cox@hawaii.gov.

Aloha,

William J. Aila Jr., Acting Chairman
Hawaiian Homes Commission

c: Ms. Sybil Lopez, Department of Planning, County of Maui, 2200 Main Street, Suite 315, Wailuku, Maui 96793

AGENCY NAME	Department of Hawaiian Home Lands	PHONE	POC: Malia Cox 620-9485

NO COMMENT			
Signed:		Dated:	
Print Name:		Title:	

RECOMMENDED CONDITIONS BOX			
No Conditions Recommended			
Signed:		Dated:	4/30/19
Print Name:		Title:	

GENERAL COMMENTS BOX			
See Attached letter, Subject: Draft Environmental Assessment for Moloka'i Education Center Expansion, dated May 6, 2019			
Signed:		Dated:	4/30/19
Print Name:		Title:	

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

William Ailā, Jr., Acting Chairman
Hawaiian Homes Commission
State of Hawai‘i
91-5420 Kapolei Parkway
Honolulu, HI 96707-3256

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA‘I, MAUI COUNTY

Dear Mr. Ailā,

Thank you for your department’s letter dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

1. *After reviewing the materials submitted, the proposed expansion is located near the Department of Hawaiian Home Lands' (DHHL) Kapa‘akea landholdings. As described in the DEA, construction activities may result in short-term noise, air quality and traffic impacts. Due to the close proximity to beneficiaries living in Kapa‘akea, DHHL recommends coordination with DHHL Molokai District Office staff, and the Kapa‘akea Homestead Community prior to commencing high impact construction activities.*

   Response: The Kapa‘akea Homestead Association and neighbors have been involved in the consultation process. On December 2018 representatives of the MEC and the project architect canvased the nearby Kapa‘akea and Seaside neighborhoods. The team went door-to-door with an informational flyer to update the community on the proposed changes to the MEC. In addition, the Kapa‘akea Homestead Association was sent a letter informing them of the Draft EA comment period on April 2019. No comments were received from the Kapa‘akea Homestead Association. The MEC or their contractors will coordinate with the DHHL Moloka‘i District Office staff prior to commencing construction activities.

2. *The promotion of native and canoe plants is commendable. However, the Rainbow Shower tree identified in the proposed plant palette is neither native, nor a canoe plant. In addition, this recent introduction is not typically utilized in modern lei-making activities. When developing the plant palate for MEC, DHHL encourages the use of shade trees that are culturally relevant or native to the area.*

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai‘i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

Response: Rainbow Shower trees are only proposed in the new grass parking area, which also has Rainbow Shower trees that provide good canopy coverage and shade. Matching the existing parking lots trees ties the parking areas together seamlessly.

Native Hawaiian coastal trees such as Milo, Kou, and Kamani, were considered, however for the new grass parking area they were determined not suitable due to the hard and round seeds which could create hazardous conditions. The University of Hawai‘i now discourages the use of these trees within parking areas or near pedestrian pathways.

Kou, Kukui, and ‘Ulu are proposed in other areas of the expansion. In addition, the MEC features a kukui grove, located mauka of the existing building, as the focal point of the campus functioning as a unifying element but providing shaded student areas. The MEC website notes that “In the future this kukui-shaped Mall will stretch the entire length of an expanded Molokai Education Center campus.” The poetic phrase “kukui malamalama” combines the floral symbol of Moloka‘i with the University of Hawai’i motto “caring for the light of knowledge.” As such, the future buildings are intended to be oriented facing the kukui grove.

The MEC expansion will also incorporate a Hawaiian Plant garden courtyard area featuring Kupukupu fern, ‘uki‘uki, and dryland taro.

3. *The Construction of both new buildings, the Education Center Expansion and the New Storage Building are both proposed within the flood zone, while the new parking lot is proposed in Zones X and XS. In addition, the proposed New Storage Building appears to be located very near the extent of the sea level rise exposure area. DHHL recommends an evaluation of the current site plan and a consideration of an alternative that sites the new facilities to reduce the potential impacts of flooding and sea-level rise.*

Response: The current in effect Flood Insurance Rate Maps (FIRM) for the County of Maui place majority of the Site within Zone AE (EL 8), which is considered a flood fringe area. As noted in your letter, the existing paved parking lot and other areas are in Zones X and XS or outside of the floodplain. The portions of the Site within Zone AE that will have habitable structures will be built above the designated flood elevation. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE. The MEC expansion will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations and will follow local community ordinances. In compliance with Chapter 19.62, MCC requirements, the finished floor of the MEC Expansion will be constructed at elevation 9 feet. The MEC Expansion will be placed at 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR scenario.

Regarding sea level rise (SLR), the Hawai‘i Sea Level Rise Vulnerability and Adaptation Report (Hawai‘i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise by the year 2100. The findings of the Hawai‘i Sea Level Rise Vulnerability and

Adaptation Report were formally accepted by the Maui County through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the Sea Level Rise Exposure Area (SLR-XA) model of 3.2 feet and directs Maui County Departments to use the Report in plans, programs and capital improvement decisions.

