

LINDA LINGLE
MAYOR
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

November 25, 1997

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
235 South Beretania Street
State Office Tower, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

SUBJECT: Request for OEQC Publication of Final Environmental Assessment and FONSI for the Lanai Elderly Housing Congregate Facility Construction Project, TMK 4-9-04:50, Lanai City, Lanai, Hawaii

We have enclosed a completed OEQC Publication Form and four (4) copies of the Final Environmental Assessment for the above subject project. The 30-day public review of the Draft Environmental Assessment has been completed and written responses to public and agency comments are incorporated in the Final Environment Assessment.

Based on this assessment, the agency has determined that the proposed action will not have a significant effect and hereby files this Finding of No Significant Impact (FONSI).

We request that the attached announcement be published in the December 23, 1997 issue of the OEQC Bulletin.

Please contact me at 243-7213, if you require further information.

Sincerely,


LEE DODSON
CDBG Coordinator

Enclosures

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Elderly Housing Congregate Facility

FINAL ENVIRONMENTAL ASSESSMENT

LANAI ELDERLY HOUSING
CONGREGATE FACILITY CONSTRUCTION
LANAI CITY, LANAI, HAWAII
(TMK 4-9-04:50)

Proposing Agency:
County of Maui
Community Development Block Grant Office

Agency Contact
Lee Dodson, CDBG Coordinator
Office of the Mayor
County of Maui
200 South High Street
Wailuku, Hawaii 96793
(808)243-7213

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NOVEMBER 1997

FINAL ENVIRONMENTAL ASSESSMENT

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NOVEMBER 1997

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SECTION I

**LANAI ELDERLY HOUSING &
CONGREGATE FACILITY**

INTRODUCTION

SECTION I

INTRODUCTION

APPLICANT/PROPOSING AGENCY

County of Maui, Community Development Block Grant (CDBG) Office

APPROVING AGENCY

County of Maui, Community Development Block Grant (CDBG) Office

Hale Mahaolu, a Maui based not-for-profit corporation, is proposing to construct an expansion to the LANAI ELDERLY HOUSING CONGREGATE FACILITY. The proposed expansion will provide a 3,072 square foot facility for senior citizen programs, meetings and activities. The expanded facility will be available for use by the general senior population of Lanai in addition to the residents of the Lanai Elderly Housing Project.

Hale Mahaolu has been awarded approximately \$2.5 million from the U.S. Department of Agriculture's (USDA) Rural Development Program to develop a 24-unit rental housing project for the elderly on the Island of Lanai. The USDA Rural Development grant includes funding for a 1,056 square foot congregate facility as part of the housing development. The County of Maui proposes to grant \$250,000 of Community Development Block Grant (CDBG) funds to Hale Mahaolu in order to provide an expanded congregate facility. An expansion of the facility would provide an area that could accommodate a wider range of activities for the senior population, both from the housing complex and the community.

The USDA Rural Housing Service prepared a Class II Environmental Assessment, dated July 30, 1996, for the Lanai Elderly Housing in accordance with the National Environmental Policy Act and the Rural Housing Service Environmental Policies. The Agency has determined that the Project will not have a significant effect on the quality of human environment. Maui County's review of the Environmental Assessment prepared by the USDA Rural Housing Service indicates that it adequately addresses the environmental issues relevant to the LANAI ELDERLY HOUSING CONGREGATE FACILITY, and is therefore, included as the primary text for the County's Environmental Assessment.

In addition, the County has reviewed the Lanai Company, Inc. Application for Housing Development Pursuant to Section 201E-210 HRS, dated January, 1996, and the application approval, granted by the Maui County Council, dated April 18, 1996. The 201E-210 application includes a review of the Lanai Elderly Housing component and information from this application has been included in this Environmental Assessment.

PROJECT DESCRIPTION

The project will include the construction of a single story, 3,072 square foot, wood frame structure on a concrete slab, with rough sawn plywood siding and galvanized metal roofing over pre-manufactured wood trusses. The building will include kitchen facilities, a large community meeting room, restrooms, laundry room, office space for senior service agencies and a covered lanai area. Approximately 13 parking stalls will be provided to serve the congregate facility, and appropriate landscaping and concrete walkways will be included.

The congregate facility is not intended to replace the existing senior center located in Lanai City, but will complement that facility by providing a larger, more permanent area for socializing and interacting with residents living at the Lanai Elderly Housing complex. The expanded facility will also provide space for some senior service agencies, which will enhance the health and living experience of the housing site's residents.

The congregate facility will be constructed as an integral component of the Lanai Senior Housing project. The housing will consist of 24 single-level, one-bedroom rental units of approximately 625 square feet of living area per unit. Like the congregate facility, the architectural style of the senior housing project will set forth a "Plantation" style. On-site parking will be provided, and appropriate landscaping and concrete walkways will be included.

LOCATION OF THE PROJECT

The project is located in Lanai City, on the Island of Lanai, County of Maui. The site encompasses 4.61 acres at Tax Map Key 4-9-04:50. The site is bordered by Eleventh Street, Ilima Avenue and Jasmine Drive. Access will be provided from Ilima Avenue. The land is owned by Lanai Company, Inc. and will be leased to Hale Mahaolu for a term of at least 75 years.

SIGNIFICANCE CRITERIA

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

1. No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resource Would Occur as a Result of the Proposed Project

The proposed project will not result in any adverse environmental impacts. There are no known, rare, endangered or threatened species of flora, fauna or avifauna located on the subject property. There are no wetlands in the vicinity of the project.

Should any cultural remains be identified during the development of the proposed project, work will stop in the immediate vicinity and the State Historic Preservation Division will be consulted to establish an appropriate mitigation strategy.

2. The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment

The proposed project will involve the commitment of lands in the Urban District which may preclude other land options within the project area. However, this commitment of land resources would not have a significant effect on the range of beneficial uses of the environment.

3. The Proposed Action Does Not Conflict with the State's Long-term Environmental Policies or Goals as Expressed in Chapter 344, Hawaii Revised Statutes

The State Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The proposed action is in consonance with the following guidelines:

Environmental Policy:

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 environment.

Guideline:

Community Life and Housing:

- (1) 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.
- (2) Foster safe, sanitary and decent homes.
- (3) 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.

4. The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected

The project will provide a direct benefit to the local economy during the construction phase.

5. The Proposed Action Does Not Affect Public Health

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

6. No Substantial Secondary Impacts, Such as Population Changes or Effects on Public Facilities Are Anticipated

The construction of the proposed project will not affect the Island's population base and is not expected to place new demands on the Island's public services.

7. No Substantial Degradation of Environmental Quality is Anticipated

As the proposed project is implemented, appropriate environmental mitigation measures will be used to ensure that adverse environmental effects are minimized. If any, such effects are anticipated to be limited to temporary construction-related activities. Thus, no substantial degradation of environmental quality resulting from the project is anticipated.

8. The Proposed Action Does Not Involve a Commitment to Larger Actions Nor Would Cumulative Impacts Result in Considerable Effects Upon the Environment

Background

As with most plantation-era communities, many of Lanai City's existing single-family and rental housing units are over 50 years old. Due to their advanced age and condition, many of these older structures are functionally obsolete (i.e., loss of utility) and exhibit signs of deferred maintenance (e.g., water damage, peeling paint, wood rot). Many of these older structures also require major structural repairs, as well as new plumbing and electrical wiring. Although many older structures have undergone cosmetic repairs and renovations, further improvements are likely to be cost prohibitive, especially when considering the remaining physical and economic life of these structures and the maintenance and repairs incurred for their continued upkeep.

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

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In this context, Lanai Company, Inc. submitted an application for housing development pursuant to Section 201E-210, Hawaii Revised Statutes. On April 18, 1996, the Maui County Council adopted a resolution enabling Lanai Company to implement the Lanai City Redevelopment Project (the Project) and redevelop portions of Lanai City to improve the housing infrastructure for the Island's residents.

The Project will ultimately involve the construction of 439 housing units throughout Lanai City, and will include 251 single-family housing units, 100 dormitory (studio apartment) units, 64 one- and two-bedroom multi-family apartment units, as well as the elderly housing facility consisting of 23 one-bedroom apartment units and a manager's unit which is being developed by Hale Mahaolu.

Cumulative Impacts

Potential impacts relating to the development of the Project were examined during the processing of the 201E application which included community workshops, public hearings, as well as review by governmental agencies, the Lanai Planning Commission, and the Maui County Council.

Viewed in the context of the Project (which, as previously stated, includes the Lanai elderly housing facility), cumulative impacts and appropriate mitigative measures pertaining to the affected components of the environment are summarized below.

a. **Flora and Fauna**

The Project is situated within an area characterized by a rural country town environment and includes flora, fauna, and avifauna typically associated with this setting.

There are no known significant habitats or rare, threatened, or endangered species of flora, fauna, or avifauna within the Project limits, nor are there any wetlands located within the area.

b. Historic and Cultural Resources

The Lanai Company will work with the State Historic Preservation Division (SHPD) to preserve four (4) existing homes which are representative of the different types of plantation homes found in Lanai City. In addition, prior to the demolition of each structure over 50 years old which is to be redeveloped, black and white photographs and Historic Resources Inventory forms will be submitted to the SHPD for their records.

c. Air Quality and Noise

On a short-term basis, air quality and noise impacts relating to the development of the Project will be temporary and are primarily related to construction activities. These impacts will be mitigated through the use of appropriate dust and noise control measures in conformance with established construction management techniques. In the long term, vehicle exhaust and noise are not anticipated to adversely affect ambient air and noise conditions.

d. Economy

In the short term, the Project will support construction and construction-related employment. Upon completion and occupancy, families and individuals will contribute to the long-term support of the Island's economy through purchases of goods and services from local merchants and service providers.

e. Housing

The Project will provide Lanai residents with the opportunity to purchase redeveloped single-family homes at affordable sale prices. The Project's multi-family, dormitory, and elderly housing facilities will fulfill a significant need in the community for affordable rental housing and transient accommodations.

f. Police and Fire Protection

The Project is not anticipated to affect the existing service capabilities of police and fire fighting operations. The existing area limits for emergency services are not expected to be affected or extended.

g. Medical, Educational, and Recreational Facilities

The Project will not affect the existing service capabilities of medical, or emergency medical operations. Also, the existing area limits for emergency services are not expected to be extended or affected.

In addition to the redeveloped single-family homes, the multi-family and elderly housing facilities are expected to accommodate Lanai residents. Of the 100 dormitory units, 50 units will be set aside for long-term housing for Lanai Company employees and Lanai residents, while the remaining 50 units will be utilized on a short-term basis to provide accommodations for transient construction workers and seasonal hotel employees. Accordingly, there are no anticipated impacts to existing educational facilities and resources. In addition, the Project is not expected to adversely affect the existing use and service capabilities of public or private recreational facilities.

h. Solid Waste Disposal

The Project is not anticipated to affect existing solid waste disposal services and facilities. Solid waste collection and disposal service for the multi-family, dormitory, and elderly housing facilities will be handled by a private contractor.

i. Roadways

The Project will maintain the existing scale, pattern, and character of Lanai's existing roadways (pursuant to the recommendations of the Lanai Citizen's Advisory Committee for the Lanai Community Plan Update) and is not anticipated to affect the existing roadway system or result in any adverse traffic impacts.

j. Water and Wastewater

The redevelopment of the existing single-family homes will be implemented on an incremental basis (as units are vacated) and will utilize existing water and wastewater connections. Once a home has been demolished the existing service laterals will be used for the redeveloped home. Upon completion, the redeveloped homes are not expected to place any significant new demands on the Lanai Water Company's existing water source, storage, distribution, and transmission systems, nor will it adversely impact the County's wastewater treatment facility.

The multi-family, dormitory, and elderly housing facilities are also within the Lanai Water Company and the County's existing water and wastewater service areas. To the extent practicable, these facilities will use existing service laterals. Should any new improvements be required, the construction of these improvements will be implemented in accordance with applicable regulatory

standards. The water demand and wastewater flows generated by these facilities are not expected to adversely affect the Lanai Water Company and the County wastewater treatment plant's capacities and facilities.

k. Drainage and Erosion Control

Site work for the Project will generally involve the demolition of existing structures, as well as applicable site clearing activities. Surface runoff from the redeveloped single-family properties will continue to follow existing drainage patterns. The multi-family, dormitory, and elderly housing facilities will utilize catch basins in parking lots and internal roadways to intercept onsite runoff, and underground drain lines and subsurface retention systems to convey and accommodate stormwater flows. The retention system will be sized to accommodate the incremental increase in runoff.

Drainage system improvements will be designed to produce no adverse stormwater impacts to downstream and adjacent properties and will conform to, and be coordinated with, applicable regulatory requirements and governmental agencies.

To minimize soil loss during construction activities, erosion control measures in conformance with applicable regulatory requirements will be utilized to keep soil loss below the allowable rate established by the County of Maui.

l. Electricity and Telephone Systems

The redeveloped homes will use existing utility poles and overhead distribution lines. New poles and lines will be installed as required for the multi-family, studio apartment, and elderly housing facilities. Where

practicable, new poles and lines will be installed within the roadway right-of-way. The design of any new electricity and telephone duct systems will be in accordance with standards established by Maui Electric Company and GTE Hawaiian Tel.

The Project will not adversely affect existing electricity and telephone distribution systems and capacities.

In conclusion, the development of the Project will have cumulative beneficial effects on the socio-economic fabric of the community by fulfilling the long-term need for affordable "for sale" and rental housing, as well as improving the quality of life for Lanai residents. In addition, the development of the Project will support construction and construction-related employment and contribute to the local economy through its contribution of wages, salaries, and benefits.

9. No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected by the Proposed Action

There are no known significant habitats or rare, endangered or threatened species of flora and fauna at the project site, nor are there any wetlands located within or in the vicinity of the project site. The project is not anticipated to negatively impact these environmental features.

10. Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected By the Proposed Project

Appropriate environmental mitigation measures will be used during construction to ensure that adverse environmental effects on air quality and noise are minimized.

In the long term, the proposed project is not anticipated to

have a significant impact on air quality, water quality or noise parameters.

11. The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Erosion-Prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters or Coastal Waters

The proposed project is not located within and would not affect environmentally sensitive areas. The project site is located within Zone C, an area of minimal flooding. The project site is not considered within a tsunami zone and the underlying soils are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site.

12. The Proposed Project Does Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies

The construction of the proposed project will not affect scenic vistas and viewplanes.

13. The Proposed Project Would Not Require Substantial Energy Consumption

Substantial energy consumption is not anticipated as a result of the proposed project.

Based on the foregoing findings, it is concluded that the proposed project will not result in any significant impacts.

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LIST OF PERMITS AND APPROVALS

The following permits and approvals were obtained in connection with the development of the Lanai elderly housing facility:

<i>Federal</i>	
U.S. Department of Agriculture	Rural Development Program Approval (August 14, 1996).
<i>County</i>	
County Council	Lanai City Redevelopment Project Approval (April 18, 1996).
Department of Public Works and Waste Management	Demolition Permit Approval (July 17, 1997).
	Building Permit Approval (September 16, 1997).

DEVELOPMENT TIMETABLE

The estimated start and completion dates for the construction of the Lanai elderly housing facility are reflected below:

Commence Construction	Start by December 31, 1997.
Complete Construction	By June 30, 1997

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SECTION II

**LANAI ELDERLY HOUSING &
CONGREGATE FACILITY**

CLASS II ENVIRONMENTAL ASSESSMENT

SECTION II

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CLASS II ENVIRONMENTAL ASSESSMENT

FOR

HALE MAHAOLU

Lanai Elderly Housing

Lanai City, Lanai, Hawaii

**PREPARED BY: RURAL HOUSING SERVICE
HAWAII STATE OFFICE
154 WAIANUENUE AVENUE
HILO, HAWAII 96720**

DATE: July 30, 1996

CLASS II ENVIRONMENTAL ASSESSMENT
HALE MAHAOLU
Lanai Elderly Housing
Lanai City, Lanai, Hawaii

I. PROJECT DESCRIPTION AND NEED

Hale Mahaolu, a Nonprofit Corporation, proposes to construct 24 apartments in Lanai City, Lanai. The proposed complex will contain 24 1-bedroom units designed for elderly residents. The proposed site is located in the community of Lanai City, Lanai, Maui County, Hawaii. Project Number: 61-04-990143109.

The purpose of the proposed project is to provide decent, safe, and sanitary housing for low and very-low income elderly residents. The site encompasses approximately 1.887 acres of land. The market analysis supports the request for construction of 24 units of rental housing in Lanai.

RHS concurs in the need for the proposed complex. Comments from HUD also support these units.

The need for housing accommodations for the elderly is apparent in Lanai City, where many elderly couples and individuals reside without other family members. Demographic forecasts for the island indicate that the number of elderly will continue to grow, in keeping with Statewide and national trends. For example, in 1990 the population segment on the island over 65 years in age numbered approximately 450, or 18% of the total population (Community Resources, Inc., January 1994). This number is anticipated to increase to approximately 832 by the year 2010 as residents' age cohorts advance to older age brackets.

For purposes of this assessment, the area of direct environmental impact will be the construction site and the area immediately surrounding the site. The area of indirect or secondary impact will be the entire town of Lanai City and the surrounding area.

II. PRIMARY BENEFICIARIES AND RELATED ACTIVITIES

The primary beneficiaries of the proposed project will be the elderly residential population of the identified market area, which includes Lanai City and entire island of Lanai, Maui County.

The project will cause no significant increase in long term business for existing businesses in the market area since most of the tenants will be persons already living in the market area.

There may be some benefit to local building supply businesses during the construction period. The contractor may or may not purchase large quantities of building materials from local businesses.

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
Page 2

There will be no new, expanding, or relocated businesses in the market area as a result of the proposed project; however, the County of Maui will increase its tax base by approximately \$2.5 million.

III. DESCRIPTION OF THE PROJECT AREA

Lanai City, Lanai. The community is primarily residential, consisting of single-family units.

Population is expected to increase from 2,400 people in 1994 to 5,000 by the year 2010 according to the Community Resources, Inc. projections. Estimates completed for the Community Plan Update forecast a similar rise in population.

New housing supply for the growing population would be provided by various planned residential projects. Total estimated new housing supply in the Lanai area is expected to be 439 residential units by the year 2010. Not all of the planned projects may be built due to accessibility of financing, adequacy of infrastructure, or exactions required for various projects.

The proposed 24 unit elderly complex will be constructed on a site within Lanai City, an existing town. The site is currently zoned for multi-family residential development.

Encompassing 1.887 acres, the site has been identified as an appropriate area to develop housing for the island's elderly population. This site is presently occupied by sixteen (16) old, vacated dormitory buildings containing 101 units. The proposed facility will provide 24 single-level, one-bedroom units with approximately 625 square feet of living area per unit. Most of the remaining buildings on the site will be razed, while some of the structures will be relocated. The architectural style of the senior housing project will set forth a "Plantation" style.

Access to the site will be provided by Ilima and Lanai Avenues and Eleventh Street, as well as an access road proposed along the south of the parcel.

All other essential services are located within reasonable distances from the site including the police department, hospital, pharmacy, downtown, churches, banking facilities, fire department, and post office. Lanai City is an agriculturally oriented town to a large degree and employment by the small business located in the town and the Koele Resort area appears to be fairly stable.

The site is not in a flood hazard area (see paragraph X of this assessment).

Hale Mahaolu Elderly Multi-Family Housing
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IV. ENVIRONMENTAL IMPACT

A. Air Quality

Both Federal and State standards have been established to control ambient air quality. At the present time, six parameters are regulated, including: 1) particulate matter, 2) sulphur dioxide, 3) nitrogen dioxide, 4) carbon monoxide, 5) ozone, and 6) lead. Hawaii state air quality standards are more stringent than comparable national standards, except for sulphur dioxide standards; State and national limits are the same for sulphur dioxide.

Due to the predominant northeast tradewinds, Lanai generally enjoys high air quality. Regional and local climate, together with the amount and type of human activity, normally dictate air quality of a given location. The Lanai City area is primarily affected by strong winds blowing offshore; thus, air quality is estimated to be very good, with blowing dust from agricultural activities.

During construction of the project increased vehicular traffic and fugitive dust may affect the ambient air quality in the vicinity of the proposed project. Conformance with local grading and erosion control measures, such as frequent sprinkling, wind screens and landscaping as soon as feasible, would minimize air quality impacts. Following construction, vehicular traffic, particularly at major intersections and the adjacent commercial area, may have some impact on local air quality. It is expected the resulting air quality after project development will remain well within established State and Federal standards.

In the long term the proposed project is not anticipated to generate any adverse air quality impacts.

There are no air quality standards that are being exceeded in the project area. Neither are there any major facilities emitting air pollutants which would adversely affect the residents of the proposed project.

