



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

LINDA CROCKETT LINGLE  
 Mayor

STEPHANIE AVEIRO  
 Director

HENRY OLIVA  
 Deputy Director

RECEIVED

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

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December 21, 1995

OFFICE OF ENVIRONMENTAL  
 QUALITY CONTROL

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

SUBJECT: Lahainaluna Road Rental Project  
 TMK: 4-5-26;por. 1 and 3  
 Lahaina, Maui, Hawaii

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 September 8, 1994 QEQC Bulletin. Comment letters received during and after the public review period and applicable responses have been included in the Final Environmental Assessment.

As the approving agency, we are forwarding herewith one (1) copy of the QEQC 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 QEQC Bulletin.

Very truly yours,

*Stephanie Aveiro*  
 For STEPHANIE AVEIRO  
 Director of Housing  
 and Human Concerns

Enclosures

cc: Heidi G. Price, Affordable Housing Corporation of Maui County

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Office on Aging

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1996-01-08-MA-PEA - Lahainaluna Road Rental Project

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**Final**  
**Environmental Assessment**

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**Lahainaluna Road**  
**Rental Project**

Prepared for

**Affordable Housing  
Corporation of Maui County**

December 1995



***Final  
Environmental Assessment***

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***Lahainaluna Road  
Rental Project***

Prepared for

**Affordable Housing  
Corporation of Maui County**

December 1995



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ahcmc.1ea.oc19

Preface

The Affordable Housing Corporation of Maui County proposes to construct the Lahainaluna Road Rental Project in Lahaina, Maui, Hawaii (TMK 4-5-26:por. 1 and 3). The original proposal involved a twenty (20) unit affordable rental project oriented to families. However, in response to community concerns, the project has been revised to a thirty (30) unit affordable elderly rental project.

Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Final Environmental Assessment (EA) reflects the revision to an affordable elderly rental project, documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

## Summary

### Applicant and Land Owner

The applicant for the project is the Affordable Housing Corporation of Maui County (AHCMC). The landowner of the property is Amfac Property Development Corporation and Magoon Brothers, Ltd.

### Contact Person

For further information, contact Heidi Price, Executive Director, Affordable Housing Corporation of Maui County, 1959-B Kaohu Street, Wailuku, Hawaii 96793, or at telephone (808) 242-0092.

### Property Location and Description

The proposed elderly affordable rental housing project is located at the corner of Lahainaluna Road and Kelaweia Street (TMK 4-5-26:por. 1 and 3). The immediate area surrounding the property consists of single-family residential uses. Agricultural use, in the form of sugar cane, is located behind the single-family residences along the southeast side of Lahainaluna Road. Additionally, located approximately one (1) mile northeast from the subject property, is Lahainaluna High School, while 0.20 mile southwest of the subject property lies the Pioneer Mill.

The size of the site is 1.77 acres. Currently, the site is vacant.

Land designated as TMK 4-5-26:3, is owned by Amfac Property Development Corp. The other parcel, TMK 4-5-26:1, is owned by Amfac Property Development Corp. and Magoon Brothers, Ltd. In order to separate the respective ownership interests, two (2) 6,000 square foot parcels are being created from a portion of TMK 4-5-26:1 to convey to Magoon Brothers, Ltd. The remainder of TMK 4-5-26:1, as well as TMK 4-5-26:3, are proposed to be consolidated to form a 1.77 acre parcel which comprises the project site and a road widening lot which is intended to be dedicated to the County of Maui.

### Proposed Action

A total of thirty (30) units are proposed within the project, all of which are one-bedroom, one-bath units.

Eight (8) single level buildings are proposed. There are six (6) buildings each containing three (3) units. There are also two (2) buildings each containing six (6) units. The size of each unit would be approximately 520 square feet.

A total of 36 parking stalls will be provided on the site. Other amenities include a recreation room, containing a laundry and outdoor community area.

Driveway access to the project is via Kelawea Street. The two (2) new 6,000 square foot lots would require access onto Lahainaluna Road.

As soon as final property conveyance documents are complete, Amfac Property Development Corporation intends to provide the land to AHCMC in exchange for affordable housing credits. It is anticipated that rentals within the project will be limited to elderly tenants, ages 62 or older. Applicable rental subsidies will be pursued so that potential residents pay no more than 30 to 35 percent of their income. All of the units are proposed to be permanently rented to elderly tenants at or below 60 percent of Maui County's median income.

In accordance with Chapter 201E, HRS, exemptions from certain planning, zoning, building and construction standards are being requested. The Council has 45 days to approve or disapprove the project. If, on the 46th day, the project is not disapproved, it shall be deemed approved.

#### **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 dust screens and regular watering and sprinkling, will be implemented to minimize wind-blown emissions. All construction activities are anticipated to be limited to normal daylight hours. Impacts generated from construction activities are not considered adverse.

From a long term environmental perspective, the proposed project is not anticipated to result in adverse environmental impacts. The property has been previously cleared and graded. There are no surface archaeological materials present on the site. Should any cultural materials be uncovered during subsurface excavation, 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.

It is anticipated that the project will not have a significant impact on recreational and social services because of the relatively small number of units in the project. Moreover, elderly patrons may utilize programs offered by the County of Maui regardless of whether they live in the project or other places.

The proposed project is not anticipated to generate a significant amount of vehicular trips onto Lahainaluna Road. Project-generated trips are anticipated to be interspersed throughout the course of a normal day during non-peak hours. In addition, the

extension of Dickenson Street as a major connector road to the Lahaina Bypass Highway decreases the emphasis which Lahainaluna Road is expected to play in the regional transportation system. The project is expected to connect to the County water and sewer system. Additional runoff volume generated by the development will be retained on-site in a temporary retention basin. The project should not have significant impacts to roadway, water, drainage and wastewater systems.

The project is also not anticipated to have adverse impacts upon medical and police services as well as other infrastructure 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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***Introduction***

## **I. INTRODUCTION**

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

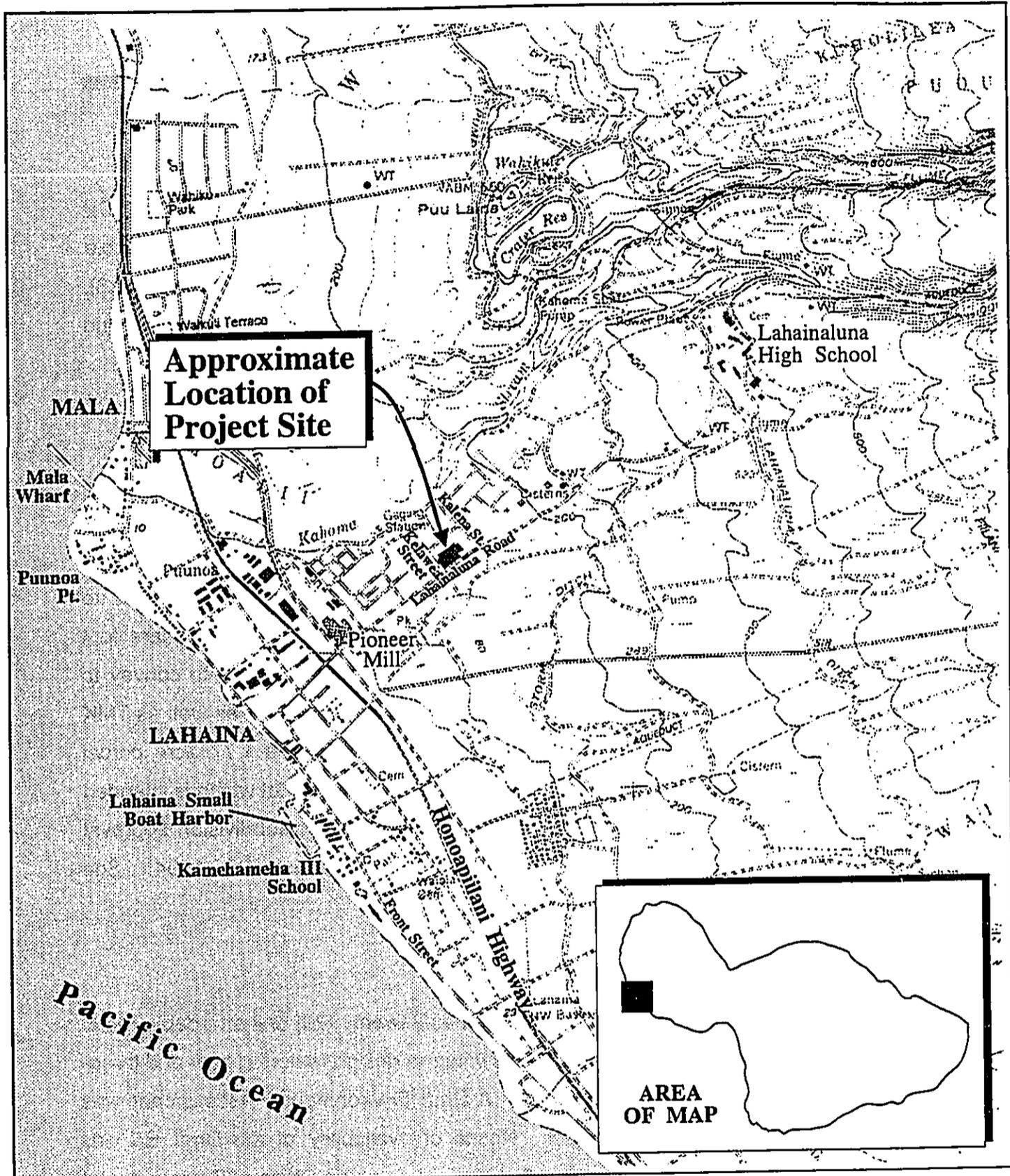
The applicant, Affordable Housing Corporation of Maui County (AHCMC), proposes to construct the Lahainaluna Road Rental Project, an affordable elderly rental project in Lahaina, Maui, Hawaii (TMK 4-5-26:por. 1 and 3). The subject property is located at the corner of Lahainaluna Road and Kelaweia Street. See Figure 1 and Figure 2.

The size of the site is 1.77 acres. Currently, the site is vacant.

Land designated as TMK 4-5-26:3 is owned by Amfac Property Development Corp. The other parcel, TMK 4-5-26:1, is owned by Amfac Property Development Corp. and Magoon Brothers, Ltd. In order to separate the respective ownership interests, two (2) 6,000 square foot parcels are being created from a portion of TMK 4-5-26:1 to convey to Magoon Brothers, Ltd. The remainder of TMK 4-5-26:1, as well as TMK 4-5-26:3, are proposed to be consolidated to form a 1.77 acre parcel which comprises the project site and a road widening lot which is intended to be dedicated to the County of Maui. A preliminary subdivision approval was granted by the County of Maui on November 25, 1994. See Figure 3.

### **B. BACKGROUND**

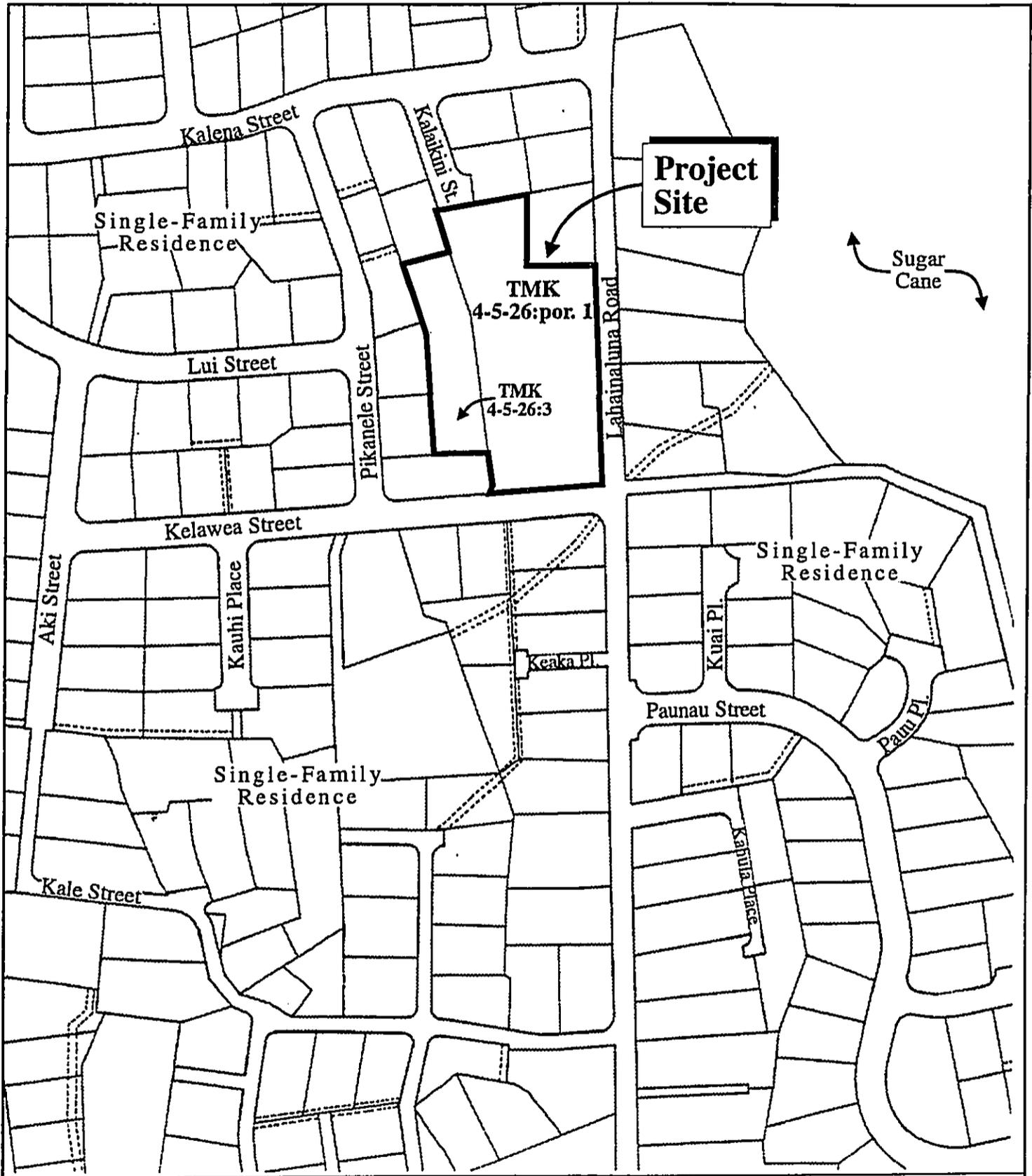
The project was originally proposed as a twenty (20) unit affordable rental project oriented for families. A townhome design featuring two- and three-bedroom units was proposed. A Draft Environmental Assessment was prepared by the applicant. Notice of availability of the Draft EA was published in the September 8, 1994 edition of the Office of Environmental Quality Control Bulletin. The public comment period for the EA extended to October 8, 1994.



**Figure 1 Lahainaluna Road Rental Project  
Regional Location Map**



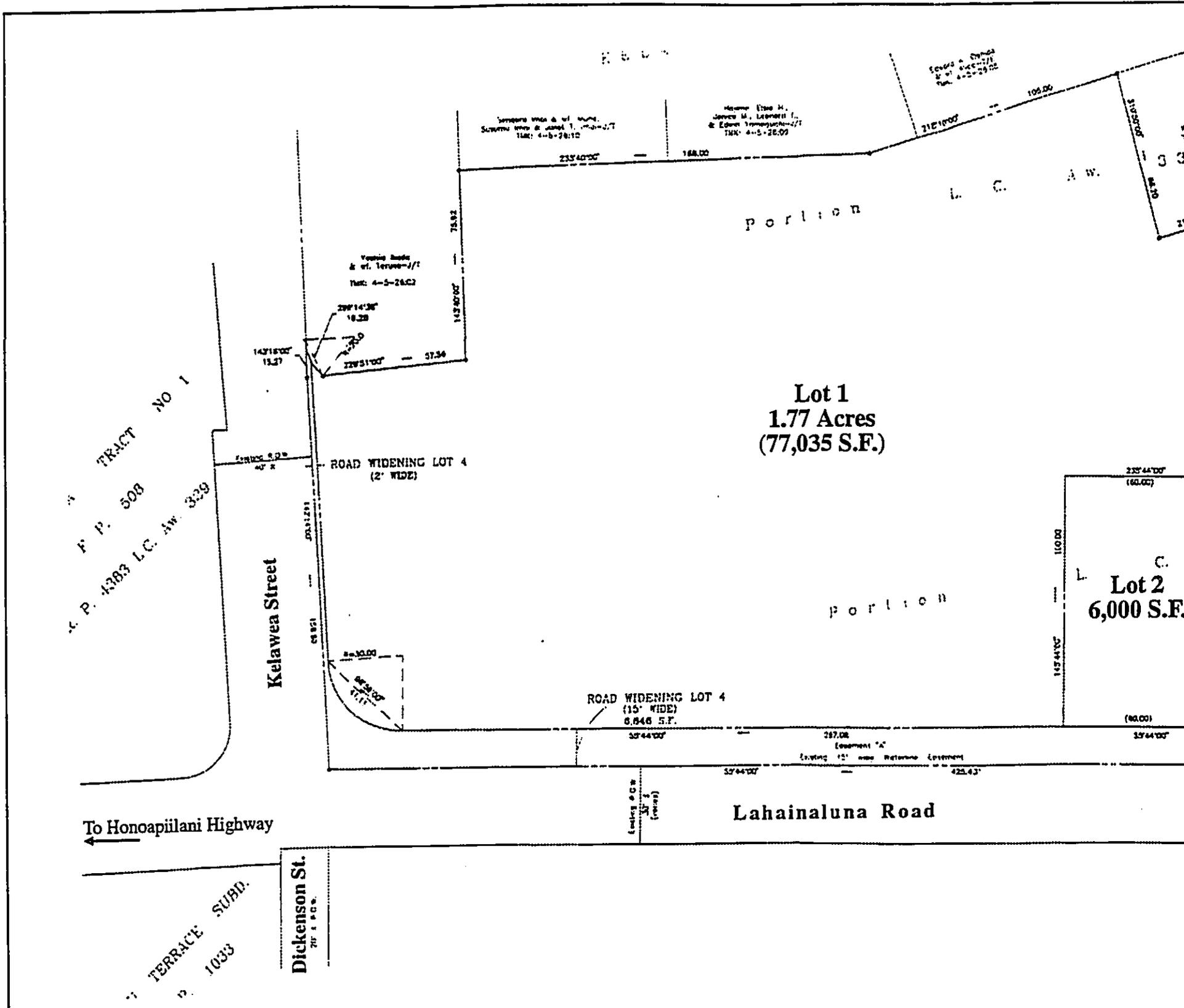
Prepared for: Affordable Housing Corporation of Maui County



**Figure 2 Lahainaluna Road Rental Project  
Site Location Map**



Prepared for: Affordable Housing Corporation of Maui County



Source: Austin, Tsutsumi & Associates, Inc.

Figure 3

Lahainaluna Road Rental Project  
Proposed Consolidation and Resubdivision



Prepared for: Affordable Housing Corporation of Maui County



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In conjunction with the EA process, AHCMC also prepared a Chapter 201E-210, HRS, application. In accordance with Chapter 201E, exemptions from certain planning, zoning, building and construction standards are being requested. After review of the application by the County Administration, the process calls for the application to be submitted to the County Council for review. The Council has 45 days to approve or disapprove the project. If, on the 46th day, the project is not disapproved, the project is deemed approved.

In reviewing the affordable family project, a number of concerns were raised primarily by neighbors of the project. Early consultation comments are included in Chapter VI. Letters and comments received during and after the public comment period as well as applicable responses are included in Chapter VII and Chapter VIII. A community meeting was held by AHCMC on February 16, 1995 in order to solicit additional concerns. The following summarizes concerns which were raised within the early consultation period, and during and after the public comment period, up to the community meeting of February 16, 1995:

1. Since the existing neighborhood is single-family residential consisting mostly of retirees, a concern was expressed that affordable multi-family development oriented to families would not be appropriate and could affect the existing lifestyle.
2. A concern was expressed that the incidence of crime will increase.
3. Since Lahainaluna Road is the only access to the high, intermediate, and elementary schools, traffic is quite heavy. The proposed family-oriented project will add to the traffic burden.
4. The proposed family-oriented housing project will exacerbate a problem of on-street parking.
5. A concern was expressed that the existing drainage system is inadequate. Residents noted that existing runoff flows onto

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Lahainaluna Road and occasionally floods near the area of Lahainaluna Road and Honoapiilani Highway.

6. There is a concern that property values will be impacted adversely by the proposed development.
7. Questions were raised as to the adequacy of the sewer system in meeting the needs of the project.
8. It was noted that residents' water is supplied from the mountains of Lahainaluna. When there are problems, low water pressure may exist for days. Adding more residents will only exacerbate the problem.
9. Additional public input to the process is desired.

AHCMC then proposed a revision of the project to an elderly affordable housing project. Meetings with a committee comprised of neighbors of the project were held on March 29, 1995, May 8, 1995, and July 25, 1995. Minutes of these meetings are included in Chapter IX. General support for an elderly affordable project was expressed by those in attendance. Comments received are summarized as follows:

1. An affordable elderly project would bring fewer cars, people and school children into an already crowded neighborhood.
2. A concern was expressed regarding the projected level of rents. All applicable rental subsidies available to elderly projects will be pursued.
3. Partying and drinking on the lot at night is becoming a community nuisance.
4. There was general agreement for provision of an access to the project site from Kelaweia Street with parking moved to a more centralized area.
5. A concern was expressed that visitors to the project would park on Kalaikini Street occupying available on-street parking.

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6. Speed bumps were suggested within the parking area in order to discourage speeding within the project.

Because of the revision to an affordable elderly project, a neighborhood informational meeting was also held on November 21, 1995 to allow further input into the process. The meeting confirmed general support for an elderly affordable project on the site. Minutes of this meeting are included in Chapter X. Additional comments were also solicited from public agencies. Comments received and applicable responses are included in Chapter XI.

**C. PROJECT NEED**

The proposed project would provide much needed elderly affordable housing in the Lahaina region. The AHCMC, a non-profit housing corporation, will be developing the project. After completion, it is intended that the project will be turned over to Hale Mahaolu, another non-profit housing corporation, in terms of ownership and management responsibilities.

Existing affordable elderly rental projects provide needed shelter and services in Lahaina, Kahului, Makawao, and Kaunakakai. The only affordable elderly rental project existing in Lahaina is the Hawaii Housing Authority's 42-unit Piilani Elderly Project. There are approximately 100 people on the waiting list for this project. Other affordable elderly projects in other parts of the County contain substantial waiting lists as well.

It should also be noted that elderly housing demand is expected to increase in the future since the elderly are a growing segment of the population. Statewide, the elderly population (age 60 and over) totalled 174,200, or approximately 15.3 percent of the population. By the year 2000, the elderly population is anticipated to increase to 206,200, or 16

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percent of the population. By the year 2010, projections show an elderly population of 265,900, or 18.5 percent of the population (State of Hawaii, 1990).

**D. PROPOSED IMPROVEMENTS**

A total of thirty (30) units are proposed within the project, all of which are one-bedroom, one-bath units.