The Hawai‘i Sea Level Rise Vulnerability and Adaptation report used the best available data and methods in Hawai‘i. The final floor elevation of the proposed MEC Expansion (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The new storage building will be constructed slightly above the existing elevation to avoid flood damage. Since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

The west-south end of TMK (2) 5-3-003:013 is shown within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south end of the Site) is currently undeveloped/vacant land, and no changes are proposed as part of the current expansion covered under the EA.

Given the Site elevations and the anticipated finished floor of the MEC Expansion, impact to the MEC Multi-Purpose Classroom building due to sea level rise of 3.2 feet is not anticipated.

4. *The expansion of the MEC has the potential to benefit DHHL beneficiaries on Moloka‘i by providing expanded educational opportunities as well as meeting space. However, as described in the DEA there is a potential to impact traffic long-term. A system should be developed to monitor increases in use (i.e. use of facility for community gatherings rather than for educational purposes) above those described in the DEA and identify levels that would require additional monitoring of traffic.*

   Response: Thank you for your comment regarding potential traffic impacts. The DEA notes that no significant impacts to peak hour intersection operations are anticipated due to the proposed MEC expansion and that should community use of the MEC building (for larger events) increase in the future, traffic operations should be monitored. The Department of Transportation on a letter dated April 23, 2019 agreed that based on the Transportation Impact Assessment Report (TIAR) the project won’t have significant traffic impacts to the State highway facilities and recommended to implement a traffic control plan for special events.

   The MEC has relatively few large events. The largest event the MEC hosts is its graduation ceremony once every 4 years, which brings about 350 guests. The MEC has effective traffic management mechanisms and procedures to ensure orderly traffic flow and public safety during the graduation ceremony that could be put in place for other large events, if needed. During the graduation ceremony three or more parking

attendants: 1) direct traffic and ingress and egress of vehicles; and 2) assist with parking. The main parking lot is reserved for special guests and guests with a handicap placard. In previous years, the MEC utilized the property across the street (east) to stage overflow parking, however, that property is overgrown with trees now. At future ceremonies, the remaining vacant area on the State could be used as an overflow parking space for large events.

Smaller events MEC hosts, such as the Molokai Business Conference, Scholarship AHA, and Pā‘ina Panikau, accommodate 100 people or less because the existing MEC capacity. These smaller events have not yet generated traffic impacts that affect the public roads but might require some traffic management in the future. Since Moloka’i is a small community, events are either advertised in the Moloka‘i Dispatch or the community usually is aware of events expected to draw crowds and is able to plan accordingly.

In summary, the MEC currently has an effective traffic management plan for their largest event, the graduation ceremony, which happens every 4 years. The MEC could implement similar traffic management efforts if additional special events made possible with the expansion where to impact traffic.

5. *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.*

   Response: We acknowledge that Hawaiian Homestead community associations and other (N)native Hawaiian organizations should be consulted. We have consulted with organizations such as the Kapa‘akea Homestead Association and Aha Kiole o Molokai.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL **April 4, 2019**

	STATE AGENCIES
X	DAGS
X	DBEDT (3)
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	Dept of Human Services
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOE, Maui
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	Land Use Commission (Hard Copy)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
X	Civil Defense
X	DLIR
	OTHER
X	Hawaiian Telcom (Hard Copy)
X	Maui Electric Company
X	Kapaakea Homestead Association
X	Hale Mahaoulu Home Pumehana Center
X	AHA Kiole
X	Molokai Land Trust

	COUNTY AGENCIES
X	Civil Defense
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department
	FEDERAL AGENCIES
X	FEMA
X	EPA, Pacific Islands, (Region 9)
X	Fish & Wildlife
X	Molokai-Lanai Soil & Water Conservation
X	NRCS-USDA-Maui
X	U.S. Army Corp. of Engineers (Hard Copy)
X	U.S. Coast Guard

PROJECT:	**MOLOKAI EDUCATION CENTER (MEC) EXPANSION**
APPLICANT:	**University of Hawaii**
CONSULTANT:	**Tom Schnell (PBR Hawaii & Associates)**
PROJECT ADDRESS:	**Kaunakakai Town, Island of Molokai, Hawaii**
PROJECT DESCRIPTION:	**State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities**
TMK:	**(2) 5-3-003:013 and (2) 5-3-003:014**
PERMIT NO.:	**DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

AGENCY NAME		PHONE	

TRANSMITTED TO YOU ARE THE FOLLOWING:

Xx	Application(s)

THESE ARE TRANSMITTED AS CHECKED BELOW:

Xx	For your Comment and Recommendation

Please separate your comments into 1. A list of those you would like the Department of Planning to propose as conditions of project approval, and 2. Those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. When commenting on a Special Management Area (SMA) Use Permit application, please address the maintenance, restoration, and enhancement of the SMA consistent with the objectives, policies and guidelines of Chapter 205A, HRS, amended. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by **May 8, 2019.** Boxes for Recommended Conditions and General Comments are also provided to assist you. If you have no comment, please sign the "No Comment" box. Please reply either by email or regular mail. You may fill out this form and email to me as a PDF if that is more convenient.. Thank you for your time and assistance. For additional clarification, please contact me via email at sybil.lopez@mauicounty.gov or at (808) 270-5229.