B. Water Quality

There is no indication that the quality of surface or underground water will be adversely affected by the proposed project. Proper and adequate drainage will be provided from the site into existing storm sewers. Areas of the site not used for buildings, driveways, and parking areas, will be grassed and landscaped.

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
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Domestic water service for the island of Lanai is provided by the Lanai Water Company's private water system. An existing 2.0 million gallon (MG) reservoir located atop Nininiwai Hill near Lanai City provides water storage for Lanai City. The reservoir's floor and spillway are situated at the 1,830 foot and 1,878 foot elevations, respectively. The reservoir is supplied by a 10-inch water main from the Lanai Water Company's Maunalei Wells and two (2) 8-inch water mains from Wells 3 and 6 (Belt Collins & Associates, July 1993).

The Maui County Department of Water Supply's (DWS) domestic consumption guideline has been used for estimating the average daily water demand for the proposed project. Based on the consumption guideline, a single-family home uses 600 gallons of water daily, while a multi-family unit uses 560 gallons per day (gpd). The demand for the proposed multi-family units is expected to be about 105,000 gpd.

It should be noted that the redevelopment of the existing single-family homes will be undertaken on an incremental basis and will utilize existing water connections. Once an existing home has been demolished, a new home will be constructed and the existing service lateral will be used.

The proposed multi-family, dormitory, and senior housing facilities are located within the Lanai Water Company's existing domestic service area. To the extent practicable, existing service laterals will be utilized for the development of the proposed facilities.

The proposed project will also utilize applicable xeriscape principles and water conservation techniques for landscaping and irrigation.

The projected water demands resulting from the development of the proposed multi-family, dormitory, and senior housing units are considered minimal and are not anticipated to have any adverse effects on the Lanai Water Company's existing water sources, storage facilities, as well as distribution and transmission systems.

C. Solid Waste Management

No solid waste will be generated within the complex other than domestic garbage created by the tenants who will occupy the apartments. There will be no significant increase in domestic garbage since the majority of the tenants will be

Hale Mahaolu Elderly Multi-Family Housing
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Page 5

persons already living in the area. Domestic garbage will be deposited in dumpsters to be provided on the site. The dumpsters will be serviced by a private waste disposal contractor.

D. Land Use

The site is zoned to permit the proposed complex. The site contains 1.887 acres of land and is located in an area of single-family dwellings. Adjacent land uses are primarily residential.

E. Transportation

Traffic from the complex will exit directly onto local streets that do not involve major traffic patterns.

Since all tenants will be elderly, some will not have cars. The existing streets are adequate to handle any increased traffic. No other traffic control devices would be needed.

The proposed project will add approximately 20-25 vehicles to the area; however, the majority of the tenants will be persons who already live in the area so the net increase in vehicles will be less than 20.

F. Natural Environment

This project will have no adverse effect on the natural environment. The site is located on lands already under use for housing. No remnants of sensitive native plant or threatened and endangered plants occur on the project site.

There is no wildlife presently on the site. The site is not listed in the National Registry of Natural Landmarks.

G. Human Population

The proposed site encompasses old vacated dormitories; therefore, no persons will be forcefully relocated as a result of the project. The complex is expected to house approximately 24-48 elderly people. The majority of these persons already live in the Lanai City area; therefore, there will be little or no relocating.

The population of Lanai City according to the 1990 census was 2,400 of which 437 are 65 or older.

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
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There will be no adverse effect on the area's public and community services such as schools, health care, social services, fire protection, as units will be occupied by tenants from the existing population.

There will be some temporary impacts of increased noise and air emissions during construction. Once construction is completed these will cease and the project will have no adverse effect on the population in the area

H. Construction

There will be only minimal temporary impacts during construction on air quality, noise level, and soil erosion.

The only emissions will be from construction equipment which will be required to have muffler and exhaust devices.

Soil erosion, sedimentation, and siltation will be controlled. Erosion and siltation devices will be installed as needed and required. This impact should be minimal since there is no land clearing required.

The solid waste created during construction will be handled by and disposed of by the contractor at the County landfill.

I. Energy Impacts

The major source of energy to be used by the complex is electricity for heating, cooling, cooking, and general domestic use. The project will be served by Maui Electric Company (MECO). MECO has adequate capacity to meet the electrical demand of the project.

Fuel for motor vehicles owned by the tenants will be needed. However, this demand will not significantly exceed the present demand since most of the future tenants already reside in the general area.

The proposed apartments will be constructed in an energy efficient manner to meet RHS energy conservation standards as specified in FmHA Instruction 1924-A, Exhibit D. Final plans and specifications will be reviewed and approved by RHS prior to construction to ensure compliance with these standards.

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
Page 7

- V. COSTAL ZONE MANAGEMENT ACT
RRH projects are not listed for review by the Hawaii Coastal Zone Management Program.
- VI. COMPLIANCE WITH ADVISORY COUNCIL ON HISTORIC PRESERVATION REGULATIONS
The proposed project will have no impact on historical properties (see SHPO letter dated January 29, 1996, Exhibit A).
- VII. COMPLIANCE WITH WILD AND SCENIC RIVERS ACT
There are no rivers within the project site or Master Planned Community.
- VIII. COMPLIANCE WITH THE ENDANGERED SPECIES ACT
The proposed project will not affect a listed endangered or threatened or critical habitat. Neither will it adversely affect a proposed critical habitat for an endangered or threatened species or jeopardize the continued existence of a proposed endangered or threatened species.
- IX. COMPLIANCE WITH FARMLAND PROTECTION AND DEPARTMENTAL Regulation 9500-3, LAND USE POLICY
The complex will have no effect on lands covered by the Farmland Protection Act and with Departmental Regulation 9500-3.
- X. COMPLIANCE WITH EXECUTIVE ORDER 11988, FLOODPLAIN MANAGEMENT AND EXECUTE ORDER 11990, PROTECTION OF WETLANDS
The project is not in a 100-year flood plain. The FIA maps do not show any flooding in the project area. The applicant has also certified on Form FmHA 1940-20 that the site is not in a flood hazard area. The project site is not located in any registered National Wildlife Refuge in Hawaii as identified on the Hawaii State Resource Management Guide.
- XI. COMPLIANCE WITH COASTAL BARRIER RESOURCES ACT
The project is not located within the Coastal Barrier Resources System.
- XII. STATE ENVIRONMENTAL POLICY ACT
The project is not subject to the State Environmental Policy Act.

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
Page 8

XIII. CONSULTATION REQUIREMENTS OF EXECUTIVE ORDER
12372, INTERGOVERNMENTAL REVIEW OF FEDERAL
PROGRAMS

There were no adverse comments of an environmental nature.

XIV. ENVIRONMENTAL ANALYSIS OF PARTICIPATING FEDERAL
AGENCY

No other Federal Agency is participating in the project. HUD does not have any projects on the Island of Lanai.

XV. REACTION TO PROJECT

Local reaction to the proposed project has been favorable. No adverse comments or opinions have been expressed.

Informal gatherings and presentations were undertaken to provide Lanai's senior citizens with an overview of the Lanai Company's redevelopments, including the proposed senior housing facility (Lanai Times, December 1995; Lanai Updates, Winter 1995-1996).

XVI. CUMULATIVE IMPACTS

The project complies with State, County and Community development plans. Except for temporary fugative dust during construction, air quality will not be affected. Water will be available through the County. The project will not adversely affect water quality.

XVII. ADVERSE IMPACT

Based on a review of the cumulative impacts of the proposed project, it has been determined that the project will have no permanent adverse impacts on the environment.

There will be some temporary adverse impacts associated only with the construction period such as increased noise levels, increased dust concentration, possible increase in siltation of adjacent drainage ways, and some possible traffic congestion on adjacent residential streets. After investigation of the potential impacted areas, length of the construction period, and mitigation measures as identified in Section XIX, it has been determined that these impacts are not significant.

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
Page 9

XVIII. ALTERNATIVES

The applicant has looked for alternative locations and has not been able to find any that were more suitable. We know of no other locations in the Lanai City area that would have any less impact on the environment.

An alternative design with active solar features would conserve more energy, but would be economically unfeasible. The only other alternative would be single family housing units to house the same number of families. This would require approximately 4 to 5 times the amount of land as the proposed project. Especially in view of the fact that the proposal is for senior citizens, the proposed project would present the most feasible method of providing decent, safe, and sanitary housing.

XIX. MITIGATION MEASURES

An Erosion and Sedimentation Control Plan will be completed, filed with, and approved by the Department of Natural Resources and Community Development.

During construction, noise levels caused by construction equipment will be held to a minimum by use of approved muffler systems.

Use of construction equipment will be confined to daylight hours when many residents in the adjoining areas are not at home.

XX. CONSISTENCY WITH RHS ENVIRONMENTAL POLICIES

The proposed project is consistent with the agency's environmental policies. The project is planned and sited in a manner that is consistent with the policies of the agency's Environmental Program.

The proposed project is not inconsistent with any existing comprehensive and enforceable plan that guides growth and reflects a realistic strategy for protecting natural resources. The proposed project will encourage long-term economically viable public investment by fostering or promoting development patterns that will serve existing settlement patterns as it is located in an existing settlement pattern.

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
Page 10

XXI.

ENVIRONMENTAL DETERMINATIONS

Based on an examination and review of the foregoing information and such supplemental information attached hereto, I recommend that the approving official determine that this project will not have a significant effect on the quality of the human environment.

I also recommend that the approving official make the following compliance determinations for the below-listed environmental requirements:

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
Page 11

<u>Not in Compliance</u>	<u>In Compliance</u>	
_____	<u> x </u>	Clean Air Act
_____	<u> x </u>	Federal Water Pollution Control Act
_____	<u> x </u>	Safe Drinking Water Act-Section 1424(e)
_____	<u> x </u>	Endangered Species Act
_____	<u> NA </u>	Coastal Barrier Resource Act
_____	<u> x </u>	Coastal Zone Management Act-Section 307(c) (1) & (2)
_____	<u> NA </u>	Wild and Scenic Rivers Act
_____	<u> x </u>	National Historic Preservation Act
_____	<u> x </u>	Archaeological and Historical Preservation Act
_____	<u> x </u>	Executive Order 11988, Floodplain Management
_____	<u> x </u>	Executive Order 11990, Protection of Wetlands
_____	<u> x </u>	Farmland Protection Policy Act
_____	<u> x </u>	Departmental Regulation 9500-3, Land Use Policy
_____	<u> x </u>	State Office Natural Resource Management Guide

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
Page 12

I have reviewed and considered the types and degrees of adverse environmental impacts identified by this assessment. I have also analyzed the proposal for its consistency with RHS environmental policies, particularly those related to important farmland protection, and have considered the potential benefits of the proposal. Based upon a consideration and balancing of these factors, I recommend from an environmental standpoint that the project

 x

be approved.

not be approved because of the attached reasons.

Mark C. Higgins, RHS
for ABRAHAM A. KUBO
Rural Housing Program Director

July 30, 1996
Date

Francis J. Blanco

FRANCIS J. BLANCO, State Director
Concurring Official

July 30, 1996
Date

Hale Mahaolu Elderly Multi-Family Housing
July 30, 1996
Page 13

STATE ENVIRONMENTAL COORDINATOR'S REVIEW

I have reviewed this environmental assessment and supporting documents. Following are my positions regarding its adequacy and the recommendations reached by the preparer.

<u>Do Not</u> <u>Concur</u>	<u>Concur</u>	
_____	<u> x </u>	Adequate Assessment
_____	<u> x </u>	Environmental Impact Determination
_____	<u> x </u>	Compliance Determinations
_____	<u> x </u>	Project Recommendation



TED K. MATSUO
State Environmental Coordinator

July 30, 1996
Date

BY:

11th Brand fax transmittal memo 7571 | ... pages 2

From	Carl Luna
To	
Phone #	587-0047
Fax #	244-4974



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WELSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGAPAN

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

January 29, 1996

B. Martin Luna
Carlsmith Ball Wichman Case & Ichiki
One Main Plaza, Suite 400
2200 Main Street
Post Office Box 1086
Wailuku, Maui, Hawaii 96793-1086

LOG NO: 16125
DOC NO: 9512CO06
ARCHITECTURE

Dear Mr. Luna:

**SUBJECT: Proposal to Redevelop Portions of Lanai City
TMK various. Lanai.**

Thank you for the letter dated November 28, 1995, and for meeting with Don Hibbard on December 25, 1995, regarding the 201E application to redevelop portions of Lanai City. Our Historic Preservation Office believes Lanai City is an excellent example of a planned development, with the full variety of different types of structures, representing a pineapple plantation town. Our primary concern is that the historic character of Lanai City be preserved. It appears that the Lanai Company is moving in that direction.

Our department is pleased the project proposes retention of the scale, pattern and character of the existing roadway system. The existing water and sewer systems are also proposed for continued use. We see these efforts as a critical step in the retention of Lanai City's historic character and strongly support these proposals. We also applaud the sensitivity of design for the proposed new single family housing. We believe the elderly and multi-family housing proposals will have no effect upon Lanai City's historic character.

As discussed at the meeting, our historic preservation office has concerns regarding the proposal to demolish all of the remaining plantation homes that are owned by the company as soon as they are vacated. From the discussions I understand that Lanai Company intends to provide black and white photographs and completed historic resources inventory forms for the residential areas which will be demolished, and also to preserve four historic houses, which would be

SENT BY:

1-30-96 : 4:26PM :

HUHC 2-18-

8082448729: 3/ 3
2: # 2

Page 2

representative of the four types of plantation houses built on Lanai. Our office believes this approach would preserve some sense of Lanai's past. These photographs and four houses would allow people to recall how the residential area of Lanai once appeared.

Thank you for the opportunity to comment on the pending 201E application, should you have any questions please have your staff contact Don Hibbard or Carol Ogata at 587-0004.

Aloha,

Michael D. Wilson
for Michael D. Wilson
Chairperson

CO:jen

enclosure

cc: Stephanie Aveiro, Director
Department of Housing and Human Concerns



January 31, 1996

Michael D. Wilson, Chairperson
Department of Land and Natural Resources
State Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Wilson:

Thank you for providing us with your comments concerning the subject application. Pursuant to your January 29, 1996 letter, we would like to note that the Lanai Company will work with the State Historic Preservation Division (SHPD) to preserve four (4) existing structures which are representative of the four (4) different types of plantation homes found in Lanai City.

In addition, prior to the redevelopment of each of the existing single-family structures, the Lanai Company will submit black and white photographs and Historic Resources Inventory forms to the SHPD for documentation.

Thank you again for your cooperation and support of this project. Please feel free to call me if you have any questions or require additional information.

Very truly yours,

Glenn Tadaki

GT:to

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki

lc201ap.001.je43

SECTION III

**LANAI ELDERLY HOUSING &
CONGREGATE FACILITY**

NEGATIVE DECLARATION DETERMINATION

SECTION III

NEGATIVE DECLARATION DETERMINATION

The proposed Congregate Facility will provide residents of the Lanai Elderly Housing project and the general senior citizen population of Lanai with a permanent area for socializing and interacting with each other. The facility will also provide space for senior service agencies to provide services which will enhance the health and living experience for the senior citizens of Lanai.

Although several potential minor negative impacts are expected from this proposed project, these impacts are temporary and will be minimized through mitigation measures identified in this assessment. The benefits that result from the proposed project far outweigh the short term negative impacts. These impacts are more fully discussed in the Significance Criteria of Section I of this assessment.

In light of the findings discussed in the Significance Criteria, it is concluded that the proposed action will not result in any significant impacts. Therefore, an Environmental Impact Statement will not be required for the proposed **Lanai Elderly Housing Congregate Facility Construction Project**. This determination is in accordance with the Hawaii Revised Statutes, Chapter 343.

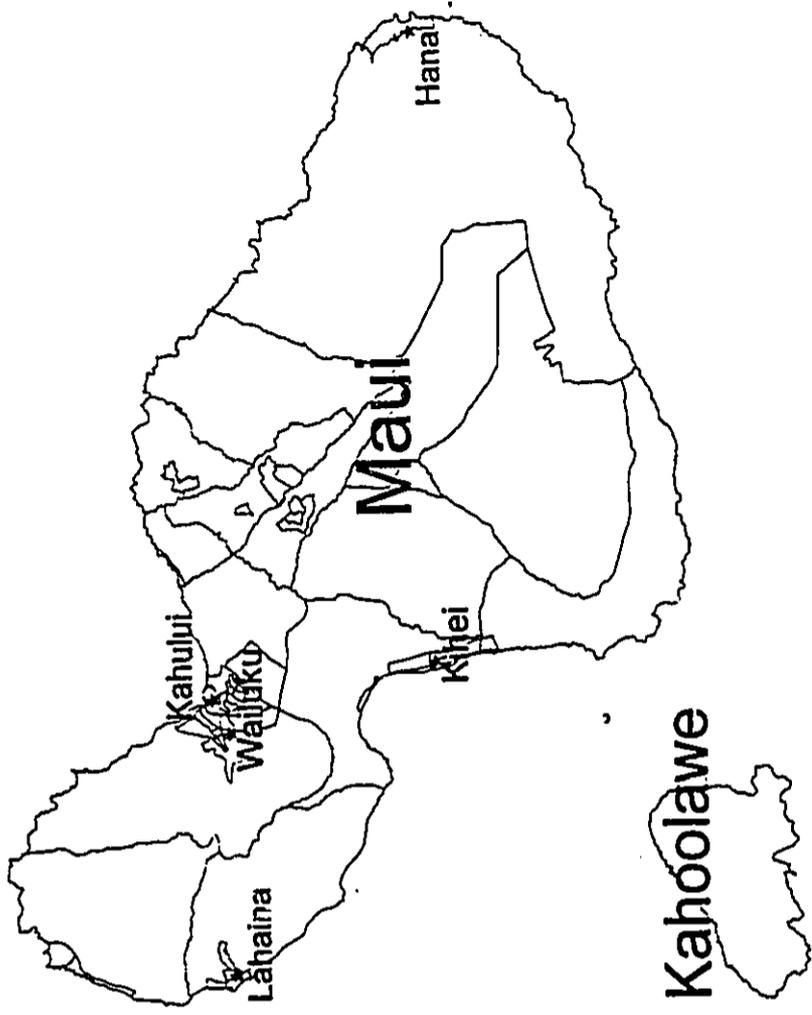
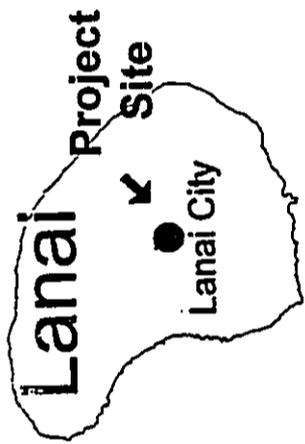
SECTION IV

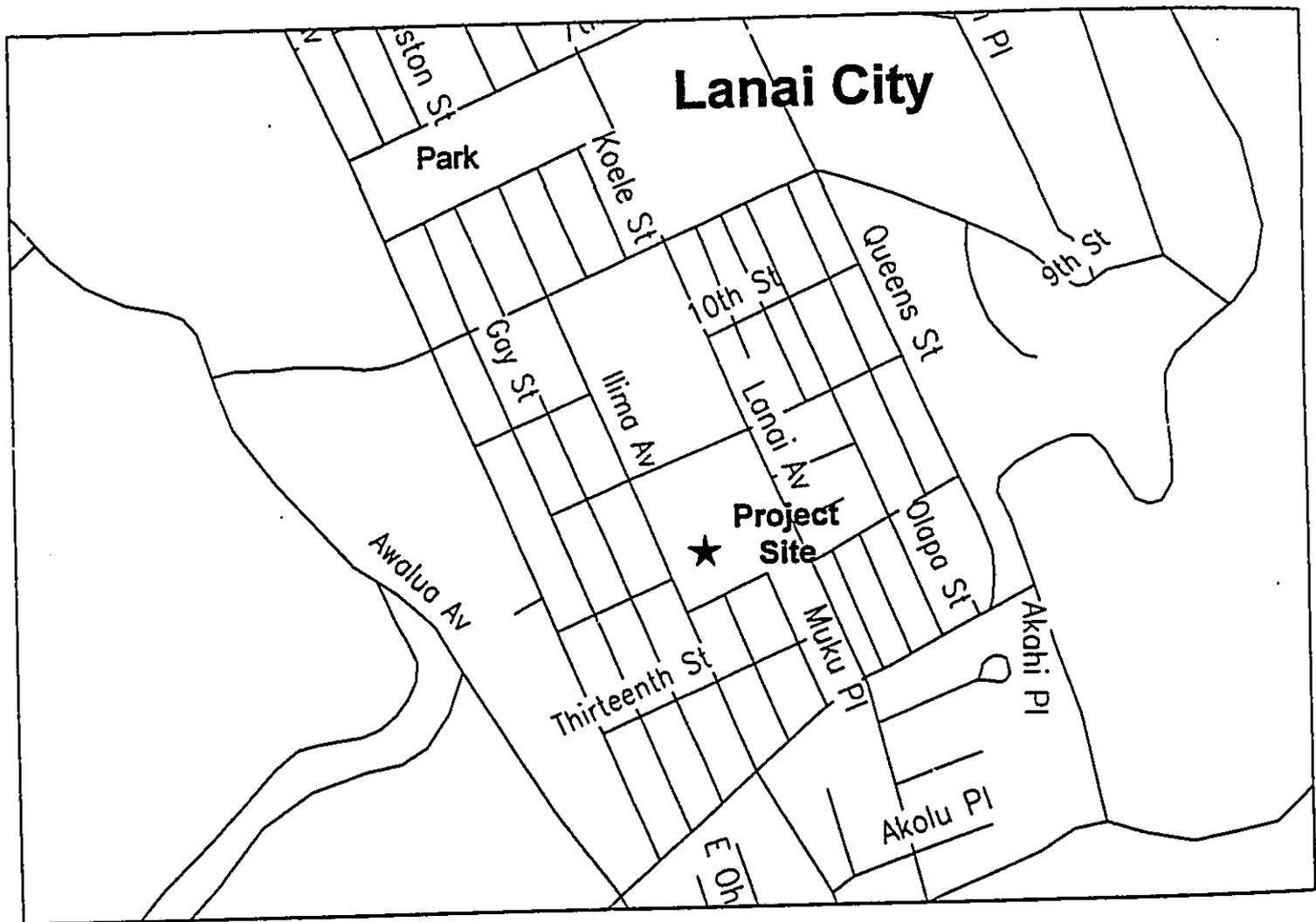
**LANAI ELDERLY HOUSING &
CONGREGATE FACILITY**