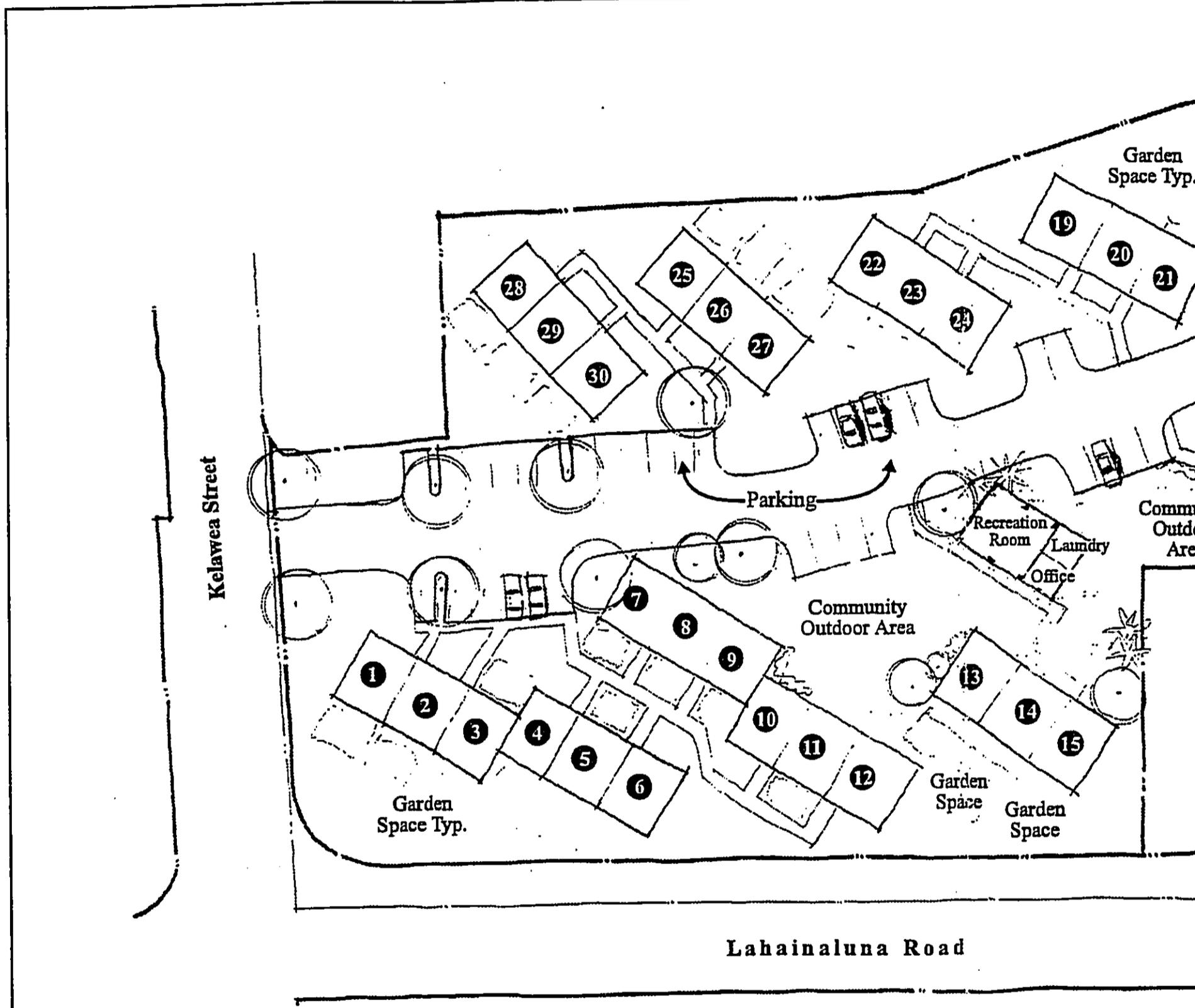
Eight (8) single level buildings are proposed. See Figure 4 and Figure 5. There are six (6) buildings each containing three (3) units. There are also two (2) buildings each containing six (6) units. The size of each unit would be approximately 520 square feet. See Figure 6.

Each unit will contain a range, refrigerator, disposal, carpet and vinyl tile flooring and mini-blinds. A private garden area is located adjacent to each unit.

A total of 36 parking stalls will be provided on the site. Other amenities include a recreation room containing a laundry, and outdoor community area.

Driveway access to the project is via Kelaweia Street. The two (2) new 6,000 square foot lots would require access onto Lahainaluna Road.

As soon as final property conveyance documents are complete, Amfac Property Development Corp. intends to provide the land to AHCMC in exchange for affordable housing credits. AHCMC will enter into an agreement with the County of Maui pursuant to Section 2.86.610, Maui County Code. It is anticipated that rentals within the project will be limited to elderly tenants, ages 62 years of age or older. Applicable rental



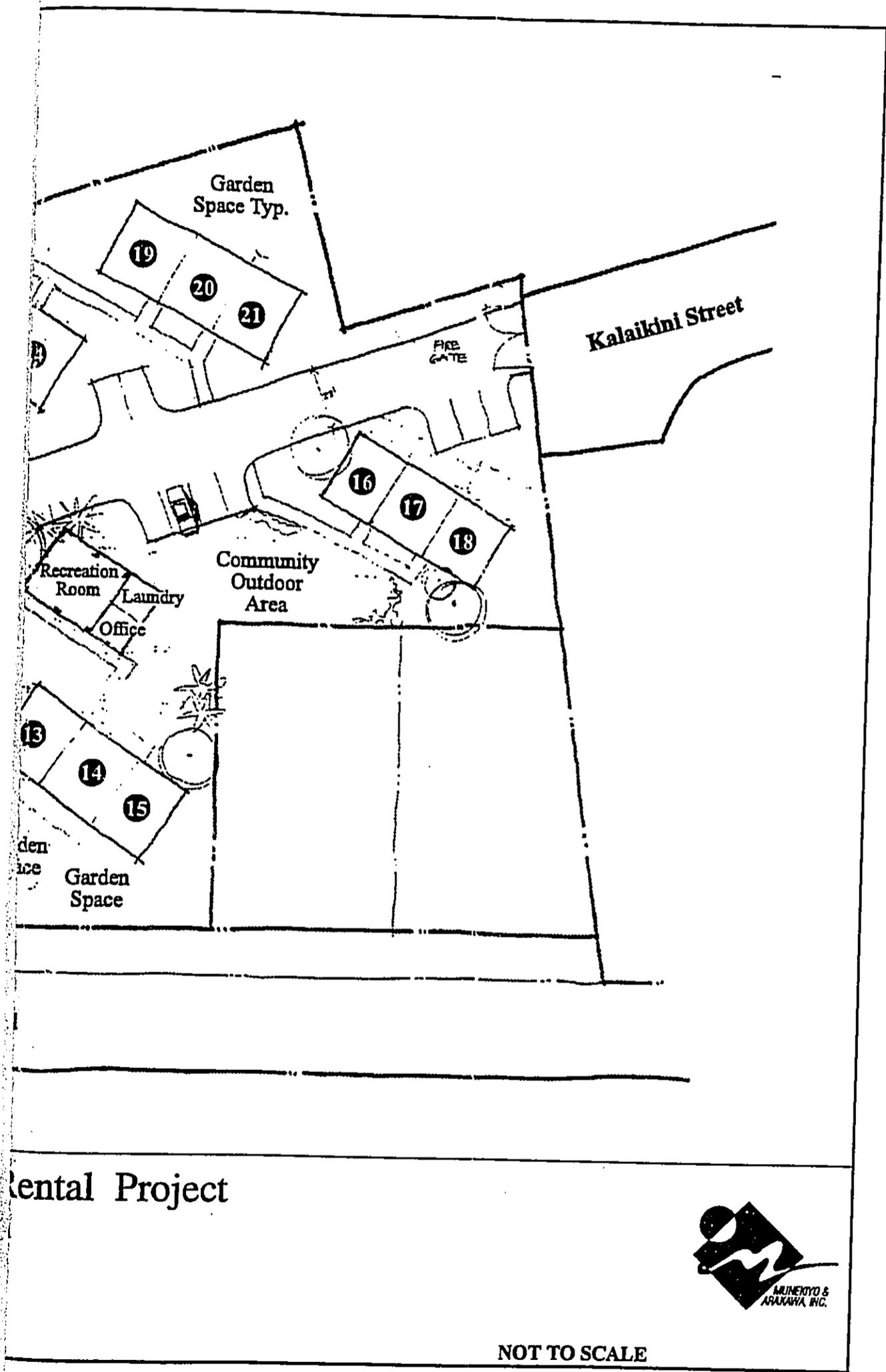
Source: Bayless Architects, Inc.

Figure 4

Lahainaluna Road Rental Project  
Site Plan



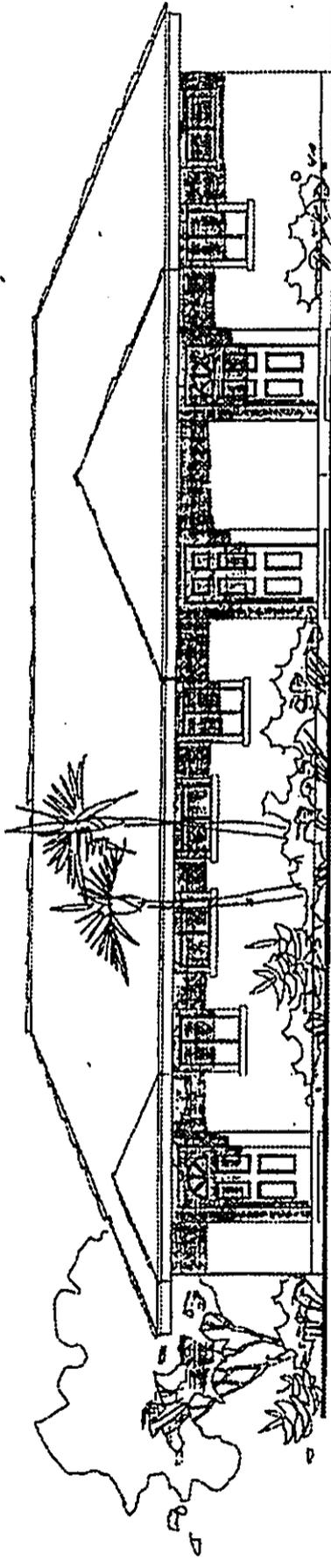
Prepared for: Affordable Housing Corporation of Maui County



Rental Project



NOT TO SCALE



**Front Elevation**

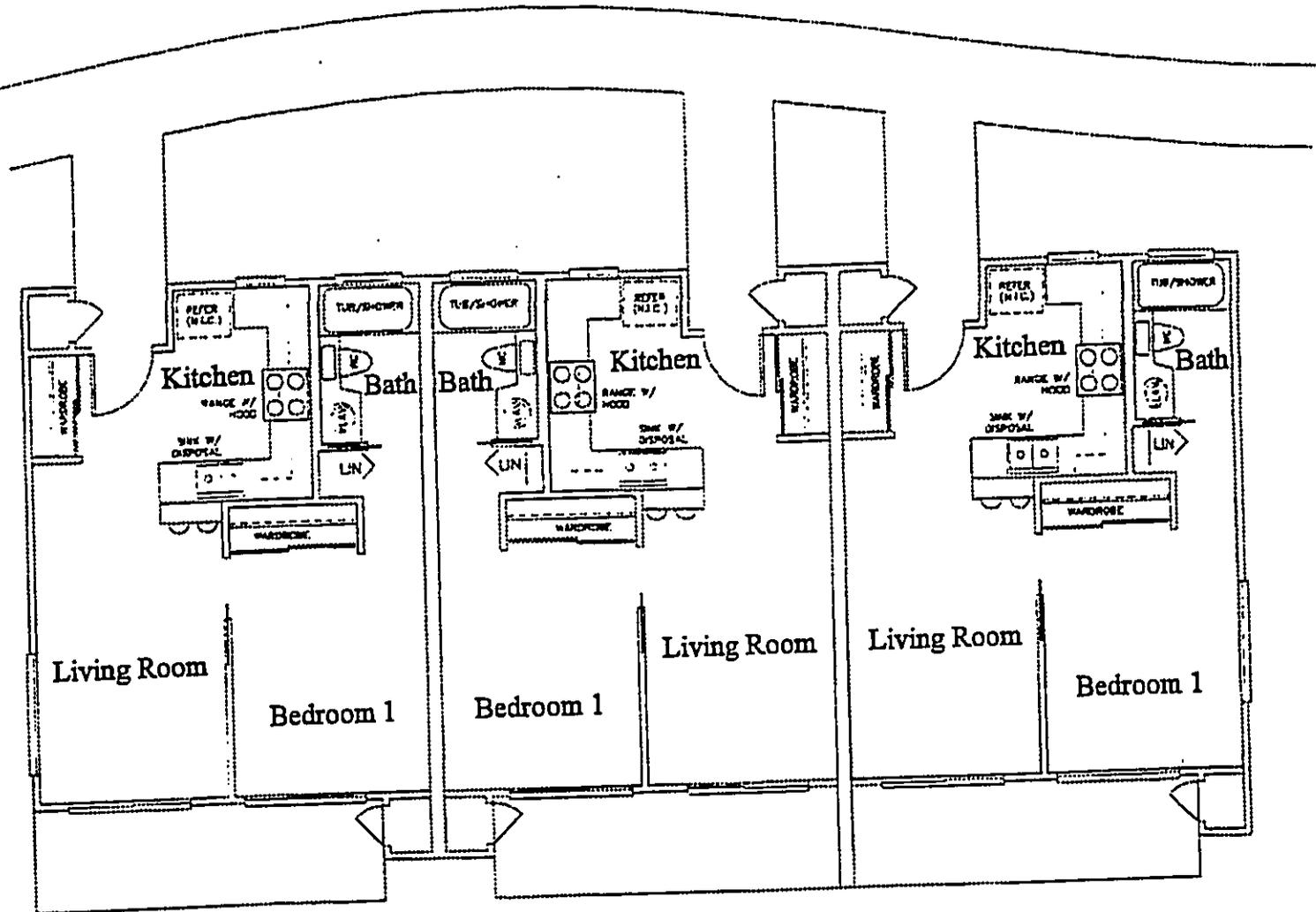
Source: Bayless Architects, Inc.

**Figure 5**      **Lahainaluna Road Rental Project**  
**Front Elevation**



Prepared for: Affordable Housing Corporation of Maui County

NOT TO SCALE



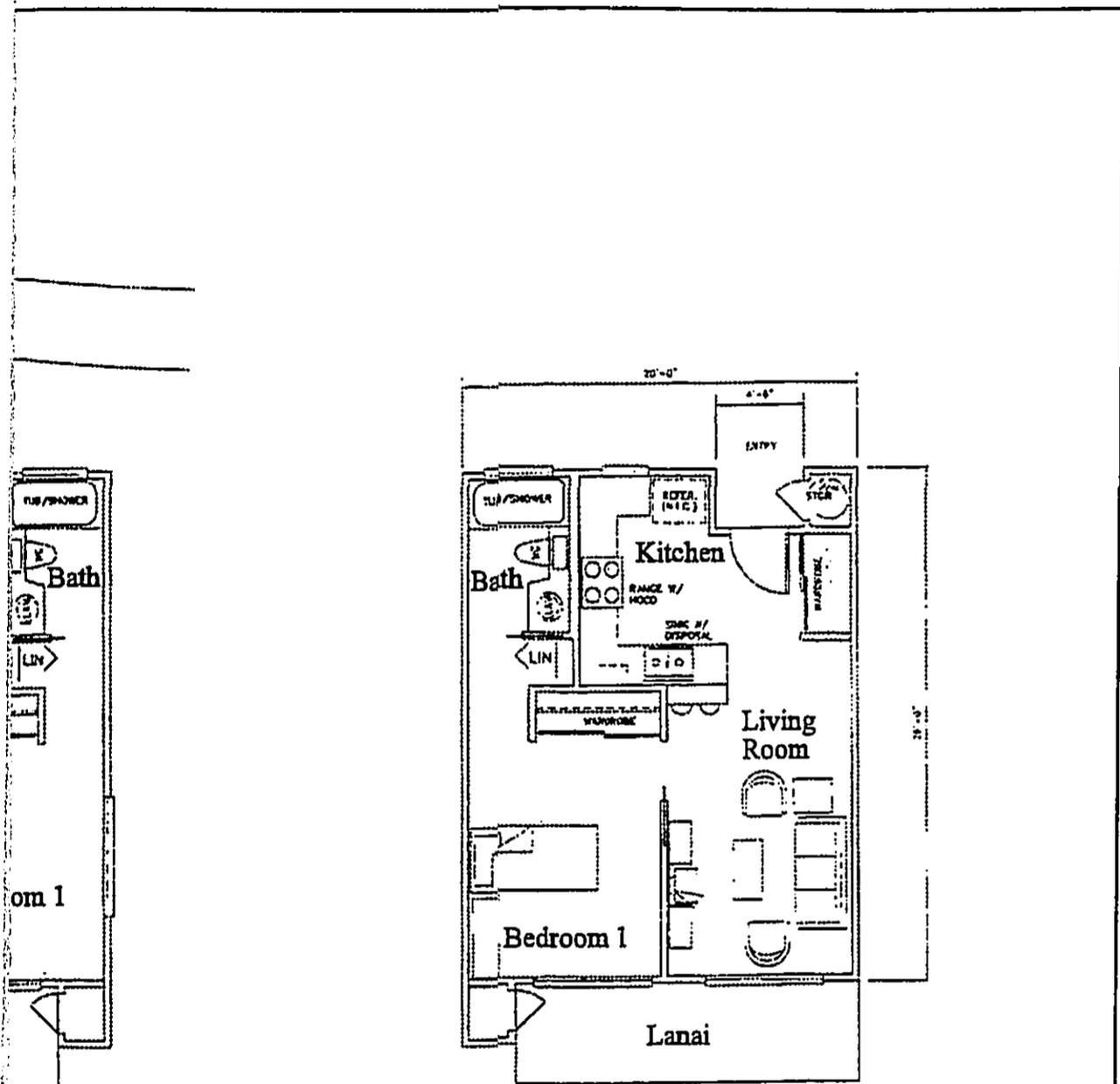
**Typical Building Plan**

Source: Bayless Architects, Inc.

Figure 6

Lahainaluna Road Rental Project  
 Typical Building Plan and Floor Plan

Prepared for: Affordable Housing Corporation of Maui County



**Floor Plan - 520 s.f.**

Rental Project  
and Floor Plan



NOT TO SCALE

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subsidies will be pursued so that potential residents pay no more than 30 to 35 percent of their income. All of the units are proposed to be permanently rented to elderly tenants at or below 60 percent of Maui County's median income.

In accordance with Chapter 201E, HRS, exemptions from certain planning, zoning, building and construction standards are being requested. A number of waivers and exemptions are being requested under the Chapter 201E process. A list of the requested waivers and exemptions, as well as a brief discussion pertaining to each request, is noted as follows:

**LIST OF EXEMPTIONS AND DISCUSSION**

**Requested Exemptions**

1. The existing Lahaina Community Plan designation for the property is "Single Family Residential" (Chapter 2.80A, Maui County Code; Ord. No. 1354). A "Multi-Family Residential" designation would be appropriate to allow the proposed housing development. The applicant is requesting a waiver of the requirement to amend the community plan and that the project be authorized to be developed as proposed in the Section 201E-210, HRS application.
2. The existing zoning is R-1 Residential District (Chapter 19.08, Maui County Code). The proposed project does not conform to all provisions in Chapter 19.08. The applicant is requesting that the change in zoning requirement be waived for the project and that the project be authorized to be developed as proposed in the Section 201E-210, HRS application.

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**Discussion**

The above exemptions are being requested in order to increase the number of elderly affordable units which may be built on the property, lower the development cost per unit, and shorten the time period required for development approval. The applicant believes that the project would meet minimum health and safety requirements if built with these exemptions.

Under the existing single-family designation and R-1 zoning, a total of 10 single-family residential units could be built. Should the exemptions be granted, then the project would include thirty (30) units. This increases the amount of affordable units which could be made available to qualified persons.

The exemption to allow thirty (30) units on the subject property also allows development costs, particularly fixed costs, to be allocated among a greater number of units. This keeps the cost per unit as low as possible, which aids the project's economic viability. The construction of thirty (30) units also increases the viability of the project from an operations standpoint. The economy of scale allows one of the units to be allocated for an on-site project manager.

The request for waivers from community plan amendment and change in zoning procedures are needed to economize on the time needed for approvals. However, various studies and reviews are being done for submittal of applications and processing. An Environmental Assessment is being processed. In addition, a number of government agencies, including the County Administration and the County Council, will also review the application. Community meetings have also been held to discuss the project with neighboring residents. Thus, there are reviews being undertaken to ensure that the project will meet minimum health and safety standards.

**Requested Exemption**

3. The applicant is requesting that the project be exempt from the water system development fee established by the Board of Water Supply.

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**Discussion**

The applicant believes that the project will meet minimum health and safety requirements with this exemption. Because the project is relatively small in size and places limited additional demand on the water system, health and safety requirements should not be affected. The average daily demand for the project is approximately 21,000 gallons per day. In comparison, the capacity of the County's new Mahinahina Water Treatment Facility, which services the Lahaina region, is 2.5 million gallons per day (mgd).

**Requested Exemption**

4. The applicant is requesting that any requirement for a traffic study be waived.

**Discussion**

With a total of thirty (30) elderly units, vehicular trips attributed to the project should be relatively insignificant compared to the total traffic volume on Lahainaluna Road. With an elderly project, traffic generation also is significantly less than a family residential project of the same size. Moreover, with the implementation of other regional roadway improvements, Lahainaluna Road is anticipated to play a lesser role in the regional transportation system. Thus, minimum health and safety requirements should not be significantly affected.

**Requested Exemption**

5. The applicant is requesting a partial waiver from on-site parking requirements. Two (2) parking spaces per apartment unit are required (Chapter 19.36.010(7), Maui County Code). Based on thirty (30) units, sixty (60) stalls are required. An exemption from parking provisions is being requested to provide 36 stalls.

**Discussion**

Based on ratios for other elderly affordable projects on the island, it is anticipated that residents of a maximum of 50 percent of the units would own automobiles. Out of 30 units, it is anticipated that

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a maximum of fifteen (15) automobiles would be owned by residents.

There would be visitor traffic generated as a result of the project. Visitor traffic should occur intermittently throughout the day during non-peak hours. These may consist of visitors to the residents of the project, as well as services needed by residents. Services may include chore services, Maui Economic Opportunity transportation services, home delivery meal service, escort/outreach, and in-home respite. Based on ratios for other elderly affordable projects, total vehicular trips for visitors and services would be a maximum of one (1) vehicular trip per unit per day. Visitor and service related vehicles on the project site at any one time would probably not exceed a factor equal to 20 percent of the units in the project.

For visitor and service related traffic, a maximum of 30 vehicles per day are anticipated. The maximum number of visitors and service vehicles that may be anticipated on the property at any one time are six (6) vehicles.

Based on resident parking needs plus visitor and service related parking needs, a maximum of 21 cars would be on the property at any one time. The project is proposing to provide 36 parking stalls. Thus, the number of parking stalls should be sufficient to service parking and loading needs of the proposed project.