Sincerely,

SYBIL K. LOPEZ
Staff Planner

Attachments:
xc: Jeffrey Dack, AICP, (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Project File
General File

SKL:SKL:xx
K:\WP_DOCS\PLANNING\RFC\2019\0023_MolokaiEducationCenter\AgencyTransmittal.doc

AGENCY NAME		PHONE	

NO COMMENT			
Signed:		Dated:	
Print Name:		Title:	

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			
Department of Human Services (DHS) has reviewed the map of the proposed area for the Molokai Education Center Expansion. A check on DHS' internal data system and Google Maps found one DHS licensed group child care center within the .05 mile radius that maybe affected by the construction phase. If you should have any questions regarding this matter, please contact Ms. Lisa Galino, Child Care Program Specialist at (808)586-5712.			
Signed:	Scott Nakasone	Dated:	4/30/19
Print Name:	Scott Nakasone	Title:	Assistant Division Administrator

PBR HAWAII
& ASSOCIATES, INC.

19 0169

April 5, 2019

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

Dear Participant:

A Draft Environmental Assessment (EA) for the Molokai Education Center Expansion has been prepared pursuant to the State of Hawai'i EIS law (Hawai'i Revised Statutes, Chapter 343) and the State of Hawai'i EIS rules (Administrative Rules, Title 11, Chapter 200).

Notice of publication of the Draft EA will be provided in the April 8, 2019 edition of *The Environmental Notice* and will be available for public review at the Office of Environmental Quality Control's website: http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2019-04-08-MO-DEA-Molokai-Education-Center-Expansion.pdf. The link will be active when the comment period begins on the afternoon of April 8, 2019.

Written comments must be postmarked, and emailed comments received, by May 08, 2019.

Name of Project: Molokai Education Center Expansion

Location: Kaunakakai **Island:** Molokai **District:** Kaunakakai

Tax Map Keys: (2) 5-3-003:013 and 014

Agency Action: X **Applicant Action:** _____

Proposing / Determining Agency:
University of Hawai'i Community Colleges
ATTN: Shawn Kodani
University of Hawaii - Community Colleges
Facilities & Environmental Health
2327 Dole Street
Honolulu, Hawaii 96822
Phone: (808) 956-0864
Email: kodani@hawaii.edu

Consultant:
PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Phone: (808) 521-5631
Email: tschnell@pbrhawaii.com

Please send written or emailed comments to the Consultant and provide a physical mailing address to receive a response to your comments.

Thank you for participating in the environmental review process.

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

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Project Director

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Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

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E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

Pankaj Bhanot, Director
Department of Human Services
State of Hawai'i
P.O. Box 339
Honolulu, HI 96809-0339

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Bhanot,

Thank you for your department's email dated May 1, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge that the Department of Human Services (DHS) found one DHS licensed group childcare center within the .05-mile radius of the MEC. Prior to commencing construction activities, the MEC or their contractors will conduct efforts to notify the group childcare center and the neighboring community about potential short-term impacts.

The MEC Addition may generate some short-term construction-related impacts during construction, such as noise, dust and traffic, however, appropriate engineering, design, and construction measures will be undertaken to minimize short-term construction-related activities.

Noise from construction activities will be short-term and will comply with Department of Health (DOH) noise regulations (Chapter 11-46, Community Noise Control, HAR). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit will be obtained from the DOH.

All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from windblown emissions.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State DHS Response.doc

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

May 10, 2019

PBR Hawaii & Associates, Inc.
Attention: Mr. Tom Schnell, Principal
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tschnell@pbrhawaii.com

Dear Mr. Schnell:

SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion** located at Kaunakakai, Island of Molokai; Hawaii; TMK: (2) 5-3-003:013 and 014

Thank you for the opportunity to review and comment on the subject matter. In addition to our previous comments dated May 8, 2019, enclosed are comments from the Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure
cc: Central Files

19663

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

RECEIVED
LAND DIVISION
2019 MAY -8 AM 10:33
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

April 15, 2019

MEMORANDUM

TO: FROM

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

FROM: TO:
Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

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 Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
(✓) Comments are attached.

Signed: _____

Print Name: **DAVID G. SMITH, Administrator**

Date: 5/6/19

Attachments
cc: Central Files

19463

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

MAY - 7 2019

MEMORANDUM

TO: RUSSELL Y. TSUJI, Administrator
Land Division

FROM: DAVID G. SMITH, Administrator
Division of Forestry and Wildlife DGS

SUBJECT: **Division of Forestry and Wildlife Comments on the Draft Environmental Assessment for the Proposed Moloka'i Education Center Expansion**

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your request for comments on the Draft Environmental Assessment for the proposed Moloka'i Education Center Expansion at Kaunakakai on the island of Moloka'i, TMKs: (2) 5-3-003:013 and (2) 5-3-003:014. Proposed work would include the construction of a multi-purpose classroom and associated facilities including restrooms, storage spaces, a mechanical room, and a multi-purpose room, and landscaping on five acres of disturbed former agricultural land.