PROJECT SITE MAPS

SECTION IV

Maui County





SECTION V

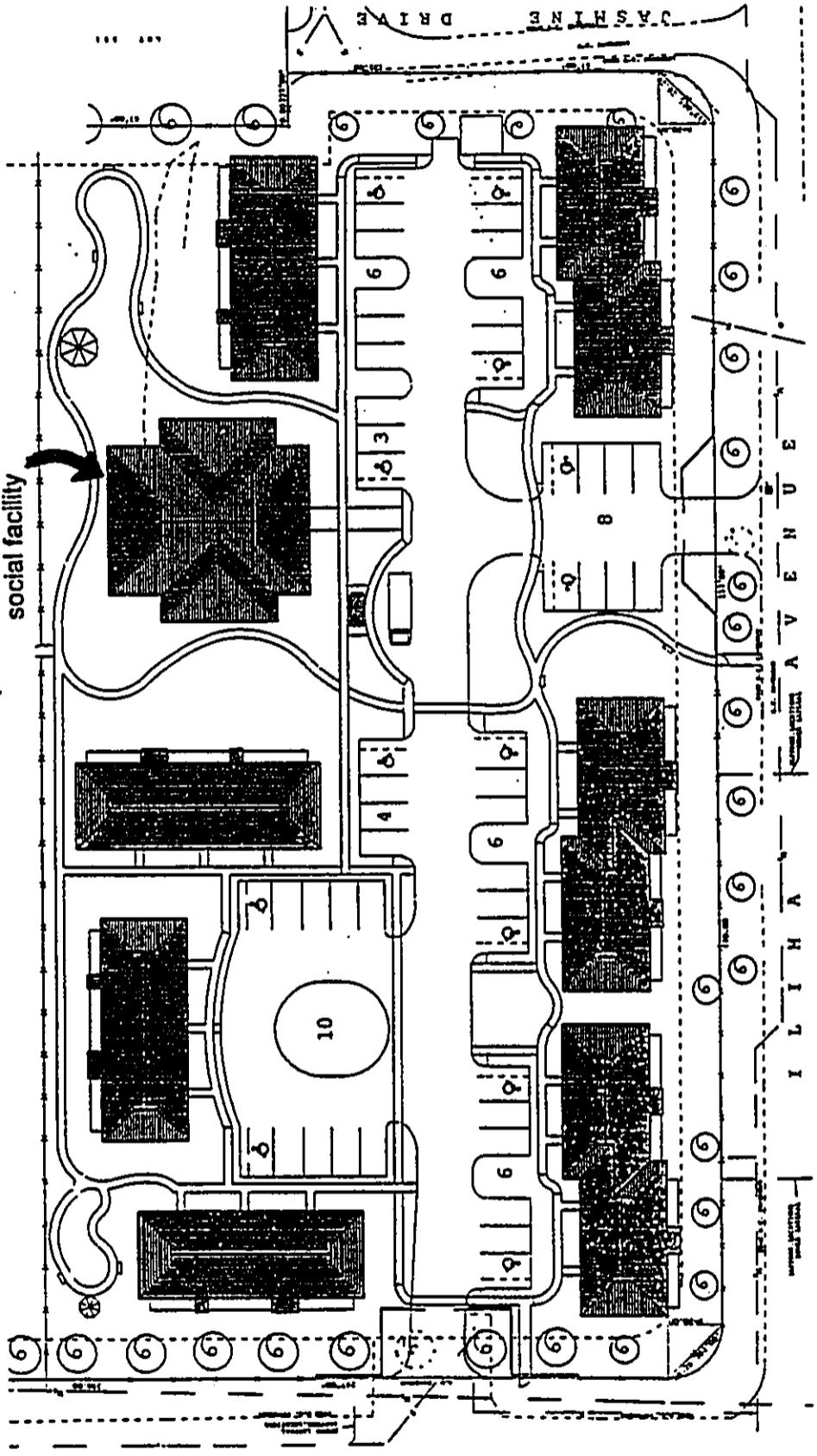
**LANAI ELDERLY HOUSING &
CONGREGATE FACILITY**

PRELIMINARY SITE PLAN

SECTION V

11/9/96

Proposed expanded congregate/
social facility



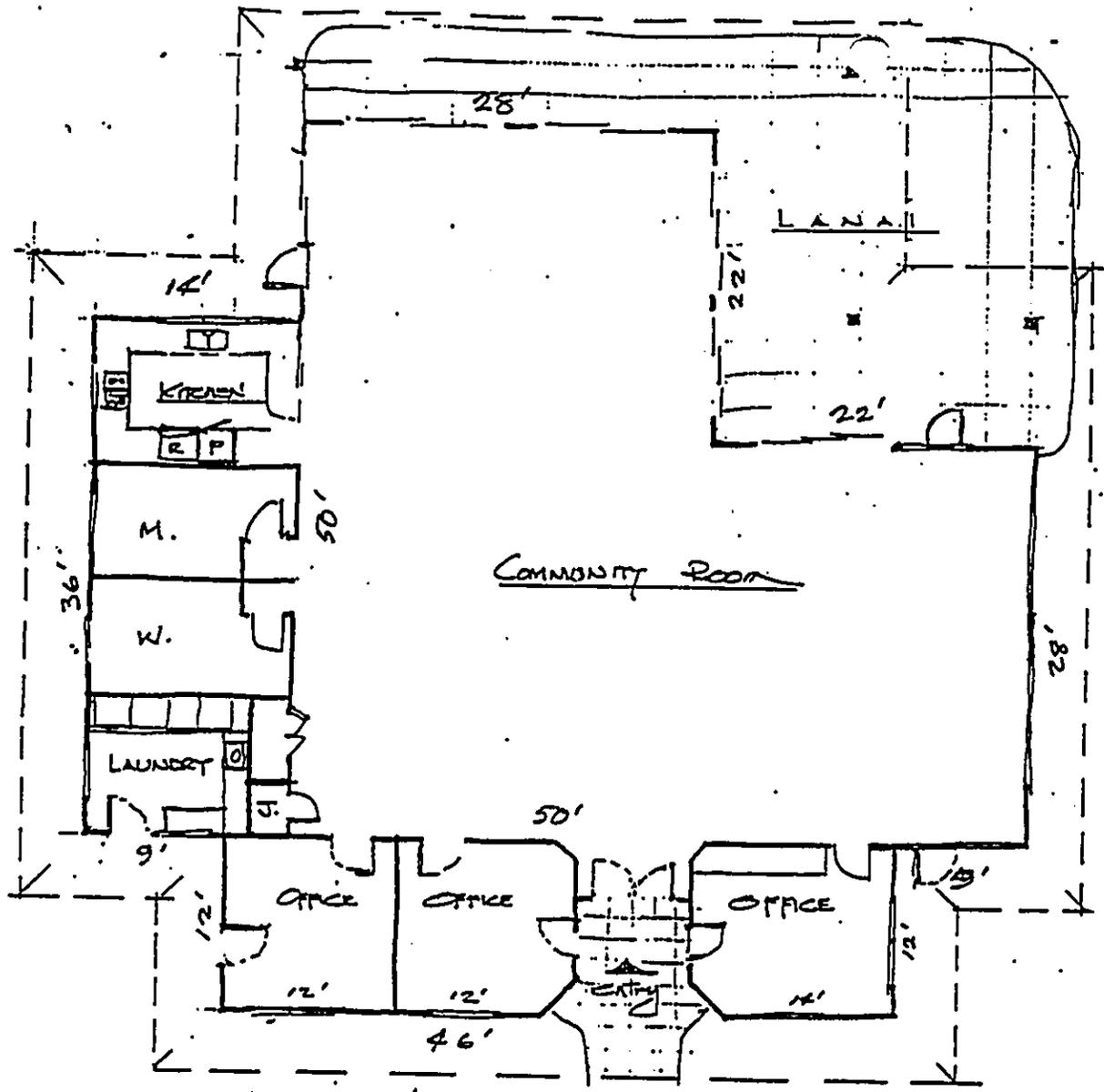
Preliminary Site Plan - MAP #1
HALE MAHAOLU LANAI ELDERLY
TMK: 4-9-04:50

SECTION VI

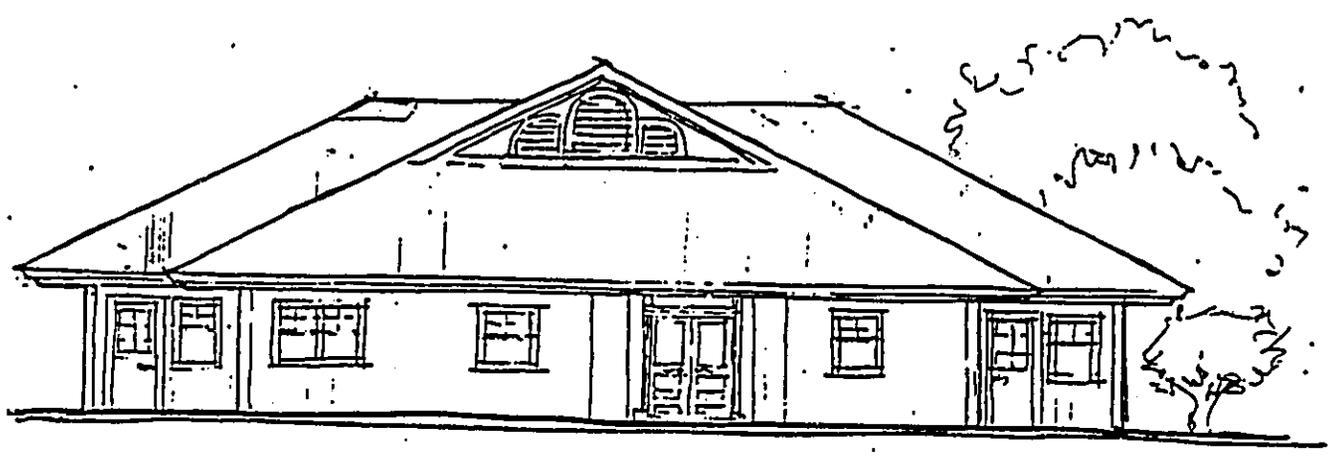
**LANAI ELDERLY HOUSING &
CONGREGATE FACILITY**

**PROPOSED FLOOR PLAN
& ELEVATIONS**

SECTION VI

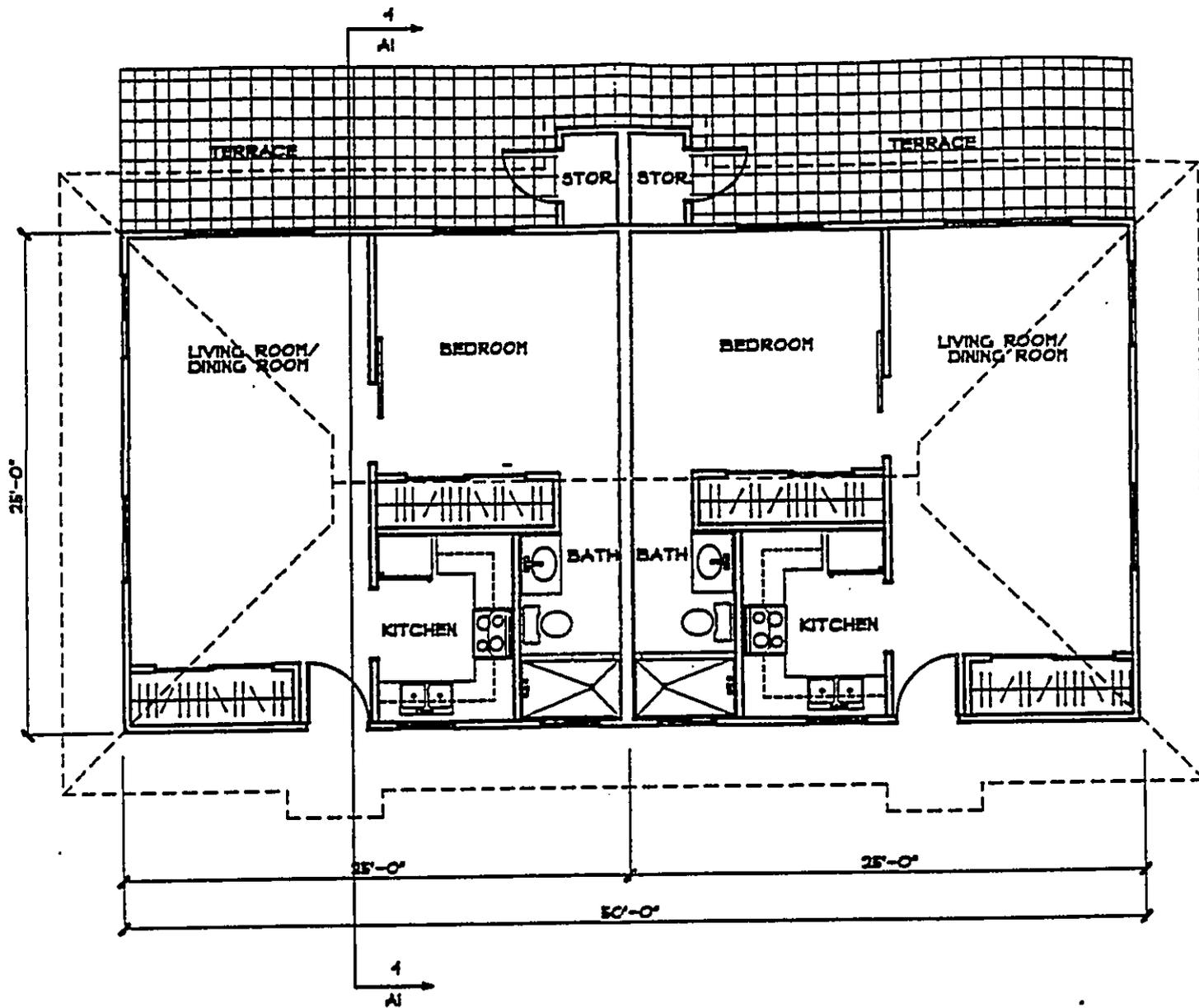


3,072 Sq. Ft.



MAP #3
 Proposed Expanded Facility
 @3,072 sq. ft.

MAUI
 ARCHITECTURAL
 GROUP,
 INC.



⊕ FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA EACH UNIT = 625 SF
TOTAL FLOOR AREA = 1250 SF

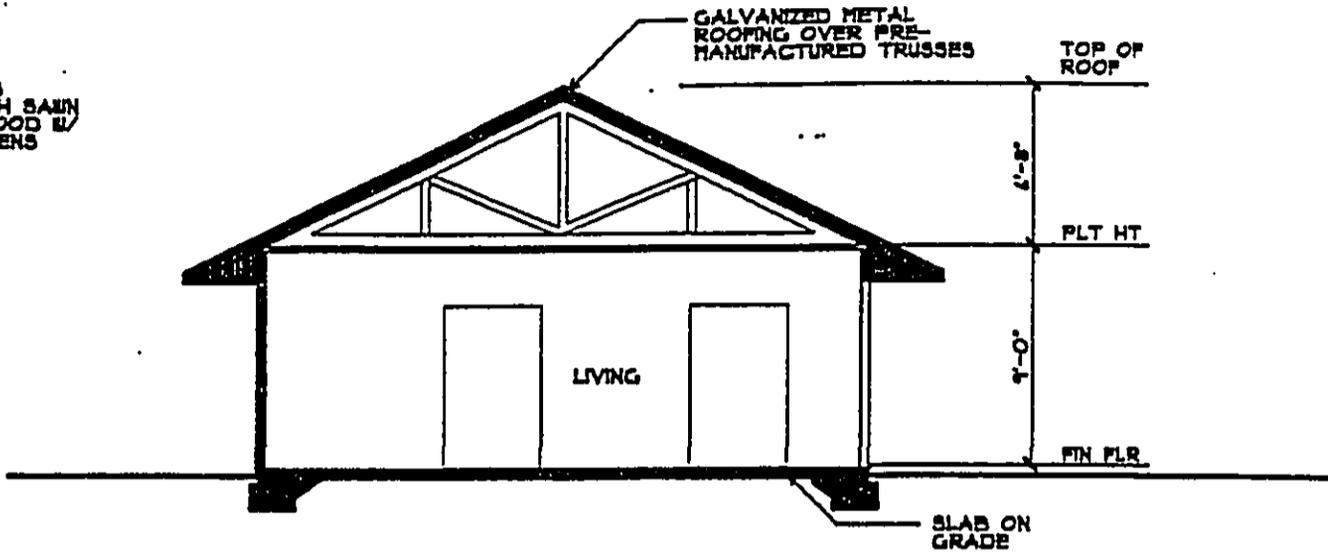
SENIORS HOUSING
LANAI CITY, HI

DATE: 10-6-95
FILE: SMA-ALL
JOB #:

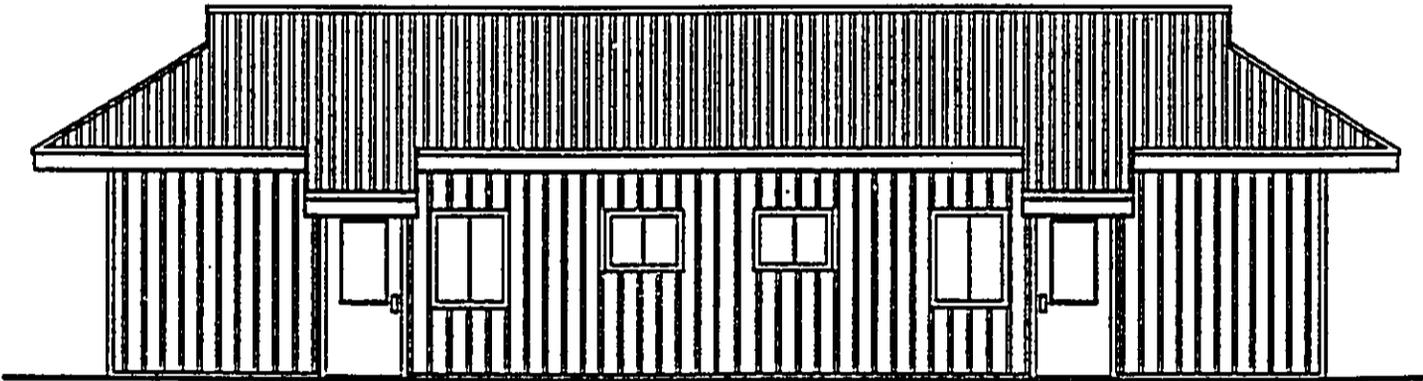
Design Architect
Arnold C. Savrann, AIA
Lanai Company, Inc.

