

LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

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COUNTY OF MAUI
PLANNING DEPARTMENT

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

July 21, 1994

OFFICE OF
QUALITY CONTROL

243 7735
Dr. Brian Choy
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawai'i 96813

Dear Dr. Choy:

Subject: Negative declaration on the Environmental Assessment for a proposed Community Plan Amendment for an office building at 305 High Street, Wailuku, Maui, Hawaii. TMK: 3-4-7:012 (94/EA-03)

Please find enclosed four copies of the Final Environmental Impact Assessment, which has been revised to include and respond to comments from the State Department of Health, the State Historic Preservation Division of the Department of Land and Natural Resources, the Maui County Cultural Resources Commission, and the Maui County Department of Public Works, as well as to include a Traffic Assessment Report for the subject project. The OEQC Bulletin Publication form is also enclosed. This completes the required submittals for OEQC publication.

The Maui County Planning Department has reviewed the above request and determined that the project will not have any significant impact on the environment and that an environmental impact statement is not required. The Draft Environmental Assessment for the subject project was published in the May 23, and June 8, 1994, OEQC Bulletin, with a deadline for comments of June 22, 1994.

Should you have any questions on this matter, please contact Elizabeth Anderson of my staff.

Very truly yours,

Handwritten signature of Brian Miskae in cursive script.

BRIAN MISKAE
Planning Director

encl.

xc: Daniel Soares, Munekiyo & Arakawa, Inc.
Colleen Suyama
Elizabeth Anderson

1994-08-08-MA-FEA-Bayless Otomo
Office Building

AUG 8 1994

Final Environmental Assessment

**Proposed Office Building
at 305 High Street,
Wailuku, Maui, Hawaii**

Prepared for:

July 1994

Bayless Otomo Office, Ltd.



Final
Environmental Assessment

**Proposed Office Building
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Preface

Bayless Otomo Office, Ltd. proposes to construct a professional office building in Wailuku, Maui, Hawaii (TMK 3-4-7:12). The proposed project will require an amendment to the Wailuku-Kahului Community Plan Land Use Map. Accordingly, this document has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules. This Environmental Assessment documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

Summary

Applicant and Landowner

The applicant and landowner for the proposed project is Bayless Otomo Office, Ltd.

Property Location and Description

The subject property, located at 305 High Street in Wailuku, Maui, Hawaii, is bordered by the Wailuku Public Library to the north and single-family residences to the south and west.

The subject property, measuring approximately 0.25 acre or 10,500 square feet, is presently occupied by a single-family residence. Existing vegetation at the site includes palm trees and other shade trees, ground cover and other exotic vegetation.

Proposed Action

The applicant proposes to demolish the existing single-family residence and construct a professional office building on the subject parcel. The building, which would occupy approximately 6,000 square feet, will be two (2) stories in height. The building will be designed to complement the architectural character of the surrounding properties.

Findings and Conclusions

The proposed project will support the Wailuku business core and adjacent areas by expanding the range of professional services offered in this part of Wailuku Town.

The proposed project will involve sitework and building construction activities. In the short-term, these activities may create temporary nuisances normally associated with construction activities. Appropriate construction mitigation measures will be implemented to minimize the effects of construction-related dust, noise and traffic. All construction activities are anticipated to be limited to normal daylight working hours. Impacts generated from construction activities are not considered adverse.

From a long-term perspective, the proposed development is not anticipated to result in adverse environmental impacts. There are no rare, threatened or endangered species of flora and fauna found within the subject property.

The proposed project is not anticipated to adversely affect the population and local economy or have a significant impact upon the housing demand of the surrounding region.

Given the small scale of the proposed project, adverse effects upon public service needs, such as police, fire, medical facilities, and schools are not anticipated. In addition, the impact upon roadways, water, wastewater, drainage, and other infrastructure systems are not considered significant.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant adverse impacts.

Chapter 1

Property Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

The applicant and landowner, Bayless Otomo Office, Ltd., proposes to construct a new office building in Wailuku, Maui, Hawaii (TMK 3-4-7:12). See Figure 1. The applicant proposes to utilize the office building for professional services (e.g., architectural, legal, engineering) and related businesses having a close relationship to civic center activities. The subject property, located at 305 High Street, is bordered by the Wailuku Public Library to the north and single-family residences to the south and west. See Figure 2. The municipal parking lot for the County Building is located across the street.

The proposed site, measuring approximately 10,500 square feet, is occupied by an existing single-family residence.

B. HISTORICAL BACKGROUND

Historically, Wailuku and the surrounding area was the site of a substantial Hawaiian settlement. In 1837, American missionaries became the first non-Hawaiian immigrants to settle in Wailuku. The rapid expansion of the sugar industry in the 1860's brought on an accelerated growth rate of the population in Central Maui. The Territorial Legislature's County Act in 1905, establishing Wailuku as Maui's governmental seat, set the tone for much of the town's development over the next forty-five years (Duensing, January 1993).

In July of 1970, Ordinance 661 established the County of Maui Wailuku Historic District. Included within the Wailuku Historic District is the Bailey House, the Kama Ditch and Aqueduct, the Territorial Office Building, Ka'ahumanu Church, the Alexander House, and the Wailuku Sugar Company Manager's Residence. The subject property is located approximately 200 feet south of the Wailuku Historic District.

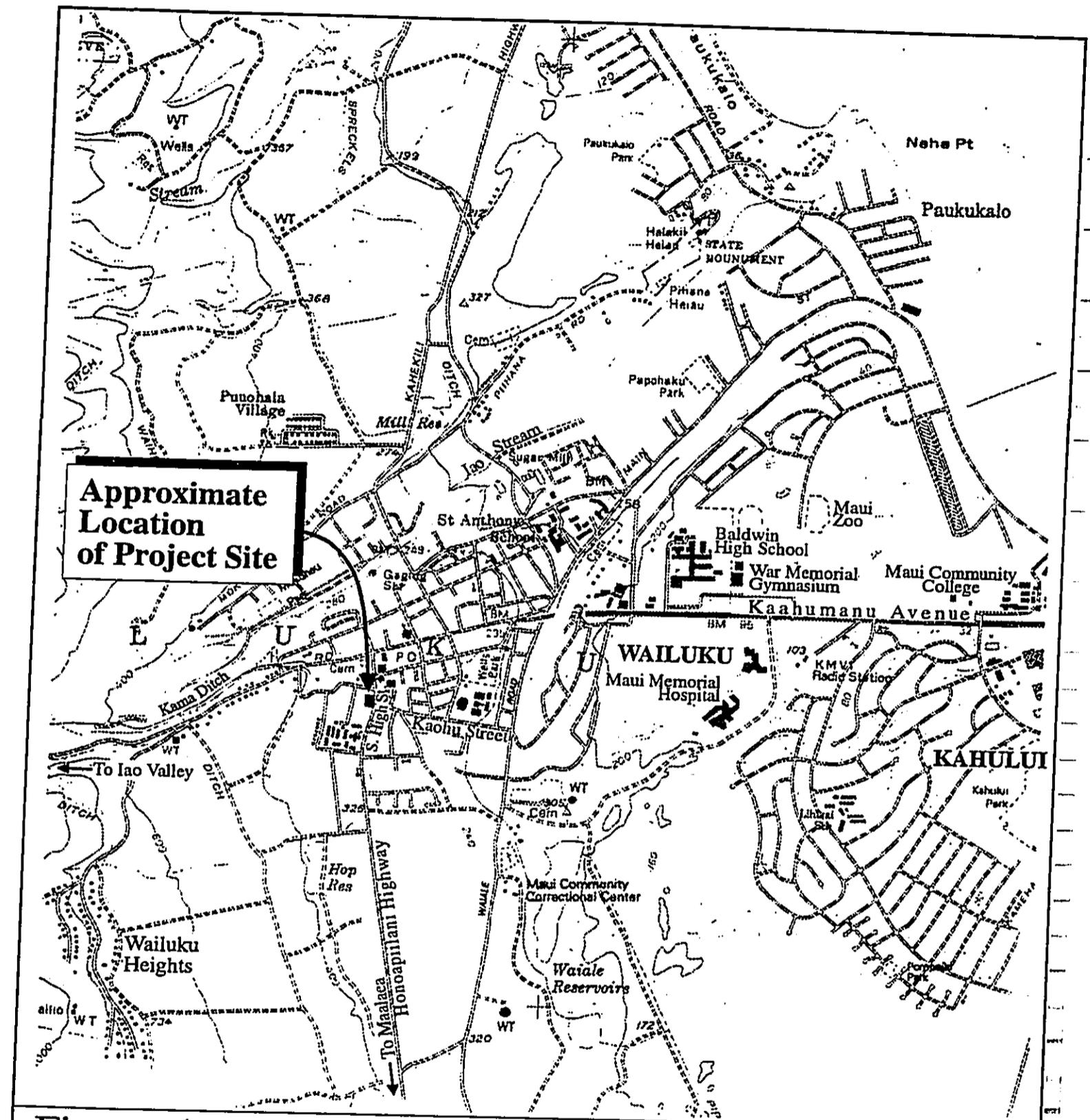
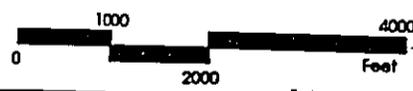


Figure 1 Proposed Office Building
at 305 High Street
Regional Location Map



Prepared for: Bayless Otomo Office, Ltd.