We appreciate the measures identified in the Draft Environmental Assessment to avoid and minimize impacts during design and construction to State listed species including the Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*), the Blackburn's Sphinx Moth (*Manduca blackburni*), waterbirds, and seabirds. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

Further, DOFAW appreciates that the project proponent prioritizes the use of native plant species suitable for local climate conditions in the post-construction landscaping plan.

DOFAW recommends establishing inspection and decontamination protocols to avoid importing to Moloka'i soil or other plant material on any off-island equipment and team members. For instance, any off-island heavy machinery should be power washed and free of debris and mud inside and outside of the vehicle before transportation to Moloka'i. Soil and plant material may have fungi (e.g. Rapid 'Ōhi'a Death), non-native species, and pathogens that could harm our native species and ecosystems.

We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Jim Cogswell, Wildlife Program Manager at (808) 587-4187 or James.M.Cogswell@hawaii.gov.

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

May 8, 2019

PBR Hawaii & Associates, Inc.
Attention: Mr. Tom Schnell, Principal
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tschnell@pbrhawaii.com

Dear Mr. Schnell:

SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion** located at Kaunakakai, Island of Molokai; Hawaii; TMK: (2) 5-3-003:013 and 014

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division, (b) Commission on Water Resource Management, and (c) Land Division – Maui District on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosures
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
2019 APR 25 AM 10: 36

DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

'19 APR 16 AM 11:42 ENGINEERING

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 15, 2019

MEMORANDUM

FROM

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

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

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 Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
(✓) Comments are attached.

Signed: _____

Print Name: Carty S. Chang, Chief Engineer

Date: 4/24/19

Attachments
cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji

Ref: Draft Environmental Assessment for the Proposed Molokai Education Center Expansion
Location: Kaunakakai, Island of Molokai
TMK(s): (2) 5-3-003:013 and 014
Applicant: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

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 Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency 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.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 4/24/19

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

RECEIVED
LAND DIVISION
2019 MAY -6 AM 10:42
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

April 15, 2019

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

RECEIVED
COMMISSION ON WATER RESOURCE MANAGEMENT
2019 APR 16 AM 10:49

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

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 Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
(x) Comments are attached.

Signed: /s/ M. Kaleo Manuel

Print Name: Deputy Director

Date: May 1, 2019

Attachments
cc: Central Files

FILE ID: RFD. 4555.4
DOC ID: 21490

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

May 2, 2019

REF: RFD.4555.4

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director
Commission on Water Resource Management

SUBJECT: Draft Environmental Assessment for the Proposed Molokai Education Center Expansion

FILE NO.: RFD.4555.4
TMK NO.: (2) 5-3-003:013, (2) 5-3-003:014

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.

- [ ] 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.
- [X] 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.
- [X] 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.
- [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.

☒ OTHER: The Draft Environmental Assessment should disclose the projected water demands, both potable and non-potable, associated with the proposed project and provide the calculations used to estimate demands.

We commend the indoor and outdoor conservation measures proposed for implementation.

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
LAND DIVISION
2019 APR 26 PM 4:41
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

RECEIVED
MAUI DISTRICT
LAND DIVISION
2019 APR 18 PM 1:10

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 15, 2019

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

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

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 Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

( ) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed: [signature]
Print Name: Daniel Ornellas
Date: 4/26/19

Attachments
cc: Central Files

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
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Associate

NATHALIE RAZO
Associate

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Associate

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printed on recycled paper

Russell Y. Tsuji, Land Administrator
Department of Land and Natural Resources
State of Hawai'i
PO Box 621
Honolulu, HI 96809

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Tsuji,

Thank you for the Department of Land and Natural Resources' (DLNR) letters dated May 8 and 10, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the comments provided by the Engineering Division, the Commission on Water Resource Management, the Land Division – Maui District, and the Division of Forestry and Wildlife.

Engineering Division

> *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 Special Flood Hazard Area (high risk areas). State projects are required to comply with 44 CFR regulations as stipulated in Section 60.12. Be advised that 44 CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards. The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project.*

Response: In preparing the Draft EA we researched the Flood Hazard Zone designation for the project and have reviewed the current effective Flood Insurance Rate Maps (FIRM) for the County of Maui. The majority of the Site is within Zone AE (EL 8), which is considered a flood fringe area. The existing paved parking lot and other areas are in Zones X and XS, or outside of the floodplain. The portions of the Site within Zone AE will have habitable structures built above the designated flood elevation. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE.

The MEC expansion will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations and will follow local community ordinances.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

Response: The Final EA will include discussion of water demand and infrastructure required for the MEC Expansion.

Two 12-inch waterlines run along Kamehameha V Highway and Alanui Ka‘imi‘ike Street adjacent to the site. The site is served by a two-inch meter. There are two fire hydrants on the Site. The waterline and meter along Alanui Ka‘imi‘ike Street provide domestic water service and fire flow protection to the site. There are no non-potable water resources available for the site.