#### **Requested Exemption**

6. The applicant is requesting a waiver from the park assessment requirements. The park assessment requirement is 500 square feet per unit, in excess of three (Chapter 18.16.320 (B)(2), Maui County Code). Based on thirty (30) units, the park assessment requirement is 13,500 square feet.

#### **Discussion**

The project will be providing a recreation room, laundry and office for use by residents of the development. In addition, garden space will be available for each unit and a community outdoor area will provide passive recreation pursuits for residents of the project.

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The occupants of the project may also utilize the services offered under the auspices of the County of Maui and Hale Mahaolu. It is noted that elderly patrons may utilize these programs regardless of whether they live in the project or other places. These include Escort and Outreach Services, Senior Companion Program, Respite Care, Senior Leisure Program, Congregate Meal Services, Chore Services, Volunteer Shoppers, and Home Delivery of Meals.

**Requested Exemptions**

7. A subdivider is required to grade, drain and surface all streets shown on his plat with streets being constructed to specifications noted in the Code and on file with the Department of Public Works and Waste Management (Chapter 18.20.030, Maui County Code). The applicant is requesting a waiver so that the project's Lahainaluna Road frontage may be cleared and graded but not improved.
8. Improvements to existing streets may be deferred for a subdivision of three (3) lots or less, provided the subdivider or applicant executes an agreement to pay a pro rata share of the cost of road improvements (Chapter 18.20.040, Maui County Code). The applicant is requesting a waiver from executing this agreement for the project's Lahainaluna Road frontage.
9. Concrete sidewalks four (4) feet wide may be required by the Director of Public Works and Waste Management in residential districts (Chapter 18.20.070, Maui County Code). Concrete curbs and gutters are required to be constructed to standard specifications on file in the Department of Public Works and Waste Management (Chapter 18.20.080, Maui County Code). The applicant is requesting a waiver from providing offsite sidewalks, curbs and gutters for the project's Lahainaluna Road frontage.

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10. The applicant is requesting to be exempt from fees for building, electrical, plumbing, and driveway permits, grading permits and plan review.
  
  11. The applicant is requesting that the following requirements for Uniform Building Code, Chapter 46, be waived:
    - a. Road widening, curbing, and sidewalk improvements for the project's Lahainaluna Road frontage;
    - b. Offsite utilities underground;
    - c. Offsite drainage improvements; and
    - d. Offsite sewer improvements.

**Discussion**

We believe that the project will meet minimum health and safety requirements with these exemptions. Because the project is relatively small in size and places limited additional demand on various infrastructural systems, health and safety requirements should not be affected.

It is noted that a roadway lot of 15 feet in width along the Lahainaluna Road frontage is intended to be dedicated to the County. Also, a 2-foot wide roadway lot along the project's Kelaweia Street frontage will be dedicated. However, waivers on constructing roadway, curb, gutter and sidewalk improvements are being requested only on the Lahainaluna Road frontage.

Other portions of Lahainaluna Road include parts of existing dwellings and residential yards within a roadway widening lot. Thus, a widening along the length of Lahainaluna Road would be difficult to implement since a number of existing residents would be adversely affected.

Regarding the waiver on curbs and gutters, developments on portions of Lahainaluna Road do not contain curbs and gutters. Since this is an established neighborhood, it is unlikely that curbs

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and gutters would be constructed on a consistent basis by individual owners.

With regard to sidewalks, it is noted that the construction of a sidewalk along the property's Lahainaluna Road frontage will only result in a discontinuous sidewalk and perhaps add to the pedestrian hazards in this vicinity. On the other hand, a proposed sidewalk along the project's Kelaweia Street frontage leads to Lahainaluna Road.

Makai of the project, a sidewalk is located on the Olowalu side of Lahainaluna Road. Across the street from the project site, there is an existing sidewalk on the Olowalu side of Lahainaluna Road from Kelaweia Street to Kalena Street. At Kalena Street, there is a crosswalk across Lahainaluna Road. Then a sidewalk extends in the mauka direction on the Kaanapali side of Lahainaluna Road.

Should a sidewalk be extended along the Lahainaluna Road frontage of the project, there would be no impetus to further extend the sidewalk since the existing zoning is R-1 Residential District. Within residential zoning districts, sidewalks are required on only one side of the street. This conforms to the existing condition. Moreover, a pedestrian walking on a sidewalk abutting the project's Lahainaluna Road frontage in a mauka direction would be faced with the end of the sidewalk. This creates additional hazards since the pedestrian could either continue mauka on the same side of the street on a narrow unpaved frontage or jaywalk across Lahainaluna Road to the existing sidewalk on the Olowalu side of the road.

Should a sidewalk not be required along the project's Lahainaluna Road frontage, residents desiring to walk mauka may exit the project site via Kalaikini and Kalena Streets, then proceed mauka on the sidewalk on the Kaanapali side of Lahainaluna Road. For project residents desiring to walk makai, there is an existing crosswalk traversing Lahainaluna Road at Kelaweia Street. Then residents may proceed in a makai direction on the sidewalk on the Olowalu side of the street.

Regarding a waiver of fees for building, electrical, plumbing, and driveway permits, grading permits and plan review, these requests are being made primarily to reduce project costs in order to aid in the delivery of an affordable project. Although fees are requested to be waived, applications will still be reviewed by the County. The applicant will comply with all applicable regulations other than exemptions approved through the 201E process.

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Regarding utilities, it is noted that the project is part of an established neighborhood which has overhead utility lines. Requiring the project to place utilities underground would add to the cost of the project without significantly adding to the aesthetics of the area.

Regarding drainage, the project will include a retention basin which will be able to accommodate additional runoff attributed to the project. We believe that this meets minimum standards of health and safety.

Regarding offsite sewer improvements, it is noted that the project is relatively small in size and places limited additional demand on the wastewater system. Thus, health and safety requirements should not be adversely affected.

Submission of the project application to the County Council is anticipated in December 1995. In accordance with Chapter 201E, HRS, the Council has 45 days to approve or disapprove the project. If, on the 46th day, the project is not disapproved, it shall be deemed approved. Construction of the project is anticipated to begin in March 1996 with completion targeted for January 1997. The estimated cost of the project is \$2.8 million.

# ***Chapter II***

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***Description of the  
Existing Environment***

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

### **A. PHYSICAL ENVIRONMENT**

#### **1. Surrounding Land Use**

The project site is situated in Lahaina, on Lahainaluna Road, between Kalena Street and Kelawea Street. The immediate area surrounding the property consists of single-family residential uses. Agricultural use, in the form of sugar cane, is located behind the single-family residences along the southeast side of Lahainaluna Road. Additionally, located approximately one (1) mile northeast from the subject property, is the Lahainaluna High School, while 0.20 mile southwest of the subject property lies the Pioneer Mill.

#### **2. Climate**

Lahaina's climate is relatively uniform year-round due to the surrounding ocean, its tropical latitude, and its position relative to storm tracts and the Pacific anticyclone. Variations in climatic conditions among the Island's different regions is largely left to local terrain factors.

Based on data collected from the National Weather Service's nearby Wahikuli Station, average monthly temperatures range from 71.5 to 78.0 degrees Fahrenheit (DBEDT, 1992).

Rainfall in Lahaina is highly seasonal, with most precipitation occurring between October and April as a result of winter storms. The West Maui region receives most of its rainfall in the late afternoon and early evening. Data collected at the Wahikuli Station indicates that January is typically the wettest month, with 3.31 inches of rainfall, while June is the driest, with 0.25 inches.

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Average annual precipitation is approximately fifteen (15) inches (DBEDT, 1992).

Wind patterns in the Lahaina region are also seasonal, with tradewinds originating from the northeast, occurring predominantly during the summer, and approximately 50 percent of the time during winter.

Wind patterns also vary on a daily basis, with winds blowing onshore toward the warm land mass during the day and in the opposite direction toward the warm ocean during the evening.

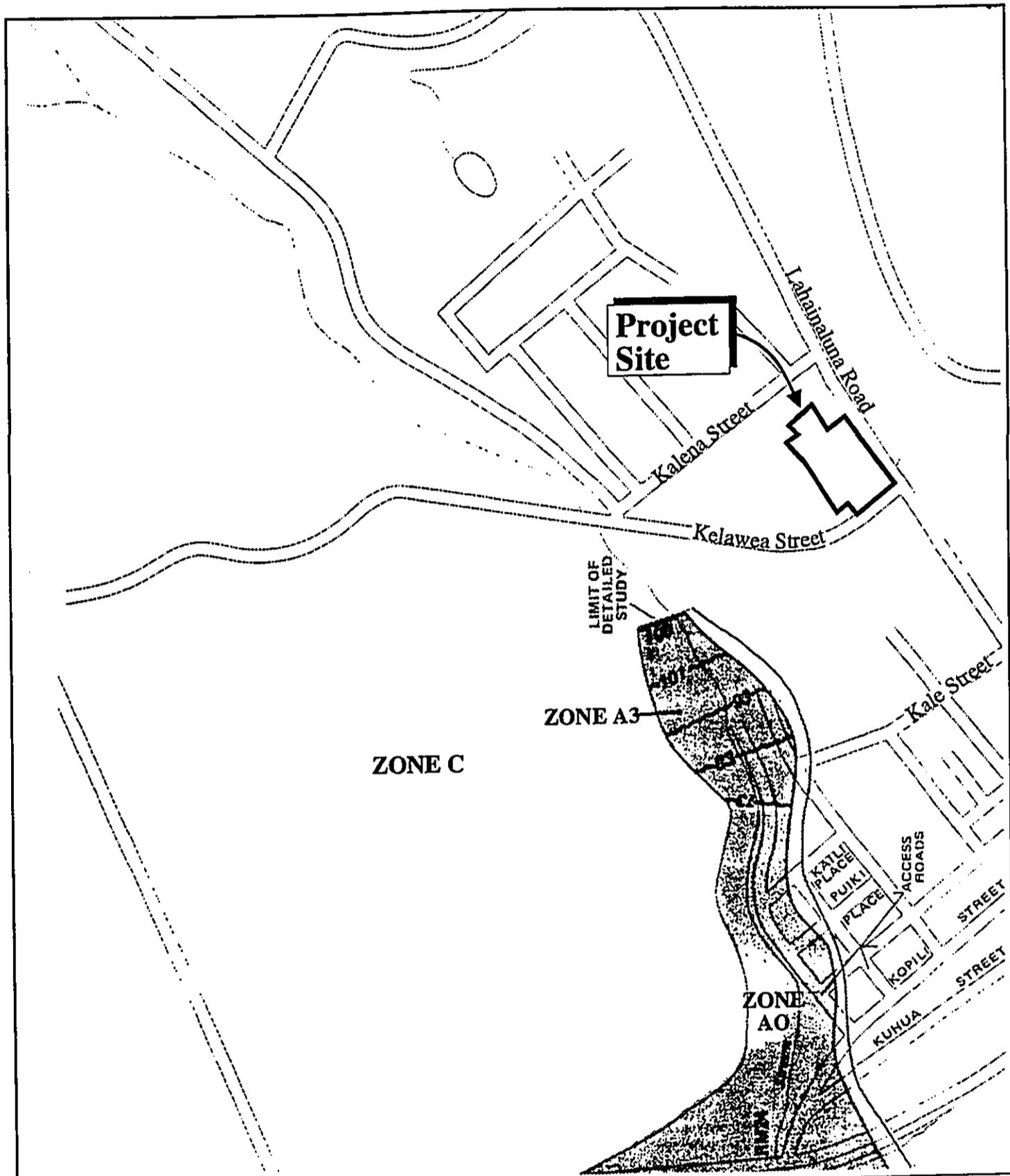
3. **Flood and Tsunami Zone**

The Flood Insurance Rate Map (FIRM) for this area of the Island designates the project site as being within Zone "C", which indicates an area of minimal flooding. See Figure 7.

4. **Topography and Soils**

The subject property is located east of Honoapiilani Highway and is flat to gently sloping in a southerly direction, towards the intersection of Lahainaluna Road and Kelaweia Street. The site has been previously graded to five-equally spaced terraces with approximately two (2) feet of elevation difference between each level. The average slope across each terrace is approximately 4 percent. On-site elevations range from 98 feet to 127 feet.

Underlying the project site are the soils of the Pulehu-Ewa-Jaucas association. See Figure 8. The Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii characterizes the soils of this association as deep and nearly level



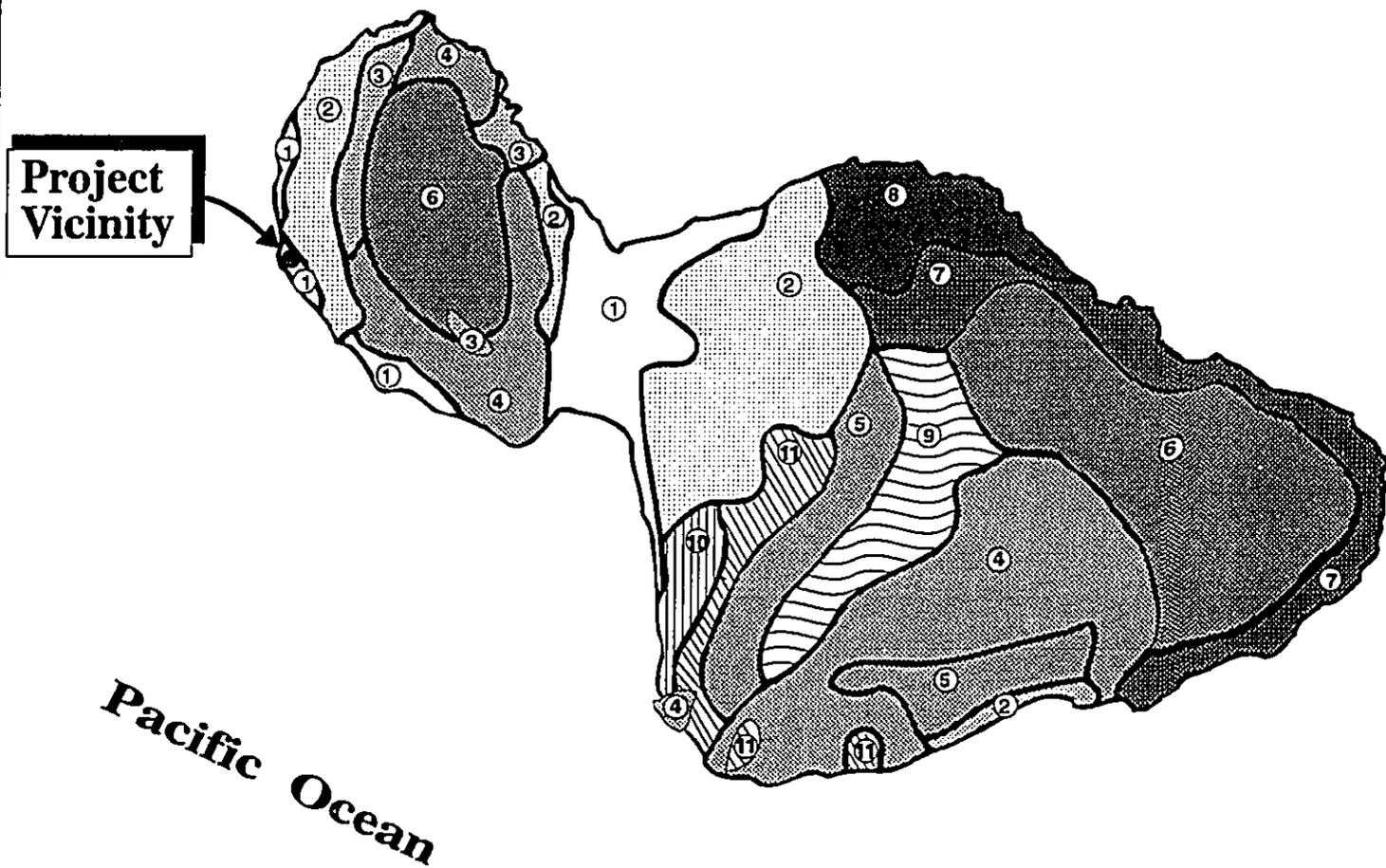
**Figure 7** Lahainaluna Road Rental Project  
Flood Insurance Rate Map



Prepared for: Affordable Housing Corporation of Maui County

## 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-Makalae-Kuilua 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> |
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Map Source: USDA Soil Conservation Service

**Figure 8** Lahainaluna Road Rental Project  
Soil Association Map



Prepared for: Affordable Housing Corporation of Maui County

NOT TO SCALE

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to moderately sloping. These soils possess well-drained to excessively drained features and are further typified by moderately fine to coarse-textured subsoils. This soil type is primarily found on alluvial fans and in basins.

Specific soil types within the project site include Ewa silty clay loam, 0 to 3 percent slopes (EaA) and Wainee very stony silty clay, 3 to 7-percent slopes (WxB). See Figure 9.

Ewa silty clay loam is characterized by slow runoff and an erosion hazard which is no more than slight. Wainee soils are geographically associated with Pulehu and Wahikuli soils. Wainee very stony silty clay is characterized by slow runoff and a slight erosion hazard. Stones cover as much as 3 percent of the surface.

5. **Flora and Fauna**

The project site was utilized as a plant nursery until November 1994 and is currently vacant. Vegetation on the site includes wiliwili, common grasses, weeds and other introduced species of plants. There are no rare, endangered or threatened species of plants within the project site.

Animal life found in this area is typical of the urbanized regions of West Maui. Domestic mammals found in the area include dogs and cats. Avifauna commonly found in the region include the common mynah, Japanese white-eye, spotted dove, barred dove and house finch. There are no known endangered or rare species of wildlife or avifauna found in the immediate vicinity of the project site.



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6. **Archaeological Resources**

The neighborhood contains single-family dwellings which were originally built from around 1930 to 1990, for plantation employees. The subject property has previously been cleared and contained single-family dwellings as well. Recent use of the property as a plant nursery resulted in clearing and terracing of the property. There are no surface indications that archaeological remains exist on the property.

7. **Air Quality**

The subject property does not experience adverse air quality conditions. Airborne pollutants that exist can largely be attributed to automobile exhaust from surrounding roadways. Other sources include emissions from Pioneer Mill and smoke from sugar cane burning and operations from nearby sugar fields. These sources are intermittent, however, and the prevailing tradewinds will disperse particulates generated by these temporary sources.

Data collected by the Department of Health show that total suspended particulates at the Department's Lahaina sampling station is well below the State standard for suspended particulate matter (DBED, 1990).

8. **Noise Characteristics**

Existing background noise in the vicinity of the site is principally attributed to vehicular traffic on Lahainaluna Road and surrounding local roadways. The operation of agricultural equipment related to sugar cane cultivation and harvesting also contributes to noise levels on an intermittent and temporary basis. Noise generated by

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agricultural operations is considered normal and acceptable for such activities and does not adversely affect surrounding lands.

9. **Visual Resources**

Scenic resources to the east include the West Maui mountain range, while to the west lies the Pacific Ocean. To the north and south extending generally parallel to the coast, there are broad expanses of land planted in sugar cane.

B. **COMMUNITY SETTING**

1. **Regional Setting**

The vast majority of lands in West Maui are either State designated "Conservation" or "Agricultural". Generally, "Conservation" lands occupy the higher elevations, while the "Agricultural" district spans the middle ground.

"Urban" designated lands, then, are left to occupy the lower elevations along the coast. Kapalua and Kaanapali contain Community Plan designations reflective of their resort nature. The communities of Kahana and Napili contain a mixture of resort, residential and business uses. Lahaina, meanwhile, is more typical of a residential community. Single-family, business, light industrial, and agricultural zones prevail in Lahaina.

A key feature of the region is the town of Lahaina, which is designated a National Historic Landmark as the one-time whaling capital of Hawaii. Today, it is the visitor industry that defines Lahaina Town and other coastal resort communities of West Maui.

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The town of Lahaina is the commercial center for West Maui. The town contains several shopping centers and retail business areas, and serves as a core for the region's residential housing.

Part of West Maui's attraction can be attributed to its year-round dry and warm climate, complemented by many white-sand beaches and scenic landscape. Most all of the visitor accommodations are located in Lahaina and the resort communities of Kaanapali, Kahana, Napili and Kapalua. The Kapalua-West Maui Airport at Mahinahina conveniently links the region to Oahu and other neighbor islands.

Sugar cane and pineapple fields occupy much of the land in the area. Pioneer Mill, a vital part of the region's economy, is the State's smallest sugar plantation with approximately 6,800 acres in cultivation (PBR Hawaii, 1993). Maui Land and Pineapple Company's fields sprawl along the slopes of the West Maui Mountains north of Lahaina.

**2. Population**

The resident population of the region surrounding the project site has increased dramatically in the last two decades. Population gains were especially pronounced in the 1970's as the rapidly developing visitor industry attracted many new residents. According to The State of Hawaii Data Book, 1992, the resident population of the Lahaina District is estimated at 14,574. A projection of the resident population for the years 2000 and 2010 are 18,555 and 22,633 respectively (Community Resources, Inc., 1992).

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Growth patterns at the County level exhibit a similar pattern. The County's 1980 resident population of 71,000 has since grown to the present 100,000. The estimated County population for the year 2010 is 145,872 (Community Resources, Inc., 1992).

3. **Economy**

The economy of Maui is heavily dependent upon the visitor industry. In 1991, for example, total visitor expenditures equalled \$2.4 billion (First Hawaiian Bank Research Department, 1992). The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas.

Agriculture is another vital component of the West Maui economy. Sugar operations are handled by the Pioneer Mill Co., Ltd. In 1988, it produced 47,500 tons (16.2 percent of Maui's total) and employed 275 people (PBR Hawaii, 1993). Given the declining fiscal viability of sugar cane production, Pioneer Mill is also testing other crops to supplement its sugar production, including cocoa and coffee (Maui News Supplement, 1990).

Maui Land and Pineapple Company's fields remain an important component of the region's agricultural base. In 1988, Maui Land and Pineapple Company entered the fresh fruit market, air shipping pineapples to the mainland, in an effort to diversify its operations.

4. **Police and Fire Protection**

The project site is within the Lahaina Police Station service area, which services all of the Lahaina district. The Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, and was

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built in the early 1970s. The Lahaina Patrol includes 55 full-time personnel, consisting of one (1) captain, two (2) lieutenants, six (6) criminal investigators, seven (7) sergeants, and 33 police officers. The remaining six (6) personnel consists of public safety aides and administrative support staff (Telephone conversation with Maui Police Department employee, Terry Yagi, December 1995).

Fire prevention, suppression and protection services for the Lahaina District is provided by the Lahaina Fire Station, also located in the Lahaina Civic Center; and the Napili Fire Station, located in Napili. The Lahaina Fire Station includes an engine and a ladder company, and is staffed by 30 full-time personnel. The Napili Fire Station consists of an engine company including fifteen (15) full-time firefighting personnel (Telephone conversation with Maui Fire Department Captain, Jonathon Lindo, December 1995).

**5. Medical Facilities**

The only major medical facility on the island is Maui Memorial Hospital, located approximately 28 miles from the project site, midway between Wailuku and Kahului. The 145-bed facility provides general, acute and emergency care services.

In addition, regular hours are offered by the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center and Kaiser Permanente Medical Care Program.

**6. Recreational Facilities**

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are numerous County and State recreational areas in West Maui.