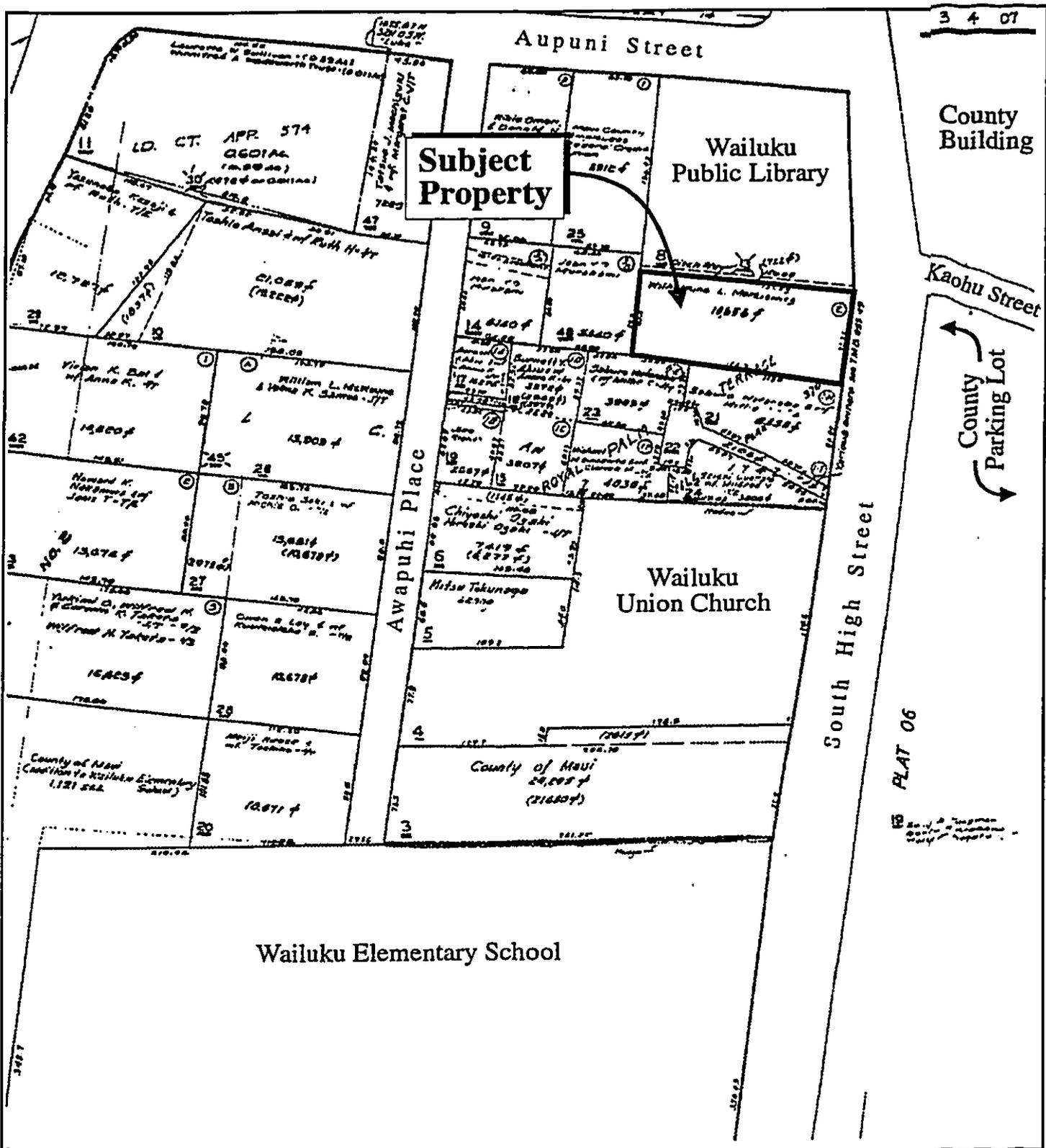


Figure 2 Proposed Office Building
at 305 High Street
Property Location Map



Prepared for: Bayless Otomo Office, Ltd.

C. PROPOSED ACTION

The applicant proposes to demolish the existing single-family residence and construct a new office building which would be occupied by professional offices and businesses having a close relationship to civic center activities. The proposed office building would provide approximately 6,000 square feet of leasable area. See Figure 3. The building will be two (2) stories in height. On-site parking will be provided in compliance with the County's off-street loading and parking ordinance (1 stall per 500 square feet).

Construction of the building is proposed to start in early 1995 with completion targeted for mid-1995. Estimated cost for the proposed project is approximately \$700,000.00.

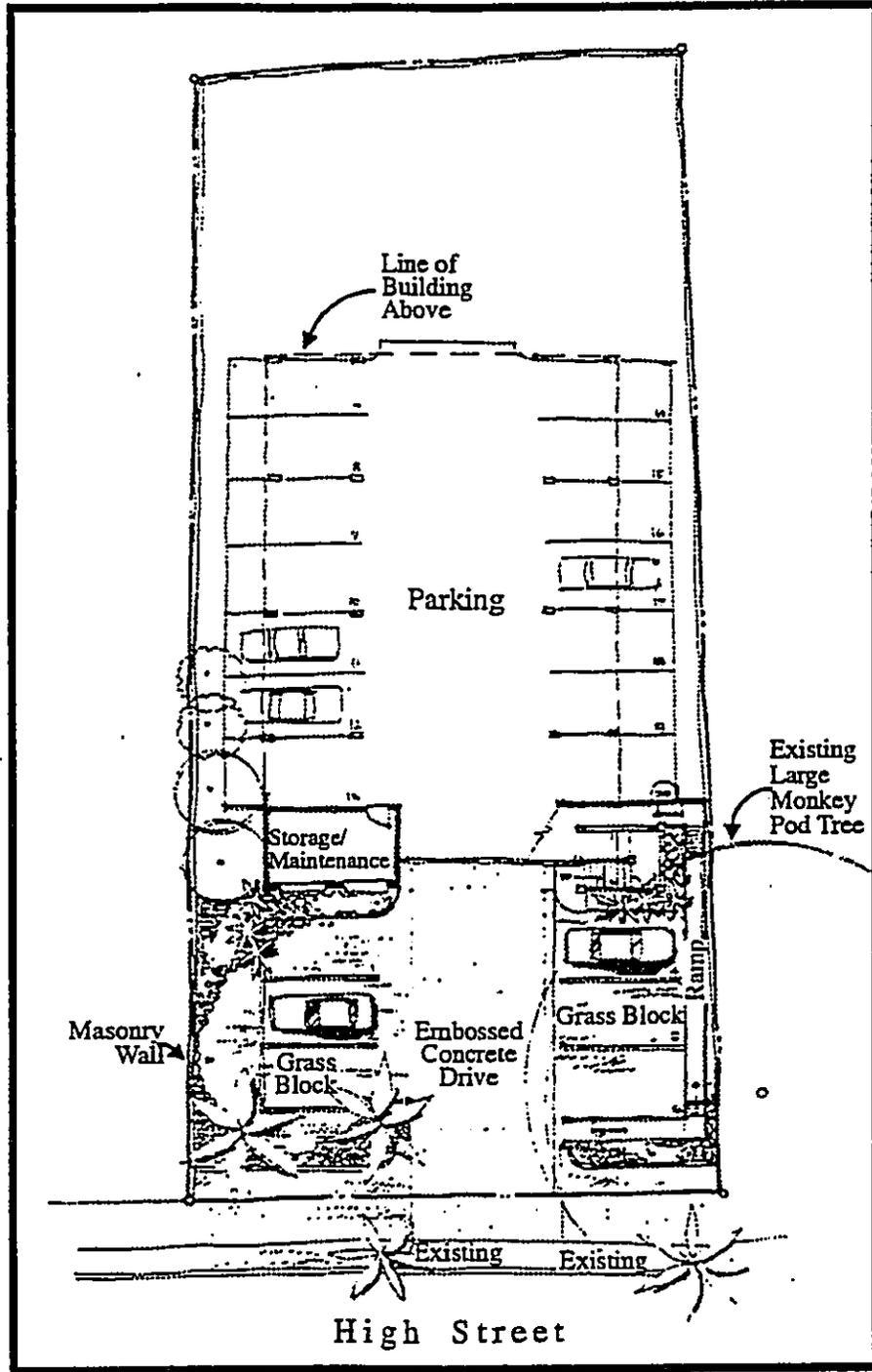
D. REGULATORY CONTEXT

1. Change in Zoning

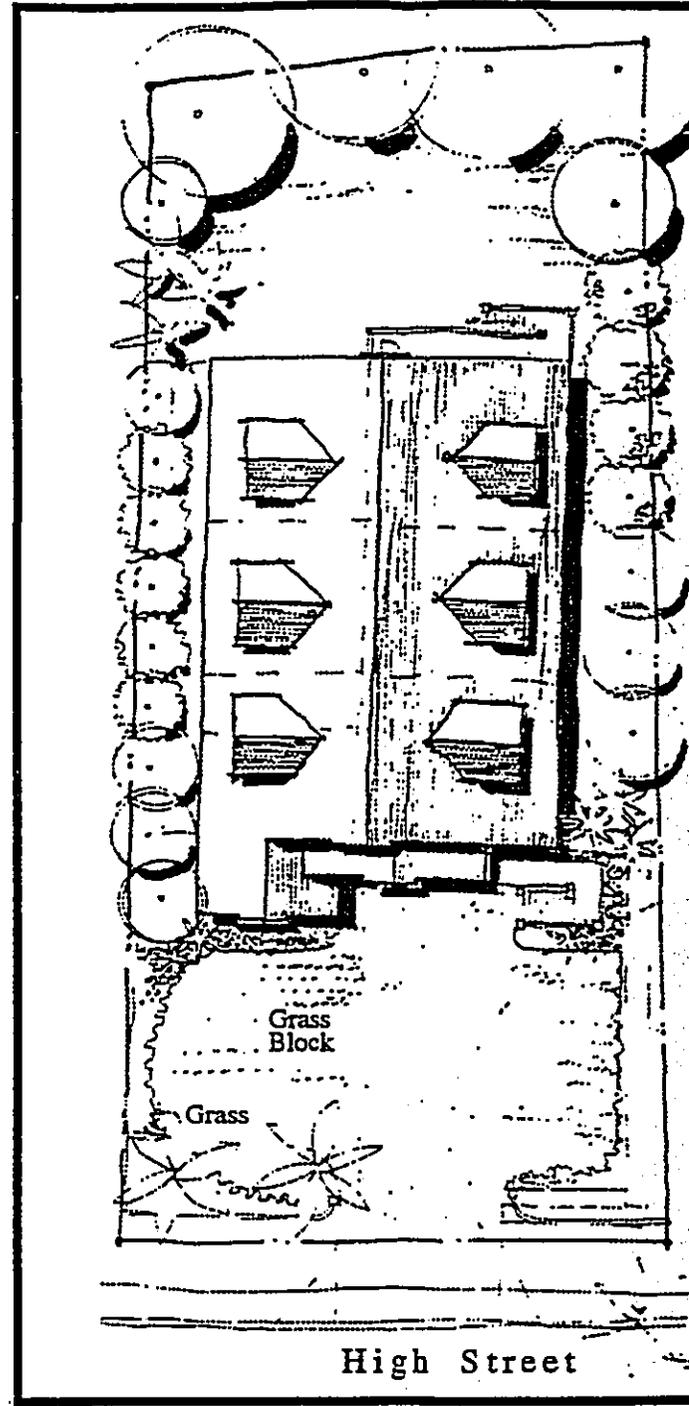
The subject property is currently zoned R-3, Residential. Since the existing R-3 zoning does not allow for business uses, a change in zoning to the B-2 (Business) district which allows office use, is required. A change in zoning application is being submitted to the County Planning Department for processing and consideration by the Maui Planning Commission.