In 2018, water use at the MEC facility was 2,566 gallons per day (gpd) based on FY2018 County of Maui Department of Water Supply consumption records. This includes water for: 1) domestic use (water fixtures such as toilets, sinks, drinking fountains, etc.); and 2) landscape irrigation. AECOM, the project civil engineer, projects that the daily water demand for the MEC with the expansion is expected to average 4,195 gpd. Of this total approximately 1,750 gpd will be for domestic use and 2,445 gpd will be for irrigation use.

The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler, and new landscaped area (see Section 2.2.1 and Appendix A). Water for the expansion will be provided from the existing two-inch water meter servicing the existing building. The meter’s adequacy will be determined as part of the building permit application process. The fire protection system will connect to the existing 12-inch waterline stub on Alanui Ka‘imi‘ike Street. The MEC Expansion will feature an automatic fire sprinkler system. A remote fire department connection monument will be added on the mauka side of the highway to facilitate Maui County Fire Department connection requirements. Fire flow requirements will be determined as part of the building permit process.

With the new landscaped area, the total amount of irrigation water used on campus is expected to decrease because the entire campus irrigation system will be upgraded with water-efficient irrigation fixtures, including drip irrigation in some areas. The upgraded irrigation system irrigation will be automated, and various areas will be irrigated separately based on the type of plants in specific areas.

The Final EA will include water calculations summarized in the main text of the Final EA and in detail in a new Appendix.

We understand that projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge and Water Facilities Charges for transmission and daily storage. Note that we also received comments on the Draft EA from the County of Maui Department of Water Supply (DWS). The Final EA will include DWS's comments and our response.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Response: Water demand and calculations have been provided with this letter.

Commission on Water Resource Management (CWRM)

Below we respond to the CWRM's standard comments checked off in CWRM's letter.

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*.

   Response: See response to Engineering Division above. We have submitted information for the Engineering Division to include 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.*

   Response: The Hawai'i Department of Agriculture (DOA) was informed of the DEA comment period. In addition, on June 10, 2019 we sent the attached letter to the DOA to inform them that a District Boundary Amendment (DBA) is being sought to reclassify the 5-acre Site from the State Land Use Agricultural District to the State Land Use Urban District. We noted that the CWRM's letter suggested that DOA incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP).

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.*

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/*

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.*

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 https://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf*

Responses 4–8: Thank you for providing recommendations and information on sustainable practices including water fixtures and irrigation for water efficiency and best management practices (BMP) to address stormwater management. We acknowledge that CWRM strongly promotes the efficient use of Hawai'i's water resources through conservation measures and appropriate resource management. To protect groundwater resources and the aquifer, BMPs will be implemented as needed to:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground;
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work;
- Retain groundcover until the last possible date;
- Stabilize denuded areas by sodding and planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment;
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off;
- Keep run-off on site.

The Final EA will include discussion of the ground and surface water resources of the area and identifie water conservation and efficiency measures to be implemented. Conservation measures may include:

- Use EPA WaterSense labeled plumbing fixtures;
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible;
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less;
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.
- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads;
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible;
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species;
- Using reclaimed water (if available) as an alternative source for dust control during construction.

Other: The Draft Environmental Assessment should disclose the projected water demands, both potable and non-potable, associated with the proposed project and provide the calculations used to estimate demands.

Response: See response to Engineering Division above. The Final EA will include water calculations summarized in the main text of the Final EA and in detail in a new Appendix.

Land Division – Maui District

We acknowledge that the Land Division – Maui District has no comments at this time.

Division of Forestry and Wildlife

We appreciate the measures identified in the Draft Environmental Assessment to avoid and minimize impacts during design and construction to State listed species including the Hawaiian Hoary Bat or 'Ope'ape'a (Lasiurus cinereus semotus), the Blackburn's Sphinx Moth (Manduca blackburni), waterbirds, and seabirds. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

Response: Thank you for providing information on seabird-friendly light styles. To minimize the threat of disorientation or downing of migratory birds after construction all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and

trespass through regulation of the type and use of outdoor lighting. All exterior luminaires will be designed so that no direct light will escape the property line, thus will not reach the shoreline / ocean water meeting the requirements of §205A-30.5 and 205A-71.

DOFAW recommends establishing inspection and decontamination protocols to avoid importing to Moloka'i soil or other plant material on any off-island equipment and team members. For instance, any off-island heavy machinery should be power washed and free of debris and mud inside and outside of the vehicle before transportation to Moloka‘i. Soil and plant material may have fungi (e.g. Rapid ‘Ohi‘a Death), non-native species, and pathogens that could haim our native species and ecosystems.

Response: MEC and its consultants are aware of the importance of protecting Moloka‘i’s natural environment and ecosystem. It is intended that materials and labor be sourced from on-island resources as much as possible. Soil used for grading will come from the site. If materials, equipment, or manpower needs to be brought in, proper protocol will be included in contracts. From a landscape standpoint, on site soils striped from the ground during clearing and grubbing activities will be used as much as possible by amending the existing soils rather than bringing in topsoil from elsewhere. A provision for using imported soils is intended only if there is not enough onsite soil available to meet required finished grade or when existing soils are determined not suitable (which is unlikely per a Preliminary Geotechnical Investigation).