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Approximately one-third of the County parks are situated along the shoreline and are excellent swimming, diving and snorkeling areas. Kaanapali Beach, a large white-sand beach, is located approximately four (4) miles north of the project site and is a popular area for swimming, diving and sunbathing. Popular surfing spots include Fleming Beach, Honolua Bay and Rainbows. The Lahaina Youth and Aquatic Center also provides additional recreational opportunities in close proximity to the project site.

In addition, Kaanapali and Kapalua Resorts operate world-class golf courses which are available for public use.

**7. Schools**

The State of Hawaii, Department of Education operates four (4) public schools in West Maui. They are (with official 1995 enrollment in parenthesis): Lahainaluna High School (772); Lahaina Intermediate School (557); King Kamehameha III Elementary School (724); and Princess Nahienaena Elementary School (606). All of the public schools are located within the Lahaina Town area.

The West Maui region is also served by privately operated pre-elementary and elementary schools (Telephone conversation with Department of Education employee, Valerie Kaaumo, December 1995).

**8. Solid Waste Disposal**

Solid waste collection and disposal service is provided by the County of Maui for single-family residences. Solid waste generated by the project is collected by a private refuse contractor.

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With the closing of the Olowalu Landfill, all solid wastes generated in the Lahaina region are transported to the Central Maui Landfill located near Puunene.

**C. INFRASTRUCTURE**

**1. Roadway Systems**

Roadways in the vicinity of the site include Honoapiilani Highway, Lahainaluna Road, Kelawea Street, Kalena Street, and Kalaikini Street.

Honoapiilani Highway is the primary arterial connecting the West Maui region with the rest of the island. Honoapiilani Highway has a typical two-lane configuration, except for a segment between Kaanapali and Lahaina, where four (4) travel lanes are provided.

The State of Hawaii is proposing a bypass highway to extend mauka of the existing Honoapiilani Highway from Puamana to Honokowai in an effort to relieve congestion on Honoapiilani Highway. The bypass highway is proposed to pass mauka of the project site with an access road to the bypass highway also mauka of the project site.

Lahainaluna Road is a two-lane, two-way County collector roadway which provides connection to Honoapiilani Highway and is aligned along an east-west axis. Kelawea Street and Kalena Street are two-lane, two-way local County roadways. Kalaikini Street is a cul-de-sac road which connects with Kalena Street.

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2. **Water System**

The West Maui region is served by the County's Board of Water Supply water system. The County water system services the coastal areas from Launiupoko to Kaanapali and from Honokowai to Napili. Three (3) surface sources and eight (8) wells are used to supply the County domestic system. In addition to the County system, the West Maui region is served by private water systems, including the Kaanapali Water System, which services the Kaanapali Resort, and the Kapalua Water System, which provides water service to the Kapalua Resort.

3. **Wastewater System**

The County's Lahaina Wastewater Reclamation Facility (LWRF) and its attendant collection and transmission system, accommodate the region's wastewater needs. The LWRF, located mauka of Honoapiilani Highway just north of Kaanapali Resort, has a design capacity of 6.7 million gallons per day (mgd). Currently, usage is at 5.2 mgd. The County, in partnership with the State Housing Finance and Development Corporation, has recently upgraded and expanded the LWRF to a design capacity of 9.0 mgd.

4. **Drainage**

Storm runoff sheet flows across the site in the southerly direction. About half of the runoff flows off the southeastern boundary onto Lahainaluna Road. The other half of the runoff flows off the southwestern boundary onto Kelawea Street. The runoff then flows along Lahainaluna Road towards Honoapiilani Highway. There is no existing drainage collection system on-site or on Lahainaluna Road.

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Off-site runoff flowing into the property is believed to be minimal.

5. **Electrical and Telephone Service**

Electrical and telephone service to the West Maui region is provided by Maui Electric Company and GTE Hawaiian Telephone Company Incorporated, respectively.

# ***Chapter III***

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

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

#### **A. IMPACTS TO PHYSICAL ENVIRONMENT**

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

The subject property is located within the residential district of Lahaina Town. Adjacent properties to the north, south, east and west of the subject property are also used for residential purposes. The proposed project will create affordable elderly rental units for the Lahaina area. In addition, the use and size of the project will be similar to that of the existing neighborhood. In this regard, the proposed project is not anticipated to adversely affect surrounding properties.

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

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

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

The property contained a plant nursery up until November 1, 1994 which involved clearing and terracing. Prior to use as a plant nursery, the property contained single-family residences used by plantation employees. The property is not considered significant in terms of its historic or cultural resource value.

However, should any cultural materials be uncovered during excavation, work in the immediate area will be halted and the State Historic Preservation Office will be notified.

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4. **Air Quality**

Air quality impacts attributed to the project will include dust generated by short-term, construction-related activities. Dust control measures, such as erection of dust screens and regular watering and sprinkling, will be implemented to minimize nuisance impacts to the adjacent residents.

Once completed, the project is not expected to adversely impact local and regional ambient air quality conditions.

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. All construction activities will be limited to normal, daylight working hours.

In the long-term, the project involves essentially the same use, scale and density as the existing neighborhood. The project is not anticipated to have adverse long term noise impacts upon the environment.

6. **Visual Impact**

The proposed project will be fully landscaped to create a site visually integrated with the surrounding developed properties. In addition, the building will be compatible in height and mass with the surrounding properties in keeping with the existing townscape. The project will not encroach into any significant scenic view corridors.

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**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 proposed project will provide limited support to the service sector for project operations and maintenance.

**2. Housing**

The project is expected to service a significant need in the community. Current elderly housing need can be evidenced by the waiting lists for elderly housing projects. At the State's 42-unit Piilani Elderly Project, the waiting list is currently 100 people. Each of the Hale Mahaolu projects maintain separate waiting lists. At the 111-unit Hale Mahaolu-Akahi, for example, there are approximately 200 people on the waiting list. At the 180-unit Hale Mahaolu-Elua, approximately 300 people are on the waiting list. Both the Akahi and Elua Projects are located in Kahului.

The 42-unit Hale Mahaolu-Ekolu Project in Waiehu was recently completed in late 1992. There are already approximately 80 people on the waiting list for that project.

Based on past rates, it is anticipated that vacancies would occur in approximately 15 percent of the units per year. Although a number of prospective tenants on the waiting list can be expected to decline the opportunity to live in the project for a variety of medical, social, economic or other reasons, prospective tenants still can be expected to wait a number of years before the opportunity to live in an elderly project arises.

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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.

4. **Recreational and Social Service**

Although a waiver from the County's park assessment provisions are being sought, the proposed project has a recreation room, laundry and office for use by residents of the development. In addition, garden space will be available for each unit and a community outdoor area will provide passive recreation pursuits for residents of the project.

The occupants of the project also may utilize the services offered under the auspices of the County of Maui and Hale Mahaolu. It is anticipated that the project will not have a significant impact on existing recreational and social services because of the relatively small number of units in the project. Moreover, elderly patrons may utilize programs offered by the County of Maui and Hale Mahaolu regardless of whether they live in the project or other places.

A broad variety of services are offered to elderly patrons. There are Congregate Meal Services where seniors, age 60 and over, are offered meals as well as opportunities for socialization. Other programs include Chore Services and Volunteer Shoppers, for tenants who may have difficulty in performing these tasks.

Other services include Home Delivery of Meals to tenants who, because of illness or other temporary condition, are unable to cook

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for themselves. There is also an In-Home Respite Program which is designed to provide relief for caregivers for a recovering elderly tenant. Escort/Outreach Services are available to frail, isolated elderly who cannot utilize other means of transportation. Other programs include the Helping Elderly Live Life's Opportunities (HELLO) program which involves volunteers visiting frail, homebound elderly and a Senior Companion program which involves volunteers helping their peers maintain their independence.

Tenants in the project would also be able to utilize the Kaunoa Senior Services Leisure Program which offers 71 regularly scheduled classes to Maui seniors (age 55 and over). These classes include arts and crafts, performing arts, cultural classes and lectures on a variety of topics.

**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 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.

**C. IMPACTS TO INFRASTRUCTURE**

**1. Roadways**

Access to the project would be through the project driveway connecting to Kelaweia Street. For the thirty (30) units proposed on the site, there are a total of 36 stalls which are proposed. Although

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not part of the project per se, the two (2) 6,000 square foot lots created to convey to Magoon Brothers, Ltd. would have access onto Lahainaluna Road.

It should also be emphasized that with the implementation of other regional roadway improvements, Lahainaluna Road is anticipated to play a lesser role in the regional transportation system. The Lahaina Bypass Highway is being proposed by the State of Hawaii to relieve traffic congestion along Honoapiilani Highway. The bypass highway extends from the Puamana area and traverses mauka of Lahaina Town extending to Honokowai. The bypass highway crosses over Lahainaluna Road mauka of the project site in the vicinity of Ikena Avenue.

In order to provide an east-west linkage between the bypass highway and Honoapiilani Highway, there are a number of connector roads which are envisioned. The Lahaina Town connector road will ultimately consist of an east-west connector linking Honoapiilani Highway to the bypass via an extension of Dickenson Street. From Dickenson Street, there is a proposed connector to Lahainaluna Road.

With these regional improvements, vehicular traffic originating from or ending at points mauka of the project site now have an alternative route with the implementation of the Lahaina Bypass Highway and the extension of Dickenson Street. This ultimately places less emphasis on Lahainaluna Road as a regional collector road.

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Based on ratios for other elderly affordable projects, such as Hale Mahaolu Akahi and Elua, it is anticipated that residents in approximately 50 percent of the units would own automobiles. In the case of the 42-unit Hale Mahaolu Ekolu in Waiehu, approximately 12 residents (29 percent) own automobiles.

There also would be visitor traffic generated as a result of the project. Visitor traffic should occur intermittently throughout the day during non-peak hours. These may consist of visitors to the residents of the project, as well as other services needed by residents. Services may include chore services, Maui Economic Opportunity (MEO) transportation services, home delivery meal service, escort/outreach, and in-home respite. Based on ratios for other Hale Mahaolu projects, total vehicular trips for visitors and services would be a maximum of one (1) vehicular trip per unit. Visitor and service related vehicles on the project site at any one time would probably not exceed a factor equal to 20 percent of the units in the project.

For the development scenario of 30 units, it is estimated that a maximum of 15 residents would own cars. Since the project is for elderly tenants, vehicular trips are likely to occur intermittently throughout the day during non-peak hours. A maximum of one (1) vehicle trip per day, or a total of 15 vehicular trips per day are anticipated.

For visitors and service related traffic, a maximum of 30 vehicles per day are anticipated. The maximum number of visitors and service vehicles that may be anticipated on the subject property at any one time are 6 vehicles.

For this development scenario, a maximum of 45 vehicular trips are anticipated. However, no vehicular trips are anticipated to occur during each AM and PM peak hour. At any one time, it is anticipated that there would be a maximum of 21 vehicles on the property. See Table 1 and Table 2.

**Table 1**

<b>GENERATION OF VEHICULAR TRIPS, BY FUNCTION AND TIME PERIOD</b>				
	<b>AM Peak</b>	<b>PM Peak</b>	<b>Non- Peak</b>	<b>Total</b>
30 Residential Units			15	15
Visitors and Services (for residential units)			30	30
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>45</b>

**Table 2**

<b>MAXIMUM NUMBER OF VEHICLES ON THE PROPERTY AT ANY TIME, BY FUNCTION AND TIME PERIOD</b>			
	<b>AM Peak</b>	<b>PM Peak</b>	<b>Non- Peak</b>
30 Residential Units	15	15	15
Visitors and Services (for residential units)			6
<b>TOTAL</b>	<b>15</b>	<b>15</b>	<b>21</b>

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It is noted that there are limited numbers of vehicles being generated by the proposed development. Moreover, it is anticipated that vehicular trips would occur during non-peak periods. From a traffic impact standpoint, therefore, the proposed project is not anticipated to adversely affect existing intersection and roadway operating service levels.

The project proposes the provision of a total of 36 parking stalls. It is noted that the maximum number of vehicles on the property at any one time is estimated to be 21 vehicles. Thus, the number of parking stalls should be sufficient to service parking and loading needs of the proposed uses.

2. Water

The proposed project is anticipated to generate an average daily water demand of 18,000 gallons per day. Moreover, the project would incorporate Xeriscape principles including the use of low water demand plants which minimize the impact of water usage.

It is noted that although the applicant's request for waiver of the water system development fee was denied by the Board of Water Supply, the applicant believes that the fee waiver will aid the project's affordability while not significantly impacting the water source, storage and transmission system. Thus, the waiver is intended to be pursued through the Chapter 201E process.

3. Drainage

There is no existing drainage system or adequate outlet in the vicinity of the proposed project. Therefore, the additional runoff volume generated by the development will be retained on-site in a

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temporary retention basin, to be privately owned and maintained. The temporary retention basin will be designed following the criteria as stated in the County of Maui's "Rules for the Design of Storm Drainage Facilities in the County of Maui".

The Rational Method, as described in the "Rules for the Design of Storm Drainage Facilities in the County of Maui", was used in calculating the storm runoff rate. These calculations are based on a 50-year recurrence interval (1-hour storm).

The storm runoff rate from the existing project site is approximately 2.2 cubic feet per second (cfs). A runoff rate of approximately 5.0 cfs is calculated for the developed site.

The proposed grading will require excavation and embankment for the construction of the driveways, parking areas and building pads. On-site retaining walls may be required at various locations. Heights of the walls will depend on the severity of the grade differentials.

Erosion control measures will be incorporated during the construction period to minimize soil loss and erosion hazards. Dust screens and periodic spraying will be provided to minimize disturbances to adjoining property.

The proposed grading and drainage improvements will be designed to produce no adverse effects by storm runoff to adjacent properties. All drainage improvements will conform to County standards.

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4. **Wastewater**

For thirty (30) elderly residential units, the average wastewater flow for the project is estimated to be 4,800 gallons per day. The current design capacity of the Lahaina Wastewater Reclamation Facility is 6.7 mgd with cumulative allocation of wastewater flow at approximately 5.7 mgd. Expansion of the facility to 9.0 mgd has recently been completed. Allocation of capacity will be coordinated with the Department of Public Works and Waste Management as part of the building permit process.

5. **Electrical and Telephone Services**

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

# ***Chapter IV***

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***Relationship to Land Use  
Plans, Policies and Controls***

#### **IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS**

##### **A. STATE LAND USE DISTRICTS**

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four (4) major land use districts in which all lands in the State are placed -- "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" district. See Figure 10.

##### **B. GENERAL PLAN OF THE COUNTY OF MAUI**

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 provide a choice of attractive, sanitary and affordable homes for all our residents.

**Policies:**

1. Encourage the construction of housing in a variety of price ranges and geographic locations.
2. Streamline or "fast-track" the governmental review process for affordable single-family and multi-family housing projects.



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C. LAHAINA COMMUNITY PLAN

Nine (9) community plan regions have been established in Maui County. Each region's growth and development is guided by a Community Plan, which has objectives and policies drafted in accordance with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out these objectives.

The proposed project falls within the Lahaina Community Plan Region. Land use guidelines are set forth by the Lahaina Community Plan Land Use Map. See Figure 11. The project site is designated "Single-Family Residential" by the Community Plan. A waiver from the Community Plan process is being sought under the provisions of Section 201E-210, HRS.



# ***Chapter V***

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## ***Findings and Conclusions***

## V. FINDINGS AND CONCLUSIONS

The Lahainaluna Road Rental Project would provide much needed elderly affordable rental housing in the Lahaina region.

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 dust screens and regular watering and sprinkling, will be implemented to minimize wind-blown emissions. All construction activities are anticipated to be limited to normal daylight hours. Impacts generated from construction activities are not considered adverse.

From a long-term environmental perspective, the proposed project is not anticipated to result in adverse environmental impacts. The property has been previously cleared and graded. There are no surface archaeological materials present on the site. Should any cultural materials be uncovered during subsurface excavation, 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.

It is anticipated that the project will not have a significant impact on recreational and social services because of the relatively small number of units in the project. Moreover, elderly patrons may utilize programs offered by the County of Maui regardless of whether they live in the project or other places.

The proposed project is not anticipated to generate a significant amount of vehicular trips onto Lahainaluna Road. Project-generated trips are anticipated to be interspersed throughout the course of a normal day during non-peak hours. In addition, the extension of Dickenson Street as a major connector road to the Lahaina Bypass Highway decreases the emphasis which Lahainaluna Road is

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expected to play in the regional transportation system. The project is expected to connect to the County water and sewer system. Additional runoff volume generated by the development will be retained on-site in a temporary retention basin. The project should not have significant impacts to roadway, water, drainage and wastewater systems.

The project is also not anticipated to have adverse impacts upon medical and police services as well as other infrastructure 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 in the  
Preparation of the Draft  
Environmental Assessment  
and Comments Received***

**VI. AGENCIES CONTACTED IN THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT AND COMMENTS RECEIVED**

The following agencies were contacted during the preparation of the Environmental Assessment:

1. State Historic Preservation Division  
Department of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813
2. David Nakagawa, Chief Sanitarian  
Department of Health  
54 High Street  
Wailuku, Hawaii 96793
3. Stephanie Aveiro, Director  
Department of Housing and Human Concerns  
200 South High Street  
Wailuku, Hawaii 96793
4. Brian Miskae, Director  
Department of Planning  
250 South High Street  
Wailuku, Hawaii 96793
5. George Kaya, Director  
Department of Public Works and Waste Management  
200 South High Street  
Wailuku, Hawaii 96793
6. David Craddick, Director  
Department of Water Supply  
200 South High Street  
Wailuku, Hawaii 96793
7. Charmaine Tavares, Director  
Department of Parks and Recreation  
1580-C Kaahumanu Avenue  
Wailuku, Hawaii 96793
8. Travis Thompson, Director  
Department of Finance  
200 South High Street  
Wailuku, Hawaii 96793
9. Ronald Davis, Chief  
Department of Fire Control  
200 Dairy Road  
Kahului, Hawaii 96732
10. Don Fujimoto, Director of Development  
Amfac/JMB Hawaii, Inc.  
2530 Kekaa Drive  
Lahaina, Hawaii 96761
11. West Maui Taxpayers Association  
P. O. Box 10338  
Lahaina, Hawaii 96761

JOHN WAIHEE  
GOVERNOR OF HAWAII



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

PETER A. SYBINSKY  
DIRECTOR OF HEALTH

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

July 14, 1994

Ms. Heidi Price  
Affordable Housing Corporation  
of Maui County  
1959-B Kaohu Street  
Wailuku, Hawaii 96793

Dear Ms. Price:

Subject: Lahainaluna Road Rental Project, TMK: 4-5-26: por 1 and 3, Lahaina, Maui,  
Hawaii

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

Sincerely,

  
DAVID H. NAKAGAWA  
Chief Sanitarian, Maui

LINDA CROCKETT LINGLE  
Mayor



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

TRAVIS O. THOMPSON  
Director of Finance

WAYNE Y. FUJITA  
Deputy Director of Finance

July 21, 1994

Ms. Heidi Price  
Affordable Housing Corporation of Maui County  
1959-B Kaohu Street  
Wailuku, HI 96793

Regarding: Lahainaluna Road Rental Project

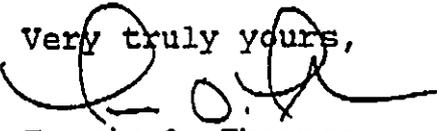
Dear Ms. Price,

Thank you for providing the Department of Finance an early opportunity to comment on the Chapter 201 E application for the above named project.

Our primary concern relates to the applicant's request that the project be exempt from real property taxes in accordance with Section 46-74-1, HRS. I have attached our Real property Tax Division's comments from Louis Wada dated July 20, 1994. I concur with those comments and recommend that a claim for exemption be filed within 60 days of the recordation date.

Should you have any questions, please feel free to call me.

Very truly yours,

  
Travis O. Thompson

cc: Louis Wada  
Wayne Y. Fujita

WYF

LINDA CROCKETT LINGLE  
Mayor



TRAVIS O. THOMPSON  
Director of Finance

WAYNE Y. FUJITA  
Deputy Director of Finance

County of Maui  
REAL PROPERTY TAX DIVISION  
Department of Finance  
1580 Kaahumanu Avenue, Wailuku, HI 96783

July 20, 1994

MEMO TO: Wayne Fujita, Deputy Director of Finance  
F R O M: Louis Wada, Asst. RPT Administrator *lw*  
SUBJECT: Lahainaluna Road Rental Project  
(TMK: 4-5-026-001 & 003)

Regarding transmittal dated July 7, 1994 from Ms. Heidi Price to Mr. Travis O. Thompson, our Division would like to comment on item 13 of page 5:

Affordable Housing Corporation of Maui County will be eligible for the "Low and Moderate Income Housing" exemption under Section 3.48.545 of the Maui County Code, provided they qualify and obtain the necessary mortgage insurance under Sections 202, 221(d)(3), or 236 of the National Housing Act. If approved, the effective date for the Low and Moderate Income exemption is the date the mortgage is recorded. The claim for exemption must be filed with the Director of Finance within sixty (60) days of the recordation date.

Currently the two parcels involved are being assessed at \$527,700. At today's tax rate, this would equate to annual taxes of \$2,506.58.

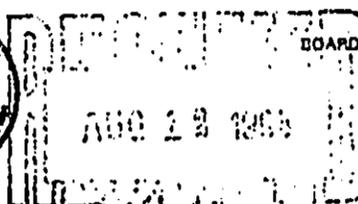
As far as setting precedence, there are other private entities that have qualified for and are receiving the Low and Moderate Income Housing exemption.

There is no way we can predict the impact of this project on the surrounding neighborhood. Personally, I would not want a project like this in a residential neighborhood without any significant buffers (ie, parks, open space, etc). However, I'm sure the other authoritative agencies and the public will express their opinions.

Thank you for allowing us to comment on the project and please call me at 7739 should you have any questions. Preliminary drawings and transmittals are being returned under this cover.

cc: D. Ichikawa

JOHN WAIHEE  
GOVERNOR OF HAWAII



CSITIL ARUE, 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

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

August 3, 1994

Heidi Price  
Affordable Housing Corporation of Maui County  
1958-B Kachua Street  
Wailuku, Hawaii 96793

LOG NO: 12174  
DOC NO: 9408KD02

Dear Ms. Price:

**SUBJECT: Historic Preservation Review of the Lahainaluna Road  
Rental Project - Chapter 201E Application  
Kelawea, Panaewa, Lahaina District, Island of Maui  
TMK: 4-5-26: por. 1 and 3**

Thank you for the opportunity to review and comment on the proposed affordable housing project in Lahaina. The 1.77 acre project is located at the corner of Lahainaluna Road and Kelawea Street.

A review of our records indicates that no known historic sites are within the project area. A recorded historic site (50-03-3510) consisting of unmarked burials is located a few blocks to the north of this property. The site is within Land Commission Award (LCA) 9815.

The project area is within LCA 347, which was awarded as a Native Hawaiian land claim to Ioba Kalaikini. This award was one of two parcels granted to Kalaikini in Kalawea, and consisted of 4.20 acres. The presence of these and other Native Hawaiian LCA in the immediate vicinity of the project area indicates that it was probably used for traditional agricultural purposes and possibly for habitation.

The project area is currently being used as a commercial greenhouse and plant nursery by Landscape Specialties, Inc. The property has been cleared and terraced for this purpose. No surface evidence of historic sites is present on the property. According to Mr. Curtis Yoshimoto, the current lessee, a number of small plantation cottages were present on the parcel, as well as some cultivated land. To his knowledge, the parcel was never under sugar cane cultivation. During land clearing for the greenhouse operation, Mr. Yoshimoto buried a significant quantity of structural and other debris that had been left on the property. He estimates that in some areas, the debris is over eight feet deep.



# ***Chapter VII***

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***Comments Received During  
Public Review Period and  
Applicable Responses***

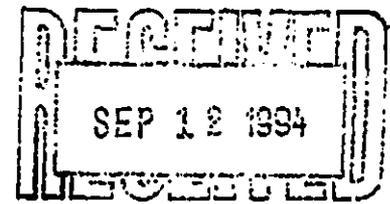
LINDA CROCKETT LINGLE  
MAYOR



RONALD P. DAVIS  
CHIEF  
RONALD DEMELLO  
DEPUTY CHIEF

COUNTY OF MAUI  
DEPARTMENT OF FIRE CONTROL  
200 DAIRY ROAD  
KAHULUI, MAUI, HAWAII 96793  
(808) 243-7561

September 01, 1994



Heidi Price  
Affordable Housing Corporation of Maui County  
1959 Kaohu Street  
Wailuku, Maui, Hawaii 96793

RE: LAHAINALUNA ROAD RENTAL PROJECT

Dear Ms. Price:

Thank you for the opportunity to comment on the Lahainaluna Road Rental Project. I would like to add my support for additional housing units in the County of Maui. This project will assist in easing the housing in the County.

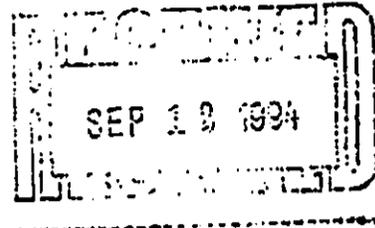
In considering your submittal concerning Chapter 201E-210, Hawaii Revised Statutes, the exemptions are noted, but Fire Code requirements of access and water supply for firefighting shall be complied with. These are life-safety issues and cannot be waived.

The two requirements mentioned above, access and water supply for fire fighting are the more common problems in residential neighborhood developments. These requirements are minimum standards to insure access to each dwelling in the neighborhood.

Bearing that in mind, fire department apparatus access roads shall be capable of supporting the imposed load of a 30 ton fire department apparatus; provided with an all weather surface; provide 20 feet of unobstructed width; and provide a vertical clearance of 13 feet 6 inches over the entire width and length of the fire department access road.

The fire protection water transmission lines and hydrants shall be installed according to the Department of Water Supply's Rules and Regulations. Compliance will ensure an adequate supply of firefighting water when needed. I would also recommend residential fire sprinklers in all dwellings for additional personal safety and protection of property. You shall provide my office with fire flow calculations for this project.

Heide Price  
RE: Lahainaluna Road Rental Project  
September 01, 1994



-2-

Provisions for LP gas for residents' cooking and water heating were not indicated in the material submitted for review. If LP gas is to be provided, I recommend that this utility service be piped underground throughout the project from a central supply system. This would avoid having several aboveground tanks and their ensuing problems; from leaks to the hazards associated with the refilling of the tanks in a residential setting.

Please use my comments as my written testimony for this project with some of my requirements and recommendations for a fire safe community. If you have any further questions, please contact the Fire Prevention Bureau at 243-7566, or in writing to: 21 Kinipopo Street, Wailuku, Hawaii 96793.

Sincerely,

  
Ronald P. Davis  
Fire Chief

xc: Fire Marshal  
Plans  
Chron. file  
file

**AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY**

1959-B KAOHU STREET  
WAILUKU, HI 96793  
(808)242-0092  
(808)242-1504 (FAX)

October 26, 1994

Ronald P. Davis, Fire Chief  
Department of Fire Control  
200 Dairy Road  
Kahului, HI 96793

SUBJECT: Lahainaluna Road Rental Project  
TMK 4-5-26:por.1 and 3  
Lahaina, Maui, Hawaii

Dear Mr. Davis:

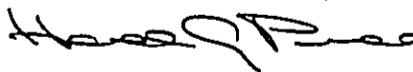
Thank you for your letter of September 1, 1994 pertaining to the Chapter 201E application for the subject project.

Please be informed that we will comply with all Fire Code requirements which are applicable to the project. However, residential fire sprinklers are not required since fire flow in the area meets applicable standards. The exclusion of fire sprinklers would aid in the delivery of affordable housing units. We believe that the project will meet minimum health and safety requirements.

It is anticipated that the project will provide electric ranges and water heaters. Gas service will likely not be provided.

Thank you for your consideration. If you have any questions, please feel free to call me.

Very truly yours,



Heidi G. Price  
Executive Director

HGP:cn  
ahcmcrsp.11.1a26

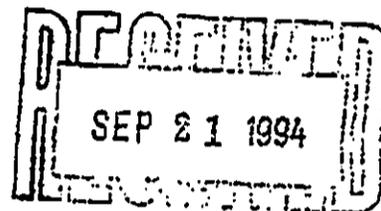
LINDA CROCKETT LINGLE  
Mayor  
GEORGE N. KAYA  
Director  
CHARLES JENCKS  
Deputy Director  
AARON SHINMOTO, P.E.  
Chief Staff Engineer



**COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT**

LAND USE AND CODES ADMINISTRATION  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
September 16, 1994

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



Ms. Heidi Price, Executive Director  
AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY  
1959-B Kaohu Street  
Wailuku, Hawaii 96793

SUBJECT: LAHAINALUNA ROAD RENTAL PROJECT  
HRS 201E-210 APPLICATION  
TMK (II)4-5-026:001 & 003

Dear Ms. Price:

This is in reply to your July 7, 1994 transmittal of your subject project proposal.

Section 201E-210 of the Hawaii Revised Statutes allows exemption of certain development requirements if minimum health and safety requirements can be maintained. Your preliminary HRS 201E-210 application report does not address minimum health and safety concerns relative to your requested exemptions.

For example, Exemption #12 requests that on-site and off-site sidewalks be waived. The HRS 201E-210 application should include a discussion of health and safety benefits that a sidewalk provides to the general public. The application should then support why elimination of the sidewalk does not compromise these health and safety benefits.

My Department can evaluate the merits of your requested exemptions after reviewing your analysis.

If you have any questions regarding this letter, please call Ralph Nagamine, my Land Use and Codes Administrator, at 243-7379.

Very truly yours,

A handwritten signature in cursive script that reads "George N. Kaya".

GEORGE N. KAYA  
Director of Public Works  
and Waste Management

**AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY**

1959-B KAOHU STREET  
WAILUKU, HI 96793  
(808)242-0092  
(808)242-1504 (FAX)

October 25, 1994

George N. Kaya, Director  
Department of Public Works and Waste Management  
250 South High Street  
Wailuku, Hawaii 96793  
Attn: Ralph Nagamine

SUBJECT: Lahainaluna Road Rental Project  
TMK 4-5-26:por.1 and 3  
Lahaina, Maui, Hawaii

Dear Mr. Kaya:

Thank you for your letter of September 16, 1994 pertaining to the Chapter 201E application on the subject project. As you know, Section 210E-210, HRS, allows exemption of certain development requirements if minimum health and safety concerns can be maintained. Your letter requests additional rationale as to the minimum health and safety benefits relative to each requested exemption.

Although included in our previous draft, please be apprised that we have not included a request for waiver from park assessment provisions.

The revised list of exemptions and a discussion are detailed in Exhibit "A", which is attached.

If you have any questions regarding our responses, please feel free to call me. Thank you for your consideration.

Very truly yours,



Heidi G. Price  
Executive Director

HGP:cn  
Enclosure  
ahcmcrsp.ltr.le28

**EXHIBIT "A"**

**DISCUSSION OF HEALTH AND SAFETY CONCERNS  
RELATING TO REQUESTED EXEMPTIONS FOR  
THE LAHAINALUNA ROAD RENTAL PROJECT**

**REQUESTED EXEMPTIONS**

1. The existing Lahaina Community Plan designation for the property is "Single Family Residential". A "Multi-Family Residential" designation would be appropriate to allow the proposed housing development. The applicant is requesting a waiver of the requirement to amend the community plan.
2. The "Single Family Residential" designation in the Lahaina Community Plan includes single family and duplex dwellings. The applicant is requesting to construct apartment houses on the subject property.
3. The existing zoning is R-1 Residential District (Chapter 19.08, Maui County Code). The proposed project does not conform to all provisions in Chapter 19.08. The applicant is requesting that the change in zoning requirement be waived for the project.
4. Within the R-1 Residential District, apartment houses are not a permitted use. The applicant is requesting to construct apartment houses on the subject property.

**Discussion**

The above exemptions are being requested in order to increase the number of affordable units which may be built on the property, lower the development cost per unit, and shorten the time period required for development approval. We believe that the project would meet minimum health and safety requirements if built with these exemptions.

Under the existing single family designation and R-1 zoning, a total of 10 single family residential units could be built. Under existing R-0 overlay provisions, a total of 16 units could be built. Should the exemptions be granted, then the project would include 20 units. This increases the amount of affordable units which could be made available to qualified families.

The exemption to allow 20 units on the subject property also allows development costs, particularly fixed costs, to be allocated among a greater number of units.

This keeps the cost per unit as low as possible which aids the project's economic viability.

Although the project includes apartment units which allows more units per acre than normally allowed within the Single Family Residential Community Plan designation and the R-1 Residential District, we believe that the design of the project provides an atmosphere reminiscent of the old one-storied plantation style villages which are very much compatible with single family homes built within the R-1 Residential District and the immediate neighborhood. The project provides fourplex structures which visually appear to be large single family homes surrounded by substantial landscaped open space.

The request for waivers from community plan amendment and change in zoning procedures are needed to economize on the time needed for approvals. In addition, there are studies needed for submittal of applications and processing. This costs additional monies which affect the affordability of the project. For a relatively small project such as the subject project, the time, effort and expense to comply with the community plan amendment and change in zoning process is burdensome. It is noted that the Draft Environmental Assessment is being reviewed by a number of government agencies and the County Council will also review the application. Thus, there are reviews being undertaken to ensure that the project will meet minimum health and safety standards.

#### **REQUESTED EXEMPTIONS**

5. The applicant is requesting that landscape irrigation for the project would be able to connect with and utilize water from the County water system.
6. The applicant is requesting that the project be guaranteed an allocation of water, be exempt from any water moratoria, and exempt from water source assessment, storage assessment fees and water system development fees established by the Board of Water Supply.

#### **Discussion**

We believe that the project will meet minimum health and safety requirements with these exemptions. Because the project is relatively small in size and places limited additional demand on the water system, health and safety requirements should not be affected. The average daily demand for the project is approximately 15,000 gallons per day. In comparison, the average consumption for domestic users who consume water from the County's Lahaina-Alaeloa system was approximately 4.3 million gallons per day (mgd) in 1989.

**REQUESTED EXEMPTIONS**

7. The applicant is requesting that the project be exempt from all current and future sewer impact or assessment fees relating to treatment plant expansion, and collection system and wastewater pump station improvements, and sewer moratoria.

**Discussion**

We believe that the project will meet minimum health and safety requirements with these exemptions. Because the project is relatively small in size and places limited additional demand on the wastewater system, health and safety requirements should not be affected. The average wastewater flow for the project is approximately 6,400 gallons per day. The Lahaina Wastewater Reclamation Facility has a design capacity of 6.7 mgd. Improvements under construction would increase the design capacity to 9.0 mgd. Current usage is approximately 5.2 mgd.

**REQUESTED EXEMPTIONS**

8. The applicant is requesting that any requirement for a traffic study be waived.

**Discussion**

With a total of twenty (20) units, vehicular trips attributed to the project should be relatively insignificant compared to the total traffic volume on Lahainaluna Road. Moreover, with the implementation of other regional roadway improvements, Lahainaluna Road is anticipated to play a lesser role in the regional transportation system. Thus, minimum health and safety requirements should not be significantly affected.

**REQUESTED EXEMPTIONS**

9. A subdivider is required to grade, drain and surface all streets shown on his plat with streets being constructed to specifications noted in the Code and on file with the Department of Public Works and Waste Management (Chapter 18.20.030, Maui County Code). The applicant is requesting a waiver so that streets may be left in their existing condition.
10. Improvements to existing streets may be deferred for a subdivision of three (3) lots or less, provided the subdivider or applicant executes an agreement to pay a pro rata share of the cost of road improvements (Chapter 18.20.040, Maui County Code). The applicant is requesting a waiver from executing this agreement.

11. Concrete sidewalks four (4) feet wide may be required by the Director of Public Works and Waste Management in residential districts (Chapter 18.20.070, Maui County Code). Concrete curbs and gutters are required to be constructed to standard specifications on file in the Department of Public Works and Waste Management (Chapter 18.20.080, Maui County Code). The applicant is requesting a waiver from providing onsite and offsite sidewalks, curbs and gutters.
12. The applicant is requesting to be exempt from all current and future improvement assessments in accordance with Section 46-74-1, HRS.
13. The applicant is requesting to be exempt from fees for building, electrical, plumbing, and driveway permits, grading permits and plan review.
14. The applicant is requesting that the following requirements for Uniform Building Code, Chapter 46, be waived:
  - a. Road widening, curbing, and sidewalk improvements;
  - b. Offsite utilities underground;
  - c. Offsite drainage improvements; and
  - d. Offsite sewer improvements.

**Discussion**

We believe that the project will meet minimum health and safety requirements with these exemptions. Because the project is relatively small in size and places limited additional demand on various infrastructural systems, health and safety requirements should not be affected.

It is noted that a roadway lot of 15 feet in width along the Lahainaluna Road frontage is intended to be dedicated to the County. Also, a 2-foot wide roadway lot along the project's Kelawea Street frontage will be dedicated. However, waivers on constructing roadway, curb, gutter and sidewalk improvements are being requested primarily because the additional cost of construction affects affordability of the units.

As noted previously, Lahainaluna Road is anticipated to play a lesser role in the regional transportation system. Thus, minimum health and safety requirements should not be significantly affected by the proposed exemption. Moreover, other portions of Lahainaluna Road include parts of existing dwellings and residential yards within a roadway widening lot. Thus, a widening along the length of Lahainaluna Road would be difficult to implement since a number of existing residents would be adversely affected.

Regarding the waiver on curbs and gutters, developments on portions of Lahainaluna Road do not contain curbs and gutters. Also, it is noted that adjacent frontage on Kelaweā Street does not have curbs and gutters. Since this is an established neighborhood, it is unlikely that curbs and gutters would be constructed on a consistent basis by individual owners.

With regard to sidewalks, it is noted that the construction of a sidewalk along the property's frontage will only result in a discontinuous sidewalk and perhaps add to the pedestrian hazards in this vicinity.

Makai of the project, a sidewalk is located on the Olowalu side of Lahainaluna Road. Across the street from the project site, there is an existing sidewalk on the Olowalu side of Lahainaluna Road from Kelaweā Street to Kalena Street. At this point, there is a crosswalk across Lahainaluna Road. Then a sidewalk extends in the mauka direction on the Kaanapali side of Lahainaluna Road. On Kelaweā Street, there are no sidewalks on both sides of the street.

Should a sidewalk be extended along the Lahainaluna Road frontage of the project, there would be no impetus to further extend the sidewalk since the existing zoning is R-1 Residential District. Within residential zoning districts, sidewalks are required on only one side of the street. This conforms to the existing condition. Moreover, a pedestrian walking on a sidewalk abutting the project's Lahainaluna Road frontage in a mauka direction would be faced with the end of the sidewalk. This creates additional hazards since the pedestrian could either continue mauka on the same side of the street on a narrow unpaved frontage or jaywalk across Lahainaluna Road to the existing sidewalk on the Olowalu side of the road.

Should a sidewalk not be required of the project, residents desiring to walk mauka may exit the project site via Kalaikini and Kalena Streets, then proceed mauka on the sidewalk on the Kaanapali side of Lahainaluna Road. For project residents desiring to walk makai, there is an existing crosswalk traversing Lahainaluna Road at Kelaweā Street. Then residents may proceed in a makai direction on the sidewalk on the Olowalu side of the street.

Should a sidewalk be constructed along the Kelaweā Street frontage of the project, the sidewalk will probably be discontinuous for a significant time period since the neighborhood is already developed.

Regarding a waiver of onsite sidewalks, curbs and gutters, current and future improvement assessments as well as fees for building, electrical, plumbing, and driveway permits, grading permits and plan review, these requests are being made primarily to reduce project costs in order to aid in the delivery of an affordable project. The small scale of the project ensures that the waiver of onsite sidewalks,

curbs and gutters, and current and future assessments will not fall below minimum health and safety standards. Although fees are requested to be waived, applications will still be reviewed by the County. The applicant will comply with all applicable regulations other than exemptions approved through the 201E process.

Regarding utilities, it is noted that the project is part of an established neighborhood which has overhead utility lines. Requiring the project to place utilities underground would add to the cost of the project without significantly adding to the aesthetics of the area.

Regarding drainage, the project will include an underground drainage system which will convey runoff across Lahainaluna Road to the southeast. The runoff will outlet into a proposed desilting basin and overflow into an existing drainageway along a sugar cane field. *We believe that this meets minimum standards of health and safety.*

Regarding offsite sewer improvements, it is noted that the project is relatively small in size and places limited additional demand on the wastewater system. Thus, health and safety requirements should not be affected.

shcmc.exe.le28

LINDA CROCKETT LINGLE  
Mayor

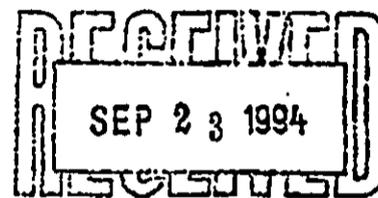


BRIAN W. MISKAE  
Director

GWEN Y. OHASHI  
Deputy Director

COUNTY OF MAUI  
PLANNING DEPARTMENT  
280 B. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

September 15, 1994



Ms. Heidi Price  
Executive Director  
Affordable Housing Corp.  
of Maui County  
1959-B Kaohu Street  
Wailuku, Maui, Hawaii 96793

Dear Ms. Price:

RE: Lahainaluna Road Rental Project  
TMK 4-5-26: por 1 and 3  
Lahaina, Maui, Hawaii.

By letter dated August 18, 1994, the Planning Department provided comments on the proposed project. (letter attached)

The project is requesting a waiver from installing on-site and off-site sidewalks, curbs and gutters. For the safety of the residents in this project, the required improvements should be installed as part of the rental project.

Thank you for the opportunity to comment. If further clarification is required, please contact Ms Ann Cua of this office.

Very truly yours,

  
BRIAN MISKAE  
Planning Director

cc: Colleen Suyama  
Ann Cua  
Project file

**AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY**

1959-B KAOHU STREET  
WAILUKU, HI 96793  
(808)242-0092  
(808)242-1504 (FAX)

October 25, 1994

Brian Miskae, Director  
Department of Planning  
250 South High Street  
Wailuku, Hawaii 96793

SUBJECT: Lahainaluna Road Rental Project  
TMK 4-5-26:por.1 and 3  
Lahaina, Maui, Hawaii

Dear Mr. Miskae:

Thank you for your letter of September 15, 1994 pertaining to the subject project. We would like to provide a response to your concern that on-site and off-site sidewalks, curbs and gutters should be installed for safety reasons.

With regard to off-site sidewalks, we feel that construction of a sidewalk along the property's frontage will only result in a discontinuous sidewalk and perhaps add to the pedestrian hazards in this vicinity.

Makai of the project site, a sidewalk is located on the Olowalu side of Lahainaluna Road. Across the street from the project site, there is an existing sidewalk on the Olowalu side of Lahainaluna Road from Kelaweia Street to Kalena Street. At this point, there is a crosswalk across Lahainaluna Road. Then a sidewalk extends in the mauka direction on the Kaanapali side of Lahainaluna Road. On Kelaweia Street, there are no sidewalks on both sides of the street.

Should a sidewalk be extended along the Lahainaluna Road frontage of the project, there would be no impetus to further extend the sidewalk since the existing zoning is R-1 Residential District. Within residential zoning districts, sidewalks are required on only one side of the street. This conforms to the existing condition. Moreover, a pedestrian walking on a sidewalk abutting the project's Lahainaluna Road frontage in a mauka direction would be faced with the end of the sidewalk. This creates additional hazards since the pedestrian could either continue mauka on the same side of the street on a narrow unpaved frontage or jaywalk across Lahainaluna Road to the existing sidewalk on the Olowalu side of the road.

Should a sidewalk not be required of the project, residents desiring to walk mauka may exit the project site via Kalaikini and Kalena Streets, then proceed mauka on the sidewalk on the Kaanapali side of Lahainaluna Road. For project residents desiring to

Brian Miskae, Director  
October 25, 1994  
Page 2

walk makai, there is an existing crosswalk traversing Lahainaluna Road at Kelawea Street. Then residents may proceed in a makai direction on the sidewalk on the Olowalu side of the street.

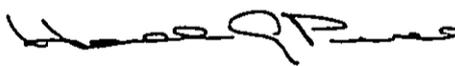
Should a sidewalk be constructed along the Kelawea Street frontage of the project, the sidewalk will probably be discontinuous for a significant time period since the neighborhood is already developed.

Regarding the waiver on curbs and gutters, developments on portions of Lahainaluna Road do not contain curbs and gutters. Also, it is noted that adjacent frontage on Kelawea Street does not have curbs and gutters. Since this is an established neighborhood, it is unlikely that curbs and gutters would be constructed on a consistent basis by individual owners.

Regarding a waiver of on-site sidewalks, curbs and gutters, this request is being made primarily to reduce project costs in order to aid in the delivery of an affordable project. The small scale of the project ensures that the waiver of on-site sidewalks, curbs and gutters will not fall below minimum health and safety standards.

Thank you for your comments on the project. If you have any questions, please call me.

Very truly yours,

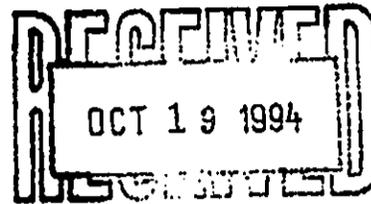


Heidi G. Price  
Executive Director

HGP:cn  
ahcmcrsp.ltr.1a26



BOARD OF WATER SUPPLY  
COUNTY OF MAUI  
P.O. BOX 1109  
WAILUKU, MAUI, HAWAII 96793-7109



October 6, 1994

Ms. Heidi Price  
Affordable Housing Corporation of Maui County (AHCMC)  
1959-B Kaohu Street  
Wailuku, Hawaii 96793

Dear Ms. Price,

RE: Proposed 20-unit affordable housing project on 1.77 acres,  
TMK: 4-5-26:por. 1 and 3, Lahaina; Comments on draft EA and request  
for Chapter 201E review, submitted by AHCMC.

We take this opportunity to advise you of the following:

1. The Board of Water Supply facilitates the availability of water for this and other community-service projects. However, the Board does not guarantee the availability until an application for water service is submitted and approved. There is no water moratorium in the area of the project at present;

2. The water system development fee and installation fees are the only charges which affect the project. A request for an exemption from the fees requires the approval of the Board;

3. Developers of multi-family housing are required to provide water service, water system improvements and fire protection to state and Board standards as part of subdivision and building permit approvals; and

4. We would have no objections if the landscape were irrigated from the county system. Please name the responsible party for billing purposes at the time of water service application.

Full, attractive plantings are encouraged, yet should be designed to survive on the site's natural rainfall, be irrigated with reclaimed water, if possible, and/or use low amounts of drinking water as supplemental irrigation water.

The subject site is located in what is naturally part of the arid coastal vegetation zone. Native plants characteristic of this vegetation zone include, but are not limited to the following species: trees - Wiliwili (*Erythrina sandwicensis*, 20'ht.), Hao (*Rauvolfia sandwicensis*, 20'ht.); shrubs - Alah'e (*Canthium odoratum*, 12'ht.), Lama (*Diospyros sandwicensis*, 12'ht.), Naio (*Myoporum sandwicense*, 10'ht.), Kului (*Nototrichium sandwicense*, 8'ht.), Naupaka (*Scaevola sericea*, 6'ht.),

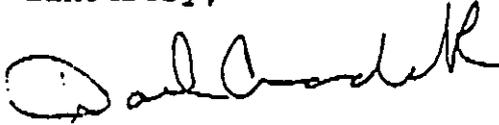
October 6, 1994  
Ms. Heidi Price, AHCMC  
Proposed 20-unit affordable housing project/Draft EA  
TMK: 4-5-26:por. 1 and 3, Lahaina  
page 2

4. (continued) 'A'ali'i (*Dodonaea viscosa*, 6'ht.), Ma'o (*Gossypium tomentosum*, 5'ht.); and groundcovers - 'Ulei (*Osteomeles anthyllidifolia*, 4'ht.), Nehe (*Lipochaeta lamarum*, 3'ht.), 'Akia (*Wikstroemia uva-ursi* and *W. species*, 2'ht.), 'Ohai (*Sesbania tomentosa*, 1'ht.), Mau'u 'Aki'aki (*Fimbristylis cymosa*, .5'ht.), 'Ilima papa (*Sida fallax* .5'ht.)

Planting with these or similar species, as soil, site and commercial-availability permit, saves drinking water. The plants survive on the site's rainfall supplemented with low amounts of irrigation during the first year(s) and summers. Turf species with low water use requirements are, for example, Buffalograss (18"-28"/year), Common Bermuda, 'No Mow' Bermuda and Zoysia.

Further guidance in water conservation in landscaping may be found in the attached document or in the Maui County Planting Plan.

Sincerely,



David R. Craddick, Director

DDSc:\dds\lahaina1.EA  
Enclosure

**AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY**

1959-B KAOHU STREET  
WAILUKU, HI 96793  
(808)242-0092  
(808)242-1504 (FAX)

October 25, 1994

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

SUBJECT: Lahainaluna Road Rental Project  
TMK 4-5-26:por.1 and 3  
Lahaina, Maui, Hawaii

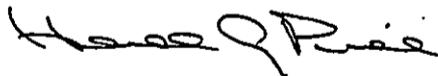
Dear Mr. Craddick:

Thank you for your letter of October 6, 1994 pertaining to the Chapter 201E application for the subject project.

We acknowledge that the water system development fee and installation fees are the charges which affect the project. Because the project is relatively small in size and places limited additional demand on the water system, we feel that health and safety requirements should not be affected. Our intent is to pursue the exemption from these fees with the Board of Water Supply.

Thank you for your consideration. If you have any questions, please feel free to call me.

Very truly yours,



Heidi G. Price  
Executive Director

HGP:cn  
shcmcrsp.ltr.le26

RECEIVED  
HOUSING DIVISION

BRIAN K. BLUNDELL  
810 IKENA AVE  
LAHAINA, HI. 96761  
PHONE: 661-3349 WK. 667-2709 HM.

OCT 11 18:45

COUNTY OF MAUI

October

Ms, Stephanie Aveiro'  
County of Maui,  
Dept. of Housing and Human Concerns,  
200 South High St.  
Wailuku, Hi. 96793

Dear Ms. Aveiro,

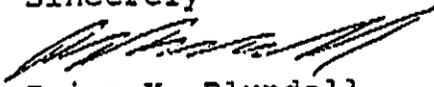
SUBJECT:"Lahainaluna Road Affordable Housing. TMK 4-5-26:por. 1&3

As a resident of Kelawea Mauka III I must adamantly oppose the construction of the proposed residential housing development on Lahainaluna Road, on the following grounds.

1. This area is zoned single family dwelling. Let's keep our single family dwelling areas as such, and put apartments in appropriately zoned areas.
2. Lahainaluna road is the only access to Kelawea Mauka II, Kelawea Mauka III subdivisions and three schools: Princess Nahienaena Elementary school, Lahaina Intermediate School, Lahainaluna High School. The traffic is unacceptable now and with the addition of at least 40 more vehicle's trying to access Lahainaluna road from this proposed development it will only add to this congestion.
3. This project is being done without any public input. I feel that this is yet another government project that is being pushed onto us with total disregard to any disruption that it may cause to residents. It will have such an adverse impact on this community, that it should have the input from those affected.

I hope this will serve notice that we are paying attention and do care what goes on in our community, and the message is "No Multi-family residential Development in our community.

Sincerely

  
Brian K. Blundell

## AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY

1959-B Kaohu Street  
Wailuku, HI 96793  
(808) 242-0092  
(808) 242-1504 (FAX)

October 26, 1994

Mr. Brian K. Blundell  
810 Ikena Ave.  
Lahaina, HI 96761

**SUBJECT: Lahainaluna Road Rental Project, TMK 4-5-026: 1 & 3**

Dear Mr. Blundell,

I received a copy of your letter of October 11, 1994, addressed to the Department of Housing and Human Concerns. We are proposing to develop the subject project and would like to take this opportunity to offer our response. We would like to note that we are in the preliminary planning stages of the project and intend solicit input through a neighborhood walk-through and public meeting.

Kelawea Mauka consists of residences originally built from around 1930 through 1990. This area was originally subdivided and sold to Pioneer Mill and Amfac employees for housing. Many surrounding homes have been expanded, second stories added, and "Ohana" units built for multi-generation / multi-family households and for rentals. Even though this project is requesting increased density over its current R-1 zoning, we feel that strong property management will result in lower density than the surrounding properties.

The design of our project is intended to be reminiscent of the old one-storied plantation style housing. Five (5) single story buildings are proposed, each of which will contain four (4) units. Adequate at-grade parking will be provided. Other amenities include individual front porches and semi-private yards, community pavilion, community garden, and play area. Although the project is technically called apartments, this clustered design allows for larger open areas.

Initially, rental priority will be given to qualifying Wainee Village residents, who are facing future displacement. Currently Wainee houses approximately 180 families and individuals. This project and its amenities will provide a new housing opportunity for both Wainee and other West Maui residents. Funding for the project requires that rentals be reserved for those families and individuals who earn 60% of median family income -- \$38,820 for a family of four on Maui.

Thank you for your interest in our project. Our intent is to provide a project that will be compatible with the neighborhood and community. We are attaching preliminary plans for your information. If you have any questions, please feel free to call me at (808) 242-0092.

Sincerely,



Heidi G. Price, Executive Director

Attachments

# ***Chapter VIII***

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***Comments Received on Affordable  
Family Project Proposal After  
Public Review Period***

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AFFORDABLE HOUSING

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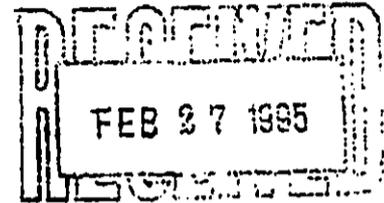
LINDA CROCKETT LINGLE  
Mayor



BRIAN W. MISKAE  
Director

GWEN Y. OHASHI  
Deputy Director

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



February 17, 1995

Ms. Heidi Price  
Affordable Housing Corporation of Maui County  
1959-B Kaohu Street  
Wailuku, Maui, Hawaii 96793

Dear Ms. Price:

RE: Lahainaluna Road Rental Project  
TMK 4-5-26: 1, Lahaina, Maui, Hawaii

The Planning Department has reviewed the October 25, 1994 response to our concerns regarding the above project.

For the reasons outlined in your letter, we would not object to a waiver of on-site and off-site sidewalks. The project should, however, provide appropriate landscape planting and irrigation.

Thank you for the opportunity to comment. If further clarification is required, please contact Ms. Ann Cua of this office.

Yours truly,

A handwritten signature in cursive script, appearing to read "B. Miskae".

BRIAN MISKAE  
Planning Director

AC  
cc: Colleen Suyama  
Ann Cua  
Project file

**AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY**

1959-B KAOHU STREET  
WAILUKU, HI 96793  
(808)242-0092  
(808)242-1504 (FAX)

Travis Thompson, Director  
Department of Finance  
200 South High Street  
Wailuku, Hawaii 96793

SUBJECT: Lahainaluna Road Rental Project (TMK 4-5-26:por.1 and 3)

Dear Mr. Thompson:

We are working with the Department of Housing and Human Concerns on a Chapter 201E application for the subject project. The Department has requested written confirmation from various agencies that any concerns regarding the project and our requested waivers and exemptions have been satisfactorily resolved.

Enclosed are your past comments dated July 21, 1994. We would like to note that we are eligible for the "Low and Moderate Income Housing" property tax exemption under Section 3.48.545(B) of the Maui County Code. The project would be owned by the Affordable Housing Corporation of Maui County which is a nonprofit corporation. Moreover, the project would not utilize any Federal funding but intends to utilize monies from the State Rental Housing Trust Fund. With the understanding that the project is eligible for the property tax exemption under said subsection, we have deleted our request for property tax exemption through the Chapter 201E process.

Please confirm whether concerns of your Department have been satisfactorily addressed by February 23, 1995. Thank you for your consideration. If you have any questions, please feel free to call me.

Very truly yours,



Heidi G. Price  
Executive Director

HGP:llt  
Attachments

ahcmc.fin.1e31

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AFFORDABLE HOUSING

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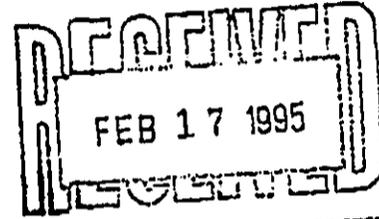
LINDA CROCKETT LINGLE  
Mayor



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

TRAVIS O. THOMPSON  
Director of Finance

WAYNE Y. FUJITA  
Deputy Director of Finance



February 13, 1995

Ms. Heidi G. Price, Executive Director  
Affordable Housing Corporation of Maui County  
1959-B Kaohu Street  
Wailuku, Hawaii 96793

Dear Ms. Price:

SUBJECT: LAHAINALUNA ROAD RENTAL PROJECT  
(TMK 4-5-26:por. 1 & 3)

Your follow-up letter on the subject project is appreciated.

Your actions have more than satisfied the concerns initially expressed by the Department of Finance. As you noted, the primary concerns involved the Real Property Tax Division.

The Department of Finance wholeheartedly endorses the project.

Sincerely,

TRAVIS O. THOMPSON  
Director of Finance

TOT:rt

c: Dennis Ichikawa, Real Property Tax Administrator

RECEIVED  
HOUSING DIVISION

October 11, 1994  
14 OCT 19 08:23

COUNTY OF MAUI

Ms. Stephanie Aveiro  
County of Maui  
Department of Housing and Human Concerns  
200 S. High Street  
Wailuku, Maui 96793

Dear Ms. Aveiro:

I have enclosed a newspaper article I received today from my sister who lives in my home on Maui. My home is at 531 Lahainaluna Rd. I am first surprised to know that no effort was made to contact me regarding the proposed development for the property adjacent to my home. Since I am the legal home owner I would have expected to receive something soliciting my comments or concerns regarding the development. Since I was never asked to comment, I feel my input to this matter was not deemed important. I would like to ask that my concerns regarding the handling of this part of the process be brought forward to the attention of the Department of Housing and Human Concerns.

Secondly, I would like to share my concerns regarding the proposed development. My home was originally purchased and build for my father who is now deceased. The lot was selected and purchased because of the view that is enjoyed from many rooms in this home. I would like to be assured that this view not be obstructed with any new development. I would not like to feel that my rights as a home owner and tax payer were going to be ignored. I would also like to comment on the purpose of the proposed development. I have a real issue with having low income housing in an area that has both high resale value and taxes that reflect that value. How can the County justify and categorize that type of development amidst the current property values. Will they guarantee that this type of development will not impact my property value negatively. If a guarantee cannot be given then what would their compromise be? Is the County willing to lower taxes in this area to ensure equity with the low income properties, I think not.

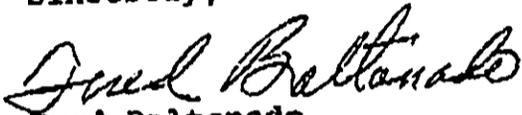
I also have a very big concern regarding what the state of my property will be during any development next to my property line. Dust, debris, and noise is something that should have strict guidelines established. Agreed upon times that noise can be expected and an avenue to take and address complaints and a guarantee that complaints will be corrected. I have a stone wall and many plants on my property line that I would not like destroyed or damaged. I would not like those living in my home now to be inconvenienced in any way. They pay rent for a purpose, and that is to live in a nice home that is quiet and safe. My family and I

have spent lots of time and money maintaining this home and will not stand by idly and watch it be engulfed in dust and suffer through unnecessary hardships due to this construction plan. We are prepared to do whatever is necessary to maintain the quality of life we have enjoyed over the past 20+ years.

Please ensure that my letter of concern is acknowledged by mail, phone or fax. Also, please ensure that I be kept abreast of decisions, meetings or judgements on this proposal. As a Maui born homeowner and tax payer I feel it within my rights to make this request.

Thank you, and I await your response.

Sincerely,



Fred Baltonado  
3028 Oakham Drive  
San Ramon, Ca 94583  
510 829-1208 - home  
510 838-8380 - work  
510 926-3372 - wife's work (Nancy)  
510 926-3623 - Fax

## **AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY**

1959-B Kaohu Street  
Wailuku, HI 96793  
(808) 242-0092  
(808) 242-1504 (FAX)

October 26, 1994

Mr. Fred Baltonado  
3028 Oakham Drive  
San Ramon, CA 94583

**SUBJECT: Lahainaluna Road Rental Project, TMK 4-5-026: 1 & 3**

Dear Mr. Baltonado:

I received a copy of your letter of October 11, 1994, addressed to the Department of Housing and Human Concerns. We are proposing to develop the subject project and would like to take this opportunity to offer our response.

With regard to contacting you about the proposed development, we would like to note that we are still in the preliminary planning stages of the project. I intend to walk the neighborhood personally within the next several weeks to solicit any concerns or comments from surrounding residents. Our intent is to provide a project that will be compatible with the neighborhood and community.

With regard to your concern about views and impacts upon property values, we would like to note that our 1.77 acre project site does not abut your property at 531 Lahainaluna Road. After the proposed consolidation and resubdivision of parcels Tax Map Key (TMK) 4-5-26:1 & 3 (see Figure 2), two 6,000 square foot parcels will abut your property. Those parcels will not be part of our project. The remainder of the parcel is proposed to be consolidated to form a 1.77 acre parcel that comprises our project site and a road widening lot that is intended to be dedicated to the County of Maui.

The design of our project is intended to be reminiscent of the old one-storied plantation style housing. Five single story buildings are proposed, each of which will contain four units. Adequate at-grade parking will be provided. Other amenities include a community pavilion with a laundry room, community garden, and play area. (See Figure 3 and 4.) We believe that our project will be an asset to the neighborhood and that views and property values should not be adversely affected.

Initially, rental priority will be given to qualifying Wainee Village residents, who are facing future displacement. Currently Wainee houses approximately 180 families and individuals. This project and its amenities will provide a new housing opportunity for both Wainee and other West Maui residents. Funding for the project requires that rentals be reserved for those families and individuals who earn 60% of median family income – \$38,820 for a family of four on Maui.

Mr. Fred Ballonado  
October 26, 1994  
Page Two

Regarding air quality, we intend to implement dust control measures, as required by law, to minimize impacts. Regarding construction noise, we would like to note that all construction activities will be limited to normal daylight working hours.

Thank you for your interest in our project. If you have any questions, please feel free to call me at (808) 242-0092.

Sincerely,



Heidi G. Price, Executive Director

Attachments

18082421504

JRDABLE HOUSING

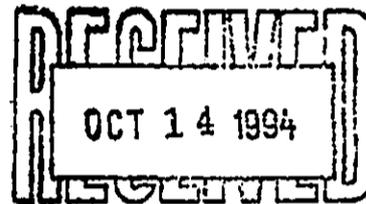
047 P02 OCT 14 '94 14:48

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION

889 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097  
October 12, 1994



REX D. JOHNSON  
DIRECTOR  
DEPUTY DIRECTORS  
KANANI HOLT  
GLENN M. OKIMOTO  
JOYCE T. OMINE  
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-PS  
2.3136

Ms. Heidi G. Price  
Executive Director  
Affordable Housing Corporation  
of Maui County  
1959-B Kaohu Street  
Wailuku, Hawaii 96793

Dear Ms. Price:

Subject: Draft Environmental Assessment (EA) for  
Lahainaluna Road Rental Project  
Lahaina, Maui, Hawaii; TMK: 4-5-26: por. 1, 3

Thank you for requesting our review of the Draft EA. The proposed Lahainaluna Road Rental Project is located on a county road and will not adversely affect State highway facilities.

Sincerely,

*Rex D. Johnson*

Rex D. Johnson  
Director of Transportation

**AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY**

1959-B Kaohu Street  
Wailuku, HI 96793  
(808) 242-0092  
(808) 242-1504 (FAX)

**COPY**

February 17, 1995

Board of Water Supply  
County of Maui  
P.O. Box 1109  
Wailuku, HI 96793

Subject: Exemption of Water System Development Fees

Dear Board of Water Supply:

The Affordable Housing Corporation of Maui County (AHC MC), a 501(c)(3) nonprofit corporation, was initially formed and financed by the County of Maui in August 1992 with the mission to "Develop, promote, and assist in the production of affordable housing in Maui County". Its beginning can be traced to the Maui County Council's "Conference Series on Affordable Housing" that studied obstacles preventing the development of affordable housing. Potential solutions included the need to attract funding which is only available to nonprofit organizations. This additional funding would help developers and landowners in equitably fulfilling their affordable housing requirements while leveraging limited government resources to develop affordable housing.

AHC MC's first proposed project on Lahainaluna Road consists of twenty units -- 10 two bedroom and 10 three bedroom units. The project will be owned by the nonprofit. Its development funding from the State of Hawaii's Rental Housing Trust Fund mandates that all units be rented to very low income families and individuals for the duration of the 40 year funding obligation. Federal guidelines for very low income are that they earn less than 60% of the median household income for the County. In Maui County, this currently translates to \$38,820 for a family of four.

AHC MC has asked the Board of Water Supply to waive the Water System Development and Installation Fees for their Affordable Housing Project on Lahainaluna Road (TMK 4-5-26:001 & 003). After reading David R. Craddick's memo dated February 17, 1995, containing his comments and recommendations concerning our request, AHC MC would like to withdraw its request for the exemption for Installation Fees. We would, though, like to continue to work with the Board to waive or reduce the Water System Development Fee.

AHC MC disputes Mr. Craddick's statement that this project does not meet the with the provisions described in Section 16-8-8(f) that would allow the Board to waive or reduce the Water System Development Fee. Those provisions and our responses are as follows:

Board of Water Supply  
February 17, 1995  
Page Two

1. *Strict application of the rule would cause an absurd, unfair or unreasonably harsh result.*

In the development of special needs and very low income housing, all participants in that process must keep their charges to a minimum. The architect, engineer, consultants, lawyers and contractors are expected to work for reduced fees. Government entities are asked to expedite processes to reduce carrying costs. Since rents must be very restricted, large government subsidies are required to meet the gap between development costs and the mortgage financing that is limited by the very low income generated. Almost always, development is by nonprofits who, by law, realize no profit out of the development. The housing is a benefit to the entire county and therefore must be subsidized by that county. I feel that the Board of Water Supply should do its part by supporting the project in a financial way.

2. *The applicant's circumstances or condition is unique or exceptional, and the Board would grant the same request if made by every similarly situated applicant.*

It is our understanding that at least two other restricted rental projects, Weinberg Court and the Homeless Shelter, have received greatly discounted fees. We ask that this prior practice also be applied to this project as it serves the same client base. In addition, on behalf of future nonprofit projects in Maui County, AHCMC requests that a discounted or delayed Water System Development Fee policy for special needs and very low income nonprofit projects be adopted by the Board. Having an existing policy will reduce development time and cost, thereby assisting nonprofits in meeting the needs of our community.

3. *In cases of exemption from or reduction of the fee, the resulting financial impact upon the Department and future consumers is acceptable to the Board.*

AHCMC cannot address the financial impact upon the Water Department. We would like to note, though, that the reduced collection of development fees in the past two years is probably attributable directly to the great reduction of new construction permits in the County of Maui and not from the exemption of fees.

Thank you for your serious consideration of our request. We hope that your decisions today will benefit not only our project, but nonprofit special needs and low income affordable housing projects in the future. If you have any further questions or need more information to make your decision, please call me anytime. Thank you again.

Sincerely,

Heidi G. Price  
Executive Director



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

February 17, 1995

TO: Board of Water Supply  
FROM: *DR Craddick*  
David R. Craddick, Director  
SUBJECT: COMMUNICATIONS 95-01, 10/24/94  
Request from Affordable Housing Corporation of Maui  
County for an exemption from the Water  
System Development and Installation Fees for  
Affordable Housing Project on Lahainaluna Road  
TMK 4-5-26:001 & 003

**Background:**

Section 16-8-6 of our rules governing the water system development fees, provides:

" This rule shall apply to all persons who apply for water service or additional water service and who are granted approval of a building permit by the county for the construction of any structure on any premises except as exempted pursuant to Section 16-8-8." [Eff. April 26, 1993]

Section 16-8-8 provides for several exemptions from the payment of the water system development fee which are not applicable in this particular case except for Section 16-8-8(f) which provides:

"The Board may waive or modify requirements of this rule when not contrary to the purpose of the rule or the public interest, and when the Board finds that:

1. Strict application of the rule would cause an absurd, unfair or unreasonably harsh result and;
2. The applicant's circumstances or condition is unique or exceptional, and the Board would grant the same request if made by every similarly situated applicant and;
3. In cases of exemption from or reduction of the fee, the resulting financial impact upon the Department and future consumers is acceptable to the Board."

*"By Water All Things Find Life"*

5

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Section 3-5(a) of our Rules & Regulations provides for the installation of the new water service at the applicant's expense. We currently charge a flat rate of \$40 or \$70 for a 5/8" meter installation. Larger meter installations require a deposit and are billed at the actual cost of installations.

Comments:

1. Requiring the Affordable Housing Corporation of Maui County (AHCMC) to pay the water system development fees ranging from \$3,350 for a 5/8" meter to \$34,170 for a 2" meter would not "cause an absurd, unfair or unreasonably harsh result".

2. In its October 24, 1994 letter, AHCMC states that it is requesting this exemption from the water system development fee "in order to reduce the cost of construction and increase the affordability of the rentals".

We do not feel that this circumstance is "unique or exceptional, and the Board would grant the same request if made by every similarly situated applicant".

3. The resulting financial impact upon the Department and future consumer of the exemption from the water system development fee is not acceptable.

The total amount of water system development fees collected since its April, 1993 effective date almost 2 years ago is \$2.1 million. This is significantly lower than (about one half) the \$2 to \$4 million received annually for the previous facilities reserve charges, storage assessments, and source assessments.

4. The cost of meter installation has always been imposed upon the consumer. To provide an exemption for the cost of meter installations at this time without a change in our rules would not be appropriate.

Recommendation:

We recommend that the request for exemption from both the water system development fee and the installation charges be denied based upon the aforementioned reasons.

# **Chapter IX**

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***Minutes of Neighborhood  
Committee Meetings of  
March 29, 1995, May 8,  
1995, and July 25, 1995***

## LAHAINALUNA NEIGHBORHOOD COMMITTEE

**Neighborhood Meeting: Wednesday, March 29, 1995 at 7:00 PM  
Lahainaluna Intermediate School, Room B-4**

**Neighbors Present:** Fuzzy Alboro, Sr., Ralph Aoki, Phyllis Arase, Brian Blundell, Suetoshi Hiraga, Takao Matsuda, Lawrence Minami, Ed Oshita, Jeanne Smythe, and Curtis Yoshimoto.

**AHCMC Representatives Present:** Wesley Lo, Don Fujimoto, and Heidi Price.

### **INTRODUCTION:**

Wesley Lo, President of AHCMC, introduced the AHCMC representatives, AHCMC, and the original affordable project to the neighbors present. Lo emphasized the fact that when AHCMC was looking for developable land, Amfac, as a good corporate citizen, was the only major landowner who offered a feasible parcel. AHCMC looked at two options: for-sale houses and affordable rentals. The decision to develop an affordable rental project was pushed by the types of funding available for the project at the time. Lo acknowledged that AHCMC had made a major oversight by not involving the neighbors in the decision process earlier and would now like to see if the project can be salvaged. He explained that in keeping with AHCMC's mission, there are several options for development: affordable rental housing, elderly rentals, special needs rental housing, and for-sale housing. There is also another option: AHCMC could do nothing and leave the parcel with Amfac. Lo asked for input from the neighbors. Lo emphasized that AHCMC would not develop the parcel without the community's support.

### **GROUP DISCUSSION:**

Oshita voiced concern that only a few of those who attended the February 18, 1995, informal community meeting were invited to this meeting. Price explained that this group was selected because each member had shown community concern and leadership in the neighboring community's rejection of the affordable rental project originally presented by AHCMC. If an alternative project could be conceived by this group that answered their concerns, it would be a better project to present to the whole community the next time.

There was also concern that the project had already been submitted to the County Council for 201E approval and that the 45 day approval/disapproval period would run out soon without the community's input. The group was assured that AHCMC and the County Department of Housing and Human Concerns had decided not to submit the affordable housing project after the February meeting showed that the community was solidly against it.

Matsuda asked that the traffic problems be solved before the project was built. Lo explained that AHCMC could help the neighborhood lobby for improvements, but that this project could not afford to solve the problem.

Arase asked if the bottom line was that, if AHCMC did not develop the parcel, the land would revert back to Amfac. This was confirmed. She said that Amfac would most likely sell the land to another developer who could develop the parcel without input from the community.

**Lahainaluna Neighborhood Committee Meeting  
March 29, 1995  
Page Two**

Someone asked how many lots the parcel could be subdivided into under current zoning. Fujimoto responded that the lot could support at least 11 lots. A neighbor stated that the for-sale lots could greatly impact traffic and raise property taxes. Further discussion noted that when Amfac last looked at subdividing the parcel and selling the lots, they had priced them at \$12.25 per square foot, higher than current property tax assessments.

Blundell said that economically it would not pay for Amfac to develop the lots. Therefore, another developer would probably buy the property for development. He also asked the group what the number one problem was in the neighborhood, then answered "Traffic". If the project is for elderly, the current elderly projects on Maui have an average of .6 cars per unit. An elderly project would minimize the impact on traffic. He further noted that school enrollments are predicted to climb dramatically, further impacting traffic on Lahainaluna Road. The bypass highway is the answer to traffic problems, but is not due to be started until 1998. This project cannot solve the traffic problems. The residents, as a community, must address the officials to solve the problem.

Alboro had concerns that the affordability of the project be guaranteed. An earlier project in Lahaina that started out affordable was quickly sold as condominiums. How could this be prevented? Price answered that the government funding sources required long-term affordability. She also asked what AHCMC could do to put this concern to rest.

Minami objected to any building on the site. But, since the rest of the group seemed to support an elderly project, he would go along with them if there were two entrances to the project. Discussion noted that two entrances would spread the traffic impact to two side streets. There was concern, though, that through traffic might not be safe for the elderly.

Alboro said that although he wanted nothing to be built until the traffic problems were fixed, he would go along with the group's support for an elderly project built now.

Group discussion resulted in preliminary specifications for the project: elderly units like Hale Mahaolu's Kahului projects, a community hall, gardening areas, open space, and sufficient on-site parking. The feasibility of having two entrances would also be studied. The number of units and rent structure would be determined later but will be very important for the group's support of the project.

**OUTCOMES:**

Now that AHCMC knows that this neighborhood group is open to an elderly rental development:

1. AHCMC will type up this meeting discussion and distribute the draft to all participants.
2. AHCMC will estimate the number of units in the project and proposed rents.
3. AHCMC will get preliminary design sketches completed for presentation at the next meeting.

Lahainaluna Neighborhood Committee Meeting  
March 29, 1995  
Page Three

4. AHCMC asked for at least one more working meeting of this group before presenting the new project to the whole neighborhood. Meanwhile, those present will informally talk with their neighbors to get more input. It was asked that Councilmember Dennis Nakamura and Roy Katsuda, Hale Mahaolu, be asked to come to the next meeting. AHCMC will schedule the next meeting when preliminary designs and estimated rent schedule are prepared.

Respectfully submitted:



Heidi G. Price

## LAHAINALUNA NEIGHBORHOOD COMMITTEE

**Neighborhood Meeting:** Monday May 8, 1995 at 7:00 PM  
Lahainaluna Intermediate School, Room B-4

**Neighbors:** Fuzzy Alboro, Sr., Ralph Aoki, Phyllis Arase, Brian Blundell, Suetoshi Hiraga, Lawrence Minami, Ed Oshita, Jeanne Smythe, and Curtis Yoshimoto.

**AHCMC Representatives:** Wesley Lo, Howard Murai, Warren Suzuki, and Heidi Price.

**Guest:** Councilmember Dennis Nakamura.

### **INTRODUCTION:**

Wesley Lo, President of AHCMC, opened the meeting by saying that it took some time to meet again with this group because AHCMC's Board of Directors needed to be brought up to date on the proposed project's new direction. He said that AHCMC brought to this meeting working tools for the project design and a proposed rent structure. He apologized that Roy Katsuda, an AHCMC board member and Executive Director of Hale Mahaolu, could not attend this meeting due to a last minute family commitment.

### **GROUP DISCUSSION:**

Price first asked if anyone had any additional thoughts or feedback from other neighbors since the last meeting. In response, Blundell said that he had discussed the change in project with the school system. Their response was positive, because the project would have fewer cars. He said that no one wants a project that will bring more cars, people, and school children into the already crowded neighborhood.

Price distributed a "Lahainaluna Rental Project Comparison" and a proposed rent schedule for the Lahainaluna Elderly Project. She noted that the comparison showed that even though the number of units would increase (from 20 affordable units to 30 elderly rentals), the impact on the neighborhood would decrease in terms of square feet of units, expected number of residents, and expected number of cars. The result of switching to an elderly project would be more open space, fewer people, fewer cars, and less traffic. She said that current statistics from Hale Mahaolu showed that normal occupancy of their elderly projects was 1.2 persons per unit and that only around 2 of 10 people had vehicles. As the residents age in place, MEO transportation takes over.

On the proposed rent schedule, Price said that this was only a proposal for a specific funding source. If funding was obtained from another source, the rent schedule might change. Current funding for most Hale Mahaolu projects subsidizes both development and rent. Residents only pay up to 30% of their income. AHCMC and Hale Mahaolu are pursuing this project funding, but are not sure that it is available as yet. The project's affordability depends on subsidiation. AHCMC is legally bound to produce projects that are affordable by US Federal guidelines.

Oshita asked if people who earn \$31,000 would want to move from their homes into a project. Price responded that in many cases they would be moving out of multifamily households and would enjoy the more private surroundings and access to needed elderly services provided by Hale Mahaolu.

**Lahainaluna Neighborhood Committee Meeting  
May 8, 1995  
Page Two**

Alboro reiterated his opposition to an affordable rental project that could later be sold. He said that elderly is better. Lo said that the affordable rental project was not being considered, but that the elderly project was being compared to it to show the reduced impacts.

Smythe noted her continuing concerns about traffic. The Lahainaluna, Kelawea, and Dickenson intersection is very busy. Accessing the project from above via Kalena and Kalaikini Streets would put the project traffic onto Lahainaluna Road at a point where there was not an opposing street or housing. She felt that this would make the project safer. There was further discussion about two project entrances, both Kelawea and Kalaikini. Price reported that Roy Katsuda from Hale Mahaolu said that he did not want through access, which created safety problems, in his elderly projects.

Minami asked how those not making \$13,000 per year could afford to live in this project. Price responded that AHCMC and Hale Mahaolu would be actively pursuing all rental subsidies available to elderly projects, but could not guarantee obtaining them since many government rental subsidy programs are being phased out. She also noted that the project could not be expected to serve all people. Murai said that enough rent must be generated in order to pay the mortgage. In the future, people may have to become responsible for their parents by supplementing their parent's rental payments.

Smythe voiced concerns about the proposed drainage system. Price said that the engineer was anticipating that all on-site storm runoff would be collected and piped off site along the portion of Dickenson Street. From there it would be contained in the cane fields. An on-site system would probably be more expensive and may not be able to handle all the water. Murai said that the engineer would be invited to the next meeting to discuss drainage alternatives.

The project parcel plot plan and transparency drawings of buildings and parking spaces was laid out on a table. The whole group looked at project layout if accessed from Kelawea, then alternatively, if accessed from Kalaikini Street. The group noted that their preference for access from Kalaikini may be influenced because access to the majority of their own homes was from Kelawea intersection area. Residents on Kalaikini and Kalena may feel differently. Those residents need to be represented in this decision. Additionally, the County needs to be asked if they would allow access from the cul-de-sac, Kalaikini.

**OUTCOMES:**

At least one more group meeting will be held. AHCMC will have the following ready for the next meeting:

1. The project engineer to discuss the relative advantages and disadvantages of access to the project from Kalaikini vs. Kelawea Street.
2. The project engineer to present project drainage design.
3. Conceptual drawings of the project for both Kelawea and Kalaikini access.
4. Rent schedules by potential funding sources.

Respectfully submitted:

Heidi G. Price



## LAHAINALUNA NEIGHBORHOOD COMMITTEE

**Neighborhood Meeting:** Monday July 25, 1995 at 7:00 PM  
Princess Nahienaena School

**Neighbors:** Fuzzy Alboro, Sr., Ralph Aoki, Brian Blundell, Suetoshi Hiraga, Lawrence Minami, Ed Oshita, Dixie Lee Pakaki, Jeanne and Bill Smythe, and Curtis Yoshimoto.

**AHCMC Representatives:** Wesley Lo and Heidi Price.

**Consultants:** Greg Bayless, Ken Kurokawa, and Pat Miyahira.

### **INTRODUCTION:**

Wesley Lo, President of AHCMC, opened the meeting by introducing the consultants to the neighbors. The consultants were present to listen and answer questions about project access, drainage, and traffic. He said that AHCMC had been working on project funding alternatives and proposed rent structures based on those alternatives.

### **GROUP DISCUSSION:**

Price distributed a "Proposed Rent Structure" (*attached*) and indicated that it was a worst case scenario. She said that the traditional Hale Mahaolu elderly project funding source, Federal government (HUD 202), allocated only five dwelling units for all neighbor islands this year. This has been the best funding because it covers both development costs and rent subsidies. Without this funding available, AHCMC and Hale Mahaolu are looking for new funding sources to develop future elderly projects. Price has found a new source of funding, a combination of Private Activity Bonds and Low Income Housing Tax Credits, which will be available to fund the project development. Price and Roy Katsuda of Hale Mahaolu will be looking to Weinberg and other foundations to fund a rental endowment fund to subsidize rents for people who cannot afford to pay the outlined rents. She asked the group to have faith in AHCMC's and Hale Mahaolu's commitment to find this endowment.

Minami noted that Weinberg is planning a future development in Lahaina that will include senior housing. Alboro asked if the purchaser of the Private Activity Bonds would have any ownership or controlling interest in the project. His fear is that the project would not remain affordable. Price responded that Hale Mahaolu would have full ownership and control over the project and its rents. Hiraga said that he wants an elderly housing project no matter what the rents. He wants to stop the partying that is currently happening on the vacant lot. Yoshimoto echoed concerns about kids driving on the lot at night and drinking.

Pakaki voiced a concern that the Federal government not run the project. A current West Side federal project is not being well managed. Minami asked why some individuals would have to pay a higher rent for the same apartment size. Alboro said that he was not satisfied with the rents -- too high. Price responded that current Hale Mahaolu projects expect residents to pay according to their income. Lo said that the lower rents are all subsidized.

Price distributed and explained a very tentative project schedule (*attached*). She noted that several of the development stages needed this group's support. She asked the group how they would like to show their support -- petition, letters, or meeting minutes. Blundell said that the minutes would be best. The group agreed. There was more discussion about the details of the Environmental Assessment and 201E processes.

Lahainaluna Neighborhood Committee Meeting  
July 24, 1995  
Page Two

Pakaki asked where she could see an equivalent elderly project. Price asked her to visit Hale Mahaolu in Kahului. Minami noted that Hale Mahaolu runs their projects well.

Greg Bayless led the discussion of project access (via Kelaweia or Kalaikini Streets), parking, and potential building layout. He stated the Kelaweia access made more sense design-wise. Yoshimoto asked that the parking be more centralized to allow easier access to all units. He also accepted the Kelaweia access as long as the entry road is as far from Lahainaluna Road as possible and the storm drainage does not flow into his yard. Pakaki said that Kelaweia access would be better because the Kalena / Lahainaluna intersection where she lives is very dangerous due to the narrowing of Lahainaluna Road. There was a lively discussion about the continuing traffic problems on Lahainaluna Road, especially at intersections. The narrowing of Lahainaluna Road at Kalena and Kelaweia Streets causes speeding cars to go out of control and hit fences, rocks, and poles. It was noted that this project will not solve existing traffic problems, but the removal of the rock wall edging Lahainaluna Road and Kelaweia will give cars emergency access to the road shoulder. The group supported accessing the project from Kelaweia with parking moved to a more centralized area. The group spoke for a no-parking area on Kelaweia between Lahainaluna Road and the project driveway. They also felt that if the police department monitored the speed on Lahainaluna Road more often, accidents would decrease.

Ken Kurokawa led the discussion on drainage. He explained that legally, the project must take care of all additional storm drainage water created by paving and roof runoff. He explained that there were two methods. The first would take care of the flow onsite using a collection and injection well system. The second would take the flow by way of underground drainage pipes under Lahainaluna Road, under the short section of Dickenson, to a catchment area in the cane fields. This system would one day be incorporated into the future Soil Conservation Service storm drainage system. Again, there was lively discussion about the history of the area's storm drainage. Both Symthe and Alboro said that since Lahainaluna Road is currently the storm drain for the area, it should continue to be used for the project instead of creating a new drainage system under Dickenson. Hiraga noted that an old cane irrigation pond once existed on the site and is now buried. Blundell said that plans should make a provision to channel the current storm drainage flow from Kalaikini Street through the project site to Lahainaluna Road.

**OUTCOMES:**

Price asked if the group had any more questions about or suggestions for the project. If none, she would like to get the group's agreement that AHCMC revise the Environmental Assessment and 201E submittal from the previous project to the elderly project reflecting this neighborhood group's recommendations. All agreed that AHCMC should proceed with the elderly project. Alboro reminded AHCMC to make sure that the final project is the project the group talked about!

Respectfully submitted:

Heidi G. Price



## LAHAINALUNA ELDERLY PROJECT SCHEDULE

Very Tentative

<u>Funding:</u>	<u>Start Date</u>	<u>End Date</u>	<u>Neighborhood Committee</u>
Hawaii Community Reinvestment Corporation	Already in progress	February 1996	Support - Testimony or petition
Weinberg Foundation	September 1995	Unknown	Support - Testimony or petition
Rental Housing Trust Fund	September 1995	Funding approval January 1996	Support - Testimony or petition
<u>Site Control:</u>			
Amfac	Already in progress	October 1995 (earliest)	
<u>Zoning and Environmental Assessment:</u>			
Environmental Assessment	In progress (some work will be carried over from old project)	November 1995 (earliest)	Support - Testimony or petition
201E Rezoning	In progress (some work will be carried over from old project)	November 1995 (earliest)	Support - Testimony or petition
<u>Site and Building Design and Plans:</u>			
	Rough concept begun	January 1996 (earliest)	Input - Design considerations
<u>Construction:</u>			
	February 1996	October 1996	Support - Testimony or petition

# ***Chapter X***

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***Minutes of Neighborhood  
Informational Meeting  
of November 21, 1995***

## Lahainaluna Elderly Rental Project Informational Meeting

Lahaina Intermediate School Cafeteria  
7:00 p.m.  
November 21, 1995

Attendance: Residents of neighborhood surrounding the project (*signin sheets attached*)  
Mark Vieth, Lahaina News  
Ellen Pelissero representing Sol Kaho'ohalahala, Maui County Council  
Ed Okubo and Mark Percell, County of Maui – Housing Division  
Milton Arakawa, Planner  
Greg Bayless, Architect  
Pat Miyahira, Engineer  
Roy Katsuda, Hale Mahaolu and AHCMC Board Member  
Wes Lo, Heidi Price and Barbara Hughes, AHCMC

Invitations to the meeting were mailed out to over 100 owners of neighboring properties. Formal meeting notice was published in the Maui News on November 6, 8, and 10, 1995. Lahaina News carried an article on November 16, 1995, announcing the meeting.

Heidi Price opened the meeting around 7:15 p.m., giving a brief presentation. She reviewed preliminary designs for the new elderly rental project then opened the meeting up to questions and comments. Roy Katsuda, Executive Director of Hale Mahaolu, the intended property manager, also answered questions.

There was much discussion regarding the fire access to Kalaikini Street. Greg Bayless, the project's architect, explained that the fire department required through access or substantial turn-around space. The access was originally planned to be grassed, but approval from the Fire Department will depend on the fire gate area being paved. Plans have the fire gate being locked with Fire Department locks at all times. A pedestrian gate may be installed to Kalaikini, but neighbors on this short cul-de-sac voiced concerns about visitors to the project parking on Kalaikini. Price responded that the project manager could control visitor parking.

One neighbor suggested placing speed bumps in parking area. Roy Katsuda agreed. Hale Mahaolu's Kahului projects already use speed bumps successfully.

Price reported that fencing was planned for the project perimeter. Roy Katsuda said that Hale Mahaolu uses 6-foot high, chain-link fencing with hibiscus hedging. During construction there will be a temporary dust-screen erected around the project.

In response to a question on storm drainage, Price responded that all additional storm drainage produced by the project would be contained in an on-site sub-drain system.

In response to questions regarding rent-up, Price said that Hale Mahaolu will handle the application process. The eligibility criteria will be dictated by the project funding source. Prioritized preference, including residence criteria, will not be allowed by funding sources. Katsuda said that Federal and State Fair Housing laws will govern this project. Those laws will not allow discrimination.

**Lahainaluna Elderly Rental Project Informational Meeting  
November 21, 1995  
Page Two**

In response to a question on whether guests, including children, were allowed to stay in the project, Katsuda said Hale Mahaolu allows visits for a reasonable period of time. Children are not allowed as permanent residents. Non-elderly residents are allowed in cases of where they must live-in as care-giver to the elderly resident. Katsuda said that the definition of elderly per Federal Guidelines is 62 years of age or older.

Price reported that rents will be determined by the funding source and availability of rental subsidy funds. AHCMC and Hale Mahaolu's goal is to have a rental subsidy fund to make up the difference between 30% to 35% of tenant's monthly income and the published rent. Rents will be based on HUD's figure for 60% of median household income, or \$31,500 per year for family of 2 people. Currently, to be eligible to rent in this project, the family income will be at or below this 60% figure. Rents will include electricity allowance, water, sewage, and maintenance. Market rent for a one-bedroom apartment in Lahaina in a nice project is about 800 per month currently.

In answer to a question regarding the size of the units, Price said that the 1-bedroom units were 520 square feet each. There would be no studios. The generous size will encourage long-term residency.

Ellen Pelissero of Councilman Sol Kahoohalahala's office commended everyone involved in AHCMC's achievement of pulling the neighborhood in to work together in resolving the objections voiced at the February public meeting. She congratulated everyone for coming up with a project that the neighborhood could endorse. Several of the neighbors reiterated the endorsement.

After all questions and comments were answered, the meeting concluded around 8:30 p.m.

A handwritten signature in black ink, appearing to read "Hao Price", is located at the bottom left of the page.

**LAHAINALUNA ELDERLY RENTAL PROJECT**  
**Sign-in Sheet**

November 21, 1995

Please Print

Please Print

Name(s)	Address	Phone Number
Edwin Akiba	1452 Aa Street Lahaina, Hi. 96761	661-8611
Milton Aulawa	1823 Wells Street, Suite 3 Wailuku, HI 96793	244-2015
Shiroshi Hui	837 Kalua St. Lahaina HI 96761	661-3545
Takao Matsuda Alan Matsuda	576 Liliu Rd	661-0468
Ray Katanda	200 Hina Kuh	877 6242
Emmaline Kaneshiro	175 Ohana St Kailua	261-9553
RALPH AOKI	840 LUI ST LAHAINA	661-0506
Mark Percell	Party	243-7351

**LAHAINALUNA ELDERLY RENTAL PROJECT**  
**Sign-in Sheet**

November 21, 1995

Please Print

Please Print

Name(s)	Address	Phone Number
ELLEN PERISSEROS	SOL KAHOHAKA HAGA'S OFFICE MAUI COUNTY COUNCIL 200 S. HIGH ST - WAILUKU	7106 243- <del>7106</del>
FAT MIYAHIRA	AUSTIN TSUTSUMI & ASSOC. 1871 WILI PA LOOP SUITE A WAILUKU HI	244-8044
mark victa	Lahaina News 721 Waince St.	667-7866
Jeanne N. Smythe	491 Dickerson St. Lahaina	661-4212
Curtis Yoshimoto	Lahaina	661-0455
Colin Dwyer	1576 MAW ST LAHAINA	669 0070 Bus. 661-4358
Phyllis Arase	471 Kauhi Pl. Lah. 96761	661-4825 Bus. 661-0524
Lawrence Okinami	827 Kelauea St. Lah.	661-0417
Yoshiro Taira Yoshiko Taira	831D Kelauea St	661 0835

Affordable Housing Corporation of Maui County

# ***Chapter XI***

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***Comments Received on  
Affordable Elderly Project  
and Applicable Responses***







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

RECEIVED  
HOUSING DIVISION

NOV 17 1995

MEMORANDUM

TO: *Stephanie*  
STEPHANIE AVEIRO, DIRECTOR OF HOUSING & HUMAN CONCERNS

FROM: *DR*  
DAVID R. CRADDICK, DIRECTOR OF WATER SUPPLY

SUBJECT: LAHAINALUNA ROAD RENTAL PROJECT

In response to your memorandum dated September 27, 1995, the Water System Development Fees is not for development and improvement of land, nor for the construction of units thereon.