MAUI
ARCHITECTURAL
GROUP
INC.
68 KAANIMANI AVENUE
KAHOLA, MAUI, HAWAII 96732
TELEPHONE (808)671-1190
FAX (808)671-1287

WALLS
ROUGH SAWN
PLYWOOD &
BATTENS



4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SECTION VII

LANAI ELDERLY HOUSING

**OUTLINE SPECIFICATION
HUD FORM 5087**

SECTION VII

Outline Specification

U.S. Department of Housing
and Urban Development
Office of Public
and Indian Housing



OMB Approval No. 2577-0012 (Exp. 10/31/93)

Public Reporting Burden for this collection of information is estimated to average 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0012), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

Local Authority or Developer Lanai Resort Partners	Project Number
Project Name Lanai City Residential Redevelopment Senior Housing	Architect Arnold Savrann & Maui Architectural Group
Location Lanai City, Hawaii	Date

Instructions: Describe all materials and equipment to be used. Include no alternates or equivalents. Show extent of work and typical details on drawings. Attach additional sheets if necessary to completely describe the work. The Cost Estimate will recognize quality products and materials in excess of acceptable minimums, when specified. Certain parts of the work cannot be put in their proper classification until more information about their materials and construction is known; therefore describe, under suitable categories below, the following: main service and other stairs, treads, risers, handrails, balusters, etc.; sound insulation of partitions and floors separating apartments and between apartments and public spaces, utility conduits and tunnels, waterproofing and draining, utilities, and related insulation; retaining walls; garages and accessory buildings; and off-site improvements required to serve the project such as roads, curbs, walks, utilities, and storm sewers, planting, etc.

1. General Requirements

2. Site Work

Type of Soil Alluvial	Bearing Capacity 3000 p.s.f.
---------------------------------	--

Material and thickness of fill and base course.

None Required

Demolition: Construction of structures to be demolished and materials to be reused.

Existing structures demolished

Storm Drainage: Culverts, pipes, manholes, catch basins, downspout connection (dry well, splash blocks, storm sewer).

Grass swales to inlets of County drainage system

Site Preparation: Tree protection, surgery, wells, walls, topsoil stripping, clearing, grubbing, and rough grading.

Existing mature trees protected with plastic fencing

Sites leveled

Minor excavation only for concrete slab

Curbs and Gutters: Type and material.

None, to match existing rural character of city

Pavement: Material and thickness of base and wearing surface for drives, parking areas, streets, alleys, courts, walks, drying yards and play areas. Steps, handrails, checkwalls.

2" asphalt over 6" compacted base course

Equipment for Special Areas and Enclosures: Play equipment, benches, fences.

None

Finish Grading: Approximate existing depth and method of improving topsoil. Extent of finish grading.

Lawns and Planting: Type, size, quantity and location of lawn seeded or sodded; ground cover and hedge material, trees, shrubs, etc.

Varies - Ranges from 1,000 - 3,000 SF of grass and ground cover

Shrubs include a variety including Hibiscus, Ginger, Lanai Fern, Euphorbia trees.

Note: This Outline is based on the "Uniform System" for Construction Specifications, Data Filing, and Cost Accounting developed by AIA, CSI, and AGC.

Previous Editions Are Obsolete

3. Concrete

Concrete strength for exterior walls below and above grade, interior walls and partitions, piers, footings, columns and beams. Size, thickness and location on drawings. Note portions having reinforcing steel on drawings. Location, size and material of footing drains and outlets.

Concrete slab, minimum 2500 PSI, #4 Rebar

Structural system of concrete floors at basement, other floors and roof. Thickness of slabs and strength of concrete. Attached exterior concrete steps and porches. If more than one type of construction is used, list separately and state locations.

11

Slab Perimeter Insulation:

N/A

Masonry

Material and thickness of exterior walls above and below grade, interior walls and partitions, fire walls, stair, hall and elevator enclosures, chimneys, incinerators, veneer, sills, copings, etc.

5. Metals

Miscellaneous Iron	Material	Size
Access Doors	N/A	
Area Gratings	N/A	
Lintels	N/A	
Fire Escapes	N/A	

Foundation Vents

N/A

Structural Steel: (Framing or structural system used.)

None

Carpentry

Species, spacing, and grade of lumber to be used for floor, roof, exterior walls above grade and interior partition framing, subfloor, sheathing, underlayment and exterior finish materials (wood siding, shingles, asbestos siding, etc.).

All structural material is #2 or better treated Douglas Fir. Walls are 2' x 4' at 16" on center. Exterior is 5/8", Exterior siding with 1" x 2" battens, over building paper. 2 x 4 wood trusses at 24 O.C.

Grade and species for interior and exterior finish woodwork.

Interior is Pine and MDF
Exterior is Cedar

7. Moisture Protection

Materials and method of waterproofing walls and floors below grade, location, thickness or number of plies. Type of permanent protection of waterproofing (parging) if used. Method of dampproofing above grade. Flashing materials if other than sheet metal. Spondrel waterproofing.

Amowrap housewrap on exterior walls

Thermal Insulation	Thickness	R-value & Type of Material	Method of Installation
Exterior Walls		N/A	
Ceiling Below Roof		N/A	
Roof		N/A	
Other			

Roofing: Roof covering materials and method of application, weight of shingles, numbers of felt plies, bitumen, etc.

1/2" plywood sheathing 15# LB felt paper, and 26 gauge corrugated galvanized metal roofing

Sheet Metal: Material and weight or gauge for flashings, copings, gutters and downspouts, roof ventilators, scuppers, etc.

Caulking: (Materials and Locations)

Latex caulking

8. Doors, Windows and Glass

Windows and Frames: Type and Material. Special construction features or protective treatment.

Double hung vinyl windows

Glazing: Thickness, strength and grade of glass and method of glazing.

Insulated, Float Glass

Metal Curtain Walls:

N/A

Doors and Frames:

Exterior: Thickness, material and type at all locations.

1 3/4" metal clad

Interior: Thickness, material and type for public halls and stairs, apartments (entrance and interior), boiler rooms, fire doors and doors at other locations.

1 3/8" Masonite over wood core

Finish Hardware: Material and finish of exterior and interior locksets, sliding and folding door hardware, window and cabinet hardware, door closers, door knockers, numbers, etc.

Kwikset Titan

Chrome cabinet hardware

Window hardware as provided by manufacturer, vinyl clad metal

3. Doors, Windows and Glass (Cont.)		
Weatherstripping	Material	Type
Windows	Rubber	
Exterior Doors	Rubber	
Thresholds	Nylon sweeps	
Screens:		
Mesh	Fiberglass	
Frames	Metal	

9. Finishes

Grade, material, and thickness of all finishes.

Formica kitchen and bath counters
 1/2" drywall on all walls
 1/2" drywall on ceilings
 Painted wood trim on window and door casings

Painting:					
Exterior	Type	Number of Coats	Interior	Type	Number of Coats
Wood	Exterior Latex	2	Wood		
Metal	N/A		Metal		
Masonry	N/A		Walls & Ceilings	Semi Gloss Latex	2
			Kitchen & Bath	Semi Gloss Latex	

Tile & Ceramic Bathroom Accessories:

None. Fiberglass shower/tub - Formica vanity tops

Floor and Wall Covering:		
Location	Material (Thickness, grade, finish and wainscot height)	
	Floors	Walls
a. Living	Carpet	Painted drywall
b. Bedroom	Carpet	Painted drywall
c. Baths	Vinyl or ceramic tile	Painted drywall
d. Kitchen	Vinyl or ceramic tile	Painted drywall
e. Bathroom Accessories		
	Material	Quantity
Attached		
Recessed		

Resilient Flooring: Location, type and gauge, for all materials.
 Sheet vinyl in baths and kitchen

10. Specialties: (List Significant Items)

Interior partitions other than concrete, masonry or wood.

Medicine Cabinets: Material, size and type.

Metal, 16" x 24"

Mail Boxes, Package Receivers	Packaged Incinerators
N/A - No local delivery	N/A

11. Equipment

Refrigerators: Capacity and type for each size of living unit.

Kenmore

11. Equipment (Cont.)

Kitchen Ranges: Size and type for each size of kitchen
Kenmore

Kitchen Cabinets: (Detail on drawings)	Material	Finish
Wall Units	Particle board box	Oak face frame and doors
Base Units		

Counter Top and Backsplash Material

Formica countertop and 4 inch back splash

Other cabinets and built-in storage units

11

Equipment: Garbage disposal units, dishwashers, clothes washers and dryers

ISE Disposal connections only for standard washer and dryer

No dishwasher provided

12. Furnishings Shades: Types of shades, draperies or other devices for privacy and control of natural light.

None

13. Special Construction:
(Incinerator-Job Construction)

N/A

14. Conveying Systems

Elevators: Attach letter from manufacturer whose elevator installation is proposed, containing a brief comprehensive specification for the complete elevator installation, and the manufacturer's statement that the number of elevators proposed and the installation described will provide adequate service, and that manufacturer maintains an effective service organization in the project locality.

N/A

15. Mechanical:

Plumbing and Hot Water Supply:

Fixtures: (Material, size, fittings, trim and color)

Sink Kitchen sink - stainless steel - Elkay

Lavatory American Standard

Water Closet American Standard

Bathtub 5 ft. fiberglass

Shower Over Tub 5 ft. fiberglass

Stall Shower N/A

Laundry Trays

Other

5. Mechanical (Cont.)

Piping: (Material)

Soil Lines	ABS	Gas Lines	N/A
Waste Lines	ABS	Standpipes	N/A
Drains	ABS	Interior Downspouts	N/A
Water	Copper		

Shut-off Valve for Servicing

Domestic Water Heating
Direct fired (Type, capacity and recovery rate.)

40 gallon electric

11

Direct fired (Separate boiler or combined with space heating boiler. Storage and recovery capacity.)

Solar Energy:

Application

System

Subsystem

System Capacity

Insulation: Type and thickness of insulation on water lines and water heating equipment.

Rating
Type of System: Hot water, steam, forced warm air, gravity warm air, etc.

None

Fuel Used:

Calculated Load:

Heating Load

Domestic Hot Water Load

Total

Equipment: (Make & Model)

Input (per hr.): Coal (lbs.)

Oil (gals.)

Gas (BTUH)

Output (BTUH)

Distribution System:

Insulation: Type and thickness of insulation on heating equipment and distribution system.

Room Heating Units: Baseboard units, radiators, convectors, registers, etc.

Solar Energy:

System

Application

None

Subsystem

System Capacity

15. Mechanical (Cont.)

Space Heaters: Type, make, model, location and capacity of heating systems such as wall heaters, floor furnaces and unit heaters.

None

Temperature Controls: Individual unit, zone, central, etc.

Ventilation: Location, capacity and purpose of ventilating fans.

Air Conditioning

Unitary Equipment (Self Contained or packaged units.)

None

Calculated Load:

Equipment: Make, model, operating voltage and capacity in BTUH for each size serving individual rooms, apartment units, or zone.

Central System:

Calculated Load:

Equipment (Make, model capacity, etc., of compressor, cooling tower, water chillers, air handling equipment, and other components which make up the complete system.)

None

Utilities On-Site: Material for distribution system for all piped utilities.

Water Supply: Fire hydrants, yard hydrants, lawn sprinkler systems, exterior drinking fountains.

Lanai Company, Inc.

Gas:

Sanitary Sewerage: Treatment plants, pumping stations, manholes.

County operated wastewater treatment facility - 1 - 2 miles from site

16. Electrical

Electrical Wiring: Type of wiring and load centers, number of circuits per unit, individual unit metering or project metering, spare conduit for future load requirements, radio or TV antenna systems. Show receptacles, light outlets, switches, power outlets, telephone outlets, door bells, fire alarm systems, etc., on drawings.

100 AMP service

Romex

Smoke detectors in hallway and bedrooms

Electric Fixtures: Type for various locations.

Flourescent in kitchen

Incandescent all others - surface mounted

6 Electrical (Cont.)

14 Electric light standards for lighting grounds, streets, courts, etc. Underground or overhead service.

Site lighting will be Hadcock Street Lantern, and Hinkley walkway lighting
Overhead electric service

15 Items of construction, equipment and finish, together with all incidentals, which are essential to the completion of the project will be provided whether or not specifically included in exhibits and will be of a type, quality and capacity acceptable to HUD and appropriate to the character of the project.

16 Signed (Local Authority or Developer)

17 Signed (Architect)

SECTION VIII

COMMENTS AND RESPONSES

**APPLICATION FOR HOUSING DEVELOPMENT
PURSUANT TO SECTION 201E-210, HRS**

LANAI CITY HOUSING PROJECT

SECTION VIII

COMMENTS AND LETTERS RECEIVED AND
RESPONSES TO SUBSTANTIVE COMMENTS

<u>State Agencies</u>	<u>Date of Letter</u>	<u>Date of Response</u>
Department of Transportation Highways Division	11/9/95	1/8/96
Department of Health, Maui District Health Office	11/16/95	1/8/96
 <u>County Agencies</u>		
Department of Fire Control	11/22/95, 12/19/95	1/8/96
Department of Planning	12/11/95	1/8/96
Department of Water Supply	12/12/95	1/8/96
Department of Parks and Recreation	12/19/95	1/8/96
Department of Public Works and Waste Management	12/22/95, 1/8/96	1/8/96, 1/29/96
Department of Housing and Human	1/4/96	1/8/96

BENJAMIN CAYETANO
GOVERNOR

RECEIVED
HOUSING DIVISION



KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
RANKOROKO
GLENN M. OKIMOTO
JERRY M. MATSUDA

NOV 15 12 50 PM '95
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
COUNTY OF MAUI
MAUI DISTRICT
850 PALAPALA DRIVE
KAHULUI, HAWAII 96732

IN REPLY REFER TO:
HWY-M 2.431-95

M E M O R A N D U M

November 9, 1995

TO: Ms. Stephanie Aveiro
Director of Housing and Human Concerns

FROM: Robert O. Siarot *RS*
District Engineer, Maui

SUBJECT: LANAI CITY HOUSING PROJECT
SECTION 201E-210, HRS

Thank you for commenting on the project application.

The project may be exempted from the preparation of a traffic impact report. However, traffic assessment such as trip generation, projected traffic increase during peak hours, etc. should be included in the project document. We also request review of project plans and drainage report when available.

FMC:mh



January 8, 1996

Robert Siarot, District Engineer
State Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Siarot:

Thank you for providing us with your comments concerning the subject application. Pursuant to your November 9, 1995 letter, we would like to note that a Traffic Circulation Plan and Traffic Impact Study was transmitted to the Highways Division on November 30, 1995 by Munekiyo & Arakawa, Inc. Refer to the attached. In addition, please note that the project's construction plans and drainage report will be provided for your review when they become available.

Please feel free to call me if you have any questions or require additional information.

Very truly yours,

Glenn Tadaki

GT:cn

Attachment

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki

lanai201e.dh1.je42



November 30, 1995

Robert Siarot, District Engineer
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Siarot:

Thank you for providing the Department of Housing and Human Concerns (DHHC) with your comments concerning the subject application. Pursuant to your November 9, 1995 memorandum, the attached Traffic Circulation Plan and Traffic Impact Study is provided for your information and files.

It should be noted that existing traffic volumes have not significantly changed since the traffic study was updated. In this regard, the proposed project is not expected to have any significant impacts on Lanai's existing roadway network. In addition, the proposed project is not anticipated to result in any notable increases in future traffic volumes or result in the implementation of any significant traffic improvements. Pursuant to your request, the project's plans and drainage report will be provided for your review when they become available.

Please feel free to call me if you have any questions.

Very truly yours,

Glenn Tadaki

GT:tav

cc: Bob Donovan, Vince Bagoyo, Lanai Company, Ltd. (w/out attachment)
Ralph Masuda, Lanai Company, Ltd. (w/out attachment)
Martin Luna, Carlsmith, Ball, Wichman, Murray, Case
& Ichiki (w/out attachment)
Ed Okubo, Department of Housing and Human Concerns (w/out attachment)

12/02/95 001 1441

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



RECEIVED
EHS DIVISION

LAWRENCE MIKE
DIRECTOR OF HEALTH

STATE OF HAWAII 27 712:28
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
64 HIGH STREET
WAILUKU, MAUI, HAWAII 96793

LAWRENCE HART, M.D., M.P.H.
DISTRICT HEALTH OFFICER

November 16, 1995

Mr. David W. Blane
Director
Department of Planning
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

DEPT OF PLANNING,
COUNTY OF MAUI
RECEIVED
95 NOV 17 P2:31

Dear Mr. Blane:

Subject: Lanai City Housing Project

Thank you for the opportunity to review and comment on the Lanai City Housing Project.
Our comments are as follows:

Burning will not be accepted as a means of disposal for the cleared and grubbed material during construction. Therefore, it should not be included in the proposed coordinated solid waste management plan.

If you have any questions regarding the above, please call Blake Shiigi, EHS IV, Clean Air Branch, Maui District Health Office.

Sincerely,

HERBERT S. MATSUBAYASHI
Chief Sanitarian, Maui



January 8, 1996

Herbert Matsubayashi, Chief Sanitarian
State Department of Health
Maui District Office
54 High Street
Wailuku, Hawaii 96793

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Matsubayashi:

Thank you for providing us with your comments concerning the subject application. Pursuant to your November 16, 1995 letter, we would like to note that open burning will not be utilized as a means of disposal for cleared and grubbed material during construction and will not be included in the project's solid waste management plan.

Please feel free to call me if you have any questions or require additional information.

Very truly yours,

Glenn Tadaki

GT:cn

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki

lanai201e.dhv.Jed2

LINDA CROCKETT LINGLZ
MAYOR



RECEIVED
HOUSING DIVISION

RONALD P. DAVIS
CHIEF
HENRY A. LINDO, SR.
DEPUTY CHIEF

5 NOV 29 AM 11:17

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL
200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561

November 22, 1995

Stephanie Aveiro, Director
Department of Housing and Human Concerns
200 South High Street
Wailuku, Maui, Hawaii 96793

RE: Lanai City Housing Project

Dear Ms Aveiro,

Thank you for the opportunity to comment on the Lanai City Housing Project. I would like to say that I support additional housing in the County of Maui due to the critical housing shortage we are facing in the County. The additional housing in Lanai City is a worthwhile and commendable project.

Although Chapter 201E-210, Hawaii Revised Statutes, does provide for housing developed pursuant to this chapter to be "exempt from all statutes, ordinances, charter provisions and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction thereon...", some Fire Code provisions must be required and complied with to ensure the safety of the entire community. The requirements are minimum requirements to allow access to each structure, sufficient water supplies and hydrants to support firefighting activities, when necessary, and a means of

Lanai City Housing Project

Page 2

November 22, 1995

egress for the community in the event of a large disaster. In addition, these same requirements will allow for access of other emergency services, when necessary.

Two major problems in most residential neighborhoods are access for fire department apparatus and an adequate water supply. The roads shall be capable of supporting the imposed weight of a 30-ton fire department apparatus, have an all-weather surface, have 20 feet of unobstructed width and have a vertical clearance of 13 feet 6 inches. The minimum 20 foot width allows for operation of the fire apparatus pumps and working space for hoses, removing ladders from the apparatus and other fireground activities. The 20 foot unobstructed width also allows a second fire apparatus to access the fire scene when the first-in company has started firefighting activities and the admittance of other emergency service; i.e., ambulance or police, as well as evacuation of the community if necessary. The minimum 13 feet 6 inches vertical clearance allows the fire department apparatus to pass under any overhead obstructions.

The fire protection water transmission lines and hydrants shall be installed in accordance with the Department of Water Supply's Rules and Regulations. This will ensure adequate firefighting water supplies throughout the entire project. These are the basic fire protection requirements for all communities. I would also recommend residential fire sprinklers in all dwellings for added personal safety and protection of property.

Lastly, provisions for Liquid Petroleum Gas for residents' cooking and heating were not indicated in the material submitted for review. It is recommended that this utility service be piped underground throughout the community from a central supply system. This would

Lanai City Housing Project

Page 3

November 22, 1995

avoid having several aboveground LP tanks that are potentially a fire problem due to the volatility of the gas; the frequent hazards of refilling the tanks in a residential setting from a gas supply truck; and the possibility of aboveground leaks due to the need for maintenance, tampering with the tanks, and the possibility of physical damage from any number of sources.

Please use my comments stated above as my written testimony for this project with some of my requirements and recommendations for a fire safe community. If you have further questions, please contact the Fire Prevention Bureau, in writing, at 21 Kinipopo Street, Wailuku, Maui, Hawaii 96793.

Sincerely,


Ronald P. Davis
Fire Chief

LINDA CROCKETT LINGLE
MAYOR



DEC 26 12:33

DEPT OF FIRE CONTROL

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL
200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561

December 19, 1995

Stephanie Aveiro, Director
Department of Housing and Human Concerns
200 South High Street
Wailuku, Maui, Hawaii 96793

RONALD P. DAVIS
CHIEF

HENRY A. LINDO, SR.
HOUSING AND HUMAN CONCERNS
DEPUTY CHIEF

STEPHANIE	<input type="checkbox"/>
HENRY	<input type="checkbox"/>
MEL	<input type="checkbox"/>
SUE	<input type="checkbox"/>
ROBERTA	<input type="checkbox"/>
ED	<input checked="" type="checkbox"/>
ROY	<input type="checkbox"/>
ROBIN	<input type="checkbox"/>
ARNOLD	<input type="checkbox"/>
VALERIE	<input type="checkbox"/>
DIANA	<input type="checkbox"/>
WV. FUTURE	<input type="checkbox"/>
HOMELESS	<input type="checkbox"/>
GRANTS	<input type="checkbox"/>

TODAY'S DATE DEC 22 1995
DATE DUE _____
BY: _____

RE: Lanai City Housing Project Fire Department Apparatus
Access; Palawai Lane.