We thank the Department of Land and Natural Resources for participating in the environmental review process. Your department’s letters will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

PBR HAWAII
& ASSOCIATES, INC.

June 10, 2019

Phyllis Shimabukuro-Geiser, Board of Agriculture Chairperson
Department of Agriculture
State of Hawai'i
1428 S. King Street
Honolulu, HI 96814

SUBJECT: MOLOKAI EDUCATION CENTER EXPANSION, LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Shimabukuro-Geiser,

PBR Hawaii is the planning consultant for the University of Hawai'i Community Colleges (UHCC) proposed expansion to the Molokai Education Center (MEC). The MEC is located at 375 Kamehameha V Highway, Kaunakakai Molokai, Hawaii (TMKs (2) 5-3-003:013 and 014 with a total area of 5.27 acres).

As part of the Draft Environmental Assessment (EA) process, the Department of Land and Natural Resources, recommended we reach out to the Department of Agriculture regarding the State Land Use District Boundary Amendment (DBA) from the State Agricultural District to the State Urban District necessary for the expansion. Because the DBA area is less than 15 acres, the DBA will be processed through the County of Maui, with the Maui County Council having the authority to approve the DBA.

The MEC expansion is proposed as an addition to the existing MEC building, involving a new multi-purpose classroom that will add capacity to the campus to provide more classes, lectures, and community events. The expansion will extend from the existing MEC building on parcel (2) 5-3-003:014 by way of a covered walkway to the west to the adjacent parcel (2) 5-3-003:013. Both parcels are currently located within the State Land Use Agricultural District, with the existing MEC building operating under a Special Use Permit (SUP2 980010).

We understand that the reclassification of the property from the State Agricultural District to the State Urban District might be of relevance for the State's Agricultural Water Use and Development Plan (AWUDP).

Please contact Caterine Picardo from our team at cpicardo@pbrhawaii.com or (808) 521-5631 if you have questions or would like additional information. While the comment period on the Draft EA ended on May 8, 2019, you can download the Draft EA from the Office of Environmental Control website using this link: http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2019-04-08-MO-DEA-Molokai-Education-Center-Expansion.pdf.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

\\PBRFS04\Data\Shared\Admin\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Others\Letter to HDOA.doc

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
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DAVID Y. IGE
GOVERNOR OF HAWAII

BRUCE S. ANDERSON, Ph.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

May 6, 2019

Mr. Tom Schnell
Principal
PBR Hawaii & Associates, Inc.
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment for Molokai Education Center Expansion
TMK: (2) 5-3-003:013 and 014

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. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.

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 Alec Wong, Acting EMD Administrator {Via Email}

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

Patti Kitkowski, District Environmental Health Program Chief
Department of Health
State of Hawai'i
Maui District Health Office
54 South High Street, Room 300
Wailuku, HI 96796-3378

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Kitkowski,

Thank you for your letter dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. A National Pollutant Discharge Elimination System (NPDES) Permit (§11-55 Hawai'i Administrative Rules) will be obtained for the development of the MEC Expansion as required. All NPDES permit requirements will be implemented.

2. Noise from construction activities will be short-term and will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, Hawai'i Administrative Rules). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a noise permit will be obtained from the DOH.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State DOH Maui Response.doc

DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Director
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

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

IN REPLY REFER TO:
DIR 0338
HWY-PS 2.9706

April 23, 2019

Mr. Tom Schnell
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment (DEA)
Molokai Education Center Expansion
University of Hawaii – Community Colleges
Molokai, Kaunakakai, TMK: (2) 5-3-003: 013, 014

The University of Hawaii – Community Colleges (UHCC) proposes to expand the classroom facilities at its Molokai Education Center (MEC) to accommodate a rising number of students from a current enrollment of 250 students to 450 students.

The facility is located along Kamehameha V Highway, State Route 450, with access via a driveway from a side street Alanui Kaimike Street which connects to Kamehameha V at a stop-controlled intersection.

A DEA was prepared under Hawaii Revised Statutes 343 due to the use of State Lands and Funds. It is anticipated that the DEA would be in support of County-level District Boundary Amendment, Change in Zoning, and Special Management Area Use Permit.

The DEA Traffic Impact Assessment Report (TIAR) by AECOM, dated July 2017, concluded that there would be no significant impact of the expansion.

The Hawaii Department of Transportation has the following comments:

1. Based upon the information provided in the TIAR, the project does not have significant traffic impacts to the State highway facilities.

2. MEC should implement special events traffic control plans to handle larger than anticipated events.

It there are any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Planning Branch at (808) 587-1830. Please reference file review number: 2019-033.

Sincerely,

JADE T. BUTAY
Director of Transportation

c: Shawn Kodani, UHCC

PBR HAWAII
& ASSOCIATES, INC.