The Maui County Charter Section 8-11.2 states:

1. All water systems owned and operated by the county, including all county water rights and water sources, together with all materials, supplies, and equipment and all real and personal property used in connection with such water systems shall be under the control of the department.
2. The department shall have full and complete authority to manage, control and operate water systems and properties used in connection with such water systems.

The Hawaii Revised Statutes §54-15 states:

The board of water supply shall manage, control, and operate the waterworks of the county and all property thereof, for the purpose of supplying water to the public in the county, and shall collect, receive, expend, and account for all sums of money derived from the operation thereof and all other monies provided for the use or benefit of the waterworks and all property used for or held in connection therewith. [L 1961, c155, pt of §1; Supp, §145A-5; HRS §54-15].

*"By Water All Things Find Life"*

Ms. Stephanie Aveiro  
November 16, 1995  
Page two

The County Council has no authority over the financial operations of the Board. Additionally, HRS §54-33 states:

The board of water supply may make and from time to time alter, amend, and repeal rules and regulations relating to the management, control, operation, preservation, and protection of the waterworks of the county. The rules and regulation shall have the force and effect of law. [L 1963, c 191, pt of §1; Supp, §145A-23; HRS §54-33].

The Hawaii Revised Statutes §54-34 go on to provide for penalties for violation:

Any person who violates any rule or regulation made and promulgated by the board of water supply pursuant to section 54-33 shall be fined not more than \$500, except that in cases where the offense shall be of a continuing nature each day's continuance of the same, after written notice from the board to remedy the same, shall constitute a separate offense. [L 1963, c 191, pt of §1; Supp, §145A-24; HRS §54-34]

As you can see, the Board of Water Supply Director, the County Council, nor an unclear state statute give any authority to violate Board rules. The County may use their own credits to be "exempt" from the Water System Development Fees or the applicant may petition the Board for an exemption. Enclosed is Communication 95-01, resulting in the Board denying the applicant's request for exemption from the Water System Development Fees.

Thank you for the opportunity to comment on this project.

DC:ms

Enclosure

cc: Deputy Director  
Kim Nuyen  
Corporation Counsel

LINDA CROCKETT LINGLE  
MAYOR



RECEIVED  
HOUSING DIVISION

RONALD P. DAVIS  
CHIEF

HENRY A. LINDO, SR.  
DEPUTY CHIEF

NOV 1  
5 11:13

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

October 27, 1995

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

RE: Lahainaluna Road Rental Project

~~STEPHANIE~~  
Dear Ms. Aveiro,

The Department of Fire Control supports all projects that will help to alleviate the housing shortage we face here in Maui County. I do have reservations concerning the proposed roadway widths of fifteen feet. The Uniform Fire Code, 1979 Edition as amended, Section 10.207 requires a fire department apparatus access roadway of twenty feet, unobstructed width.

The requirement for twenty feet of unobstructed width allows for positioning the apparatus near a hydrant and the structure involved and for second responding engine company to access the structure, as well as other emergency services; i.e., police and medical. The required width also will allow for the evacuation of the project, if necessary.

Lahainaluna Road Rental Project

Page 2

October 27, 1995

Please direct all issues concerning fire department apparatus access, in writing, to the Fire Prevention Bureau, 21 Kinipopo Street, Wailuku, Maui, Hawaii 96793.

Sincerely,

  
Ronald P. Davis  
Fire Chief

 Bayless  
Architects

1885 Main Street, Suite 408 • Wailuku, Maui, HI 96793 • Phone: (808) 244-6777 Fax: (808) 244-6877

November 22, 1995

Fire Chief Ron Davis  
Kahului Fire Station  
200 Dairy Road  
Kahului, HI 96732

Subject: Affordable Housing Corp. of Maui County  
Lahainaluna Road Elderly Housing Project

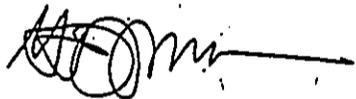
Dear Chief Davis,

Thank you very much for reviewing the preliminary site plans for the Lahainaluna Road Elderly project. In response to your request regarding the width of the fire access lane the project will be designed with access roads a minimum of twenty feet wide. Our lane width when adjacent to parking areas will be twenty four feet wide.

Should you have any questions, please do not hesitate to call me.

Sincerely,

BAYLESS ARCHITECTS



Gregory A. Bayless, AIA  
President

GB:ams

cc: Heidi Price AHCMC

LINDA CROCKETT LINGLE  
Mayor



DAVID W. BLANE  
Director  
GWEN OHASHI HIRAGA  
Deputy Director

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

October 9, 1995

MEMORANDUM

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

FROM: David W. Blane, Director *DWB*  
Department of Planning

SUBJECT: Lahainaluna Road Elderly Rental Project, TMK: 4-5-26 (por) 1 and 3, Lahaina,  
Maui, Hawaii

The Planning Department has reviewed the proposed change in the affordable housing project to provide for elderly housing. The Planning Department believes that the provision of elderly housing in the Lahaina area is a much needed service. However, the Planning Department is concerned that the proposed location for elderly housing does not seem appropriate based on comments made by the Department of Housing and Human Concerns at a public meeting in Kihei within the last two weeks. The Deputy Director indicated that elderly housing should be located in close proximity to financial institutions, medical facilities, and other retail services so that the elderly would be able to walk to these facilities. It was stated that the walking helps to provide a healthy living environment. A final point raised by your department is that elderly housing should not be located where residents would have to cross a major highway to walk to community facilities.

Because of the project's location, the elderly will be placed in a living environment that is not in close proximity to community facilities, and if they choose to walk such a long distance, they would have to cross a major highway in order to get to these facilities.

Thank you for the opportunity to comment. If further clarification is required, please contact Ms. Ann Cua of this office.

osy  
cc: Colleen Suyama, Planning Program Manager-Land Use Management  
Ann Cua, Staff Planner  
Project File  
(g:\planning\l\ann\aveiro.mcm)



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

'95 OCT 23 P2:59 (808) 243-7805

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

October 19, 1995

MEMO TO: DAVID BLANE, DIRECTOR OF PLANNING  
FROM: STEPHANIE AVEIRO, DIRECTOR OF HOUSING & HUMAN CONCERNS  
SUBJECT: LAHAJNALUNA ROAD ELDERLY PROJECT

Thank you for your memo of October 9, 1995 on the above subject project change from an affordable housing project to an affordable elderly housing project.

Our department's philosophy with regard to location for elderly housing as expressed by our Deputy is accurate. Ideally, it makes good sense to have easy access to needed services for elderly living independently. However, where this is not possible, then alternatives such as MEO Transportation must enter into the formula to address how elderly access financial, retail and medical facilities without jeopardizing their independence, wellness and safety.

We agree with you that elderly housing is very much needed in the Lahaina area and would ask for your support of this project even in a less than ideal location.

SA:HO:md

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Office on Aging

Printed on recycled paper



**DEPARTMENT OF  
PARKS AND RECREATION  
COUNTY OF MAUI**

LINDA CROCKETT LINGLE  
Mayor  
CHARMAINE TAVARES  
Director  
ALLEN SHISHIDO  
Deputy Director

(808) 243-7230

1580-C KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

November 20, 1995

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

**F R O M:** Charmaine Tavares, Director

A handwritten signature in cursive script, appearing to read "Charmaine Tavares".

**SUBJECT:** Lahainaluna Road Rental Project

We have reviewed the project summary report for the above-referenced project and we are in full support of the proposed project. We have no objections to the proposed waiver of the park assessment requirements.

Thank you for the opportunity to review and comment on the proposed project. Please feel free to contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at extension 7387, should you have any questions on this matter.

PM

a:Alhainaluna

LINDA CROCKETT LINGLE  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director

AARON SHINMOTO, P.E.  
Chief Staff Engineer

RECEIVED  
HOUSING DIVISION



5 OCT 21 18:28

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

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

EASSIE MILLER, P.E.  
Wastewater Reclamation Division

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

DAVID WISSMAR, P.E.  
Solid Waste Division

BRIAN HASHIRO, P.E.  
Highways Division

October 20, 1995

MEMO TO: STEPHANIE AVEIRO, DIRECTOR OF HOUSING AND HUMAN CONCERNS

FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS & WASTE MANAGEMENT

SUBJECT: H.R.S. CHAPTER 201E LAHAINALUNA ROAD RENTAL PROJECT BY AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY, TMK (2)4-5-026:001 AND-003

We reviewed the subject proposal and have the following comments:

1. Comments from the Engineering Division:
  - a. Exemptions from the on-site parking requirements are allowed provided that no on-street parking will be allowed.
  - b. Road widening improvements with curb, gutter, and sidewalks should not be exempted along the property boundaries as such improvements enhance access by the residents and provide a more secure pedestrian environment.

2. Comments from the Solid Waste Division:

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

3. Comments from the Land Use and Codes Administration:

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

Ms. Stephanie Aveiro  
October 18, 1995  
Page 2

4. Comments from the Wastewater Division:

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

DG:mt

cc: Engineering Division  
Wastewater Division  
Solid Waste Division  
Land Use and Codes Administration

**AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY**

1959-B Kaohu Street  
Wailuku, HI 96793  
(808) 242-0092  
(808) 242-1504 (FAX)

November 15, 1995

VIA FAX

Charley Jencks, Director of Public Works  
County of Maui  
200 High Street  
Wailuku, HI 96793

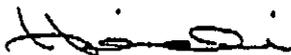
Dear Charley,

Thank you for spending time yesterday evening discussing AHCMC's Lahainaluna Elderly Project 201E application. As you requested, I am enclosing a copy of your memo to Stephanie Aveiro dated October 20, 1995, regarding the 201E application.

As we discussed, AHCMC is requesting changes to comment 1(b). Road widening and sidewalks on the Lahainaluna Road property boundary will only cause confusion due to a lack of continuity of these improvements mauka of the project. The sidewalk would end mid-block causing jay-walking in a heavily traveled section of Lahainaluna Road. In exchange for the exemption of the improvements on Lahainaluna Road, I would like to suggest that AHCMC improve its Keiaweia Road frontage with gutters and sidewalks allowing residents to walk from the project driveway to Lahainaluna Road. At Lahainaluna Road the residents may use existing crosswalks to cross to the sidewalk located on the Olowalu side of the road.

I would appreciate it if you could write an updated departmental response to Stephanie Aveiro reflecting these changes. Thank you for your help.

Sincerely,



Heidi G. Price  
Executive Director

Attachments: October 20, 1995 Memo to Aveiro from Jencks

cc: Stephanie Aveiro  
Milton Arakawa ✓

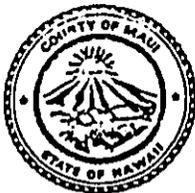
LINDA CROCKETT LINGLE  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director

AARON SHINMOTO, P.E.  
Chief Staff Engineer

HOUSING DIVISION



DEC 18 19:00  
COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
COUNTY OF MAUI AND WASTE MANAGEMENT  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

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

EASSIE MILLER, P.E.  
Wastewater Reclamation Division

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

DAVID WISSMAR, P.E.  
Solid Waste Division

BRIAN HASHIRO, P.E.  
Highways Division

December 14, 1995

MEMO TO: STEPHANIE AVEIRO, DIRECTOR OF HOUSING AND HUMAN  
CONCERNS

FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS

SUBJECT: HRS CHAPTER 201E LAHAINALUNA ROAD RENTAL PROJECT

Stephanie, the comments from the Engineering Division will be revised as follows:

The roadwidening improvements with curb, gutter, and sidewalks will be exempted for Lahainaluna Road but will not be exempted from Kelawea Road.

Please put these revised comments in the project approval documents so that when it reaches Council the correct conditions are represented from the department.

If you have any questions, please give me a call immediately. Thank you.

CJ:mt

# ***References***

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### References

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

County of Maui, Lahaina Community Plan, December 1983.

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

Housing Finance and Development Corporation, Comprehensive Housing Affordability Strategy, October 16, 1991, Draft.

Locations, Inc., Real Estate Sales and Research, Hawaii Real Estate Indicators, 3rd Quarter, 1993.

Michael T. Munekiyo Consulting, Inc., Draft Environmental Assessment for Napilihau Villages Drainline, March 1993.

Michael T. Munekiyo Consulting, Inc., Special Management Area Permit Application - Redevelopment of ABC Store at 726 Front Street, June 1993.

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State of Hawaii, Department of Business and Economic Development, Data Book, 1992-A Statistical Abstract, March 1993.

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The Maui News, Pioneer Mill Co., Ltd. Lahaina Maui, 1860-1990, Supplement to the Maui News, July 8, 1990.

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

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

# ***Appendix A***

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***Preliminary Grading  
and Drainage Report***

**PRELIMINARY GRADING AND DRAINAGE REPORT  
FOR THE  
LAHAINALUNA ROAD ELDERLY RENTAL PROJECT**

**KELAWEA AND PAUNAU, LAHAINA, MAUI, HAWAII**

**TMK:4-5-26:01 AND 03**

**PREPARED FOR  
AFFORDABLE HOUSING CORPORATION OF MAUI COUNTY**

**Prepared By**

**AUSTIN, TSUTSUMI & ASSOCIATES, INC.  
Engineers • Surveyors  
Wailuku • Hilo • Honolulu, Hawaii**

**November 1995 (revised)**

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**PRELIMINARY GRADING AND DRAINAGE REPORT  
FOR THE  
LAHAINALUNA ROAD ELDERLY RENTAL PROJECT**

**I. INTRODUCTION**

The purpose of this report is to evaluate the existing drainage and site conditions and to develop a preliminary grading and drainage plan for the proposed project.

**II. PROPOSED PROJECT**

**A. LOCATION**

The proposed project is located in Kelaweia and Paunau, Lahaina, Maui, approximately 0.3 mile mauka of Pioneer Mill on Lahainaluna Road. The Tax Map Key for this site is TMK: 4-5-26:01 and 03. The property is owned by Pioneer Mill, Ltd. and Magoon Brothers, Ltd. Refer to Exhibit 1.

**B. PROJECT DESCRIPTION**

The proposed project will consist of 30 one-bedroom units divided into ten single-level buildings. A total of 36 parking stalls will be provided on the site. Other amenities include a private recreation room, laundry facilities and garden spaces.

The existing parcels will be consolidated and resubdivided into four lots. Lot 1 (1.77 acres) will be the project site. Lots 2 and 3 (6,000 s.f. each) will be owned by Magoon Brothers, Ltd. and will not be a part of this project. Lot 4 will be designated as a road widening lot (to be dedicated to the County of Maui).

**III. EXISTING CONDITIONS**

**A. ADJACENT LAND USES**

The southeastern boundary of the project site abuts Lahainaluna Road. The southwestern boundary abuts Kelawea Street. The northwestern and northeastern boundaries abut several privately-owned single-family homes; all are assumed to be occupied. Kalaikini Street ends at the northeastern boundary (northern corner) of the project site.

**B. TOPOGRAPHY AND SOIL CONDITIONS**

The site slopes in the southerly direction, towards the intersection of Lahainaluna Road and Kelawea Street. The site has been previously graded to five equally-spaced terraces with approximately two feet of elevation difference between each level. The average slope across each terrace is about 4 percent. Onsite elevations range from 98 feet to 127 feet, based on USGS Tidal Bench Mark No. 4 (brass disk at Lahaina Harbor Lighthouse).

The major soil classification of the site is described as "Wainee very stony silty clay (WxB)" by the U.S. Soil Conservation Service's Soil Survey of the Islands of Kauai, Oahu, Molokai, Maui and Lanai." Runoff is slow and the erosion hazard is slight.

The site was previously leased to a plant nursery. There are no structures onsite, except for a 400 s.f. concrete pad and about 150 linear feet of rock wall along Lahainaluna Road.

Wiliwili hedges grow along the northwestern and southeastern boundaries of the site. Several trees are growing along the southwestern boundary (along Kelaweia Street). The remainder of the site is clear, and covered with mulch and wood chips.

C. CLIMATE

The area is generally warm and sunny throughout the year. The annual rainfall amounts to 10-30 inches with a mean annual temperature of 75 degrees Fahrenheit.

D. DRAINAGE

Storm runoff sheet flows across the site in the southerly direction. About half of the runoff flows off the southeastern boundary onto Lahainaluna Road. The other half of the runoff flows off the southwestern boundary onto Kelaweia Street. The runoff then flows along Lahainaluna Road towards Honoapiilani Highway. There is no existing drainage collection system onsite or on Lahainaluna Road.

Offsite runoff flowing into the property is believed to be minimal.

E. FLOOD ZONE

The project site is classified as "Zone C", which is an area of minimal flooding, according to the Flood Insurance Rate Map, dated 6/1/81 and prepared by the Federal Emergency Management Agency.

#### IV. GRADING AND DRAINAGE PLAN

##### A. GRADING PLAN

The proposed grading will require excavation and embankment for the construction of the driveways, parking areas and building pads. Refer to Exhibit 2. Onsite retaining walls may be required at various locations; heights will depend on the severity of the grade differentials.

Erosion control measures will be incorporated during the construction period to minimize soil loss and erosion hazards. Dust screens and periodic water spraying will be provided to minimize disturbances to adjoining property. Construction plans and an erosion control plan will be submitted to the County of Maui through the Chapter 201E process, Hawaii Revised Statutes (HRS), for approval.

##### B. DRAINAGE PLAN

There is no existing drainage system or adequate outlet in the vicinity of the proposed project. Therefore, the additional runoff volume generated by the development will be retained onsite in a temporary retention basin, to be privately owned and maintained. The temporary retention basin will be designed following the criteria as stated in the County of Maui's "Rules for the Design of Storm Drainage Facilities in the County of Maui" (Title MC-15, Chapter 4).

Construction plans and a drainage report will be submitted to the County of Maui through the Chapter 201E process (HRS), for approval.

C. HYDROLOGY

The Rational Method, as described in the "Rules for the Design of Storm Drainage Facilities in the County of Maui", was used in calculating the storm runoff rate. These calculations are based on a 50-year recurrence interval (1-hour storm).

The storm runoff rate from the existing project site is approximately 2.2 cubic feet per second (cfs). A runoff rate of approximately 5.0 cfs is calculated for the developed site. See Appendix for calculations.

**V. CONCLUSION**

The proposed grading and drainage improvements will be designed to produce no adverse effects by storm runoff to adjacent properties. All drainage improvements will conform to the County Standards.

# EXHIBITS

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KELAWEA STREET

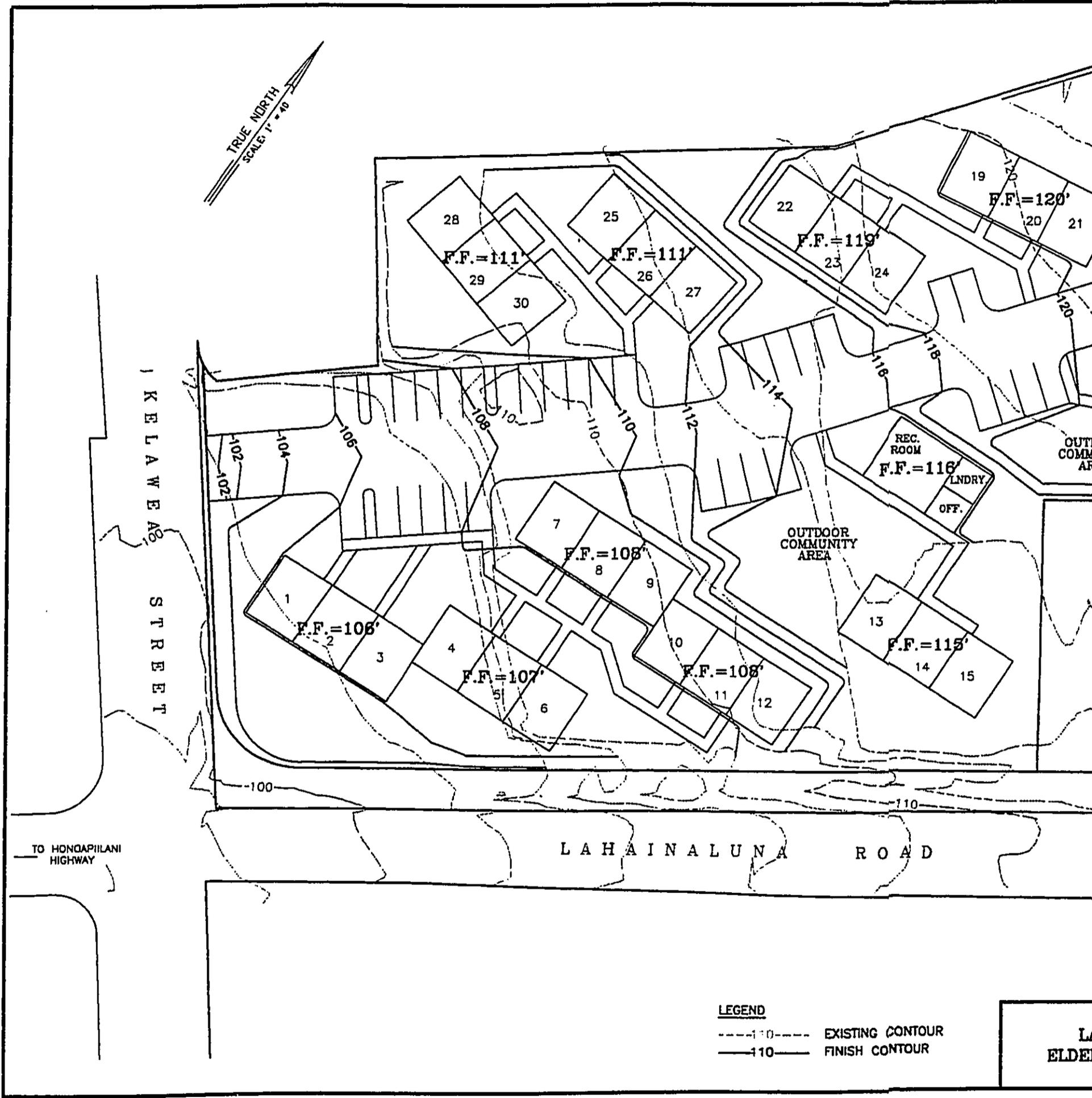
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HIGHWAY

LAHAINALUNA ROAD

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ELDE





REVISED: 11/29/95  
8/24/94

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CONTOUR

LAHAINALUNA ROAD  
ELDERLY RENTAL PROJECT

ATA ALSTON, TATEMAN & ASSOCIATES, INC.  
ENGINEERS • SURVEYORS  
HONOLULU, HAWAII

CONCEPTUAL GRADING PLAN

EXHIBIT

2



AUSTIN TSUTSUMI & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS

# APPENDIX