2. Community Plan Amendment

The subject property is designated "Single-Family" by the existing Wailuku-Kahului Community Plan Land Use Map. The Single-Family land use category does not allow business uses, therefore, a Community Plan Amendment to redesignate the property to the "Business-Commercial" land use category is being submitted to the Planning Department as well.



LOWER LEVEL PLAN



UPPER LEVEL PLAN

Source: Bayless Architects

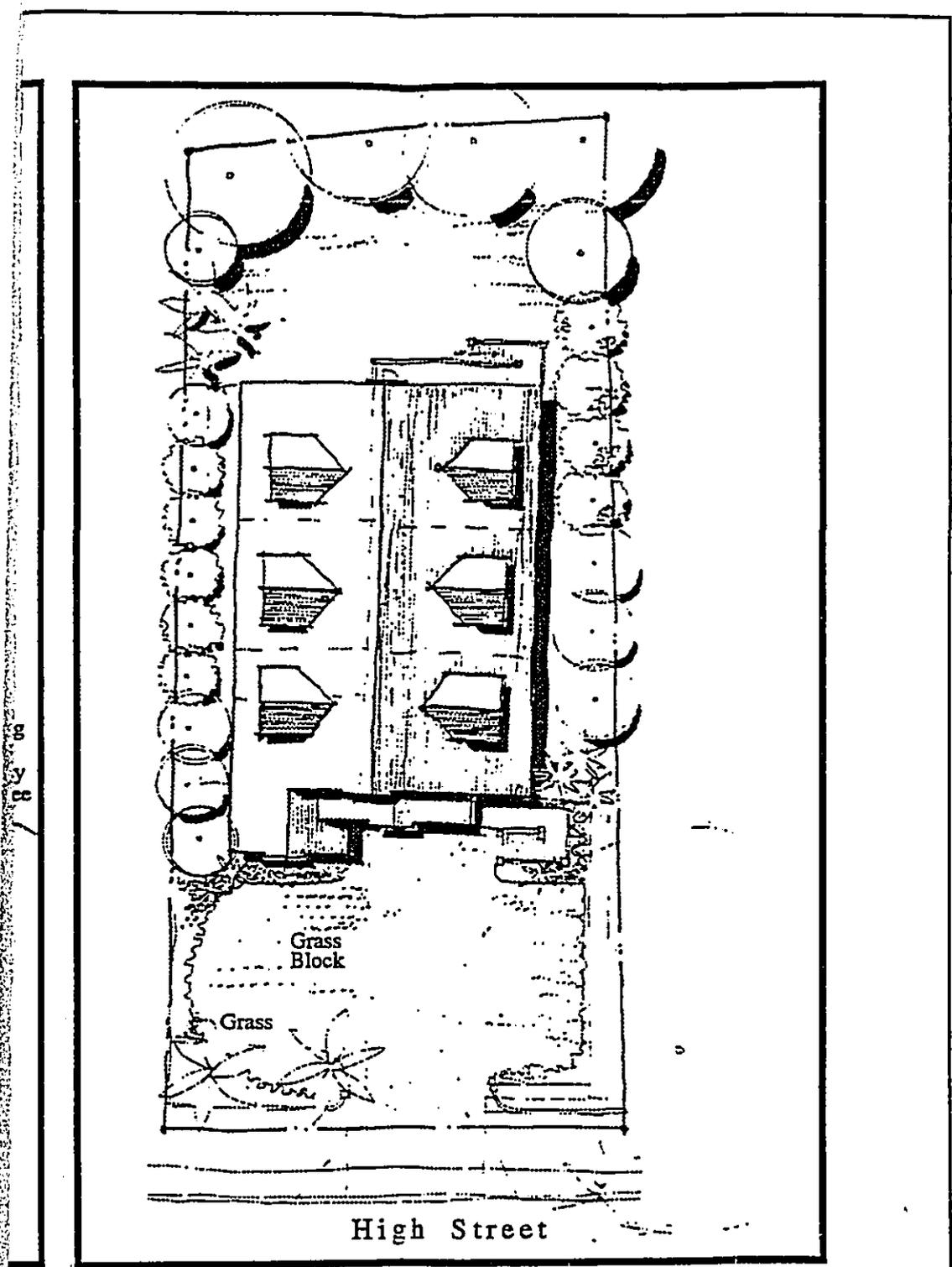
Figure 3

Proposed Office Building at 305 High Street
Conceptual Site Development Plan



Prepared for: Bayless Otomo Office, Ltd.

NO



UPPER LEVEL PLAN

Building at 305 High Street
Development Plan



NOT TO SCALE

Chapter II

Description of the Existing Environment

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The project site is located within Wailuku Town's civic center area. Wailuku Town, located on the foothills of the West Maui Mountains, consists of a diverse range of business and commercial uses, varying lot sizes, older residential areas, and irregular street patterns that are reflective of former subdivision practices.

The subject property, fronting the mauka side of South High Street, is bordered by the Wailuku Public Library to the north and residential homes to the south and west. Adjacent to the library, across High Street, are the State and County office buildings, while further south, beyond the residential homes, are the Wailuku Union Church and Wailuku Elementary School. Northwest of the project site is the County of Maui's Federal Credit Union. The County's employee parking lot is located at the intersection of South High Street and Kaohu Street, across the subject property.

2. Climate

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

Average temperatures at the project site (based on temperatures recorded at Kahului Airport) range from lows in the 60's to highs in the 80's. August is historically the warmest month, while January and February are the coolest. Rainfall at the project site averages

approximately 20 to 30 inches per year. Winds in the region are predominantly out of the north-northeast and northeast.

3. **Topography and Soil Characteristics**

The project site, located at the base of the West Maui Mountains, is situated on moderately sloping lands at approximately 350-foot elevation. The parcel is level with a slight west to east slope. There are no significant topographical constraints within the project site.

Underlying the proposed site and the surrounding lands is the Waikoa-Keahua-Molokai soil association. See Figure 4. The soils belonging to this association are well-drained, moderately fine textured and are located on low uplands. They were formed in material weathered from basic igneous rocks.

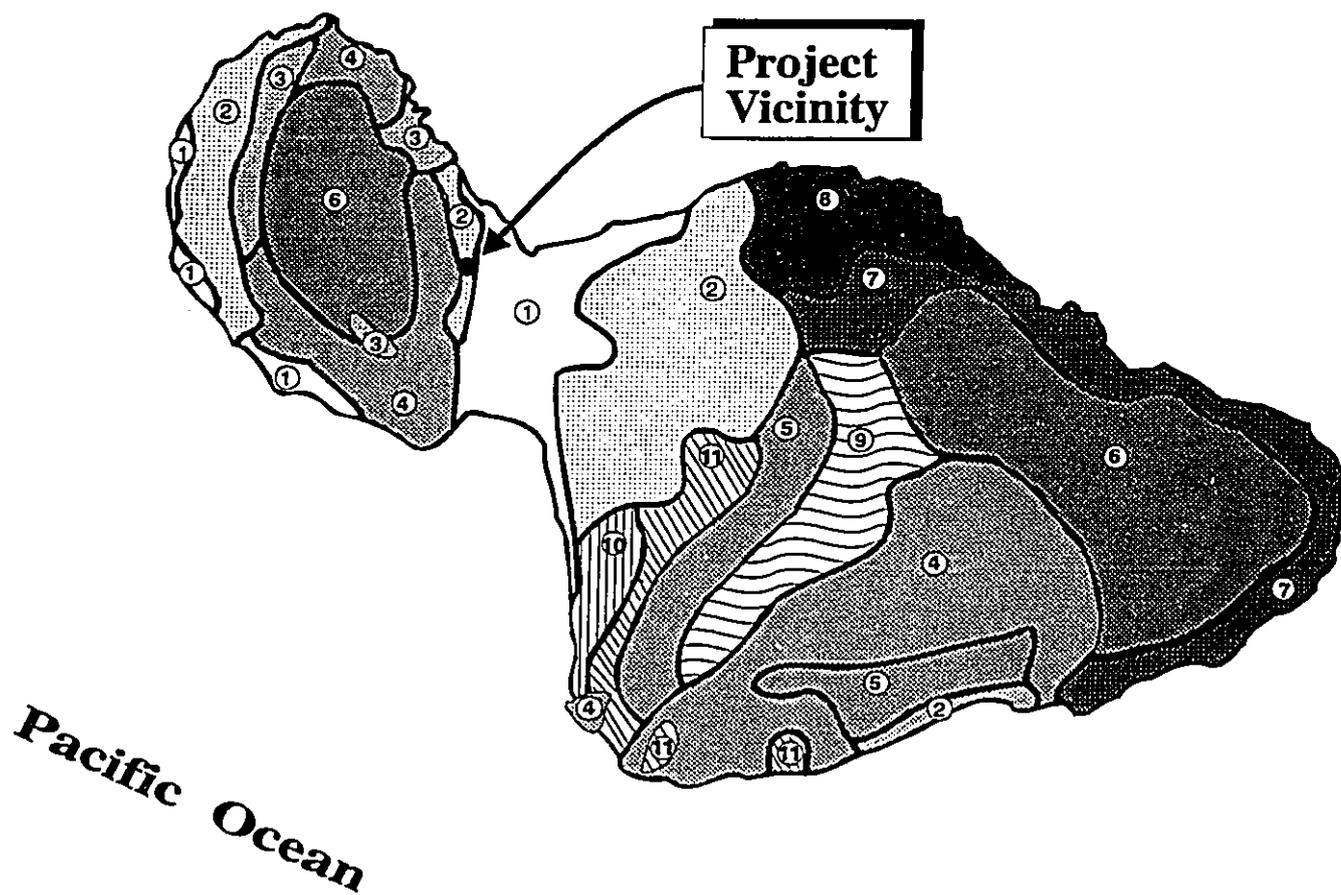
The soil type underlying the project site consists of Wailuku Silty Clay (WvB). See Figure 5. These Wailuku Series soils consist of well-drained soils located on alluvial fans and are gently to moderately sloping. Runoff is slow and the erosion hazard is slight.