After further review, the one-way street, Palawai Lane, located in Lanai City, Lanai; TMK: 4-9-12 & 4-9-13, shall remain a 10-foot paved roadway with a 15-foot right-of-way. "NO PARKING" signs shall be posted along the side of Palawai Lane at the proper intervals and locations required by County ordinance for such signs.

If there are any further questions, direct them in writing to the Fire Prevention Bureau at 21 Kinipopo Street, Wailuku, Maui, Hawaii 96793.

Sincerely,

Henry A. Lindo Sr.

For: Ronald P. Davis
Fire Chief



January 8, 1996

Ronald P. Davis, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Davis:

Thank you for providing us with your comments concerning the subject application. Pursuant to your correspondence dated November 22, 1995 and December 19, 1995, we would like to note that with the exception of Palawai Lane, the right-of-way widths for the remaining roadways within the project area are in excess of 20 feet. To ensure that fire department apparatus and activities can be accommodated, "No Parking" signs will be posted along Palawai Lane pursuant to County standards.

The proposed project is intended to provide permanent, long-term, affordable housing for Lanai residents. Due to its cost and its effect on the project's housing affordability, the installation of residential fire sprinklers for all dwellings will not be implemented. In addition, liquid petroleum gas, currently utilized for cooking purposes by commercial dining facilities, is not anticipated to be utilized in connection with the proposed project.

Please feel free to call me if you have any questions or require additional information.

Very truly yours,

Glenn Tadaki

GT:cn

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki

lanai201e.ch3.1e42

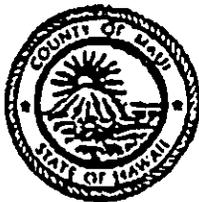
HQ MAUI 808 243 7829
Maui Housing Division

LINDA FROCKETT LINGLE
Mayor

TEL: 808-242-2929
ID: 808-243-7829

DEC 12 '95 10:05 No.003 P.03

RECEIVED
HOUSING DIVISION



DAVID W. BLANE
Director

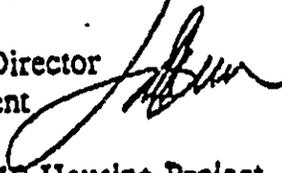
GWEN OHASHI HIRAGA
Deputy Director

5 DEC 11 3:44 PM
COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96703
COUNTY OF MAUI

December 11, 1995

MEMORANDUM

To: Stephanie Aveiro, Director
Dept. of Housing and Human Concerns

From: David W. Blane, Director
Planning Department 

Subject: Lanai City 201E-210 Housing Project

Thank you for the opportunity to review the draft application for the above-mentioned project.

The 1990 General Plan Update recognizes the need to provide for a choice of attractive, sanitary, and affordable homes for all residents, and to maintain a viable economy that offers diverse employment opportunities for residents. In addition, the Lanai Community Plan suggests that sufficient land area in Lanai City be provided to promote the development of multi-family housing, and elderly care homes for Lanai residents. The components of the proposed project would conform to said land use plans.

For planning purposes, discrepancies with the proposed uses and the Lanai Community Plan land use map, as well as any land use inconsistencies with the State District Boundaries, should be noted in the final draft of this application.

Finally, since the department recognizes the significant historic plantation character of Lanai City, we would recommend that the following documentation be submitted to our office for all single-family homes to be demolished:

1. Black and white photographic record;
2. Building footprint, construction details, and existing building condition;
and
3. Brief history of the property to include a chronology of previous tenants occupying the structure.

HQ MAUI
808 243 7829
Maui Housing Division

TEL: 808-242-2929
ID: 808-243-7829

: 12.95 10:54 No.004 P.0
DEC 12'95 10:06 No.003 P.04

Memo to Stephanie Aveiro, Director
December 11, 1995
Page 2

Should you have any questions, please contact Staff Planner, Mr. Daren Suzuki,
of my staff at X7735.

DWB:DS:osy

xc: Colleen Suyama, Planning Program Manager-Land Use Management
Daren Suzuki, Staff Planner
Project File



January 8, 1996

David Blane, Director
County of Maui
Planning Department
250 South High Street
Wailuku, Hawaii 96793

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Blane:

Thank you for providing us with your comments concerning the subject application. Pursuant to your December 11, 1995 letter, we would like to note that any discrepancies concerning land uses proposed by the project and the Lanai Community Plan land use map, as well as inconsistencies relating to State land use district boundaries, will be noted in the final draft of the subject application.

In addition, black and white photographs and Historic Resources Inventory forms utilized by the State Historic Preservation Division (refer to the attached), will be submitted to the Planning Department for documentation prior to the demolition of each of the single-family structures proposed for development.

Please feel free to call me if you have any questions or require additional information.

Very truly yours,

Glenn Tadaki

GT:cn

Attachment

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki

lanai201e.ch2.1e42

Site # _____
TMK _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: _____
2. Historic Name, if known: _____
3. Street or rural address _____
City: _____ Zip: _____ County: _____
4. Present Owner, if known: _____
Address if different from above: _____
5. Ownership is: Public Private
6. Present Use: _____ Original Use: _____
Other Past Uses: _____

DESCRIPTION

7. Physical Appearance:

- Style _____
- Primary Exterior Building Material: Stone Stucco Adobe Other
Wood: Clapboard Shiplap Vertical Board Board and Batten
 Shingle Other
- Additional Materials _____
- Roof: Gable Hipped Other _____ Special features _____
Roofing Material _____
- Roof Trim: Closed Eaves Overhanging Eaves Brackets
- Dormers: Gabled Hipped Shed Eyelid Other
- Porch: Inset Outset Open Enclosed Facade length
 Wraparound Centered Offset
- Door: Centered Offset Inset Transom Side Panels
 Sidelights Window _____ Other _____
- Other Features: _____

8. Approximate Property Size: Frontage _____ Depth _____
or approximate acreage _____

9. Is the feature Altered Unaltered?

10. Surroundings: Open Land Scattered Buildings Densely Built-up
 Residential Commercial Industrial _____ Other _____

11. Is the structure on its original site moved unknown

12. Year of initial construction _____ This date is factual estimated.

13. Architect (if known) _____

14. Builder (if known) _____

15. Related features: Barn Carriage House Outhouse Shed(s)
 Formal Garden(s) Windmill Watertower/Tankhouse
 Garage Servants' or Guest House _____ Other _____



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

Honorable Ms. Stephanie Aviero
Director of Housing and Human Concerns
County of Maui
200 South High Street
Wailuku, HI 96793

December 12, 1995

RE: Lanai City Housing Project, Application for Housing Development Pursuant to 201E-210; Lanai Company, Inc.; TMKs 4-9- 2, 4, 5, 7, 8, 10, 11, 12, 13 & 14

Dear Ms. Aviero,

Thank you for the opportunity to comment on the proposed Housing Development. We offer the following information:

Resource & Consumption

Additional consumption for the proposed project will be roughly 78,000-82,000 gpd by per-unit standards. These figures were derived as follows: The company states that it plans 37 single-family units more than currently exist. In addition 188 Multi-family and elderly housing units are planned, where 172 exist. This represents an addition of 16 units. However, of the 172 units to be demolished, 85-90 are vacant. Therefore, the total addition in occupied multi-family units is anticipated to be 101-106.

We have been unable to determine whether this amount is accounted for in existing future use estimates. It is not mentioned specifically in either the 1992 Draft Water Use and Development Plan, or in future use estimates provided by the applicant in the 1995 Manele Project District Phase II application. (These documents are attached) It would be helpful to clarify this point for the Water Use & Development Plan.

We understand that the Commission on Water Resources Management has been invited to comment on this project. We defer to their comments on source and availability.

Conservation

In the Landscape:

We note that the applicants have stated that they intend to utilize applicable xeriscape principles and water conservation techniques for landscaping and irrigation. We regard this as a positive step, and provide the following comments and information to assist with this effort.

- 1) **Plant Climate-adapted Plants:** Plants listed in project specs include substantial amounts of turf Hibiscus, Ginger, and Euphorbia. We suggest that to the extent the project is to be landscaped by th

Lanai City Housing 201E-210 12/15/95

developer, more climate-adapted native and polynesian plants be used wherever possible. The project site is located in "Maui County Planting Plan" - Plant Zone 2. Please refer to the "Maui County Planting Plan", and to the attached documents, "XERISCAPE: Water Conservation Through Creative Landscaping" and "Some of Maui's Native and Polynesian Plants"

- 2) **Prevent Over-Watering By Automated Systems:** Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more-automated, soil-moisture sensors on controllers.
- 3) **Limit Irrigated Turf:** Limit irrigated turf to 25% or less of total landscaped area. Concentrate any irrigated turf in a comfortable, active play and picnicking area. Turf species with low water use requirements include Buffalograss, Common and "No-Mow" Bermuda and Zoysia. However, low-water use shrubs and groundcovers require substantially less water than turf. Substitute these for turf in side yards, boundaries, median areas and wherever active use of the lawn is not intended.

In Buildings:

- 1) **Eliminate Single-Pass Cooling:** Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. These units pass water once-through for cooling, and then dispose of the water into the drain. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.
- 2) **Utilize Low-Flow Fixtures and Devices:** Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.
- 3) **Maintain Fixtures to Prevent Leaks:** A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". The applicant should establish a regular maintenance program for multifamily and dormitory rental units.

System

The applicant has not requested exemptions from system standards for domestic and fire protection.

Commissioners should be made aware that the Board of Water Supply has proposed elimination of paragraph 2 of Section 2-11 of BWS Rules. The paragraph proposed for deletion reads, "In areas where there is no public water supply available to serve the development, plans and specifications for providing water sources, including wells, tunnels shafts, pumps, buildings, mains and other appurtenant structures and devices shall be in conformance with the standards of the department, and shall be approved by the director in their entirety prior to construction. The plans and specifications shall be approved by the Department of Health, State of Hawaii as required."

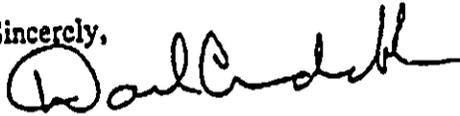
The deletion of this paragraph, if approved, would mean that BWS staff may not review the project's water system to insure conformance with standards.

To avoid any potential gaps in implementation of standards that may result from BWS rule changes, we suggest that the applicant be required to construct system improvements as necessary to serve the project according to standards as a condition of the permit.

Lanai City Housing 201E-210 12/15/95

Please feel free to contact the Water Resources Planning Division at 243-7835, if you desire further information or assistance.

Sincerely,



David Craddick
Director

attachments:

- 1) 1992 Draft WUDP Future Use Estimates for Lanai
- 2) 8/95 Future Use Estimates by Applicant in Manele Ph. II Application
- 3) "A Checklist of Water Conservation Ideas for Cooling"
- 4) "A Checklist of Water Conservation Ideas for Commercial Buildings"
- 5) "The Costly Drip"
- 6) "Some of Maui's Native and Polynesian Plants" - Lanai
- 7) "XERISCAPE: Water Conservation Through Creative Landscaping"

February 1992 Draft
Water Use & Development Plan

December, 1991

DRAFT

Table 3 gives a project listing by average consumption anticipated. Figure 4 shows graphically the precision of the projected average demand for 2010.

Table 3.
Projected Water Demand for the Year 2010.

POTENTIAL PROJECTS	ACRES	UNITS	gpd per unit	REMARKS-STATUS	2010 Potable mgd	2010 non Potable mgd
Olooua Woods	23.458	120	380	On-going project	0.046	
Future SFR	113.25	510	380	4.5 units/ac	0.194	
Future Public Housing	30	300	380	10 units/ac	0.114	
DHHL Housing Project	50	11	380	4.5 units/ac	0.004	
County Affordable Housing	15	150	300	10 units/ac	0.045	
Commercial	18		4000	No definite plans	0.072	
Industrial	39		6000	County standard	0.234	
Kaunaloa Harbor				Data from DOT	0.02	
Lanai Airport	509			Data from DOT	0.1	
Manele Hotel II	25	100	350	Future addition	0.035	
Manele II Landscape	20		7000	Ave irrigation		0.140
Manele PD SFR	248	325	1600	50-50 potable-non potable (Dual System)	0.260	0.260
Manele PD MFR	27	100	600	High end users	0.060	
Manele Commercial	5.25		7000	50-50 potable nonpotable (Dual System)	0.018	0.018
Manele Golf Course	110			Target golf		0.8
Koele PD SFR	237	300	720	High end rural	0.210	
Koele PD MFR	22	75	600	High end users	0.045	
Agricultural Park	100			Data from DOA	0.5	
Diversified Agriculture				1.0 mgd restriction	1.000	
Present Water Use				City (1.04 mgd), Manele Hotel (0.37 mgd)	1.4	
Koele Golf Course				Switch to nonpotable wr		0.4
				2010 Demand	4.4	1.5

August 1995
 Submittal for
 Manele Project Dr Phs I

Table V-1

Projected Long-Term, Required Water Supply on Lanai
 Lanai Water Co. -- April 1993/May 1993

Water Use	High Level Aquifer		Other Non-Potable Sources
	Potable	Brackish	
Existing:			
1. Lanai City	0.787	--	--
2. Agriculture	1.000	--	--
3. Hulopoe Beach	0.070	--	--
4. Manele Bay Hotel	0.220	--	--
5. Koele Golf Course (by 1995)	--	--	0.250
Future:			
1. Olopuu Woods	0.072	--	--
2. Other Housing	0.080	--	--
3. Manele Golf Course/ Residential Landscaping	--	0.800	0.250
4. Manele Clubhouse	0.015	--	--
5. Commercial	0.050	--	--
6. Koele Residential	0.220	--	--
7. Manele Residential	0.250	--	--
8. Airport Expansion	0.020	--	--
Totals	2.784	0.800	0.500
Total From High Level Aquifer	3.584		

Notes on the Preparation of the Table

- Existing:**
- The 0.787 MGD existing use in Lanai City includes the City Grid, Koele Lodge, and irrigation of Koele Golf Course. When golf course irrigation is converted to reclaimed wastewater from the City's treatment plant, potable use in the City will decrease.
 - The 1.0 MGD amount for agriculture is an allowance rather than an actual use rate. The allowance includes the 100-acre State Agricultural Park.
 - 70,000 GPD for Hulopoe Beach irrigation is the present use rate. It is anticipated that this can ultimately be reduced.
 - The Manele Bay Hotel use rate is presently 0.22 MGD. This is substantially above the County standard of 87,500 GPD (250 rooms at 350 GPD/room), but it is a luxury class hotel with substantial amenities and landscaping.
 - Koele Golf Course irrigation will convert to reclaimed wastewater effluent by 1995.
- Future:**
- Use for the Olopuu Woods housing project is estimated using County standards: 120 units at 600 GPD/unit.

2. Other housing is an allowance for an additional 130 to 135 units at 600 GPD/unit.
3. Manele Golf Course use is estimated to be 0.65 MGD for 95 turf acres. Manele residential landscape irrigation is estimated to be approximately 1000 GPD/lot or a total of 0.40 MGD. The 1.05 MGD total irrigation requirement will be supplied by the following three sources: brackish wells in Palawai Basin, 0.80 MGD; Well 12, 0.10 MGD; and reclaimed wastewater, 0.15 MGD.
4. The clubhouse use rate approximates actual use rates of similar facilities elsewhere.
5. Commercial use is an allowance for 5 to 10 acres of presently undefined commercial development at the County's 6000 GPD/acre design standard.
6. Koele residential use is based on development plans and the County's design standards: 255 single family lots at 600 GPD/lot; 100 multi-family units at 560 GPD/unit; and 6 acres of park at 1700 GPD/acre.
7. Manele Residential is based on 425 units at the County's standard of 600 GPD/unit. However, the table also includes an additional 1000 GPD/unit for landscape irrigation. This will be provided by the brackish system.
8. Use at the existing airport varies between 1000 and 3400 GPD. Increased use of up to 20,000 GPD has been allocated to allow for the greater number of fixture units at the new airport and additional landscape irrigation.

Notes on this table: This table was prepared in 1993 and the notes above reflects the conditions as they existed in 1993.



January 8, 1996

David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Craddick:

Thank you for providing us with your comments concerning the subject application. Pursuant to your December 12, 1995 letter we would like to note that the proposed project will result in an overall net increase of 37 single-family and sixteen (16) multi-family housing units, respectively. Utilizing the Department of Water Supply's domestic consumption guideline of 600 gallons per day (gpd) for a single-family unit and 560 gpd for a multi-family unit, the additional water consumption based on the overall net change in housing units is projected to be approximately 30,000 gpd.

Data relating to existing and future water use for Lanai was submitted in support of the Manele Project District Phase II application in August, 1995. Also, the schedule attached hereto was included in the annual Commission on Water Resource Management's informational meeting on Lanai on October 24, 1995. To date, the Commission has not offered any comments concerning Lanai's water resources or consumption.

It should also be noted that applicable xeriscape principles and water conservation techniques for project landscaping, irrigation, and construction will be utilized and that coordination with applicable regulatory agencies will be undertaken concerning the development of the project's water system improvements.

David Craddick, Director
January 8, 1996
Page 2

Please feel free to call me if you have any questions or require additional information.

Very truly yours,



Glenn Tadaki

GT:cn

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki

lanai201a.ch4.le42

Table V-1

Projected Long-Term, Required Water Supply on Lanai
Lanai Water Co. -- April 1993/May 1993

Water Use	High Level Aquifer		Other Non-Potable Sources
	Potable	Brackish	
Existing:			
1. Lanai City	0.787	--	--
2. Agriculture	1.000	--	--
3. Hulopoe Beach	0.070	--	--
4. Manele Bay Hotel	0.220	--	--
5. Koele Golf Course (by 1995)	--	--	0.250
Future:			
1. Olopuu Woods	0.072	--	--
2. Other Housing	0.080	--	--
3. Manele Golf Course/ Residential Landscaping	--	0.800	0.250
4. Manele Clubhouse	0.015	--	--
5. Commercial	0.050	--	--
6. Koele Residential	0.220	--	--
7. Manele Residential	0.250	--	--
8. Airport Expansion	0.020	--	--
Totals	2.784	0.800	0.500
Total From High Level Aquifer	3.584		

Notes on the Preparation of the Table

- Existing:
- The 0.787 MGD existing use in Lanai City includes the City Grid, Koele Lodge, and irrigation of Koele Golf Course. When golf course irrigation is converted to reclaimed wastewater from the City's treatment plant, potable use in the City will decrease.
 - The 1.0 MGD amount for agriculture is an allowance rather than an actual use rate. The allowance includes the 100-acre State Agricultural Park.
 - 70,000 GPD for Hulopoe Beach irrigation is the present use rate. It is anticipated that this can ultimately be reduced.
 - The Manele Bay Hotel use rate is presently 0.22 MGD. This is substantially above the County standard of 87,500 GPD (250 rooms at 350 GPD/room), but it is a luxury class hotel with substantial amenities and landscaping.
 - Koele Golf Course irrigation will convert to reclaimed wastewater effluent by 1995.
- Future:
- Use for the Olopuu Woods housing project is estimated using County standards: 120 units at 600 GPD/unit.

2. Other housing is an allowance for an additional 130 to 135 units at 600 GPD/unit.
3. Manele Golf Course use is estimated to be 0.65 MGD for 95 turf acres. Manele residential landscape irrigation is estimated to be approximately 1000 GPD/lot or a total of 0.40 MGD. The 1.05 MGD total irrigation requirement will be supplied by the following three sources: brackish wells in Palawai Basin, 0.80 MGD; Well 12, 0.10 MGD; and reclaimed wastewater, 0.15 MGD.
4. The clubhouse use rate approximates actual use rates of similar facilities elsewhere.
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6. Koele residential use is based on development plans and the County's design standards: 255 single family lots at 600 GPD/lot; 100 multi-family units at 560 GPD/unit; and 6 acres of park at 1700 GPD/acre.
7. Manele Residential is based on 425 units at the County's standard of 600 GPD/unit. However, the table also includes an additional 1000 GPD/unit for landscape irrigation. This will be provided by the brackish system.
8. Use at the existing airport varies between 1000 and 3400 GPD. Increased use of up to 20,000 GPD has been allocated to allow for the greater number of fixture units at the new airport and additional landscape irrigation.

Notes on this table: This table was prepared in 1993 and the notes above reflect the conditions as they existed in 1993.



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

DEC 21 1995
LINDA CROCKETT LINGLE
Mayor
HENRY OLIVA
Director
ALLEN T. SHISHIDO
Deputy Director
(808) 243-7230

1580-C KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

December 19, 1995

MEMO TO: Stephanie Aveiro, Director
Department of Housing and Human Concerns

F R O M:  Henry Oliva, Director

SUBJECT: LANAI CITY HOUSING PROJECT

Thank you for the opportunity to review and comment on the above 201E Project.

The Department of Parks and Recreation is seeking clarification from Corporation Counsel on language contained in the proposed park assessment ordinance and its applicability to this unique project. We are continuing to work with the Lanai Company, Inc., on clarifying their park assessment requirement and as soon as a determination is made, we will submit our final comments.

HO:lc

a:\lanai



January 8, 1996

Henry Oliva, Director
County of Maui
Department of Parks and Recreation
1580-C Kaahumanu Avenue
Wailuku, Hawaii 96732

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Oliva:

Thank you for providing us with your comments concerning the subject application. Pursuant to your December 19, 1995 letter, we would like to note that recent meetings involving the Departments of Parks and Recreation, Corporation Counsel, and Public Works and Waste Management, as well as the Office of the Mayor and the Lanai Company, Inc., continues to reflect ongoing progress toward finalizing the project's park assessment contribution.

It should be noted that the provision of 3.18 acres of fee simple land to the County of Maui has been recently established as the project's land dedication requirement for park and playground purposes. Furthermore, it is our understanding that coordination between the Department of Parks and Recreation and the Lanai Company will continue to be undertaken in order to identify and provide the land for the required park site(s).

Please feel free to call me if you have any questions or require additional information.

Very truly yours,

Glenn Tadaki

GT:cn

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki

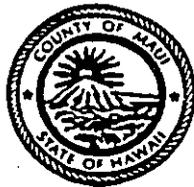
lanai201e.dhs.jed2

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



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

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

EASSIE MILLER, P.E.
Wastewater Reclamation Division

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

DAVID WISSMAR, P.E.
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

December 22, 1995

Mr. Glenn Tadaki
MUNEKIYO & ARAKAWA, INC.
1823 Wells Street, Suite 3
Wailuku, Hawaii 96793

SUBJECT: LANAI CITY HOUSING PROJECT - 201E APPLICATION
[Road File "Lanai City Roadways"]

Dear Mr. Tadaki:

This is in response to your letter of December 6, 1995 submitting maps illustrating exemptions relating to the subject application.

The "Roadways and Related Improvements" map was reviewed together with the "Lanai City Traffic Circulation Plan (LCTCP) - Traffic Impact Study, October 4, 1991". Collector roadways shown are consistent with the LCTCP with the exception of Ilima Avenue (page VI-3), recommended to be a minor collector-distributor road and Fifth Street, recommended to be minor residential.

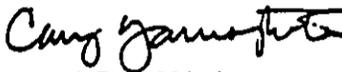
However, recognizing that residential houses abut the majority of Ilima Avenue, we have no objections to apply design exemptions to discourage heavy through traffic. It will be acceptable to maintain only a 20' pavement with a 4' wide sidewalk versus the 24' pavement with grassed shoulders required per subdivision code 18.16.050. Also, Fifth Street is now a direct route from Lanai Avenue to Waialua Residential and a collector designation is applicable. Therefore, no revisions are needed on the map.

Another point noted on Page I-16 in the LCTCP, were recommendations to implement one-way streets to provide better traffic circulation and safety and reduce road right-of-way requirements. The developer needs to propose a one-way street plan for the city, especially for those streets with less than 16' of pavement.

Mr. Glenn Tadaki
SUBJECT: LANAI CITY HOUSING PROJECT - 201E APPLICATION
[Road File "Lanai City Roadways"]
December 22, 1995
Page 2

If there are any questions, please contact Charlene Shibuya at 243-7745.

Very truly yours,


Lloyd P.C.W. Lee
Engineering Division Chief

CSS:mlk(ED95-1637)
G:\ENGL\ENGTRAF\Lanai201.E

- * The study was finalized in response to our comments in a letter dated April 16, 1990 and accepted in October 1991 by DPWWM.

Maui Housing Division

308-243-7829

Jr '96

10:39 No.024 P.02

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



6 JAN 11 10:13
COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

EASSIE MILLER, P.E.
Wastewater Reclamation Division

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

DAVID WISSMAB, P.E.
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

RECEIVED
LANAI
96 JAN 11 10:56

January 8, 1996

MEMO TO: Stephanie Azeiro, Director of Housing and Human Concerns

F R O M: Charles Jencks, Director of Public Works & Waste Management

SUBJECT: Section 201E-210
LANAI CITY HOUSING PROJECT
TMK: (2)4-9-004:050

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

1. Section 201E-210, Hawaii Revised Statutes, allows for exemptions provided the project meets the minimum requirements of health and safety. However, this department does not support the waiver of any permit fees.
2. We cannot insure that wastewater system capacity will be available for the project. The developer will be required to fund any necessary off-site improvements to the collection system and wastewater pump stations.
3. The applicant is proposing to provide a total of 207 parking spaces. Not including the conversion of the existing cafeteria building into offices and dining and social hall facilities (plans were not provided), our codes require that at least 376 parking spaces be provided for the housing units alone. Granted that parking requirements for the elderly will probably be less due to their "declining use of vehicular transportation and a less active lifestyle", the applicant must still address the parking needs of visitors and caregivers of the elderly and the occupants of the offices and other housing units. The applicant should justify why only 207 parking spaces are being provided.

AS:ey/mt

g:\local\c7m\l\h\h\eg.201



January 8, 1996

Charles Jencks, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96732

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Jencks:

Thank you for providing us with your comments concerning the subject application. Pursuant to your December 22, 1995 letter and documentation submitted to the Department of Public Works and Waste Management (DPWWM) on December 6, 1995 (refer to attached), we would like to note that the Lanai Company, Inc. will continue to coordinate efforts with the DPWWM to develop a one-way street plan for Lanai City, especially for streets with less than sixteen (16) feet of pavement width.

Please feel free to call me if you have any questions or require additional information.

Very truly yours,

Glenn Tadaki

GT:cn

Attachment

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki

lanai201e cn61e42



December 6, 1995

Lloyd Lee, Chief
County of Maui
Department of Public Works
and Waste Management
Engineering Division
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Lee:

The attached maps, illustrating the exemptions relating to the subject application, have been revised to address the Department of Public Works and Waste Management's (DPWWM) comments resulting from our November 30, 1995 meeting concerning the proposed 201E exemptions relating to Title 18, Subdivisions. A summary of the mapping changes in response to the DPWWM's comments follows:

A. Roadways and Related Improvements

1. Within the project area, the existing collector roads (e.g., Fraser and Lanai Avenues), as well as a future collector road (Fifth Street between Fraser and Lanai Avenues) have been indicated.
2. Within the project area, roads within the Business Country Town (BCT) District which are not included in the 201E application have been reflected. These roads include: Seventh and Eighth Streets (between Fraser and Lanai Avenues), Ninth Street (between Ilima and Lanai Avenues), and Koele, Jacaranda, Ilima, Houston, and Gay Streets (between Sixth and Ninth Streets).
3. Within the project area, the limits of the central core of the BCT District: Ninth Street (between Fraser and Ilima Avenue), Ilima Avenue (between Ninth Street and Eleventh Street), and Eleventh Street (between Ilima and Lanai Avenues), as well as Sixth Street (between Fraser and Lanai Ave-

Lloyd Lee, Chief
December 6, 1995
Page 2

nues) have been defined. These roads will be developed in accordance with BCT standards when future comprehensive development occurs.

4. Within the project area, roads for which all roadway and related exemptions would apply have been depicted. These roadways include roadways adjoining all the lots within the project area, even those not owned by the Lanai Company.
5. Lots where on-site parking will not be able to be provided due to topographical conditions have been called out. These lots include: Lots 535A through 535D along Fraser Avenue, Lots 591E through 591K along Alapa Place, and Lots 619E through 619G along Queens Street.
6. The existing network of sidewalks within the project area have been reflected. Proposed sidewalks along the southern extent of Fifth Street (between Fraser and Lanai Avenues), as well as a proposed (in-fill) sidewalk segment along the mauka extent of Fraser Avenue between Ninth and Tenth Streets are indicated. In addition, a proposed sidewalk along the northern extent of Ninth Street (between Fraser and Lanai Avenues) is also shown.
7. The "key" definition for non-standard road jog has been clarified to indicate, "T-intersection with a jog of less than 150 feet from through street centerline."

B. Through Lots and Irregularly Shaped Lots

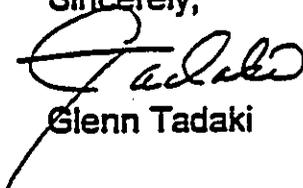
1. The "key" definition of through lots has been clarified to reflect, "Through lot fronting two streets; no planting screen easement to be provided". In addition, no driveway access will be permitted for the through lots fronting Fraser and Lanai Avenues.

Also provided for your review are proposed typical sections for the existing collector roads (e.g., Fraser and Lanai Avenues), as well as a future collector road (e.g., Fifth Street) within the project area.

Lloyd Lee, Chief
December 6, 1995
Page 3

Based on the foregoing information we understand that the DPWWM's comments on the 201E application can be finalized. A follow-up meeting can be scheduled if required to discuss any further comments the DPWWM may have relating to the attached documentation and the proposed 201E exemptions. Please feel free to call me if you have any questions. Thank you very much.

Sincerely,



Glenn Tadaki

Gt:tav

Attachments

cc: Ed Okubo, Department of Housing and Human Concerns (w/out attachments)
Bob Donovan, Lanai Company, Inc. (w/out attachments)
Vince Bagoyo, Lanai Company, Inc. (w/out attachments)
Ralph Masuda, Lanai Company, Inc. (w/out attachments)
Martin Luna, Carismith, Ball, Wichman, Murray, Case,
& Ichiki (w/out attachments)

lanai201e 1041



January 29, 1996

Charles Jencks, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Lanai City Housing Project - 201E Application

Dear Mr. Jencks:

Thank you for providing us with your comments concerning the subject application. Pursuant to your agency's January 8, 1996 letter, we would like to note that upon further consideration, Lanai Company, Inc. is withdrawing its request for exemptions relating to permit and inspection fees. In addition, the Lanai Company also acknowledges that the availability of wastewater system capacity for the project cannot be insured. It is further understood that the Lanai Company shall support the funding of applicable off-site improvements to the wastewater collection system and pump stations as necessary to support the requirements of the proposed development.

Current off-street parking standards for the project's elderly, dormitory, and multi-family housing units require that 376 parking spaces be provided for these 188 units (e.g., 188 units x 2 spaces/unit = 376 total spaces), while one (1) parking space is required for every 100 square feet of area used for places of assembly (i.e., serving, dining, and social activities). With regard to the elderly congregate facility, parking standards require that one (1) space be provided for every 100 square feet of area used for places of assembly (i.e., serving, dining, and social activities), and that one (1) space be provided for every 500 square feet of area used for office space by the non-profit organization which will be managing the senior housing facility.

The Lanai Company is proposing to provide a total of 208 parking spaces for the project's elderly, dormitory, and multi-family components. The distribution of these parking spaces is reflected in the table below:

Charles Jencks, Director
January 29, 1996
Page 2

Parking Spaces to be Provided		
No. of Units	Parking Requirement	Spaces Provided
100 dormitory units	0.75 space/unit	75 spaces
24 elderly units + 7 future units	0.75 space/unit	23 spaces
64 multi-family units	1.5 space/unit	96 spaces
6,785 sq. ft. congregate facility	1.0 space/500 sq. ft.	14 spaces
TOTAL		208 spaces

The parking standards established for the senior housing facility have taken into consideration the decreased vehicular use and less active lifestyle of the elderly, as well as the transportation services which may be provided by the non-profit organization managing the senior housing facility. Parking requirements for the dormitory and multi-family components were established on the basis of employer provided transportation for transient construction laborers and seasonal hotel workers, as well as the facility's convenient location, proximity, and walking distances to commercial, recreational, public, and social activities and services within Lanai City.

Please feel free to call me if you have any questions or require additional information.

Very truly yours,



Glenn Tadaki

GT:to

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki
Glenn Tadaki, Munekiyo & Arakawa, Inc.

LC201a.001.1e43



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LING
Ma
STEPHANIE AVEIRO
Direc
HENRY OLI
Deputy Direc

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-71

January 4, 1996

Lanai Company Inc.
C/O - Ralph Masuda
One Main Plaza
Wailuku, Hawaii 96793

Dear Mr. Masuda:

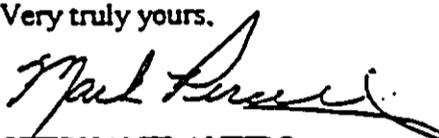
Subject: Lanai City Housing Project - Section 201E-210 HRS Application

Thank you for the opportunity to review the preliminary Section 201E-210 HRS application for the Lanai City Housing Project. We would like to offer the following comments:

1. The two and three bedroom houses have only one exterior door. Consideration should be given to providing at least two exterior doors for the safety and convenience of the residents.
2. Page 9, Section B (Senior Housing Component) - A paragraph should be included to describe the company's meeting(s) with the senior citizens of Lanai and their reaction to the proposed senior housing component.
3. The proposed selling prices and rental rates for the various types of units should be included in the final application. For the rental rates, also indicate whether utilities are included, and specify any other charges and assessments (e.g. sewage disposal, refuse disposal, parking, water, etc.) that tenants will have to pay.
4. The estimated build-out period for the proposed project should be stated in the final application.
5. Our department has requested comments on this proposed project from the Lanai Planning Commission, and an informational meeting will be held on Lanai to gain community input. The Lanai Company should be aware that we may submit additional comments after our review of comments from the Lanai Planning Commission and/or issues raised at the informational meeting.

Please call Mark Percell at 243-7805 if you have any questions. Thank you.

Very truly yours,


For STEPHANIE AVEIRO
Director of Housing & Human Concerns

cc: Housing Administrator

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Office on Aging



January 8, 1996

Stephanie Aveiro, Director
County of Maui
Department of Housing
and Human Concerns
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Lanai City Housing Project - 201E Application

Dear Ms. Aveiro:

Thank you for providing us with your comments concerning the subject application. Pursuant to your January 4, 1996 letter, we would like to note that an additional exterior door has been provided for the three-bedroom model and that further consideration is being extended toward providing an additional exterior door for the two-bedroom model.

In addition, data relating to coordination with Lanai's senior citizens, proposed selling prices and rental rates, estimated project build-out, and substantive comments received during the Lanai Planning Commission and public informational meetings will be included in the subject's final application document.

Please feel free to call me if you have any questions.

Very truly yours,

Glenn Tadaki

GT:cn

cc: Ed Okubo, Housing Administrator, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith, Ball, Wichman, Case & Ichiki

lanai201e.dh7je42

Mau Housing Division

JAN 19 1996 10:05 No. 011 P.02

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

GWEN ONASHI HIRAGA
Deputy Director

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

January 19, 1996

Honorable Linda Crockett Lingle
Mayor, County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mayor Crockett Lingle:

Re: Lanai Company 201E Housing Project

Enclosed are the comments from the Lanai Planning Commission based on the workshop held on Lanai, on January 8, 1996, to discuss the 201E housing project proposed by the Lanai Company. The meeting was held at the Lanai Senior Citizens Center and lasted for 2½ hours. In addition to County staff, company officials and Planning Commission members, approximately 20 members of the general community attended.

If additional comments are received from the Commissioners, we would ask that they also be incorporated into the record. Enclosed are the minutes from the proceedings if you wish to review the detailed comments and responses.

We understand that approval from the Lanai Planning Commission is not required for this project, however, you have asked for our comments. We appreciate the fact that you have involved us in this very important process. We hope that both the Administration and the County Council will take our concerns under consideration.

We thought it helpful to organize the discussion in three sections for your review: Part One will be general concerns and questions about the 201E process; Part Two will be concerns and questions that were brought up for the project itself; and Part Three will be specific recommendations that we would like to see addressed by the Maui County Council.

Honorable Linda Crockett Lingle, Mayor
January 19, 1996
Page 2

I. GENERAL CONCERNS:

Our general concerns are:

- The 201E process seems to give too much authority to the State government at the expense of the County.
- The 201E process should not bypass the local Planning Commissions.
- This proposed project seems to be broader than the original intent of the 201E law, specifically, that it was only to provide assistance to low-income families.
- Although the law seems to be appropriate for the existing, substandard single-family homes, why is it being applied to new developments such as the senior citizen housing and the multi-family units?
- The announced median income of \$41,000 for a family of four for Lanai seems quite high.
- Concerns were expressed about the broad-based social impacts of this project. Will it foster a sense of "haves and have nots" in the community based on the type of housing they occupy?
- The exact motivation of the company in understanding this project still seems unclear.
- Is this process an "end run" around the recommendations of the CAC and the Lanai Planning Commission regarding the Lanai Community Plan?
- By far the most frequent comments concerned the ability of existing residents, especially younger families, to afford the new homes.

II. SPECIFIC CONCERNS:

The following bullet points are areas where we expressed specific concerns about the projects. Many of these concerns were satisfactorily addressed by the applicants, but we felt it important to review them for you.

Honorable Linda Crockett Lingle, Mayor
January 19, 1996
Page 3

1. Clarification of the infrastructure improvements: We were assured that adequate roadway widths would be provided and the streets paved.
2. Drainage conditions: The clay-type soil and recent flooding has caused concerns about the adequacy of the drainage plan.
3. The actual implementation process needs to be clarified: such as the timing and phasing of the projects. What happens to those families who are relocated or displaced?
4. Most of the homes will not provide garages. Will this create an on-street parking problem? What will happen to existing community garages?
5. Concerns were raised about potential fire hazards and a possible increase in fire insurance premiums because of the construction materials and closeness of the houses.
6. What happens where 201E houses abut existing private homes? Will the setbacks be adequate?
7. Private mortgages for the project: Are they eligible for Farmers' Home, FHA and VA loans?
8. The location and adequacy of park space on the east side of town and, particularly, the fate of the "seasonal workers" park that has been a traditional recreation area for the community.
9. The open space and recreational facilities within the senior citizen housing: Should additional park space be provided on site?
10. The program for the market homes: Will there be any restrictions on prices? How long would the affordable homes be offered on the market if they do not sell? Would these be moved to market housing and made available to outsiders for purchase?
11. Is it appropriate that fees and inspections be waived for the project? Charlie Jencks indicated that although fees were still under discussion, in no way does the 201E process exempt the buildings from applicable codes for health, safety and public welfare.
12. What is the status of the 115 acres that were to be donated to the County for multi-family housing?

Honorable Linda Crockett Lingle, Mayor
January 19, 1996
Page 4

III. RECOMMENDATIONS:

The following are areas where we would like the company to provide additional information prior to action by the County Council:

1. Provide an updated drainage plan that specifically addresses recent flooding.
2. Clarify the financing options available, particularly, for Farmers Home, VA and FHA.
3. Provide additional information whether the setbacks and construction of the housing will prevent the issuance of homesteaders and fire insurance and will there be any insurance impact on existing property owners who are not in the 201E process?
4. Provide reconfirmation that the proposed street widths and turning radiuses meet Fire Department approval.
5. Explore other aspects of the 201E process and other creative financing options like lease-to-own arrangements that would allow people to rent until they would have the financial capability to purchase.
6. Explore the possibility of having a "master" application to the Board of Variances and Appeals so that individual property owners (not in the existing 201E project) could take advantage of the same setback variances and other conditions that are available to the Lanai Company housing. This suggestion is for the County, not Lanai Company.
7. Request that the Council hearings for this project be held on Lanai.

IV. CONCLUSION:

In general, we feel the homes were designed with a great deal of care and accurately reflect the existing character of Lanai town. We also support the variance for street widths so that the existing trees would be maintained while eliminating much of the hardscape of urban development, i.e., sidewalks, concrete curbs and gutters, etc. which would detract from the character of the town. Our strongest support is for the rebuilding of the single-family homes which would provide housing opportunities to individual families.

Honorable Linda Crockett Lingle, Mayor
January 19, 1996
Page 5

However, we still have some reservations about the applicability of the 201E program to the senior citizen and multi-family housing; the affordability and eligibility criteria of the marketing program; and the community-wide planning concerns, particularly, parks. We hope that both your Administration, the County Council, and Lanai Company will take our concerns under consideration.

Again, we thank you for allowing us to review this project in detail although you were not required to do so by the 201E process.

Respectfully submitted,



FOR
DOLORES FABRAO
Chair, Lanai Planning Commission

DB\DWB:jso
Enclosure

cc: David Blanc, Director of Planning
Charles Jencks, Director of Public Works and Waste Management
Mark Percell, Deputy Director of Housing and Human Concerns
Nelson Befuel, Deputy Corporation Counsel
c:\letter\123



January 29, 1996

Stephanie Aveiro, Director
County of Maui
Department of Housing
and Human Concerns
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Lanai City Housing Project - 201E Application

Dear Ms. Aveiro:

A workshop for the Lanai Planning Commission was held at the Lanai Senior Citizens Center on January 8, 1996 at 4:30 p.m. The purpose of the workshop was to present detailed information about the proposed project and elicit comments from the members of the Planning Commission. In addition to members of the public, Lanai Company representatives and County officials from the Department of Housing and Human Concerns (DHHC), Department of Public Works and Waste Management (DPWWM), and Planning Department, also participated in the workshop.

In response to the Planning Commission's January 19, 1996 letter commenting on the subject application, we would like to note the following:

A. GENERAL CONCERNS

1. State Powers vs. County Powers

The intent of Section 201E-210 is to provide eligible developers and local government with a process for facilitating and expediting housing developments for a range of affordable housing without contravening public health, safety, and welfare. Under Section 201E-210, the approval of a project rests with local government (e.g., County Council). As such, the 201E process does not usurp the approval authority vested with the County.

2. Planning Commission Review

As part of the 201E review process coordinated by the Department of Housing and Human Concerns (DHHC) (in connection with Office of the Mayor and the Planning Department), a workshop was required to be

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING



January 29, 1996

Stephanie Aveiro, Director
County of Maui
Department of Housing
and Human Concerns
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Lanai City Housing Project - 201E Application

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2. Planning Commission Review

As part of the 201E review process coordinated by the Department of Housing and Human Concerns (DHHC) (in connection with Office of the Mayor and the Planning Department), a workshop was required to be

scheduled before the Lanai Planning Commission. In addition, a public informational meeting was also conducted. The intent of these proceedings is to provide the Planning Commission and the public with information about the project, as well as receive oral or written comments or testimony. Prior to transmitting the 201E application to the County Council, the DHHC must ensure that concerns raised by the Planning Commission and public relating to the project are adequately addressed.

3. **Original Intent of 201E Law**

Although the original intent of Section 201E-210 is to provide eligible developers and local governments with a mechanism for facilitating and expediting the development of a range of affordable housing projects. Section 201E-210 does not specifically stipulate the affordability requirements for housing projects. These specific requirements are established by the DHHC pursuant to the County's affordable housing policy.

4. **Inclusion of Elderly and Multi-Family Housing**

To accomplish Section 201E-210's objective of providing a vehicle for the development of housing projects for persons having a range of income levels, Section 201E-210 permits the development of different types of housing. Lanai Company, Inc., (LCI) attempts to comply with this objective by seeking to develop a varied project of single-family, multi-family, dormitory, and elderly housing. Thus, while these components may be viewed as individual housing projects, the different housing components are inter-related in their objective. Moreover, the project area encompasses housing components which uses are inter-related. As an example, the construction of the new dormitory units are tied to the availability of the single-family lots. The project's dormitory or multi-family units will be utilized to provide temporary accommodations for individuals or families while their new single-family homes are being constructed. Or, since the multi-family and elderly housing facilities will occupy the same site, site preparation and construction for infrastructure could be undertaken concurrently. Another major factor in consolidating the various housing components into a single application document is the time and effort which would be saved by governmental agencies and decision-makers during the review and processing of the application. Therefore, processing all housing components under a single application is logical and economically efficient.

5. **Lanai Median Family Income**

Based on a review and update of previously recorded studies, the DHHC recently established \$41,792.00 as the estimated Lanai median family income for 1995. This figure is substantially lower than the estimated 1995 Maui County median family income of \$49,300.00.

6. **Broad-based Social Impacts**

The proposed development is not anticipated to generate or result in any social impacts based on the type of housing occupancy. LCI intends the proposed project to provide a diverse range of housing types for Lanai residents primarily, depending on the specific needs of said residents. In addition to improving living standards, the proposed project will improve the quality of housing available to Lanai residents, as well as provide affordable housing opportunities for current and returning Lanai residents. Furthermore, it is important to note that the proposed development will result in a net overall increase of 37 single-family and 16 multi-family housing units.

7. **Motivation for Development**

In addition to providing opportunities for affordable homeownership and enhancing the quality of housing available for Lanai residents, the proposed development will continue to preserve the historic plantation character of Lanai City, as well as provide vocational skills through ongoing apprenticeship (e.g., carpentry, electrical, plumbing) programs. Further, the reason for redeveloping the housing in Lanai City is that many of the structures were constructed between 1922 and 1930 and are in need of major repairs. In an effort to maintain the structural integrity and functional utility of the structures, many of these wood-framed structures have been incrementally repaired. From a cost perspective, the expense of continuing to repair and maintain these structures has proven to be infeasible. The success of the project is anticipated to generate revenues for LCI and substantially reduce its annual repair and maintenance costs.

8. Lanai Community Plan

The proposed senior and multi-family site (i.e., existing "construction camp") is designated "Multi-Family" by the current Lanai Community Plan and the proposed Community Plan Update includes a portion of the site as "Park" and a portion as "Multi-Family". The Lanai Citizens Advisory Committee (CAC) recommended that a portion of this site be utilized for a future park. However, the proposed "Park" designation should not preclude the use of this site for a higher and better use, especially when the existing and projected need for affordable elderly and multi-family housing facilities are considered. Criteria utilized in identifying this site as an appropriate location for the proposed senior and multi-family facilities include: topography, existing infrastructure, and proximity to public and social services, as well as commercial and residential areas. Also, the proposed dormitory and single-family housing components conform with the existing and proposed Community Plan land use designations. To address the need for a park in the east area of Lanai City, LCI is considering a park site adjacent to the Lalakoa development to satisfy the project's park assessment requirements.

9. Affordability of Homes

The specific needs of an individual or family have been considered as evidenced by the range of prices and the various types of housing units (e.g., elderly, dormitory, multi and single-family) which are proposed to be developed. In addition, residents renting existing homes have the option of continuing occupancy based on their individual needs. Further, LCI's sales prices for the project's affordable single-family homes have been established in accordance with the County's affordable housing guidelines and will start from \$120,000.00, depending on the size of the lot and type of home. The proposed lots will range in size from 2,300 to 14,810 square feet, while the proposed two, three, and four bedroom homes will provide 780 square feet, 1,100 square feet, and 1,350 square feet of living area, respectively. Recent real estate listings for Lanai City residential properties reflected prices ranging from approximately \$115,000.00 to \$240,000.00, depending on the age and condition of the homes, while the median sales price of older plantation-era homes was approximately \$140,000.00. In addition, most of the older homes were constructed in the 1930's and ranged from approximately 500 to 1,200 square feet in living area on sites ranging from approximately 2,700 to 10,700 square feet. In light of the

price and condition of the existing housing inventory, the proposed single-family homes will provide Lanai residents with an opportunity to purchase new, quality housing at affordable prices, as well as improve their living standards and quality of life.

B. SPECIFIC CONCERNS

1. Roadway Improvements

In preparing its Community Plan Update, the Lanai CAC recommended that the preservation of Lanai's unique, urban design character be implemented through appropriate planning and design standards which reflect the Island's rural plantation heritage. Should existing roadways be required to comply with current standards, many of the existing and proposed single-family homesites would be rendered unusable due to the land area required to be provided for road-widening improvements. The proposed 201E exemptions will enable the project to be developed while continuing to maintain the existing scale, pattern, and character of the town's roadways. In this regard, exemptions relating to road-widening requirements have been requested for the residential roadways within the project area. New roadways (e.g., Alapa Place) will be paved and will conform with the existing scale of the town's roadway infrastructure.

2. Drainage Improvements

The proposed multi-family, dormitory, and senior housing facilities will utilize catch basins in parking lots and internal roadways to convey storm water runoff to subsurface retention systems, where the runoff will be allowed to percolate into the ground. Runoff from the proposed single-family homesites will continue to follow existing drainage patterns. Grassed swales, proposed between some of the homesites and along roadways, will be utilized to facilitate the flow of runoff and to produce no adverse effects to downstream or adjacent properties.

3. Project Phasing and Implementation

The phasing of the project's single-family housing component will be dependent upon the availability of sites. LCI has made a commitment not to evict any of the residents of the structures proposed for redevelopment. Sites will be redeveloped as existing homes are vacated and existing

residents will be allowed to continue renting their present homes, without any time constraints. Should a family purchase a new home on the existing site, temporary apartment housing will be provided while their new home is being constructed.

The project's multi-family housing component could be implemented within the next six (6) to twelve (12) months depending on market demand. Appropriate financing and the availability of subsidies, tax credits, or grants would determine the time frame for the development of the senior housing facility. The project's elderly housing component is anticipated to address the needs of Lanai's growing population of senior citizens.

4. **On-Street Parking and Community Garages**

Due to topographic conditions which preclude on-site parking, an exemption has been requested to allow on-street parking to fulfill the single-family parking requirements for three (3) lots along Queens Street, (4) lots along Fraser Avenue, and six (6) lots along Alapa Place. On-street parking capacities and traffic circulation are not anticipated to be impacted due to adequate rights-of-way. With the exception of Alapa Place, which is proposed to be developed within a 40-foot right-of-way, Fraser Avenue and Queens Street are existing streets which consist of 50-foot and 40-foot rights-of-way, respectively.

The community garages located along Mahana Street, Nani Street (between Sixth and Seventh Streets), and Third Street are in a state of disrepair and are slated to be razed for the development of single-family homes. The community garages along Fraser Avenue and Nani Street (between Fifth and Sixth Streets) will be retained since the continued use of these facilities will not create any economic hardship by affecting the buildable area of the proposed homes.

5. **Potential Fire Hazards and Fire Insurance**

The existing older single-family homes are considered substandard by current building codes and constitute a greater fire hazard than the new homes which are proposed. Fire retardant construction materials such as drywall, masonite, and particle board will be utilized in building construction and are considered a significant improvement over the exposed, wood-frame, single-wall construction of the existing homes. Access and setback

standards were coordinated with the Department of Fire Control (DFC). All significance is that purchasers of redeveloped homes have been successful in obtaining property and fire insurance for their new homes. In this light, the proposed project is not anticipated to adversely effect insurance rates for adjacent property owners.

6. **Adequate Setbacks**

Many of the existing, older single-family homes were constructed on large, unsubdivided lots. The proposed project will involve the subdivision of these large lots to provide individual fee-simple homesites for new single-family housing. Based on the proposed subdivision plan, many of these existing, older homes encroach into yard setback areas or traverse property lines. In these instances, the proposed exemptions request that these existing homes be allowed to maintain their existing front, side, and rear yard setbacks until such time that reconstruction occurs. Upon the construction of new homes, appropriate yard setbacks are proposed to be implemented based upon lot areas. Further, these new homes will be sited to provide an area for covered parking, to the extent practicable, in accordance with the proposed setback standards.

7. **FNMA, FHA, and VA Financing**

Mortgage loans are available for qualified purchasers of the new housing units. In addition, several lending institutions have expressed their interest and desire to provide financing for prospective loan applicants. As referenced in the attached August 4, 1995 letter, the Bank of Hawaii's mortgage department has indicated that they will provide a wide range of loan programs (e.g. FNMA, FHA, VA) for prospective buyers.

8. **Adequacy of Park Space and "Seasonal Workers" Park**

LCI is presently working with the DPR to identify an alternative site for the development of a park. LCI will consider creating a park on the east side of Lanai City if acceptable to DPR. As noted previously, the existing "construction camp" site is designated "Multi-Family" by the current Lanai Community Plan and proposed for "Park" use by the Community Plan Update. Based on its convenient location in relation to commercial and residential areas, as well as public and social services, the "construction camp" site is considered an appropriate site for the development of the

elderly and multi-family housing facilities. In addition, the level terrain of the site and surrounding area will facilitate pedestrian movement for the facility's seniors and individuals without vehicles. Furthermore, the site's existing infrastructure will facilitate the development of the proposed facilities since basic improvements and services are already in place.

9. **Open Space and Recreational Facilities for Elderly Housing Facility**

The site plan for the proposed elderly housing facility incorporates pedestrian walkways and open space areas for gardening and leisurely relaxation. The site's existing cafeteria will be utilized to provide a congregate facility for dining, as well as social and recreational activities, for the facility's elderly residents.

10. **Affordable and Market-Priced Homes**

A portion of the project's single-family homes will be utilized to fulfill the requirements set forth by the County's affordable housing guidelines and will be offered at prices affordable to families with incomes of 120 percent or less than the estimated Lanai median family income.

Pursuant to the terms of an Affordable Housing Agreement which is currently being finalized between LCI and the County of Maui, if any of affordable housing units remain unsold after 150 calendar days, LCI may request and secure written approval from the DHHC to sell the remaining affordable housing units without restrictions; provided, however, that first-time home buyers shall be given preference and shall also be owner-occupants.

There will be no restrictions relating to the sale of the market-priced homes. LCI has established the following criteria for the sale of market-priced housing. Accordingly, individuals or families:

- a. Shall be residents of Lanai for at least one (1) year;
- b. Shall be owner-occupants; and
- c. Shall not own another home.

In addition, should the demand for new, market rate housing by Lanai residents be satisfied at some time in the future, LCI will accordingly reevaluate the criteria utilized in the buyer selection process.

11. Exemption from Fees and Inspections

Upon further consideration, LCI is withdrawing its request for exemptions relating to permit and inspection fees.

12. Donation of 115 Acres to County

Currently, the County of Maui is in the process of surveying the 115-acre parcel as well as obtaining the necessary subdivision and Land Court approvals. Upon approval of the Land Court petition involving the subdivision and designation of the 115-acre parcel, LCI will convey the parcel by deed to the County.

C. RECOMMENDATIONS BY THE LANAI PLANNING COMMISSION

1. Drainage Plans

Drainage studies for the proposed dormitory, as well as elderly and multi-family sites are nearly complete. Within residential areas, storm water runoff will generally follow existing drainage patterns. Grassed swales proposed between some of the proposed homesites and along roadways, will be utilized to distribute surface runoff without producing any adverse effects to downstream or adjacent properties. Lanai Company, Inc. (LCI) will also work with the Department of Public Works and Waste Management (DPWWM) to address any substantive concerns relating to potential drainage impacts.

2. Financing Options Available

The Bank of Hawaii's (BOH) Project Lending Department has indicated that they will provide mortgage loans for purchasers in new residential developments. BOH will provide a wide variety of mortgages for buyers, including but not limited to, the loan programs of the Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), Federal Housing Administration (FHA), Veterans Administration (VA), Jumbo Loan products offered by Residential Funding Corporation and Prudential Mortgage, as well as Special Mortgage Programs or Options (e.g., Hula Mae, Lender-Paid and Buyer/Seller-Paid Buydown Mortgages).

Stephanie Aveiro, Director
January 29, 1996
Page 10

3. Homeowners and Fire Insurance

Families which purchased new single-family homes have indicated that they did not encounter any difficulties in obtaining property or fire insurance coverage for their new homes. Future home buyers are not anticipated to experience any problems as well.

4. Street Widths and Turning Radii

In addition to reviewing the 201E application, the Department of Fire Control (DFC) also reviewed a separate map of the project's roadways and related improvements and indicated that "No Parking" signs shall be posted along Palawai Lane. To the extent practicable, access-controlled gates and turnaround areas shall be provided for DFC operations at dead end streets adjoined by properties owned by LCI.

It is our understanding that responses to recommendations concerning other aspects of the 201E process, the "master" variance application, and the scheduling of Council meetings on Lanai will be provided by the appropriate County agency.

We appreciate the thoughtful consideration, participation, and input from the members of the Lanai Planning Commission. Please feel free to call me if you have any questions or require any additional information.

Very truly yours,



Glenn Tadaki

GT:tav

Attachment

cc: Ed Okubo, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith et al.

lanai201.001.1e43



TOM ZIMMERMAN
Assistant Vice President
Residential Loans/Project Lending

August 4, 1995

Mr. Larry Kimble
THE LANAI COMPANY
c/o CASTLE & COOKE
650 Iwilei Road
Honolulu, HI 96817

RE: TAKE-OUT FINANCING - PLANTATION HOMES - LANAI CITY

Dear Larry:

Pursuant to our earlier conversations, this letter is to formally outline a proposal for handling the takeout financing for your prospective buyers in the plantation homes at Lanai City. The Project Lending Department at Bank of Hawaii has recently been formed to provide mortgage loans for purchasers in new residential developments. The following is an outline of the services which BANK OF HAWAII will provide for you in your development of the plantation homes:

I. LOAN PROGRAMS

BANK OF HAWAII will provide a wide variety of loan programs for your buyers. These programs will include:

- A. All products offered by the Federal National Mortgage Association (FNMA), including all 30-year, 20-year and 15-year fixed rate mortgages, 7-year and 5-year convertible mortgages, 1-year treasury adjustable rate mortgages, Community Home Buyer Program and Start-Up mortgages for 1st time home buyers.
- B. All products offered by the Federal Home Loan Mortgage Corporation (FHLMC), including all 30-year, 20-year and 15-year fixed rate mortgages, 7-year and 5-year convertible mortgages, 1-year treasury adjustable rate mortgages, all special programs for 1st time home buyers.

~~1-24-96~~

CONTINUING >

- C. All Federal Housing Administration (FHA) and Veterans Administration (VA) mortgage products. These include 30-year and 15-year fixed rate mortgages and 1-year treasury adjustable rate mortgages.
- D. All Jumbo Loan products (loan amounts greater than \$304,725) offered by Residential Funding Corporation and Prudential Mortgage.
- E. Any of the following Special Mortgage Programs or Options:
 - 1. Hula Mae - Should HFDC offer a new Hula Mae Bond issue, BANK OF HAWAII will act as your sponsor in obtaining these funds for your use in your developments.
 - 2. Lender-Paid Buydown Mortgages
 - 3. Buyer/Seller Paid Buydown Mortgages
 - 4. Mortgages with Conversion Options
 - 5. Developer Commitments - You may, at your option, purchase a take-out commitment from BANK OF HAWAII which would place a ceiling on interest rates for purchasers in your developments.

In addition to these standard mortgage loan programs, BANK OF HAWAII will offer portfolio loans to purchasers in these developments. These mortgage loans will be funded from BANK OF HAWAII's lending portfolio and will provide your purchasers with many special features which cannot be obtained in the secondary mortgage markets. Some of these features are listed as follows:

- 1. 1-year, 3-year and 5-year ARMs which enable us to use lower interest rates for qualifying buyers. Buyers who choose these loan programs can qualify at the initial interest rate, whereas ARMs in the secondary market are qualified based on the highest potential 2nd year interest rate.
- 2. Expanded underwriting ratios can be used on these portfolio products in order to qualify a greater number of potential purchasers.
- 3. Longer-term interest rate locks. The standard free interest rate lock-in period is 30 days for secondary market products. All of the BANK OF HAWAII portfolio products include free 90-day lock-in periods.
- 4. All of these portfolio products also offer special features for first time homebuyers. These features currently include: a) An

automatic 1 point reduction in loan fees, b) A free appraisal of the property and c) Waiver of our loan application fee.

5. **BANK OF HAWAII** will also offer 6-month lock-in periods for your purchasers. These locks will be priced slightly above the current market but will include the option of a 1 time mid-lock (re-lock) so that your clients may take advantage of market fluctuations during the lock-in period. We will also make available longer lock-in periods, i.e. 9 months, on an as-needed basis.
6. **BANK OF HAWAII** also intends to offer additional products to your purchasers who obtain their loan from us. These products could include credit cards, equity lines of credit, checking accounts, etc. A sample of this product offering is attached for your review.

II. PROJECT APPROVALS

BANK OF HAWAII will serve as your sponsor in obtaining any and all necessary project approvals for the appropriate government entities and private investors within the secondary mortgage markets. These approvals will include:

- A. **FNMA/FHLMC** project approval
- B. **FHA/VA** project approval
- C. **MGIC/PMI** mortgage insurance approvals.
- D. **FNMA & FHA** Master Association Approvals for Lanai.
- E. All other approvals deemed necessary for the originating and closing of mortgage loans for the units in your developments.

III. PROJECT MARKETING

BANK OF HAWAII will provide the following services to aide you in the marketing of your developments:

- A. **On-Site Loan Officers** - we will assign a specific team of loan officers to provide lending information and prequalifications at your sales office. This team will include LO's who are currently familiar with project sales teams, developments and procedures.
- B. **Advertising Information** - **BANK OF HAWAII** will provide mortgage information for your use in advertising these Developments.
- C. **Sales Seminars** - Outlining programs for your sales teams
- D. **Community Seminars** - Based on your recommendations

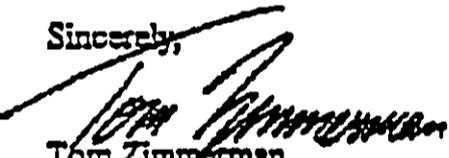
IV. ADDITIONAL PROJECT LENDING SERVICES

- A. Free Prequalifications
- B. Timely Loan Processing
- C. Loan Approvals - Based on your construction scheduling
- D. Weekly Developer Reporting
- E. Source of Product Information
- F. Real Estate Market information and forecasting

BANK OF HAWAII will also provide any additional programs and products that will add to your ability to sell the units in your developments. Our position as the largest financial institution in the State of Hawaii enables us to use a great deal of flexibility in structuring programs and products which fit your immediate needs. This type of flexibility should allow you to side us in developing products which will successfully help you in creating sales in your developments.