THOMAS S. WITTEN, FASLA
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MICAH McMILLEN, ASLA, LEED® AP
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GRACE ZHENG, ASLA, LEED® GA, SITES® AP
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BRIAN WOLF, ASLA, LEED® AP
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January 9, 2020

Jade Butay, Director of Transportation
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Butay,

Thank you for your letter (DIR 0338 HWY-PS 2.9706) dated April 23, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. We acknowledge your comment that "Based upon the information provided in the TIAR, the project does not have significant traffic impacts to the State highway facilities."

2. The MEC has relatively few large events. For the graduation ceremony MEC has effective traffic management mechanisms and procedures to ensure orderly traffic flow and public safety. During the graduation ceremony three or more parking attendants: 1) direct traffic and ingress and egress of vehicles; and 2) assist with parking. The main parking lot is reserved for special guests and guests with a handicap placard. In previous years, the MEC utilized the property across the street (east) to stage overflow parking, however, that property is overgrown with trees now. At future ceremonies, the remaining vacant area on the State could be used as an overflow parking space for large events.

   Smaller events MEC hosts, such as the Molokai Business Conference, Scholarship AHA, and Pā'ina Panikau, accommodate 100 people or less because the existing MEC capacity. These smaller events have not yet generated traffic impacts that affect the public roads but might require some traffic management in the future. Since Moloka'i is a small community, events are either advertised in the Molokai Dispatch or the community usually is aware of events expected to draw crowds and is able to plan accordingly.

   The MEC currently has an effective traffic management plan for their largest event, the graduation ceremony, which happens every 4 years. The MEC could implement similar traffic management efforts if additional special events made possible with the expansion where to impact traffic.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

DAVID Y. IGE
Governor

MIKE MCCARTNEY
Director

DANIEL E. ORODENKER
Executive Officer

LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai`i

April 11, 2019

Mr. Tom Schnell, Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai`i 96813

Dear Mr. Schnell:

Subject: Moloka`i Education Center Expansion
Draft Environmental Assessment (DEA)
Kaunakakai, Moloka`i, Hawai`i
TMK: (2) 5-3-003: 013 and (2) 5-3-003: 014

We are in receipt of the DEA for the subject project forwarded by your firm's letter of April 5, 2019.

We understand that the subject project involves the expansion of the existing Moloka`i Education Center to include the building of additional classroom space to accommodate the increasing student population. The existing facility is located within the State Land Use Agricultural District and has been permitted pursuant to a special use permit (SUP2 980010). We further understand that the DEA has been prepared in support of applications for a land use district boundary amendment (less than 15 acres) as well as for a change in zoning and special management area use permit. The boundary amendment is required to comply with Condition No. 8 of the aforementioned special use permit and will encompass the entire 5-acre site of the Moloka`i Education Center. Based on the nature of the expansion, an Anticipated Finding of No Significant Impact is expected.

With this understanding, we offer the following comments:

235 SOUTH BERETANIA STREET ◎ SUITE 406 ◎ HONOLULU, HAWAI`I 96813 ◎ TEL: (808) 587-3822 ◎ FAX: (808) 587-3827
EMAIL: dbedt.luc.web@hawaii.gov
MAILING ADDRESS: P. O. Box 2359, Honolulu, Hawai`i 96804

1) We confirm that the project site, as represented in Figure 5, is designated within the State Land Use Agricultural District. We note that the legend in said figure incorrectly labels the district as "Agriculture."

2) The tax map, labeled as Figure 3, in the DEA, incorrectly identifies the project site. Instead of 5-3-0-030-130 and 5-3-0-030-140, it should read 5-3-003: 013 and 5-3-003: 014 to be consistent with the numbering and formatting of the tax map parcels used elsewhere in the DEA.

3) The discussion of Public Services and Facilities, Section 4.9, should include an assessment of the emergency management facilities in the region, including existing conditions and potential impacts and miitigation measures.

We request that these matters be addressed in the Final Environmental Assessment. We have no further comments at this time.

Should you have any questions or require further clarification, please call our office at 587-3822.

Sincerely,

Daniel E. Orodenker
Executive Officer

c: Shawn Kodani
Michele Chouteau Mclean

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

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Daniel E. Orodenker, Executive Officer
Land Use Commission
State of Hawai'i
P O Box 2359
Honolulu, HI 96804

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Orodenker,

Thank you for your letter dated April 11, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i, we are responding to your comments.

In the Final EA:

- Figure 5, State Land Use District, will be revised to correctly label the State Land Use District as "Agricultural" rather than "Agriculture."
- Figure 3, Tax Map Key, will be revised to correctly label the Tax Map Key numbers of the MEC parcels as 5-3-003:013 and 5-3-003:014 rather than 3-003:0130 and TMK 5-3-003:0140.

Thank you for bringing these items to our attention.