4. **Flood and Tsunami Hazard**

The project site is located within Zone "C" as determined by the Flood Insurance Rate Map (FIRM) for this region. See Figure 6. Zone "C" is an area of minimal flooding. The property is located at the foothills of the West Maui Mountains, well beyond the coastal tsunami inundation areas. Moreover, the elevation and the local terrain of the site provide for adequate drainage to preclude flooding from storm runoff.

LEGEND

- | | |
|---|---|
| <p>① Pulchu-Ewa-Jaucas association</p> <p>② Waiako-Keahua-Molokai association</p> <p>③ Honolulu-Olelo association</p> <p>④ Rock land-Rough mountainous land association</p> <p>⑤ Puu Pa-Kula-Pane association</p> <p>⑥ Hydrandepts-Tropaquods association</p> | <p>⑦ Hana-Makaalae-Kailua association</p> <p>⑧ Pauwela-Haiku association</p> <p>⑨ Laumaia-Kaipoi-Olinda association</p> <p>⑩ Keawakapu-Makana association</p> <p>⑪ Kamaole-Oanapuka association</p> |
|---|---|



Map Source: USDA Soil Conservation Service

Figure 4 **Proposed Office Building
at 305 High Street
Soil Association Map**



Prepared for: Bayless Otomo Office, Ltd.

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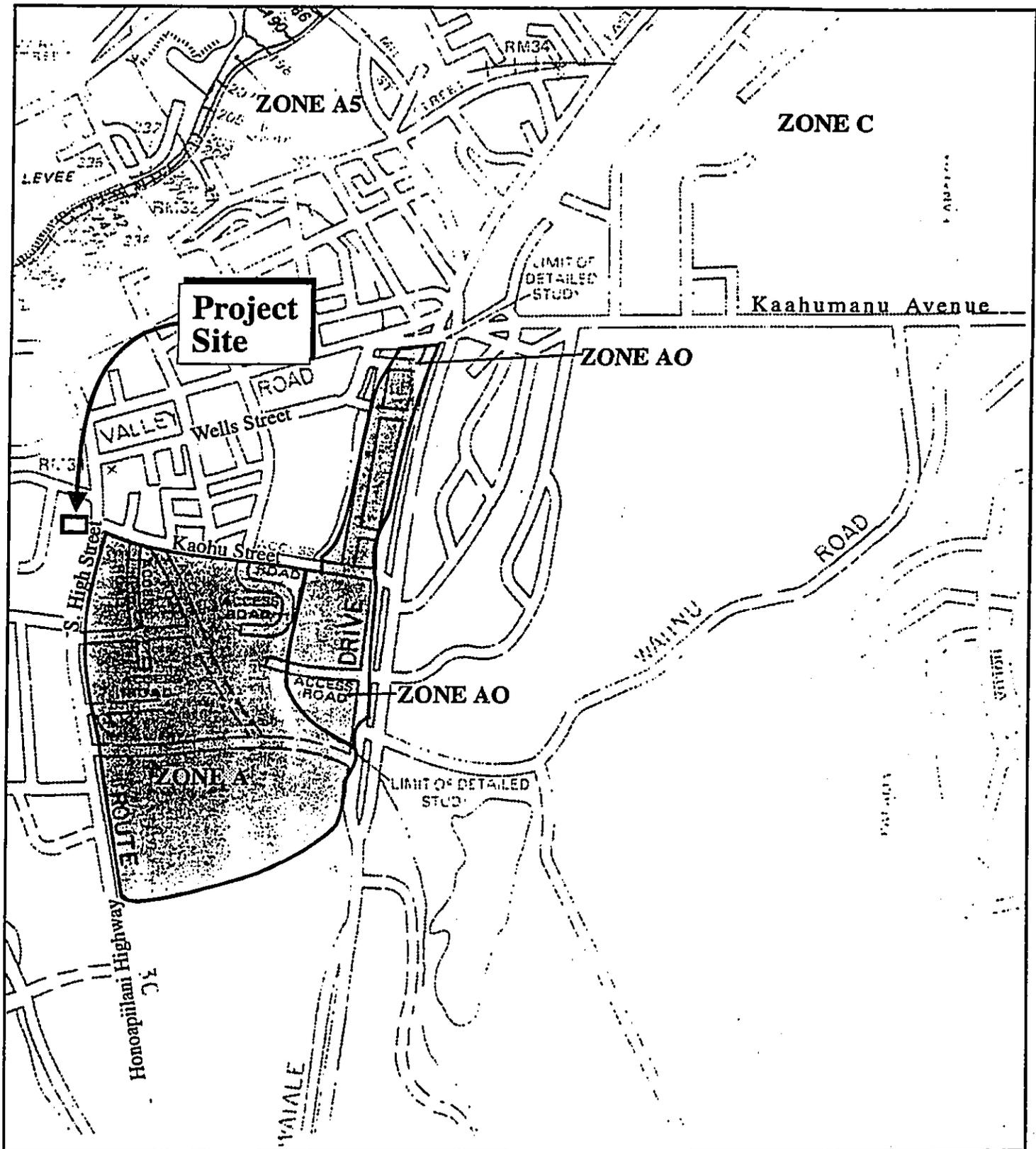


Figure 6 Proposed Office Building
at 305 High Street
Flood Insurance Rate Map



Prepared for: Bayless Otomo Office, Ltd.

5. **Flora and Fauna**

The project site is located in the midst of the urbanized district of Wailuku. The property is densely landscaped with palm trees and other shade trees, ground cover and other exotic vegetation. There are no known rare, endangered or threatened species of plants within or surrounding the subject property.

Fauna and avifauna found at the site are also characteristic of the surrounding urbanized region. Fauna typically found in the vicinity of the site include mongoose, rats, dogs, and cats. Avifauna typically include mynas, doves, cardinals, and house sparrows. There are no known rare, endangered or threatened species of fauna or avifauna found within the vicinity of the subject property.

6. **Air Quality**

Air quality in the Wailuku-Kahului region is considered good as point sources (e.g., Maui Electric Power Plant, HC&S Mill) and non-point sources (e.g., automobile emissions) of emission are not significant to generate high concentration of pollutants. The relatively high quality of air can also be attributed to the region's constant exposure to winds which quickly disperse concentrations of emissions.

7. **Noise Characteristics**

Traffic noise and activities of the surrounding urban area are the primary sources of background noise in the vicinity of the project site.

8. Visual Resources

Surrounding vegetation, as well as surrounding land uses, limits views from the property. Furthermore, the property is not part of a scenic view corridor.

9. Archaeological/Historical Resources

There are no archaeological features found on the property. As noted previously, however, the proposed project site is located approximately 200 feet south of the Wailuku Historic District. The existing residential home on the subject property, which was built in 1914, has always been utilized as a residential home. Since the original construction date, there has been modifications to the back of the house, as well as to the front porch. The house is in an advanced state of structural disrepair.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

The population of the County of Maui has exhibited relatively strong growth over the past decade with the 1990 population estimated to be 100,374, a 41.7% increase over the 1980 population of 70,847. Growth in the County is expected to continue, with resident population projections to the years 2000 and 2010, estimated to be 123,900 and 145,200, respectively (DBED,1990).

The Wailuku-Kahului Community Plan region follows the Countywide pattern of population growth, with the region's 1990 population of 32,816 expected to rise to 40,119 by the year 2000 and to 47,597 by the year 2010 (Community Resources, Inc., 1992).

2. **Economy**

As noted previously, the Wailuku region is the Island's center of governmental activities, as well as a focal point for professional and business services. Combined with neighboring Kahului, the region's economic character encompasses a broad range of commercial, service, and governmental activities. In addition, the region is surrounded by significant agricultural acreages which include sugar cane fields, pineapple fields, and macadamia nut orchards. The vast expanse of agricultural land, managed by Hawaiian Commercial & Sugar (HC&S) and Wailuku Agribusiness, is considered a key component of the local economy.

C. **PUBLIC SERVICES**

1. **Police and Fire Protection**

Police protection for the Wailuku-Kahului region is provided by the County Police Department headquartered at the Wailuku Station, approximately 1.5 miles from the project site. The region is served by the Department's Central Maui patrol.

Fire prevention, suppression, and protection services for the Wailuku-Kahului region is provided by the County Department of Fire Control's Wailuku Station, located in Wailuku Town, approximately 0.5 mile from the project site.

2. **Health Care**

Maui Memorial Hospital, the only major medical facility on the Island, services the Wailuku-Kahului region. Acute, general and emergency care services are provided by the 145-bed facility. In addition, numerous privately operated medical/dental clinics and offices are located in the area to serve the region's residents.

3. **Solid Waste**

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews are disposed at the County's 55-acre Central Maui Landfill, located four miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

4. **Recreational Resources**

The Wailuku-Kahului region encompasses a full range of recreational opportunities, including shoreline and boating activities at the Kahului Harbor and adjoining beach parks, and individual and organized athletic activities offered at numerous County parks. The project site is in close proximity to Iao Valley State Park, the Wailuku Community Center, Wells Park, and Papohaku Park.

5. **Schools**

The Wailuku-Kahului region is served by the State Department of Education's public school system as well as several privately operated schools accommodating elementary, intermediate and high school students. Department of Education facilities in the Wailuku-Kahului area include Lihikai and Kahului Schools (Grades K-6), Maui Waena Intermediate School (Grades 7-8), and Maui High School (Grades 9-12). Schools in the Wailuku area include Wailuku Elementary School (Grades K-5), Iao Intermediate School (Grades 6-8), and Baldwin High School (Grades 9-12). The Maui Community College, a branch of the University of Hawaii, serves as the Island's only Community College.

D. INFRASTRUCTURE

1. Roadways

The Wailuku region is served by a roadway network which includes arterial, collector, and local roads. Major roadways serving Wailuku Town include Honoapiilani Highway, Kaahumanu Avenue, Main Street, and Lower Main Street.