Thank you again for the opportunity to work with you in proposing this take-out financing program. Should you need any additional information or have any questions regarding our project lending services, please do not hesitate to contact me at 537-8234

Sincerely,


Tom Zimmerman
Assistant Vice President
Project Lending



January 18, 1996

Stephanie Aveiro, Director
County of Maui
Department of Housing
and Human Concerns
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Lanai City Housing Project - 201E Application

Dear Ms. Aveiro:

A public informational meeting relating to the subject application was held at the Lanai Senior Citizens Center on January 8, 1996 at 7:30 p.m. The purpose of the meeting was to present an overview of the proposed project and afford the public with an opportunity to provide oral or written testimony on the project.

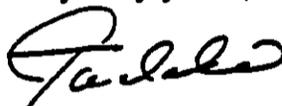
In addition to Lanai Company representatives and County officials, ten (10) members of the public were in attendance. A copy of the attendance sheet reflecting the members of the public in attendance is attached hereto for reference. Upon completion of the project overview, Mr. Larry Knight provided the only testimony during the public meeting.

Mr. Knight inquired as to the time frame for the proposed development of the project's multi-family and senior housing facilities. In response, it was indicated that the project's multi-family housing component could be implemented within the next six (6) to twelve (12) months depending on market demand. In addition, it was noted that appropriate financing and the availability of rental housing subsidies would determine the time frame for the development of the senior housing facility. Furthermore, it was noted that the project's elderly housing component is anticipated to address the needs of Lanai's next generation of senior citizens.

Stephanie Aveiro, Director
January 18, 1996
Page 2

Having received no further comments or questions from the public, the meeting was concluded at 8:00 p.m. Please feel free to call me if you have any questions or require any additional information.

Very truly yours,



Glenn Tadaki

GT:tav

Attachment

cc: Larry Knight
Ed Okubo, Department of Housing and Human Concerns
Ralph Masuda, Lanai Company, Inc.
Martin Luna, Carlsmith etal.

lanepub.001.1e43

SECTION IX

**LANAI ELDERLY HOUSING
CONGREGATE FACILITY CONSTRUCTION**

**HUD FORM
ENVIRONMENTAL ASSESSMENT
AND STATUTORY CHECKLIST**

SECTION IX

ENVIRONMENTAL ASSESSMENT

FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

1. Name of Project/Activity: Lanai Elderly Housing Congregate Facility I.D. No. 97-4
2. Type of Action: Application; Agency (CDRG Program, Maui County) (Hawaii only)
Name of Applicant or Agency
3. Approving/Implementing Agency: County of Maui, CDRG Program
4. Head of Agency: (Authorized Signature) Lee Dodson CDRG Coordinator 10/06/97
(Name, Title, Date)
5. Environmental Assessment Prepared By Lee Dodson, CDRG Coordinator 10/06/97
Agency or Consultant/Name, Title, Date

II. DESCRIPTION OF PROPOSED ACTION(S)

1. Single Activity ; Aggregation of Activities ; Multi-Year Activities
Construction of 3,072 square foot congregate facility for use by senior citizens of Lanai and Lanai Elderly Housing residents. The facility will provide space for senior citizen social and community events and office space for senior citizen service providers.
2. Project Location: Lanai City, Island of Lanai, County of Maui
3. TMK (Hawaii only): 4-9-04:50 Location Map Attached: Yes; No

III. ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENTAL REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:

1. State of Hawaii, Supplemental Form EA-S-SOH
2. Guam, Supplemental Form EA-S-Guam
3. Northern Mariana Islands, Supplemental Form EA-S-NMI
4. Trust Territories of the Pacific Islands, Supplemental Form EA-S-TTPI
5. American Samoa, Supplemental form EA-S-ASG

IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW: (To be prepared after environmental analysis is completed)

1. ENVIRONMENTAL FINDING:
 Finding of No Significant Impact on the Environment (FONSI)
 An Environmental Impact Statement is required
2. Agencies/Interested Parties Consulted (Contact Person, Title, Tel. No., Date)
See attached letters.
3. Alternatives Considered:
1- Do not expand congregate facility: This alternative would provide space only for residents of the Lanai Elderly Housing and no space for service providers.
2- Alternative location: The site must be located on site of the Lanai Elderly Housing and no other site is available.
3- Alternative design: Design is in keeping with surrounding residential area.
4. Special conditions imposed or actions taken to achieve compliance with HUD, other federal authorities or local policies and standards:
Exemption from certain subdivision requirements was granted under the 201E-210 HRS application as approved by the Maui County Council, April 18, 1996.
5. a. FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND REQUEST FOR RELEASE OF FUNDS (Combined Notice)
 - (1) Date FONSI/EROF published in local newspaper _____
 - (2) Last day for recipient to receive comments _____
 - (3) Last day for HUD to receive comments _____
 - (4) Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals _____
 - (5) Date HUD released grant conditions _____
- b. NEGATIVE DECLARATION (Hawaii only)
 - (1) Date Draft EA Published in OEQC Bulletin _____
 - (2) Date Final EA/FONSI Published in OEQC Bulletin _____
 - (3) Documentation attached: Yes, No

Part V

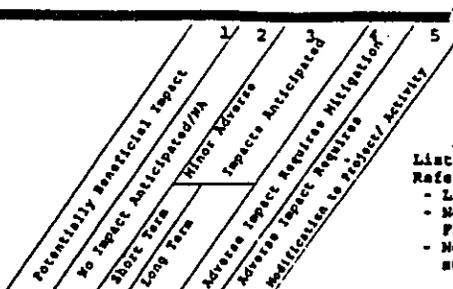
Check the appropriate column that best describes the project/activities' impact on the environmental component listed.

- Column 1. Proposed action will provide beneficial impacts.
- Column 2. Proposed action will not create any adverse impacts nor will it be impacted by adverse conditions.
- Column 3. Minor impacts anticipated, mitigative measures can be taken by:
 - a. Taking special precautions during construction period (short term impact) OR
 - b. Routinely monitor potential concern upon completion or project (long term impact)
- Column 4. Technical analysis required to establish proper mitigative measures.
- Column 5. Modification of project through site planning or construction techniques required to mitigate adverse impacts.
- Column 6. Provide succinct comments and/or make reference to maps, technical reports, site visits, or personal contacts made that will support the determinations made under each environmental component.

Impact Categories						6 SOURCE DOCUMENTATION Agency or other contact: - List Name, Title, Tel. No., Date Reference Materials (Reports, Studies, etc.) List Title, Author, Date - Note if it is attached Field Observation - Note significant condition(s) that support conclusion of observation
	1	2	3	4	5	
Land Development						
Conformance with Comprehensive Plans and Zoning		X				Approval of 201E-210 HRS Application by Maui County Council, April 18, 1996. Currently zoned for multi-family residential. (RHS Environ. Assessment)
Compatibility and Urban Impact		X				The area is primarily residential, single-family units. Design will be consistent with existing plantation architecture. (RHS Environ. Assessment)
Slope		X				Site is level and no in-fill or retaining walls will be required for construction (201E-210 HRS Application)
Erosion		X				Minimal impact because no clearing of site required. Existing grass swales to inlets of County drainage system. (201E-210 HRS Application)
Soil Suitability		X				Alluvial soil with bearing capacity of 3000 p.s.f. Suitable for on-grade concrete slab construction. (201E-210 HRS Application)
Hazards and Nuisances. Including Site Safety		X				Existing residential use with no on-site hazards. Site safety during construction will comply with federal and state requirements.
Energy Consumption		X				Facility will meet RHS energy conservation standards as specified in FmHA Instruction 1924-A, Exhibit D. (RHS Environmental Assessment)
Environmental Design and Historic Values						
Visual Quality-Coherence, Diversity, Compatible Use, and Scale		X				Design will be similar to existing plantation style architecture and compatible with residential nature of existing community. (201E-210 HRS Application)
Socioeconomic						
Demographic/Character Changes		X				201E-210 HRS Application approval addresses this issue.
Displacement		X				No displacement of individuals or businesses will be required.
Employment and Income Patterns		X				Short term increase in construction employment, no long term increase for surrounding business since tenant are already residents in the area.

Other commentary/discussion: The primary beneficiaries of the proposed project will be the elderly residential population of the Island of Lanai. The proposed project will provide increase opportunities for senior activities and services.

Impact Categories



SOURCE DOCUMENTATION
 Agency or other contact:
 List Name, Title, Tel. No., Date
 Reference Material (Reports, Studies, etc.)
 - List Title, Author, Date
 - Note if it is attached
 Field Observation
 - Note significant condition(s) that support conclusion of observation

Community Facilities and Services						
Educational Facilities		X				The Lanai region is served by the State DOE public school system, Lanai High & Elementary. (201E-210 Application)
Commercial Facilities		X				Commercial facilities located in immediate vicinity. (201E-210 Application)
Health Care		X				Hospital and health clinic within 1 mile radius of project. (201E-210 Application)
Social Services		X				This facility will provide social services that will benefit the area's senior citizens.
Solid Waste		X				Residential waste disposal service is provided by commercial pickup. No increase in solid waste amount. (RHS Env. Assessment)
Waste Water		X				The DPWMM's existing gravity sewer system services Lanai City. (201E-210 Application)
Storm Water		X				Project will utilize catch basins in parking lots and internal roadways to intercept on-site runoff. (201E-210 Appl.)
Water Supply		X				Potable water is currently available from Lanai Water Company's private water system. (RHS Environmental Assessment)
Public Safety	Police	X				Regular police patrols of area. Police sub-station within 1 mile radius. (201E-210 Application)
	Fire	X				Community fire station within 1 mile radius of project. (201E-210 Application)
	Emergency Medical	X				Emergency vehicles within 1 mile radius of project. (201E-210 Application)
Open Space and Recreation	Open Space	X				Dole park located within 1 mile radius of project.
	Recreation	X				Park, Community Center, Lanai Gym and Tennis Courts within 1 mile radius of project. (201E-210 Application)
	Cultural Facilities	X				Churches, art galleries, MCC Educational facility within 1 mile radius of project.
Transportation		X				Senior citizen transportation provided by Maui Economic Opportunity. (RHS Environmental Assessment)
Natural Features						
Water Resources		X				The site is not on a sole source aquifer. (RHS environmental Assessment)
Surface Water		X				No surface water exists on or near the site. (RHS Environmental Assessment)

HISTORIC PROPERTIES:

The National Historic Preservation Act of 1966 (P.L. 89-665) (16 U.S.C. 470); Preservation of Historic and Archeological Data Act of 1974 (P.L. 93-291) (16 U.S.C. 469); Executive Order 11593. Implementing Regulations: Protection and Enhancement of the Cultural Environment, 36 CFR Part 800 or 801 F.R. 1/30/79.

- A The site for the proposed action is not listed nor eligible for listing on the National Register of Historic Places based on: consultation with the SHPO; information checks with the Federal Register; local authorities and interest groups; field observation.
- B Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance achieved on _____ (date), documentation attached.

FLOODPLAIN MANAGEMENT:

Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance Program (44 CFR Parts 59-79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

- A The project/activity is located outside of the 100 year flood hazard area identified by the FIRM or FIA Flood Hazard Boundary map panel number N/A and not subject to compliance with E.O. 11988. (No Boundary maps exist for the Island of Lanai)
- B The proposed action is located within the 100 year floodplain and compliance with E.O. 11990 is required. Documentation for compliance with the E.O. was completed on _____ (date) and is attached.
- C Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Its issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.
- D Flood insurance required. Policy issued to: _____

WETLANDS PROTECTION: Executive Order 11990; Water Resources Council Guidelines for Implementing E.O. 11988.

- A The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by: Field observation; consultation with the U.S. Corps of Engineers; Other RHS Environmental Assessment
- B The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on _____ (date) and is attached. If action requires fill, a Department of Army Permit is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.
- C Flood insurance required. Policy issued to: _____

COASTAL ZONE MANAGEMENT Coastal Zone Management Act of 1972 (P.L. 92-583) (16 U.S.C. 1451, et seq.); Executive Order 11990; 15 CFR Part 930.

- A The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached.
- B The proposed action will have an impact on the coastal area which required a permit from the _____ agency/department. The permit was issued on _____ (date) and a copy is attached.

ENDANGERED SPECIES: The Endangered Species Act of 1973 (16 U.S.C. 1531-1543) Section 7; 50 CFR Part 402.

- A The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on: consultation with U.S. Fish and Wildlife Service (FWS); consultation with local authority _____ (Dept./Agency); Field Observation.
- B Formal Consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on _____ (date) documentation attached.

FARMLANDS PROTECTION: Farmland Protection Policy Act of 1981 7 U.S.C. 4201, et seq.; 7 CFR Part 658 (Subtitle I of the Agriculture and Food Act of 1981).

- A The proposed action will not adversely impact prime or unique farmland nor farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by: review of local land use plans; consultation with the District Conservationist, SCS, USDA; Field Observation. (RHS Environmental Assessment)
- B The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on _____ (date). Documentation attached.

AIR QUALITY: Clean Air Act (P.L. 90-148) (42 U.S.C. 7401-7642) as amended; applicable EPA implementing regulations; Volume 1 Guide for Rapid Assessment of Air Quality at Housing Sites by R.H. Thuillier, May 1978 and HUD Form AP 81, Rapid Evaluation Procedure for Carbon Monoxide Concentrations.

- A Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m³ at project site.
- B Project/activity is located within a non-attainment area and/or is exposed to air pollutants that threatens the federal air quality standard for _____ (pollutant). Analysis and recommendations for clearance is attached.

WATER QUALITY: Federal Water Pollution Control Act (P.L. 92-500) as amended (33 U.S.C. 1251-1376), the Safe Drinking Water Act of 1974 (P.L. 93-523) as amended (42 U.S.C. 300f-300j-10); particularly section 1424(e) (42 U.S.C. 300h-303(e)).

- A Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.
- B Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between HUD, U.S. EPA, Guam EPA and GNURA. Their recommendation for clearance is attached. (Activities on Guam only)

NOISE: Noise Control Act 42 U.S.C. 4903; 24 CFR Part 51 Subpart B: Noise Abatement and Control; HUD Noise Assessment Guidelines March 1984.

- A Project/activity is not subject to current or projected noise levels that exceed 65 LDN as determined by: a site inspection; an evaluation using HUD Noise Assessment Guidelines; or other acoustical data (_____) (RHS Environmental Assess.)
- B Project/activity requires mitigative action to comply with 24 CFR Part 51B Noise Abatement and Control. Report prepared by _____, consultant, outlines mitigative measures for compliance with HUD standards. Copy attached.

THERMAL/EXPLOSIVE HAZARDS: 24 CFR Part 51 Subpart C - Environmental Criteria and Standards; Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

- A Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file.
- B Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are: included in attached study; mitigative measures will be incorporated into project design.

CLEAR ZONES AT AIRPORTS 24 CFR Part 51 Subpart D - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields.

- A Project/activity is not located in or near a Clear Zone at a civil or military airfield nor in or near an Accident Potential Zone at a military airfield.
- B Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.305(b). _____ Documentation attached.

SOLID WASTE DISPOSAL: Resources Conservation and Recovery Act (42 U.S.C. 6901-6987); 40 CFR Part 250.43-1.

- A Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.
- B Project/activity is subject to provisions of EPA Guidelines; _____ Documentation of evaluation and coordination with EPA attached.

TOXIC CHEMICALS & RADIOACTIVE WASTES: HUD Notice 79-33, September 10, 1979, Policy Guidance to Address the Problems Posed by Toxic Chemicals and Radioactive Materials Chemicals and Radioactive Materials.

- A Project/activity is not affected by toxic chemicals or radioactive material based on: site inspection; information check with local Health Dept.; other sources _____ . (RHS Environmental Assessment)
- B Project/activity's site was suspected of containing toxic chemicals or radioactive materials. HUD and local responsible agency contacted. _____ Evaluation of hazard was made in accordance with Notice 79-33 and found acceptable. Documentation attached. _____ Yes, _____ No.

Grantees are advised not to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

Other policies, standards or guidelines used in preparing the environmental analysis: _____

SCREENING CRITERIA FOR CDBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP

DESCRIPTION OF PROPOSED ACTION: Construction of Lanai Elderly Housing Congregate Facility

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- o If none of the policies apply to the proposed action it is consistent with the Hawaii's Coastal Zone Management Program.
- o If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

<u>DETERMINATION</u>		<u>CZM POLICIES</u>
<u>Consistent</u>	<u>Ind. Review</u>	
<u> X </u>	<u> </u>	1. <u>SMA PERMIT</u> The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: <u> </u> attached, <u> </u> in ERR file.
<u> X </u>	<u> </u>	Proposed action is not subject to an individual consistency review. (References 1, 2)
<u> X </u>	<u> </u>	2. <u>LAND USE DISTRICTS</u> Proposed action is located in a developed, altered and urban district. It is not in a State Ag., Rural or Conservation Land Use District. (References 1, 3)
<u> X </u>	<u> </u>	3. <u>THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</u> Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)
<u> X </u>	<u> </u>	4. <u>STREAMS</u> Proposed action will not alter the flow or use of streams. Proposed action is not located adjacent to streams nor will it cause channelization or diversion. (References 4, 7)
<u> X </u>	<u> </u>	5. <u>HISTORIC/ARCHAEOLOGIC RESOURCES</u> The site(s) do/does not contain historic or archeological resources as determined by the State Preservation Officer. (References 8, 9)
<u> X </u>	<u> </u>	6. <u>WETLANDS</u> The proposed action does not impact or affect a wetland. (References 4, 7)

REFERENCES

- | | |
|--|--|
| 1. County Planning Department | 6. The Nature Conservancy of Hawaii |
| 2. Section 205A-22, Chapter 205A HRS | 7. U.S. Corps of Engineers |
| 3. State Land Use Commission | 8. State Historic Preservation Officer |
| 4. State Dept. of Land & Natural Resources | 9. National Register of Historic Places (Federal Register) |
| 5. U.S. Fish and Wildlife Service | |

DETERMINATION

Based on the above review it is determined that:

 The proposed action meets the criteria of the general consistency certification and is consistent with the HCZMP.

 The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED for their review and concurrence.

Prepared by: Lee Dodson CDBG Coordinator October 6, 1997
Name Title Date

HO-CZM87

SECTION X

**LANAI ELDERLY HOUSING &
CONGREGATE FACILITY**

**COMMENTS RECEIVED
& RESPONSE**

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

November 4, 1997

Mr. Lee Dodson
County of Maui
CDBG Program
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Dodson:

SUBJECT: Draft Environmental Assessment (EA) for Lanai Elderly Housing Congregate Facility, TMK 4-9-4:50

We have the following comments to offer:

1. **Significance criteria:** In the final EA include a discussion of findings and reasons, according to the significance criteria listed in HAR Title 11-200-12, that support the anticipated Finding of No Significant Impact (FONSI) determination. You may use the enclosed sample as a guideline.
Pay particular attention to criterion #8 on cumulative impacts. The 1/8/96 letter from the Department of Public Works and Waste Management to the Department of Housing & Human Concerns refers to a housing project of 188 units, not 24 as listed in the project description. All projects in geographic proximity, even those not requiring a Hawaii state environmental review, must be analyzed and discussed in light of total cumulative impacts, along with appropriate mitigation measures. In the final EA include a discussion of the cumulative impacts of the full project.
2. **Permits and approvals:** List all required permits and approvals for this project and their status.
3. **Timeframe:** What are the anticipated start and end dates of this project?

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

Sincerely,


GARY GILL
Director

Enc.



OFFICE OF THE MAYOR

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

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

LINDA LINGLE
Mayor
LEE DODSON
Coordinator
ALSON TAMASHIRO
Staff Assistant

(808) 243-7213

November 20, 1997

Mr. Gary Gill, Director
Office of Environmental
Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

**SUBJECT: Response to Comments on Draft Environmental Assessment (EA)
for Lanai Elderly Housing Congregate Facility, TMK 4-9-4:50**

Thank you for your letter of November 4, 1997, with comments on the above subject Draft Environmental Assessment. Your office requested that our final EA submission include a discussion of findings and reasons that support our anticipated Finding of No Significant Impact (FONSI) determination; a list of permits and approvals required for the project; and a time frame for the anticipated start and end dates for the project.

We have reviewed the information available to us and the developer of the proposed project and provided our response on the attached pages. Your letter and our response will be included in the final EA document submitted to OEQC for publication.

Please contact me at 243-7213, if you have further questions regarding our environmental review of this project.

Sincerely,

LEE DODSON
CDBG Coordinator

Attachment