

JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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

December 10, 2002



THOMAS M. PHILLIPS
CHIEF OF POLICE

RECEIVED

KEKUHAUPIO R. AKANA
DEPUTY CHIEF OF POLICE

02 DEC 11 P12:01

OFF. OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Ms. Salmonson:

RE: Final Environmental Assessment for a Proposed Lanai Police Station, Lanai City,
TMK 4-9-14:1 (por.) and 4-9-14:11 (por.)

In accordance with the provisions of the Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200 of the Administrative Rules of the State Department of Health, a Final Environmental Assessment (FEA) has been prepared for the subject project.

As the approving agency, the County of Maui Police Department has determined that there will be no significant impacts as a result of the proposed action. We respectfully request that the Finding of No Significant Impact (FONSI) determination be published in the December 23, 2002 edition of the OEQC Environmental Notice.

Enclosed are one (1) copy of the OEQC Publication form and four (4) copies of the Final EA. The project summary will be e-mailed to the OEQC by the applicant's consultant. Thank you for your cooperation. If additional clarification is required, please contact Captain Glenn Miyahira at 244-6400.

Very truly yours,

Thomas M. Phillips
Chief of Police

Enclosures

- cc: Captain Glenn Miyahira, Maui Police Department
Jay Buzianias, County of Maui, Department of Finance
Steven Wong, Mitsunaga & Associates, Inc.
Dean K. Frampton, Munekiyo & Hiraga, Inc.

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2002-12-23-LA-~~FEA~~

Final
Environmental Assessment

**PROPOSED
LANAI POLICE STATION**

Prepared for:

December 2002

The Accepting Authority,
County of Maui
Department of Police


MUNEKIYO & HIRAGA, INC.

Final
Environmental Assessment

**PROPOSED
LANAI POLICE STATION**

Prepared for:

December 2002

The Accepting Authority,
County of Maui
Department of Police


MUNEKIYO & HIRAGA, INC.

CONTENTS

Preface	i
I. PROJECT OVERVIEW	1
A. PROPERTY LOCATION AND EXISTING LAND USE	1
B. PROJECT NEED	1
C. PROPOSED ACTION	3
II. DESCRIPTION OF PHYSICAL ENVIRONMENT	7
A. PHYSICAL SETTING	7
1. Surrounding Land Uses	7
2. Climate	7
3. Topography and Soils	8
4. Flood Hazard	8
5. Flora and Fauna	11
6. Archaeological Resources	11
7. Air Quality and Noise Characteristics	11
8. Visual Resources	12
B. SOCIO-ECONOMIC ENVIRONMENT	12
1. Population and Economy	12
C. PUBLIC SERVICES	14
1. Fire Protection	14

2.	Medical Facilities	14
3.	Solid Waste	15
4.	Schools	16
5.	Recreational Facilities	16
D.	INFRASTRUCTURE	17
1.	Roadways	17
2.	Water	19
3.	Wastewater	19
4.	Drainage	20
5.	Electrical and Telephone	20
III.	POTENTIAL IMPACTS AND MITIGATION MEASURES	21
A.	PHYSICAL ENVIRONMENT	21
1.	Surrounding Land Uses	21
2.	Flora and Fauna	21
3.	Archaeological Resources	21
4.	Cultural Impact Assessment	22
5.	Air Quality and Noise Characteristics	24
6.	Scenic and Open Space Resources	25
B.	SOCIO-ECONOMIC ENVIRONMENT	26
1.	Population and Economy	26
2.	Fire and Medical Services	26
3.	Police Service	26

4.	Recreational and Educational Facilities	26
C.	INFRASTRUCTURE	27
1.	Roadways	27
2.	Water	27
3.	Wastewater	27
4.	Drainage	27
5.	Electrical and Communications Systems	28
IV.	RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS	29
A.	STATE LAND USE DISTRICT	29
B.	MAUI COUNTY GENERAL PLAN	29
C.	LANAI COMMUNITY PLAN	31
D.	ZONING	33
E.	COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES	33
V.	SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED	41
VI.	ALTERNATIVES	42
A.	NO ACTION ALTERNATIVE	42
B.	DEFERRED ACTION ALTERNATIVE	42
C.	DESIGN ALTERNATIVES	42
VII.	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES	44
VIII.	FINDINGS AND CONCLUSIONS	45

IX.	LIST OF PERMITS AND APPROVALS	50
X.	AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT	51
XI.	LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS	70

REFERENCES	i
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LIST OF APPENDICES

A	Site Photographs
B	Summary Field Report of An Archaeological Inventory Survey
C	Drainage Report

LIST OF FIGURES

1	Site Location Map	2
2	Site Plan	4
3	Floor Plan	5
4	Building Elevations	6
5	Soil Association Map	9
6	Soil Classification Map	10
7	State Land Use District Boundary Map	30
8	Community Plan Land Use Designations	32

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Preface

The Maui County Police Department proposes the construction of a new police station and related improvements on approximately 1.0 acre of land located in Lanai City, at the intersection of Fraser Avenue and Ninth Street. The subject property is identified as TMK (2) 4-9-14:1 (por.) and 11 (por.).

Since the proposed action involves the use of County lands and funds for the development of the new police station, an Environmental Assessment (EA) has been prepared as required by Chapter 343, Hawaii Revised Statutes, to document the proposed action's technical characteristics and environmental impacts and alternatives, as well as advance findings and conclusions relative to the significance of the project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

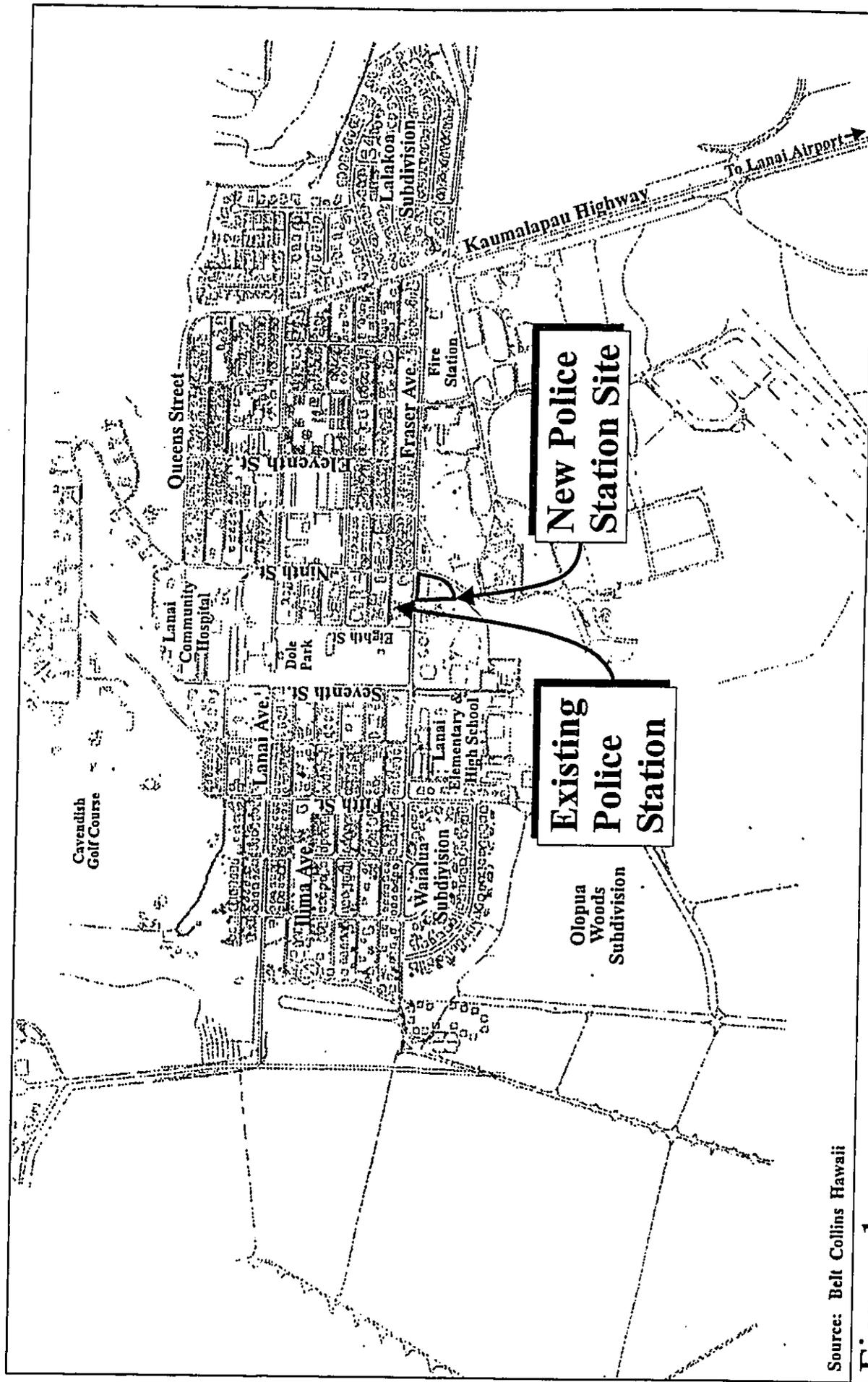
A. PROPERTY LOCATION AND EXISTING LAND USE

The County of Maui, Police Department (MPD) proposes to construct a new 8,200 square foot police station and ancillary improvements at Lanai City, Lanai, on a portion of land identified by TMK (2) 4-9-14:1 (por.) and 11 (por.). See Figure 1. The subject property is located at the Fraser Avenue-Ninth Street intersection, with access provided via Fraser Avenue. The property is undeveloped, although a small vegetable garden is located on the western portion of the lot. See Appendix "A", Site Photographs. The property is owned by Castle and Cooke Resorts, LLC.

B. PROJECT NEED

Currently, Lanai Police protection and related services are provided by the existing Lanai Police Station, located across the subject property, at the corner of Fraser Avenue and Eighth Street. The existing station is housed in a former residential unit, approximately 624 square feet in size. Under current conditions, one (1) Lieutenant, one (1) Sergeant, seven (7) officers, one (1) civilian clerk, and a part-time animal control officer utilize the limited area for policing efforts, administrative services, and the storage of an arsenal, evidence and confidential staff reports. Other items requiring space in the existing station facility include a locker room for officers, restrooms, a Breathalyzer machine and administrative desk space. In addition, the Lanai Police Station shares limited space with the State of Hawaii Judiciary. Approximately one-third of the existing police station building houses one (1) full-time employee and a temporary courtroom facility for the Judiciary.

Given current manpower and operational requirements, the existing station (originally constructed in 1939) is inadequate both in terms of size and functional spaces. Accordingly, the proposed action is intended to



Source: Belt Collins Hawaii

Figure 1



Proposed Lanai Police Station
Site Location Map

NOT TO SCALE

Prepared for: County of Maui, Police Department



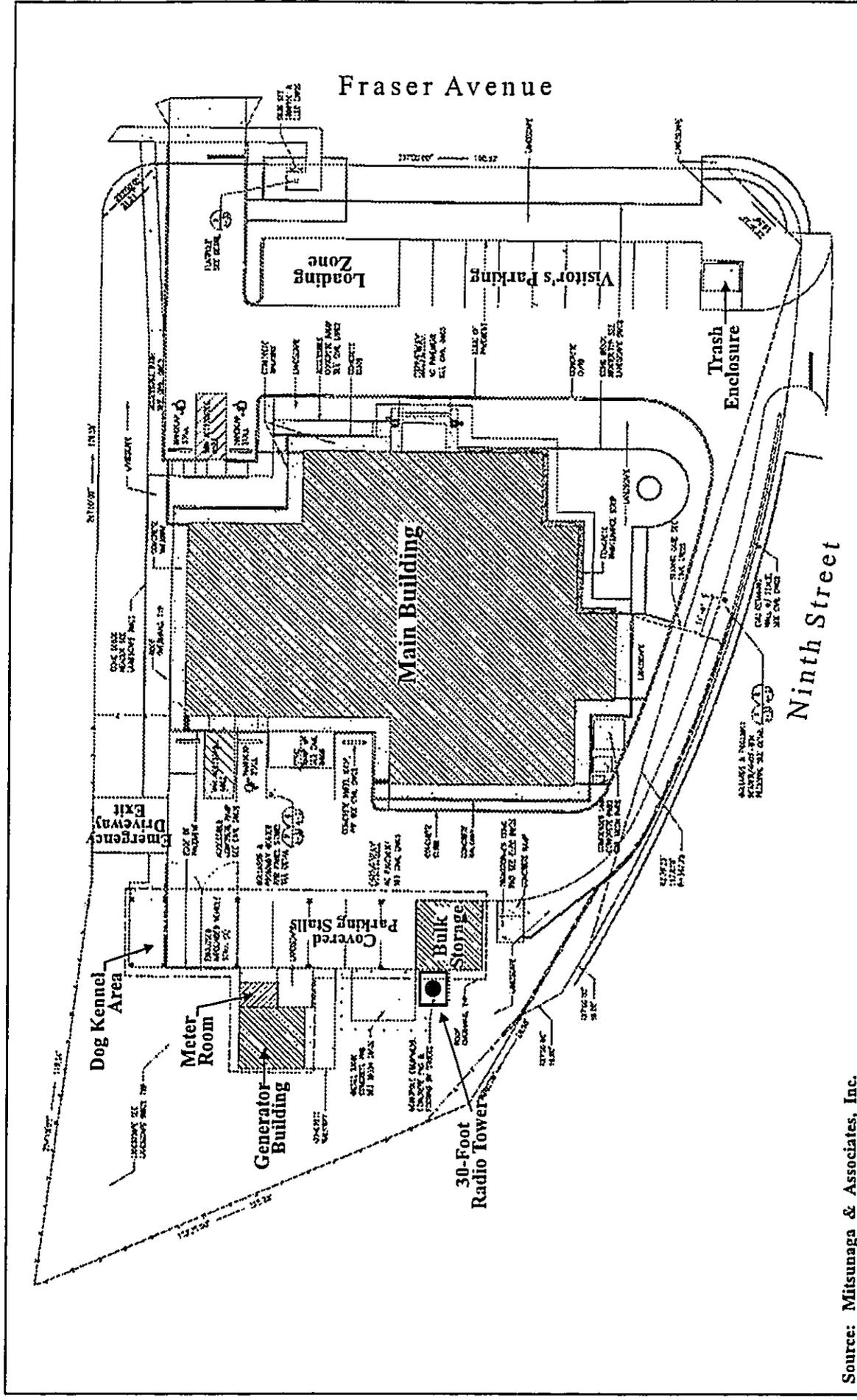
provide upgraded facilities to ensure the immediate and long-term operational effectiveness of the MPD.

Since the proposed project involves the use of County funds, an Environmental Assessment (EA) has been prepared as required by Chapter 343, Hawaii Revised Statutes.

C. PROPOSED ACTION

The proposed project will replace the existing Lanai Police station facilities, providing a new 8,200 square foot station with space for policing duties, increased storage area for files and evidence, and separated cell blocks for housing juveniles, adults, and males and females according to federal requirements. Other planned functional spaces will include space for a full-time investigator, locker rooms and restrooms, a fitness room, and a multipurpose conference room. Additional amenities will include a 30 foot radio tower, covered storage, parking, and a dog kennel. See Figure 2, Figure 3, and Figure 4.

Total estimated cost of the project is \$3.7 million. Construction of the project is anticipated to commence upon the receipt of all necessary regulatory approvals.



Source: Mitsunaga & Associates, Inc.

Figure 2



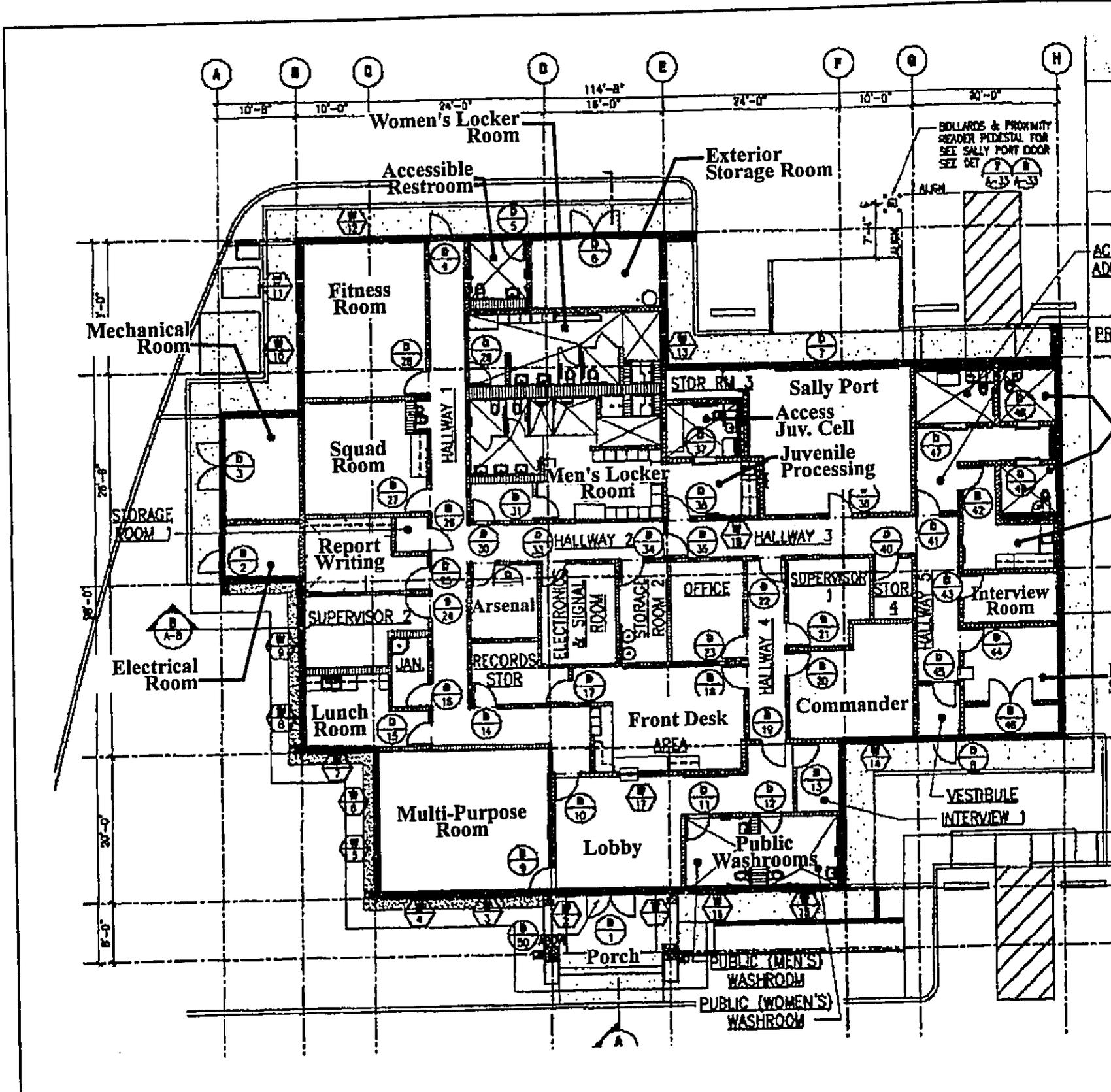
Proposed Lanai Police Station
Site Plan

NOT TO SCALE

Prepared for: County of Maui, Police Department



MUNEKIYO & HIRAGA, INC.