Access to the property is provided by an existing driveway from High Street. High Street, a two-way State roadway, forms a T-intersection with Kaohu Street, north of the subject property.

2. Wastewater

Domestic wastewater generated in the Wailuku-Kahului region is conveyed to the County's Wailuku-Kahului Wastewater Reclamation Facility located one-half mile south of Kahului Harbor. The design capacity of the facility is 7.9 million gallons per day (MGD). Average daily flow currently processed through the plant is approximately 5.3 MGD.

The subject property is currently serviced by a six-inch sewerline, which is located along High Street.

3. Water

The Wailuku-Kahului region is served by the Board of Water Supply's (BWS) domestic water system. Water drawn from the Iao Aquifer System is conveyed to this region for distribution and consumption.

Water service to the subject property is provided via an eight-inch water line located along High Street.

4. **Drainage**

On-site runoff sheet flows across the site in a northeast direction toward High Street. From there the runoff flows in a southern direction along High Street where it sheet flows along existing side streets and properties.

5. **Electrical and Telephone Services**

Electrical and telephone service is currently provided to the subject property via overhead power lines which are located along High Street.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The subject property is located in the midst of the urbanized district of Wailuku. As previously noted, the Wailuku region is intermixed with business and commercial uses, varying lot sizes, older residential areas, and irregular street patterns that are reflective of former subdivision practices. Land uses surrounding the project site are characteristic of the Wailuku region and include government, business, commercial, public, and residential uses. To ensure that the proposed office building will be compatible in scale and use with the surrounding land uses, the applicant will work with the Maui Planning Department to establish zoning performance standards which are compatible with the surrounding residential areas. Such standards, for example, would limit building height and establish setbacks which are consistent with residential uses. In addition, the applicant would coordinate design review with the Planning Department to ensure an architectural design compatible with the surrounding buildings.

2. Flora and Fauna

There are no known significant habitats or rare, endangered or threatened species of flora and fauna at the subject property. The removal of the existing flora and the displacement of fauna from the site is not considered a negative impact upon these environmental features.

3. Air Quality and Noise

Air quality impacts attributed to the project will include dust generated by short-term construction-related activities. Site work

such as clearing and grubbing for example, will generate air-borne particulates. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions.

Once the project is completed, project-related vehicular traffic will generate automotive emissions. However, project-related emissions are not expected to adversely impact local and regional ambient air quality conditions.

Ambient noise conditions will also be temporarily impacted by construction activities. Construction equipment, such as bulldozers and materials-carrying trucks, would be the dominant source of noise during the construction period. All construction activities will be limited to normal daylight working hours.

From a long-term perspective, the proposed project is not anticipated to generate adverse noise conditions. The State Department of Health has indicated that noise from air conditioning units may affect the surrounding neighborhood. See Appendix A. The air conditioning system for the proposed building will be designed to ensure that noise from air conditioning units do not adversely affect the residential ambiance found in this area of Wailuku. Specific design considerations for air conditioning would include the use of split system residential units which would minimize noise levels.

4. Historical Requirements

The existing residential structure found on the property was built in 1914. The structure is in an advanced state of disrepair and will be demolished.

The Department of Land and Natural Resources, State Historic Preservation Division (SHPD) has recommended that photographic documentation of the structure be submitted to SHPD. See Appendix B. In compliance with this recommendation, the applicant has provided the archival quality photographs to the SHPD. Refer to Appendix B.

In addition, the applicant's request for a demolition permit has been reviewed by the Maui County Cultural Resources Commission (MCCRC). The MCCRC has approved the demolition of the structure subject to the following conditions:

1. That the applicant take steps to reuse any materials which may remain in an adequate state of preservation and which may be useful in the office building proposed for this site, or in other buildings; and
2. That the applicant make every effort to retain the established trees on the project site, particularly any Royal palms which may have been planted in the development of this area of High Street in 1938. See Appendix C.

5. **Use of Chemicals and Fertilizers**

Use of herbicides on the project site will generally be limited to the initial landscape planting establishment period. Pesticides are anticipated to be used only as a treatment and not as a preventive measure. As a treatment, application usage will be minimal. In addition, plant selection for the project will be based on hardiness, drought tolerance, pest resistance as well as aesthetic concerns.

Nitrogen/Phosphorus/Potash mixed fertilizers are anticipated to be applied to lawn areas, groundcover, and flowering shrubs. These landscape areas will occupy a relative small portion of the redeveloped property, and with proper irrigation management practices, leaching of fertilizers should be negligible.

No adverse effects on surface, underground and marine water resources are anticipated as a result of the proposed action.

B. IMPACTS TO SOCIO-ECONOMIC ENVIRONMENT

1. Local Economy and Population

In the short-term, the proposed development of an office building will support the construction industry. In the long-term, the proposed construction of the office building will promote economic diversification within the Wailuku region. The proposed development will enhance the Wailuku business core and adjacent areas by expanding the range of business services available in town. The proposed construction of the project is not anticipated to have an adverse impact upon the local socio-economic environment.

2. Agriculture

The project site, located in the midst of the urbanized district of Wailuku, is not in agricultural use. Accordingly, there are no anticipated impacts to agricultural endeavors as a result of the project.

C. IMPACTS TO PUBLIC SERVICES

1. Police, Fire and Medical Services

The proposed use of the property is not expected to increase the resident or visitor population. As such, the proposed project is not anticipated to affect the service area limits or requirements for emergency services.

2. Recreational and Educational Services

The proposed development of the professional office building is not expected to have an adverse impact upon existing recreational and educational facilities. There are no known traditional beach and mountain access trails which will be impacted by the project.

3. Solid Waste

A solid waste management plan will be developed in coordination with the Solid Waste Division of the County Department of Public Works and Waste Management for the disposal of clearing and grubbing material from the site during construction.

Once completed, the proposed project will be served by a private refuse collection company. Solid waste generated from the project will be disposed at the County's Central Maui Landfill.

D. IMPACTS TO INFRASTRUCTURE

1. Roadways

During construction of the project, construction employee parking shall be accommodated on the project site, to the greatest extent practicable.

With regard to long-term impacts, a traffic assessment was undertaken for the subject project. See Appendix D. The trip generation methodology is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE). The trip rates are developed empirically, by correlating vehicle trip generation data with various land use characteristics, such as vehicle trips per gross floor area of development.

Based on this methodology, the proposed office building is expected to generate 21 vehicles during the morning peak hour of traffic, with 19 vehicles entering and 2 vehicles exiting. During the afternoon peak hour of traffic, the proposed library is expected to generate 23 vehicles, with 4 vehicles entering and 19 exiting.

The traffic report concludes that the proposed development of the office building should not have a significant impact upon traffic in the Wailuku region. Office tenants are anticipated to be businesses having a close relationship to civic center activities. The property's close walking proximity to the State and County government buildings and other professional offices, will therefore minimize vehicular traffic during the off peak hours. This will prevent additional traffic being added to the brief after school congestion caused by traffic exiting the Wailuku Elementary School.

The following specific improvements are recommended by the traffic report:

1. The access driveway should be relocated to maximize the sight distance from the driveway to the north.

-
2. The vegetation within the northeast corner of the property should be cleared from the sight distance triangle.
 3. On-street parking may need to be removed or relocated from the proposed driveway location.
 4. A sight distance analysis should be conducted at the design phase of the project development.

The foregoing recommendations would be implemented in coordination with the State Department of Transportation.

2. **Wastewater**

The design capacity of the County's Kahului Wastewater Treatment Facility is 7.9 million gallons per day (MGD). The facility serves the Wailuku, Kahului, Kuau, Paia, and Spreckelsville areas. Current wastewater flows treated by the Kahului facility is approximately 5.3 MGD, excluding groundwater and stormwater infiltration.

The proposed project is estimated to generate an average daily flow of approximately 600 gallons per day of wastewater. (Based on Wastewater Flow Standards from the Wastewater Reclamation Division, County of Maui, September 1993).

3. **Water**

Water will be furnished by the domestic system servicing the area. Average daily demand for water is estimated to be approximately 840 gallons per day. The applicant will work with the Department of Water Supply to implement appropriate water conservation measures such as low flow water fixtures.

4. **Drainage and Erosion Control**

Runoff generated from the project will follow existing drainage patterns. Since the increase in impermeable surface is relatively small, the proposed improvements are not anticipated to have an adverse impact upon existing drainage systems. The applicant will work with the Department of Public Works and Waste Management to provide required storm runoff verifications and to identify and implement appropriate on-site drainage mitigation measures. See comment 1.b of Appendix E. No significant adverse drainage impacts to downstream properties should result from the proposed project.

Appropriate erosion control measures will be incorporated during construction phase to minimize soil loss associated with construction activities.

Chapter IV

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

IV. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject parcel is within the "Urban" district. See Figure 7. The proposed action involves the use of the property for an office building which is compatible with the "Urban" designation.

B. MAUI COUNTY GENERAL PLAN

The Maui County General Plan (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 the 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 objective and policies:

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

Policy: Guide land use development patterns so that they sympathize with natural topographic features, eliminate as much as possible environmental hazards and enhance scenic amenities, without depleting natural resources.

Objective: To provide economic climate which will achieve stabilization, controlled expansion, and diversification of the County's economic base.

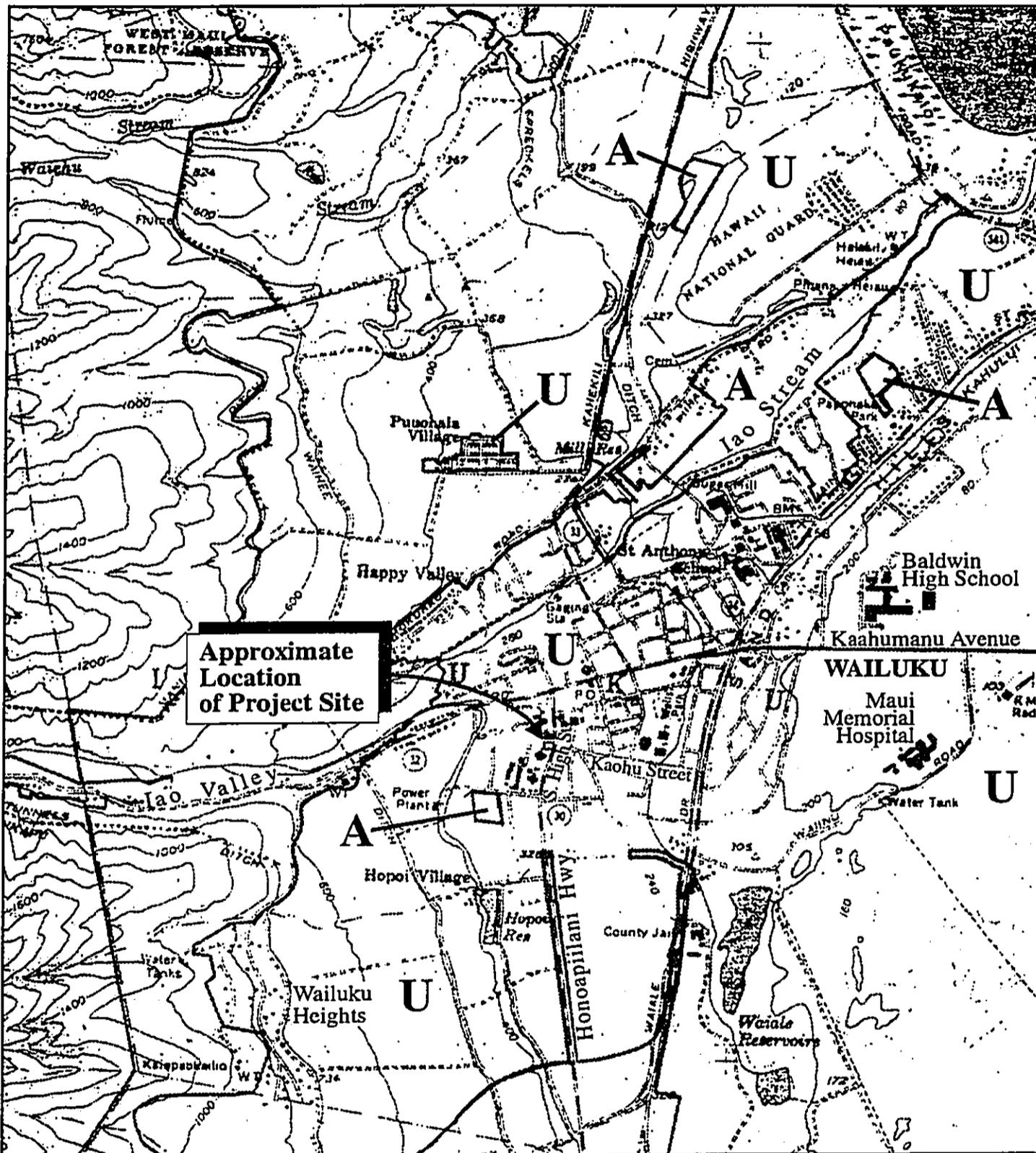


Figure 7 Proposed Office Building
at 305 High Street
State Land Use District Classifications



Prepared for: Bayless Otomo Office, Ltd.

Policy: Support programs, services, and institutions which provide economic diversification.

Objective: To see that all developments are well designed and are in harmony with their surroundings.

Policy: Require that appropriate principles of urban design be observed in the planning of all new developments.

C. **WAILUKU-KAHULUI COMMUNITY PLAN**

The subject parcel is located in the Wailuku-Kahului Community Plan region which is one of nine 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 subject property is designated "Single-Family" on the Wailuku-Kahului Community Plan Land Use Map. See Figure 8. The proposed action involves amending the "Single-Family" land use designation to "Business-Commercial" category. The proposed amendment is in keeping with the following Wailuku-Kahului Community Plan recommendation for economic activity:

Support the revitalization of the Wailuku commercial core and adjacent areas by expanding the range of commercial services. Improve wailuku's image and level of service as a commercial center for the region's population. A combination of renewal and rehabilitation is necessary to meet the needs a of a growing center.

The County of Maui is currently undertaking its 10-year Community Plan Update Program. Regional Citizens Advisory Committees (CAC) have

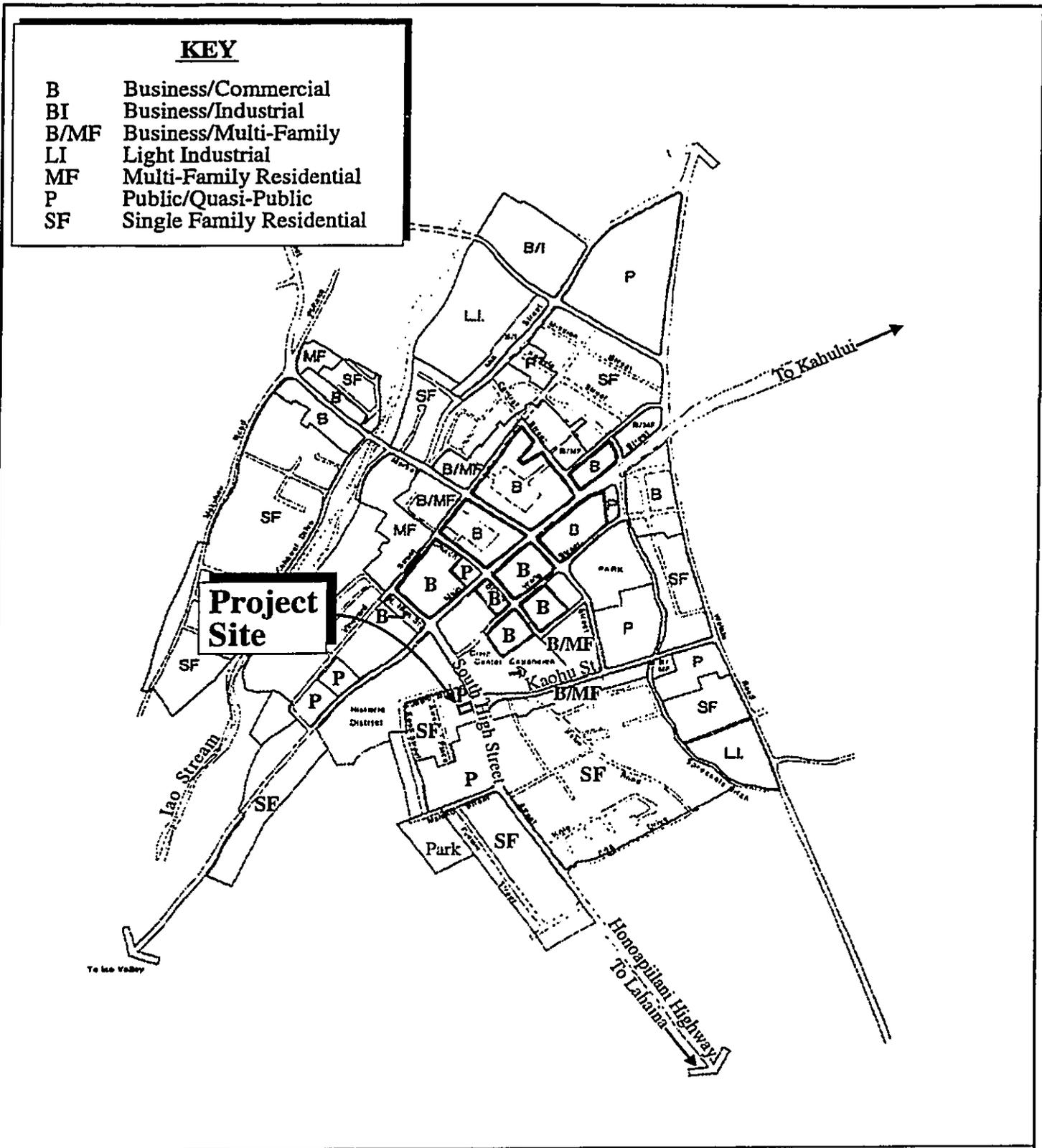


Figure 8 Proposed Office Building at 305 High Street
 Wailuku-Kahului Community Plan Land Use Designations

↑

MUNEKO & ARAKAWA, INC.

Prepared for: Bayless Otomo Office, Ltd. NOT TO SCALE

been impaneled to consider amendments to the various Community Plans. The applicant has met with the Wailuku-Kahului CAC regarding the proposed development and the possible amendment to the Wailuku-Kahului Community Plan Land Use Map. The applicant requested that the CAC recommend redesignation of the subject property from Single-Family to Business/Commercial. The Wailuku-Kahului CAC approved the request and voted to recommend the redesignation of the subject property from Single-Family to Business/Commercial.

D. COUNTY ZONING

The underlying zoning of the subject property is R-3. See Figure 9. Since office buildings are not permitted within the R-3 district, the applicant will be filing an application for a change in zoning with the County of Maui, Planning Department. The applicant will be requesting that the zoning be changed from R-3 (Residential) to B-2 (Business/Commercial).

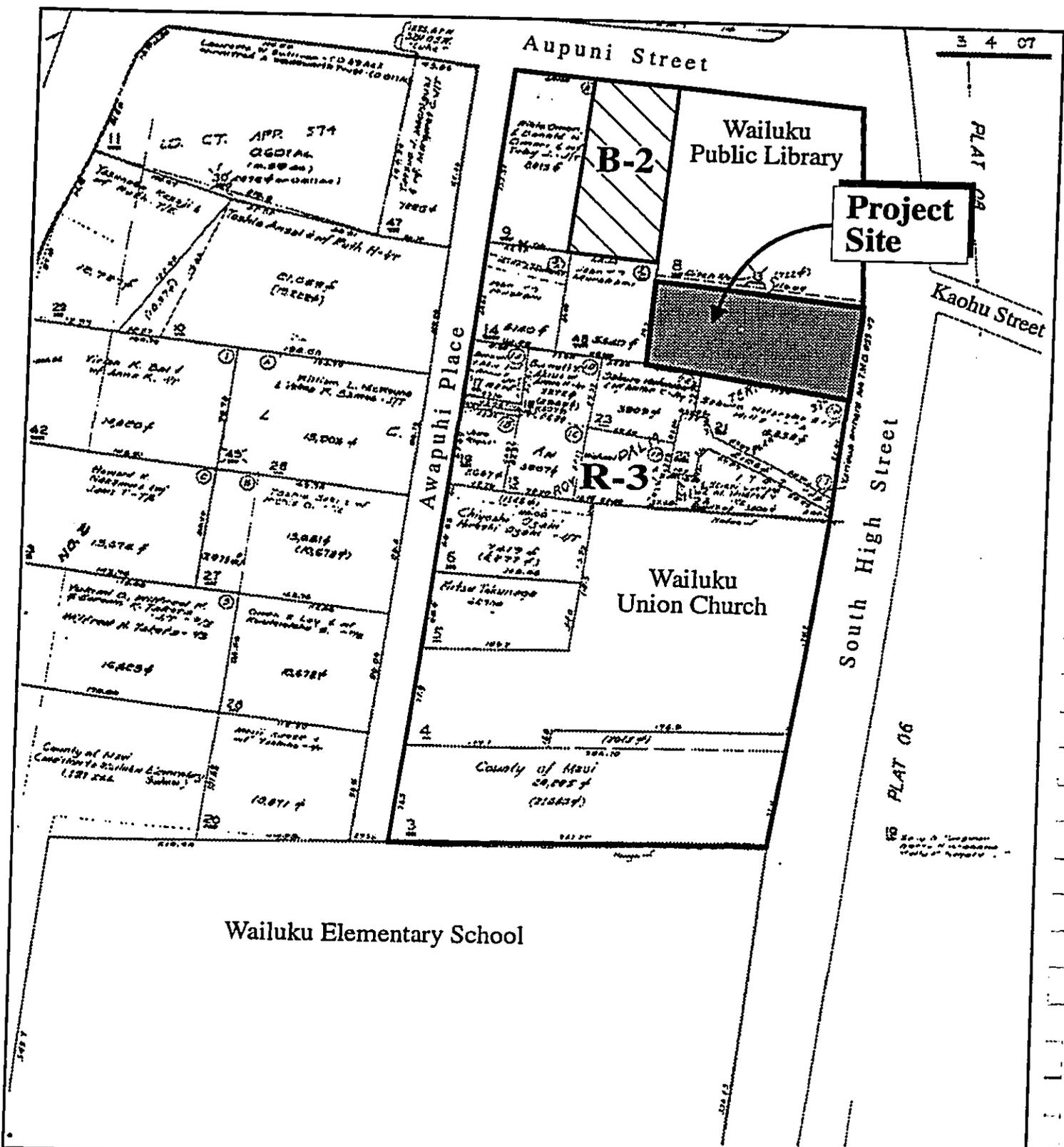
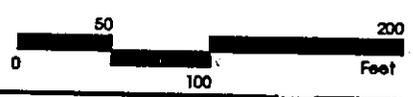


Figure 9 Proposed Office Building
at 305 High Street
County Zoning



Prepared for: Bayless Otomo Office, Ltd.

Chapter V

Findings and Conclusions

V. FINDINGS AND CONCLUSIONS

The proposed construction of an office building will enhance business service opportunities within Wailuku Town. The proposed development will support the Wailuku business core and adjacent areas by expanding the range of professional and related services in the civic center area of town.

The proposed project will involve sitework and building construction activities. In the short-term, these activities may create temporary nuisances normally associated with construction activities. However, dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions. All construction activities are anticipated to be limited to normal daylight working hours. Impacts generated from construction activities are not considered adverse.

From a long-term perspective, the proposed development is not anticipated to result in adverse environmental impacts. There are no rare, threatened or endangered species of flora and fauna found within the subject property.

The proposed project is not anticipated to adversely affect the population and local economy or have a significant impact upon the housing demand of the surrounding region.

Furthermore, the proposed project is not anticipated to have an adverse effect upon public service needs, such as police, fire, medical facilities, and schools. In addition, the impact upon roadways, water, wastewater, drainage, and other infrastructure systems are not considered significant.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

Chapter VI

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

VI. PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT

The following parties were consulted during the preparation of the Draft Environmental Assessment.

1. County of Maui
Department of Planning
2. Wailuku-Kahului Citizens Advisory Committee
(for County of Maui Community Plan Update Program)

References

References

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, March 1992.

Duensing, Dawn E., Historic Architectural Survey of Wailuku, Maui, Hawaii, January 1993.

First Hawaiian Bank, Research Department, Supplement to Economic Indicators, July/August 1992.

State of Hawaii, Department of Business and Economic Development, Data Book, 1990.

University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.

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

Appendices

Appendix A

***Letter from State Department of
Health to Planning Department***

JOHN WAIHEE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

'94 MAR 11 P1:47

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

Lawrence Hart, M.D., MPH
DISTRICT HEALTH SERVICES ADMINISTRATOR (M.D.)

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

March 8, 1994

Mr. Brian Miskae
Director
Department of Planning
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Subject: 94/CIA-01, 94/CPA-02, 94/EA-03, 305 High Street Office Building, Wailuku,
Maui, Hawaii, TMK: 3-4-7: 12

Thank you for the opportunity to review and comment on the subject application. Our
comment is as follows:

Noise from the air conditioning units may affect the surrounding neighborhood.

If you have any questions regarding the above, please call me at 243-5255.

Sincerely,

David H. Nakagawa
DAVID H. NAKAGAWA
Chief Sanitarian, Maui

pg 18

MAUI	
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GWEN	
COLLEEN	
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JULIE	
EVY	
SECRETARY	
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ADMIN	
FILE	
MAIL	
RECORDS	
TRAINING	
COMMUNITY	
EXTENSION	
GENERAL	
INFORMATION	
INSPECTION	
LABORATORY	
LEGAL	
OPERATIONS	
PLANNING	
PREVENTION	
PROGRAMS	
QUALITY	
REGISTRATION	
RELATIONS	
RESEARCH	
STAFF	
TRAINING	
WELFARE	

3/11

Appendix B

***Letters from State Historic
Preservation Division***

JOHN WARNEE
GOVERNOR OF HAWAII



'94 APR 14 A9:15

STATE OF HAWAII

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

KEITH AHE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPEL &
DONA L. MANAHE

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT

CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

April 5, 1994

Mr. Brian Miskae
Planning Director
Maui Planning Department
250 South High Street
Wailuku, Maui 96785

LOG NO: 11283
DOC NO: 9403CO23
Architecture

Dear Mr. Miskae:

**SUBJECT: Proposed Office Building at 305 High Street
TMK 3-4-7:12, Wailuku, Maui**

Thank you for your February 7, 1994 transmittal of the proposed Office Building at 305 High Street. We recommend that prior to proposed demolition that the existing historic residence is photo documented, 8" X 10" fiber based paper prints from 4" X 5" fine grained negatives. Both negatives and prints shall be processed with archival quality control methods. If the interior remains intact, possibly recommend that the floor plan is documented. The other Maui County Planning requirements for historic structures may apply to this structure also. Special consideration should be given to the design of the new office building, which will be centrally located within the expanded Wailuku Historic District. The recommendations for design guidelines from the County of Maui, Planning Department Historic Architectural Survey of Wailuku, Maui, should be considered.

Thank you for the opportunity to comment, should you have any questions please call Carol Ogata at 587-0004.

Sincerely yours,

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

Don Hibbard, Administrator
State Historic Preservation Division

CO:jen

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

JUL 1 1 1994

KETH AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER II
DONA L. HANAKE

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT

CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

July 8, 1994

LOG NO.: 12132
DOC NO.: 9407c010
Architecture

Mr. Daniel Soares
Munekiyo & Arakawa, Inc.
1823 Wells Street, Suite 3
Wailuku, Hawaii 96793

Dear Mr. Soares:

**SUBJECT: Proposed Office Building at 305 High Street
TMK 3-4-7:12, Wailuku, Maui**

Thank you for your transmittal dated June 27, 1994 including the photo documentation of the residence at 305 High Street. The documentation completes our requirements for the recordation of the site. Again, design guidelines from the County of Maui, Planning Department Historic Architectural Survey of Wailuku, Maui, should be considered.

Thank you for the documentation. Should you have any questions, please contact Carol Ogata at 587-0004.

Sincerely,

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

DON HIBBARD, Administrator
State Historic Preservation Division

CO:ab

Appendix C

***Letter from Planning Director
Relating to Action of the Maui
County Cultural Resources
Commission***

LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

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

July 7, 1994

Mr. Gregory A. Bayless, AIA
1885 Main Street, #408
Wailuku, Hawaii 96793

Dear Mr. Bayless:

Subject: Request for review of demolition permit application and waiver of public notice requirements for the residence at 305 High Street, Wailuku, Maui TMK 3-4-7:012 (94/HDC-12)

Please be advised that, at the regular meeting of July 7, 1994, the Maui County Cultural Resources Commission reviewed the above-referenced request, and, after due deliberation, voted approval, subject to the following conditions:

1. That the applicant take steps to reuse any materials which may remain in an adequate state of preservation and which may be useful in the office building proposed for this site, or in other building(s).
2. That the applicant make every effort to retain the established trees on the project site, particularly any Royal palms which may have been planted in the development of this area of High Street in 1938.

The commission noted their concern that the structure to replace the demolished dwelling should be in character with the historic neighborhood, and expressed their general approval of the rendering of the proposed structure which you have designed for this lot. Additionally, they were supportive of the conditions of zoning attached to Planning Department's recommendations for the Maui Planning Commission's approval of B-2 zoning for the subject parcel.

Your research and production of documents to mitigate demolition of the structure appear to be thorough, and the MCCRC commends your mitigation work.

Thank you for your cooperation. If further clarification is needed, please contact Elizabeth Anderson of the Planning Department.

Very truly yours,

Brian Miskae

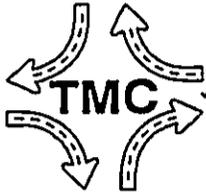
BRIAN MISKAE
Planning Director

xc: DLNR/SHPD
LUCA
Thomas Cannon, MCCRC Chairperson
Colleen Suyama
Elizabeth Anderson
HD Correspondence file
TMK file

Appendix D

Traffic Assessment Report

DEC 14 1993



THE TRAFFIC MANAGEMENT CONSULTANT

Randall S. Okaneku, P. E., Principal • 1188 Bishop Street • Suite 1907 • Honolulu, Hawaii 96813
Telephone: (808) 536-0223 • Facsimile: (808) 537-2985

Job No. 9332
December 13, 1993

Michael T. Munekiyo Consulting, Inc.
1823 Wells Street, Suite 3
Wailuku, Maui, Hawaii 96793
Attention: Mr. Michael T. Munekiyo

Gentlemen:

Subject: Wailuku Office Building, TMK 3-4-07:12

The Traffic Management Consultant is pleased to present this traffic assessment for the proposed office building at 305 High Street in Wailuku, Maui, Hawaii. The purpose of this assessment is to determine the level of significance of any traffic impacts resulting from the proposed project. The scope of this study includes: a description of the proposed project; the development trip generation characteristics for the proposed project; and an assessment of the significance of any traffic impacts identified in the study.

I. Project Description

The proposed project is located in Wailuku, Maui, Hawaii. The site is identified as Tax Map Key 3-4-07:12. A single family residential dwelling currently exists on the site. A professional office building, containing 6,000 square feet of gross floor area, is proposed. It is expected that the primary tenants would be professional services, i.e., architects and engineers. Project access is proposed via a driveway on High Street.

II. Existing Conditions

A. Roadways

High Street is a two lane, two way roadway, which is the continuation of Honoapiilani Highway to the south. Parking is permitted on the mauka (west) side of the roadway. Immediately to the north of the project site, High Street intersects Kaohu Street at an unsignalized Tee-intersection.

B. Access

The existing driveway is located near the north boundary of the site. A large diameter tree is located just beyond the northeast corner of the property site. The existing tree and surrounding vegetation restricts the available sight distance from the driveway to the north. The sight distance to the south is restricted, to a lesser degree, by parked cars and small trees in the planter area of the sidewalk.

C. Project Environs

The project site lies near the boundary between the civic center of Wailuku to the north and residential area to the south. Wailuku Elementary School is located to the south. The civic center and central business district of Wailuku is located within walking distance of the project site.

III. Trip Generation

The trip generation methodology, used in this study, is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation", 5th Edition, 1991. The ITE trip rates for an office building are developed by correlating the vehicle trip generation data with various land use characteristics, such as vehicle trips per 1000 square feet of gross floor area.

During the AM peak hour of adjacent street traffic, the proposed office building is expected to generate a total of 21 vehicles per hour (vph), 19 vph entering and 2 vph exiting the site. The proposed project is expected to generate a total of 23 vph, 4 vph entering and 19 vph exiting the site, during the PM peak hour of adjacent street traffic.

IV. Findings

The proposed office building is not expected to generate a significant amount of traffic during the peak hours. Traffic during the rest of the day is expected to be minimal, due to its proximity with the Wailuku central business district. The civic center and other professional offices are located within walking distance, thereby minimizing vehicular traffic during the off peak hours. This is of particular concern during the brief after school traffic congestion on High Street, caused by traffic exiting the Wailuku Elementary School.

The sight distance at the existing driveway location is restricted. The High Street alignment and the existing vegetation results in sight distance limitations from the existing driveway.

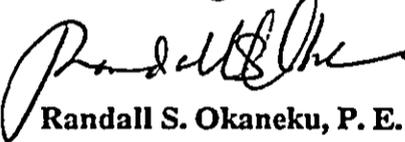
V. Recommendations

The access driveway to the proposed office building should be located to the south of the existing driveway to improve the sight distance to the north. The shrub vegetation on the northeast corner of the project site should be cleared from the sight distance triangle. On street parking may need to be removed or relocated from the proposed driveway location. A sight distance analysis should be conducted at the design phase of the project development.

If you require clarification on any of the above material or have any questions, please do not hesitate to call me.

Very Truly Yours,

The Traffic Management Consultant

By 

Randall S. Okaneku, P. E.
Principal

Appendix E

***Letter from Public Works Director
to Planning Director Regarding
Public Works' Comments***

LINDA CROCKETT LINGLE
Mayor
GEORGE N. KAYA
Director
CHARLES JENCKS
Deputy Director
AARON SHINMOTO
Chief Staff Engineer



RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration
EASSIE MILLER, P.E.
Wastewater Reclamation Division
LLOYD P.C.W. LEE, P.E.
Engineering Division
DAVID WISSMAR, P.E.
Solid Waste Division
BRIAN HASHIRO, P.E.
Highways Division

	FY	COMMENTS	ASSIGN	SEE ME	FILE	DRAFT RESPONSE
BRIAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GWEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COLLEEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLAYTON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BILL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SECRETARY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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94 MAR 23 P1 50
COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

March 22, 1994

MEMO TO: *Brian W. Miskae*, Planning Director
FROM: *George N. Kaya*, Public Works & Waste Management Director
SUBJECT: Change in Zoning, Community Plan Amendment, and Environmental Assessment Applications
305 HIGH STREET OFFICE BUILDING
TMK: 3-4-7:12
94/CIZ-01, 94/CPA-02 & 93/EA-03

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:
 - a. The existing South High Street is a State owned road and therefore, vehicular access approvals should be obtained from the State.
 - b. Provide verification by a Registered Civil Engineer that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties. In addition, all site generated water shall be stored "on-site" within an underground drainage system as approved by the Department of Public Works.
 - c. The location of driveway be located as far from the intersection of Kaohu Street with High Street to minimize traffic conflicts.
 - d. During construction of this project, all construction employee parking shall be accommodated on the project site and not within the County/State road right-of-way.
 - e. All existing features, such as, structures, driveways, drainageways, edge of pavement, etc. shall be shown on the project site plan.

Mr. Brian Miskae
Page 2 of 3
March 22, 1994
94/CIZ-01, 94/CPA-02 & 94/EA-03

The applicant is requested to contact the Engineering Division at 243-7745 for additional information.

2. Comments from the Wastewater Reclamation Division:

- a. The developer should be informed that Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for the project.
- b. Wastewater contribution calculations are required before building permit is issued.
- c. Developer will be assessed impact fees for treatment plant expansion costs.
- d. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
- e. Plans should show the installation of an advance riser at each lot (see attached detail).

The applicant is requested to contact the Wastewater Reclamation Division at 243-7417 for additional information.

3. Comments from the Solid Waste Division:

- a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
- b. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills.
- c. Refuse collection shall be by a private collector.

This division has reviewed this submittal and has no comments at this time.

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

4. Comments from the Land Use and Codes Administration:

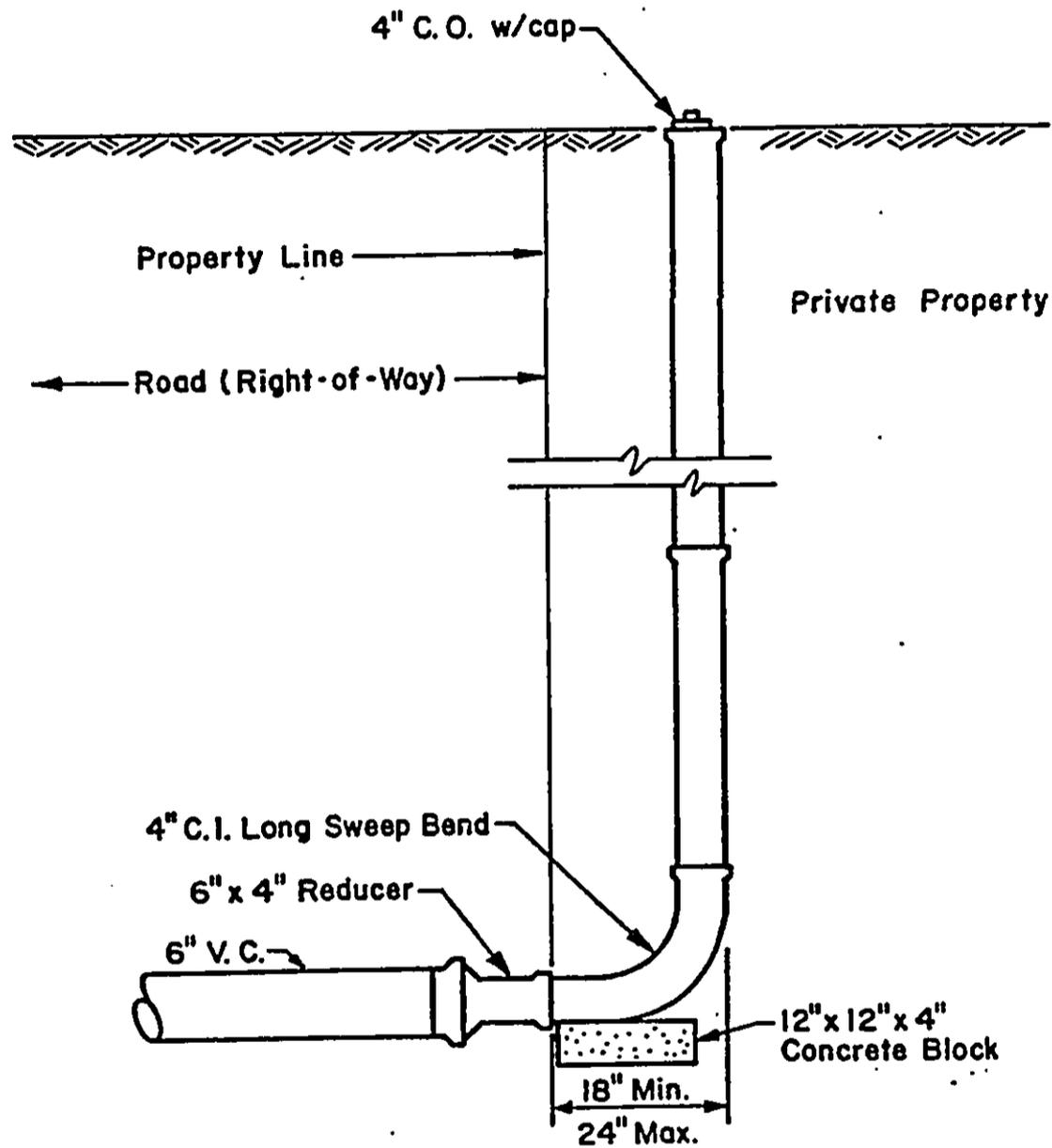
- a. Project must comply with the Off-Street Parking and Loading Ordinance.

Mr. Brian Miskae
Page 3 of 3
March 22, 1994
94/CIZ-01, 94/CPA-02 & 94/EA-03

The applicant is requested to contact the Land Use and Codes Administration at 243-7373 for additional information.

RMN:ey
xc: L.U.C.A.
Engineering Division
Solid Waste Division
Wastewater Reclamation Division

a: bayless



ADVANCE RISER CONNECTION

Not to Scale