As suggested, in the Final EA Section 3.6, Natural Hazards, will include information about the Statewide Outdoor Warning Siren System, and Section 4.9, Public Services and Facilities, will include an assessment of the emergency management facilities in the region.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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OFFICE OF PLANNING
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
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Web: http://planning.hawaii.gov/

DTS201905031009NA

May 6, 2019

Ms. Michele Chouteau McLean, Director
Department of Planning
County of Maui
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Attention: Ms. Sybil K. Lopez

Dear Ms. McLean:

Subject: State Land Use District Boundary Amendment (DBA 2019/0002), Change of Zoning (CIZ 2019/0002), Special Management Area (SM1 2019/0002), and Draft Environmental Assessment for the Molokai Education Center Expansion, Kaunakakai, Molokai; Tax Map Key: (2) 5-3-003: 013 and 014

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (Draft EA) for the Molokai Education Center Expansion, located in Kaunakakai, Molokai, Hawaii, transmitted via memorandum received April 8, 2019.

According to the Draft EA, the University of Hawaii proposes to add a new multi-purpose classroom to the Molokai Education Center (MEC) building. The proposed MEC expansion will extend from the existing building on parcel TMK (2) 5-3-003: 014 to the adjacent parcel TMK (2) 5-3-003: 013, and require consolidation of the two parcels. Both parcels are located within the State Agricultural District. A State Land Use District Boundary Amendment is required to reclassify the approximately 5-acre land from the State Land Use Agricultural District to the State Land Use Urban District. Given that parcel 13 is in the Special Management Area (SMA) under Hawaii Coastal Zone Management (CZM) Act, Hawaii Revised Statutes (HRS) Chapter 205A, a SMA Use Permit is required for the proposed expansion.

The subject EA will serve as a supporting document for the applications for a State Land Use District Boundary Amendment, Change in Zoning, and SMA Use Permit for the proposed MEC expansion project.

The Office of Planning (OP) has reviewed the Draft EA and has the following comments to offer.

1. Sea level rise increases the risk of flooding and coastal inundation. Pages 28-30, **3.6.2 Sea Level Rise**, the Draft EA states that direct inundation of the buildings due to a sea level rise of 3.2 feet is not anticipated to be likely in the next 50 years. According to the Draft EA, the proposed action is to implement an increment of the MEC Long Range Development Plan. OP suggests that the Final EA apply 75 years or more as the expected life of the MEC expansion to consider mitigation measures in sitting and design for the proposed structure and related improvements to mitigate potential impacts of sea level rise by referring to the findings of the Hawaii Sea Level Rise Vulnerability and Adaptation Report 2017, accepted by the Hawaii Climate Change Mitigation and Adaptation Commission.

2. The land area to be disturbed by the proposed action is more than one acre. OP concurs that a National Pollutant Discharge Elimination System Permit needs to be obtained for the proposed construction to prevent discharges of storm water associated with construction activities from affecting the State waters as specified in Hawaii Administrative Rules Chapter 11-54.

3. Several species of migratory seabirds may fly over the property area at night between May and November. OP recommends that the exterior lighting and lamp posts associated with the proposed project shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in HRS §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across property boundaries toward the shoreline and ocean.

If you have any questions regarding this comment letter, please contact Shichao Li of our office at (808) 587-2841.

Sincerely,

Mary Alice Evans

Mary Alice Evans
Director

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

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1001 Bishop Street, Suite 650
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Mary Alice Evans, Director
Office of Planning
State of Hawai'i
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Evans,

Thank you for your letter (DTS201902031009NA) dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i, we are responding to your comments.

1. Upon review of the Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017) we realize that the report provides a picture of the potential future exposure of each island as a result of sea level rise (SLR) by the year 2100, while our analysis incorrectly assumed that the 3.2 feet scenario was based on a 100-year timeframe.

   SLR of 3.2 feet is not anticipated to have significant immediate impacts to the MEC expansion by the year 2100 (within the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to sea level rise based on the 3.2 feet scenario, where the expansion is proposed, is unlikely. The MEC Multi-Purpose Classroom building will have a floor elevation of e +9 feet, decreasing potential SLR impacts to the building.

   The majority of the Site is in FIRM Zone AE which is considered a flood fringe area and the Base Flood Elevations (BFE) within the Site is 8 feet. In compliance with Chapter 19.62, MCC requirements, the finished floor of the MEC Expansion will be constructed at elevation 9 feet. The MEC Expansion will be 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR scenario. The final floor elevation of the proposed MEC Expansion (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The west-south end of TMK (2) 5-3-003:013 is shown within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south end of the Site) is currently undeveloped/vacant land, and no changes are proposed as part the current expansion covered under the EA. Given the site elevations and the anticipated finished floor of the MEC Expansion, impact to the MEC Expansion due to sea level rise of 3.2 feet is not anticipated.

2. A National Pollutant Discharge Elimination System (NPDES) Permit (§11-55 Hawai‘i Administrative Rules) will be obtained for the development of the MEC Expansion if needed. All NPDES permit requirements will be implemented.

3. We acknowledge your recommendations regarding light pollution and direction of lighting. To minimize impacts to migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. The artificial light provisions in HRS § 205A-30.5(b) and 205A-7l(b) will be followed by designing all exterior lighting so that no direct light will escape the property line, thus light will not reach the shoreline/ocean water.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges