



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
 COUNTY OF MAUI

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August 24, 1995

OFFICE OF ENVIRONMENTAL  
 QUALITY CONTROL

Gary Gill, Director  
 Office of Environmental Quality Control  
 220 South King Street, 4th Floor  
 Honolulu, Hawaii 96813

SUBJECT: Luana Gardens II Community Building and Child Day Care Facility, Kahului, Maui, Hawaii; TMK 3-8-7:por. 112

Dear Mr. Gill:

In accordance with the requirements of Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, a Final Environmental Assessment has been prepared for the subject project.

Notice of availability of the Draft Environmental Assessment for the project was published in the June 8 and June 23, 1995 OEQC Bulletins. Letters received during the public comment period, as well as our responses, have been included in the Final Environmental Assessment.

As the proposing agency, we are forwarding herewith one (1) copy of the OEQC Bulletin Publication Form, and four (4) copies of the Final Environmental Assessment. We have determined that there will be no significant impacts as a result of the project and, therefore, are filing the Final Environmental Assessment as a negative declaration. We respectfully request that the notice of Final Environmental Assessment be published in the OEQC Bulletin.

Sincerely,

*Stephanie Aveiro*

Stephanie Aveiro, Director  
 Department of Housing and Human Concerns

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1995-09-08-MA-FA-Luana Gardens II Community and Child Day  
Care Facility

SEP 8 1995

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# ***Final*** ***Environmental Assessment***

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## **Luana Gardens II Community Building and Child Day Care Facility**

Prepared for:

August 1995

County of Maui  
Department of Housing  
and Human Concerns



***Final  
Environmental Assessment***

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**Luana Gardens II Community  
Building and Child  
Day Care Facility**

Prepared for:

August 1995

County of Maui  
Department of Housing  
and Human Concerns



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**Preface**

The County of Maui, Department of Housing and Human Concerns, proposes to construct the Luana Gardens II Community Building and Child Day Care Project in Kahului, Maui, Hawaii (TMK 3-8-7:por. 112). Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Environmental Assessment (EA) documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

## Summary

### Proposing Agency and Landowner

The proposing agency for the project is the County of Maui, Department of Housing and Human Concerns. The landowner for the property is the County of Maui.

### Property Location and Description

The project is proposed to be constructed near the northern corner of the Luana Gardens II multi-family residential development in Kahului, Maui, Hawaii (TMK 3-8-7:por. 112). The site is presently landscaped with coral trees and grass.

To the north of the site are single-family residential uses abutting Molokai Hema Street and South Kamehameha Avenue. To the northeast of the project site, there are Maui High and Kahului Elementary Schools. Most of the Luana Gardens II multi-family development is located to the east of the project site. The Luana Gardens I single-family residential development is located further east. A portion of the Luana Gardens II project as well as the Luana Gardens III multi-family development are located to the south of the project site. Further south are vacant properties. To the west of the project site is a vacant parcel owned by a religious organization. Further west across South Kamehameha Avenue are single-family residential uses.

### Proposed Action

The proposed project involves the construction of a community building and child day care facility on approximately 24,000 square feet of land at the northern corner of the Luana Gardens II development. The single story structure contains approximately 3,779 square feet of gross floor area and ten (10) at-grade parking stalls.

The community building and child day care facility are primarily intended for use by Luana Gardens II and III residents. The community building contains a social area of approximately 752 square feet, with additional kitchen facilities, office space, entry area and restrooms.

The child day care facility will comply with all Federal and State licensing standards. Under current standards, it is intended to serve approximately 42 children. It contains two (2) classroom spaces divided by acoustical accordion folding doors. The total classroom space occupies approximately 1,632 square feet.

An acoustical accordion door also separates the day care classroom areas from the community hall. During periods when the community hall is not in use, this space may

also be utilized for preschool activities. Conversely, when the preschool is not in use, this space could be used by residents utilizing the community hall.

In addition, other portions of the structure include office space for the day care facility, separate restroom facilities for children and staff, and storage for the day care facility. Abutting the classrooms are approximately 320 square feet of covered lanai as well as a fenced play area.

### **Findings and Conclusions**

The proposed project will involve earthwork and building construction activities. In the short term, these activities may generate temporary nuisances normally associated with construction activities. However, dust control measures, such as regular watering and sprinkling, will be implemented, as needed, 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 project is not anticipated to result in adverse environmental impacts. The property has been subject to previous ground disturbing activities. There are no surface indications that archeological remains exist on the property. Should any unanticipated remains be uncovered during construction, work in the immediate area will be halted and the State Historic Preservation Office will be notified. In terms of visual resources, the proposed project would be aesthetically integrated with surrounding properties.

The addition of the community building for Luana Gardens II and III residents represents a needed recreational amenity for the project. The child day care center also represents a significant benefit to the residents in addressing early educational and social service needs.

The proposed project is not anticipated to generate a significant amount of vehicular trips. Community hall usage is likely to occur on an irregular basis during non-peak times. It is anticipated that many of the children utilizing the day care center will be from Luana Gardens II and III. Thus, pickup and drop off can be accomplished by walking, rather than driving. Transportation needs for children living outside of Luana Gardens are anticipated to be addressed by Maui Economic Opportunity vans. Traffic generation from the three (3) full-time and two (2) part-time staff are also quite modest.

The project is not anticipated to have a significant impact upon the County's water source, storage and transmission system. Runoff from the project is anticipated to be transported to an existing sump at Papa Avenue and Pomaikai Street. The project will connect with the County sewer system. An allocation of wastewater capacity will be coordinated with the Department of Public Works and Waste Management. The project

should not have any significant adverse impacts to roadway, water, wastewater and drainage systems.

The project is not anticipated to have adverse impacts upon medical, police, and fire protection services as well as other public service systems.

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

# ***Chapter 1***

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## ***Project Overview***

## **I. PROJECT OVERVIEW**

### **A. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP**

The proposing agency, the County of Maui, Department of Housing and Human Concerns, proposes to construct a community building and child day care facility on the existing grounds of the Luana Gardens II residential development in Kahului, Maui, Hawaii. See Figure 1.

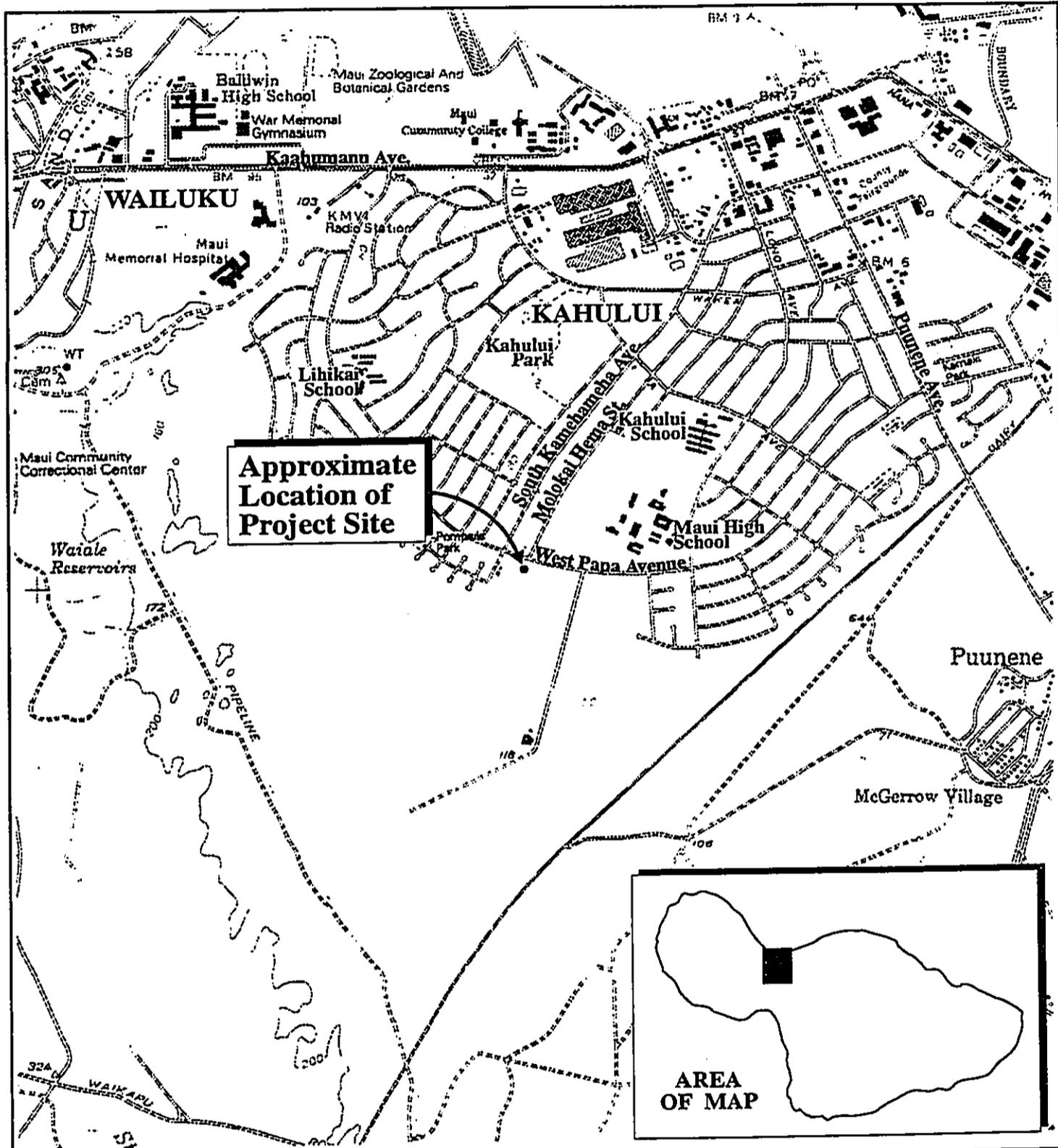
The proposed project is primarily intended to serve Luana Gardens II and III, a low and moderate income multi-family rental project.

Luana Gardens II is located at 615 West Papa Avenue on a parcel of 8.603 acres (TMK 3-8-7:112) and contains 60 units. There are ten (10) one bedroom units, twenty (20) two bedroom units, twenty (20) three bedroom units, and ten (10) four bedroom units within the development. Luana Gardens III is located at 711 South Kamehameha Avenue on approximately 4.8 acres (TMK 3-8-7:por. 111) and contains 62 two bedroom units. Both housing projects were built in 1983.

Of the 122 units within Luana Gardens II and III, a total of 116 units are Section 8 assisted. The remaining six (6) units are assisted through Rural Economic and Community Development Service (RECDS) subsidies. The mortgage for the project is held by the RECDS.

The project site is located near the northern corner of the Luana Gardens II development. The site is presently landscaped with coral trees and grass.

To the north of the site are single-family residential uses abutting Molokai Hema Street and South Kamehameha Avenue. To the northeast of the project site, there are Maui High and Kahului Elementary Schools. Most



**Figure 1 Luana Gardens II Community Building and Child Day Care Facility Regional Location Map**



Prepared for: County of Maui, Dept. of Housing and Human Concerns



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of the Luana Gardens II multi-family development is located to the east of the project site. The Luana Gardens I single-family residential development is located further east. To the south of the project site, there is a portion of the Luana Gardens II project as well as the Luana Gardens III multi-family development. Further south are vacant properties. To the west of the project site is a vacant parcel owned by a religious organization. Further west across South Kamehameha Avenue are single-family residential uses.

The County of Maui is the owner of the subject parcel.

**B. PROJECT NEED**

The community building is a needed recreational and social amenity for the project. There are 122 units within the Luana Gardens II and III development with no on-site facility for meetings or social gatherings.

The day care facility on the Luana Gardens II site will be a Head Start preschool limited to children between three (3) to five (5) years of age from low to moderate income families.

Upon completion of the facility, the staff and children at the existing Head Start facility located in the Maui Economic Opportunity (MEO) building on the old Kahului School site will relocate to the Luana Gardens site. The MEO facility is an aging and substandard structure slated for demolition. Approximately 40 children currently attend the Head Start preschool at the MEO site.

As the existing classes of preschoolers leave the facility, it is anticipated that children of Luana Gardens II and III residents will have first priority for the new center. In the Central Maui area, there are other Head Start

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facilities at Maui Community College, Ka Hale A Ke Ola, and Wailuku Elementary School. It should also be emphasized, however, that Head Start currently has a waiting list of approximately 100 children from families within the Wailuku-Kahului area. For the island of Maui, there is a waiting list of approximately 200 children.

A survey of Luana Gardens residents conducted by the Maui Child Care Resource Coordinator in February 1993 indicated favorable interest for a preschool. The survey notes that many families have a problem with transportation and an on-site program would mitigate that problem.

**C. PROPOSED IMPROVEMENTS**

The proposed project involves the construction of a community building and child day care facility on approximately 24,000 square feet of land at the northern corner of the Luana Gardens II development. The single story structure contains approximately 3,779 square feet of gross floor area and ten (10) at-grade parking stalls. See Figure 2.

The exterior concrete masonry unit walls are proposed to be covered with cement plaster. Roofing material is proposed to be asphalt shingle. The height of the structure is approximately 21 feet. See Figure 3.

The community building and child day care facility is primarily intended for use by Luana Gardens II and III residents. The community building contains a social area of approximately 752 square feet, with additional kitchen facilities, office space, entry area and restrooms. See Figure 4.

The child day care facility will comply with all Federal and State licensing standards. Presently, an estimated 42 children are anticipated to attend the school. The proposed facility contains two (2) classroom spaces

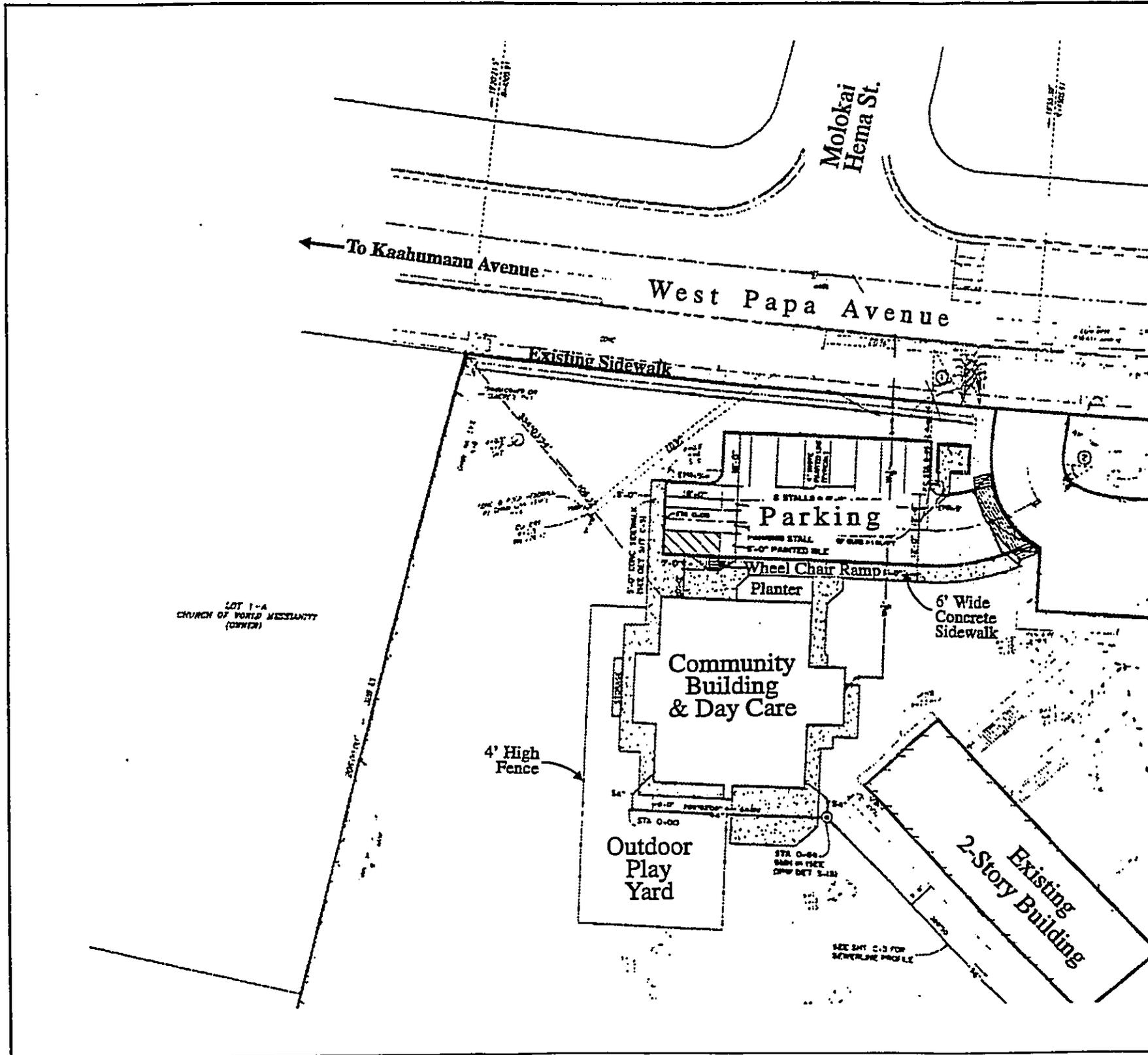
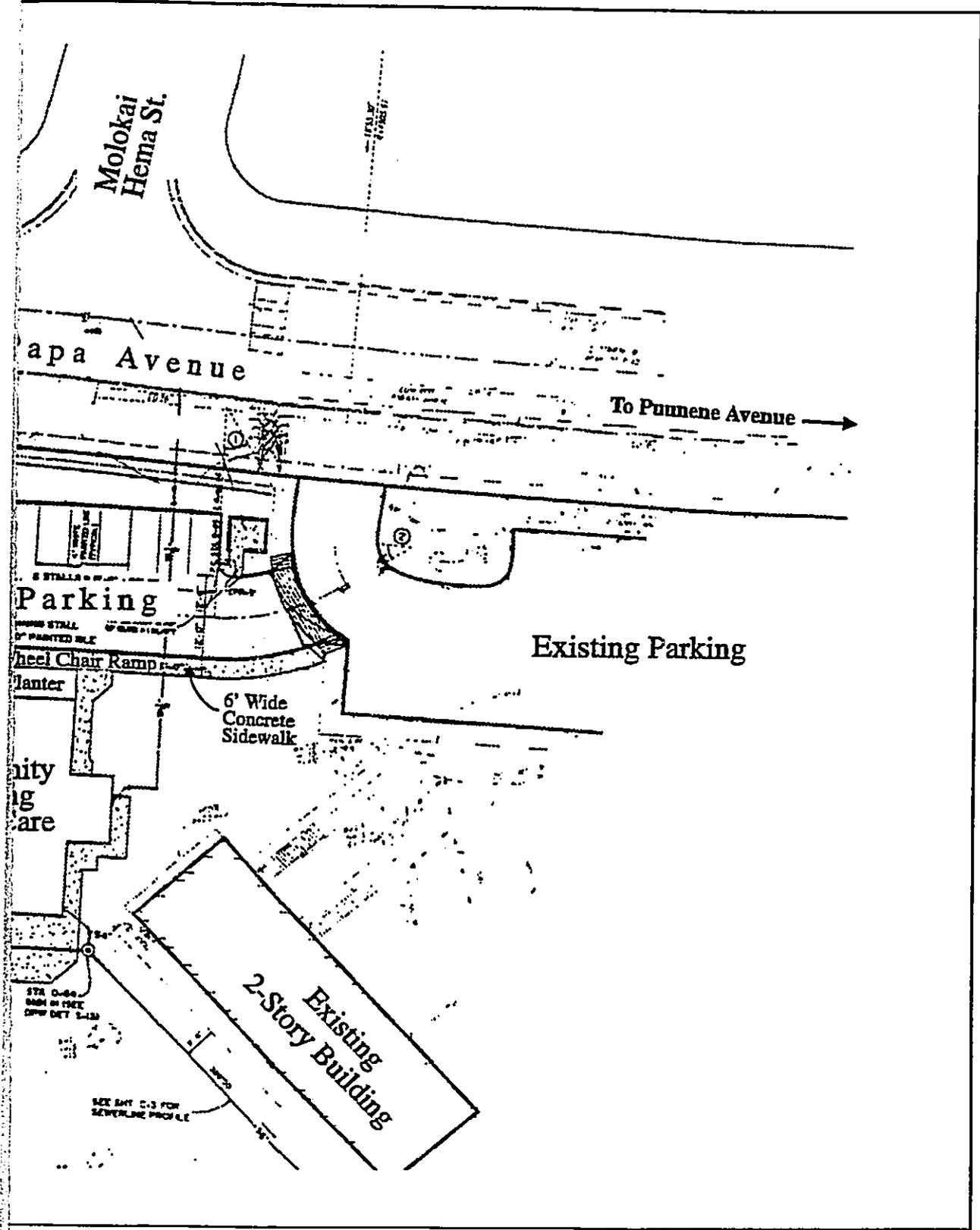


Figure 2

Luana Gardens II Community Building  
and Child Day Care Facility  
Site Plan



Prepared for: County of Maui, Dept. of Housing and Human Concerns



Community Building  
 Care Facility  
 Plan



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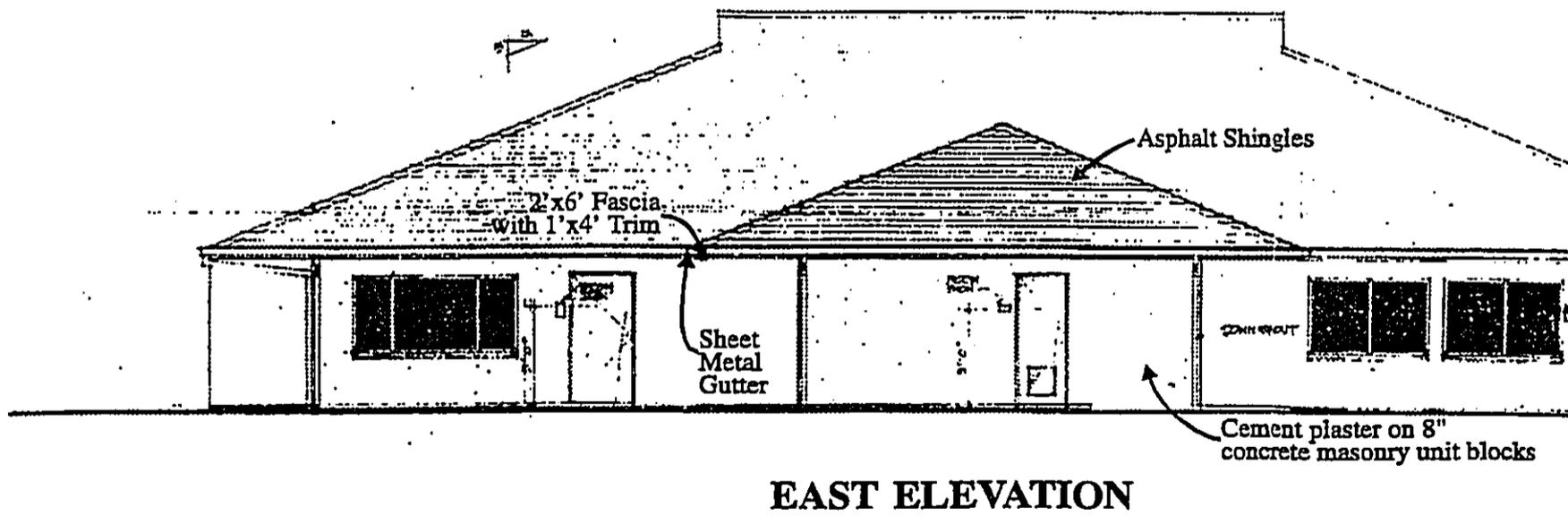
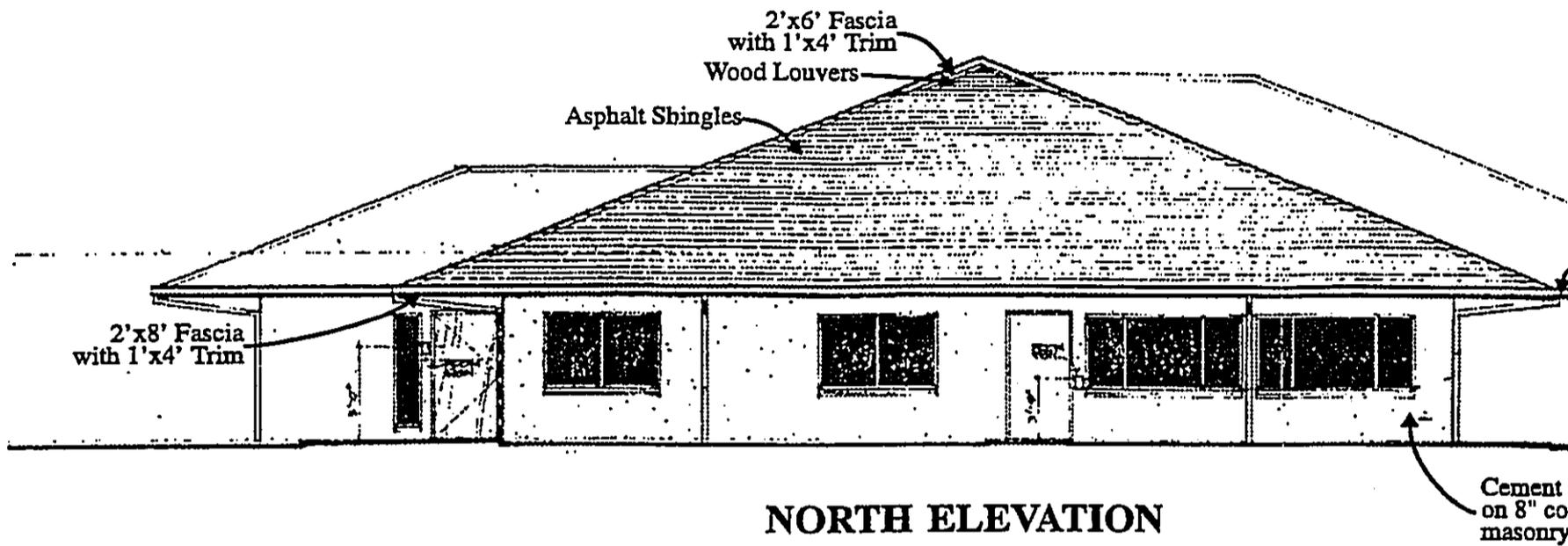
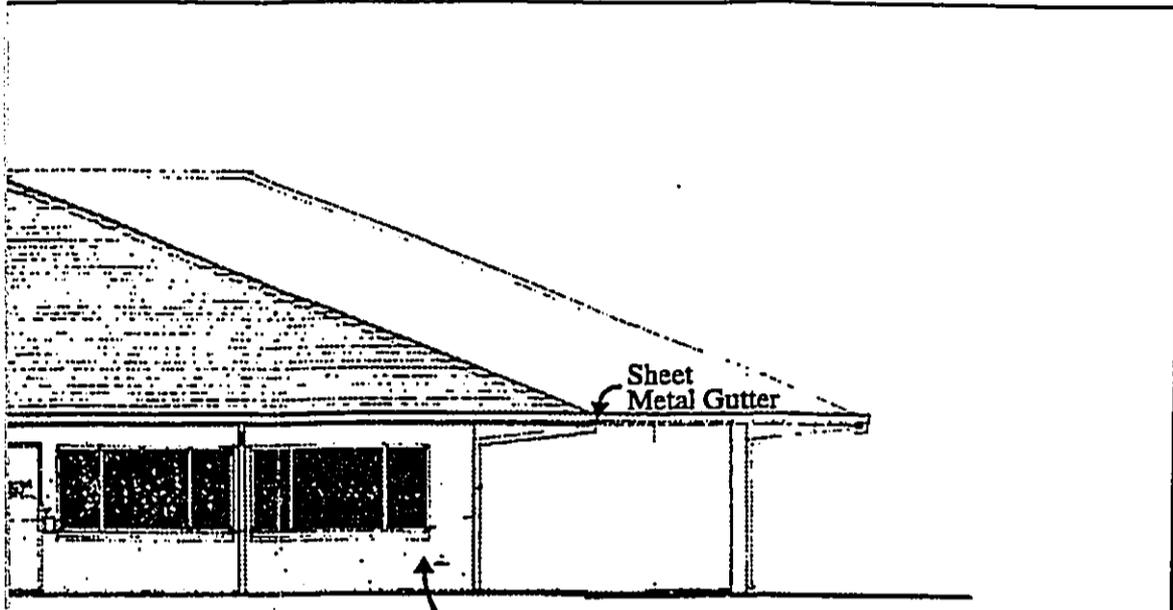


Figure 3

Luana Gardens II Community Building  
and Child Day Care Facility  
Elevations

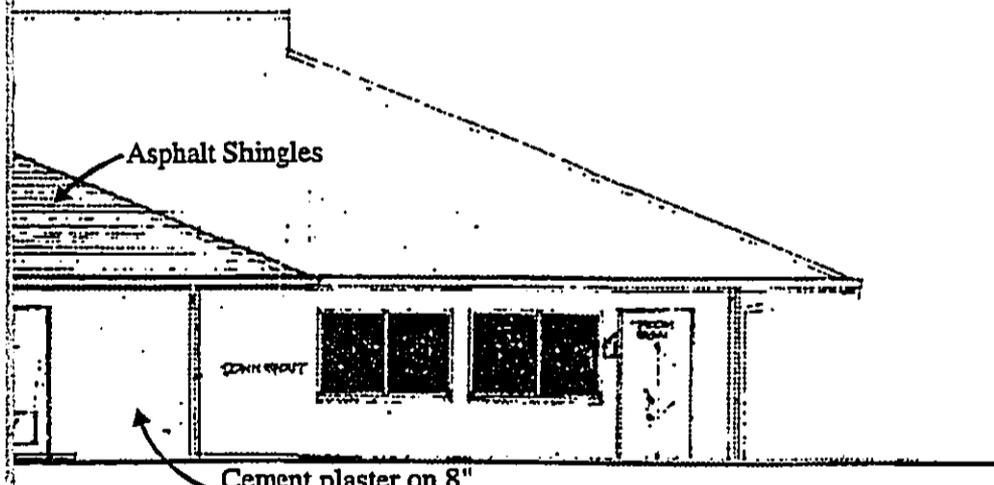
Prepared for: County of Maui, Dept. of Housing and Human Concerns



Sheet Metal Gutter

ATION

Cement plaster on 8" concrete masonry unit blocks



Asphalt Shingles

Cement plaster on 8" concrete masonry unit blocks

TION

Community Building  
Care Facility

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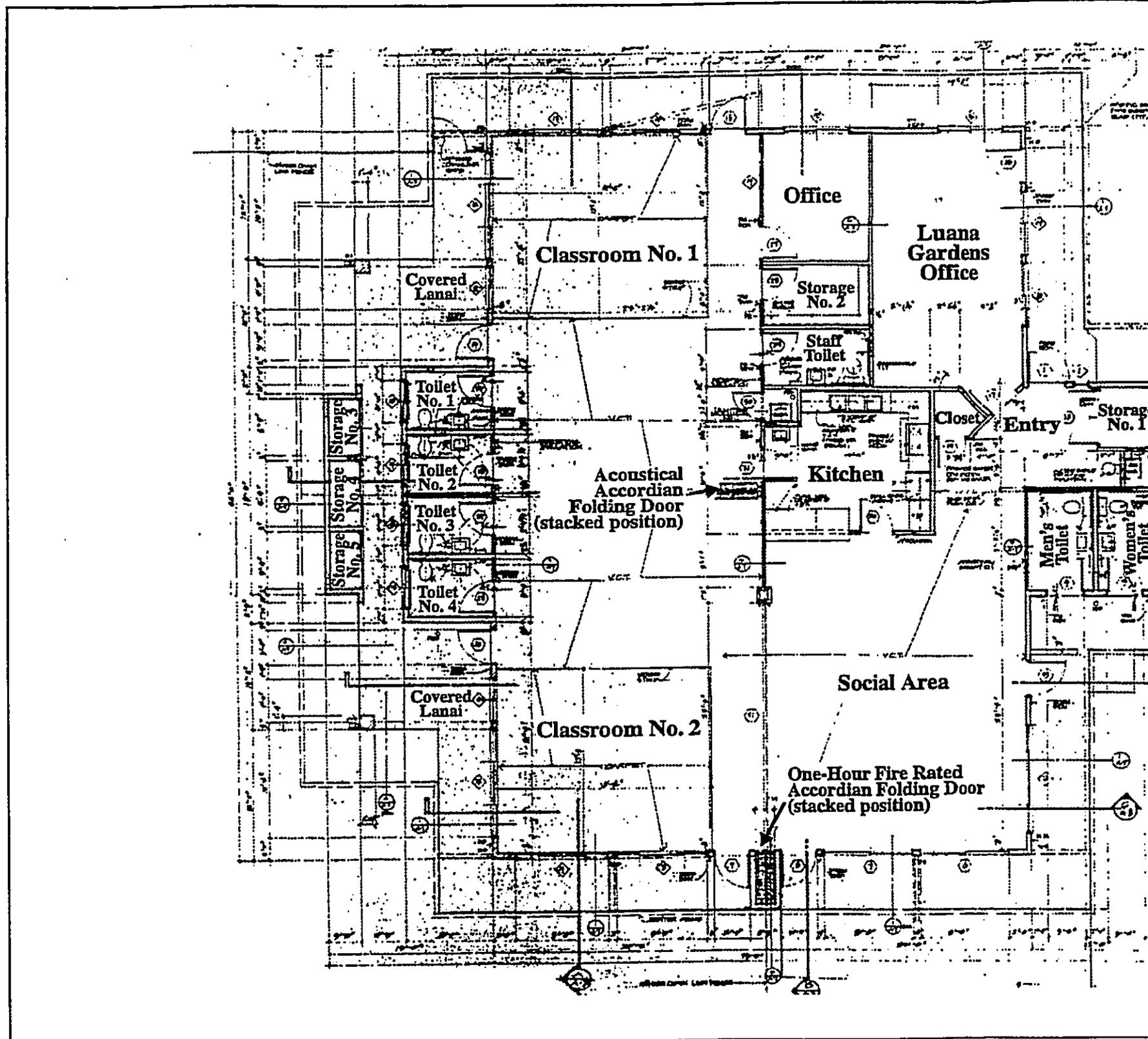
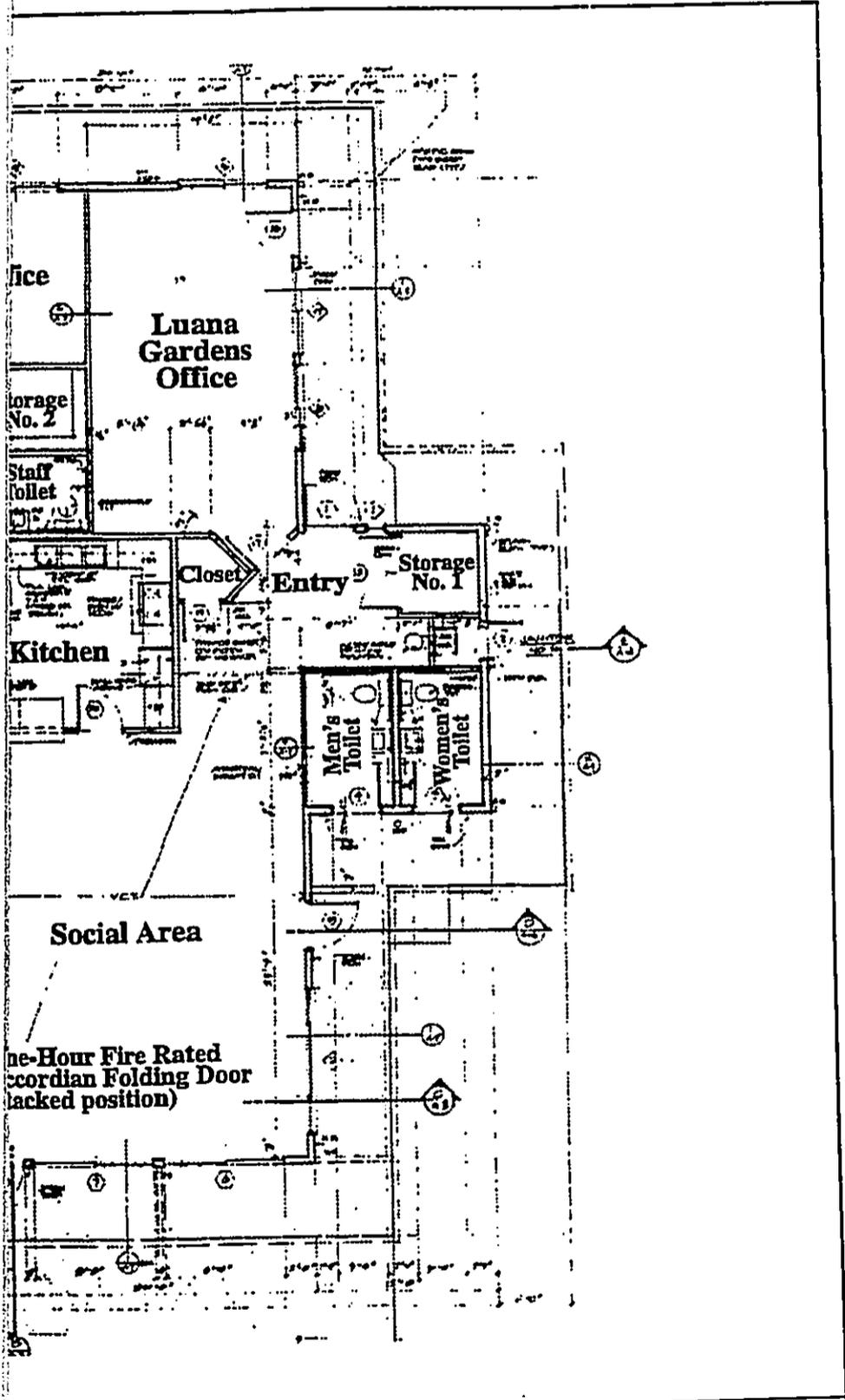


Figure 4

Luana Gardens II Community Building  
and Child Day Care Facility  
Floor Plan



**DOCUMENT CAPTURED AS RECEIVED**



**Community Building  
Facility**



**NOT TO SCALE**

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divided by acoustical accordion folding doors. The total classroom space occupies approximately 1,632 square feet.

An acoustical accordion door also separates the day care classroom areas from the community hall. During periods when the community hall is not in use, this space may also be utilized for preschool activities. Conversely, when the preschool is not in use, this space could be used by residents utilizing the community hall.

In addition, other portions of the structure include office space for the day care facility, separate restroom facilities for children and staff, and storage for the day care facility. Abutting the classrooms are approximately 320 square feet of covered lanai as well as a fenced play area.

The existing County zoning is R-2, Residential. Although the community center is considered an accessory use under the existing zoning, the child day care center is considered a special use. Thus, a County Special Use Permit is required for the day care facility.

Assuming all governmental approvals are obtained, construction is anticipated to start in October 1995. Construction cost of the project is estimated at \$605,000.00. The County of Maui has appropriated \$250,000.00 with the remainder coming from Luana Gardens II and III reserve funds.

Since County lands and funds are involved, an Environmental Assessment (EA) is being prepared in compliance with Chapter 343, HRS.

# **Chapter II**

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## **Description of the Existing Environment**

## **II. DESCRIPTION OF THE EXISTING ENVIRONMENT**

### **A. PHYSICAL ENVIRONMENT**

#### **1. Regional Context**

The proposed project site is located in Kahului Town. Kahului is home to Kahului Harbor, the island's only deep water port, and the Kahului Airport, the second busiest airport in the State. With its proximity to the Harbor and the Airport, the Kahului region has emerged as the focal point for heavy industrial, light industrial and commercial activities and services such as warehousing, baseyard operations, automotive sales and maintenance, and retailing for equipment and materials suppliers. The region is considered Central Maui's commercial retailing center with the Kaahumanu Center, the Maui Mall and the Kahului Shopping Center.

Surrounding this commercial core is an expansive residential area comprised principally of single-family residential units. Residential uses encompass the area extending from Maui Memorial Hospital to Puunene Avenue. The project site is located near the southern boundary of Kahului within the predominantly residential portion of town.

#### **2. Climate**

Like most areas of 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

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the 80's. August is historically the warmest month, while January and February are the coolest. Rainfall at the project site averages approximately 20 inches per year. Winds in the Kahului region are predominantly out of the north-northeast and northeast.

3. **Topography and Soil Characteristics**

The project site is located on Maui's flat central isthmus. The approximate elevation of the project site ranges from 80 to 85 feet above sea level.

Underlying the proposed site and surrounding lands are soils belonging to the Pulehu-Ewa-Jaucas association. See Figure 5. The soil type specific to the project site is Puuone Sand, 7 to 30 percent slopes (PZUE). See Figure 6. PZUE soils predominate in the Kahului region and are typified by a sandy surface layer underlain by cemented sand. Naturally occurring vegetation in this series include bermuda grass, kiawe, and lantana.

4. **Flood and Tsunami Hazard**

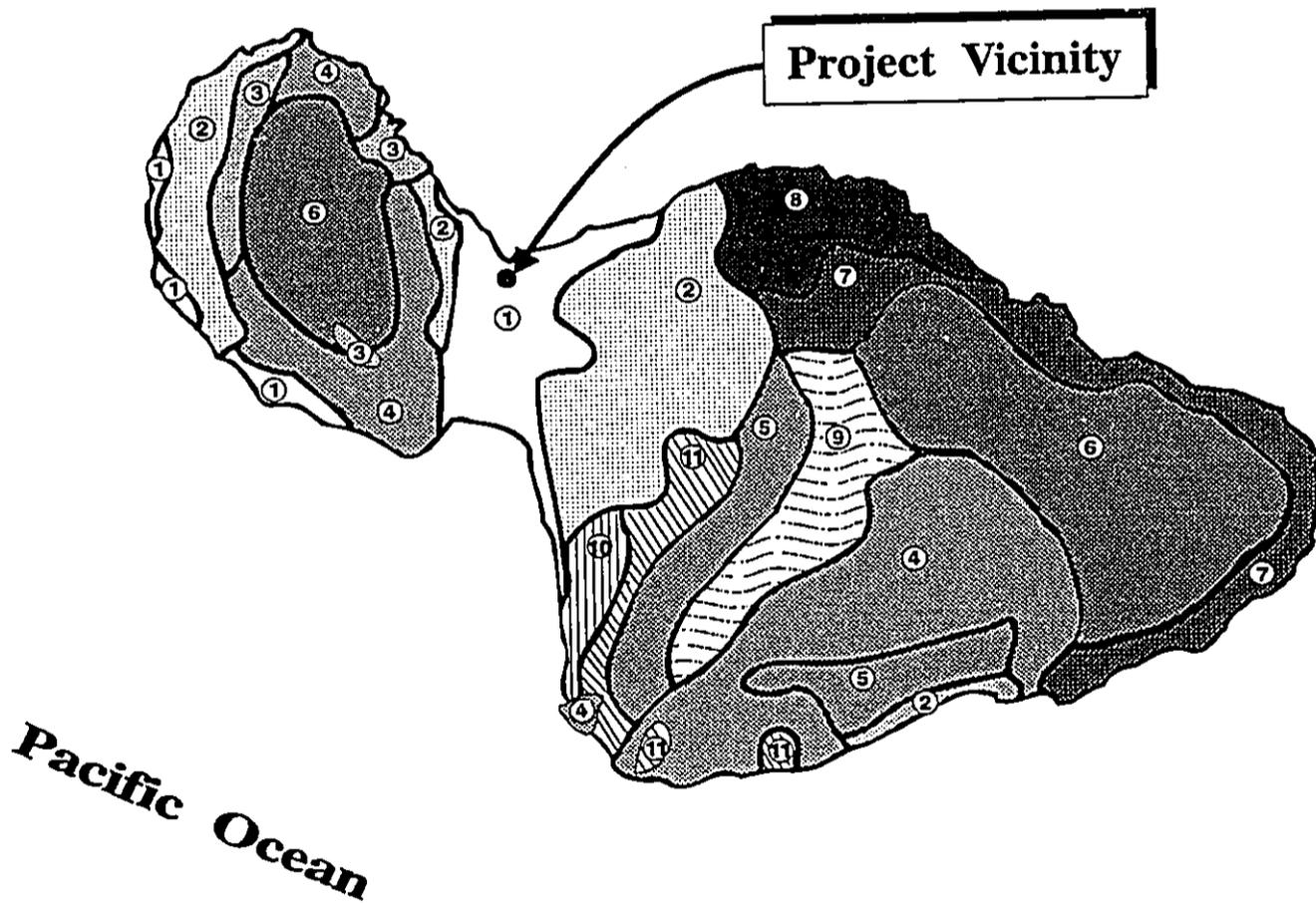
The project site is identified as Zone "C", an area of minimal flooding as determined by the Flood Insurance Rate Map for this region. See Figure 7. The site is located well beyond coastal inundation areas.

5. **Flora and Fauna**

The subject property is within the Luana Gardens II development and Kahului residential area. Existing vegetation on the site includes coral trees and grasses. The site is maintained as part of the existing landscaping for the Luana Gardens II Project.

## LEGEND

- |   |   |
|---|---|
| <p>① Pulchu-Ewa-Jaucas association</p> <p>② Waiakoa-Keahua-Molokai association</p> <p>③ Honolua-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-Makena association</p> <p>⑪ Kamaole-Oanapuka association</p> |
|---|---|



Map Source: USDA Soil Conservation Service

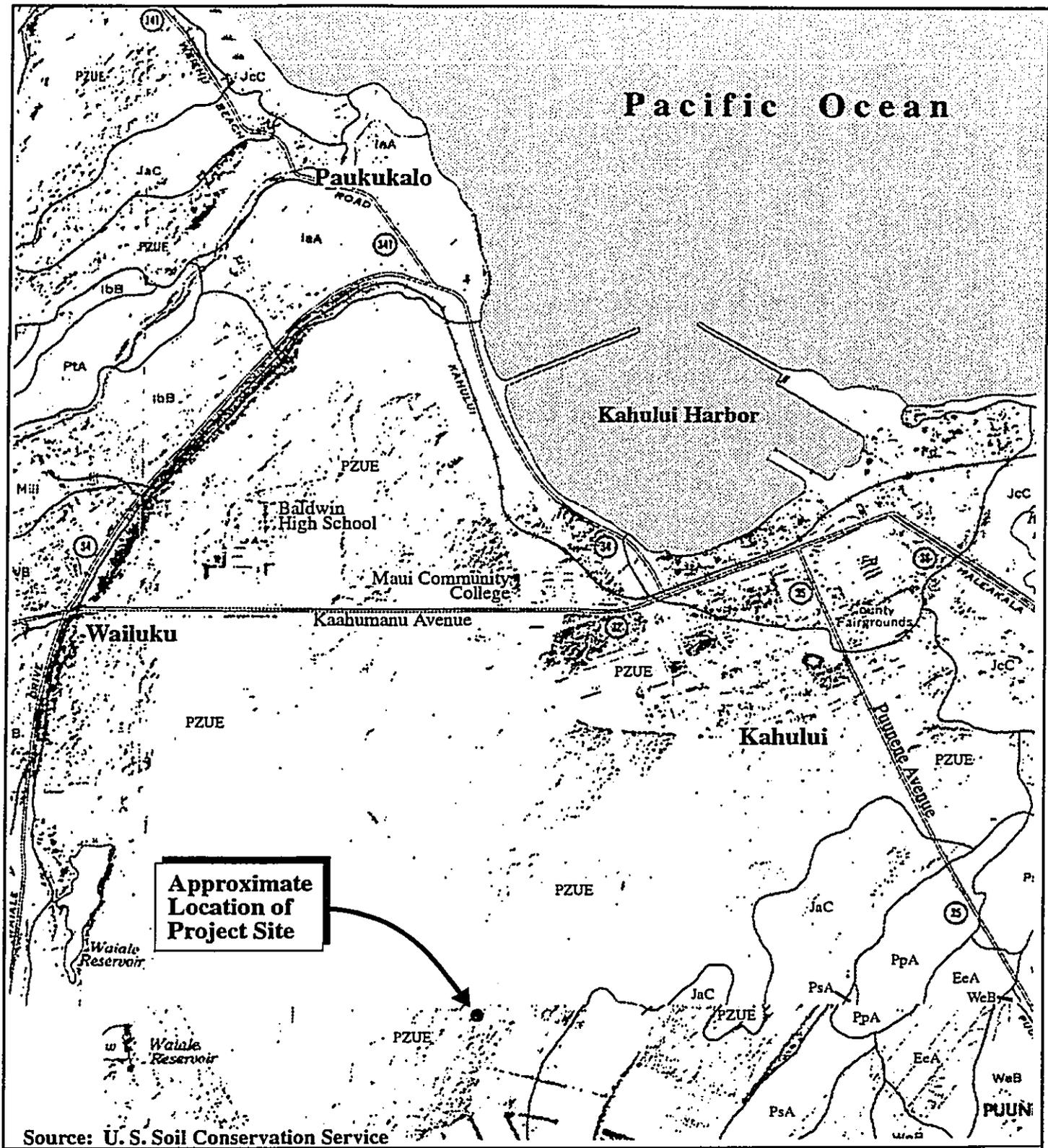
**Figure 5 Luana Gardens II Community Building  
and Child Day Care Facility  
Soil Association Map**



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and Human Concerns



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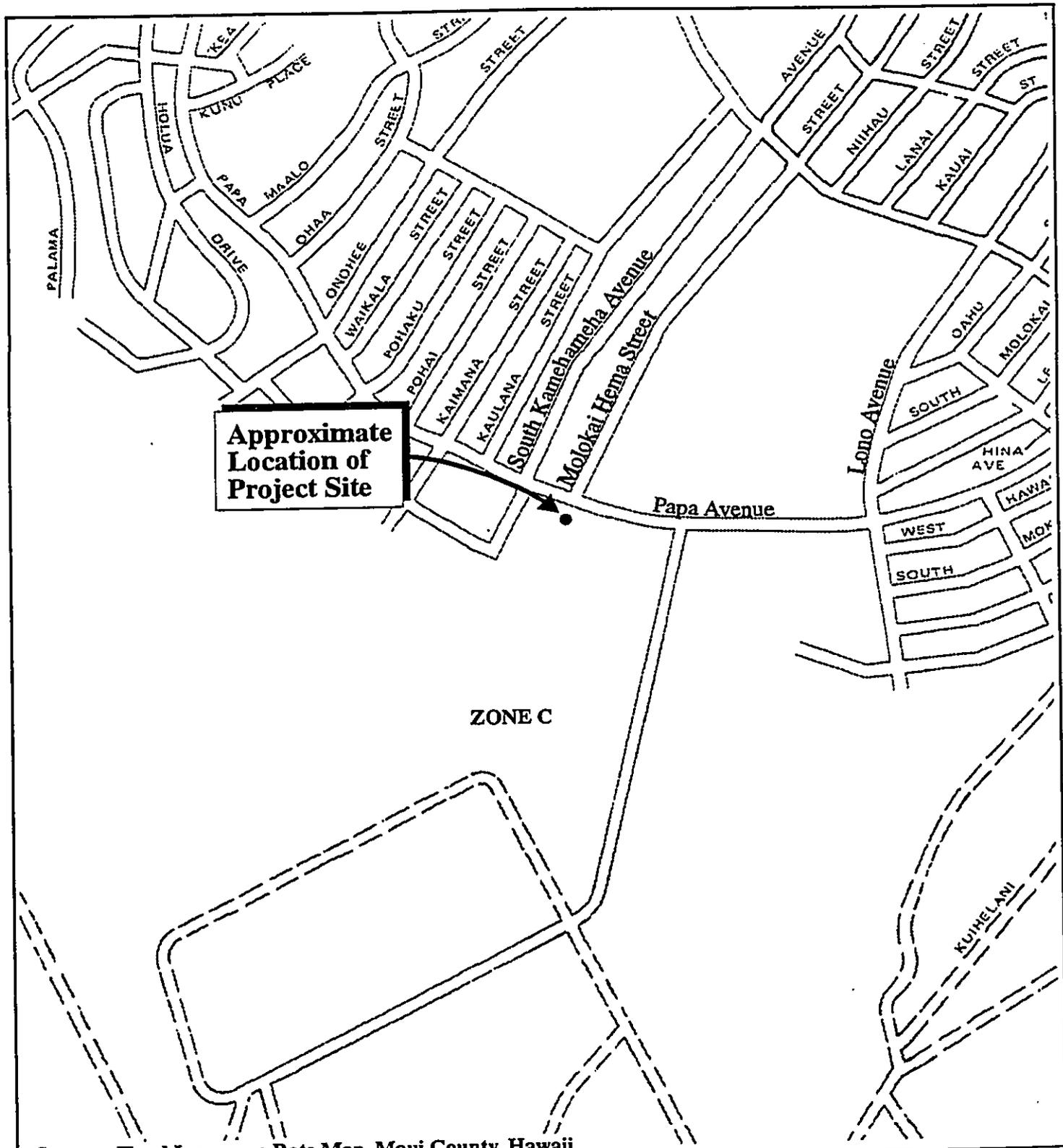
Source: U. S. Soil Conservation Service

Figure 6 Luana Gardens II Community Building and Child Day Care Facility Soil Classifications



Prepared for: County of Maui, Dept. of Housing and Human Concerns





Source: Flood Insurance Rate Map, Maui County, Hawaii

## Figure 7 Luana Gardens II Community Building and Child Day Care Facility Flood Insurance Rate Map



Prepared for: County of Maui, Dept. of Housing  
and Human Concerns



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Fauna and avifauna are also characteristic of urban areas. Fauna typically found in the vicinity include mongoose, rats, dogs and cats. Avifauna typically include mynas, several types of doves, and house sparrows. There are no endangered species of fauna or avifauna at the project site.

6. **Archaeological Resources**

Extensive surface and subsurface alterations have already occurred within the project site. The area has been tilled for modern agricultural use as recently as 1977 (Aki Sinoto Consulting, May 1993). Construction of the Luana Gardens II development also resulted in additional disturbance to the site.

There are no surface indications of archaeological remains on the property.

7. **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. This rapid dispersion is evident during burning of sugar cane in fields located to the southeast of the Kahului residential core.

8. **Noise**

Traffic noise is the predominant source of background noise in the vicinity of the project. To the northeast of the property, use of the

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Maui High School and Kahului School facilities could also add to background noise levels in the surrounding region on an occasional basis.

9. Visual Resources

Scenic resources to the west of the site include Iao Valley and the West Maui Mountain Range. To the southeast, Haleakala is visible from the site. To the north of the site lies the Kahului residential area and its commercial core. To the south of the Kahului residential area, are vacant lands vegetated with kiawe, false koa, common grasses and weeds.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Land Use History

Lands within the Wailuku ahupua'a were declared Crown lands after the Mahele, or division of lands. Princess Ruth Ke'elikolani, great-granddaughter of King Kamehameha, was the last of the royalty to own the land. She inherited the ahupua'a after the death of her brother, Kamehameha V, in 1872.

The eastern portion of the Wailuku ahupua'a was awarded to Claus Spreckels by King Kalakaua in 1882. This grant (Grant 3343) consisted of 24,000 acres. In 1882, Spreckels founded the Hawaii Sugar Company. In 1951, the property was transferred to Hawaiian Commercial and Sugar (HC&S) Company. HC&S merged with Alexander and Baldwin, Ltd. in 1961. The land was leased to RJR Foods, Inc. in 1976, and then to Orchards of Hawaii, Ltd. in 1980. In 1981, the land was transferred to the County of Maui, and the lease with Orchards of Hawaii was canceled (Aki Sinoto Consulting, May 1993).

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The Luana Gardens II and III Projects were built in 1983. There are no known current outstanding violations of statutes, ordinances, or rules pertaining to the subject property.

**2. 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 estimated 1990 population of the Wailuku-Kahului Community Plan region is 32,816. A projection of the region's population shows an increase to 40,119 by the year 2000 and to 47,597 by the year 2010 (Community Resources, Inc., 1992).

**3. Economy**

The Kahului region is the Island's center of commerce. Combined with neighboring Wailuku, 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 HC&S and Wailuku Agribusiness Company, is considered a key component of the local economy.

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**C. PUBLIC SERVICES**

**1. Recreational and Social Services**

The Wailuku-Kahului region encompasses a full range of recreational opportunities, including numerous County facilities such as Pomaikai Park, Kahului Park and Community Center, Kanaha Beach Park and the War Memorial Complex. Also located in close proximity to the project are the facilities and grounds of Maui High School and Kahului Elementary School.

**2. Police and Fire Protection**

Police protection for the Wailuku-Kahului region is provided by the County Police Department headquartered at the Wailuku Station, approximately 1.6 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 are provided by the County Department of Fire Control's Kahului and Wailuku Stations. The Kahului Station, located on Dairy Road, is approximately 1.7 miles from the project site. The Wailuku Station, located in Wailuku town near Wells Park, is approximately 2.3 miles from the site.

**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

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companies. Refuse collection for the project would be provided by a private collection company.

4. **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. The hospital is located approximately 1.8 miles from the project site. In addition, numerous privately operated medical/dental clinics and offices are located in the Wailuku-Kahului area to serve residents of the project as well as the region.

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 Kahului area include Lihikai and Kahului Schools (Grades K-5), Maui Waena Intermediate School (Grades 6-8), and Maui High School (Grades 9-12). Existing facilities in the Wailuku area include Wailuku Elementary School (Grades K-5), Iao Intermediate School (Grades 6-8), and Baldwin High School (Grades 9-12).

Maui Community College, a branch of the University of Hawaii, serves as the Island's only Community College.

D. **INFRASTRUCTURE**

1. **Roadways**

The Wailuku-Kahului region is served by a roadway network which includes arterial, collector and local roads. Major roadways include

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Kaahumanu Avenue, the principal linkage between Wailuku and Kahului, Hana Highway and Puunene Avenue.

Access to the project site is from West Papa Avenue which is a key collector road in the Kahului region providing access to a number of other collector and local roads. West Papa Avenue extends to Kaahumanu Avenue and Puunene Avenue also providing easy access to areas beyond Kahului Town.

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). Cumulative wastewater flow allocated to the plant is approximately 6.2 MGD.

An existing 6-inch line extends through the Luana Gardens II development providing service to the site.

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. The Iao Aquifer, which serves the Central Maui region, has an estimated sustainable yield of 20 MGD. Recent estimates place the monthly average withdrawal from the aquifer at 19 MGD.

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Water service is provided via a 12-inch waterline within Papa Avenue.

4. **Drainage**

According to the "Drainage and Erosion Control Report for Luana Gardens", prepared by Richard M. Sato & Associates, July 31, 1980, the proposed project site was considered part of the original Luana Gardens development. Runoff from the project site would be intercepted by the existing drainage system on the site and along West Papa Avenue and conveyed to an existing drainage sump at the intersection of West Papa Avenue and Pomaikai Street. See Appendix A.

5. **Electric Power and Telephone Service**

Electrical and telephone services are provided by Maui Electric Company and GTE Hawaiian Telephone, respectively.

# ***Chapter III***

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## ***Potential Impacts and Mitigation Measures***

### **III. POTENTIAL IMPACTS AND MITIGATION MEASURES**

#### **A. PHYSICAL ENVIRONMENT**

##### **1. Surrounding Uses**

The proposed project is compatible with the surrounding residential neighborhood. The community building is intended for the use of the Luana Gardens II residents and is accessory to the primary residential use of the site. The child day care facility is also intended for the primary use of the existing residents. The proposed uses are also compatible with school and single-family residential uses across West Papa Avenue.

##### **2. Flora and Fauna**

There are no known significant habitats or rare, endangered or threatened species of flora and fauna located within the project site. The proposed project is therefore not considered an adverse impact upon these environmental features.

There are also no wetland indicator plants on the project site.

##### **3. Archaeological Resources**

The project site has been subject to previous ground disturbing activities from agricultural use and construction of the Luana Gardens II development. There are no surface archaeological materials present on the project site.

In addition, it is noted that the project site needs to be filled prior to construction. The extent of fill ranges from a few inches to slightly more than four (4) feet. The proposed foundation for the structure will be slab on grade with concrete footings protruding approximately two (2) feet below the slab. The northern portion of

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the proposed parking lot also needs to be slightly graded. However, a significant amount of excavation is not anticipated.

It is not expected that the project will have an adverse impact upon the interests of historic preservation. (Early consultation comments from the State Historic Preservation Division are included in Chapter VI.) However, should unanticipated remains be exposed during construction, work in the immediate area will be halted and the Historic Preservation Division of the Department of Land and Natural Resources will be notified.

4. *Air Quality*

Air quality impacts attributed to the project will include dust generated by short-term, construction-related activities. Site work such as filling and grading and utilities and parking lot construction, for example, will generate airborne particulates. Dust control measures such as regular watering and sprinkling will be implemented as needed to minimize wind-blown emissions.

The project will not generate a significant volume of additional traffic since most of the children are anticipated to come from families residing at Luana Gardens. Thus, the day care facility is within convenient walking distance for most of the children and parents. Transportation for children from outside Luana Gardens will likely be handled by Maui Economic Opportunity vans. Project-related emissions are not expected to adversely impact local and regional ambient air quality conditions.

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5. **Noise**

As with air quality, ambient noise conditions will be impacted by construction activities. Heavy construction equipment would be the dominant source of noise during the site construction period. To aid in the mitigation of construction noise impacts upon surrounding uses, construction activities will be conducted during the daylight hours only.

The use of the property for a community building and day care facility is compatible with surrounding uses. The facilities are primarily intended for use by Luana Gardens II and III residents and will be controlled by the resident manager and child care program director. The structure is more than 150 feet away from the closest residence outside of the Luana Gardens parcel. The project is not anticipated to generate adverse noise conditions.

6. **Visual Resources**

The project will be fully landscaped to create a site visually and aesthetically integrated with the Luana Gardens and other surrounding developed properties. The structure is proposed to be approximately 21 feet in height which is comparable to the existing two-story townhouse structures which are located within the development. Existing coral trees on the site would be relocated and utilized as part of the project landscaping.

7. **Use of Chemicals and Fertilizers**

Use of herbicides on the project site will generally be limited to the initial plant 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.

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Nitrogen/Phosphorus/Potash mixed fertilizers are anticipated to be applied to lawn areas, groundcover, and flowering shrubs. With proper application and irrigation management practices, leaching of fertilizers should be negligible.

No adverse effects on surface, underground and marine water resources are anticipated.

**B. IMPACTS TO COMMUNITY SETTING**

**1. Population and Local Economy**

On a short-term basis, the project will support construction and construction-related employment. Over the long-term, the project will provide limited support to the service sector for project operations and maintenance. Direct on-site employment generated by the project will likely be limited to the day care facility staff of three (3) full-time and two (2) part-time employees. These employees are transferring from the existing facility at the MEO facility at the old Kahului School. No additional employees are anticipated as a result of the construction of the community building.

**2. Agriculture**

The project site is currently not in agricultural use. The proposed development will not affect agricultural endeavors on the island.

**3. Police, Fire and Medical Services**

Police, fire and medical services are not expected to be adversely impacted by the proposed project. The project will not extend existing service area limits for emergency services.

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4. **Recreational and Social Services**

The proposed community building provides a recreational and social amenity for Luana Gardens II and III residents. It contains a social hall, kitchen facilities, and office.

The proposed day care center will be a Head Start facility for children between the ages of three (3) and five (5). On the island of Maui, there are Head Start facilities in Makawao, Haiku, Lahaina, Maui Community College, MEO (at the old Kahului School), Ka Hale A Ke Ola, and Wailuku Elementary School. When the proposed day care center at Luana Gardens opens, the staff and children at the MEO facility will relocate to Luana Gardens.

All children within the center will be from low or moderate income families. In addition to educational activities, the Head Start program has a nurse who monitors each child's dental and health needs. The needs of children with disabilities are met through therapy or mental health consultants. Social service workers also assist parents to meet their needs in education, employment, and housing.

Within the project site, there are no known traditional beach and mountain access trails.

5. **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 any disposal of clearing and grubbing material from the site during construction.

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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.

**C. IMPACTS TO INFRASTRUCTURE**

**1. Roadways**

Access to the subject property would be through the project driveway intersecting with West Papa Avenue. The driveway complies with applicable County sight distance provisions.

The community hall is intended for use by Luana Gardens II and III residents. It is anticipated that the facility would be used for meetings and social gatherings. Small group meetings could occur at various times of the day or weekends while social gatherings are anticipated during evenings or weekends. It is expected that use of the hall will be on an as-needed basis and will be regulated by the resident manager. The community hall is not expected to have a significant impact on peak hour traffic in the vicinity.

Based on the project need, it is anticipated that most of the children enrolled in the preschool facility would be from Luana Gardens II and III. Thus, the pick-ups and drop-offs of the children would occur by walking to and from the facility, rather than by automobile. Should there be other children attending, it is anticipated that MEO vans will pick up and deliver groups of children. (One (1) van holds approximately twenty (20) children.)

There will be three (3) full-time staff who are at the facility from 8:00 a.m. to 4:00 p.m. Two (2) part-time staff are at the facility from 8:00 a.m. to 12:00 p.m. In terms of traffic generation resulting

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from the staff, five (5) vehicular trips are anticipated during the morning peak hour with three (3) vehicular trips anticipated during the afternoon peak hour.

The proposed project will not generate a significant amount of vehicular traffic and is not anticipated to have an adverse traffic impact in the vicinity.

2. **Water**

Based on the proposed number of fixtures within the project, the design flow is estimated at 36 gallons per minute (GPM). Landscape irrigation flow will be 14 GPM. The total flow is estimated at 50 GPM.

A 1.5-inch waterline is proposed to extend from the structure to the existing 12-inch waterline within the West Papa Avenue right-of-way. A 1-inch water meter is proposed to be installed at the property line.

The project is not anticipated to have a significant impact upon the water source, storage and transmission system.

3. **Wastewater**

The estimated sewage flow from the project is 790 gallons per day (GPD).

A new 6-inch sewerline is proposed to be extended from the facility in a southeasterly direction approximately 155 feet to connect with an existing 6-inch sewerline within the Luana Gardens III site.

---

An allocation of capacity to the County system will be coordinated with the Department of Public Works and Waste Management as part of the building permit process.

**4. Drainage**

Storm runoff from the project site would be routed to the existing sump at the corner of West Papa Avenue and Pomaikai Street.

Development of the proposed project is not expected to cause any adverse effects to adjacent or downstream properties.

**5. Electrical and Telephone Systems**

Electrical power requirements associated with the proposed project will be supplied by Maui Electric Company, Ltd. Additional telephone system requirements generated by the project will be met by GTE Hawaiian Telephone Company.

# ***Chapter IV***

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

#### **IV. RELATIONSHIP TO GOVERNMENTAL 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 8. The proposed action involves the use of the property for a community building and child day care facility which are 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 policy:

**Objective:** To provide Maui residents with continually improving quality educational opportunities which can help them better understand themselves and their surroundings and help them realize their ambitions.

**Policy:** Require that quality educational facilities and services be available to all residents.

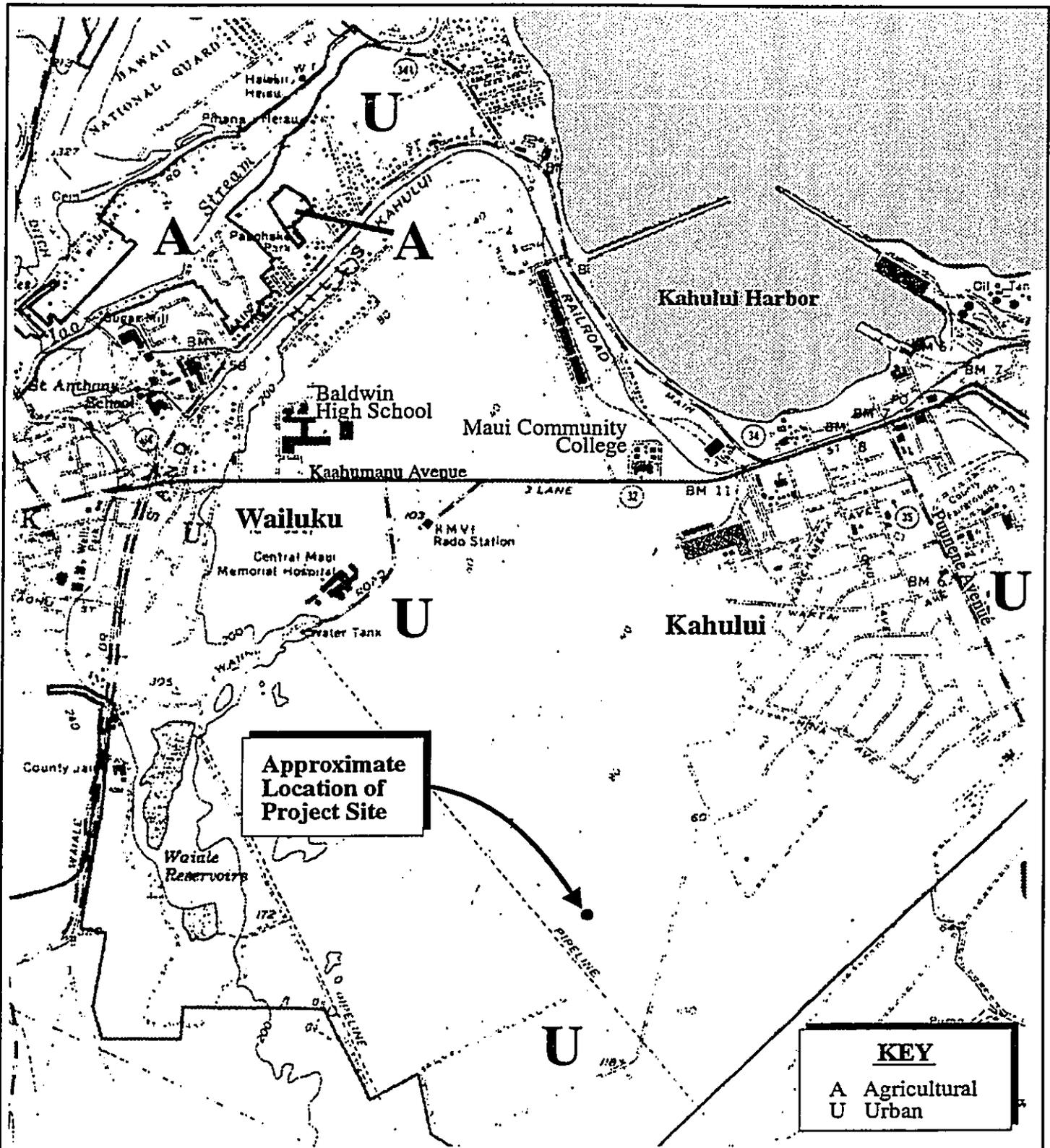


Figure 8 Luana Gardens II Community Building and Child Day Care Facility State Land Use Classifications

Prepared for: County of Maui, Dept. of Housing and Human Concerns

0 1000 2000 4000 Feet



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**C. WAILUKU-KAHULUI COMMUNITY PLAN**

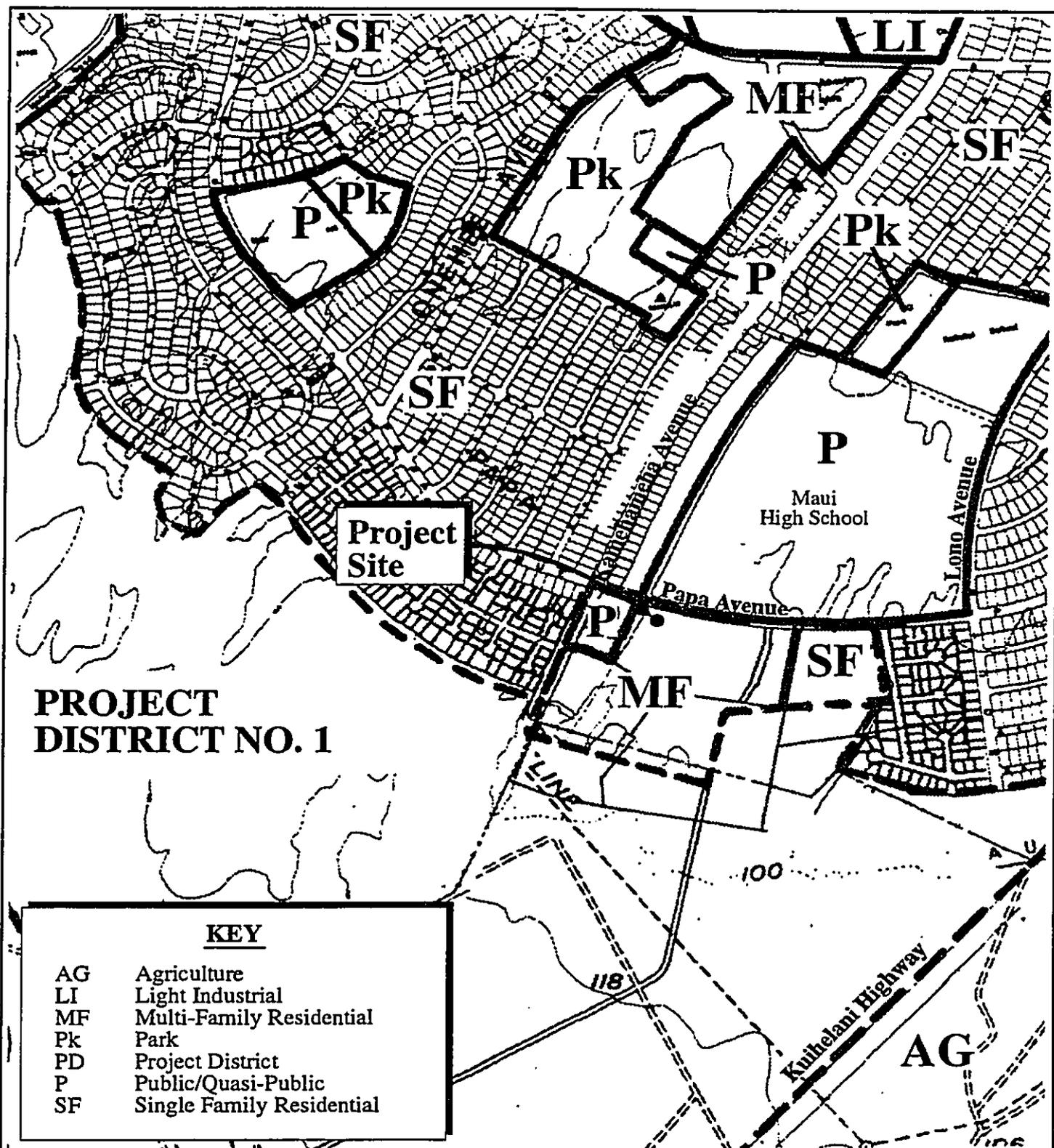
The subject parcel is located in the Wailuku-Kahului Community Plan region which is one of nine Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns and characteristics of future development in the region.

The proposed project site is designated "Multi-Family" by the Wailuku-Kahului Community Plan. See Figure 9.

The proposed project conforms to the objectives of the Wailuku-Kahului Community Plan.

**D. ZONING**

The subject property's underlying zoning is R-2, Residential. The proposed community hall intended for the use by Luana Gardens II and III residents is classified as a permitted use under the category of accessory building. However, the child day care center, intended to serve more than six (6) children, is considered a special use within residential zoning districts. Thus, a County special use permit is required.



**Figure 9 Luana Gardens II Community Building and Child Day Care Facility**  
**Wailuku-Kahului Community Plan**



Prepared for: County of Maui, Dept. of Housing and Human Concerns



# ***Chapter V***

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## ***Findings and Conclusions***

## V. FINDINGS AND CONCLUSIONS

The proposed project will involve earthwork and building construction activities. In the short term, these activities may generate temporary nuisances normally associated with construction activities. However, dust control measures, such as regular watering and sprinkling, will be implemented, as needed, 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 project is not anticipated to result in adverse environmental impacts. The property has been subject to previous ground disturbing activities. There are no surface indications that archeological remains exist on the property. Should any unanticipated remains be uncovered during construction, work in the immediate area will be halted and the State Historic Preservation Office will be notified. In terms of visual resources, the proposed project would be aesthetically integrated with surrounding properties.

The addition of the community building for Luana Gardens II and III residents represents a needed facility for the project. The child day care center also represents a significant benefit to the residents in addressing early educational and social service needs.

The proposed project is not anticipated to generate a significant amount of vehicular trips. Community hall usage is likely to occur on an irregular basis during non-peak times. It is anticipated that most of the children utilizing the day care center will be from Luana Gardens II and III. Thus, pickup and drop off for most of the children can be accomplished by walking, rather than driving. Other transportation needs are anticipated to be handled by MEO. Traffic generation from the three (3) full-time and two (2) part-time staff are also quite modest.

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The project is not anticipated to have a significant impact upon the County's water source, storage and transmission system. Runoff from the project is anticipated to be transported to an existing sump at West Papa Avenue and Pomaikai Street. The project will connect with the County sewer system. An allocation of wastewater capacity will be coordinated with the Department of Public Works and Waste Management. The project should not have any significant adverse impacts to roadway, water, wastewater and drainage systems.

The project is not anticipated to have adverse impacts upon medical, police, and fire protection services as well as other public service systems.

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

# ***Chapter VI***

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***Agencies Contacted Prior  
to the Preparation of the  
Environmental Assessment***

## **VI. AGENCIES CONTACTED PRIOR TO THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

The following agencies were contacted prior to the preparation of the Draft Environmental Assessment.

1. U.S. Rural Economic and Community Development Service  
P. O. Box 50245  
Honolulu, Hawaii 96850
2. U.S. Department of Housing and Urban Development  
7 Waterfront Plaza  
500 Ala Moana Suite 500  
Honolulu, Hawaii 96813
3. State of Hawaii  
Department of Health  
54 High Street  
Wailuku, Hawaii 96793
4. State of Hawaii  
Historic Preservation Division  
1325 L. Main Street, #108  
Wailuku, Hawaii 96793
5. State of Hawaii  
Department of Human Services  
Self-Sufficiency and Support Services Division  
2065 Main Street, Room 107  
Wailuku, Hawaii 96793
6. County of Maui  
Department of Fire Control  
21 Kinipopo Street  
Wailuku, Hawaii 96793
7. County of Maui  
Department of Public Works and Waste Management  
Land Use and Codes Administration  
250 S. High Street  
Wailuku, Hawaii 96793
8. County of Maui  
Department of Public Works and Waste Management  
Wastewater Reclamation Division  
200 S. High Street  
Wailuku, Hawaii 96793
9. County of Maui  
Department of Water Supply  
200 S. High Street  
Wailuku, Hawaii 96793
10. Maui Economic Opportunity  
P. O. Box 2122  
Kahului, Hawaii 96732

BENJAMIN J. CAYETANO  
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

MAI 11 1995  
MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
DEPUTY  
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

May 8, 1995

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

LOG NO; 14537 ✓  
DOC NO: 9505KD08

Dear Mr. Arakawa:

**SUBJECT: Historic Preservation Review of Luana Gardens II Community Building and Day Care Facility, Kahului, Wailuku District, Island of Maui TMK: 3-8-07: 112 (por.)**

This letter is in response to your request for early agency comments preceding an Environmental Assessment for a proposed community building at the Luana Gardens development. The proposed project site is located at Moloka'i Hema Street and Papa Avenue, to the north of the existing Luana Gardens II building. Construction plans submitted with your request for comments indicates that a c. 3200 sq foot, single story building with a parking lot is to be constructed.

The proposed project area is within the previously graded portion of the Luana Gardens II project, and it is currently landscaped as yard area. There is no surface evidence of historic sites within the area. The project will involve filling up to 5 feet above the existing grade. Fill is to approximately 2-3 feet in the area of the proposed building.

An archaeological inventory survey with subsurface testing was conducted for a portion of the Luana Gardens development (*Archaeological Reconnaissance Survey and Backhoe Test Excavations at Luana Gardens III Subdivision, Kahului, Maui* (S. Clark 194). No evidence of historic sites was identified during this survey, which was located a short distance east from the proposed building site. A second inventory survey was conducted of the area immediately south of the proposed project site (*Archaeological Inventory Survey of the Proposed Hale Mahaolu-Eha Elderly Low/Moderate Income Housing Project, Kahului, Maui Island*

Mr. Milton Arakawa  
Page 2

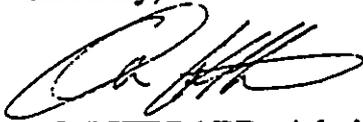
(C. Rasmussen and J. Pantaleo 1993). No evidence of historic sites was identified within the 3.5 acre area surveyed.

Based on the negative findings of the surveys conducted adjacent to the project site, and on the extent of previous ground alteration, it appears that there is a low probability of subsurface deposits or features within the project site. Should such deposits occur, it is unlikely that they would be impacted by the project, due to the amount of fill that will be placed prior to excavation.

We believe that this project will have "no effect" on historic sites. The proper procedures regarding inadvertent discovery of historic sites during construction are outlined in the "Construction Notes" of the project plans (Sheet C-4). These notes are acceptable.

Please contact Ms. Theresa K. Donham at 243-5169 if you have any questions.

Sincerely,



DON HIBBARD, Administrator  
Historic Preservation Division

KD:jen

# ***Chapter VII***

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***Correspondence Received  
During the Public Comment  
Period and Responses  
to Substantive Comments***

LINDA CROCKETT LINGLE  
Mayor



BRIAN W. MISKAE  
Director

GWEN Y. OHASHI  
Deputy Director

95 JUN 15 P3:49

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

TRANSMITTAL:

TO: State Agencies:

- Dept of Health, Maui
- Dept of Health, Honolulu
- Dept of Transportation, Statewide Planning Office (3) copies
- DLNR (2 copies)
- DLNR-Historic Preservation Div.
- DLNR-Maui Office
- Dept of Agriculture, Honolulu
- Dept of Agriculture, Maui
- DAGS, Survey Division (SMA Only)
- DOE, Office of Business Services
- Office of State Planning
- State Land Use Commission
- DBEDT
- Dept of Hawaiian Homes Land
- Office of Hawaiian Affairs
- Dept of Labor
- Dept of Human Services, Maui
- Civil Defense (CPA/CIZ only)

Date: June 9, 1995

County Agencies:

- DPW, LUCA (3 copies)
- Dept of Public Works
- Water Department
- Parks and Recreation
- Fire Dept
- Police Department
- Human Concerns
- Corporation Counsel
- County Clerk
- Mayor's Office
- Finance Dept

Federal:

- Natural Resources Conservatn Service
- Army Corps of Engineers
- Fish & Wildlife Service

Others:

- Maui Electric Company
- Hawaiian Telephone Co.

SUBJECT: I.D. No.: 95/CUP-1000  
 TMK: 3-8-07:112  
 Project Name: Luana Gardens II Day Care  
 Applicant: Stephanie Aveiro,  
 Dept. of Housing & Human Concerns

TRANSMITTED TO YOU ARE THE FOLLOWING:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Application              | <input type="checkbox"/> Traffic Report        | <input type="checkbox"/> Housing Agreements    |
| <input checked="" type="checkbox"/> Project Plans            | <input type="checkbox"/> Archaeological Report | <input type="checkbox"/> Unilateral Agreements |
| <input checked="" type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Infrastructure Report | <input type="checkbox"/> Draft Ordinances      |
| <input type="checkbox"/> Shoreline Map                       | <input type="checkbox"/> Drainage Report       |  |
| <input type="checkbox"/> Previous Agency Comment             | <input type="checkbox"/> Soils Report          |  |

THESE ARE TRANSMITTED AS CHECKED BELOW:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> For Your Comment/Recommendation | <input type="checkbox"/> For Your Information      |
| <input type="checkbox"/> For Your Approval/Signature                | <input type="checkbox"/> For Appropriate Attention |
| <input type="checkbox"/> As Requested                               |  |

Please Submit Your Comments/Recommendations By July 9, 1995

Remarks:

If additional clarification is required please contact me at 243-7735.

*NO COMMENT AT THIS TIME. JAW*

*Joseph Alueta*  
 JOSEPH ALUETA  
 Planner  
 For BRIAN MISKAE, Planning Director

cc: Colleen Suyama, Planning Department  
 Project File  
 Stephanie Aveiro, Dept. of Housing & Human Concerns  
 Milton Arakawa, Munekiyo & Arakawa

IDA CROCKETT LINGLE  
Mayor

CHARLES JENCKS  
Director

AARON SHINMOTO, P.E.  
Chief Staff Engineer



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

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

95 JUN 15 P2:03  
DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

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

June 15, 1995

MEMO TO: ESTELLE YAMASHITA, BUILDING PERMIT CLERK

FROM: DAVID F. WISSMAR, SOLID WASTE DIVISION CHIEF

SUBJECT: COUNTY SPECIAL USE PERMIT APPLICATION FOR LUANA GARDENS  
II DAY CARE, TMK: (2)3-8-007:112; 95/CUP-1000

We have received the subject request and offer the following comments for your consideration:

\_\_\_\_\_

The owners and their contractors shall implement solid waste reduction, re-use recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.

\_\_\_\_\_

All yard debris shall be composted and re-used on their landscape plantings.

\_\_\_\_\_

✓

Contact the Central Maui Sanitary Landfill Operations Supervisor at 877-7596 or 877-5319, for instructions on the disposal of clearing and grubbing material.

\_\_\_\_\_

Refuse collection shall be by a private collector.

\_\_\_\_\_

We have no comments on the proposed project.

Thank you for the opportunity to comment on this proposed development.

DFW:jip

xc: Planning Department



June 19, 1995

'95 JUN 21 P12:48

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

Ms. Gwen Ohashi  
Acting Planning Director  
County of Maui  
Maui Planning Department  
250 So. High Street  
Wailuku, HI 96793

Dear Ms. Ohashi:

Subject: Luana Gardens II Day Care  
95/CUP-1000 (TMK: 3-8-07:112)

Thank you for allowing us to comment on the above subject:

In reviewing the information transmitted and our records, Maui Electric Company (MECO) at this time has no objections to the proposed project. ✓

MECO has received a service request (M128769) for the proposed project and will continue to work with the project's consultant.

MECO currently serves the Luana Gardens II residential development off of West Papa Avenue.

If you have any questions or concerns, please call Fred Oshiro at 872-3202.

Sincerely,

Edward Reinhardt  
Manager, Engineering

FO:rt



BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



LAWRENCE MIKE  
DIRECTOR OF HEALTH

'95 JUN 23 P3:30

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

STATE OF HAWAII

DEPARTMENT OF HEALTH

MAUI DISTRICT HEALTH OFFICE

54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

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

June 22, 1995

Ms. Gwen Ohashi  
Acting Director  
Department of Planning  
County of Maui  
250 S. High Street  
Wailuku, Hawaii 96793

6/23/95

Dear Ms. Ohashi:

Subject: 95/CUP-1000, Luana Gardens II Day Care, TMK: 3-8-07: 112, Kahului, Maui,  
Hawaii

Thank you for the opportunity to review and comment on the subject application. We have no comments to offer at this time.

Sincerely,

  
HERBERT S. MATSUBAYASHI  
Chief Sanitarian, Maui

*Agent's Copy*

JUL 06 1995



**BOARD OF WATER SUPPLY  
COUNTY OF MAUI  
P.O. BOX 1108  
WAILUKU, MAUI, HAWAII 96783-7108**

June 29, 1995

Ms. Gwen Ohashi, Acting Director  
Maui County Planning Department  
250 South High Street  
Wailuku, Hawaii 96793

Dear Ms. Ohashi,

Re: Proposed community building and child day care center at  
TMK:3-8-7:112, Kahului; Application for County Special Use Permit  
No. 95/CUP-1000 submitted by Stephanie Aveiro, Director, Department  
of Housing and Human Concerns

Mahalo for providing the Board with the opportunity and the  
materials to review the above-mentioned application.

**WATER SOURCE AND METERS**

1. The applicant proposes to install a new 1-inch meter. Water use calculations are required with the building permit application. The calculations should demonstrate the meter size needed to serve all the proposed uses;
2. The project is in the area that is served by the Central Maui water system. The system pulls water from Iao Aquifer. The aquifer closes in on its maximum safe yield as set by the state Commission On Water Resource Management. Attempts by the Board to provide other water to the system have been delayed;
3. A meter may not be available until new water for the system is developed. No guarantee of additional water is granted or implied as a result of these comments or the approval of land-use applications. The Board determines precise water availability only at the time of meter application;

**FIRE PROTECTION AND WATER SYSTEM IMPROVEMENTS**

4. The Board's rules require the applicant to provide water system improvements and fire protection in accordance with the standards. Fire demand and fire protection calculations are required with the building permit application;

*"By Water All Things Find Life"*

June 29, 1995 to Ms. Gwen Ohashi, Acting Director  
Proposed community building/child day care center  
TMK:3-8-7:112, Kahului; No. 95/CUP-1000 submitted by DHHC  
page 2 of 3

#### WATER CONSERVATION

We suggest that the applicant take conservation action as follows:

5. Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. These units pass water once-through for cooling, then dump it immediately down the drain. Be aware of this system in some models of air conditioners, commercial ice-makers, commercial yogurt-makers, commercial refrigerators and commercial freezers; and

6. In landscape and irrigation design and maintenance, we recommend the following actions:

- a. Use non-potable water, if possible, when grading the site;
- b. Where it is possible, reduce irrigated turf area to 25% or less of total landscaped area. Concentrate any irrigated turf in a comfortable, active play and picnicking area. In general, people feel comfortable on a play area in their back yard;
- c. Substitute low-water-use shrubs and groundcovers for irrigated turf in areas which are uncomfortable and too exposed for active recreation, such as front and side yards, road frontages, medians strips, and boundary areas; and
- d. Provide rain-sensing over-ride devices, or rain shutoffs, on automatic irrigation controllers. Once a month, reset controllers to reflect the regular, seasonal changes in the evapotranspiration rate. Cut water in the wet season, provide water in the dry season. An alternative is to fit controllers with continuous soil-moisture-sensing over-rides, or soil sensors; and
- e. Tell your designer and maintenance persons that at your facility water conservation is a priority. Ask them about alternatives that could reduce the use of water.

June 29, 1995 to Ms. Gwen Ohashi, Acting Director  
Proposed community building/child day care center  
TMK:3-8-7:112, Kahului; No. 95/CUP-1000 submitted by DHHC  
page 3 of 3

WATER CONSERVATION (concluded)

We forward documents on climate-adapted plants, "Some of Maui's Native and Polynesian Plants", and on landscape water conservation, "XERISCAPE: Water Conservation Through Creative Landscaping," to the applicant. You can reach the Water Resources Planning Division at ph. 243-7835 if you need further information.

Sincerely,

MAUI COUNTY BOARD OF WATER SUPPLY



DR  
David R. Craddick, Director

DDS:\dds\luana.gaz  
cw/enc:Applicant - DHHC, County Building  
Agent - Munekiyo & Arakawa, 1823 Wells, Wailuku, HI 96793



United States  
Department of  
Agriculture

Natural  
Resources  
Conservation  
Service

210 Imi Kala Street  
Suite 209  
Wailuku, HI  
96793-2100

95 JUN 30 P2:59

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

November 29, 1994

Mr. Joseph Alueta, Planner  
Planning Department  
County of Maui  
250 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Alueta,

Subject: Luana Gardens II Day Care; TMK: 3-8-07: 112  
I.D. No. 95/CUP-1000

I have no comment on the subject application.

Sincerely,

Neal S. Fujiwara  
District Conservationist

JA CROCKETT LINGLE  
Mayor  
CHARLES JENCKS  
Director



COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT

LAND USE AND CODES ADMINISTRATION  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

July 3, 1995

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 Divisions

AARON SHINMOTO, P.E. 95 JUL 5 9:30  
Chief San Engineer

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

95 JUL 5 9:30

MEMO TO: Gwen Y. Ohashi, Acting Planning Director  
FROM: Charles Jencks, Public Works & Waste Management Director  
SUBJECT: County Special Use Permit Application  
LUANA GARDENS II DAY CARE  
TMK: (2)3-8-007:112  
95/CUP-1000

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:  
This division has reviewed this submittal and has no comments at this time.
2. Comments from the Wastewater Reclamation Division:  
This division has reviewed this submittal and has no comments at this time.
3. Comments from the Solid Waste Division:
  - a. Contact the Central Maui Sanitary Landfill Operations Supervisor at 877-7596 or 877-5319 for instructions on the disposal of clearing and grubbing material.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. Based on the information submitted, the building requires ten (10) parking spaces. Two (2) parking spaces for the day care and eight (8) spaces for the community/social area.



Ms. Gwen Ohashi  
Page 2 of 2  
July 3, 1995  
95/CUP-1000

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

ey  
xc: Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

g:\luca\all\czm\luana\sup

Benjamin Cayetano  
GOVERNOR



KAZU HAYASHIDA  
DIRECTOR  
DEPUTY DIRECTORS  
SAM CALLEJO  
GLENN M. OKIMOTO

95 JUL -3 P354

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097  
DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

IN REPLY REFER TO:  
STP 8.6842

June 28, 1995

Ms. Gwen Ohashi  
Acting Director  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793

Dear Ms. Ohashi:

Subject: Luana Gardens II Day Care  
Special Use Permit  
I.D. No. 95/CUP-1000  
TMK: 3-8-07: 112

Thank you for your transmittal dated June 9, 1995.

The subject development is not anticipated to have a significant impact on our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA  
Director of Transportation

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

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

DEPUTY  
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

July 10, 1995

Mr. Brian Miskae, Director  
Maui Planning Department  
250 South High Street  
Wailuku, Hawaii 96793

LOG NO: 15051 ✓  
DOC NO: 9507SC12

Dear Mr. Miskae:

**SUBJECT: (I.D. No. 95/CUP-1000) Historic Preservation Review of a County Special Use Permit Application for the Luana Gardens II Day Care. Kahului, Maui  
TMK: 3-8-7:112**

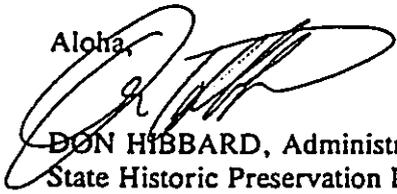
Thank you for the opportunity to review the County Special Use Permit application for the Luana Gardens II Day Care facility. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

The proposed project area is within the previously graded portion of the Luana Gardens II project, and it is currently landscaped as yard area. An archaeological inventory survey with subsurface testing was conducted for a portion of the Luana Gardens development just west of the current project site (*Archaeological Reconnaissance Survey and Backhoe Test Excavations at Luana Gardens III Subdivision, Kahului, Maui*. 1994. S. Clark). No historic sites were found. A second inventory survey conducted on land just south of the current building site did not locate any historic sites (*Archaeological Inventory Survey of the Proposed Hale Mahaolu-Eha Elderly Low/Moderate Income Housing Project, Kahului, Maui Island*. 1993. C. Rasmussena and J. Pantaleo).

Given the negative findings of surveys conducted adjacent to the project site, and previous ground alteration, it is unlikely that significant historic sites are still present. Therefore, we believe that this County Special Use Permit, if granted, will have "no effect" on significant historic sites.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha,

  
DON HIBBARD, Administrator  
State Historic Preservation Division

SC:jen



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
COUNTY OF MAUI

LINDA CROCKETT LINGLE  
Mayor  
STEPHANIE AVEIRO  
Director  
HENRY OLIVA  
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

August 24, 1995

David Craddick, Director  
Board of Water Supply  
P. O. Box 1108  
Wailuku, Hawaii 96793

**SUBJECT: Environmental Assessment and County Special Use Permit -  
Luana Gardens II Community Building and Child Day Care  
Facility, Kahului, Maui, Hawaii; TMK 3-8-7; por. 112**

Dear Mr. Craddick:

We have received a copy of your June 29, 1995 letter to Gwen Ohashi pertaining to the proposed project (see attachment). Since your comments were received during the review period of the Draft Environmental Assessment, we would like to provide a response to your comments.

A building permit application has been filed with the Land Use and Codes Administration (LUCA). Filed with the building permit application were water use calculations for the proposed project. We understand that no guarantee of additional water is granted or implied as a result of the Board of Water Supply comments or the approval of land-use applications.

Fire demand and fire protection calculations were also submitted to LUCA during the filing of the building permit application.

With regards to single-pass, water-cooled systems, the proposed project will not be utilizing air conditioning units.

In terms of landscaping and irrigation design and maintenance, the following actions are anticipated:

- a. Should a source be available, non-potable water will be used for dust control during construction.
- b. The proposed project will be constructed in an area of irrigated turf, which will reduce the extent of irrigated turf in the Luana Gardens II project.





# ***References***

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### References

Aki Sinoto Consulting, Archaeological Inventory Survey of the Proposed Hale Mahaolu - Eha Elderly Low/Moderate Income Housing Project, Kahului, Maui Island (TMK 3-8-7:por. 111), May 1993.

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

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

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

University of Hawaii, Land Study Bureau, Detailed Land Classification - Island of Maui, L.S.B. Bulletin No. 7, May 1967.

U.S. Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, U.S. Government Printing Office, 1972.

# ***Appendix A***

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## ***Drainage Letter Report***

May 3, 1995



Mr. Milton Arakawa  
Vice President  
Munekiyo & Arakawa, Inc.  
1823 Wells Street, Suite 3  
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

Subject: Luana Gardens Community Building and Day Care  
T.M.K.: 3-8-07: 112; Kahului, Maui, Hawaii  
Project No. 94027

Pursuant to your request, we are forwarding this letter to address the drainage impact of the proposed project.

The proposed project include the construction of a community building and day care housed in a single structure. Related improvements include an A.C. parking lot, landscaping, and utility installation.

According to the "Drainage and Erosion Control Report for Luana Gardens", prepared by Richard M. Sato & Associates, July 31, 1980, the proposed project site was considered part of the original Luana Gardens development. It is stated that the runoff from the proposed project site would be intercepted by the existing drainage system on the site and along Papa Avenue and conveyed to an existing drainage sump located at the intersection of Papa Avenue and Pomaikai Street. Said drainage sump was constructed by A & B as part of their development in the Kahului area. The report states that the sump was designed to accommodate runoff from the project site and sized to accommodate a storm duration of 24 hours.

In view of the foregoing, it is my professional opinion that there will be no adverse effects on the adjoining or downstream properties as a result of this project.

Sincerely,



Stacy A. Otomo, P.E.  
President  
Registration No. 5115

cc