Source: Mitsunaga & Associates, Inc.

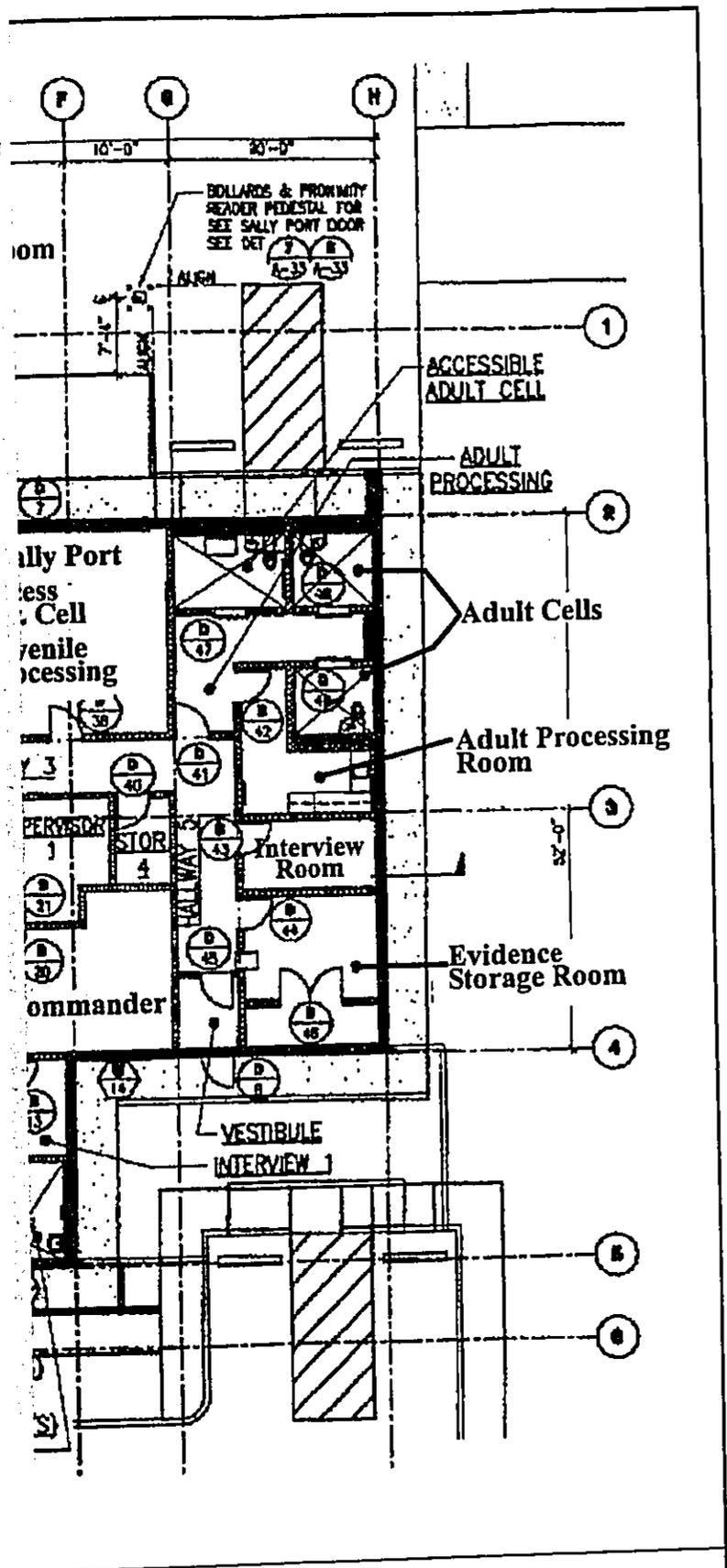
Figure 3

Proposed Lanai Police Station Floor Plan



Prepared for: County of Maui, Police Department

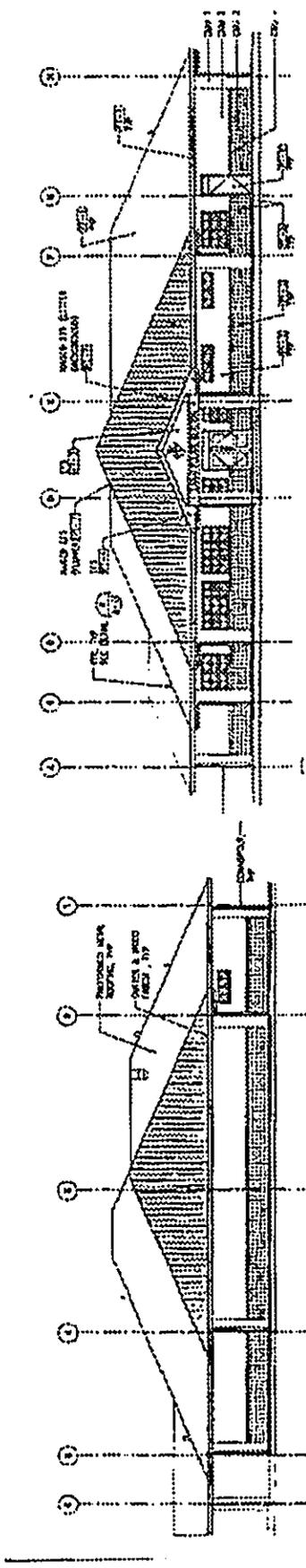
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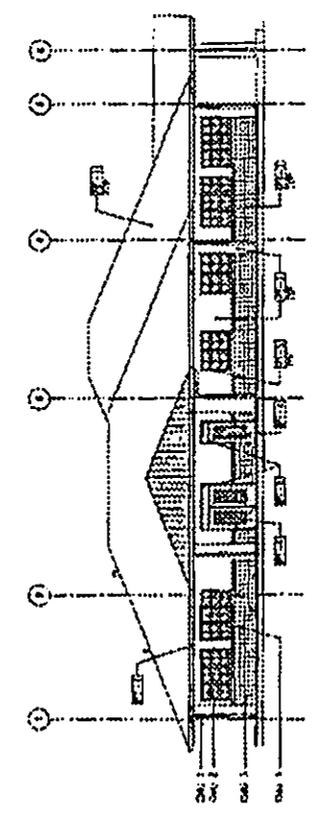
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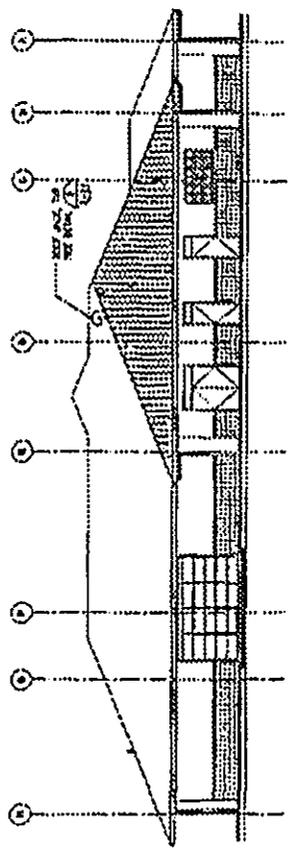


North Elevation - Side

East Elevation - Front



South Elevation - Side



West Elevation - Rear

Source: Mitsunaga & Associates, Inc.

Figure 4

**Proposed Lanai Police Station
Building Elevations**

NOT TO SCALE

Prepared for: County of Maui, Police Department



Chapter II

Description of Physical Environment

II. DESCRIPTION OF PHYSICAL ENVIRONMENT

A. PHYSICAL SETTING

1. Surrounding Land Uses

The subject property is located along Fraser Avenue, just to the north of Ninth Street. The subject property is bordered by the Sacred Hearts Catholic Church to the north. Beyond Fraser Avenue, to the east, land uses include the existing Lanai Police Station and related Commander's Quarters and the Lanai Auto Parts service station. Single-family residential use extends south from the subject property, along the mauka side of Fraser Avenue.

Bordering the subject property to the south, on the makai side of Fraser Avenue, is the Department of Land and Natural Resources Lanai Regional Office. Further south, along Fraser Avenue are the Castle & Cooke Resorts, LLC's headquarters and the Lanai Fire Station.

West of the project, in the makai direction, are athletic facilities, construction base yards, and former pineapple lands.

2. Climate

Located at approximately 1,600 feet above mean sea level, Lanai City is generally cool and equable throughout the year. On average, temperatures range between 66 degrees and 73 degrees. Average annual rainfall is approximately 37 inches a year.

Like most areas of the Hawaiian Islands, the prevailing wind pattern is the northeasterly tradewind. The "trades" are generally more persistent in the summer than winter. Between October and April, there may be increased frequency of the southerly winds,

which produce Kona storms. In the absence of the trades and seasonal storms, winds may become light and variable. The diurnal heating and cooling of the land gives rise to onshore sea breezes during the day, and offshore land breezes at night (Department of Geography, 1998).

3. **Topography and Soils**

The subject property is located north of the Palawai Basin, and is characterized by terrain slightly sloping in the westerly direction. The existing onsite elevation is approximately 1,610 feet above mean sea level (amsl).

Underlying the subject property is the Molokai-Lahaina soil association. See Figure 5. This soil type is characterized by deep, nearly level to moderately steep, well-drained soils that have a moderately fine textured or fine textured subsoil. These soils are common to upland areas throughout the Hawaiian Islands.

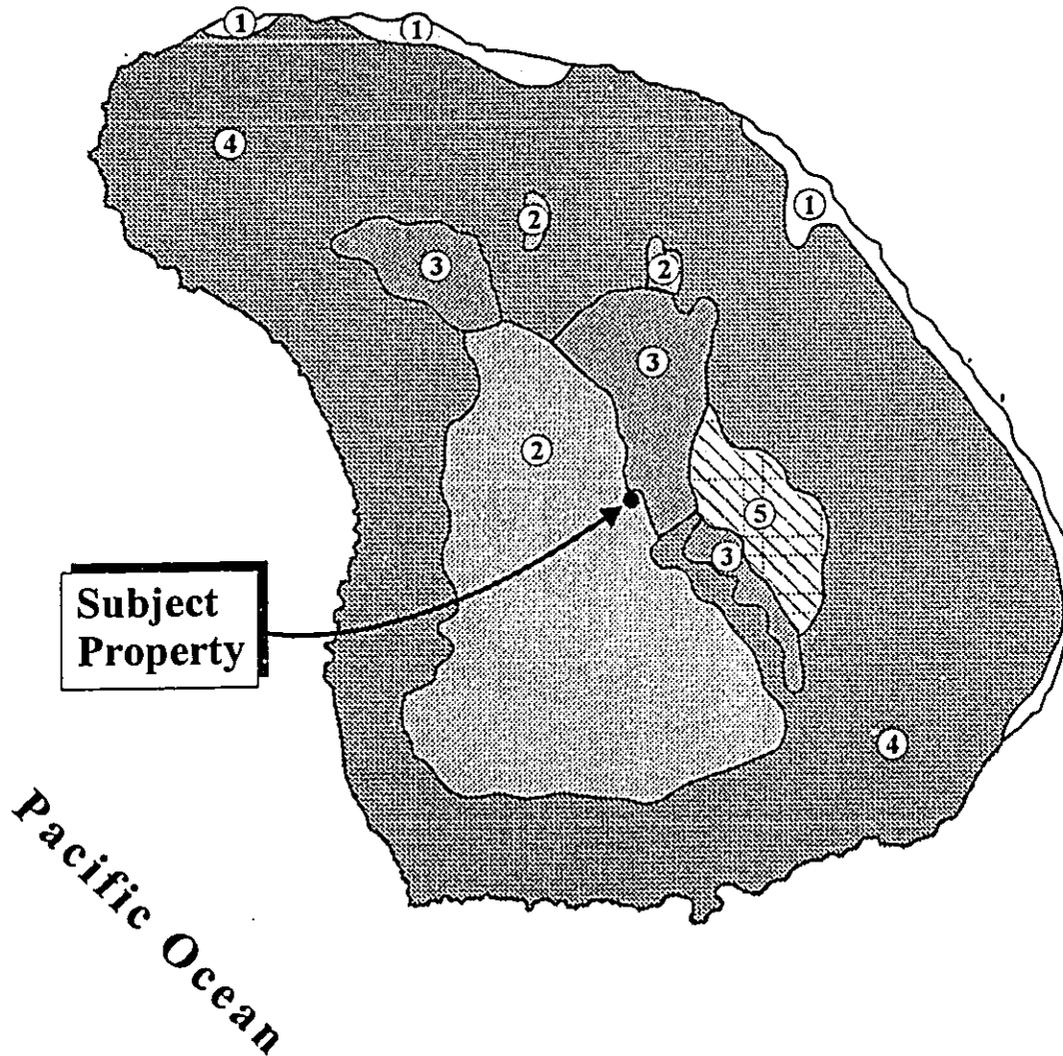
The specific soil classification of the subject property is Lahaina silty clay, 3 to 7 percent slopes (LaB). See Figure 6. The first 15 inches of the soil is dark reddish-brown, silty clay. This soil classification, common to upland areas, has moderate permeability, with a slow runoff rate. Erosion hazard for the Lahaina silty clay soil classification is considered slight.

4. **Flood Hazard**

There are no identified hazardous flood areas affecting the subject property. It is noted that there are no Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRM) for the island of Lanai. Further, the proposed project area is not

LEGEND

- | | | | |
|---|-----------------------------------|--|---|
|  | Jaucaus-Mala Pulehu Association |  | Very Stony Land-Rock Land Association |
|  | Molokai-Lahaina Association |  | Rough Mountainous Land-Amalu-Olokui Association |
|  | Kahanui-Kalae-Kanepuu Association | | |



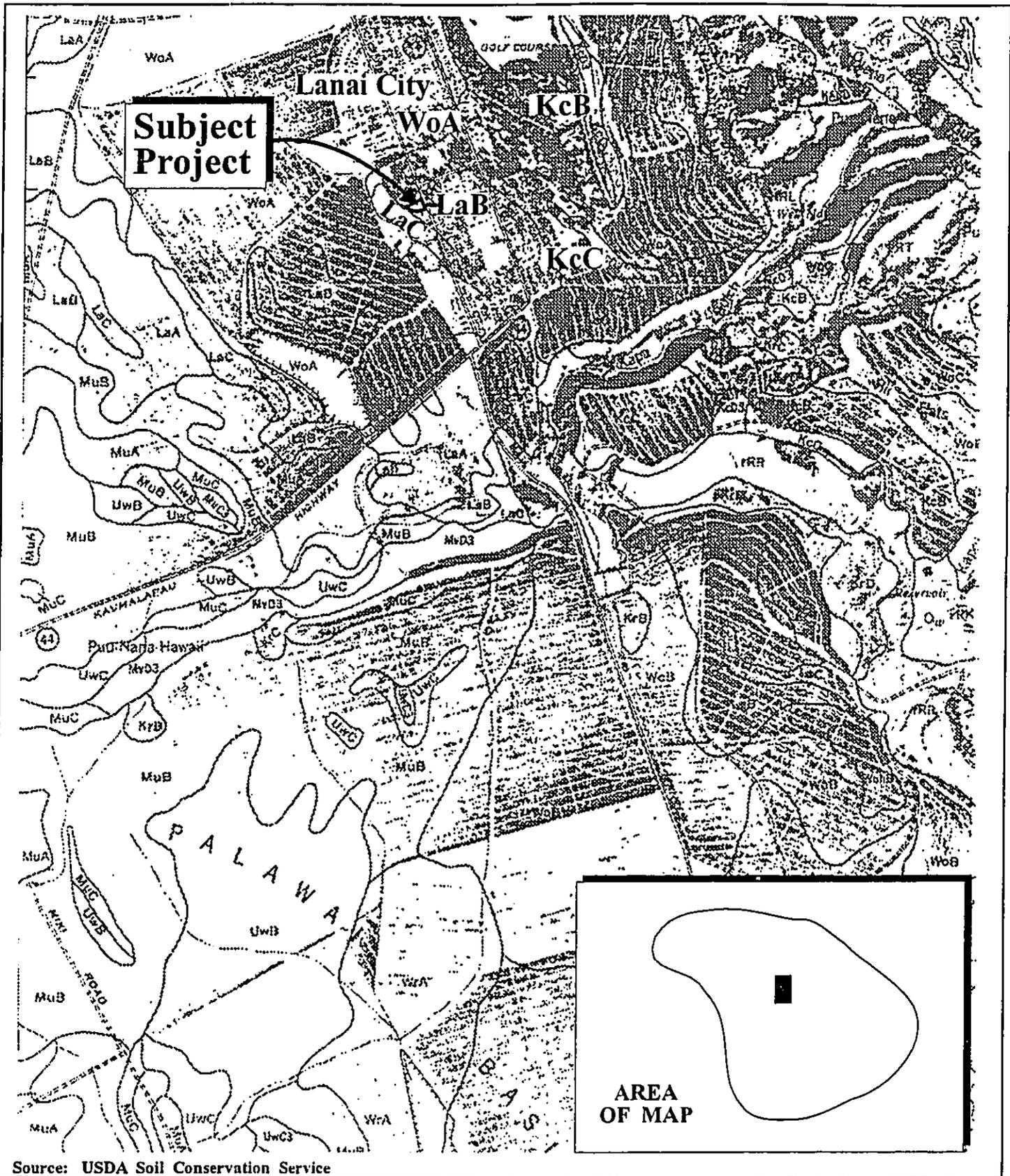
Source: USDA Soil Conservation Service

Figure 5 Proposed Lanai Police Station
Soil Association Map



MUNEKIYO & HIRAGA, INC.

Prepared for: County of Maui, Police Department



Source: USDA Soil Conservation Service

Figure 6

Proposed Lanai Police Station
Soil Classification Map

0 500 1000 2000 Feet



Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

subject to tsunami inundation.

5. **Flora and Fauna**

The project site is situated in a dry, upland region. Natural vegetation typically found in these environs include bermuda grass, feather fingergrass, ilima, aloalo, ma'o kiawe, lantana, oi, and uhaloa. In the vicinity of Lanai City, numerous Cook Island Pines surround the roadway and park areas, as well as various other ornamental plants and shrubs commonly associated with residential dwellings. The central portion of the lot contains a small vegetable garden while the remainder of the subject property is covered by introduced grass and weeds.

Animal life which may be found in the vicinity of the project area include axis deer, domestic dogs and cats, turkey, francolin, house sparrow, barred dove, common mynah, Kentucky cardinal, and the red crested cardinal. No endangered species or rare habitats have been identified on the subject property or nearby surrounding environs.

6. **Archaeological Resources**

An archaeological inventory survey was conducted on the subject property, which uncovered minimal amounts of modern deposits, including broken glass, plastic and aluminum foil. See Appendix B. The survey did not expose any significant surface or subsurface cultural materials, concluding that it is unlikely that the subject property contains significant cultural resources.

7. **Air Quality and Noise Characteristics**

In the vicinity of the proposed project, dominant land uses that

affect the air quality and noise characteristics are residential and commercial land uses. Vehicular traffic is the principle source of air borne pollutants and noise in the vicinity of the proposed project.

It is noted that former pineapple fields lie to the west of the property. While active cultivation no longer occurs on the immediate surrounding lands, opportunity for agricultural use does exist. Air quality impacts associated with large scale agricultural use typically involve dust generation related to planting and harvesting activities. Noise impacts include noise generated by farm machinery.

8. Visual Resources

The dominant visual feature in the area of Lanai City is Lanaihale, a 3,366 foot high mountain located to the east of the city. In addition to the mountain views, large tracts of former pineapple lands add to the open space character of the lands to the west. In the core area of Lanai City, Cook Island Pines, park areas, and a country town atmosphere are dominant visual features.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Economy

The island of Lanai is the second smallest of the populated Hawaiian Islands, with a land area of about 140.4 square miles. Of this total area, lands within the State "Agricultural" District occupy 46,678 acres, while lands within the "Conservation" District encompass 38,197 acres. "Urban" and "Rural" designated lands comprise 3,228 acres and 2,397 acres, respectively (Maui County Data Book, 2000).

The resident population of Lanai has grown steadily within the past 20 years. In 1980, the resident population of Lanai was at 2,119, while in 1990, the population stood at 2,426, an increase of 14.5 percent (Maui County Data Book, 2000). The 2000 census places the population of Lanai at approximately 3,164 (U.S. Census Bureau, 2000).

From 1980 to 1990, the population in Maui County increased from 70,991 to 100,504, a gain of 41.6 percent (Maui County Data Book, 1999). From 1990 to 2000, the population grew to 128,094 (U.S. Census Bureau, 2000). The resident population of Maui County for the year 2010 is estimated to be 140,060 (Maui County Data Book, 2000).

In the early 1920's Castle and Cooke, Inc. acquired more than 98 percent of the island, and established a 16,000-acre pineapple plantation surrounding its company town, Lanai City. For most of the 20th century, Lanai remained a plantation community. However, in the early 1990s, the declining profitability from pineapple cultivation resulted in a gradual transition from an agricultural to visitor industry-based economy.

Lanai's attraction to visitors can be attributed to its comfortable year-round climate and its world renown, first class resorts, which include the Manele Bay Hotel and the Lodge at Koele.

In addition to these resorts, local businesses and service providers contribute to the success of the island's economy, as well as visitor oriented commercial enterprises involved in outdoor recreational activities, such as fishing, diving, hiking, hunting, bicycling,

kayaking, sport shooting, snorkeling, whale watching, and sight seeing.

The island of Lanai is accessible by commercial inter-island flights, barge and ferry services, as well as private boats and aircraft. Lanai City serves as the island's town center and its residential and commercial core. Lanai Airport is the island's only airport, while Kaunapali Harbor is its only commercial seaport. In addition, Manele Small Boat Harbor accommodates various recreational and commercial boating activities.

C. PUBLIC SERVICES

1. Fire Protection

Fire prevention, protection, and suppression services for the Island of Lanai are provided by the Maui County Fire Department (MFD). Located in Lanai City along Fraser Avenue, the Lanai Fire Station is staffed by fifteen (15) fire fighters and is equipped with two (2) vehicles with a storage capacity of 700 gallons per vehicle (telephone conversation with Maui Fire Department personnel, September 2001).

2. Medical Facilities

The Lanai Community Hospital is the only major medical facility on the Island. Situated along Seventh Street in Lanai City, the 14-bed facility provides acute and long-term medical care, as well as 24-hour emergency medical service. In addition to the resident Straub Clinic and Hospital physician who serves both the Community Hospital as well as the Lanai Health Center, the hospital staff consists of a nursing director, X-ray technician, laboratory technician, and six (6) registered nurses (telephone conversation

with Lanai Community Hospital staff, September 2001).

Also located along Seventh Street, the Lanai Health Center provides out-patient medical care for the Island's residents. Operated by Straub Clinic and Hospital, Inc., the Health Center is staffed by a physician's assistant and the previously referenced Straub Clinic and Hospital physician (telephone conversation with Lanai Community Hospital staff, September 2001).

In addition, Oahu and Maui based air ambulance service is provided by Hawaii Air Ambulance, Inc., while surface ambulance and emergency medical care services are provided by American Medical Response, Inc. (telephone conversation with American Medical Response staff, September 2001).

3. **Solid Waste**

Single-family solid waste disposal on Lanai is provided by the Maui County Department of Public Works and Waste Management (DPWWM) on a weekly basis, while commercial disposal service is provided by a private refuse collector. Opened in 1974, approximately 17 acres of the Lanai landfill's 35.67-acre site is currently utilized as a landfill. Situated near Lanai City, the existing landfill has approximately 10 to 20 years of remaining capacity.

In addition, programs for recycling diverted waste, such as glass, tires, cardboard, green waste, scrap metal, used oil, newspapers, and aluminum, have been undertaken by individuals, school students, the 4-H Club, and the Lanai Company.

4. **Schools**

The Lanai region is served by the State Department of Education's (DOE) public school system.

Located in Lanai City along Fraser Avenue, Lanai High and Elementary School provides elementary and secondary educational facilities and services for children from kindergarten through the twelfth grade. Currently, the 44-classroom school is staffed by 60 teachers and has an enrollment of 665 students. Additional on-site facilities include a gym, library, cafeteria, and multi-purpose court (telephone conversation with Department of Education staff, September 2001).

5. **Recreational Facilities**

Public parks and recreational facilities are administered and maintained by the Maui County Department of Parks and Recreation (DPR). DPR parks and facilities in Lanai City include: the Lanai Community Center, the Lanai Gym and Tennis Courts, and the Lanai Little League Field.

The Lanai Community Center (1.14 acres) is situated between Seventh and Eighth Streets, while the Lanai Gym and Tennis Courts (4.76 acres) and Lanai Little League Field (8.01 acres) are located in the vicinity of Lanai High and Elementary School.

Situated in the center of Lanai City's commercial district, Dole Park (5.79 acres) is a privately owned park utilized by the public. Dole Park is bordered by Seventh Street to the north, Lanai Avenue to the east, Eighth Street to the south, and Fraser Avenue to the west. Additional privately owned parks utilized by the public

include Olopua Woods Park (1.02 acres), Waialua Park (1.15 acres), and Hulopoe Beach Park. Olopua Woods Park and Waialua Park are located to the north of Lanai High and Elementary School, while Hulopoe Beach Park is situated near Manele Small Boat Harbor, approximately 5.5 miles south of Lanai City.

The Lanai Recreation Center is a privately owned and maintained recreational complex which is utilized by the public. Adjoining Lanai High and Elementary School, the Center encompasses approximately 21 acres and includes a heated swimming pool, basketball court, exercise track, fitness course, softball fields, recreational building, and playground.

Other privately operated recreational facilities within the vicinity include two (2) 18-hole championship golf courses and a 9-hole golf course. The Experience at Koele and the Challenge at Manele adjoin The Lodge at Koele and the Manele Bay Hotel, respectively. In addition to guests, these privately operated facilities are also available for use by the public. The 9-hole Cavendish Golf Course is a privately operated facility in Lanai City which provides recreational opportunities for Lanai residents at no cost.

D. INFRASTRUCTURE

1. Roadways

Lanai City is located at the eastern terminus of the Kaunalapau Highway, the Island's principal roadway. Kaunalapau Highway is maintained by the State Department of Transportation (DOT) and consists of two (2) travel lanes with a pavement width of approximately 24 feet. As it approaches Lanai City, Kaunalapau

Highway has a posted speed limit of 35 miles per hour (mph). Kaumalapau Highway links Lanai City with Lanai Airport and Kaumalapau Harbor, the Island's only commercial aviation and maritime facilities.

The roadway system in Lanai City is based on a grid development plan. Oriented in an east/west direction, connector roads and minor streets traversing the town are identified by a numerical designation (e.g., Third Street, Fourth Street, etc.), while north/south collector roads and minor streets are identified by place names (e.g., Fraser Avenue, Houston Street).

Lanai City's grid layout generally serves as the basis for the town's traffic circulation pattern. The town's east/west roadways enables traffic flows in both directions. With the exception of several roadways (e.g., Queens Street, Fraser, Ilima, and Lanai Avenues), the town's remaining north/south roadways provide for the one-way or the one/two-way combination of traffic flows originating from the direction of Dole Park or the town's northern and southern boundaries.

Most of Lanai City's roadways are maintained by the DPWWM. Privately owned roads include: Muku Place, Kiele Street, Koele Place, Alapa Street, Alapa Place, and roadways to the east of Queens Street. In addition, portions of the following roadways are also under private ownership: Fifth Street (between Nani and Alapa Streets), Sixth Street (east of Alapa Street) and Ninth Street (east of Queens Street).

2. Water

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). Water service to the subject property will be provided by an existing 12-inch water main located within Fraser Avenue on the makai (west) side of the roadway.

3. Wastewater

The DPWWM's existing gravity sewer system services Lanai City. The system's collection and transmission lines primarily consist of 8-inch diameter PVC sewer mains which convey sewage to the Lanai Wastewater Reclamation Facility (LWRF). Situated to the south of Lanai City, the LWRF consists of 13.3 acres of oxidation and infiltration ponds (Belt Collins & Associates, July 1993). The LWRF has a design capacity of approximately 0.5 million gallons per day (MGD). Excluding groundwater and stormwater infiltration, current wastewater volume treated by the facility is approximately 0.3 MGD (telephone conversation with Department of Public Works and Waste Management staff, September 1995). Wastewater service for the subject property will be provided by an 8-inch sewer line and manhole located at the intersection of Fraser Avenue and Ninth Street.

4. **Drainage**

The subject property is located at the western (lower) edge of Lanai City. Drainage patterns for the subject property follow the topographical slope of land, in an east to west direction, with onsite runoff estimated at approximately 2.4 cubic feet per second (cfs). See Appendix C. Under the current drainage system, runoff from the property sheet flows into abandoned pineapple fields located to the west (below) of Lanai City.

5. **Electrical and Telephone**

Electrical power and telephone communication services for the Island of Lanai are provided by Maui Electric Company, Ltd. (MECO) and Verizon Hawaii, respectively.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The proposed project is not anticipated to have an adverse impact on the surrounding land uses. The proposed use of the property is considered compatible and complementary with the existing land uses that surround the subject property.

2. Flora and Fauna

There are no anticipated impacts on the existing flora and fauna as a result of the proposed project. In addition, there are no identified rare, threatened or endangered species of flora and fauna in the immediate vicinity of the proposed project site. There are no identified streams or wetlands in the project area. Accordingly, the proposed action is not anticipated to have an adverse impact upon these environmental features.

3. Archaeological Resources

An archaeological inventory survey was completed for the subject property, indicating an absence of significant surface and subsurface cultural materials. As such, proposed construction of the Lanai Police Station is not anticipated to result in adverse impacts to archaeological materials. Nevertheless, in the event that archaeological remains or cultural materials are encountered during construction activities, all work in the vicinity of the find will be halted and the State Historic Preservation Division will be contacted to establish appropriate mitigative measures in accordance with Chapter 6E, Hawaii Revised Statutes.

4. Cultural Impact Assessment

a. Historical Context

Pre-contact traditional lifestyle on Lanai was based on subsistence farming and fishing (Cultural Surveys Hawaii, 1990). Post-contact information indicates that agriculture continued to dominate the island's living environment. As early as 1802, cultivation and production of raw sugar was noted. Population estimates for the island during the early 1800's was placed at approximately 1,500.

During the mid- to late-1800's, much of the lands were used by Walter Gibson for livestock ranching. In 1884, the Lanai Stock Ranch had approximately 40,000 head of sheep, 3,000 angora goats, 600 horses, and 200 head to cattle. Following Gibson's death, the island's land control moved from his heirs to a number of entities, ultimately resting with Hawaiian Pineapple Company in 1922.

Lanai's 20th century history is, to a large extent, associated with pineapple cultivation. The island developed into the single largest pineapple plantation in the world. For decades, the plantation cultivated approximately 15,000 acres of pineapple.

Lanai City developed in connection with the pineapple industry, starting in the 1920's. Many plantation-era homes make up the unique present-day character of the village.

b. Project Area Context

In discussions with Lanai City community members

regarding the subject property, no specific recollection of cultural significance was attributed to the subject property in terms of Native Hawaiian land use. However, the subject property has been utilized as a temporary parking facility by neighboring landowners in years past.

Letty Castillo, a long-time resident of Lanai, can remember the former Oshiro Service Station, now operating as the Lanai Auto Parts Service, utilizing the vacant lot in the 1960's, 70's, and 80's to park automobiles awaiting repair. This practice continued until the late 1980's, when the Oshiro's sold the service station.

In recent years, the property has occasionally provided parishioners from the Sacred Hearts Catholic Church with overflow parking during Saturday and Sunday mass services. Ms. Castillo indicated that the lot has also provided parking for church goers during Holy Week in the month of May and during the Christmas holidays. During *Encuentro*, a Filipino-Catholic Procession on Easter Sunday, the site has been used for organizing and assembling participants in preparation of the parade ceremony.

In addition to overflow parking, a small portion of the lot has been farmed in recent years by one individual. According to Castle and Cooke Resorts, LLC, there has been no objection to the limited use of the property for small scale vegetable growing.

In the context of the larger community, other cultural events

that take place in the Lanai City area include the annual Barrio Festival in November and Rizal Day in December, honoring the famous Philippine national hero. The Lanai Hongwanji Mission also hosts the annual Bon Dance in July. The subject property does not affect these activities.

c. Impact Assessment

The subject property is located at the edge of Lanai City. Recent recollections of the property's use indicate that the property has not been used for Native Hawaiian cultural practices, although cultural events such as the Barrio Festival and the Bon Dance are held in the nearby area. For at least the past 40 years, the area has been used for parking purposes, with a small area used for vegetable growing.

The loss of the area's weekend overflow parking use for church services can be mitigated with on-street parking available nearby. An alternate site for staging the Easter Sunday parade activities will need to be identified.

The proposal to develop the property for a new Lanai Police Station is not anticipated to have a significant adverse impact to cultural practices or beliefs.

5. Air Quality and Noise Characteristics

The proposed action will involve construction activity which may be a source of airborne emissions and noise. Construction noise is attributable to material hauling trucks and operation of onsite equipment during the building period. Dust generated from the

construction activities are generally attributed to clearing and grubbing activities. Construction equipment may also be a source of airborne emissions which would otherwise not be present at the site. To mitigate the impacts of dust during construction, Best Management Practices (BMPs) shall be incorporated in site construction activities in accordance with Chapter 20.08 of the Maui County Code. In addition, the contractor shall be responsible for properly maintaining vehicle and equipment engines to ensure their efficient operations. Finally, the contractor shall be required to comply with Hawaii Administrative Rules, Chapter 11-46 relating to "Community Noise Control". Construction activity will occur during daylight work hours.

6. Scenic and Open Space Resources

The proposed project is anticipated to complement the existing character of the surrounding environs. The project will utilize landscaping and architectural design elements to provide a facility which is not only compatible with its surrounding environment, but satisfies spatial, aesthetic, and functional requirements as well.

At its highest point, the new police station will be approximately 28 feet above finished grade. In addition, a new 30-ft. high radio tower will be placed on the property. The tower will be located on the western edge of the lot, behind the station, and is not anticipated to create an intrusive visual element in the context of the massing and scale of the new police station.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Economy

On a short-term basis, the project will support construction and construction-related employment. Accordingly, the project will have a beneficial impact on the local economy during the period of construction.

The proposed project is not anticipated to have long-term adverse impacts upon existing population levels and the economic status of Lanai.

2. Fire and Medical Services

The proposed project is not anticipated to adversely impact the service capabilities of existing fire and medical services provided to residents of Lanai.

3. Police Service

As noted in Chapter I, the proposed police station will enable MPD to better serve the residents of Lanai by upgrading the existing facilities, and enhancing the department's ability to provide community protection to residents.

4. Recreational and Educational Facilities

The proposed project is not considered significant in terms of population generation. As such, the proposed project will not place additional demands on recreational facilities and services. School enrollments or locations will not be affected by the proposed action. As a result, no impacts to educational facilities and services are anticipated.

C. INFRASTRUCTURE

1. Roadways

The new police station will be accessed from Fraser Avenue. Traffic entering and exiting the subject property is not anticipated to adversely impact existing and future traffic operations along Fraser Avenue.

2. Water

Domestic water and fire protection services will be provided by a private 8-inch waterline located within Fraser Avenue, owned and operated by the Lanai Water Company. The estimated average-daily demand (domestic and irrigation) is anticipated to be approximately 4,200 gallons per day (gpd). The existing 8-inch waterline along Fraser Avenue will adequately service the subject property. No adverse impacts to the water service capacity of Lanai City is anticipated as a result of the proposed development.

3. Wastewater

The subject property will be serviced by a low-pressure sewer system, which will pump generated flows to the existing 8-inch wastewater line along Fraser Avenue. The estimated daily wastewater demand is approximately 5,525 gpd and will be accommodated by the DPWWM's existing wastewater treatment facility located to the south of Lanai City.

4. Drainage

As a result of the proposed improvements, onsite runoff is estimated to increase from 2.4 cfs to approximately 4.6 cfs. Refer to Appendix C. Existing drainage patterns will be maintained, with increased runoff from the project site sheet flowing in a

westerly direction to a detention basin and abandoned pineapple fields located to the west of the city. Construction of the Lanai Police Station is not anticipated to adversely impact downstream or adjoining properties.

5. **Electrical and Communications Systems**

Electrical and telephone service will be provided to the project and will be coordinated with Maui Electric and Verizon Hawaii, respectively. No adverse impacts associated with the proposed project are anticipated on the existing electrical and telephone service currently provided to Lanai residents.

Chapter IV

***Relationship to
Governmental Plans,
Policies and Controls***

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICT

Chapter 205, Hawaii Revised Statutes, relating to the State Land Use Commission (SLUC), establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation".

The project site is within the "Urban" District. See Figure 7. The proposed action entails a land use which is compatible with the "Urban" designation.

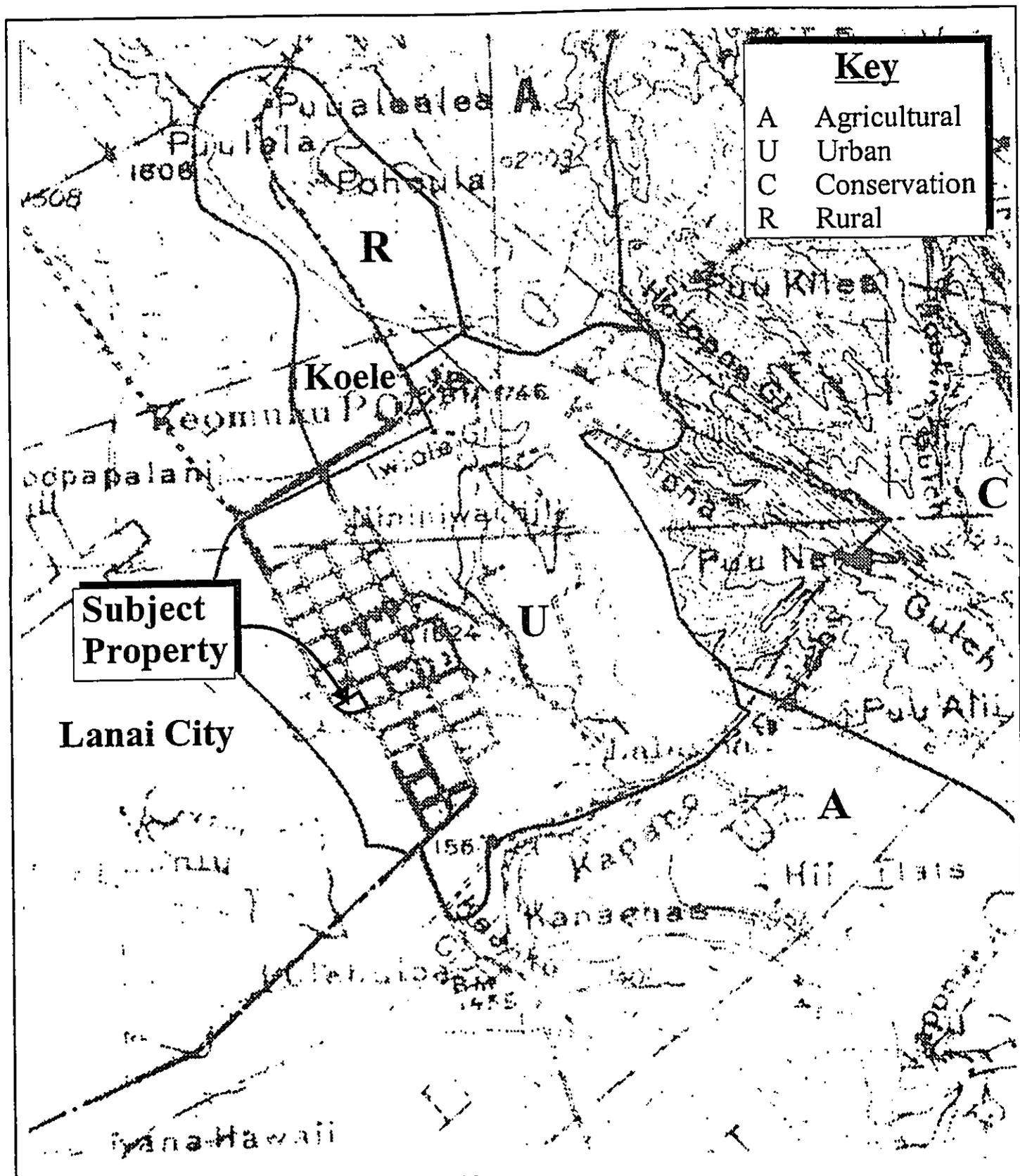
B. MAUI COUNTY GENERAL PLAN

The General Plan of the County of Maui (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, "The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and development of the County and the social, economic and environmental effects of such development and set forth the desired sequence, patterns and characteristics of future development".

The proposed action is in keeping with the following General Plan objectives and policies:

Objectives:

- To use the land within the County for the social and economic benefit of all the County's residents.
- To improve the quality and availability of public facilities throughout Maui County.



Key	
A	Agricultural
U	Urban
C	Conservation
R	Rural

Subject Property

Lanai City

Source: State Land Use Commission District Boundary Maps

Figure 7 Proposed Lanai Police Station
State Land Use District Boundary Map NOT TO SCALE



Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

-
- To create an atmosphere which will convey a sense of security for all residents and visitors and aid in the protection of life and property.

Policies:

- Provide and maintain a range of land use districts sufficient to meet the social, physical, environmental, and economic needs of the community.
- Locate fire, police, and life-saving stations in convenient areas.

C. LANAI COMMUNITY PLAN

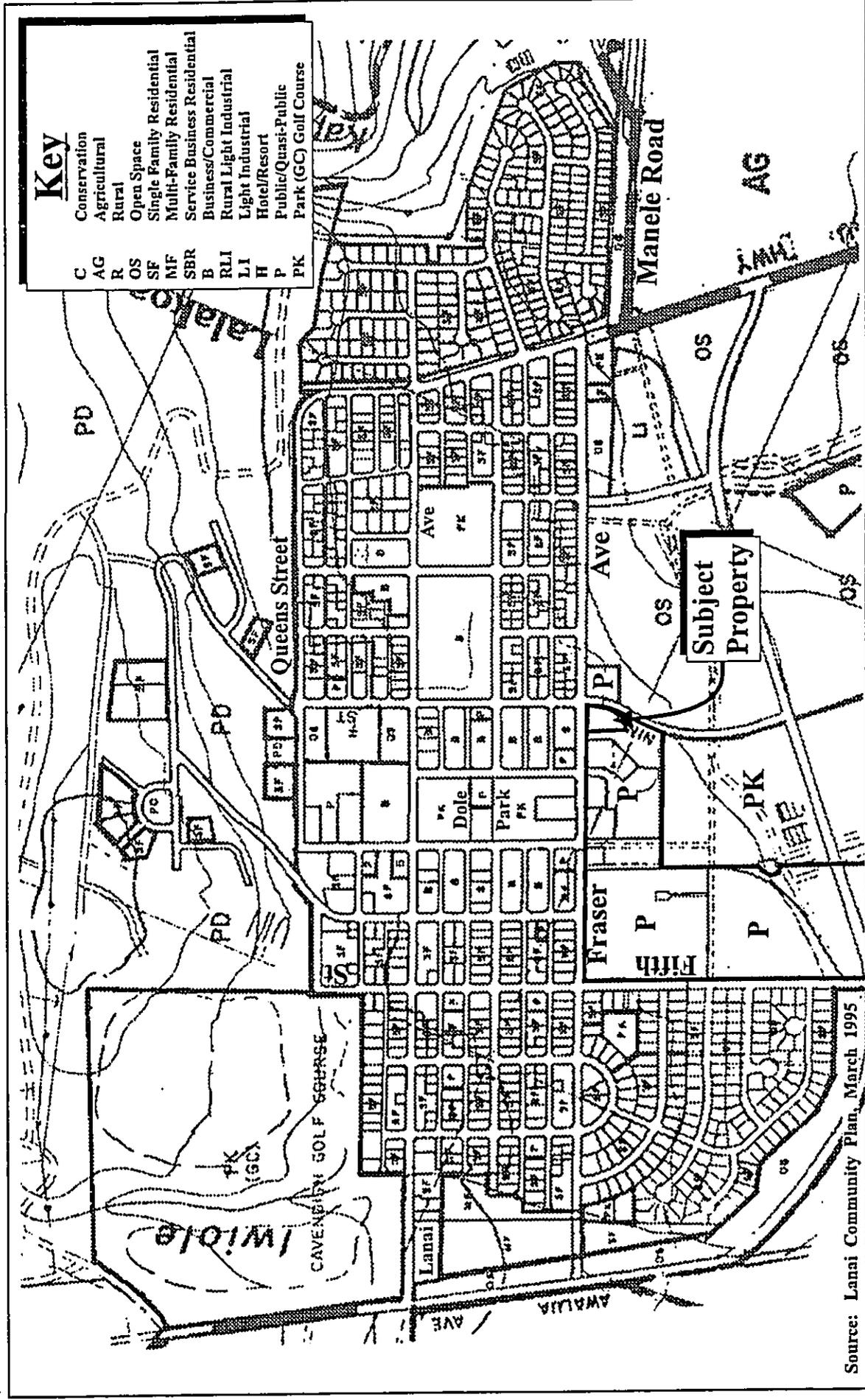
The project site is located in the Lanai Community Plan region, one (1) of the nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains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

The Lanai Community Plan sets forth goals, objectives, policies, implementing actions, and standards which identify preferred future conditions, steps to be taken to achieve stated goals, and specific measures which are necessary to attain the desired goals.

As indicated by the current Lanai Community Plan, the subject property is designated as "Public/Quasi Public". See Figure 8. The proposed action is in keeping with the following objectives as stated in Chapter VI, Summary of Recommendations for Public Safety:

Objective:

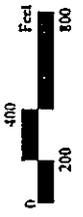
- Construct a new public safety facility.



Source: Lanai Community Plan, March 1995

Figure 8

Proposed Lanai Police Station Community Plan Land Use Designations



Prepared for: County of Maui, Police Department



D. ZONING

The lands underlying the project site are designated by the County of Maui as "Public/Quasi Public". The proposed Lanai Police Station is a land use which is compatible with the current zoning designation.

E. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES

Pursuant to Chapter 205A, Hawaii Revised Statutes, projects are evaluated with respect to Coastal Zone Management (CZM) objectives, policies, and guidelines. It is noted that while the subject property is not located within the County of Maui's Special Management Area, the project's relationship to applicable coastal zone management considerations have been reviewed and assessed.

(1) Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

-
- (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Response: The subject property is not situated in the vicinity of the shoreline area. As such, the proposed project is not anticipated to affect existing coastal recreational resources.

(2) **Historical/Cultural Resources**

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

Policies:

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

Response: The archaeological inventory survey for the project area found no archaeological features, cultural artifacts, or in situ burials on the subject property. The proposed action is not anticipated to have an adverse impact on historical or cultural resources. Should human remains be inadvertently discovered during earth moving activities, work shall cease at once in the immediate area of the find, and the find shall be protected from further damage. The State Historic Preservation Division shall be immediately notified and procedures for the treatment of inadvertently discovered human remains shall be implemented pursuant to Chapter 6E, HRS.

(3) **Scenic and Open Space Resources**

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

Policies:

- (A) Identify valued scenic resources in the coastal zone management area;
- (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- (D) Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The proposed project will be developed and landscaped to ensure visual compatibility with surrounding land uses. The proposed improvements are not contrary to the objectives and policies for scenic and open space resources.

(4) **Coastal Ecosystems**

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

Policies:

- (A) Improve the technical basis for natural resource management;
- (B) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (C) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (D) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response: Given the location of the subject property in relation to the shoreline environment, the proposed improvements are not expected to adversely impact coastal ecosystems. The proposed drainage system will accommodate surface runoff from the site. Drainage improvements shall be designed in accordance with County standards to ensure that there are no adverse effects to adjacent or downstream properties. Applicable BMPs and erosion control measures will also be implemented during the construction of the project.

(5) **Economic Uses**

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

Policies:

- (A) Concentrate coastal dependent development in

-
- appropriate areas;
- (B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
 - (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental effects are minimized; and
 - (iii) The development is important to the State's economy.

Response: The subject property is situated approximately 6 miles inland from the shoreline in an area of existing urbanized uses. The proposed action will support short-term construction and construction-related jobs. The project is also in consonance with the objectives, policies, and implementing actions of the Lanai Community Plan as they relate to health and public safety.

(6) **Coastal Hazards**

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

Policies:

- (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;
- (C) Ensure that developments comply with requirements of the

-
- Federal Flood Insurance Program;
- (D) Prevent coastal flooding from inland projects; and
 - (E) Develop a coastal point and nonpoint source pollution control program.

Response: No significant adverse drainage impacts to downstream properties are anticipated from the proposed project. There are no other site-specific natural hazard conditions affecting the site.

(7) **Managing Development**

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

Policies:

- (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- (B) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Response: This Environmental Assessment has been prepared for public review in compliance with Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules.

In addition, applicable State and County requirements will be adhered to in the design and construction of the proposed project.

(8) **Public Participation**

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

Policies:

- (A) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: Public awareness and participation for this project is facilitated through the Chapter 343, HRS environmental review process. The proposed project is not contrary to the objective of public awareness, education and participation.

(9) **Beach Protection**

Objectives: Protect beaches for public use and recreation.

Policies:

- (A) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed project is located approximately 6 miles inland from the shoreline environment and is not anticipated to impact shoreline activities and beach processes.

(10) **Marine Resources**

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

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response: The proposed project is not anticipated to have adverse impacts upon marine and coastal resources in the vicinity. Runoff from the project site will sheet flow into abandoned pineapple fields located to the west of the city. No impacts to coastal or marine resources are anticipated.

Chapter V

***Summary of Adverse
Environmental Effects
Which Cannot be Avoided***

V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The development of the proposed project will result in some construction-related impacts as described in Chapter III, Potential Impacts and Mitigation Measures.

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

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

Chapter VI

Alternatives

VI. ALTERNATIVES

A. NO ACTION ALTERNATIVE

The no action or no build alternative calls for retaining the police station at its current condition. Given the existing need for improved police facilities on the island of Lanai, the no action or no build alternative is not considered a viable alternative.

B. DEFERRED ACTION ALTERNATIVE

Similar to the no action alternative, the deferred action alternative does not present a viable alternative, given the island's need for improved police facilities.

C. DESIGN ALTERNATIVES

The current designation of the subject property for the proposed police station was made in the context of the subject property's central location, proximity to infrastructure and relative impacts to surrounding areas. As this site was determined to be ideal in terms of the County of Maui's police protection mission and facility needs, no other site alternatives were considered for the project.

During the project's conceptual planning stage, several site layouts were considered. However, these preliminary plans were discounted due to cost and functional considerations. It should be noted that the site planning phase involved an examination of the operational requirements for the proposed police station in order to ensure that spatial and functional criteria for the project were adequately addressed. In addition, the site planning process involved an analysis of space needs, missions and functions, area requirements, spaces and adjacencies, and people/equipment activities schedule. Through the project's planning process, a site plan was prepared and reviewed to ensure that all

operational and performance standards can be addressed.

Although there may be other site layouts which could be examined, the proposed site layout is intended to best accommodate the operational needs of the Maui Police Department in its mission to provide police protection and emergency response services to the public.

Chapter VII

Irreversible and Irretrievable Commitments of Resources

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed action would involve a commitment of fuel, labor, funding, and material resources.

Development of the proposed project will involve the commitment of land for a needed public facility which would preclude other land use options for the site. This commitment of land resources, however, is consistent with existing and future land uses in and around the project area.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

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

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

The project will not result in any adverse environmental impacts. There are no known, rare, threatened, or endangered species of flora, fauna or avifauna located within the project site.

The archaeological inventory survey of the project area did not locate any significant archaeological features, cultural artifacts, or in situ burials. The development of the property is not expected to result in any adverse impacts to archaeological resources. Should any artifacts or human remains be encountered during construction, work will stop in the immediate vicinity of the find and the State Historic Preservation Division will be immediately notified to establish an appropriate mitigation strategy.

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

The proposed project and the commitment of land resources would not curtail 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 or Guidelines as Expressed in Chapter 334, Hawaii Revised Statutes**

The State's Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The proposed action does not contravene provisions of Chapter 344, Hawaii Revised Statutes.

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

The proposed project will have a beneficial impact on the local economy during construction. In the long term, the proposed project will support the local economy through the contribution of taxes, salaries, wages, and benefits. The primary social welfare benefit, however, is the improvement of facilities for police services in Lanai City.

5. **The Proposed Action Does Not Affect Public Health**

No adverse impacts to the public's health and welfare are anticipated as a result of the proposed project. The proposed action will benefit public health, safety, and welfare by enhancing existing police protection and emergency response services on Lanai.

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

No significant population changes are anticipated as a result of the proposed project.

From a land use standpoint, the proposed project is in keeping with the objectives, policies, and implementing actions of the Lanai Community Plan. The proposed project complements and is compatible with surrounding land uses.

The proposed improvements will hookup to the existing County wastewater system. No adverse impacts to water and wastewater capacities and facilities are anticipated. Onsite runoff will be accommodated by existing drainage patterns. The project is not expected to significantly impact other public services such as fire, health care, and emergency medical services. No adverse impacts upon educational or recreational services are anticipated. Impacts to solid waste collection and disposal facilities and resources are anticipated to be minimal.

7. **No Substantial Degradation of Environmental Quality is Anticipated**

During the construction phase of the project, there will be short-term air quality and noise impacts as a result of the project. In the long term, effects upon air quality and ambient noise levels should be minimal. The project is not anticipated to significantly affect the open space and scenic character of the area.

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 on the Environment**

The proposed action is considered a stand alone project that will be developed in a single phase. The proposed action does not represent a commitment to larger actions. In addition, the proposed action is not expected to result in any cumulative impacts that would adversely affect the environment.

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

There are no rare, threatened or endangered species of flora, fauna or avifauna that will be adversely affected by the proposed action.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not be Detrimentially Affected by the Proposed Project**

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions. Noise impacts will occur primarily from construction-related activities. It is anticipated that construction will be limited to daylight working hours. Water quality is not expected to be affected.

In the long term, the project is not anticipated to have a significant impact on air and water quality.

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 project is not located within and would not affect environmentally sensitive areas. The project site is not subject to flooding or tsunami inundation. Soils of the project site are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site.

12. **The Proposed Action Would Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies**

The project site is not identified as a scenic vista or viewplane. The proposed project will not affect scenic corridors and coastal scenic and

open space resources.

13. **The Proposed Action Would Not Require Substantial Energy Consumption**

The proposed project will involve the short-term commitment of fuel for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources. In the long term, the project will create an additional demand for electricity. However, this demand is not deemed substantial or excessive within the context of the region's overall energy consumption.

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

Chapter IX

List of Permits and Approvals

IX. LIST OF PERMITS AND APPROVALS

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

State of Hawaii

1. Community Noise Permit
2. Work to Perform in State Highway Right-of-Way

In addition, the following County permits will be needed for construction implementation:

1. Grubbing, Grading, Building, Electrical, Plumbing, and Driveway.

Chapter X

*Agencies Consulted
During the Preparation of the
Draft Environmental Assessment*

X. AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT

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

1. Neal Fujiwara, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100
2. George Young, Chief Regulatory Branch
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440
3. Robert P. Smith
Pacific Islands Manager
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850
4. Gary Gill, Deputy Director
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801
5. Herbert Matsubayashi
District Environmental Health Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
6. Gilbert Coloma-Agaran
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809
7. Don Hibbard
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707
8. Athan Adachi, Acting Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732
9. Colin Kippen, Deputy Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813
10. Clayton Ishikawa, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
11. John Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
12. Floyd Miyazono, Director
County of Maui
Department of Parks and Recreation
1580-C Kaahumanu Avenue
Wailuku, Hawaii 96793

-
13. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
 14. David Goode, Director
County of Maui
**Department of Public Works
and Waste Management**
200 South High Street
Wailuku, Hawaii 96793
 15. David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
 16. Letty Castillo
Lanai Community Association
P.O. Box 735
Lanai City, Hawaii 96763
 17. Castle & Cooke Resorts, LLC
P. O. Box 630310
Lanai City, Hawaii 96763

SEP 27 2001



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

September 25, 2001

Regulatory Branch

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Frampton:

This letter responds to your request for comments on the project summary for the new police station in Lanai City, dated September 10, 2001. The information summary is not sufficiently detailed to determine if a Department of the Army (DA) permit will be required for this project. Please include us on the mailing list for the Environmental Assessment and include information in the document concerning the presence or absence of streams or wetlands on the project site.

If you have any questions concerning this determination, please contact William Lennan of my staff at 438-6986 or FAX 438-4060, and reference File No. 200100560.

Sincerely,

A handwritten signature in cursive script, appearing to read "George P. Young".

George P. Young, P.E.
Chief, Regulatory Branch



October 9, 2002

George Young, P.E.
Chief, Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440

SUBJECT: Proposed Lanai Police Station , Lanai City, Job No. 02-46

Dear Mr. Young:

Thank you very much for your comment letter dated September 25, 2001 regarding the subject project. There are no identified streams or wetlands in the vicinity of the proposed project. Nevertheless, a copy of the draft environmental assessment (EA) will be provided to your office for your further review and comment.

Thank you for your time and consideration in this matter. Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,

Dean K. Frampton, Planner

DKF:yp

cc: Captain Glenn Miyahira, Maui Police Department
Jay Buzianis, County of Maui, Department of Finance
Steven Wong, Mitsunaga & Associates, Inc.

maui.police@deptarmy.hi

SEP 21 2001

PHONE (808) 594-1888

FAX (808) 594-1865



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

HRD01/299

September 18, 2001

Mr. Dean K. Frampton
Planner
Munekiyo & Hiraga, Inc.
305 High Street - Suite 104
Wailuku, Hawaii 96793

Subject: Proposed Lanai Police Station

Dear Mr. Frampton:

Thank you for the opportunity to comment on the above referenced project, which will result in the construction of a new police station in Lanai City.

The Office of Hawaiian Affairs has no comments at this time and looks forward to receiving your Draft Environmental Assessment for review.

If you have any questions, please contact Jerry B. Norris at 594-1847.

Sincerely,

A handwritten signature in cursive script, appearing to read "Colin C. Kippen, Jr.".

Colin C. Kippen, Jr.
Deputy Administrator
Hawaiian Rights Division

cc: OHA Trustees
Clyde W. Namu'o, OHA Administrator
Thelma Shimaoka, Maui CAC

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

SEP 21 2001

BRIAN K. MINAAI
DIRECTOR

DEPUTY DIRECTORS
GLENN M. OKIMOTO
JADINE Y. URASAKI

IN REPLY REFER TO:
HWY-M2.279-01

September 19, 2001

MEMORANDUM

TO: Dean Frampton
Munekiyo & Hiraga, Inc.

FROM: Athan Adachi *Adachi*
State Highways

SUBJECT: Proposed Lanai Police Station
ME 01-63

Thank you for giving us the opportunity to provide early consultation for the proposed police station. Based on our review of your project summary, we do not anticipate that this project will have a significant impact upon our facilities, therefore, we have no comments to offer at this time.

If there are any questions or concerns, please call me at 873-3535.

/pmc

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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

OCT 10 2001

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

In reply, please refer to:
File:

LaniPD/epo

October 3, 2001

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Frampton:

Subject: Lanai Police Station

Thank you for allowing us to review and comment on the subject proposal. We do not have any comments at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Gill", written over the printed name.

GARY GILL
Deputy Director
Environmental Health Administration



NOV 13 2001

GILBERT S. COLOMA-AGARAN, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWALO
LINNIE NISHIOKA

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

Log #: 2FS29
Doc #: 0111CD03

TO: Dean Frampton
Name of Agency/Applicant: Munekiyo & Hiraga, Inc.
Address of Agency/Applicant: 305 High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: Chapter 6E-8 Historic Preservation Review Pertaining to the Request
for Early Consultation for the Proposed Lana'i Police Station
Ahupua'a: Kamoku
District, Island: Lahaina District, Lana'i Island
TMK: 4-9-14:001

1. We believe there are no historic properties present, because:
 - a. intensive cultivation has altered the land
 - b. residential development/urbanization has altered the land X
 - c. previous grubbing/grading has altered the land
 - d. an acceptable archaeological assessment or inventory survey found no historic properties
 - e. other The subject property became part of cleared grazing land around the Koele Ranch in the early 20th century and later alteration resulted from construction of Pineapple & later construction of Lana'i Company Housing & road infrastructure.

Thus, we believe that "no historic properties will be affected" by this undertaking.
 X

2. This project has already gone through the historic preservation review process, and mitigation has been completed.

Staff Cathy A. Dayton Date 2 November 2001

Title: ASSISTANT MANAGER/LANA'I ARCHAEOLOGIST

SEP 17 2001



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE

YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUHAUPIO R. AKANA
DEPUTY CHIEF OF POLICE

September 11, 2001

Mr. Dean Frampton
Munekiyo and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

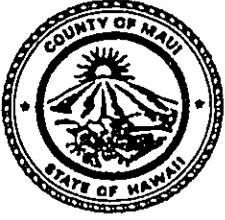
Dear Mr. Frampton:

Thank you for the opportunity to review and comment on the proposed draft of the Project Summary for our new Lanai Police Station. It is our understanding that this summary will be included in the Environmental Assessment being prepared for the project.

In reviewing the document, we found it to be essentially accurate in its description of the existing facility as well as summarizing the proposed project. We have no significant comment or concerns to express at this time relative to the report.

Very truly yours,


THOMAS M. PHILLIPS
Chief of Police



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

~~DR. JAMES KIMO~~ APANA
Mayor

FLOYD S. MIYAZONO
Director

ELIZABETH D. MENOR
Deputy Director

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

September 24, 2001

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

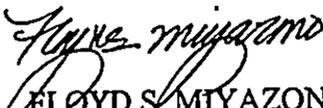
Dear Mr. Frampton:

SUBJECT: PROPOSED LANAI POLICE STATION

Thank you for the opportunity to review the project summary for the subject project. We are in support of the project and have no comments on the proposed action.

Please contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at 270-7387 should there be any questions.

Sincerely,


FLOYD S. MIYAZONO
Director

c: Patrick Matsui, Chief of Planning and Development

OCT 01 2001



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833

September 26, 2001

Mr. Dean K. Frampton
Munekiyo & Hiraga, Inc.
305 High Street Ste 104
Wailuku HI 96793

RE Project Name: Proposed Lanai Police Station
TMK: (2) 4-9-14 :1

Dear Mr. Frampton:

Thank you for the opportunity to review the above-referenced project proposal. The Department of Water Supply provides the following comments:

The project site is being served by a private water company. The applicant should be required to provide domestic, fire and irrigation calculations according to standards. Fire demand is determined by fire flow calculations performed by a licensed engineer. The approved fire flow calculation method for use is the "Guide for Determination of Required Fire Flow"- Insurance Service Office, 1974.

Brackish and/or reclaimed water sources should be used for all non-potable uses, including irrigation and dust control during construction, if such alternative sources are available. We recommend that the following water conservation measures be implemented:

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

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 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.

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.

Limit Irrigated Turf: Limit irrigated turf to 25% or less of total landscaped area.. Low-water use shrubs and ground covers can be equally attractive and require substantially less water than turf.

Use Climate-adapted Plants: The project is located in the "Maui County Planting Plan" - Plant Zones 1, 2, and 4. We encourage the applicant to utilize appropriate native and non invasive species and to avoid the use of potentially invasive plants. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species. Attached is a list of appropriate plants for the zones as well as

potentially invasive plants to avoid.

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.

The Department of Water Supply strives to protect the integrity of surface and groundwater resources by encouraging the applicant to adopt best management practices (BMPs) relevant to potentially polluting activities. We have attached sample BMPs for principle operations for reference. Additional information can be obtained from the State Department of Health.

Should you have any questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,



David Craddick
Director

cam

c: engineering division

applicant, with attachments:

"The Costly Drip"

A Checklist for Water Conservation Ideas for Cooling"

Maui County Planting Plan-Plant Zones 1,2 and 4 "Saving Water in the Yard-What and How to Plant in your Ares"

Water Conservation for Schools and Public Buildings

Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters- EPA

Erosion Prevention and Sediment Control - Residential and Commercial Source Control Programs. WERF 1998



October 9, 2002

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

SUBJECT: Proposed Lanai Police Station , Lanai City, Job No. 02-46

Dear Mr.Craddick:

Thank you very much for your comment letter dated September 26, 2001 regarding the subject project. In response to the comments provided, we would like to note the following.

The applicant will provide domestic, fire and irrigation calculations during the building permit review process. Also, to the greatest extent practicable, the applicant will utilize brackish or reclaimed water for non-potable uses.

Thank you for your time and consideration in this matter. Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,

Dean K. Frampton, Planner

DFK:yp

cc: Captain Glenn Miyahira, Maui Police Department
Jay Buzianis, County of Maui, Department of Finance
Steven Wong, Mitsunaga and Associates, Inc.

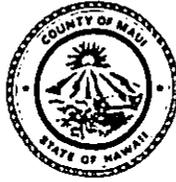
ma@police/craddick.ltr

OCT 29 2001

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 24, 2001

Mr. Dean Frampton
305 South High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Frampton:

Re: Early Consultation for proposed Lanai Police Station

Thank you for allowing us to comment on the above project. Given amount of square footage proposed, the massing of the structure will be important. Lanai City design guidelines should be used in the planning and architectural design. To minimize the massing, several smaller buildings around a court yard and connected by covered walkway should be considered. Siting of the 40 foot antenna is a concern for both visual and health reasons. Consideration to locating antenna off-site to an area less visible should be considered.

Should you require further clarification, please contact Mr. Joseph Alueta, Staff Planner of this office at 270-7735.

Very truly yours,

A handwritten signature in black ink, appearing to read "John E. Min", is written over a large, stylized flourish.

JOHN E. MIN
Planning Director

JEM:JWA:tlm

c: Clayton Yoshida, AICP, Deputy Planning Director
Project File
General File
K:\WP_DOCS\PLANNING\EA\lanai police\preconsultation.wpd

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

Quality Seamless Service - Now and for the Future



October 9, 2002

John E. Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

SUBJECT: Proposed Lanai Police Station , Lanai City, Job No. 02-46

Dear Mr. Min:

Thank you very much for your comment letter dated October 24, 2001 regarding the subject project. In response to the comments provided, we would like to note the following.

During the planning stage of the proposed project, consideration was given to the operational requirements of the new police station in order to ensure that spatial and functional criteria were adequately addressed. The proposed building represents the most feasible design alternative given the spatial limitations of the subject property, intended to best accommodate the Maui Police Department in its mission to provide police protection and emergency response services to the public.

Project plans for the radio antenna have been revised, with a new proposed height of 30-feet. Siting of the proposed antenna is designed to best accommodate optimal communication services while minimizing potential adverse visual impacts. The antenna structure is proposed to be constructed at the lower portion of the property, partially obscured by the roof line of the new facility. Further, the antenna will be installed and operated according to Federal Communication Commission standards.

John E. Min, Director
October 9, 2002
Page 2

Thank you for your time and consideration in this matter. Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Dean K. Frampton, Planner

DKF:yp

cc: Captain Glenn Miyahira, Maui Police Department
Jay Buzianis, County of Maui, Department of Finance
Steven Wong, Mitsunaga and Associates, Inc.

mailpoliceplanning.ltr

OCT 15 2001

BENJAMIN J. CAYETANO
GOVERNOR



LETICIA CASTILLO
LIAISON OFFICER

OFFICE OF THE GOVERNOR

Governor's Liaison Office - Lanai

P.O. Box 800 630806

Lanai City, HI 96763

TELEPHONE (808) 565-6411 (Bus.)

TELEPHONE (808) 585-6380 (Home)

FAX (808) 585-6887

October 12, 2001

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii, 96793

Re: Proposed Lanai Police Station

Dear Dean,

Thank you for talking with me regarding the plans for the new Lanai Police Station. As a long time resident of the island, I have involved myself with the many community Organization to address the needs of the people that resides on the island. Being a President of Lanai Community Association, I shared your letter to the members of The board and I had some input from the board which I hope you will consider in Your report. The following are input from the LCA Board Members:

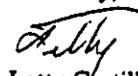
Juvenile & Adults & ADA Compliance
Will the Court House be included in the building
The site is too far for Senior Citizen from the Senior Citizen Hall
Since the site is used by the parishioners of Sacred Hearts Church
When can they park.

These are just few of the concern that I received, but I believe that when people see the Building go up then and only that people will raise their question.

I hope that these concern will be addressed on your study.

Again, thank you for your consideration of involving community members in your Study.

Sincerely,


Letty Castillo



October 9, 2002

Letty Castillo, Liaison Officer
Office of the Governor
State of Hawaii
P.O. Box 630806
Lanai City, Hawaii 96763

SUBJECT: Proposed Lanai Police Station, Lanai City, Job No. 02-46

Dear Mrs. Castillo:

Thank you very much for your comment letter dated October 12, 2001 regarding the subject project. In response to the comments provided, we note the following.

1. Juvenile and Adult Compliance

The proposed facility will be designed to comply with federal standards which require separate holding facilities for juveniles, adult males and adult females.

2. ADA Compliance

As required by federal standards, the Lanai Police Station will be ADA compliant.

3. Existing Court House

The new police station will not house the District Court House.

4. Senior Citizen Access

The new police station will be located across the street from existing police facilities. The current site was selected in light of its central location and proximity to infrastructure components. Further, the site was deemed to be appropriate in terms of the Police Department's mission to provide timely and responsive service to the Lanai Community, including its Senior Citizens.

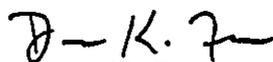
Letty Castillo, Liaison Officer
October 9, 2002
Page 2

5. Parking For Sacred Hearts Parishioners

The Maui Police Department will consider opportunities for overflow church parking at the facility parking lot on Sunday mornings. In addition, a number of public parking facilities are located within close proximity to the Sacred Hearts Church.

Thank you for your time and consideration in this matter. Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Dean K. Frampton, Planner

DKF:yp

cc: Captain Glenn Miyahira, Maui Police Department
Jay Buzianis, County of Maui, Department of Finance
Steven Wong, Mitsunaga and Associates, Inc.

maui@police.governor.hi

Chapter XI

***Letters Received During
the Draft Environmental
Assessment Public Comment
Period and Responses to
Substantive Comments***

XI. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

Pursuant to the requirements of the environmental review process, letters received during the Draft Environmental Assessment public comment period, as well as responses to substantive comments, are included in this section.

OCT 28 2002



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF
Regulatory Branch

October 24, 2002

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Frampton:

This letter responds to your request for comments on the draft Environmental Assessment (DEA) for the new police station in Lanai City, dated October 22, 2002. Based on the information provided in the DEA I have determined that a Department of the Army (DA) permit will not be required for this project.

If you have any questions concerning this determination, please contact William Lennan of my staff at 438-6986 or FAX 438-4060, and reference File No. 200100560.

Sincerely,

A handwritten signature in black ink, appearing to read "George P. Young".

George P. Young, P.E.
Chief, Regulatory Branch

OCT 30 2002

United States Department of Agriculture

USDA

 NRCS Natural Resources
Conservation Service

Our People...Our Islands...In Harmony
210 Imi Kala Street, Suite #209, Wailuku, HI 96793-2100

Date: October 28, 2002

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

Dear Mr. Frampton,

SUBJECT: Proposed Lanai Police Station, Lanai City
TMK: 4-9-014: por. 001, and 011

We have no comment on the subject Draft Environmental Assessment.

Thank you for the opportunity to comment.

Sincerely,



Neal S. Fujiwara
District Conservationist

BENJAMIN J. CAYETANO
GOVERNOR



OCT 28 2002

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
MAUI DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793

October 25, 2002

Mr. Dean Frampton
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Frampton:

Subject: **Draft Environmental Assessment – Lanai Police Station
TMK: (2) 4-9-14:) and 11 (por.)**

Thank you for the opportunity to comment on the draft environmental assessment for the proposed Lanai Police Station. We have no comments to offer at this time.

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

Sincerely,

A handwritten signature in black ink, appearing to read "H. Matsubayashi".

Herbert S. Matsubayashi
District Environmental Health Program Chief

BENJAMIN J. CAYETANO
GOVERNOR



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION**

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

November 5, 2002

NOV 13 2002

BRIAN K. MINAAI
DIRECTOR

DEPUTY DIRECTORS
GLENN M. OKIMOTO
JADINE Y. URASAKI

IN REPLY REFER TO:
HWY-M2.339-02

MEMORANDUM

TO: Dean Frampton
Munekiyo & Hiraga, Inc.

FROM: Paul M. Chung
State Highways

SUBJECT: Proposed Lanai Police Station
ME 02-58
Lanai City, Lanai, Hawaii

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed Lanai Police Station. Based upon our review of the assessment, it appears that the subject project will not have any significant impacts to our facilities.

If there are any questions or concerns, please call me at 873-3535.

/pmc

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENT QUALITY CONTROL

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

November 7, 2002

Thomas M. Phillips
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

Attn: Glenn Miyahira

Dear Chief Phillips:

Subject: Draft Environmental Assessment (EA), Lanai Police Station

We have the following comments to offer:

Bird strikes: Will the proposed radio tower have lights on it? Lights atop high structures can be a hazard to young Newells Shearwaters, an endangered bird species, who become disoriented from the lights and crash into other structures. Are Newells Shearwaters known to frequent the area? If so how will you mitigate possible bird strikes?

Paving; landscaping: Hawaii Revised Statutes 103D-407 requires the use of recycled glass in paving materials whenever possible, and HRS 103D-408 requires the use of native Hawaiian flora whenever and wherever possible. For the text of these sections of HRS contact our office for a paper copy or go to our website at <http://www.state.hi.us/health/oeqc/guidance/index.html>.

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

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

Sincerely,


GENEVIEVE SALMONSON
Director

c: Dean Frampton



December 9, 2002

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

SUBJECT: Proposed Lanai Police Station , Lanai City
Job No. 02-46

Dear Ms. Salmonson:

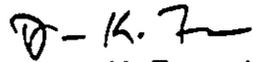
Thank you very much for your comment letter dated November 7, 2002 regarding the subject project. In response to the comments provided, we would like to note the following.

1. Project plans do not call for placement of lights atop the 30-foot communications tower. As such, the tower is not anticipated to adversely impact bird species, including Newells Shearwaters;
2. As applicable, the applicant will construct the proposed Lanai Police Station in compliance with Hawaii Revised Statutes Sections 103D-407 and 408; and
3. To the greatest extent practicable, the applicant will utilize sustainable building techniques in construction of the Lanai Police Station.

Genevieve Salmonson, Director
December 9, 2002
Page 2

Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Dean K. Frampton, Planner

DKF:yp

cc: Captain Glenn Miyahira, Maui Police Department
Jay Buzianis, County of Maui
Steven Wong, Mitsunaga & Associates
Joe Alueta, Department of Planning

maui.police@oeqc.res

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. Box 621
HONOLULU, HAWAII 96809

NOV 13 2002

NOV 18 2002

GILBERT S. COLOMA-AGARAN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

ERIC T. HIRANO
DEPUTY DIRECTOR

LINNEL T. NISHIOKA
DEPUTY DIRECTOR FOR
THE COMMISSION ON WATER
RESOURCE MANAGEMENT

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE
COMMISSION
LAND
STATE PARKS

Munekiyo & Hiraga, Inc.
Attention: Dean Frampton
305 High Street Suite 104
Wailuku, Hawaii 96793

L-2844

Subject: Proposed Lanai Police Station, Lanai City, Lanai, tax map
key: (2) 4-9-14:por.1 and 11

Gentlemen:

Please accept our apology in not responding to your request sooner. A copy of your request was distributed within the Department.

Attached is a copy of the Engineering Branch comments. The Department of Land and Natural Resources has no other comment to offer at this time.

Should you have any questions, please contact Nicholas Vaccaro of the Land Division, Support Services Branch at 587-0438.

Sincerely,

DIERDRE S. MAMIYA
Administrator

Cc: Land Board Member



RECEIVED
10/13/02

2002 NOV 13 A 8:01

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION

P.O. BOX 621

HONOLULU, HAWAII 96809

October 24, 2002

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

LD/NAV

Ref.: LANAI POLICE STATION.CMT

L-2844

Suspense Date: 11/11/02

MEMORANDUM:

TO: **XXX Division of Aquatic Resources
**XXX Division of Forestry & Wildlife
**XXX Division of State Parks
Division of Boating and Ocean Recreation
XXX Commission on Water Resource Management
Land Division Branches:
XXX Planning and Technical Services
XXX Engineering Branch
XXX Maui District Land Office

FROM: *JSM* Dierdre S. Mamiya, Administrator *Charlene*
Land Division

SUBJECT: Draft Environmental Assessment (October 2002)
Project: Lanai Police Station
Consultant: Munekiyo & Hiraga, Inc.
Applicant: County of Maui Police Department

Please review the Draft Environmental Assessment (October 2002) prepared by Munekiyo & Hiraga, Inc., covering the proposed Lanai Police Station and submit your comments (if any) on Division letterhead (signed and dated) within the time requested above. Should you need more time to review the subject matter, please contact Nicholas A. Vaccaro at ext.: 7-0438.

****NOTE:** One (1) copy of the DEA is available for your review in the Land Division Office, room 220.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

() We have no comments.

Comments attached.

Signed: *AM*

Date: _____

02 OCT 24 PM 01:45 WATER & LAND

DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
ENGINEERING BRANCH

LD/NAV

Ref.: LANAI POLICE STATION.CMT

COMMENTS

FEMA has not conducted a detailed flood study of the project area; therefore there are no specific construction regulations or guidelines required by the National Flood Insurance Program (NFIP).

If you have any questions, please call Mr. Eric Yuasa of the Project Planning Section at 587-0229.

Signed: _____

Andrew M. Monden
ANDREW M. MONDEN, CHIEF ENGINEER

Date: _____

11/8/02

RECEIVED



02 OCT 25 12:07

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

COMMISSION ON WATER RESOURCE MANAGEMENT

LAND DIVISION

P.O. BOX 821

HONOLULU, HAWAII 96809

October 24, 2002

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

LD/NAV

Ref.: LANAI POLICE STATION.CMT

L-2844

Suspense Date: 11/11/02

MEMORANDUM:

From:

- **XXX Division of Aquatic Resources
- **XXX Division of Forestry & Wildlife
- **XXX Division of State Parks
- Division of Boating and Ocean Recreation
- XXX Commission on Water Resource Management
- Land Division Branches:
- XXX Planning and Technical Services
- XXX Engineering Branch
- XXX Maui District Land Office

To:

Dierdre S. Mamiya, Administrator *Charlene*
Land Division

SUBJECT: Draft Environmental Assessment (October 2002)
 Project: Lanai Police Station
 Consultant: Munekiyo & Hiraga, Inc.
 Applicant: County of Maui Police Department

Please review the Draft Environmental Assessment (October 2002) prepared by Munekiyo & Hiraga, Inc., covering the proposed Lanai Police Station and submit your comments (if any) on Division letterhead (signed and dated) within the time requested above. Should you need more time to review the subject matter, please contact Nicholas A. Vaccaro at ext.: 7-0438.

****NOTE:** One (1) copy of the DEA is available for your review in the Land Division Office, room 220.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Signed: *Dairi mamiya*

Date: 11/6/02

RECEIVED
OCT 25 2002
LAND DIVISION

RECEIVED
OCT 29 2002



2002 OCT 29 A 11:10

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 821
HONOLULU, HAWAII 96809

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

October 24, 2002

LD/NAV

Ref.: LANAI POLICE STATION.CMT

Suspense Date: 11/11/02 L-2844

MEMORANDUM:

TO: **XXX Division of Aquatic Resources
**XXX Division of Forestry & Wildlife
**XXX Division of State Parks
Division of Boating and Ocean Recreation
XXX Commission on Water Resource Management
Land Division Branches:
XXX Planning and Technical Services
XXX Engineering Branch
XXX Maui District Land Office

FROM: *JSR* Dierdre S. Mamiya, Administrator *Charles*
Land Division

SUBJECT: Draft Environmental Assessment (October 2002)
Project: Lanai Police Station
Consultant: Munekiyo & Hiraga, Inc.
Applicant: County of Maui Police Department

Please review the Draft Environmental Assessment (October 2002) prepared by Munekiyo & Hiraga, Inc., covering the proposed Lanai Police Station and submit your comments (if any) on Division letterhead (signed and dated) within the time requested above. Should you need more time to review the subject matter, please contact Nicholas A. Vaccaro at ext.: 7-0438.

****NOTE:** One (1) copy of the DEA is available for your review in the Land Division Office, room 220.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Signed: *Michael G. Buck*

Date: **MICHAEL G. BUCK, ADMINISTRATOR**
DIVISION OF FORESTRY AND WILDLIFE

OCT 28 2002



RECEIVED
DIVISION OF
LAND MANAGEMENT

2002 OCT 28 PM 12: 59

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 821
HONOLULU, HAWAII 96809

October 24, 2002

LD/NAV
Ref.: LANAI POLICE STATION.CMT

L-2844
Suspense Date: 11/11/02

MEMORANDUM:

TO: **XXX Division of Aquatic Resources
**XXX Division of Forestry & Wildlife
**XXX Division of State Parks
Division of Boating and Ocean Recreation
XXX Commission on Water Resource Management
Land Division Branches:
XXX Planning and Technical Services
XXX Engineering Branch
XXX Maui District Land Office

FROM: *JSM* Dierdre S. Mamiya, Administrator *Charlene*
Land Division

SUBJECT: Draft Environmental Assessment (October 2002)
Project: Lanai Police Station
Consultant: Munekiyo & Hiraga, Inc.
Applicant: County of Maui Police Department

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**NOTE: One (1) copy of the DEA is available for your review in the Land Division Office, room 220.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Signed: *Jan K. Kyo*

Date: 11-05-02

NOV 03 PM 3:55

RECEIVED

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

DEC 02 2002

GILBERT S. COLOMA-AGARAN, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

DEPUTIES
ERIC T. HIRANO
LINNEL NISHIOKA

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS

November 26, 2002

Mr. Dean Frampton
Munekiyo & Hiraga, Inc.
305 South High Street, Suite 104
Wailuku, Hawaii 96793

LOG NO: 31177 ✓
DOC NO: 0211CD29

Dear Mr. Frampton,

SUBJECT: Chapter 6E-8 Historic Preservation Review Pertaining to the Draft Environmental Assessment for the Proposed Lana'i Police Station Kamoku Ahupua'a, Lahaina District, Island of Lana'i
TMK: (2) 4-9-014:001 (por.) and 11 (por.)

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (Draft EA) for the Proposed Lana'i Police Station, which was received by our staff October 24, 2002.

Based on the submitted Draft EA, we understand the proposed undertaking consists of the construction of a new police station and related improvements on an approximately 1.0 acre of land located in Lana'i City.

We have previously commented on the proposed undertaking and determined that "no historic properties will be effected" by this project (SHPD DOC NO.: 0208CD34/LOG NO.: 30578; SHPD DOC.: 0111CD03/LOG NO.: 28529). In our view, this concluded the historic preservation review process for this project.

We see from the submitted Draft EA that Xamanek Researches conducted an archaeological inventory survey of the proposed project area in September 2002, as the Draft EA included a copy of the *Summary Field Report of an Archaeological Inventory Survey of the Lana'i Police Station Parcel* (Erik Fredericksen 2002). This survey was not needed, given our "no historic properties affected" determination. No historic properties were identified during the inventory survey.

If you have any questions, please call Cathleen Dagher at (808) 692-8023.

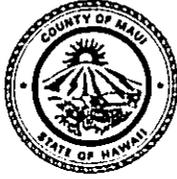
Aloha

A handwritten signature in black ink, appearing to read "Don Hibbard".

Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

JAMES "KIMO" APANA
MAYOR



NOV 05 2002

CLAYTON T. ISHIKAWA
CHIEF
RICHARD A. FERNANDEZ
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

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

November 1, 2002

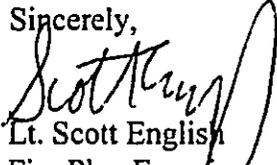
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793
Attention: Dean Frampton

Subject: Proposed Lanao Police Station, Lanai City

Dear, Mr. Frampton:

Thank you for the opportunity to comment on the above subject, at this time the Fire Prevention Bureau has no comment. All comment if any will be made during the building permit plan review process.

Sincerely,


Lt. Scott English
Fire Plan Examiner

NOV 11 2002



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833**

November 5, 2002

Mr. Thomas M. Phillips, Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku HI 96793

SUBJECT: Proposed Lanai Police Station, Lanai City
TMK : (2)4-9-014:001 (por) & 011 (por)

Dear Mr. Phillips:

Thank you for the opportunity to comment on the draft environmental assessment for the proposed Lanai Police Station.

Some of the comments we provided in the pre consultation process were incorporated in the draft EA. We would like to reiterate the integration of water conservation techniques in the project design and construction such as the use of low flow fixtures and devices, elimination of single-pass cooling, use of climate-adapted plants, use of brackish and/or reclaimed water for dust control during construction and the implementation of a repair and maintenance program to prevent loss of water through leaks.

Should you have any questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Craddick", is written over the word "Sincerely,".

David Craddick
Director

eam
c:: engineering division
Munekiyo & Hiraga, Inc.

By Water All Things Find Life



December 9, 2002

David Craddick, Director
Department of Water Supply
County of Maui
P.O. Box 1109
Wailuku, Hawaii 96793

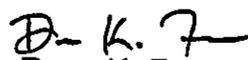
SUBJECT: Proposed Lanai Police Station , Lanai City
Job No. 02-46

Dear Mr. Craddick:

Thank you very much for your comment letter dated November 5, 2002 regarding the subject project. We have provided a copy of your letter to the project architect to ensure that water conservation techniques are considered in project design and construction.

Thank you for your time and consideration in this matter. Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,

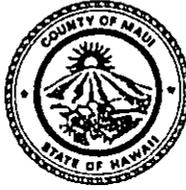

Dean K. Frampton, Planner

DKF:yp

cc: Captain Glenn Miyahira, Maui Police Department
Jay Buzianis, County of Maui
Steven Wong, Mitsunaga & Associates
Joe Alueta, Department of Planning

mail/policedwa.res

JAMES "KIMO" APANA
Mayor



DEPARTMENT OF PARKS & RECREATION

1580-C Kaahumanu Avenue, Wailuku, Hawaii 96793

DEC 02 2002
FLOYD S. MIYAZONO
Director

GLENN T. CORREA
Deputy Director

PLANNING &
DEVELOPMENT

(808) 270-7931
Fax (808) 270-7162

November 22, 2002

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga.
305 High Street, Suite 104
Wailuku, Hawaii, 96793

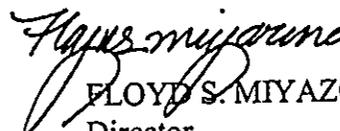
SUBJECT: PROPOSED LANAI POLICE STATION

Dear Mr. Frampton

Thank you for allowing us to review the above subject project. We have no comments on the project.

Please contact me or Mr. Patrick Matsui, Chief of Parks Planning & Development, at 270-7387 should there be any question.

Sincerely,


FLOYD S. MIYAZONO
Director

c. Patrick Matsui, Chief of Parks Planning & Development

Quality Seamless Service – Now and for the Future

DEC 02 2002

JAMES "KIMO" APANA
Mayor

DAVID C. GOODE
Director

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

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



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

TRACY TAKAMINE, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

JOHN D. HARDER
Solid Waste Division

November 25, 2002

Mr. Dean Frampton
MUNEKIYO & HIRAGA
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Frampton:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
LANAI POLICE STATION
TMK: (2)4-9-014:001, 011**

We reviewed the subject draft environmental assessment and have the following comments:

1. Submit a solid waste management plan for construction waste recycling and disposal and cleared and grubbed material disposal and composting.
2. Although wastewater system capacity is currently available as of September 25, 2002, the developer should be informed that wastewater capacity cannot be ensured until the issuance of the building permit.
3. The developer shall not pay assessment fees for this area at the current time although the developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
4. Wastewater contribution calculations are required before a building permit is issued. Plans should show the installation of an advance riser at each lot. Indicate on the plans the ownership of each easement. The County will not accept sewer easements that traverse private property.

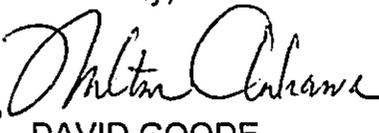
Quality Seamless Service – Now and for the Future

Mr. Dean Frampton
November 25, 2002
Page 2

5. Construction of this project shall comply with the provisions of Chapter 20.08, Maui County Code (MCC), the grading ordinance and the Maui County drainage rules. Best Management Practices such as measures to control erosion, sediment and dust, shall be provided and maintained during construction.
6. Roadway improvements may be required dependent upon the adjacent roadway width and frontage improvements per the provisions of MCC, Section 16.26.3304, "Improvements to Public Streets" and the County roadway standards.

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

Sincerely,


for DAVID GOODE
Director

DG:RMN:msc
S:\LUCA\Czm\anaipolice-dea.wpd



December 9, 2002

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

SUBJECT: Proposed Lanai Police Station, Lanai City,
Job No. 02-46

Dear Mr. Goode:

Thank you very much for your comment letter dated November 25, 2002 regarding the subject project. In response to the comments provided, we would like to note the following.

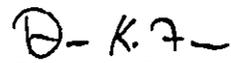
1. The applicant will submit a solid waste management plan for recycling and disposal of construction waste, disposal and composting of cleared and grubbed material.
2. The applicant acknowledges wastewater capacity can only be ensured at the time of building permit issuance.
3. The applicant acknowledges responsibility for necessary off-site improvements to the collection system and wastewater pump stations.
4. Projected wastewater calculations and plans will be submitted during the building permit application process.
5. Proposed improvements will comply with the provisions of Chapter 20.08 of the Maui County Code (MCC), the grading ordinance and Maui County drainage rules. Further, Best Management Practices will be employed during project construction, including erosion, sediment and dust control measures.
6. Should roadway improvement measures be required, said improvements will be constructed in accordance with MCC, Section 16.26.3304, "Improvements to Public Streets" and County roadway standards.

environment
planning

David Goode, Director
December 9, 2002
Page 2

Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Dean K. Frampton, Planner

DKF:yp

cc: Captain Glenn Miyahira, Maui Police Department
Jay Buzianis, County of Maui
Steven Wong, Mitsunaga & Associates
Joe Alueta, Department of Planning

maui/police/dpwwm.res

References

References

- Belt Collins Hawaii, Applications for Special Management Area and Phase II Permits, Manele Project District, June 1995.
- Bisignani, J.D., Maui Handbook, Including Molokai and Lanai, Fifth Edition, 1999.
- Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.
- County of Maui, Department of Planning, Lanai Community Plan, December 1998.
- County of Maui, Office of Economic Development, and Maui Economic Development Board, Inc., Maui County Data Book, June 2000.
- Cultural Surveys Hawaii, Archaeological Inventory Survey of a 173-Acre Parcel, Palawai and Kealia'aupuni, Lana'i, Prepared for Lanai Company, Ltd., February 1990.
- Munekiyo & Arakawa, Inc., Application for Housing Development Pursuant to Section 201E-210, HRS, Lanai City Housing Project, January 1996.
- Munekiyo & Arakawa Inc., Lanai Senior Housing Project, Market Assessment, August 1996.
- Munekiyo, Arakawa & Hiraga, Inc., Applications for Project District Phase II Approval and Special Management Area Use Permit - Proposed Improvements at Lanai Project District 1 (Manele), October 1999.
- Munekiyo & Hiraga, Inc., Final Environmental Assessment - Rural Fiber Optics Communication Lines for Lanai, Maui and Molokai, July 2001.
- Munekiyo & Hiraga, Inc., Final Environmental Assessment - Wailea Fire Station, August 2001.
- Personal Communication with Leticia Castillo, Lanai Community Hospital, September 6, 2001.
- Personal Communication with Pierce Meyers, Department of Education, September 11, 2001.
- Personal Communication with Ted Tengan, American Medical Response, September 6, 2001.
- Personal Communication with Henry Yasso, Maui Fire Department, September 6, 2001.

Stilson, Greg and Christie, Maui and Lanai, Making the Most of Your Family Vacation, Fifth Edition, 1992.

U.S. Census Bureau, Profiles of General Demographic Characteristics, 2000 Census of Population and Household, Hawaii, May 2001.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, August 1972.

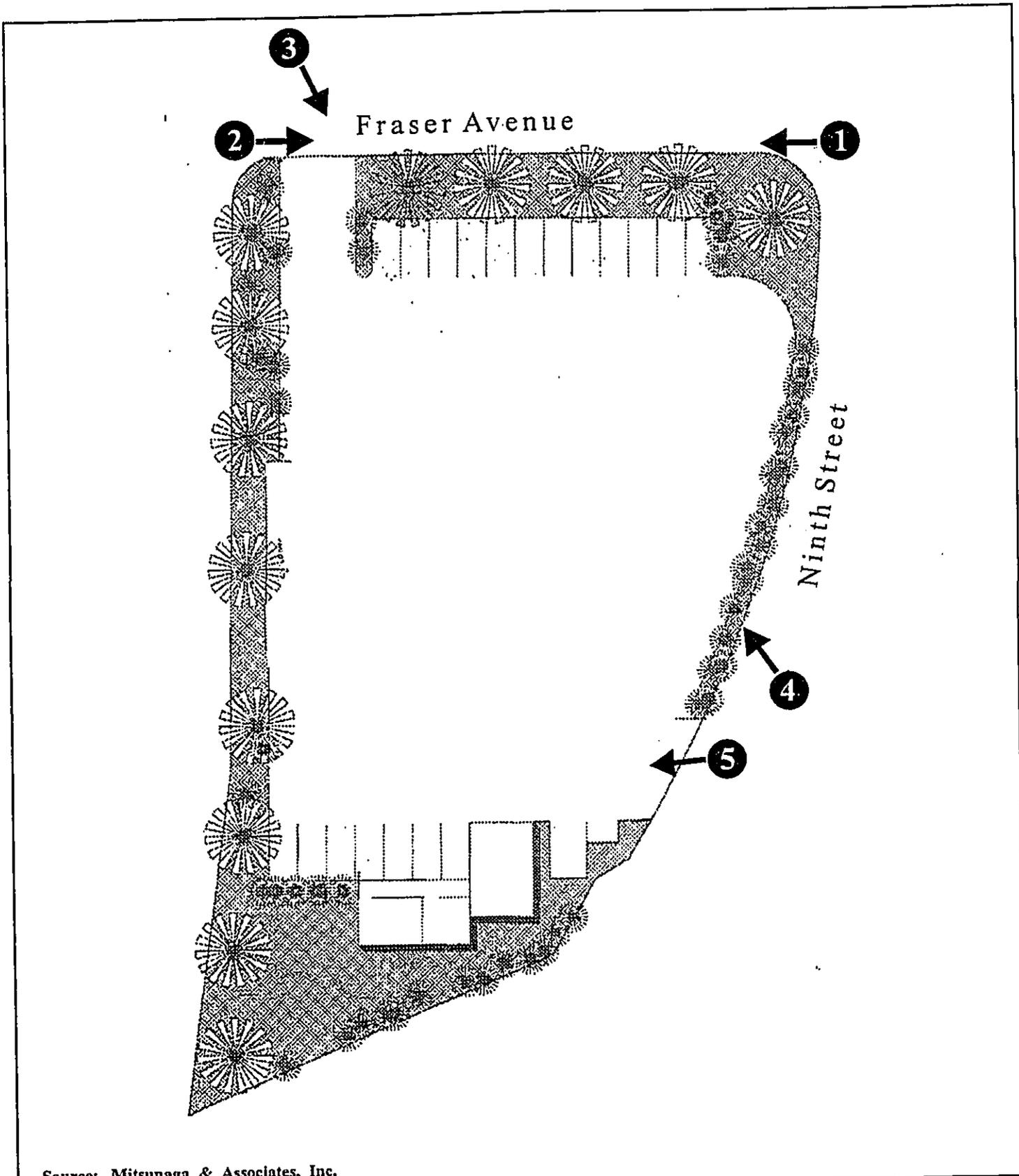
University of Hawaii, Department of Geography, Atlas of Hawaii, Third Edition, 1998.

University of Hawaii-Land Study Bureau, Detailed Land Classification, Island of Maui, May 1967.

Appendices

Appendix A

Site Photographs



Source: Mitsunaga & Associates, Inc.

Proposed Lanai Police Station Photographic Reference Map

NOT TO SCALE



Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

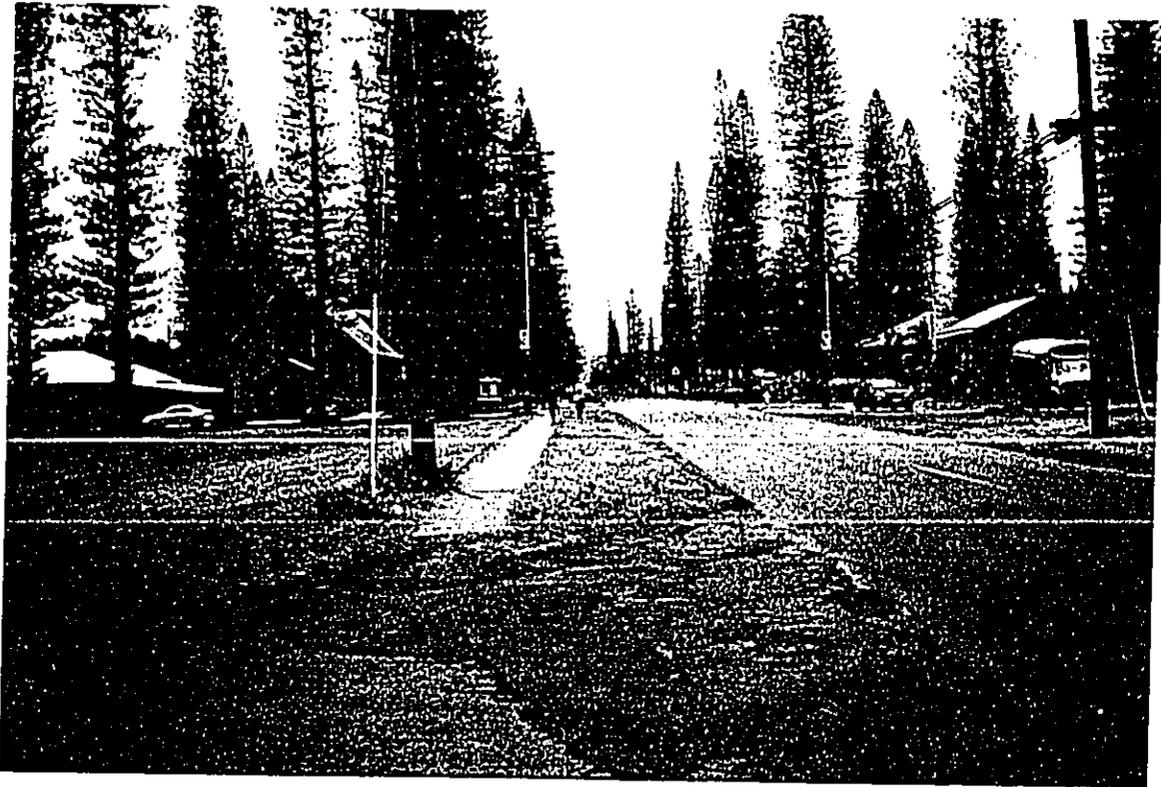


Photo No. 1

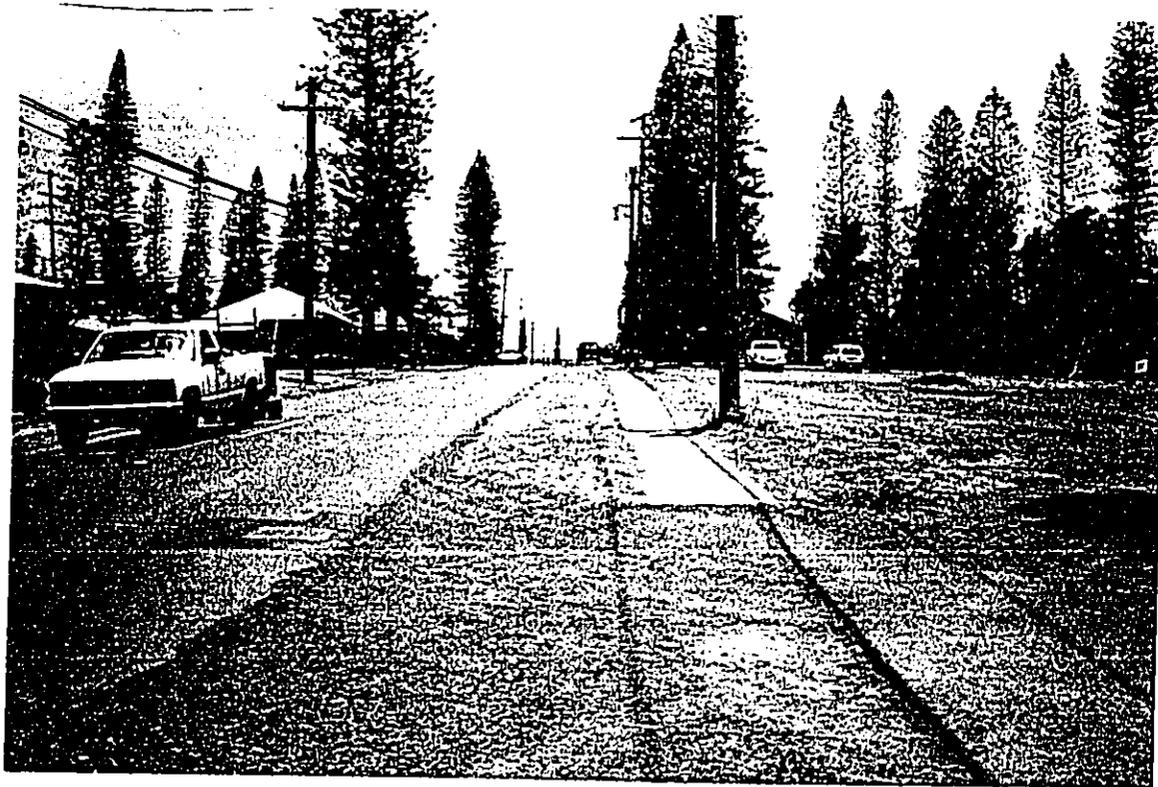


Photo No. 2



Photo No. 3



Photo No. 4



Photo No. 5

Appendix B

***Summary Field Report of An
Archaeological Inventory Survey***

SEP 30 2002

XAMANEK RESEARCHES
P.O. BOX 880131
PUKALANI, MAUI, HI. 96788
Phone/FAX: (808) 572-8900
Phone/FAX: (808) 572-6118

Munekiyo & Hiraga, Inc.
305 South High Street
Suite 104
Wailuku, Maui
Fax: 244-8729

Attn: Dean Frampton, Planner

27 September, 2002

Subject: Summary field report of an archaeological inventory survey of the Lana'i Police Station parcel, Lana'i [TMK: (2) 4-9-14: 1 (Por.) and 11 (Por.)].

Xamanek Researches conducted the fieldwork portion of an archaeological inventory survey of the subject parcel on 24 and 25 September 2002. The c. 1 acre project area essentially lies at the intersection of 9th Street and Fazier Avenue in Lana'i City. The parcel was vacant at the time of the survey. However, the remains of a shed, fencing, water lines and a vegetable garden were noted during the pedestrian inspection. In addition, two water meters (1 active) were observed.

Vegetation noted on the parcel consisted almost exclusively of alien plant species such as Christmasberry (*Schinus terebinthefolius*), Cook¹ pine (*Araucaria culumnaris*), several octopus trees (*Shefflera* = *Brassia actinophylla*), lantana (*Lantana camara*), alien grasses, and annual weeds. However, a few native 'uhaloa (*Waltheria americana*) shrubs were noted in an abandoned garden area.

Our inventory survey consisted of a surface walkover and subsequent subsurface testing with a backhoe. A total of 11 backhoe trenches were utilized to sample subsurface conditions on the study area. These trenches were c. 6 meters in length by 0.7 meter in width by up to 1.8 meters in depth. Subsurface results revealed that the subject parcel contains uniform soil stratigraphy. A total of three common strata were encountered in the backhoe trenches. Layer I (0-40 cmbs) consisted of reddish brown (5 YR 4/4) clay loam. This slightly friable soil contained modern material culture remains such as broken bottle glass, plastic and aluminum foil. Layer II (c. 40-110 cmbs) was composed of yellowish red (5 YR 4/6) silty clay. No material culture remains were noted in this compact soil. Layer III (c. 100-180 cmbs) was made up of red (2.5 YR 4/6) clay. This stratum was sterile.

¹ This species is incorrectly called Norfolk Island Pine in Hawaii.

In summary, there was no surface or subsurface evidence of significant material culture remains located during the fieldwork phase of the inventory survey. While it was not possible to test some portions of the parcel due to the presence of mature trees, active water lines, and an abandoned shed, it appears somewhat unlikely that significant cultural resources are located in these untested areas of the parcel. Given the negative findings of the fieldwork, it appears likely that the proposed construction of the Lana'i Police Station will have no adverse effect on historic properties.

Please feel free to contact me @ 572-6118 should you need additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik M. Fredericksen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Erik M. Fredericksen

Appendix C

Drainage Report

DRAINAGE REPORT
LANAI POLICE STATION
LANAI CITY, LANAI, HAWAII

PREPARED FOR:

POLICE DEPARTMENT
COUNTY OF MAUI

TMK: (2) 4-9-14:001 & 011

PREPARED BY:

MITSUNAGA & ASSOCIATES, INC.



Edward H. Iida

JULY 2002

I. BACKGROUND INFORMATION

The Lanai Police Station project, Tax Map Key: (2) 4-9-14:001 & 011, is located in Lanai City, Lanai, Hawaii. A total area of about 0.9 acres of the 1.0 acre lot will be graded. It is bounded by a Catholic Church to the north, 9th Street to the south and west and Fraser Avenue to the east (See Appendix for Vicinity & Location Maps).

Work under this project includes the following:

- 1) A new one-story Police Station facility to replace the existing facility is proposed. Walkways are included around the facility as needed. Included at the rear will be a dog kennel for the police dogs. A public parking lot will be constructed at the front of the police station with 12 standard stalls and 2 van accessible stalls. A separate parking lot at the rear will be constructed for police use with 6 standard lots and 1 accessible stall. Separate entrances will be constructed for each parking lot. A loading zone and car wash area is located at the rear parking lot.
- 2) A water system to accommodate domestic, fire and landscaping demands is proposed for the site. A low-pressure sewer system will pump generated flows to an existing sewer manhole in Fraser Avenue. The existing sewer system in Fraser Avenue flows to the existing Lanai City Wastewater Treatment Plant. There is no existing drainage system near the proposed project. Existing drainage patterns will be maintained. Runoff will continue to sheet flow across the property and flow to abandoned pineapple fields west of the project site.

The existing terrain of the project site slopes westernly from Fraser Avenue. Elevations range from 1610 mean sea level on the northeast corner to 1595 feet on the southwest corner. The existing soil type is Lahaina Silty Clay (LaB (Soil Group B), See Soil Map in Appendix). Cobblestones are common on the surface. The upper 5 feet of soil consist of dark reddish-brown silty clay and silty clay loam. The substratum layer is soft, weathered igneous rock. The soil is moderately permeable and runoff is slow. Runoff from the site is generated almost exclusively from within the site. Runoff generated from the site will sheet flow across the site to 9th Street, then flow to abandoned pineapple fields. No known flooding problems occur in this area.

Drainage Basin A (See Drainage Area Map in Appendix) has a total area of about 280 acres. The basin flows from Nininiwai Hill southwesternly to infiltration ponds. Lots on Nininiwai Hill are between ¼ and 1 acre (average is ½ acre). The hillside has a slope of about 13%. Lots located below the hill average about 1/8 acre. The slope from the below the hill to the end of Basin A averages about 3 %.

There is no drainage system through the basin. Runoff generated during rains sheet flow to the abandoned pineapple fields and infiltration ponds.

II. PURPOSE

The purpose of this drainage report will be to show that the design runoff increase generated by the proposed Lanai Police Station site improvements will be negligible.

III. DESIGN CRITERIA

The following design criteria are based on the Department of Public Works and Waste Management (DPW), County of Maui, Storm Drainage Standards:

A. Recurrence Interval

1. For drainage areas of 100 acres or less, recurrence interval (T_m) = 10 years based on a 1-hour storm, unless otherwise specified.
2. For drainage areas 100 acres or less with sump, or tailwater effect and for the design of roadway culverts and bridges utilizing static head at entrance, recurrence interval (T_m) = 50 years.
3. For drainage areas greater than 100 acres, recurrence interval (T_m) = 100 years based on a 24-hour storm, unless otherwise specified.

B. Determination of Runoff Quantities

For drainage areas 100 acres or less, the Rational Method is used.

Q = CIA where,
 Q = flow rate in cubic feet per second (cfs)
 C = runoff coefficient
 I = rainfall intensity in inches per hour (in / hr) for a duration equal to the time of concentration
 A = drainage area in acres (ac)

1. Runoff Coefficient, C , determined from Table 1, Ref. A.
2. Rainfall Intensity, I , determined by using Plate 1 or 2 to determine the 1-hour rainfall intensity (inches) for the design storm recurrence interval needed to obtain the value from Plate 4, Ref. A.

3. Time of Concentration, T_c , determined from Plate 3, Ref.

A.

For drainage areas greater than 100 acres, the Natural Resources Conservation Service (NRCS, formerly Soil Conservation Service (SCS)) hydrograph method shall be used (See Reference C).

IV. DESIGN REFERENCES

- A. Rules for the Design of Storm Drainage Facilities in the County of Maui, Department of Public Works and Waste Management, County of Maui, November 12, 1995.
- B. Soil Survey of Island of Hawaii, State of Hawaii, United States Department of Agriculture, Soil Conservation Service, December 1973.
- C. Erosion and Sediment Control, Guide for Hawaii, United States Department of Agriculture, Soil Conservation Service, March 1981.

V. SOLUTION

A. Project Site

1. Existing

$$C = 0.65 \text{ (landscaped)}$$

$$i = 2.0 \text{ inches (10-yr., 1-hr. rainfall)}$$

$$T_{c, \text{ existing site}} = 15.5 \text{ minutes}$$

$$I_{\text{existing site}} = 3.7 \text{ in. / hr.}$$

$$Q_{\text{existing site}} = CIA = (0.65)(3.7)(1.0) = 2.4 \text{ cfs}$$

2. Proposed

$$C = 0.65 \text{ (landscaped)}$$

$$C = 0.95 \text{ (paved)}$$

$$C_{\text{weighted}} = 0.95 (0.8 \text{ Acres}) + 0.65 (0.2 \text{ Acres}) = 0.89$$

$$T_{c, \text{ proposed site}} = 5 \text{ minutes}$$

$$I_{\text{proposed site}} = 5.15 \text{ in. / hr.}$$

$$Q_{\text{proposed site}} = (0.89)(5.15)(1.0) = 4.6 \text{ cfs}$$

B. Drainage Basin A without Project Improvements

$$A_{\text{total}} = 280 \text{ Acres, Avg. Slope} = 8 \%$$

$$A_{\text{aband. pineapple fields}} = 165 \text{ ac.}, A_{1/8 \text{ ac. lots}} = 51 \text{ ac.}, A_{1/4 \text{ ac. lots}} = 45 \text{ ac.}$$

$$A_{\text{open space}} = 9 \text{ ac.}, A_{\text{industrial area}} = 8 \text{ ac.}, A_{\text{commercial area}} = 3 \text{ ac.}$$

Soil Type B

Using Table 25 and 27 of Reference C

CN = 69 (pineapple), 85 (1/8 ac. lot), 75 (1/4 ac. lot),
61 (open space), 88 (industrial area), 92 (commercial area)

$$\begin{aligned} \text{CN}_{\text{weighted}} &= 165/280(69) + 50/280(85) + 45/280(75) + 9/280(61) \\ &\quad + 8/280(88) + 3/280(92) \\ &= 73 \end{aligned}$$

$I_{100\text{-yr, 24-hour storm}} = 11$ inches
From Table 24 (Reference C), 7.54 inches runoff for 11 inches
rainfall and $C = 73$

$Q_{\text{peak rate, Basin A}} = 69$ cfs / inch of runoff (Sheet 2 of Section 4,
Reference C)

$$Q_{\text{peak, Basin A}} = 69 \text{ cfs/inch} \times 7.54 \text{ inches} = 520 \text{ cfs}$$

Drainage Basin A with Project Improvements

$A_{\text{aband. pineapple fields}} = 165$ ac., $A_{1/8 \text{ ac. lots}} = 51$ ac., $A_{1/4 \text{ ac. lots}} = 45$ ac.
 $A_{\text{open space}} = 9$ ac., $A_{\text{industrial area}} = 8$ ac., $A_{\text{commercial area}} = 3$ ac.

$$\begin{aligned} \text{CN}_{\text{weighted}} &= 165/280(69) + 50/280(85) + 45/280(75) + 8/280(61) \\ &\quad + 8/280(88) + 4/280(92) \\ &= 73 \end{aligned}$$

$Q_{\text{peak rate, Basin A}} = 69$ cfs / inch of runoff (Sheet 2 of Section 4,
Reference C)

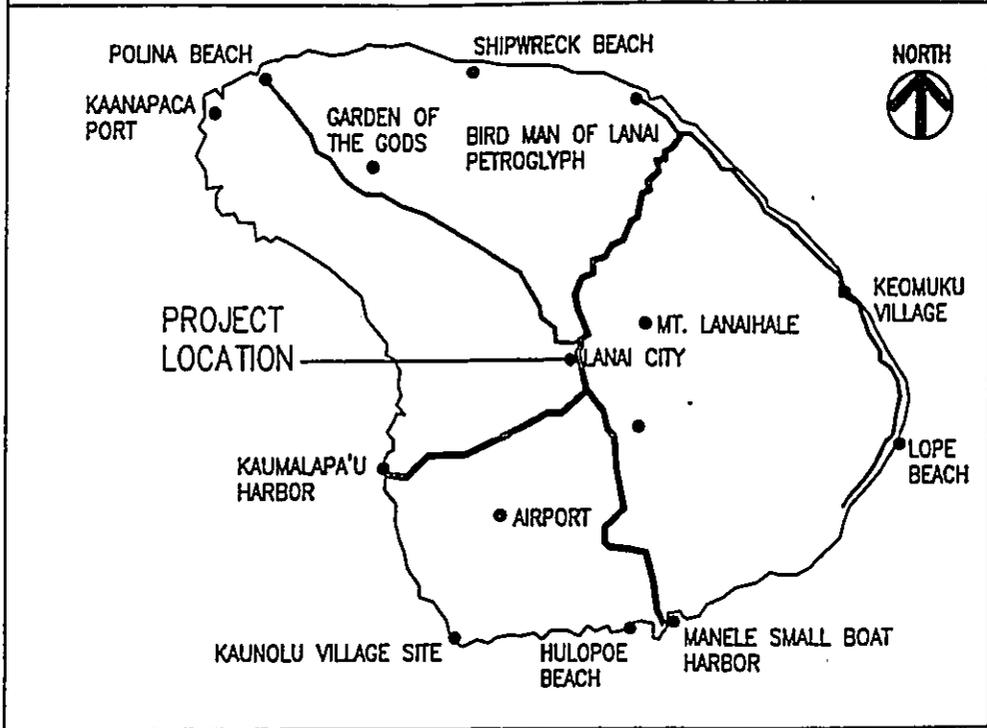
$$Q_{\text{peak, Basin A}} = 69 \text{ cfs/inch} \times 7.54 \text{ inches} = 520 \text{ cfs}$$

VI. CONCLUSION

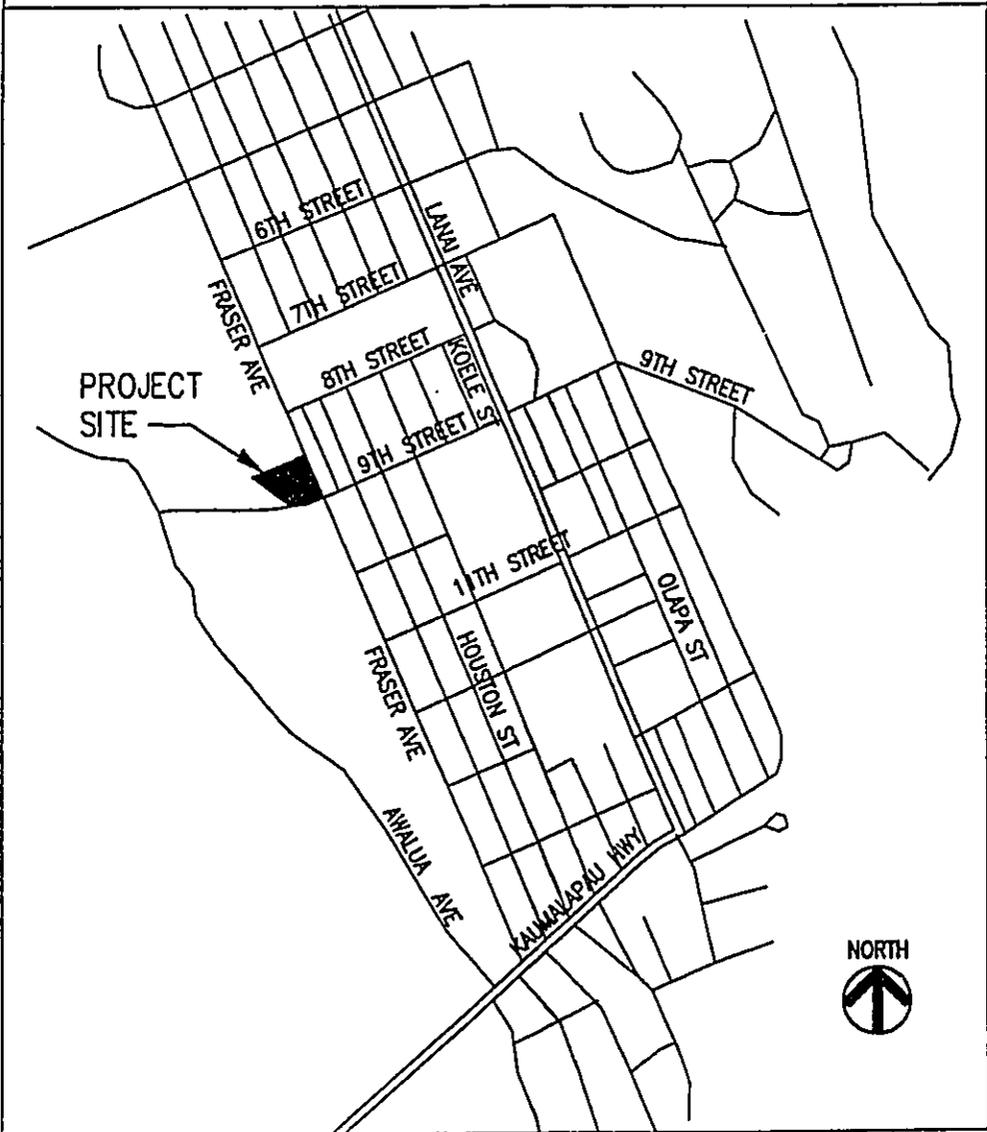
The calculations presented above show that the development of the proposed Lanai Police Station will increase the rainfall runoff flow, Q , from 2.4 cfs to 4.6 cfs within a drainage basin that generates a total of 520 cfs. Since the project site is at the lower edge of Lanai City, the increase in flow will not impact any existing development, and instead, percolate into an existing detention basin and abandoned pineapple fields. Also, the proposed Lanai Police Station will not change the flow within Drainage Basin A flow as shown above. Therefore, no adverse drainage impact is anticipated due to the development of the proposed project.

APPENDIX

VICINITY MAP NOT TO SCALE



LOCATION MAP NOT TO SCALE

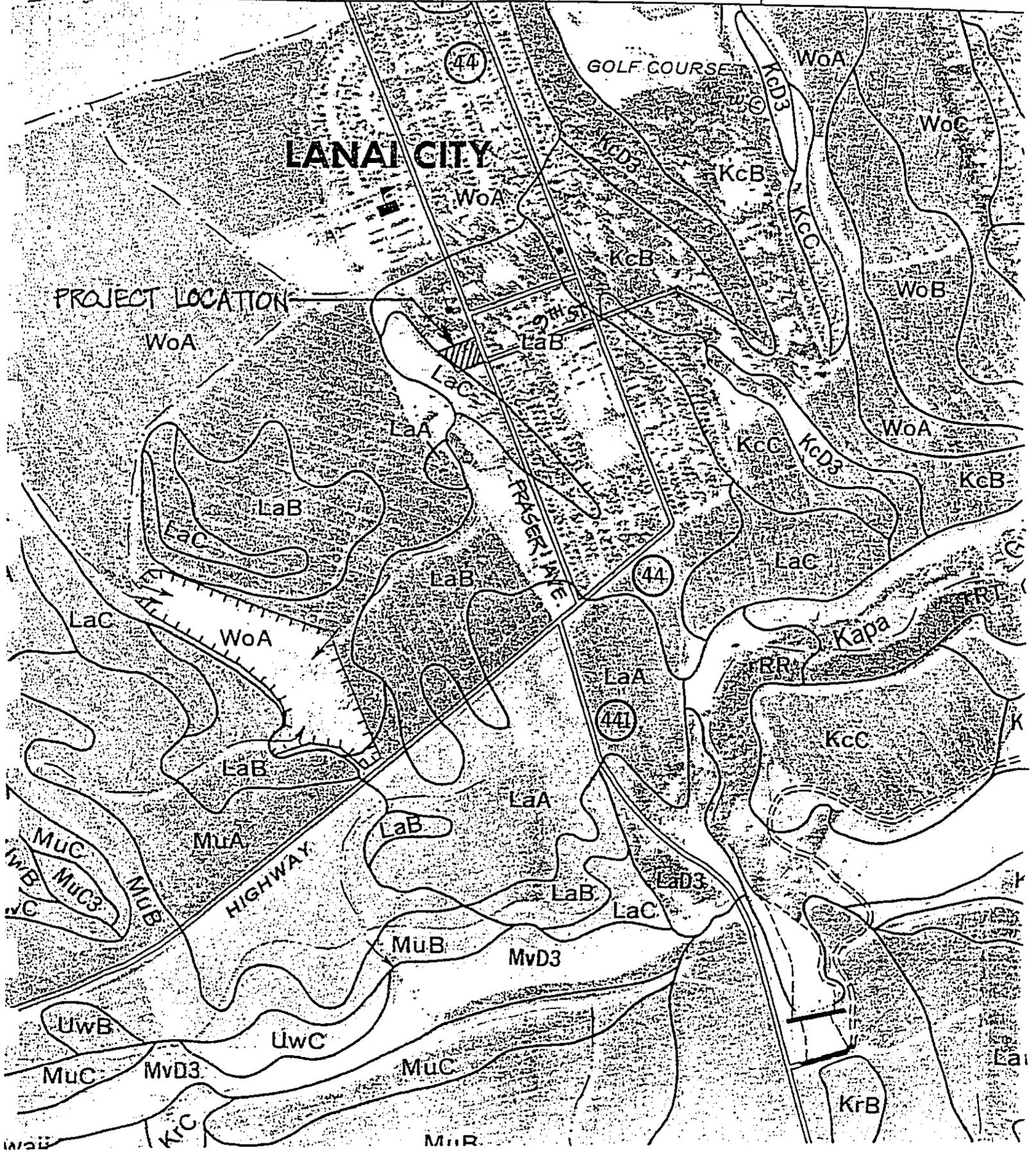


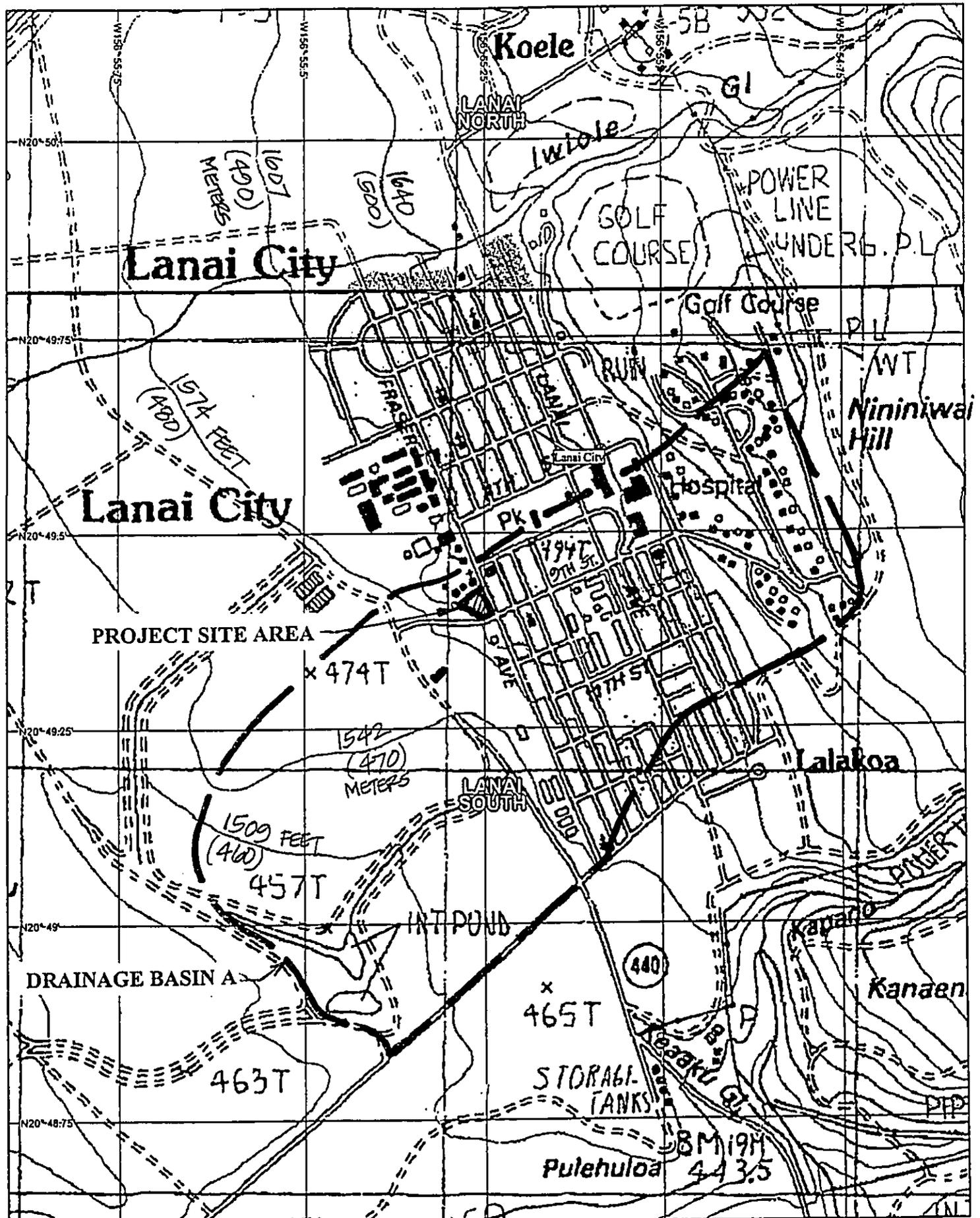
SOIL MAP
SCALE: 1"=1000'

156° 55'

410 000 FEET

WoB





3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 150 ft Scale: 1:12,000 Detail: 14-0 Datum: WGS84

DRAINAGE AREA MAP
SCALE: 1"=1000'

DOCUMENT CAPTURED AS RECEIVED

